



**COMMERCIAL RETAIL ADVISORS, LLC**

5420 E. Broadway Blvd., Suite 200  
Tucson, AZ 85711  
Phone: 520-290-3200  
Fax: 520-751-7465  
www.cradvisorsllc.com

# EL CAMPO CENTER



## Property Description

Location: 3000 E. 22nd Street  
SWC of 22nd Street & Country Club Road  
Tucson, AZ

Space Available: ± 3,912 SF

Lease Rate: Please call broker for price.

Triple Net Expenses: \$3.01/SF/YR (estimated)

Zoning: C-1

## Demographic Highlights

2019 Estimates	1 MI	3 MI	5 MI
Population:	11,235	100,634	316,854
Households:	4,352	39,847	124,266
Average HH Income:	\$56,673	\$54,342	\$50,643

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

## Traffic Count

22nd Street: 41,656 VPD (2019)  
Country Club Road: 14,181 VPD (2019)  

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Total: 55,837 VPD

(Source: Pima Association of Governments and ADOT)

## Highlights

- ◆ Anchored by a successful Food City.
- ◆ Located in the heart of Tucson.
- ◆ The center has been redeveloped with new shop space available.
- ◆ 22nd Street is a major east/west arterial connecting Tucson's eastside residents to Aviation Parkway, Interstate 10 and Downtown Tucson.
- ◆ Close proximity to Randolph and Reid Parks, which is one of Tucson's most popular recreation destinations.

For information, contact:  
**Craig Finrock, CCIM, CRX, CLS**  
Designated Broker  
cfinrock@cradvisorsllc.com



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# El Campo Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## TRADE AREA



# El Campo Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SITE PLAN



#	Tenant	Address	SF
1	Metro PCS	3000 E. 22nd Street, Ste 101	1,267
2	Bullets Barber Shop	3000 E. 22nd Street, Ste 111	1,029
3	Family Dollar	3000 E. 22nd Street, Ste 121	9,077

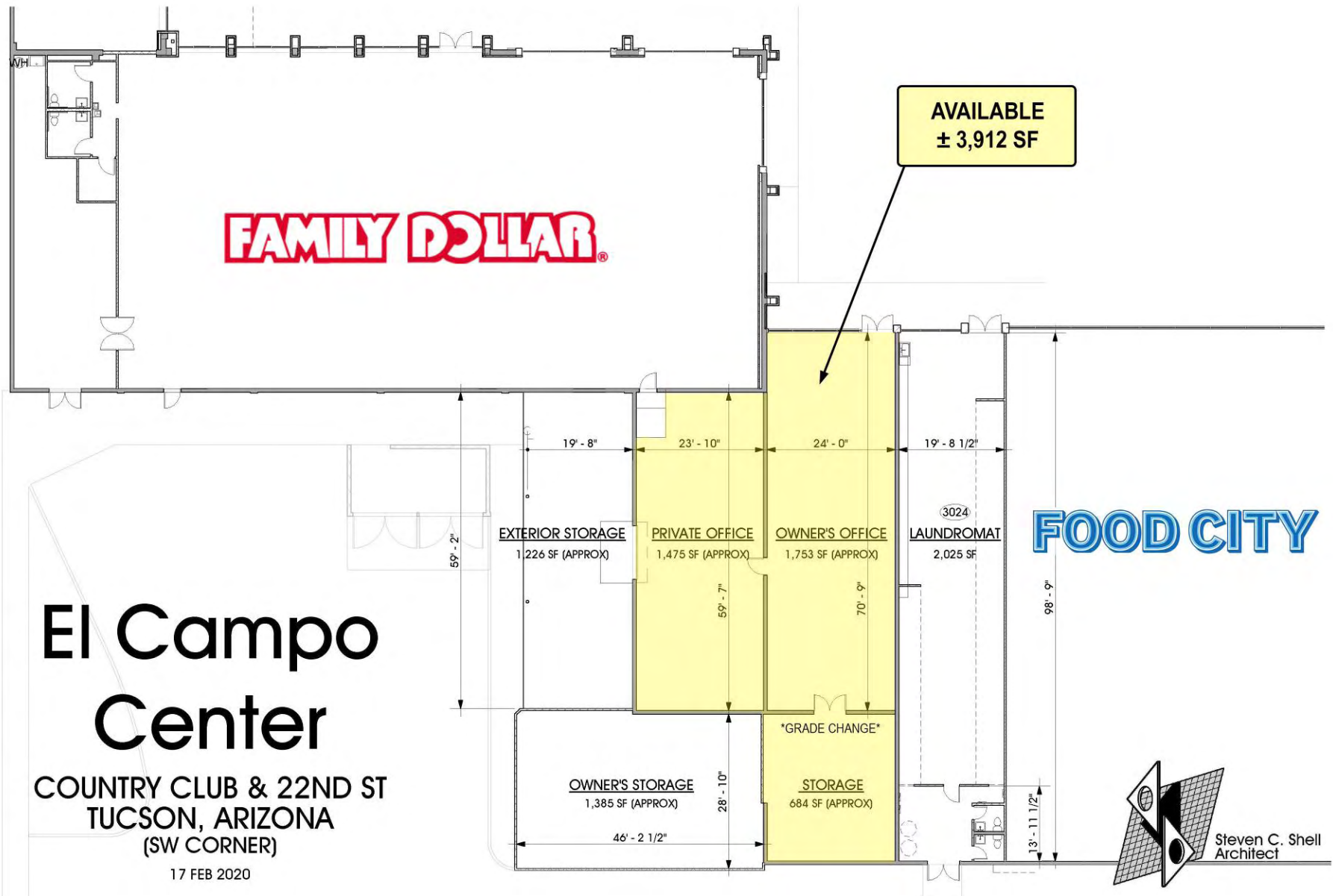
#	Tenant	Address	SF
4	AVAILABLE	3022 E. 22nd Street	3,912
5	Coin Laundry	3024 E. 22nd Street	2,025
6	Food City	3030 E. 22nd Street	18,122
<b>TOTAL GLA:</b>			<b>35,432</b>

