



COMMERCIAL RETAIL ADVISORS, LLC

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www.cradvisorsllc.com

AJO MARKETPLACE PADS



Description

Location: 2100-2180 E. Ajo Way
SEC of I-10 & Ajo (aka AZ 86) at Kino Corridor, Tucson
AZ

PAD Sizes: Parcel 1A - ±41,004 SF For Ground Lease or BTS
Parcel 1B - ±47,535 SF For Ground Lease or BTS
Parcel 4: ±61,751 SF - For Sale
Parcel 5: ± 38,675 SF - For Sale
Parcel 6: ± 68,640 SF - Pending
Parcel 2 - For Lease, see separate brochure.

Zoning: Property is currently being rezoned to C-1, scheduled to be completed late 3rd quarter 2020

Property Highlights

- ◆ 2 miles from the University of Arizona, downtown Tucson and the Tucson International Airport.
- ◆ Intersection of three highways, on I-10 off ramp.
- ◆ Next to ±100 acre Kino Sports Complex.
- ◆ Next to Banner University Medical Center South Campus
- ◆ Next to ± 350-acre The Bridges master plan development that includes:
 - ◇ ±350,000 SF Tucson Marketplace at The Bridges (up to 1,000,000 SF).
 - ◇ 120,000 SF The Refinery, Phase I of the ±3,000,000 SF UA Tech Park at The Bridges.
 - ◇ ±200,000 SF Geico Regional Headquarters building with ±2,000 employees.
 - ◇ 50,000 SF (up to 150,000 SF) JTED - Joint Technical Educational Facility, with ±25,000 students in first phase.

Demographic Highlights

2019 Estimates	1 MI	3 MI	5 MI
Population	6,824	99,184	256,080
Households	2,061	31,929	90,105
Average HH Income	\$43,206	\$44,703	\$50,293

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

Traffic Counts

Ajo Way: 26,746 VPD (2019)
I-10: 90,291 VPD (2019)
Kino: 32,321 VPD (2019)
Total: 149,358 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com

A Development By:



W.M. GRACE COMPANIES
SINCE 1966

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

Ajo Marketplace PADs

Tucson, Arizona



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TRADE AERIAL



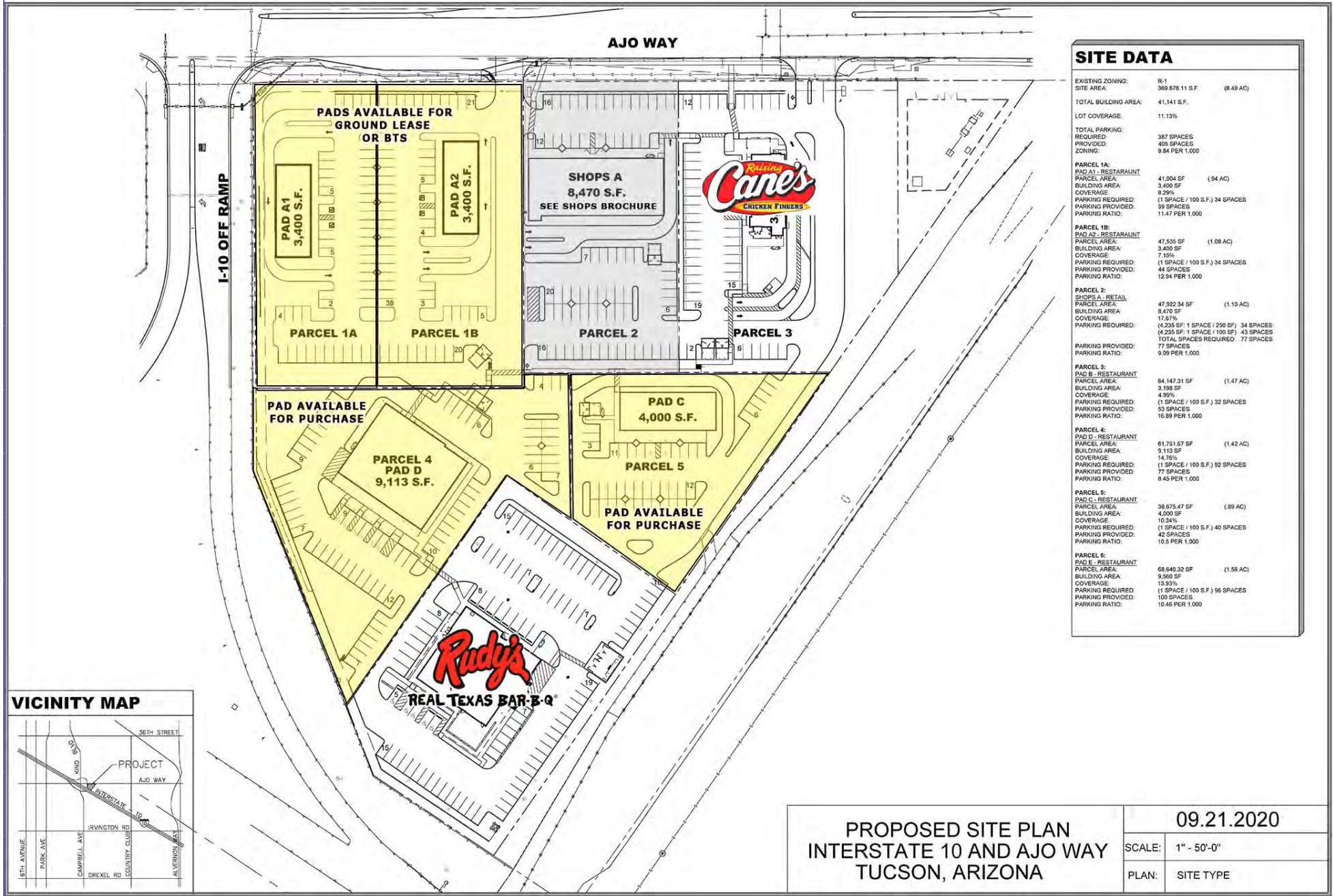
Ajo Marketplace PADs

Tucson, Arizona

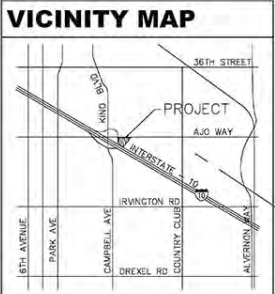


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PROPOSED SITE PLAN



SITE DATA		
EXISTING ZONING:	R-1	
SITE AREA:	389,678.11 S.F.	(8.49 AC)
TOTAL BUILDING AREA:	41,141 S.F.	
LOT COVERAGE:	11.13%	
TOTAL PARKING:		
REQUIRED:	387 SPACES	
PROVIDED:	405 SPACES	
ZONING:	9.84 PER 1,000	
PARCEL 1A:		
PAD A1 - RESTAURANT		
PARCEL AREA:	41,004 SF	(.94 AC)
BUILDING AREA:	3,400 SF	
COVERAGE:	8.29%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 34 SPACES	
PARKING PROVIDED:	39 SPACES	
PARKING RATIO:	11.47 PER 1,000	
PARCEL 1B:		
PAD A2 - RESTAURANT		
PARCEL AREA:	47,535 SF	(1.09 AC)
BUILDING AREA:	3,400 SF	
COVERAGE:	7.15%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 34 SPACES	
PARKING PROVIDED:	44 SPACES	
PARKING RATIO:	12.94 PER 1,000	
PARCEL 2:		
SHOPS A - RETAIL		
PARCEL AREA:	47,922.34 SF	(1.10 AC)
BUILDING AREA:	8,470 SF	
COVERAGE:	17.67%	
PARKING REQUIRED:	(4,235 SF : 1 SPACE / 250 SF) 34 SPACES	
PARKING PROVIDED:	(4,235 SF : 1 SPACE / 100 SF) 43 SPACES	
TOTAL SPACES REQUIRED:	77 SPACES	
PARKING PROVIDED:	77 SPACES	
PARKING RATIO:	9.09 PER 1,000	
PARCEL 3:		
PAD B - RESTAURANT		
PARCEL AREA:	94,147.31 SF	(2.17 AC)
BUILDING AREA:	3,398 SF	
COVERAGE:	4.99%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 32 SPACES	
PARKING PROVIDED:	53 SPACES	
PARKING RATIO:	16.89 PER 1,000	
PARCEL 4:		
PAD D - RESTAURANT		
PARCEL AREA:	61,751.67 SF	(1.42 AC)
BUILDING AREA:	9,113 SF	
COVERAGE:	14.76%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 92 SPACES	
PARKING PROVIDED:	77 SPACES	
PARKING RATIO:	8.45 PER 1,000	
PARCEL 5:		
PAD C - RESTAURANT		
PARCEL AREA:	38,675.47 SF	(.89 AC)
BUILDING AREA:	4,000 SF	
COVERAGE:	10.34%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 40 SPACES	
PARKING PROVIDED:	42 SPACES	
PARKING RATIO:	10.5 PER 1,000	
PARCEL 6:		
PAD E - RESTAURANT		
PARCEL AREA:	68,640.32 SF	(1.58 AC)
BUILDING AREA:	5,560 SF	
COVERAGE:	13.93%	
PARKING REQUIRED:	(1 SPACE / 100 S.F.) 96 SPACES	
PARKING PROVIDED:	100 SPACES	
PARKING RATIO:	10.46 PER 1,000	



<p>PROPOSED SITE PLAN INTERSTATE 10 AND AJO WAY TUCSON, ARIZONA</p>		09.21.2020
		SCALE: 1" = 50'-0"
PLAN: SITE TYPE		

The Refinery

A New Project at Tech Park at The Bridges

By Tom Leyde



-  The Corporate Zone
-  The Business Zone
-  The University Zone
-  The Technology Zone

A few shovels full of dirt set in motion a major new project at the University of Arizona’s Tech Park at The Bridges in South Tucson this February.

The first multitenant building at the Tech Park at The Bridges, expected to be completed by summer 2021, sets off a wave of possibilities in technological innovation and adjacent development at The Bridges.

“I see this new park as another catalyst and driver for university-based economic development, a place where new ideas are incubated and businesses are formed, a place where university innovation can move at the speed of business,” said Carol Stewart, associate VP for Tech Parks Arizona.

Named The Refinery, the joint project between Tech Parks Arizona and The Boyer Company will be a four-story, 120,000-square-foot building with offices for both academic and private users, including the new offices for Tech Launch Arizona, which commercializes inventions resulting from research at UArizona. Half of the space is committed for commercialization and innovation activities for the University of Arizona.

