



COMMERCIAL RETAIL ADVISORS, LLC

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# VALENCIA VILLAGE



## Property Description

Location: SWC OF Valencia Rd. & Westover Ave.  
Tucson, AZ

Space Available: ±1,200 - 9,600 SF new shop space, drive-thru lane can be added to the end cap.

PAD Available: ±2,560 SF buildable for ground lease or BTS

Shops Rental Rates: Please contact broker

Triple Net Expenses: \$7.00/SF/YR (estimated)

Zoning: C-1 City of Tucson

## Highlights

- ◆ Anchored by a 39,845 SF Walmart Neighborhood Market.
- ◆ Major retailers at the intersection include Safeway, Family Dollar, Aaron's, O'Reilly Auto Parts, Auto Zone, Ace Hardware, Walgreens, eegee's, McDonald's, KFC, Subway, Jack-In-The-Box, Filaberto's and many more.
- ◆ Valencia Road is a heavily traveled arterial connecting the far southwest side of Tucson with I-19, the Tucson International Airport and I-10 on the southeast side.
- ◆ Casino Del Sol and Casino of the Sun are located to the west on Valencia Rd. Casino del Sol has added a new hotel, convention center and golf course.
- ◆ This is the main neighborhood intersection closest to the major housing areas to the west, which includes some of the southwest Tucson's largest master planned communities such as Midvale Park and Star Valley.
- ◆ Estimated delivery date is August 2021.

## Demographic Highlights

2019 Estimates	1 MI	3 MI	5 MI
Population	10,051	57,804	136,390
Households	3,289	17,943	42,757
Average HH Income	\$59,174	\$56,536	\$51,624

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

## Traffic Counts

Valencia Rd:	39,231 VPD ( 2019 )
Cardinal Ave:	10,235 VPD ( 2019 )
<b>Total:</b>	<b>49,466 VPD</b>

(Source: Pima Association of Governments and ADOT)

For information, contact:

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



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.







# Valencia Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## AERIAL









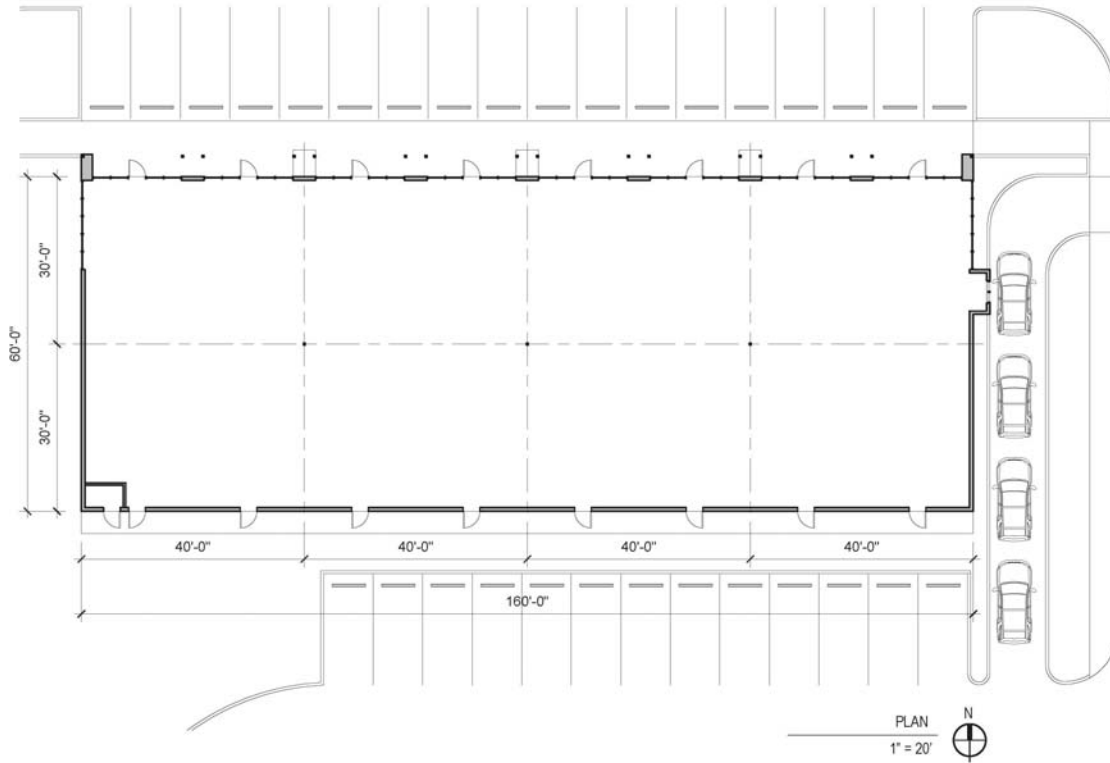
# Valencia Village

Tucson, Arizona



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## SHOPS BUILDING FLOOR PLAN