# El Campo Center

Tucson, Arizona



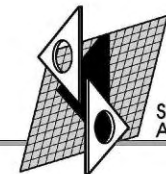
COMMERCIAL RETAIL ADVISORS, LLC



## El Campo Center

COUNTRY CLUB & 22ND ST  
TUCSON, ARIZONA  
(SW CORNER)

17 FEB 2020

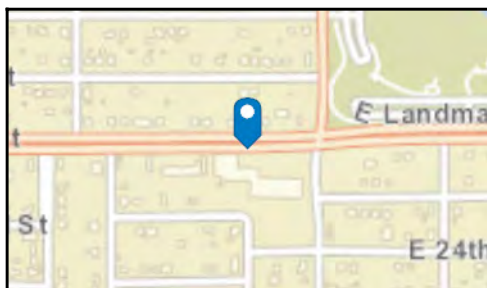
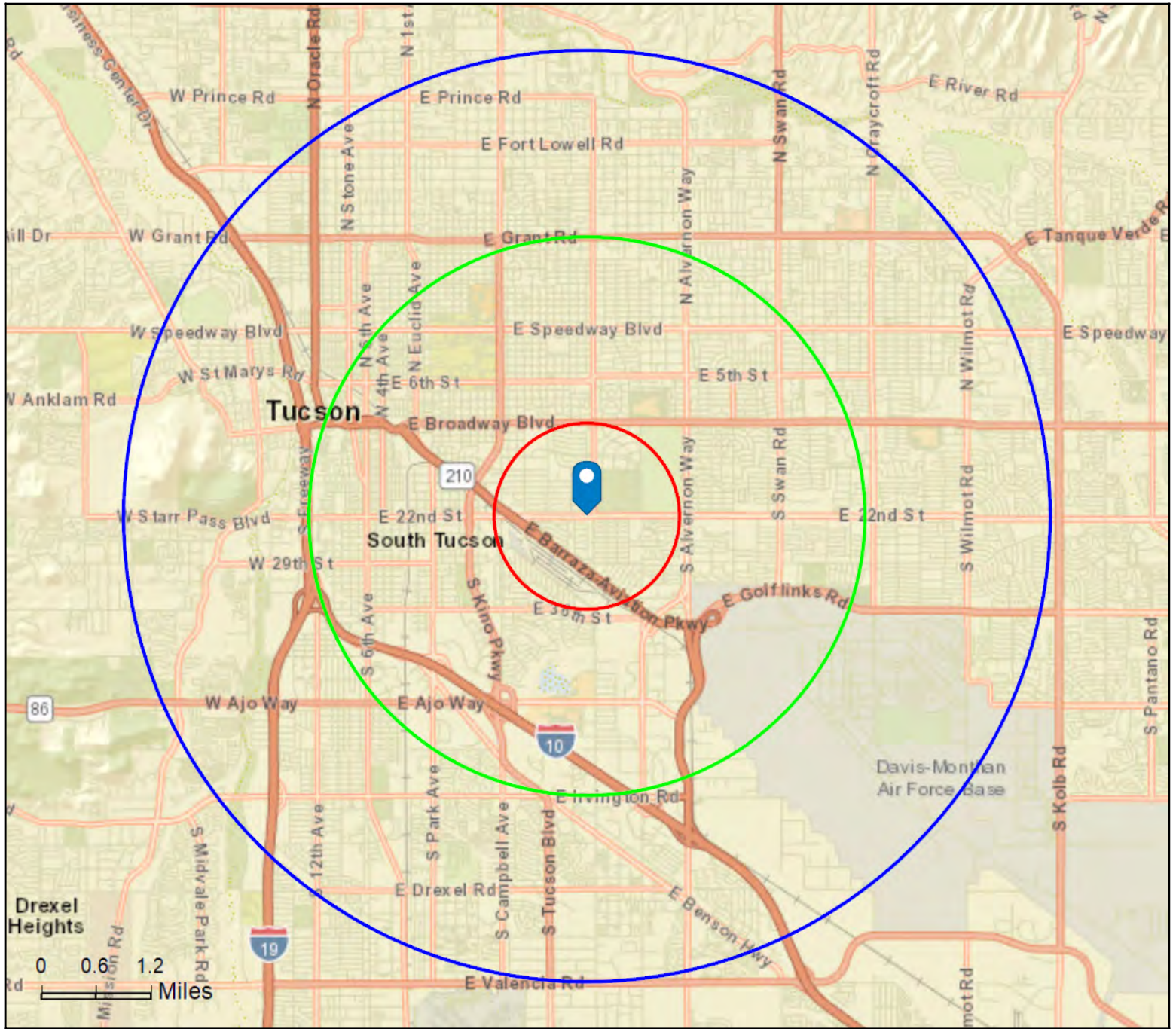