The University of Arizona Tech Park at The Bridges is a 65-acre community of innovation that is part of a 350-acre master plan. The Bridges is north of Interstate-10 and bordered by Kino Parkway to the east, 36th Street to the north and the Union Pacific Railroad to the west.

“This is just the beginning,” UArizona President Robert C. Robbins said of the new building at the groundbreaking. “Great things are happen-

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ing here on the south side.”

Robbins foresees dynamic infrastructure being put in place such as the extension of the streetcar line and Cat Tran shuttle services to make connections flow, removing any potential barriers to connectivity between the two campuses.

“This is an incredible place with incredible people,” he said. “We’re going to do great things here. ... This is a monumental day.

“This is going to be a catalyst that helps put us on the map and make the world a better place.”

The building’s name, The Refinery, was chosen because of its proximity to the talent and bright minds that can be mined at UArizona, which serves as a workforce pipeline to companies located here.

“If you want a high producing refinery, you build close to the mine,” said building developer Matt Jensen, a partner in The Boyer Company, which is based in Salt Lake City and has an office in Phoenix. The company has been in business for nearly 50 years,

completed multiple university-related research park developments and has an established relationship with UArizona.

Swaim Associates designed the build-

“I see this new park as another catalyst and driver for university-based economic development, a place where new ideas are incubated and businesses are formed, a place where university innovation can move at the speed of business.”

– Carol Stewart
Associate VP
Tech Parks Arizona

ing. Construction is expected to begin in May and local Tucson contractor CORE Construction has been selected as the general contractor for the project.

The Refinery is part of the 20-acre Technology Zone of the Tech Park at The Bridges, one of four zones in the park’s master plan. The three others are University, Business and Corporate zones. All four zones will allow medium and large technology firms to leverage research resources by partnering with UArizona.

The Bridges includes Tucson Marketplace at The Bridges, at 1260 E. Tucson Marketplace. The shopping center has 17 stores and businesses, including Costco, Walmart, Cinemark Theaters and First Convenience Bank.

An additional second project announcement was made - a four-story Marriott-branded, 100-room hotel will be built at the corner of Kino Parkway and Tucson Marketplace Boulevard. The hotel, a joint deal between HSL Properties and Tech Parks Arizona, is expected to break ground the summer of 2020, as well.

Biz

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University of Arizona Breaks Ground for New Tech Park at The Bridges



TUCSON, ARIZONA — Tech Parks Arizona broke ground Thursday with the first multi-tenant tech building at the University of Arizona Tech Park at The Bridges with development partner The Boyer Company.

The first building will be named The Refinery and will provide 120,000-square-feet of office space for small-to-midsized tech-focused businesses and organizations.

Building the “refinery” next to the mine allows companies who locate here to mine talent directly from the University of Arizona, providing employment and internship opportunities. The University of Arizona is committed to 50% of the four-story building and it will serve as an epicenter for innovation with the entire University innovation continuum under one roof.

University of Arizona units fully scoped into this building include: Tech Launch Arizona, University of Arizona Center for Innovation and University of Arizona Applied Research Corporation.

The building is expected to be completed in the summer of 2021.

UA unveils 1st building plan for its south-side tech park

By David Wichner

ARIZONA DAILY STAR

More than a decade after dirt was first turned at the University of Arizona's second technology business park on Tucson's south side, officials will break ground on the first tech-oriented building there — a new a hub for UA-related tech development.

A public groundbreaking ceremony is set for Feb. 27 for the new, four-story building at The Bridges, a mixed-use development north of Interstate 10 between South Park Avenue and South Kino Parkway.

The Boyer Co. will build and own the 120,000-square foot building, and the UA will lease half that space under two leases approved Friday by the Arizona Board of Regents. Construction is expected to be completed by summer 2021.

Under a 10-year lease, 45,000 square feet of space in the new building will house the offices for Tech Launch Arizona — the university's technology commercialization arm — and the UA Center for Innovation business incubator and its client startups.

The space also will feature corporate innovation centers, a student innovation zone, and convertible meeting, event, classroom and maker spaces, the UA said.

Under a 20-year sublease, 15,000 square feet will be leased to the UA Applied Research Corp., a nonprofit corporation set up to partner on defense-related research. The UA has the option to extend both leases for two five-year periods.

Campus Research Corp., a private entity created to manage UA properties, has entered into a development agreement and ground lease with Boyer, which will own and pay taxes on the building.

The UA said the new building will form a central hub for innovation and commercialization, and it will be named 'Refinery' because of its 'proximity to the talent and bright minds that can be mined from the University of Arizona.'

Refinery will be the first building of the UA Tech Park at The Bridges, a 65-acre precinct within the larger 350-acre mixed-use development. Long-term plans include four to five office and lab buildings for public, private and academic users.

Infrastructure work on what was then known as the UA Bio Park at The Bridges began in 2009, and a retail development, The Marketplace at The Bridges, was built out starting in 2012 with a Walmart Supercenter, a movie theater and restaurants.

But the UA's plans for a biotech business park never materialized and the university dropped the biotech focus for a wider technology approach in 2014. The UA later proposed a \$40 million first-phase technology office building to anchor a 'technology precinct' at The Bridges, with Pima County on board to fund half of the building's construction cost through a bond measure.

After the county's plan failed as part of a larger bond package rejected by voters in 2015, the UA sought private development partners for the property.

The UA announced Boyer as its development partner for the technology zone at The Bridges in March 2018.

Last year, insurance giant Geico opened a regional headquarters in a 200,000-square-foot building at The Bridges built by The Bourn Cos., another UA development partner.

Contact senior reporter David Wichner at dwichner@tucson.com or 573-4181. On Twitter: @dwichner. On Facebook: [Facebook.com/DailyStarBiz](https://www.facebook.com/DailyStarBiz)



The University of Arizona says it will lease half the space in this new, four-story, 120,000-square-foot building at The Bridges, a mixed-use development north of Interstate 10 between South Park Avenue and South Kino Parkway.

RENDERING COURTESY OF THE UNIVERSITY OF ARIZONA

Career & Technical Education

Preparing High School Students for Workforce

By Christy Krueger

Thanks to a vote 13 years ago by Pima County residents, Career and Technical Education is changing the lives of area high school students and boosting this region's workforce development.

Pima County's Joint Technical Education District, known as JTED, initially served students in 11 school districts. That has since increased to include one district in Pinal County and two in Santa Cruz County.

What was once known as vocational training is now referred to as Career and Technical Education throughout the United States. JTED is one of 14 CTEs in Arizona and is considered a Pima County school district (#11).

"We cover 12,000 square miles," said Kathy Prather, JTED superintendent and CEO. "We provide Career and Technical Education to high school students – tuition free and now fee free. Any youth in grades 10 to 12 who live in our delivery area can come to our programs. That includes public and private schools, charters, home-schooled and homeless students."

The district offers a wide range of programs – such as graphic design, fire service and construction technology – most of which are one-year programs. Classes are generally held at the end of the academic school day in a number of locations.

"We have three models," Prather said. "Satellite campuses are owned by the member districts. The central campuses we own and operate. Then some are leased land on school property. We lease the land and build a building on it." In total, 40 locations serve JTED students.

Funding, she said, comes primarily from two sources – property taxes and through the state. "Like other school districts, we receive money from the state based on enrollment. We also apply for grants."

Pima JTED Foundation was formed to help with costs that can't be covered by these traditional sources. For example, if a student in construction technology can't afford steel-toed boots, the foundation may step up and fulfill the

student's needs.

Occasionally, JTED receives private donations. Earlier this year, Ross Potoff, founder of Potoff Private Philanthropy, donated \$350,000 to Pima JTED Foundation. Then, during JTED's May 17 completion ceremony, a surprise announcement came that Potoff was pledging another \$650,000 over the next five years. Prather said it's extremely rare for any public K-12 school in Arizona to receive a gift of this size.

Among the more popular programs the district offers are cosmetology, healthcare pathways and culinary arts. The healthcare programs in particular are intensive and rigorous, Prather said. "Our licensed nursing assistant program falls under the State Board of Nursing, and all their regulations we adhere to, such as clinical hours they have to perform and credentials of instructors."

JTED makes a point of working with businesses and institutions in the community to help students take the next step into higher education and employment. It's a two-way street, as many in-

IMAGES: COURTESY JTED



dustries in Tucson struggle to find qualified employees.

Pima Community College's aviation program is an example of a JTED partnership. "We contract with Pima for aviation technology. Also, we have a program where we pay tuition for students to go to Pima. There were 45 students last year in the aviation program. They can make \$60,000 to \$70,000 per year in that field. We're good for workforce development," Prather said.

"We also have advisory committees with each program area – such as construction, manufacturing and automotive technology. Their support is critical in what we do. We must gear our training to industry needs and keep our credentials up to date; they're always changing."

A heating, ventilation and air conditioning program was recently added to JTED's curriculum, due in large part to a request by Green Valley Cooling and Heating – a busy company in great need of skilled workers. "Demand is huge in all trades – skilled people are retiring. It's the same in heavy equipment," Prather said. "Skilled tradesmen's average age is 58 to 59 years old. Green Valley Cooling and Heating also has people who want to be teachers, so we're training them, too. We're addressing a workforce need – it's a public/private partnership."

In May JTED broke ground for its new 50,000-square-foot, two-story In-



“We have seen lives changed. Students see their strengths and they leave with a true sense of accomplishment and pride.”

– Kathy Prather
Superintendent & CEO
Pima County's Joint Technical
Education District

novative Learning Campus, which will provide much-needed classroom space and allow for future growth. The facility, to be completed in mid-2020, is located at Interstate 10 and Park Avenue next to GIECO and the UA Tech Park at The Bridges.

"This has been in discussion for 14 years," Prather said. "We'll be accessible to Vail and Rita Ranch. We're within a

25-minute drive of 52,000 youths aged 15 to 19. TUSD plans to lease nine classrooms from us to offer academics so students can spend the entire day." While JTED provides employment preparation, it does not offer straight academics or diplomas – these are still provided by the high schools. Students receive certifications in their JTED fields of study and attend a completion ceremony.

Once the building is completed, it likely won't be the end of JTED's growth. "We have first right of refusal for two additional buildings on adjacent lots." BFL Construction and Bourn Companies own these lots and have been working with JTED on future plans. "Don Bourn and Garry Brav (of BFL) got together to form an LLC to purchase the land. We're doing a lease-purchase with them. It's a community effort to have development, construction and schools come together to make it happen."