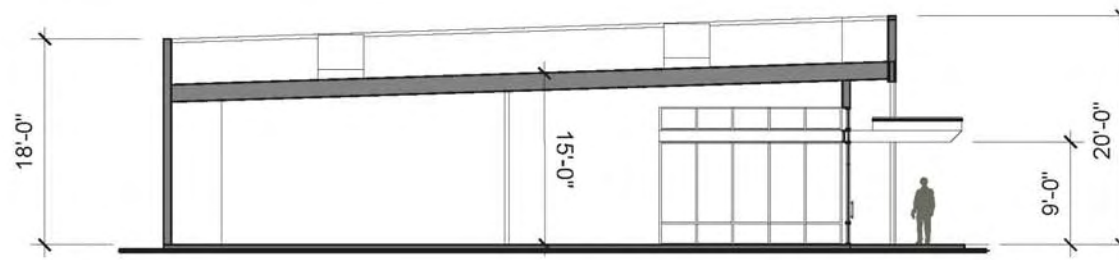
# Valencia Village

Tucson, Arizona



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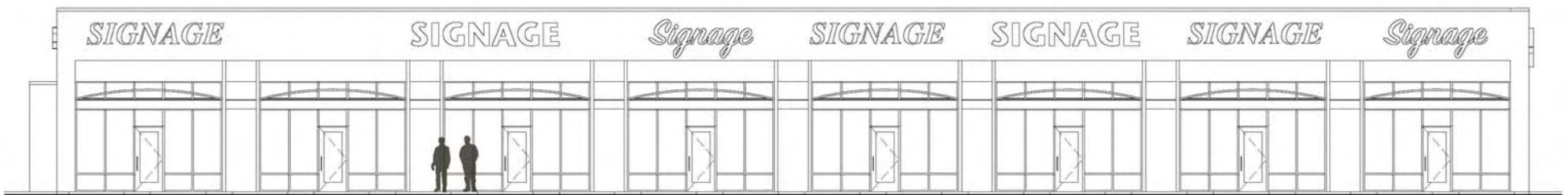
## SHOPS BUILDING ELEVATIONS



SECTION



EAST ELEVATION

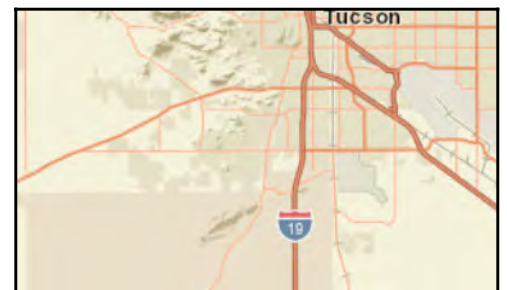
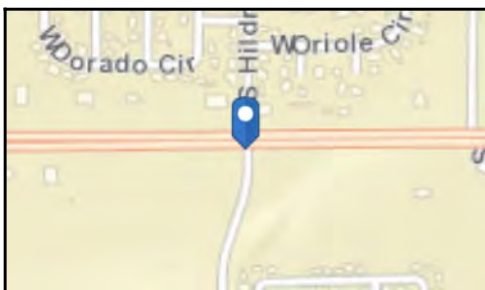
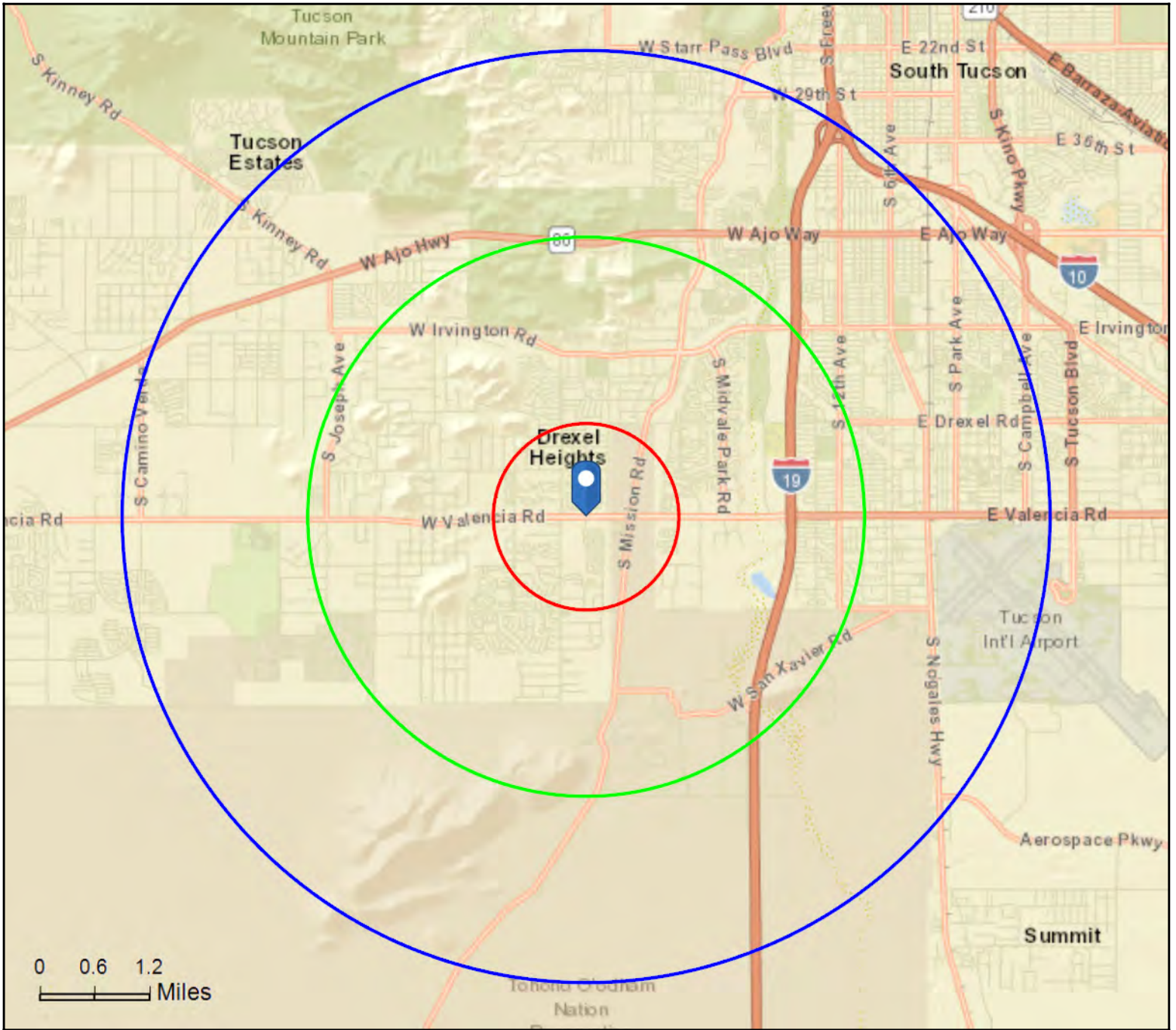