Steven C. Shell  
Architect

# Site Map

El Campo Center  
3000 E 22nd St, Tucson, Arizona, 85713  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.20679  
Longitude: -110.92791



# Executive Summary

El Campo Center  
 3000 E 22nd St, Tucson, Arizona, 85713  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,673	99,318	296,461
2010 Population	10,887	98,274	306,530
2019 Population	11,235	100,634	316,854
2024 Population	11,521	102,893	324,830
2000-2010 Annual Rate	-0.69%	-0.11%	0.33%
2010-2019 Annual Rate	0.34%	0.26%	0.36%
2019-2024 Annual Rate	0.50%	0.44%	0.50%
2019 Male Population	49.5%	50.1%	49.9%
2019 Female Population	50.5%	49.9%	50.1%
2019 Median Age	38.1	31.2	32.4

In the identified area, the current year population is 316,854. In 2010, the Census count in the area was 306,530. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 324,830 representing a change of 0.50% annually from 2019 to 2024. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	64.0%	65.1%	63.0%
2019 Black Alone	3.8%	5.4%	5.1%
2019 American Indian/Alaska Native Alone	2.9%	3.1%	3.5%
2019 Asian Alone	2.3%	4.4%	3.3%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	21.7%	16.8%	20.1%
2019 Two or More Races	5.1%	5.1%	4.8%
2019 Hispanic Origin (Any Race)	62.7%	44.9%	51.6%

Persons of Hispanic origin represent 51.6% 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 79.9 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	51	45	41
2000 Households	4,301	38,865	117,160
2010 Households	4,192	38,808	119,993
2019 Total Households	4,352	39,847	124,266
2024 Total Households	4,467	40,939	127,715
2000-2010 Annual Rate	-0.26%	-0.01%	0.24%
2010-2019 Annual Rate	0.41%	0.29%	0.38%
2019-2024 Annual Rate	0.52%	0.54%	0.55%
2019 Average Household Size	2.53	2.30	2.43