The benefits of JTED go beyond career training, Prather said. Many students of CTE receive college credits, and overall their college graduation rates are higher. They love the experience and meeting students from all over Tucson. "We have seen lives changed. Students see their strengths and they leave with a true sense of accomplishment and pride. And we fill a need in the community because the students are ready to serve." Biz



JTED's new Innovative Learning Campus is located at Interstate 10 and Park Avenue next to GIECO and the UA Tech Park at The Bridges.



PHOTOS: COURTESY GEICO

From left – The GEICO Gecko; Terry Perkins, GEICO assistant VP; Nancy Pierce, GEICO senior VP; Tucson Mayor Jonathan Rothschild; Michelle Trindade, GEICO regional VP; Bill Roberts, GEICO president & CEO; Martha Furnas, GEICO regional VP; Vice Mayor Richard Fimbres; Don Bourn, Bourn Companies Founder & CEO.

GEICO Moves in at The Bridges

By Mary Minor Davis

GEICO cut the ribbon in June on its new 200,000-square-foot Tucson operations office where it expects to have more than 2,000 employees working in the next few years.

The new building is in The Bridges development off Kino Parkway near Interstate 10. The address is 3050 S. ML King Jr. Way. The company, which currently has 1,500 employees in Tucson, anticipates hiring another 700 over the next few years, Regional VP Michelle Trindade said at the ribbon cutting on June 25.

“This is really energizing,” Trindade said. “Our central location is much more attractive for recruiting.”

Bill Roberts, GEICO president and CEO, announced the company was recently named the largest insurer in Arizona, serving more than 500,000 policyholders,

with 800,000 automobiles and motorcycles insured. GEICO is the second-largest insurer in the country.

“When we opened in Tucson in 2003, we were the fifth largest insurer in Arizona and employed 20 people,” he said. “This new, beautiful building will be home for our growing number of associates who are making history for GEICO.”

Roberts also said this bodes well for the community, noting GEICO and its employees are active in supporting numerous non-profit efforts.

“In 2018, employees pledged \$472,000 to United Way,” Roberts said. “Through the Arizona Leadership Foundation, we’ve pledged thousands of dollars to the scholarship program, provided over 400 child car seats to families through the Safe Kids of

“This is really energizing. Our central location is much more attractive for recruiting.”

– Michelle Trindade
Regional VP, GEICO

Pima County program, and over 1,000 employees have volunteered for 76 organizations in the past year. And we're on track to beat that record for 2019."

Tucson Mayor Jonathan Rothschild praised the company's location, noting, "GEICO could have chosen any other city, but you chose Tucson and we thank you. Your community involvement is why we're glad you're here."

Rothschild said The Bridges represents one of the key target economic development areas in the city. More commercial and office space is planned, as well as high-end residential development. Tech Parks Arizona has plans to build the new UA Tech Park at The Bridges, developing 1.8 million square feet of office and laboratory space which will also include an outpost of the UA Center for Innovation incubator.

"Your pioneering on this particular plat will raise the economic value of the entire region," Rothschild said to GEICO representatives at the event.



Construction of the three-story building was managed by Bourn Companies. Amenities include modern open workspaces, an onsite cafeteria, fitness center, credit union and 20,000 square feet of patios, balcony and outdoor space. The building is one of the largest green buildings in Tucson, with solar paneled-covered parking that

will provide about 80 percent of the power for the building. Employees moved in over a 10-day period in July.

GEICO will immediately begin recruiting for positions in all major business functions, including insurance sales, customer service and claims handling. Experience in insurance is not necessary as the company offers training. Associates in Tucson can also earn degrees online through the company's partnership with the University of Arizona.

More information on opportunities is at <https://www.geico.com/careers/office-locations/arizona-tucson/>.

Biz

BACK THE A

2019 ARIZONA WILDCAT FOOTBALL
REMAINING HOME GAMES

<p>GAME THREE ARIZONA STATE - TUCSON, AZ</p> <p>Ucla</p> <p>SATURDAY 9.28.19 5:30 PM</p> <p>ARIZONA STATE - TUCSON, AZ</p>	<p>GAME FOUR ARIZONA STATE - TUCSON, AZ</p> <p>W</p> <p>SATURDAY 10.12.19 5:30 PM</p> <p>ARIZONA STATE - TUCSON, AZ</p>	<p>GAME FIVE ARIZONA STATE - TUCSON, AZ</p> <p></p> <p>SATURDAY 11.02.19 5:30 PM</p> <p>ARIZONA STATE - TUCSON, AZ</p>	<p>GAME SIX ARIZONA STATE - TUCSON, AZ</p> <p></p> <p>SATURDAY 11.23.19 5:30 PM</p> <p>ARIZONA STATE - TUCSON, AZ</p>
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\$31.2M expansion done; more expected on horizon

By Caitlin Schmidt

ARIZONA DAILY STAR

Hundreds of youth soccer players gathered Saturday to dribble, pass, shoot, score and otherwise christen a dozen new fields at Kino Sports South Complex.

The Tucson Association of Realtors Fort Lowell Shootout marked the official opening of the multimillion-dollar expansion project on Tucson's south side.

Pima County purchased the 167-acre lot south of Interstate 10 in 2014, hoping to use sports attractions to drive tourism while providing a top-of-the-line sports facilities for local athletes. The \$31.2 million Phase 1 expansion project, which was unveiled to a crowd of nearly 100 VIPs during a ribbon-cutting ceremony Wednesday, includes 12 lighted natural grass fields, a 20-court pickleball facility, concessions, locker rooms, a ticket office and parking for more than 700 vehicles.

The project was funded by Kino Stadium District Tax Revenue funds, which include car rental surcharges and hotel bed taxes.

The South Complex expansion, added to the existing 155-acre Kino Sports Complex, brings the overall footprint to more than 300 acres, Pima County officials said.

It differs from Kino Stadium, formerly known as Tucson Electric Park; and Kino North Stadium, home of FC Tucson.

The complex is now divided into three areas. The main complex is considered the hub, housing Kino Stadium, two soccer fields and various clubhouses. The north complex, which was added to the main complex in 2013, holds Kino North Stadium, an event center, grandstand, soccer fields, basketball and volleyball courts, softball fields, a disc golf course, a pool and more.

'It really is a step forward for all of us here in Pima County,' Pima

See KINO, B8

Continued from Page B1

County Board of Supervisors chairman Richard Elias said during the ribbon cutting. 'For years, we've had very positive dreams and aspirations about this part of town, and this is the continuation of that.'

Pima County Administrator Chuck Huckelberry told the crowd that this weekend's Fort Lowell Shootout was one of the driving forces behind the expansion project, and the reason for the project's January deadline. On Friday, more than 380 soccer teams descended on the Kino Sports Complex for the Shootout's opening ceremonies and Soccer Olympics.

The hope is that future tournaments will keep Pima County athletes - and their families, and their money - from having to travel to Phoenix for tournaments. Kino Sports Complex now has the largest number of soccer fields of any facility in Southern Arizona, said Huckelberry, who added that there's still plenty of space available for more fields.

'We're going to continue the efforts to make this a regional facility and when we say regional, we're not talking Pima County we're talking the Southwest,' Huckelberry said. 'It will attract teams and activities from Albuquerque to Los Angeles.'

The project will continue to grow. There are between 60 and 90 open acres of land adjacent to the existing complex that are master-planned for a sports development complex, restaurants, hotels and retail sports activities, Huckelberry said. Pima County officials have discussed adding a stadium with seating for up to 10,000 fans, indoor courts and an amphitheater, said Reenie Ochoa, the Pima County Stadium District director.

'If a developer or somebody would say to us, 'Hey, this is what's lacking in Tucson that's complementary to the sports arena,' I think those are all open to discussions,' Ochoa said. 'With that much property out there, the big components that they're going to push heavily is getting some retail and commercial development out there that's going to enhance the destination experience.'

Ochoa has already been approached by an event seeking a venue with a hotel within walking distance, which isn't the case for Kino - yet.

'The addition of a hotel and some more restaurants in this part of the community will enhance an event like this weekend's, where if Johnny's playing at 2 p.m. and you want to grab a sitdown bite to eat instead of fast food, being able to eat right there at the complex without losing your parking space would be awesome,' Ochoa said.

The addition of pickleball courts to the South Complex brings a brand new sport to Kino, with several related events scheduled for the upcoming months. The courts will be free to use during specific time slots in February and early March; after that, Kino officials will set a fee schedule and begin booking the courts for leagues and special events.

Supervisor Ramón Valadez said that the lessons, friendships and values gained playing sports can now be passed on to more local children and adults.

'We are making sure that regardless of where you live in Pima County, that opportunity exists for any child, any youth, any young person in Pima County,' Valadez said. 'The dream was not for us. The dream was for our children.'

Contact reporter Caitlin Schmidt at cschmidt@tucson.com or 573-4191. Twitter: @caitlinschmidt.



The sun sets behind the lighted, grass soccer fields at the new Kino Sports South Complex. The first event to christen the fields is the Fort Lowell Shootout held this weekend.

PHOTOS BY REBECCA SASNETT / ARIZONA DAILY STAR



Two stools stand in the center of the east locker room, one of two locker rooms at the new Kino Sports South Complex. The cost of the first phase of the project was \$31.2 million.



A 20-court pickleball facility is one of the features of the new Kino Sports South Complex. There are also 12 natural grass fields, concessions and a ticket office.

Kino South Sports Complex expansion project gets OK on second phase funding

By **RED News Service** - December 6, 2018



When completed, KSC will be among the nation's finest sports tournament facilities

PIMA COUNTY – On Tuesday, Dec. 4, the Pima County Board of Supervisors approved, in a 3-2 vote, a \$9.6 million increase in funding to the contract with [Haydon Building Corp](#) for the construction of Kino South Sports Complex. The approved funding will benefit the project's first phase of improvements, which includes development of a regional tournament complex adequate for long-field sports such as soccer, football and rugby, and a separate area for pickleball.

About two dozen community members attended Tuesday's meeting to voice their support for the expansion citing the need for more professional-grade fields to host regional and national tournaments. Most represented existing user groups of the facility, including the [Arizona Soccer Association](#), [Gotham Soccer League](#), [Pima Community College](#), the [Tucson Association of Realtors Soccer Shootout](#), [FC Tucson](#), the [University of Arizona](#), the [Pima County Junior Soccer League](#), the [Tucson Sugar Skulls](#), the [Pickleball Ambassadors](#) and [Visit Tucson](#). Many of them spoke to the benefits this expansion would bring to local sport users, who currently have to travel out of Tucson for tournament and regular play, and also the economic impact it would have on the region.