NORTH ELEVATION

# Site Map

Valencia Village 2  
6500 S Westover Ave, Tucson, Arizona, 85746  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.13367  
Longitude: -111.02418





# Executive Summary

Valencia Village 2  
 6500 S Westover Ave, Tucson, Arizona, 85746  
 Rings: 1, 3, 5 mile radii

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 Latitude: 32.13367  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,997	47,852	115,434
2010 Population	9,595	54,993	130,342
2019 Population	10,051	57,804	136,390
2024 Population	10,362	59,593	140,584
2000-2010 Annual Rate	0.65%	1.40%	1.22%
2010-2019 Annual Rate	0.50%	0.54%	0.49%
2019-2024 Annual Rate	0.61%	0.61%	0.61%
2019 Male Population	48.3%	48.7%	48.9%
2019 Female Population	51.7%	51.3%	51.1%
2019 Median Age	33.6	32.1	31.2

In the identified area, the current year population is 136,390. In 2010, the Census count in the area was 130,342. The rate of change since 2010 was 0.49% annually. The five-year projection for the population in the area is 140,584 representing a change of 0.61% annually from 2019 to 2024. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 33.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	55.1%	53.8%	52.9%
2019 Black Alone	3.3%	2.6%	2.5%
2019 American Indian/Alaska Native Alone	6.1%	7.2%	7.9%
2019 Asian Alone	0.9%	0.8%	0.8%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	30.8%	31.6%	32.1%
2019 Two or More Races	3.7%	4.0%	3.7%
2019 Hispanic Origin (Any Race)	76.1%	77.4%	78.8%

Persons of Hispanic origin represent 78.8% 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 80.9 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	52	48	43
2000 Households	2,794	14,851	36,165
2010 Households	3,149	17,166	40,912
2019 Total Households	3,289	17,943	42,757
2024 Total Households	3,388	18,488	44,081
2000-2010 Annual Rate	1.20%	1.46%	1.24%
2010-2019 Annual Rate	0.47%	0.48%	0.48%
2019-2024 Annual Rate	0.59%	0.60%	0.61%
2019 Average Household Size	3.05	3.22	3.18

The household count in this area has changed from 40,912 in 2010 to 42,757 in the current year, a change of 0.48% annually. The five-year projection of households is 44,081, a change of 0.61% annually from the current year total. Average household size is currently 3.18, compared to 3.18 in the year 2010. The number of families in the current year is 31,956 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

Valencia Village 2  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	15.4%	16.2%	16.5%
<b>Median Household Income</b>			
2019 Median Household Income	\$46,428	\$45,137	\$39,508
2024 Median Household Income	\$52,972	\$51,710	\$45,294
2019-2024 Annual Rate	2.67%	2.76%	2.77%
<b>Average Household Income</b>			
2019 Average Household Income	\$59,174	\$56,536	\$51,624
2024 Average Household Income	\$70,215	\$66,506	\$60,660
2019-2024 Annual Rate	3.48%	3.30%	3.28%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$19,374	\$17,552	\$16,204
2024 Per Capita Income	\$22,984	\$20,633	\$19,041
2019-2024 Annual Rate	3.48%	3.29%	3.28%