The household count in this area has changed from 119,993 in 2010 to 124,266 in the current year, a change of 0.38% annually. The five-year projection of households is 127,715, a change of 0.55% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2010. The number of families in the current year is 64,412 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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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	15.8%	25.7%	22.1%
<b>Median Household Income</b>			
2019 Median Household Income	\$41,146	\$36,103	\$35,635
2024 Median Household Income	\$48,980	\$41,742	\$40,716
2019-2024 Annual Rate	3.55%	2.95%	2.70%
<b>Average Household Income</b>			
2019 Average Household Income	\$56,673	\$54,342	\$50,643
2024 Average Household Income	\$67,612	\$63,950	\$59,485
2019-2024 Annual Rate	3.59%	3.31%	3.27%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$22,213	\$21,769	\$20,083
2024 Per Capita Income	\$26,509	\$25,691	\$23,609
2019-2024 Annual Rate	3.60%	3.37%	3.29%

### Households by Income

Current median household income is \$35,635 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$40,716 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$50,643 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$59,485 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$20,083 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$23,609 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	144	91	105
2000 Total Housing Units	4,566	41,945	127,870
2000 Owner Occupied Housing Units	3,259	17,504	54,337
2000 Renter Occupied Housing Units	1,042	21,361	62,823
2000 Vacant Housing Units	265	3,080	10,710
2010 Total Housing Units	4,637	43,697	135,562
2010 Owner Occupied Housing Units	2,982	16,220	52,414
2010 Renter Occupied Housing Units	1,210	22,588	67,579
2010 Vacant Housing Units	445	4,889	15,569
2019 Total Housing Units	4,759	44,933	140,563
2019 Owner Occupied Housing Units	3,051	16,298	53,062
2019 Renter Occupied Housing Units	1,301	23,549	71,204
2019 Vacant Housing Units	407	5,086	16,297
2024 Total Housing Units	4,876	46,129	144,464
2024 Owner Occupied Housing Units	3,179	17,108	55,799
2024 Renter Occupied Housing Units	1,288	23,830	71,916
2024 Vacant Housing Units	409	5,190	16,749

Currently, 37.7% of the 140,563 housing units in the area are owner occupied; 50.7%, renter occupied; and 11.6% 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 135,562 housing units in the area - 38.7% owner occupied, 49.9% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2010 is 1.62%. 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 3.74% annually to \$193,376.

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# Business Summary

El Campo Center  
 3000 E 22nd St, Tucson, Arizona, 85713  
 Rings: 1, 3, 5 mile radii