“Our goal is to make [Kino Sports Complex](#) the premier sporting and entertainment venue in Arizona,” said Kino Sports Complex Director Reenie Ochoa. “This expansion will allow us to better serve the community's sporting needs and augment our region's economic growth. A special thanks to the users for attending today's meeting to support this project.”

The first phase of improvements will develop a regional tournament complex with 12 natural grass sand-based multi-use fields, parking, an entrance from Benson Highway, 20 pickleball courts and additional infrastructure, including concessions, lockers and an area for vendors and players. Phase 1 is slated for completion in early 2020.

The \$9.6 million approved by Board on Tuesday was the second phase of funding needed to complete Phase 1 of the project. The third phase of funding will be presented to the Board in the first quarter of 2019.

CONCEPTUAL SITE PLAN



LEGEND

	PROJECT BOUNDARY
	THE LOOP MULTI-USE PATH
	OWNERSHIP BOUNDARY

KEY

1	RETAIL/RESTAURANT: 12,000 SF
2	RETAIL/RESTAURANT: 8,000 SF
3	RETAIL/RESTAURANT: 20,000 SF
4	DRIVE-THRU RESTAURANT: 5,000 SF
5	RETAIL/RESTAURANT: 5,000 SF
6	RETAIL/RESTAURANT: 16,000 SF
7	RETAIL/RESTAURANT: 5,000 SF
8	RETAIL/RESTAURANT: 5,000 SF
9	RETAIL/RESTAURANT: 5,000 SF
10	RETAIL/RESTAURANT: 5,000 SF
11	DRIVE-THRU RESTAURANT: 5,000 SF
12	RETAIL/RESTAURANT: 16,000 SF
13	RETAIL/RESTAURANT: 24,000 SF
14	RETAIL/RESTAURANT: 12,000 SF
15	HOSPITALITY: 80,000 SF (110 ROOMS, 4 STORIES)
16	HOSPITALITY: 70,000 SF (130 ROOMS, 6 STORIES)
17	HOSPITALITY: 165,000 SF (260 ROOMS, 7 STORIES)
18	WATER PARK: APPROX 10 ACRES
19	SCOREBOARD TERRACE AND JUMBOTRON
20	STADIUM: 10,000 SEATS
21	STADIUM PLAZA
22	EVENT DAY VENDOR KIOSKS
23	EVENT PROMENADE
24	TAILGATING LAWN
25	INDOOR SPORTS CENTER: 50,000 SF
26	COMMUNITY PARK (SPLASH PAD AND PLAY GROUNDS)
27	PARK RAMADA
28	PARK BATHROOM
29	COMMUNITY ATHLETIC FIELDS (ARTIFICIAL TURF)
30	TOURNAMENT ATHLETIC FIELDS (NATURAL TURF)
31	PASEO DEPORTIVO
32	TOURNAMENT BATHROOMS AND PATIOS
33	COMMUNITY CENTER (FLEX SPACE AND LOCKER ROOMS)
34	AWARDS PLAZA
35	EVENT AMPHITHEATER: 5,000 CAPACITY
36	THE LOOP (MULTI-USE PATH)
37	MAINTENANCE FACILITY AND YARD: 1 ACRE

KINO SOUTH

Kino South Sports Complex expansion project gets OK on second phase funding



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Read more about the Kino expansion [here](#).

UA Tech Park economic impact grew last year, report says

By David Wichner Arizona Daily Star Jun 22, 2018



The UA Tech Park at 9070 S. Rita Road employed 5,870 people last year in 52 companies. The 1,345-acre research park on Tucson's southeast side hosts technology businesses of varying sizes.

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Mike Christy / Arizona Daily Star

The University of Arizona Science and Technology Park had an overall economic impact of nearly \$2 billion statewide in 2017 as it continued to recover after slumping during the last recession, according to a new report.

The sprawling tech park on South Rita Road near Interstate 10 employed 5,870 people in 52 companies last year, with total direct output of \$1.11 billion, according to a study by VP Research & Consulting.

Including jobs created outside of Pima County, the Tech Park was credited with 11,752 jobs and wages of \$769 million statewide, for a total economic output including wages of \$1.98 billion.

The 1,345-acre Tech Park houses tenants including IBM Corp., which sold the property to the UA in 1994 after dropping manufacturing operations there; Raytheon Missile Systems; major customer-service call center operators Citi and OptumRx; and a number of smaller, tech-oriented companies.

With indirect and induced impacts such as 4,541 jobs supported by work at the Tech Park, the park had a total economic output of \$1.7 billion in Pima County last year.

That was up more than 13 percent from total output of \$1.5 billion in 2015, the last year for which comparative figures were available, but it was still shy of the \$2.3 billion counted in 2013 and output of \$3 billion in 2008, at the onset of the Great Recession.

The report's author is Vera Pavlakovich-Kochi, a longtime UA economist who now works as an independent consultant.

Other findings from the report:

- The Tech Park generated an additional 78 jobs in Pima County for every 100 direct jobs at tenant employers, while every dollar of the park's output generated an additional 53 cents of economic activity elsewhere in the county.
- The count of 5,870 tech park employees last year was up more than 14 percent from 2015, compared with an increase of just 0.3 percent countywide.
- The park continues to be a center of higher-paying jobs, with the \$74,028 average annual wage paid by tenants in 2017 handily topping the county average of \$47,327. But that 2017 figure for park employees is down more than 10 percent from 2015.
- The Tech Park generated \$51.5 million in state and local tax revenues in 2017, including \$40 million in Pima County.

The full report is available online at tucne.ws/tchimp.

Both UA Tech Parks in Tucson move ahead with hotel, office and residential plans

David Wichner Arizona Daily Star May 25, 2018 Updated Jun 4, 2018



An artist's rendering of The Village, a 175-acre mixed-use development planned at the UA Tech Park on South Rita Road.

Courtesy of Tech Parks Arizona

Office buildings will finally start going up at the UA Tech Park at the Bridges on Tucson's south side, and planning is underway for a mixed-use "urban village" development for the Tech Park on Rita Road, according to plans unveiled by the University of Arizona Thursday.

Tech Parks Arizona announced Thursday that it has picked The Boyer Co., a Salt Lake City company, as a development partner to design and develop a new "Technology Precinct" at The Bridges, at South Kino Parkway and East 36th Street.

The first development in the Technology Precinct is expected to be the Innovation and Technology Complex, initially anchored by a four-story office building that will house the UA's technology-commercialization operation, Tech Launch Arizona, as soon as early next year.

Tech Parks Arizona also selected Tucson-based Bourn Cos. as master developer of The Village, a 175-acre proposed development at the Tech Park on Rita Road including commercial, residential and hotel components.

Expansion at the UA Tech Park, including a hotel and conference center, has been part of the UA's long-range plan for the park for years.

Bruce Wright, UA assistant vice president of Tech Parks Arizona, said the timing for new development there is right, with the park at nearly full occupancy and the local economy picking up.

"The economy in Tucson has taken off, and Tech Park here on Rita Road has seen some significant growth," said Wright, citing a current vacancy rate of just 2.5 percent.

The planned new development will help tenants attract a younger workforce of millennials — generally considered those who reached adulthood in the early 2000s, Wright said.

An increasing percentage of the Tech Park's 6,000-plus employees are millennials, who according to research tend to place a high value on things like interactive public spaces and a variety of food and entertainment options, he said.

"The millennials are a really different kind of employee than baby boomers or Gen X," Wright said. "They want their work site to be more exciting."

New retail and food options also will help fill unmet demand in the fast-growing but "underserved" Vail area, he added.

The Tech Park also plans a series of outdoor public spaces at The Village not only for employees, but to invite the larger community, Wright said, adding that he envisions student and other community groups visiting to learn about local technology companies.

Bourn partner Don Bourn said that when the UA put out a request for proposals for a development partner for the Tech Park, he reacted, as before, by thinking, "that's way out there."

But upon closer consideration, Bourn saw a vibrant tech hub that has the potential to grow and attract new companies and residents, with good access just 15 minutes from downtown.

“There are very few places in Tucson that have that concentration of technology-oriented workers,” Bourn said, citing the presence of tech giants IBM and Raytheon Missile Systems.

The Village is still in the early planning stages and Bourn still must bring in other developers and investors, Bourn said.

“We’re not looking at the next five years; we’re looking at the next 25 or 30 years,” he said. “All great cities have dense nodes of activity that bring energy and excitement, and we really believe that for the southeastern part of Tucson, this can become that node, if not become the No. 1 node for research and development.”

The new plans for The Bridges are further along, as UA officials floated the idea of an initial tech building anchored by Tech Launch Arizona more than two years ago.

The site was initially focused on biotech development and called the UA Bio Park, but it was rebranded and its focus broadened after the UA couldn’t attract bio firms there in the aftermath of the Great Recession.

An earlier plan for the initial UA building had Pima County contributing \$20 million of bond funding, with the UA bonding for the rest, but the failure of a related county bond proposal in 2015 sent the UA looking for a new development partner.

The Boyer Co., which worked with the UA to develop its biomedical campus in Phoenix and has an office there, has won more than \$2 billion in construction and permanent financing and more than \$500 million of projects in various stages of development.

“The Bridges is ideally situated to take advantage of the continued growth in Tucson,” Boyer Co. partner Matt Jensen said, adding that the company plans to be a long-term strategic partner with the UA.

“We think it’s going to really become the place for companies to want to locate, as they look at Tucson.”

Long-term plans for the Technology Precinct at The Bridges include four to five office buildings, a full-service hotel and conference center, a parking structure and 400,000 square feet of additional office and lab space.

The first structure planned is a four-story, 120,000-square foot office building dedicated to education and housing Tech Launch Arizona, which currently resides in the aging Tucson Electric Power Co. building on St. Mary’s Road near Interstate 10.

A second, adjacent lab and office building is planned with six floors and 180,000 square feet, said Bradley Leathley, a principal in the project’s architectural firm, Flad Architects.

Besides the usual wet-lab spaces, the new lab and office building will include significant areas for computing, which is becoming increasingly integrated with biomedical and other technologies, as well as both formal and informal meeting spaces to foster collaboration, Leathley said.

After an initial design phase, the first new building at The Bridges is expected to start going up by January or February, Wright said.

The timing of the construction of the hotel and other features will depend on market demand, the developers said.

Bourn is also involved in new development at The Bridges, outside of the new Technology Precinct, after acquiring 112 acres of land there formerly owned by a joint venture of KB Home and Lennar Homes, which had originally planned to build houses there.

In January, it was announced that Bourn would build a 200,000-square-foot building at the south-side tech park where insurance giant Geico plans to move its regional customer-service operation and expand by some 700 workers.