### Households by Income

Current median household income is \$39,508 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$45,294 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$51,624 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$60,660 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$16,204 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$19,041 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	150	142	140
2000 Total Housing Units	2,974	16,082	39,407
2000 Owner Occupied Housing Units	2,247	11,260	24,489
2000 Renter Occupied Housing Units	547	3,591	11,675
2000 Vacant Housing Units	180	1,231	3,243
2010 Total Housing Units	3,426	19,266	46,123
2010 Owner Occupied Housing Units	2,219	12,280	26,736
2010 Renter Occupied Housing Units	930	4,886	14,176
2010 Vacant Housing Units	277	2,100	5,211
2019 Total Housing Units	3,540	19,914	47,880
2019 Owner Occupied Housing Units	2,279	12,722	27,701
2019 Renter Occupied Housing Units	1,010	5,221	15,056
2019 Vacant Housing Units	251	1,971	5,123
2024 Total Housing Units	3,641	20,480	49,302
2024 Owner Occupied Housing Units	2,373	13,272	29,079
2024 Renter Occupied Housing Units	1,015	5,216	15,002
2024 Vacant Housing Units	253	1,992	5,221

Currently, 57.9% of the 47,880 housing units in the area are owner occupied; 31.4%, renter occupied; and 10.7% 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 46,123 housing units in the area - 58.0% owner occupied, 30.7% renter occupied, and 11.3% vacant. The annual rate of change in housing units since 2010 is 1.68%. Median home value in the area is \$133,559, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.46% annually to \$166,157.

**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

Valencia Village 2  
 6500 S Westover Ave, Tucson, Arizona, 85746  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.13367  
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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	97		669		1,758							
Total Employees:	973		8,278		23,833							
Total Residential Population:	10,051		57,804		136,390							
Employee/Residential Population Ratio (per 100 Residents)	10		14		17							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	0	0.0%	0	0.0%	8	1.2%	38	0.5%	28	1.6%	149	0.6%
Construction	6	6.2%	19	2.0%	55	8.2%	283	3.4%	126	7.2%	857	3.6%
Manufacturing	1	1.0%	9	0.9%	10	1.5%	67	0.8%	42	2.4%	2,034	8.5%
Transportation	2	2.1%	5	0.5%	12	1.8%	43	0.5%	43	2.4%	484	2.0%
Communication	1	1.0%	4	0.4%	10	1.5%	51	0.6%	34	1.9%	172	0.7%
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	4	0.0%
Wholesale Trade	2	2.1%	23	2.4%	15	2.2%	285	3.4%	45	2.6%	703	2.9%
Retail Trade Summary	31	32.0%	505	51.9%	207	30.9%	3,823	46.2%	496	28.2%	7,225	30.3%
Home Improvement	4	4.1%	23	2.4%	14	2.1%	309	3.7%	26	1.5%	425	1.8%
General Merchandise Stores	2	2.1%	14	1.4%	15	2.2%	453	5.5%	30	1.7%	643	2.7%
Food Stores	6	6.2%	199	20.5%	27	4.0%	623	7.5%	69	3.9%	1,262	5.3%
Auto Dealers, Gas Stations, Auto Aftermarket	3	3.1%	27	2.8%	12	1.8%	100	1.2%	50	2.8%	412	1.7%
Apparel & Accessory Stores	0	0.0%	0	0.0%	12	1.8%	150	1.8%	28	1.6%	227	1.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%	7	1.0%	193	2.3%	23	1.3%	388	1.6%
Eating & Drinking Places	8	8.2%	178	18.3%	65	9.7%	1,554	18.8%	149	8.5%	3,009	12.6%
Miscellaneous Retail	8	8.2%	64	6.6%	54	8.1%	441	5.3%	121	6.9%	860	3.6%
Finance, Insurance, Real Estate Summary	12	12.4%	50	5.1%	50	7.5%	258	3.1%	149	8.5%	737	3.1%
Banks, Savings & Lending Institutions	4	4.1%	26	2.7%	13	1.9%	105	1.3%	28	1.6%	226	0.9%
Securities Brokers	2	2.1%	5	0.5%	4	0.6%	12	0.1%	11	0.6%	35	0.1%
Insurance Carriers & Agents	2	2.1%	3	0.3%	15	2.2%	42	0.5%	42	2.4%	125	0.5%
Real Estate, Holding, Other Investment Offices	4	4.1%	15	1.5%	19	2.8%	99	1.2%	69	3.9%	351	1.5%
Services Summary	39	40.2%	351	36.1%	267	39.9%	3,158	38.1%	696	39.6%	9,982	41.9%
Hotels & Lodging	0	0.0%	1	0.1%	2	0.3%	33	0.4%	15	0.9%	173	0.7%
Automotive Services	4	4.1%	32	3.3%	26	3.9%	218	2.6%	83	4.7%	538	2.3%
Motion Pictures & Amusements	4	4.1%	69	7.1%	21	3.1%	531	6.4%	48	2.7%	1,884	7.9%
Health Services	2	2.1%	32	3.3%	44	6.6%	621	7.5%	93	5.3%	1,846	7.7%
Legal Services	0	0.0%	1	0.1%	3	0.4%	16	0.2%	7	0.4%	28	0.1%
Education Institutions & Libraries	2	2.1%	96	9.9%	32	4.8%	1,120	13.5%	68	3.9%	2,943	12.3%
Other Services	26	26.8%	120	12.3%	139	20.8%	619	7.5%	382	21.7%	2,569	10.8%
Government	0	0.0%	8	0.8%	12	1.8%	266	3.2%	29	1.6%	1,371	5.8%
Unclassified Establishments	2	2.1%	0	0.0%	23	3.4%	5	0.1%	68	3.9%	115	0.5%
Totals	97	100.0%	973	100.0%	669	100.0%	8,278	100.0%	1,758	100.0%	23,833	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