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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	299		6,603		14,025							
Total Employees:	3,144		107,218		196,088							
Total Residential Population:	11,235		100,634		316,854							
Employee/Residential Population Ratio (per 100 Residents)	28		107		62							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	1.7%	26	0.8%	81	1.2%	913	0.9%	191	1.4%	1,859	0.9%
Construction	25	8.4%	238	7.6%	391	5.9%	4,835	4.5%	780	5.6%	8,515	4.3%
Manufacturing	16	5.4%	190	6.0%	258	3.9%	4,770	4.4%	471	3.4%	8,832	4.5%
Transportation	3	1.0%	38	1.2%	118	1.8%	2,078	1.9%	251	1.8%	3,113	1.6%
Communication	2	0.7%	13	0.4%	60	0.9%	767	0.7%	147	1.0%	1,703	0.9%
Utility	0	0.0%	1	0.0%	24	0.4%	808	0.8%	40	0.3%	1,544	0.8%
Wholesale Trade	17	5.7%	470	14.9%	301	4.6%	4,042	3.8%	498	3.6%	6,899	3.5%
Retail Trade Summary	67	22.4%	747	23.8%	1,317	19.9%	17,342	16.2%	2,984	21.3%	39,248	20.0%
Home Improvement	5	1.7%	91	2.9%	87	1.3%	1,091	1.0%	160	1.1%	2,022	1.0%
General Merchandise Stores	2	0.7%	152	4.8%	29	0.4%	1,544	1.4%	85	0.6%	2,929	1.5%
Food Stores	8	2.7%	89	2.8%	117	1.8%	1,697	1.6%	295	2.1%	4,786	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	5	1.7%	21	0.7%	130	2.0%	1,634	1.5%	279	2.0%	2,995	1.5%
Apparel & Accessory Stores	3	1.0%	10	0.3%	56	0.8%	292	0.3%	171	1.2%	1,587	0.8%
Furniture & Home Furnishings	9	3.0%	55	1.7%	127	1.9%	1,137	1.1%	251	1.8%	2,169	1.1%
Eating & Drinking Places	16	5.4%	230	7.3%	426	6.5%	7,094	6.6%	930	6.6%	16,389	8.4%
Miscellaneous Retail	19	6.4%	101	3.2%	343	5.2%	2,852	2.7%	812	5.8%	6,371	3.2%
Finance, Insurance, Real Estate Summary	23	7.7%	217	6.9%	547	8.3%	5,097	4.8%	1,284	9.2%	10,118	5.2%
Banks, Savings & Lending Institutions	5	1.7%	73	2.3%	87	1.3%	932	0.9%	196	1.4%	1,985	1.0%
Securities Brokers	2	0.7%	9	0.3%	70	1.1%	569	0.5%	161	1.1%	1,264	0.6%
Insurance Carriers & Agents	6	2.0%	20	0.6%	120	1.8%	903	0.8%	267	1.9%	1,678	0.9%
Real Estate, Holding, Other Investment Offices	10	3.3%	115	3.7%	269	4.1%	2,693	2.5%	661	4.7%	5,191	2.6%
Services Summary	119	39.8%	1,112	35.4%	2,737	41.5%	56,830	53.0%	6,051	43.1%	100,946	51.5%
Hotels & Lodging	0	0.0%	0	0.0%	53	0.8%	1,312	1.2%	122	0.9%	2,255	1.1%
Automotive Services	11	3.7%	51	1.6%	239	3.6%	1,576	1.5%	527	3.8%	3,680	1.9%
Motion Pictures & Amusements	8	2.7%	230	7.3%	156	2.4%	2,647	2.5%	330	2.4%	5,519	2.8%
Health Services	5	1.7%	24	0.8%	288	4.4%	8,484	7.9%	998	7.1%	24,454	12.5%
Legal Services	9	3.0%	43	1.4%	211	3.2%	1,043	1.0%	377	2.7%	1,805	0.9%
Education Institutions & Libraries	4	1.3%	222	7.1%	232	3.5%	26,809	25.0%	390	2.8%	32,230	16.4%
Other Services	84	28.1%	542	17.2%	1,557	23.6%	14,958	14.0%	3,306	23.6%	31,003	15.8%
Government	4	1.3%	84	2.7%	245	3.7%	9,448	8.8%	344	2.5%	12,574	6.4%
Unclassified Establishments	18	6.0%	7	0.2%	526	8.0%	289	0.3%	983	7.0%	738	0.4%
Totals	299	100.0%	3,144	100.0%	6,603	100.0%	107,218	100.0%	14,025	100.0%	196,088	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