Bourn said the company has agreed to build at least 300 units of new housing, likely including both single-family homes and apartments.

The company also plans to add a new stoplight on East 36th Street at Martin Luther King Junior Way, which bisects The Bridges, and it plans to build a county park there, he said.

Big Insurer decides to stay in Tucson

Geico to build new corporate office in Tucson, add 700 jobs

By Gabriela Rico Arizona Daily Star Jan 12, 2018



The Bourn Companies plans to build a new 200,000-square-foot office building with indoor/outdoor amenities for Geico on 20 acres along M.L. King Jr. Way south of 36th Street.

[BUY NOW](#)

Rick Wiley / Arizona Daily Star

A local developer has sealed a deal to keep Geico's regional office in Tucson, expanding into new space and adding 700 jobs in the process.

The Bourn Companies plans to develop and build a 200,000-square-foot building on 20 acres at The Bridges, near 36th Street and Kino Parkway for the national insurer — one of Tucson's largest employers with 2,100 workers.

"They were weighing the decision to potentially leave Tucson," Mayor Jonathan Rothschild said. "Ultimately we were able to persuade Geico that The Bridges site would be an excellent location for them."

The Bridges is comprised of the retail center, Tucson Marketplace and the University of Arizona Tech Park.

Bourn further plans to develop more office space, multifamily units and a community park on an additional 95 acres.

"We're big believers in The Bridges' location, and it's an opportunity to serve companies like that in the future," Don Bourn said.

Geico will be the first corporate employer in the development and will consolidate its employees in the new office. It plans to add 700 positions over the next few years.

Positions will be a mix of entry-level and management positions, but specifics were not available as the facility won't be complete until mid-2019, at the earliest, officials said.

Geico's Tucson office opened in 2003 and is currently in a three-building cluster at 930, 940 and 950 N. Finance Center Drive, near Speedway and Kolb Road.

The company is eligible for the city's Primary Jobs Incentive Program, which allows job-producing businesses to qualify for building-fee exemptions.

Mike Czechowski, the city's annexation manager, said criteria for the program are the creation of at least 25 jobs that pay \$52,400 or more and a salary for the remaining jobs at \$45,600.

He said when companies add a significant number of jobs, they may still qualify for the program even if some of the employees make less in entry-level positions.

"In that case, it would be taken to mayor and council to be decided on a case-by-case basis," Czechowski said.

CORPORATE MAGNET

It was nearly two years ago that Bourn became aware that Geico wanted to expand its Tucson operation, but couldn't find the right space.

He consulted with city leaders.

"That private-sector leadership is critical," Rothschild said.

"People somehow think that government will go out and create jobs and bring companies here, but government can only facilitate."

He said the promotion of Tucson by brokers and business leaders is a significant tool in economic development.

"Don could have gone to Geico and said, 'Hey, there's space in another city,' but he lives here and is committed to Tucson," Rothschild said.

Joe Snell, CEO of Sun Corridor Inc., echoed the mayor's sentiment and said with Bourn's commitment to build some speculative office space, The Bridges should become a magnet for other corporate sites.

The lack of available space is a result of 24 months of good news and absorption of office space, Snell said.

"Currently, 50 percent of our pipeline is build-to-suit because we don't have the existing space out there," he said. "This is dangerous because a lot of these companies want to move within 14 months."

Snell said he was thankful for the patience of Geico's local CEO, Martha Furnas, and her team while a site was identified.

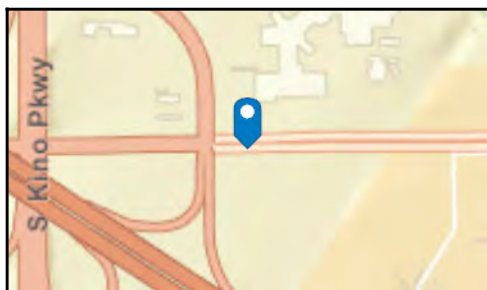
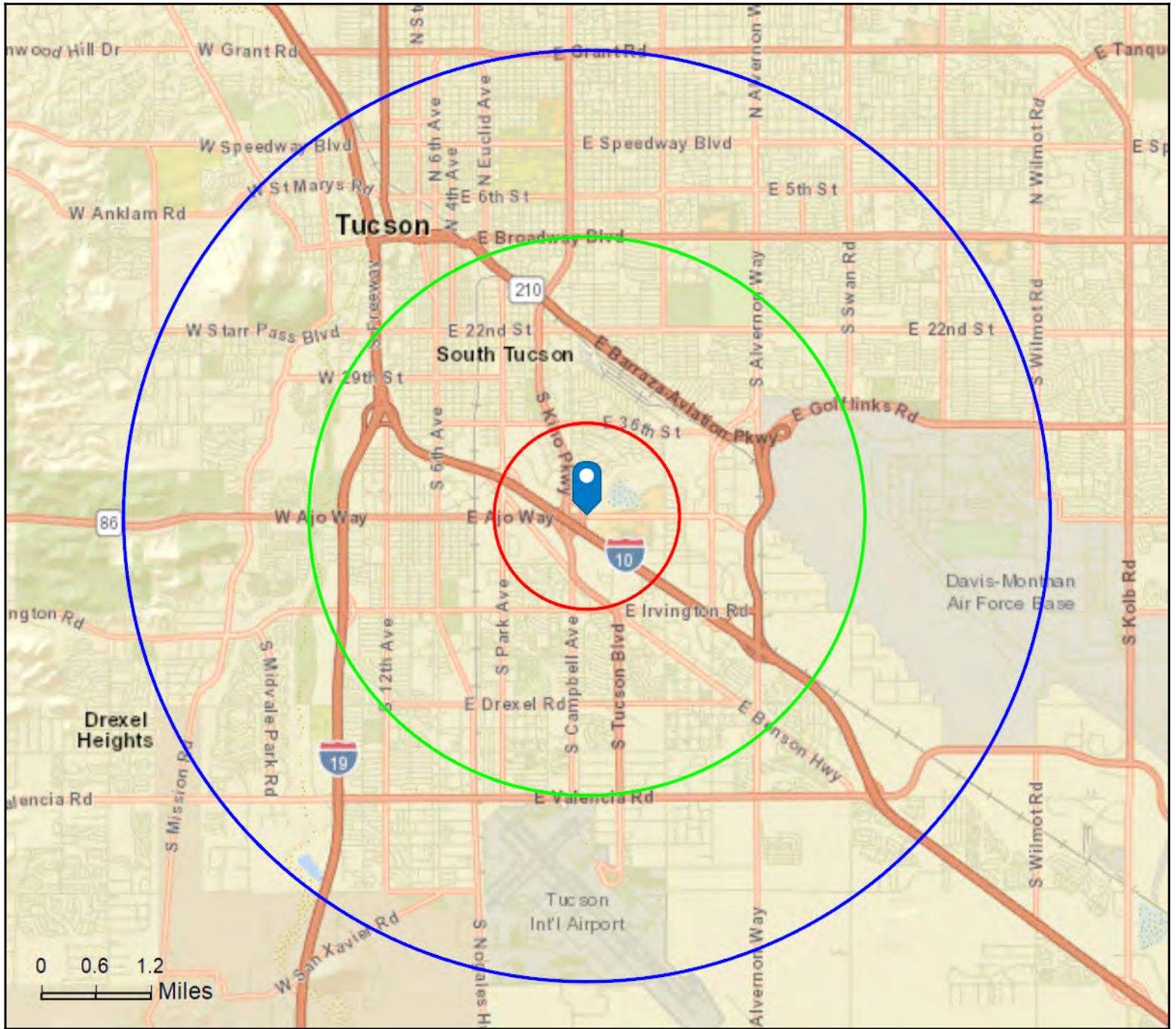
"I'm thrilled to see this happen," he said. "It would have been a real blow to lose Geico."

Contact reporter Gabriela Rico at grico@tucson.com. On Facebook: [Facebook.com/DailyStarBiz](https://www.facebook.com/DailyStarBiz)

Site Map

Ajo & I-10
 2100 E Ajo Way, Tucson, Arizona, 85713
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.17781
 Longitude: -110.94070



Executive Summary

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	1 mile	3 miles	5 miles
Population			
2000 Population	6,372	90,344	230,148
2010 Population	6,416	96,053	247,295
2019 Population	6,824	99,184	256,080
2024 Population	7,067	101,656	262,700
2000-2010 Annual Rate	0.07%	0.61%	0.72%
2010-2019 Annual Rate	0.67%	0.35%	0.38%
2019-2024 Annual Rate	0.70%	0.49%	0.51%
2019 Male Population	50.1%	49.7%	50.0%
2019 Female Population	49.9%	50.3%	50.0%
2019 Median Age	30.4	30.6	30.3

In the identified area, the current year population is 256,080. In 2010, the Census count in the area was 247,295. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 262,700 representing a change of 0.51% annually from 2019 to 2024. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 30.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	49.5%	53.8%	59.0%
2019 Black Alone	7.8%	4.0%	4.4%
2019 American Indian/Alaska Native Alone	4.0%	4.3%	3.9%
2019 Asian Alone	1.2%	1.3%	2.8%
2019 Pacific Islander Alone	0.1%	0.1%	0.2%
2019 Other Race	32.1%	32.5%	25.3%
2019 Two or More Races	5.3%	4.0%	4.4%
2019 Hispanic Origin (Any Race)	81.0%	79.7%	63.1%

Persons of Hispanic origin represent 63.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	32	34	40
2000 Households	1,873	28,658	81,538
2010 Households	1,936	30,858	87,038
2019 Total Households	2,061	31,929	90,105
2024 Total Households	2,136	32,755	92,667
2000-2010 Annual Rate	0.33%	0.74%	0.65%
2010-2019 Annual Rate	0.68%	0.37%	0.38%
2019-2024 Annual Rate	0.72%	0.51%	0.56%
2019 Average Household Size	3.27	3.06	2.70

The household count in this area has changed from 87,038 in 2010 to 90,105 in the current year, a change of 0.38% annually. The five-year projection of households is 92,667, a change of 0.56% annually from the current year total. Average household size is currently 2.70, compared to 2.70 in the year 2010. The number of families in the current year is 53,302 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	16.1%	17.2%	19.2%
Median Household Income			
2019 Median Household Income	\$35,167	\$32,584	\$36,337
2024 Median Household Income	\$38,456	\$37,608	\$41,481
2019-2024 Annual Rate	1.80%	2.91%	2.68%
Average Household Income			
2019 Average Household Income	\$43,206	\$44,703	\$50,293
2024 Average Household Income	\$49,897	\$52,710	\$58,901
2019-2024 Annual Rate	2.92%	3.35%	3.21%
Per Capita Income			
2019 Per Capita Income	\$13,054	\$14,497	\$17,815
2024 Per Capita Income	\$15,039	\$17,102	\$20,877
2019-2024 Annual Rate	2.87%	3.36%	3.22%