Valencia Village 2  
 6500 S Westover Ave, Tucson, Arizona, 85746  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.13367  
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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%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Construction	6	6.2%	19	2.0%	56	8.4%	287	3.5%	133	7.6%	904	3.8%
Manufacturing	2	2.1%	18	1.8%	14	2.1%	98	1.2%	51	2.9%	1,823	7.6%
Wholesale Trade	2	2.1%	23	2.4%	14	2.1%	282	3.4%	44	2.5%	700	2.9%
Retail Trade	22	22.7%	317	32.6%	135	20.2%	2,203	26.6%	330	18.8%	4,102	17.2%
Motor Vehicle & Parts Dealers	2	2.1%	22	2.3%	8	1.2%	78	0.9%	38	2.2%	346	1.5%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	4	0.6%	38	0.5%	14	0.8%	180	0.8%
Electronics & Appliance Stores	0	0.0%	0	0.0%	2	0.3%	153	1.8%	7	0.4%	247	1.0%
Bldg Material & Garden Equipment & Supplies Dealers	4	4.1%	23	2.4%	14	2.1%	309	3.7%	25	1.4%	423	1.8%
Food & Beverage Stores	6	6.2%	194	19.9%	27	4.0%	585	7.1%	68	3.9%	1,225	5.1%
Health & Personal Care Stores	3	3.1%	46	4.7%	19	2.8%	197	2.4%	32	1.8%	328	1.4%
Gasoline Stations	1	1.0%	5	0.5%	4	0.6%	22	0.3%	12	0.7%	66	0.3%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	16	2.4%	163	2.0%	36	2.0%	249	1.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	1	0.1%	5	0.7%	68	0.8%	12	0.7%	100	0.4%
General Merchandise Stores	2	2.1%	14	1.4%	15	2.2%	453	5.5%	30	1.7%	643	2.7%
Miscellaneous Store Retailers	3	3.1%	12	1.2%	17	2.5%	133	1.6%	47	2.7%	273	1.1%
Nonstore Retailers	1	1.0%	0	0.0%	3	0.4%	3	0.0%	9	0.5%	22	0.1%
Transportation & Warehousing	2	2.1%	4	0.4%	9	1.3%	37	0.4%	34	1.9%	459	1.9%
Information	1	1.0%	4	0.4%	16	2.4%	121	1.5%	47	2.7%	570	2.4%
Finance & Insurance	8	8.2%	35	3.6%	34	5.1%	179	2.2%	87	4.9%	425	1.8%
Central Bank/Credit Intermediation & Related Activities	4	4.1%	27	2.8%	15	2.2%	125	1.5%	34	1.9%	265	1.1%
Securities, Commodity Contracts & Other Financial	2	2.1%	5	0.5%	4	0.6%	12	0.1%	11	0.6%	35	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	2	2.1%	3	0.3%	15	2.2%	42	0.5%	42	2.4%	125	0.5%
Real Estate, Rental & Leasing	8	8.2%	22	2.3%	39	5.8%	125	1.5%	116	6.6%	423	1.8%
Professional, Scientific & Tech Services	9	9.3%	33	3.4%	39	5.8%	222	2.7%	106	6.0%	662	2.8%
Legal Services	0	0.0%	1	0.1%	4	0.6%	19	0.2%	12	0.7%	41	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	2	2.1%	5	0.5%	15	2.2%	46	0.6%	53	3.0%	408	1.7%
Educational Services	2	2.1%	96	9.9%	30	4.5%	1,099	13.3%	65	3.7%	2,888	12.1%
Health Care & Social Assistance	3	3.1%	37	3.8%	58	8.7%	733	8.9%	128	7.3%	2,399	10.1%
Arts, Entertainment & Recreation	1	1.0%	69	7.1%	8	1.2%	488	5.9%	27	1.5%	1,836	7.7%
Accommodation & Food Services	8	8.2%	180	18.5%	67	10.0%	1,603	19.4%	165	9.4%	3,199	13.4%
Accommodation	0	0.0%	1	0.1%	2	0.3%	33	0.4%	15	0.9%	173	0.7%
Food Services & Drinking Places	8	8.2%	178	18.3%	66	9.9%	1,570	19.0%	150	8.5%	3,026	12.7%
Other Services (except Public Administration)	18	18.6%	104	10.7%	101	15.1%	484	5.8%	275	15.6%	1,542	6.5%
Automotive Repair & Maintenance	4	4.1%	32	3.3%	23	3.4%	207	2.5%	69	3.9%	479	2.0%
Public Administration	0	0.0%	8	0.8%	12	1.8%	266	3.2%	29	1.6%	1,371	5.8%
Unclassified Establishments	2	2.1%	0	0.0%	23	3.4%	5	0.1%	67	3.8%	113	0.5%
<b>Total</b>	<b>97</b>	<b>100.0%</b>	<b>973</b>	<b>100.0%</b>	<b>669</b>	<b>100.0%</b>	<b>8,278</b>	<b>100.0%</b>	<b>1,758</b>	<b>100.0%</b>	<b>23,833</b>	<b>100.0%</b>