El Campo Center  
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 Latitude: 32.20679  
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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%	1	0.0%	7	0.1%	63	0.1%	18	0.1%	145	0.1%
Mining	2	0.7%	11	0.3%	13	0.2%	201	0.2%	24	0.2%	319	0.2%
Utilities	0	0.0%	0	0.0%	15	0.2%	759	0.7%	28	0.2%	1,486	0.8%
Construction	26	8.7%	247	7.9%	417	6.3%	5,088	4.7%	850	6.1%	9,026	4.6%
Manufacturing	17	5.7%	199	6.3%	288	4.4%	3,936	3.7%	519	3.7%	7,998	4.1%
Wholesale Trade	16	5.4%	465	14.8%	293	4.4%	4,009	3.7%	486	3.5%	6,848	3.5%
Retail Trade	51	17.1%	498	15.8%	844	12.8%	9,837	9.2%	1,967	14.0%	22,153	11.3%
Motor Vehicle & Parts Dealers	5	1.7%	21	0.7%	118	1.8%	1,541	1.4%	243	1.7%	2,755	1.4%
Furniture & Home Furnishings Stores	6	2.0%	19	0.6%	57	0.9%	403	0.4%	130	0.9%	868	0.4%
Electronics & Appliance Stores	2	0.7%	12	0.4%	36	0.5%	446	0.4%	75	0.5%	981	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	5	1.7%	91	2.9%	86	1.3%	1,089	1.0%	157	1.1%	2,018	1.0%
Food & Beverage Stores	8	2.7%	68	2.2%	102	1.5%	1,463	1.4%	265	1.9%	4,416	2.3%
Health & Personal Care Stores	4	1.3%	26	0.8%	63	1.0%	619	0.6%	169	1.2%	1,783	0.9%
Gasoline Stations	0	0.0%	0	0.0%	12	0.2%	93	0.1%	36	0.3%	240	0.1%
Clothing & Clothing Accessories Stores	3	1.0%	11	0.3%	80	1.2%	365	0.3%	230	1.6%	1,802	0.9%
Sport Goods, Hobby, Book, & Music Stores	3	1.0%	32	1.0%	72	1.1%	520	0.5%	160	1.1%	1,178	0.6%
General Merchandise Stores	2	0.7%	152	4.8%	29	0.4%	1,544	1.4%	85	0.6%	2,929	1.5%
Miscellaneous Store Retailers	13	4.3%	62	2.0%	164	2.5%	1,159	1.1%	367	2.6%	2,498	1.3%
Nonstore Retailers	1	0.3%	5	0.2%	25	0.4%	593	0.6%	49	0.3%	685	0.3%
Transportation & Warehousing	3	1.0%	40	1.3%	106	1.6%	2,032	1.9%	205	1.5%	2,939	1.5%
Information	6	2.0%	40	1.3%	151	2.3%	3,113	2.9%	307	2.2%	4,959	2.5%
Finance & Insurance	13	4.3%	103	3.3%	286	4.3%	2,440	2.3%	645	4.6%	5,024	2.6%
Central Bank/Credit Intermediation & Related Activities	5	1.7%	73	2.3%	93	1.4%	965	0.9%	208	1.5%	2,056	1.0%
Securities, Commodity Contracts & Other Financial	2	0.7%	9	0.3%	72	1.1%	572	0.5%	170	1.2%	1,290	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	6	2.0%	20	0.6%	120	1.8%	903	0.8%	267	1.9%	1,678	0.9%
Real Estate, Rental & Leasing	11	3.7%	102	3.2%	312	4.7%	2,490	2.3%	817	5.8%	5,107	2.6%
Professional, Scientific & Tech Services	33	11.0%	176	5.6%	747	11.3%	5,426	5.1%	1,476	10.5%	10,729	5.5%
Legal Services	10	3.3%	46	1.5%	231	3.5%	1,158	1.1%	414	3.0%	2,019	1.0%
Management of Companies & Enterprises	1	0.3%	8	0.3%	11	0.2%	511	0.5%	17	0.1%	531	0.3%
Administrative & Support & Waste Management & Remediation	10	3.3%	96	3.1%	214	3.2%	2,284	2.1%	472	3.4%	5,210	2.7%
Educational Services	4	1.3%	224	7.1%	240	3.6%	26,281	24.5%	441	3.1%	31,772	16.2%
Health Care & Social Assistance	16	5.4%	133	4.2%	449	6.8%	11,331	10.6%	1,367	9.7%	31,514	16.1%
Arts, Entertainment & Recreation	6	2.0%	241	7.7%	130	2.0%	2,589	2.4%	231	1.6%	5,366	2.7%
Accommodation & Food Services	17	5.7%	233	7.4%	486	7.4%	8,457	7.9%	1,068	7.6%	18,793	9.6%
Accommodation	0	0.0%	0	0.0%	53	0.8%	1,312	1.2%	122	0.9%	2,255	1.1%
Food Services & Drinking Places	17	5.7%	233	7.4%	433	6.6%	7,145	6.7%	946	6.7%	16,539	8.4%
Other Services (except Public Administration)	47	15.7%	236	7.5%	823	12.5%	6,578	6.1%	1,763	12.6%	12,761	6.5%
Automotive Repair & Maintenance	9	3.0%	42	1.3%	191	2.9%	1,165	1.1%	425	3.0%	3,010	1.5%
Public Administration	4	1.3%	84	2.7%	245	3.7%	9,508	8.9%	345	2.5%	12,674	6.5%
Unclassified Establishments	18	6.0%	7	0.2%	525	8.0%	287	0.3%	982	7.0%	734	0.4%
<b>Total</b>	<b>299</b>	<b>100.0%</b>	<b>3,144</b>	<b>100.0%</b>	<b>6,603</b>	<b>100.0%</b>	<b>107,218</b>	<b>100.0%</b>	<b>14,025</b>	<b>100.0%</b>	<b>196,088</b>	<b>100.0%</b>