Households by Income

Current median household income is \$36,337 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$41,481 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$50,293 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$58,901 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$17,815 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$20,877 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	146	136	122
2000 Total Housing Units	2,017	31,008	89,129
2000 Owner Occupied Housing Units	1,142	16,302	42,367
2000 Renter Occupied Housing Units	731	12,356	39,171
2000 Vacant Housing Units	144	2,350	7,591
2010 Total Housing Units	2,157	34,853	98,139
2010 Owner Occupied Housing Units	1,131	16,788	42,968
2010 Renter Occupied Housing Units	805	14,070	44,070
2010 Vacant Housing Units	221	3,995	11,101
2019 Total Housing Units	2,288	35,985	101,600
2019 Owner Occupied Housing Units	1,202	17,115	43,802
2019 Renter Occupied Housing Units	859	14,814	46,303
2019 Vacant Housing Units	227	4,056	11,495
2024 Total Housing Units	2,366	36,903	104,447
2024 Owner Occupied Housing Units	1,277	17,982	46,000
2024 Renter Occupied Housing Units	859	14,773	46,667
2024 Vacant Housing Units	230	4,148	11,780

Currently, 43.1% of the 101,600 housing units in the area are owner occupied; 45.6%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 98,139 housing units in the area - 43.8% owner occupied, 44.9% renter occupied, and 11.3% vacant. The annual rate of change in housing units since 2010 is 1.55%. Median home value in the area is \$142,898, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.26% annually to \$176,009.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Business Summary

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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	451		3,751		9,805							
Total Employees:	9,415		52,371		165,967							
Total Residential Population:	6,824		99,184		256,080							
Employee/Residential Population Ratio (per 100 Residents)	138		53		65							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	0.9%	78	0.8%	50	1.3%	636	1.2%	120	1.2%	1,312	0.8%
Construction	39	8.6%	773	8.2%	357	9.5%	5,157	9.8%	616	6.3%	7,035	4.2%
Manufacturing	37	8.2%	1,069	11.4%	253	6.7%	5,080	9.7%	381	3.9%	18,135	10.9%
Transportation	16	3.5%	599	6.4%	129	3.4%	2,251	4.3%	218	2.2%	3,333	2.0%
Communication	7	1.6%	52	0.6%	50	1.3%	344	0.7%	108	1.1%	1,168	0.7%
Utility	2	0.4%	91	1.0%	12	0.3%	449	0.9%	30	0.3%	1,485	0.9%
Wholesale Trade	49	10.9%	717	7.6%	264	7.0%	4,005	7.6%	418	4.3%	6,146	3.7%
Retail Trade Summary	91	20.2%	1,545	16.4%	831	22.2%	11,033	21.1%	2,087	21.3%	29,232	17.6%
Home Improvement	10	2.2%	130	1.4%	80	2.1%	1,074	2.1%	128	1.3%	1,905	1.1%
General Merchandise Stores	4	0.9%	390	4.1%	29	0.8%	903	1.7%	66	0.7%	2,349	1.4%
Food Stores	11	2.4%	202	2.1%	94	2.5%	1,661	3.2%	220	2.2%	3,423	2.1%
Auto Dealers, Gas Stations, Auto Aftermarket	19	4.2%	201	2.1%	118	3.1%	1,039	2.0%	219	2.2%	3,340	2.0%
Apparel & Accessory Stores	1	0.2%	8	0.1%	34	0.9%	158	0.3%	93	0.9%	590	0.4%
Furniture & Home Furnishings	12	2.7%	90	1.0%	85	2.3%	748	1.4%	161	1.6%	1,590	1.0%
Eating & Drinking Places	19	4.2%	364	3.9%	200	5.3%	3,332	6.4%	671	6.8%	11,658	7.0%
Miscellaneous Retail	16	3.5%	160	1.7%	190	5.1%	2,119	4.0%	529	5.4%	4,378	2.6%
Finance, Insurance, Real Estate Summary	16	3.5%	70	0.7%	213	5.7%	1,136	2.2%	808	8.2%	6,872	4.1%
Banks, Savings & Lending Institutions	5	1.1%	28	0.3%	38	1.0%	290	0.6%	131	1.3%	1,491	0.9%
Securities Brokers	3	0.7%	14	0.1%	25	0.7%	137	0.3%	89	0.9%	771	0.5%
Insurance Carriers & Agents	3	0.7%	9	0.1%	56	1.5%	182	0.3%	179	1.8%	1,238	0.7%
Real Estate, Holding, Other Investment Offices	5	1.1%	20	0.2%	94	2.5%	527	1.0%	409	4.2%	3,371	2.0%
Services Summary	143	31.7%	2,592	27.5%	1,303	34.7%	17,637	33.7%	3,998	40.8%	76,400	46.0%
Hotels & Lodging	5	1.1%	47	0.5%	31	0.8%	240	0.5%	113	1.2%	2,478	1.5%
Automotive Services	23	5.1%	180	1.9%	232	6.2%	1,486	2.8%	396	4.0%	2,856	1.7%
Motion Pictures & Amusements	8	1.8%	78	0.8%	78	2.1%	1,584	3.0%	225	2.3%	4,315	2.6%
Health Services	18	4.0%	387	4.1%	112	3.0%	2,781	5.3%	443	4.5%	12,429	7.5%
Legal Services	2	0.4%	5	0.1%	28	0.7%	95	0.2%	278	2.8%	1,350	0.8%
Education Institutions & Libraries	6	1.3%	431	4.6%	78	2.1%	3,780	7.2%	327	3.3%	31,084	18.7%
Other Services	81	18.0%	1,464	15.5%	744	19.8%	7,670	14.6%	2,215	22.6%	21,889	13.2%
Government	16	3.5%	1,784	18.9%	59	1.6%	4,411	8.4%	336	3.4%	14,223	8.6%
Unclassified Establishments	29	6.4%	45	0.5%	230	6.1%	234	0.4%	683	7.0%	624	0.4%
Totals	451	100.0%	9,415	100.0%	3,751	100.0%	52,371	100.0%	9,805	100.0%	165,967	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

Ajo & I-10
 2100 E Ajo Way, Tucson, Arizona, 85713
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.17781
 Longitude: -110.94070

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	0.0%	4	0.1%	41	0.1%	9	0.1%	88	0.1%
Mining	1	0.2%	8	0.1%	9	0.2%	99	0.2%	18	0.2%	292	0.2%
Utilities	1	0.2%	83	0.9%	5	0.1%	405	0.8%	20	0.2%	1,433	0.9%
Construction	42	9.3%	802	8.5%	375	10.0%	5,320	10.2%	662	6.8%	7,431	4.5%
Manufacturing	43	9.5%	550	5.8%	285	7.6%	4,385	8.4%	421	4.3%	17,227	10.4%
Wholesale Trade	49	10.9%	718	7.6%	262	7.0%	4,006	7.6%	410	4.2%	6,113	3.7%
Retail Trade	65	14.4%	1,139	12.1%	591	15.8%	7,469	14.3%	1,346	13.7%	17,002	10.2%
Motor Vehicle & Parts Dealers	17	3.8%	182	1.9%	107	2.9%	940	1.8%	189	1.9%	3,136	1.9%
Furniture & Home Furnishings Stores	5	1.1%	45	0.5%	39	1.0%	391	0.7%	76	0.8%	621	0.4%
Electronics & Appliance Stores	3	0.7%	15	0.2%	20	0.5%	212	0.4%	46	0.5%	707	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	9	2.0%	129	1.4%	78	2.1%	1,071	2.0%	125	1.3%	1,901	1.1%
Food & Beverage Stores	8	1.8%	188	2.0%	85	2.3%	1,625	3.1%	198	2.0%	3,098	1.9%
Health & Personal Care Stores	6	1.3%	56	0.6%	40	1.1%	513	1.0%	110	1.1%	1,307	0.8%
Gasoline Stations	2	0.4%	19	0.2%	12	0.3%	98	0.2%	30	0.3%	204	0.1%
Clothing & Clothing Accessories Stores	1	0.2%	10	0.1%	44	1.2%	185	0.4%	132	1.3%	705	0.4%
Sport Goods, Hobby, Book, & Music Stores	2	0.4%	21	0.2%	31	0.8%	193	0.4%	99	1.0%	716	0.4%
General Merchandise Stores	4	0.9%	390	4.1%	29	0.8%	903	1.7%	66	0.7%	2,349	1.4%
Miscellaneous Store Retailers	6	1.3%	51	0.5%	85	2.3%	762	1.5%	237	2.4%	1,634	1.0%
Nonstore Retailers	3	0.7%	33	0.4%	22	0.6%	575	1.1%	39	0.4%	623	0.4%
Transportation & Warehousing	16	3.5%	615	6.5%	124	3.3%	2,322	4.4%	186	1.9%	3,219	1.9%
Information	9	2.0%	645	6.9%	82	2.2%	1,512	2.9%	224	2.3%	3,890	2.3%
Finance & Insurance	11	2.4%	50	0.5%	124	3.3%	630	1.2%	413	4.2%	3,573	2.2%
Central Bank/Credit Intermediation & Related Activities	5	1.1%	28	0.3%	43	1.1%	311	0.6%	143	1.5%	1,559	0.9%
Securities, Commodity Contracts & Other Financial	3	0.7%	14	0.1%	25	0.7%	137	0.3%	92	0.9%	776	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	3	0.7%	9	0.1%	56	1.5%	182	0.3%	179	1.8%	1,238	0.7%
Real Estate, Rental & Leasing	15	3.3%	84	0.9%	172	4.6%	990	1.9%	543	5.5%	3,548	2.1%
Professional, Scientific & Tech Services	34	7.5%	510	5.4%	271	7.2%	2,332	4.5%	995	10.1%	7,362	4.4%
Legal Services	2	0.4%	6	0.1%	35	0.9%	116	0.2%	305	3.1%	1,484	0.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.1%	8	0.0%	12	0.1%	518	0.3%
Administrative & Support & Waste Management & Remediation	16	3.5%	168	1.8%	119	3.2%	1,167	2.2%	312	3.2%	4,688	2.8%
Educational Services	7	1.6%	439	4.7%	78	2.1%	3,757	7.2%	340	3.5%	30,514	18.4%
Health Care & Social Assistance	27	6.0%	830	8.8%	185	4.9%	4,559	8.7%	683	7.0%	16,642	10.0%
Arts, Entertainment & Recreation	3	0.7%	60	0.6%	49	1.3%	1,582	3.0%	171	1.7%	4,246	2.6%
Accommodation & Food Services	24	5.3%	410	4.4%	233	6.2%	3,571	6.8%	793	8.1%	14,211	8.6%
Accommodation	5	1.1%	47	0.5%	31	0.8%	240	0.5%	113	1.2%	2,478	1.5%
Food Services & Drinking Places	19	4.2%	363	3.9%	202	5.4%	3,332	6.4%	680	6.9%	11,733	7.1%
Other Services (except Public Administration)	40	8.9%	473	5.0%	488	13.0%	3,573	6.8%	1,226	12.5%	9,027	5.4%
Automotive Repair & Maintenance	17	3.8%	105	1.1%	181	4.8%	1,034	2.0%	305	3.1%	2,086	1.3%
Public Administration	16	3.5%	1,784	18.9%	59	1.6%	4,411	8.4%	337	3.4%	14,323	8.6%
Unclassified Establishments	29	6.4%	45	0.5%	230	6.1%	234	0.4%	682	7.0%	620	0.4%
Total	451	100.0%	9,415	100.0%	3,751	100.0%	52,371	100.0%	9,805	100.0%	165,967	100.0%