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

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# Executive Summary

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 6500 S Westover Ave, Tucson, Arizona, 85746  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.13367  
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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	25,768	80,181	159,341
2010 Population	30,512	90,987	187,425
2019 Population	32,011	94,681	198,176
2024 Population	33,019	97,629	205,649
2000-2010 Annual Rate	1.70%	1.27%	1.64%
2010-2019 Annual Rate	0.52%	0.43%	0.60%
2019-2024 Annual Rate	0.62%	0.62%	0.74%
2019 Male Population	48.5%	48.8%	49.5%
2019 Female Population	51.5%	51.2%	50.5%
2019 Median Age	32.0	31.1	31.5

In the identified area, the current year population is 198,176. In 2010, the Census count in the area was 187,425. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 205,649 representing a change of 0.74% annually from 2019 to 2024. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 32.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	53.5%	52.4%	53.8%
2019 Black Alone	3.1%	2.3%	3.1%
2019 American Indian/Alaska Native Alone	5.8%	9.2%	6.8%
2019 Asian Alone	0.9%	0.7%	1.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	32.4%	31.5%	31.2%
2019 Two or More Races	4.2%	3.8%	3.8%
2019 Hispanic Origin (Any Race)	76.3%	78.2%	75.9%

Persons of Hispanic origin represent 75.9% 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 81.3 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	51	44	42
2000 Households	8,206	24,684	51,290
2010 Households	9,777	28,141	60,428
2019 Total Households	10,191	29,211	63,857
2024 Total Households	10,502	30,118	66,415
2000-2010 Annual Rate	1.77%	1.32%	1.65%
2010-2019 Annual Rate	0.45%	0.40%	0.60%
2019-2024 Annual Rate	0.60%	0.61%	0.79%
2019 Average Household Size	3.14	3.24	3.05

The household count in this area has changed from 60,428 in 2010 to 63,857 in the current year, a change of 0.60% annually. The five-year projection of households is 66,415, a change of 0.79% annually from the current year total. Average household size is currently 3.05, compared to 3.04 in the year 2010. The number of families in the current year is 45,160 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

Valencia Village  
 6500 S Westover Ave, Tucson, Arizona, 85746  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.13367  
 Longitude: -111.02418

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	16.4%	16.2%	17.5%
<b>Median Household Income</b>			
2019 Median Household Income	\$47,610	\$40,672	\$39,171
2024 Median Household Income	\$53,686	\$46,816	\$45,325
2019-2024 Annual Rate	2.43%	2.85%	2.96%
<b>Average Household Income</b>			
2019 Average Household Income	\$59,251	\$52,414	\$51,405
2024 Average Household Income	\$70,253	\$61,623	\$60,448
2019-2024 Annual Rate	3.47%	3.29%	3.29%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$18,856	\$16,194	\$16,636
2024 Per Capita Income	\$22,333	\$19,036	\$19,582
2019-2024 Annual Rate	3.44%	3.29%	3.31%

**Households by Income**  
 Current median household income is \$39,171 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$45,325 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$51,405 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$60,448 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$16,636 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$19,582 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	140	143	133
2000 Total Housing Units	8,701	26,958	56,515
2000 Owner Occupied Housing Units	6,274	17,446	32,475
2000 Renter Occupied Housing Units	1,932	7,238	18,815
2000 Vacant Housing Units	495	2,274	5,225
2010 Total Housing Units	10,642	31,697	68,550
2010 Owner Occupied Housing Units	6,880	18,955	37,252
2010 Renter Occupied Housing Units	2,897	9,186	23,176
2010 Vacant Housing Units	865	3,556	8,122
2019 Total Housing Units	10,964	32,683	72,053
2019 Owner Occupied Housing Units	7,072	19,497	39,224
2019 Renter Occupied Housing Units	3,119	9,714	24,633
2019 Vacant Housing Units	773	3,472	8,196
2024 Total Housing Units	11,279	33,645	74,768
2024 Owner Occupied Housing Units	7,372	20,451	41,568
2024 Renter Occupied Housing Units	3,130	9,667	24,846
2024 Vacant Housing Units	777	3,527	8,353

Currently, 54.4% of the 72,053 housing units in the area are owner occupied; 34.2% 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 68,550 housing units in the area - 54.3% owner occupied, 33.8% renter occupied, and 11.8% vacant. The annual rate of change in housing units since 2010 is 2.24%. Median home value in the area is \$140,318, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.40% annually to \$174,002.