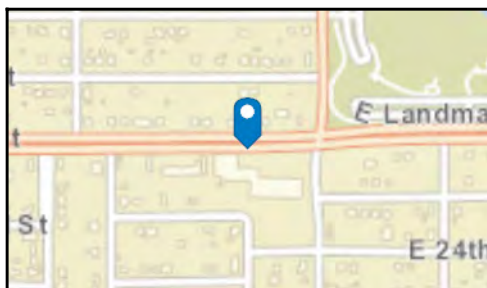
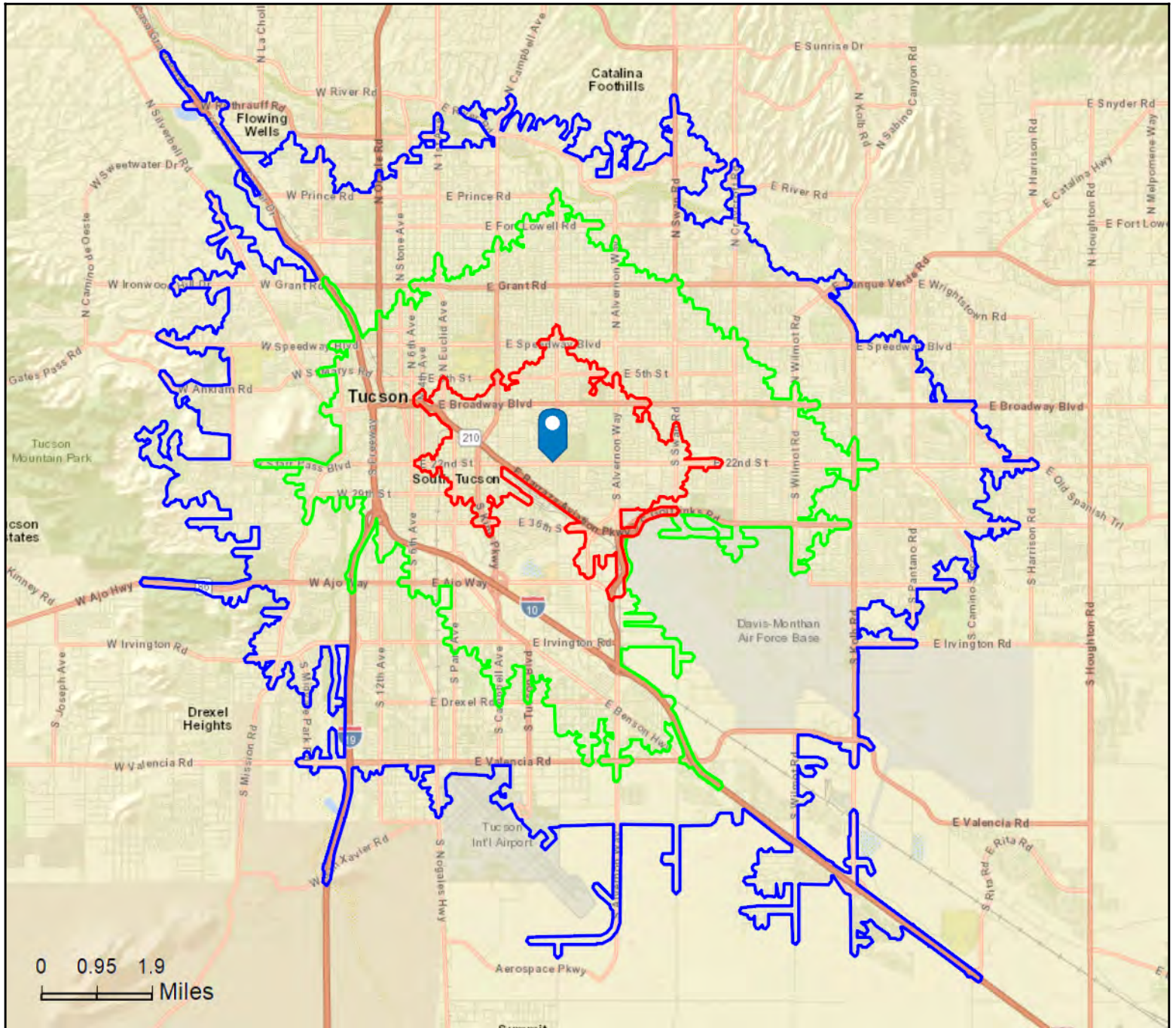
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# Executive Summary

El Campo Center  
 3000 E 22nd St, Tucson, Arizona, 85713  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.20679  
 Longitude: -110.92791