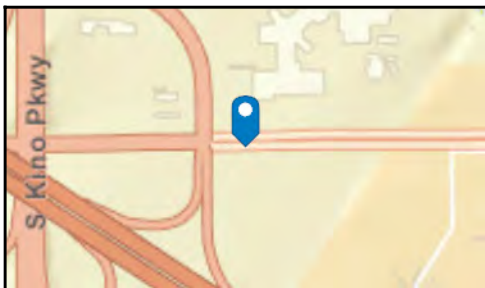
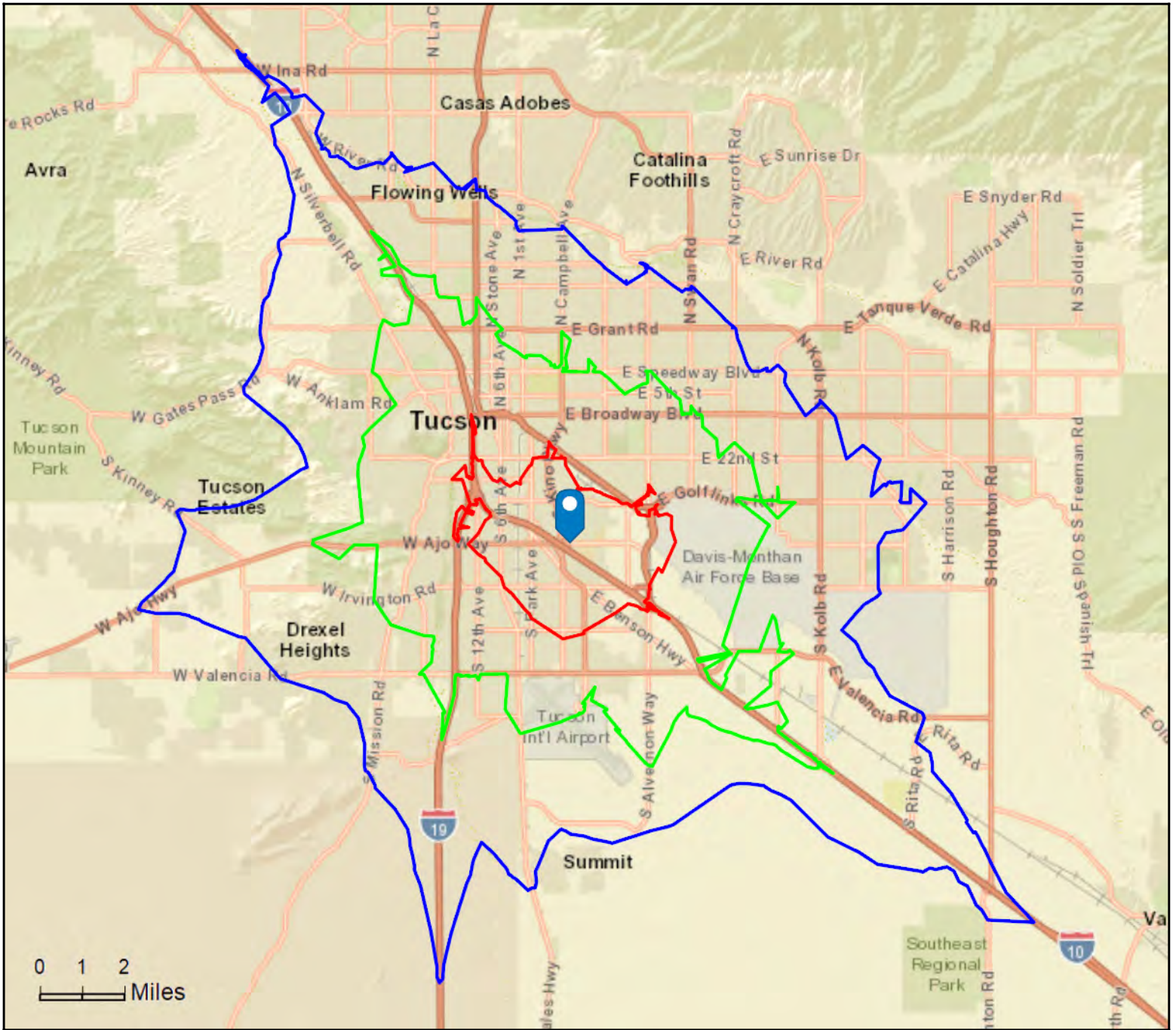
Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Site Map

Ajo & I-10
2100 E Ajo Way, Tucson, Arizona, 85713
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.17781
Longitude: -110.94070



Executive Summary

Ajo & I-10
 2100 E Ajo Way, Tucson, Arizona, 85713
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.17781
 Longitude: -110.94070

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	37,392	203,132	436,461
2010 Population	40,311	222,634	469,459
2019 Population	42,397	231,005	489,219
2024 Population	43,775	236,975	502,863
2000-2010 Annual Rate	0.75%	0.92%	0.73%
2010-2019 Annual Rate	0.55%	0.40%	0.45%
2019-2024 Annual Rate	0.64%	0.51%	0.55%
2019 Male Population	49.6%	50.0%	49.7%
2019 Female Population	50.4%	50.0%	50.3%
2019 Median Age	29.8	30.0	33.3

In the identified area, the current year population is 489,219. In 2010, the Census count in the area was 469,459. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 502,863 representing a change of 0.55% annually from 2019 to 2024. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 29.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	50.0%	58.0%	63.1%
2019 Black Alone	4.5%	4.5%	4.9%
2019 American Indian/Alaska Native Alone	4.6%	4.1%	3.5%
2019 Asian Alone	1.0%	2.5%	3.0%
2019 Pacific Islander Alone	0.1%	0.1%	0.2%
2019 Other Race	35.6%	26.4%	20.6%
2019 Two or More Races	4.1%	4.4%	4.7%
2019 Hispanic Origin (Any Race)	83.4%	66.0%	53.1%

Persons of Hispanic origin represent 53.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	31	40	46
2000 Households	11,349	69,738	168,645
2010 Households	12,400	76,268	179,878
2019 Total Households	13,047	79,147	187,237
2024 Total Households	13,480	81,454	192,707
2000-2010 Annual Rate	0.89%	0.90%	0.65%
2010-2019 Annual Rate	0.55%	0.40%	0.43%
2019-2024 Annual Rate	0.66%	0.58%	0.58%
2019 Average Household Size	3.21	2.75	2.52

The household count in this area has changed from 179,878 in 2010 to 187,237 in the current year, a change of 0.43% annually. The five-year projection of households is 192,707, a change of 0.58% annually from the current year total. Average household size is currently 2.52, compared to 2.52 in the year 2010. The number of families in the current year is 106,273 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Ajo & I-10
 2100 E Ajo Way, Tucson, Arizona, 85713
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.17781
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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2019 Percent of Income for Mortgage	16.8%	19.0%	20.3%
Median Household Income			
2019 Median Household Income	\$31,988	\$35,620	\$38,819
2024 Median Household Income	\$36,604	\$40,447	\$44,846
2019-2024 Annual Rate	2.73%	2.57%	2.93%
Average Household Income			
2019 Average Household Income	\$42,168	\$49,390	\$53,720
2024 Average Household Income	\$49,087	\$57,887	\$62,971
2019-2024 Annual Rate	3.09%	3.23%	3.23%
Per Capita Income			
2019 Per Capita Income	\$13,045	\$17,034	\$20,581
2024 Per Capita Income	\$15,187	\$19,981	\$24,128
2019-2024 Annual Rate	3.09%	3.24%	3.23%

Households by Income

Current median household income is \$38,819 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$44,846 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$53,720 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$62,971 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$20,581 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,128 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	137	123	114
2000 Total Housing Units	12,242	76,731	184,597
2000 Owner Occupied Housing Units	6,509	36,932	90,284
2000 Renter Occupied Housing Units	4,839	32,805	78,361
2000 Vacant Housing Units	894	6,994	15,952
2010 Total Housing Units	13,959	86,135	203,293
2010 Owner Occupied Housing Units	6,750	38,935	93,536
2010 Renter Occupied Housing Units	5,650	37,333	86,342
2010 Vacant Housing Units	1,559	9,867	23,415
2019 Total Housing Units	14,615	89,499	211,224
2019 Owner Occupied Housing Units	7,012	39,799	95,884
2019 Renter Occupied Housing Units	6,035	39,348	91,353
2019 Vacant Housing Units	1,568	10,352	23,987
2024 Total Housing Units	15,088	92,093	217,257
2024 Owner Occupied Housing Units	7,455	41,779	100,688
2024 Renter Occupied Housing Units	6,026	39,675	92,019
2024 Vacant Housing Units	1,608	10,639	24,550

Currently, 45.4% of the 211,224 housing units in the area are owner occupied; 43.2%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 203,293 housing units in the area - 46.0% owner occupied, 42.5% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2010 is 1.72%. Median home value in the area is \$160,926, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.48% annually to \$190,972.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Business Summary

Ajo & I-10
 2100 E Ajo Way, Tucson, Arizona, 85713
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.17781
 Longitude: -110.94070