**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

Valencia Village  
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 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
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Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	296		1,159		4,537							
Total Employees:	3,149		13,632		74,465							
Total Residential Population:	32,011		94,681		198,176							
Employee/Residential Population Ratio (per 100 Residents)	10		14		38							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	3	1.0%	12	0.4%	16	1.4%	92	0.7%	52	1.1%	392	0.5%
Construction	25	8.4%	128	4.1%	88	7.6%	531	3.9%	304	6.7%	2,687	3.6%
Manufacturing	5	1.7%	22	0.7%	19	1.6%	574	4.2%	156	3.4%	10,446	14.0%
Transportation	5	1.7%	13	0.4%	25	2.2%	114	0.8%	121	2.7%	1,950	2.6%
Communication	3	1.0%	14	0.4%	24	2.1%	110	0.8%	61	1.3%	449	0.6%
Utility	0	0.0%	0	0.0%	1	0.1%	1	0.0%	18	0.4%	994	1.3%
Wholesale Trade	8	2.7%	182	5.8%	24	2.1%	360	2.6%	164	3.6%	2,742	3.7%
Retail Trade Summary	83	28.0%	1,355	43.0%	343	29.6%	5,463	40.1%	1,012	22.3%	14,830	19.9%
Home Improvement	8	2.7%	113	3.6%	19	1.6%	367	2.7%	65	1.4%	825	1.1%
General Merchandise Stores	5	1.7%	92	2.9%	22	1.9%	563	4.1%	46	1.0%	1,304	1.8%
Food Stores	13	4.4%	327	10.4%	47	4.1%	924	6.8%	126	2.8%	2,217	3.0%
Auto Dealers, Gas Stations, Auto Aftermarket	5	1.7%	39	1.2%	29	2.5%	232	1.7%	108	2.4%	1,470	2.0%
Apparel & Accessory Stores	1	0.3%	8	0.3%	20	1.7%	194	1.4%	41	0.9%	271	0.4%
Furniture & Home Furnishings	3	1.0%	7	0.2%	14	1.2%	309	2.3%	67	1.5%	730	1.0%
Eating & Drinking Places	27	9.1%	602	19.1%	102	8.8%	2,245	16.5%	322	7.1%	5,886	7.9%
Miscellaneous Retail	21	7.1%	166	5.3%	89	7.7%	628	4.6%	237	5.2%	2,127	2.9%
Finance, Insurance, Real Estate Summary	23	7.8%	116	3.7%	100	8.6%	448	3.3%	329	7.3%	2,690	3.6%
Banks, Savings & Lending Institutions	8	2.7%	58	1.8%	20	1.7%	145	1.1%	62	1.4%	559	0.8%
Securities Brokers	2	0.7%	6	0.2%	7	0.6%	20	0.1%	27	0.6%	136	0.2%
Insurance Carriers & Agents	5	1.7%	11	0.3%	28	2.4%	81	0.6%	65	1.4%	200	0.3%
Real Estate, Holding, Other Investment Offices	9	3.0%	42	1.3%	45	3.9%	201	1.5%	174	3.8%	1,797	2.4%
Services Summary	128	43.2%	1,274	40.5%	466	40.2%	5,500	40.3%	1,765	38.9%	24,990	33.6%
Hotels & Lodging	0	0.0%	1	0.0%	5	0.4%	76	0.6%	68	1.5%	1,315	1.8%
Automotive Services	13	4.4%	118	3.7%	60	5.2%	411	3.0%	192	4.2%	1,251	1.7%
Motion Pictures & Amusements	11	3.7%	87	2.8%	30	2.6%	823	6.0%	107	2.4%	2,648	3.6%
Health Services	20	6.8%	305	9.7%	66	5.7%	1,012	7.4%	162	3.6%	4,034	5.4%
Legal Services	1	0.3%	3	0.1%	5	0.4%	23	0.2%	161	3.5%	771	1.0%
Education Institutions & Libraries	10	3.4%	439	13.9%	50	4.3%	1,934	14.2%	128	2.8%	5,523	7.4%
Other Services	73	24.7%	321	10.2%	249	21.5%	1,221	9.0%	947	20.9%	9,448	12.7%
Government	2	0.7%	29	0.9%	15	1.3%	401	2.9%	277	6.1%	11,777	15.8%
Unclassified Establishments	10	3.4%	3	0.1%	38	3.3%	38	0.3%	279	6.1%	517	0.7%
Totals	296	100.0%	3,149	100.0%	1,159	100.0%	13,632	100.0%	4,537	100.0%	74,465	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