Data for all businesses in area	5 minutes				10 minutes				15 minutes			
Total Businesses:	1,756				8,984				17,767			
Total Employees:	29,256				149,719				262,985			
Total Residential Population:	42,397				231,005				489,219			
Employee/Residential Population Ratio (per 100 Residents)	69				65				54			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	21	1.2%	335	1.1%	117	1.3%	1,373	0.9%	272	1.5%	3,058	1.2%
Construction	161	9.2%	2,805	9.6%	624	6.9%	7,580	5.1%	1,161	6.5%	12,724	4.8%
Manufacturing	126	7.2%	2,679	9.2%	413	4.6%	15,983	10.7%	640	3.6%	25,235	9.6%
Transportation	66	3.8%	1,536	5.3%	226	2.5%	3,454	2.3%	393	2.2%	4,637	1.8%
Communication	26	1.5%	219	0.7%	101	1.1%	1,277	0.9%	208	1.2%	2,730	1.0%
Utility	7	0.4%	349	1.2%	36	0.4%	1,533	1.0%	54	0.3%	1,706	0.6%
Wholesale Trade	146	8.3%	1,935	6.6%	441	4.9%	6,910	4.6%	692	3.9%	9,596	3.6%
Retail Trade Summary	372	21.2%	5,376	18.4%	1,913	21.3%	26,260	17.5%	3,979	22.4%	57,043	21.7%
Home Improvement	34	1.9%	508	1.7%	127	1.4%	1,882	1.3%	233	1.3%	3,347	1.3%
General Merchandise Stores	14	0.8%	664	2.3%	63	0.7%	2,052	1.4%	131	0.7%	4,435	1.7%
Food Stores	46	2.6%	785	2.7%	207	2.3%	3,409	2.3%	393	2.2%	6,882	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket	60	3.4%	556	1.9%	213	2.4%	2,796	1.9%	402	2.3%	6,772	2.6%
Apparel & Accessory Stores	15	0.9%	66	0.2%	81	0.9%	460	0.3%	232	1.3%	2,346	0.9%
Furniture & Home Furnishings	38	2.2%	310	1.1%	154	1.7%	1,566	1.0%	330	1.9%	3,468	1.3%
Eating & Drinking Places	96	5.5%	1,717	5.9%	594	6.6%	10,180	6.8%	1,199	6.7%	21,156	8.0%
Miscellaneous Retail	70	4.0%	771	2.6%	474	5.3%	3,914	2.6%	1,060	6.0%	8,636	3.3%
Finance, Insurance, Real Estate Summary	87	5.0%	442	1.5%	657	7.3%	4,666	3.1%	1,519	8.5%	12,027	4.6%
Banks, Savings & Lending Institutions	19	1.1%	121	0.4%	110	1.2%	996	0.7%	239	1.3%	3,112	1.2%
Securities Brokers	13	0.7%	71	0.2%	58	0.6%	275	0.2%	159	0.9%	1,371	0.5%
Insurance Carriers & Agents	26	1.5%	85	0.3%	130	1.4%	407	0.3%	321	1.8%	1,890	0.7%
Real Estate, Holding, Other Investment Offices	28	1.6%	166	0.6%	359	4.0%	2,988	2.0%	800	4.5%	5,653	2.1%
Services Summary	595	33.9%	9,756	33.3%	3,509	39.1%	66,301	44.3%	7,293	41.0%	117,269	44.6%
Hotels & Lodging	18	1.0%	149	0.5%	112	1.2%	1,986	1.3%	160	0.9%	3,162	1.2%
Automotive Services	106	6.0%	729	2.5%	391	4.4%	2,439	1.6%	737	4.1%	5,888	2.2%
Motion Pictures & Amusements	31	1.8%	763	2.6%	210	2.3%	3,799	2.5%	429	2.4%	7,948	3.0%
Health Services	62	3.5%	2,063	7.1%	338	3.8%	8,314	5.6%	1,080	6.1%	25,100	9.5%
Legal Services	4	0.2%	11	0.0%	244	2.7%	1,142	0.8%	368	2.1%	1,768	0.7%
Education Institutions & Libraries	26	1.5%	1,570	5.4%	269	3.0%	28,601	19.1%	484	2.7%	35,959	13.7%
Other Services	346	19.7%	4,470	15.3%	1,945	21.6%	20,020	13.4%	4,035	22.7%	37,444	14.2%
Government	36	2.1%	3,658	12.5%	324	3.6%	13,738	9.2%	379	2.1%	16,131	6.1%
Unclassified Establishments	114	6.5%	165	0.6%	624	6.9%	643	0.4%	1,177	6.6%	830	0.3%
Totals	1,756	100.0%	29,256	100.0%	8,984	100.0%	149,719	100.0%	17,767	100.0%	262,985	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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Business Summary

Ajo & I-10
 2100 E Ajo Way, Tucson, Arizona, 85713
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.17781
 Longitude: -110.94070

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	6	0.0%	9	0.1%	92	0.1%	25	0.1%	183	0.1%
Mining	4	0.2%	35	0.1%	17	0.2%	174	0.1%	25	0.1%	394	0.1%
Utilities	3	0.2%	324	1.1%	25	0.3%	1,474	1.0%	33	0.2%	1,570	0.6%
Construction	174	9.9%	2,923	10.0%	665	7.4%	7,920	5.3%	1,255	7.1%	13,322	5.1%
Manufacturing	145	8.3%	1,905	6.5%	452	5.0%	15,093	10.1%	711	4.0%	24,535	9.3%
Wholesale Trade	146	8.3%	1,941	6.6%	435	4.8%	6,890	4.6%	672	3.8%	9,491	3.6%
Retail Trade	256	14.6%	3,542	12.1%	1,248	13.9%	15,548	10.4%	2,664	15.0%	34,996	13.3%
Motor Vehicle & Parts Dealers	53	3.0%	488	1.7%	186	2.1%	2,612	1.7%	349	2.0%	6,428	2.4%
Furniture & Home Furnishings Stores	14	0.8%	163	0.6%	72	0.8%	699	0.5%	172	1.0%	1,787	0.7%
Electronics & Appliance Stores	11	0.6%	63	0.2%	42	0.5%	617	0.4%	105	0.6%	1,324	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	33	1.9%	506	1.7%	124	1.4%	1,878	1.3%	228	1.3%	3,337	1.3%
Food & Beverage Stores	39	2.2%	772	2.6%	188	2.1%	3,140	2.1%	348	2.0%	6,404	2.4%
Health & Personal Care Stores	17	1.0%	192	0.7%	96	1.1%	1,205	0.8%	230	1.3%	2,597	1.0%
Gasoline Stations	7	0.4%	68	0.2%	27	0.3%	184	0.1%	53	0.3%	345	0.1%
Clothing & Clothing Accessories Stores	18	1.0%	75	0.3%	116	1.3%	552	0.4%	304	1.7%	2,664	1.0%
Sport Goods, Hobby, Book, & Music Stores	8	0.5%	68	0.2%	88	1.0%	538	0.4%	213	1.2%	1,656	0.6%
General Merchandise Stores	14	0.8%	664	2.3%	63	0.7%	2,052	1.4%	131	0.7%	4,435	1.7%
Miscellaneous Store Retailers	31	1.8%	391	1.3%	211	2.3%	1,446	1.0%	463	2.6%	3,234	1.2%
Nonstore Retailers	10	0.6%	94	0.3%	36	0.4%	627	0.4%	68	0.4%	784	0.3%
Transportation & Warehousing	67	3.8%	1,602	5.5%	193	2.1%	3,309	2.2%	311	1.8%	4,259	1.6%
Information	33	1.9%	1,199	4.1%	196	2.2%	3,736	2.5%	385	2.2%	6,069	2.3%
Finance & Insurance	61	3.5%	283	1.0%	310	3.5%	1,732	1.2%	747	4.2%	6,544	2.5%
Central Bank/Credit Intermediation & Related Activities	21	1.2%	127	0.4%	119	1.3%	1,043	0.7%	260	1.5%	3,236	1.2%
Securities, Commodity Contracts & Other Financial	13	0.7%	71	0.2%	61	0.7%	281	0.2%	167	0.9%	1,418	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	26	1.5%	85	0.3%	130	1.4%	407	0.3%	321	1.8%	1,890	0.7%
Real Estate, Rental & Leasing	63	3.6%	370	1.3%	492	5.5%	3,204	2.1%	1,084	6.1%	6,119	2.3%
Professional, Scientific & Tech Services	122	6.9%	1,450	5.0%	886	9.9%	6,917	4.6%	1,674	9.4%	12,425	4.7%
Legal Services	8	0.5%	18	0.1%	270	3.0%	1,261	0.8%	407	2.3%	1,960	0.7%
Management of Companies & Enterprises	1	0.1%	1	0.0%	10	0.1%	483	0.3%	16	0.1%	528	0.2%
Administrative & Support & Waste Management & Remediation	58	3.3%	581	2.0%	286	3.2%	4,753	3.2%	657	3.7%	9,219	3.5%
Educational Services	26	1.5%	1,558	5.3%	278	3.1%	28,055	18.7%	543	3.1%	35,512	13.5%
Health Care & Social Assistance	94	5.4%	3,001	10.3%	553	6.2%	12,319	8.2%	1,504	8.5%	32,273	12.3%
Arts, Entertainment & Recreation	19	1.1%	789	2.7%	166	1.8%	3,794	2.5%	284	1.6%	7,747	2.9%
Accommodation & Food Services	114	6.5%	1,861	6.4%	717	8.0%	12,228	8.2%	1,385	7.8%	24,532	9.3%
Accommodation	18	1.0%	149	0.5%	112	1.2%	1,986	1.3%	160	0.9%	3,162	1.2%
Food Services & Drinking Places	96	5.5%	1,712	5.9%	605	6.7%	10,242	6.8%	1,225	6.9%	21,370	8.1%
Other Services (except Public Administration)	220	12.5%	2,062	7.0%	1,097	12.2%	7,522	5.0%	2,237	12.6%	16,214	6.2%
Automotive Repair & Maintenance	82	4.7%	443	1.5%	303	3.4%	1,704	1.1%	582	3.3%	4,841	1.8%
Public Administration	36	2.1%	3,658	12.5%	325	3.6%	13,838	9.2%	380	2.1%	16,231	6.2%
Unclassified Establishments	114	6.5%	165	0.6%	623	6.9%	638	0.4%	1,175	6.6%	824	0.3%
Total	1,756	100.0%	29,256	100.0%	8,984	100.0%	149,719	100.0%	17,767	100.0%	262,985	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.