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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%	0	0.0%	0	0.0%	0	0.0%	5	0.1%	55	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	1	0.0%	5	0.1%	53	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	14	0.3%	973	1.3%
Construction	26	8.8%	129	4.1%	92	7.9%	557	4.1%	326	7.2%	2,811	3.8%
Manufacturing	8	2.7%	46	1.5%	25	2.2%	619	4.5%	181	4.0%	9,528	12.8%
Wholesale Trade	8	2.7%	182	5.8%	23	2.0%	357	2.6%	162	3.6%	2,731	3.7%
Retail Trade	52	17.6%	711	22.6%	229	19.8%	3,126	22.9%	648	14.3%	8,689	11.7%
Motor Vehicle & Parts Dealers	4	1.4%	29	0.9%	21	1.8%	187	1.4%	89	2.0%	1,366	1.8%
Furniture & Home Furnishings Stores	2	0.7%	3	0.1%	8	0.7%	116	0.9%	33	0.7%	367	0.5%
Electronics & Appliance Stores	1	0.3%	2	0.1%	4	0.3%	188	1.4%	17	0.4%	291	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	8	2.7%	113	3.6%	19	1.6%	367	2.7%	62	1.4%	821	1.1%
Food & Beverage Stores	12	4.1%	301	9.6%	47	4.1%	884	6.5%	118	2.6%	2,136	2.9%
Health & Personal Care Stores	8	2.7%	97	3.1%	27	2.3%	280	2.1%	50	1.1%	722	1.0%
Gasoline Stations	2	0.7%	10	0.3%	8	0.7%	45	0.3%	19	0.4%	104	0.1%
Clothing & Clothing Accessories Stores	1	0.3%	8	0.3%	27	2.3%	214	1.6%	58	1.3%	326	0.4%
Sport Goods, Hobby, Book, & Music Stores	1	0.3%	15	0.5%	7	0.6%	83	0.6%	27	0.6%	185	0.2%
General Merchandise Stores	5	1.7%	92	2.9%	22	1.9%	563	4.1%	46	1.0%	1,304	1.8%
Miscellaneous Store Retailers	8	2.7%	42	1.3%	32	2.8%	193	1.4%	104	2.3%	769	1.0%
Nonstore Retailers	2	0.7%	0	0.0%	6	0.5%	6	0.0%	23	0.5%	298	0.4%
Transportation & Warehousing	4	1.4%	10	0.3%	18	1.6%	98	0.7%	97	2.1%	1,842	2.5%
Information	3	1.0%	15	0.5%	34	2.9%	230	1.7%	103	2.3%	1,973	2.6%
Finance & Insurance	15	5.1%	82	2.6%	59	5.1%	276	2.0%	164	3.6%	940	1.3%
Central Bank/Credit Intermediation & Related Activities	8	2.7%	66	2.1%	24	2.1%	175	1.3%	70	1.5%	603	0.8%
Securities, Commodity Contracts & Other Financial	2	0.7%	6	0.2%	7	0.6%	20	0.1%	28	0.6%	138	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	5	1.7%	11	0.3%	28	2.4%	81	0.6%	65	1.4%	200	0.3%
Real Estate, Rental & Leasing	21	7.1%	57	1.8%	82	7.1%	282	2.1%	269	5.9%	1,679	2.3%
Professional, Scientific & Tech Services	21	7.1%	124	3.9%	65	5.6%	350	2.6%	462	10.2%	3,338	4.5%
Legal Services	1	0.3%	3	0.1%	8	0.7%	31	0.2%	177	3.9%	822	1.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	428	0.6%
Administrative & Support & Waste Management & Remediation	8	2.7%	21	0.7%	29	2.5%	167	1.2%	134	3.0%	2,280	3.1%
Educational Services	10	3.4%	439	13.9%	48	4.1%	1,880	13.8%	129	2.8%	5,385	7.2%
Health Care & Social Assistance	27	9.1%	357	11.3%	87	7.5%	1,187	8.7%	268	5.9%	6,204	8.3%
Arts, Entertainment & Recreation	4	1.4%	87	2.8%	12	1.0%	764	5.6%	75	1.7%	2,588	3.5%
Accommodation & Food Services	28	9.5%	613	19.5%	108	9.3%	2,337	17.1%	393	8.7%	7,225	9.7%
Accommodation	0	0.0%	1	0.0%	5	0.4%	76	0.6%	68	1.5%	1,315	1.8%
Food Services & Drinking Places	28	9.5%	612	19.4%	103	8.9%	2,261	16.6%	325	7.2%	5,910	7.9%
Other Services (except Public Administration)	50	16.9%	242	7.7%	194	16.7%	964	7.1%	546	12.0%	3,353	4.5%
Automotive Repair & Maintenance	12	4.1%	115	3.7%	51	4.4%	378	2.8%	144	3.2%	946	1.3%
Public Administration	2	0.7%	29	0.9%	15	1.3%	401	2.9%	278	6.1%	11,877	15.9%
Unclassified Establishments	10	3.4%	3	0.1%	38	3.3%	38	0.3%	278	6.1%	513	0.7%
<b>Total</b>	<b>296</b>	<b>100.0%</b>	<b>3,149</b>	<b>100.0%</b>	<b>1,159</b>	<b>100.0%</b>	<b>13,632</b>	<b>100.0%</b>	<b>4,537</b>	<b>100.0%</b>	<b>74,465</b>	<b>100.0%</b>

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

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