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	31,704	178,882	398,748
2010 Population	31,447	182,160	418,826
2019 Population	32,347	187,355	435,130
2024 Population	33,109	191,739	446,631
2000-2010 Annual Rate	-0.08%	0.18%	0.49%
2010-2019 Annual Rate	0.31%	0.30%	0.41%
2019-2024 Annual Rate	0.47%	0.46%	0.52%
2019 Male Population	49.7%	50.3%	49.6%
2019 Female Population	50.3%	49.7%	50.4%
2019 Median Age	34.7	32.2	33.4

In the identified area, the current year population is 435,130. In 2010, the Census count in the area was 418,826. The rate of change since 2010 was 0.41% annually. The five-year projection for the population in the area is 446,631 representing a change of 0.52% annually from 2019 to 2024. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	66.4%	64.1%	64.1%
2019 Black Alone	5.4%	5.5%	5.3%
2019 American Indian/Alaska Native Alone	2.6%	3.1%	3.2%
2019 Asian Alone	3.2%	3.8%	3.3%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	17.4%	18.2%	19.1%
2019 Two or More Races	4.9%	5.0%	4.7%
2019 Hispanic Origin (Any Race)	50.3%	47.0%	49.9%

Persons of Hispanic origin represent 49.9% 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 79.2 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	52	42	44
2000 Households	13,077	70,841	159,389
2010 Households	13,040	71,764	166,133
2019 Total Households	13,512	73,943	172,619
2024 Total Households	13,863	75,920	177,506
2000-2010 Annual Rate	-0.03%	0.13%	0.42%
2010-2019 Annual Rate	0.39%	0.32%	0.41%
2019-2024 Annual Rate	0.51%	0.53%	0.56%
2019 Average Household Size	2.33	2.37	2.42

The household count in this area has changed from 166,133 in 2010 to 172,619 in the current year, a change of 0.41% annually. The five-year projection of households is 177,506, a change of 0.56% annually from the current year total. Average household size is currently 2.42, compared to 2.42 in the year 2010. The number of families in the current year is 92,017 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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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	23.2%	23.1%	21.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$37,130	\$36,336	\$37,420
2024 Median Household Income	\$43,056	\$41,813	\$43,026
2019-2024 Annual Rate	3.01%	2.85%	2.83%
<b>Average Household Income</b>			
2019 Average Household Income	\$57,242	\$52,021	\$52,232
2024 Average Household Income	\$67,480	\$61,027	\$61,186
2019-2024 Annual Rate	3.35%	3.24%	3.22%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$23,696	\$20,705	\$20,812
2024 Per Capita Income	\$28,013	\$24,326	\$24,394
2019-2024 Annual Rate	3.40%	3.28%	3.23%

### Households by Income

Current median household income is \$37,420 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$43,026 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$52,232 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$61,186 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$20,812 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,394 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	100	101	109
2000 Total Housing Units	14,067	76,540	174,098
2000 Owner Occupied Housing Units	7,233	33,518	78,318
2000 Renter Occupied Housing Units	5,843	37,323	81,071
2000 Vacant Housing Units	991	5,699	14,709
2010 Total Housing Units	14,818	80,818	188,085
2010 Owner Occupied Housing Units	6,663	31,469	78,845
2010 Renter Occupied Housing Units	6,377	40,295	87,288
2010 Vacant Housing Units	1,778	9,054	21,952
2019 Total Housing Units	15,325	83,423	195,380
2019 Owner Occupied Housing Units	6,737	31,737	80,449
2019 Renter Occupied Housing Units	6,776	42,207	92,170
2019 Vacant Housing Units	1,813	9,480	22,761
2024 Total Housing Units	15,716	85,618	200,843
2024 Owner Occupied Housing Units	7,059	33,321	84,575
2024 Renter Occupied Housing Units	6,803	42,599	92,931
2024 Vacant Housing Units	1,853	9,698	23,337

Currently, 41.2% of the 195,380 housing units in the area are owner occupied; 47.2%, renter occupied; and 11.6% 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 188,085 housing units in the area - 41.9% owner occupied, 46.4% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 1.71%. Median home value in the area is \$162,311, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.38% annually to \$191,634.

**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.

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# Business Summary

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Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	2,047		9,651		17,354							
Total Employees:	22,417		140,652		246,241							
Total Residential Population:	32,347		187,355		435,130							
Employee/Residential Population Ratio (per 100 Residents)	69		75		57							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	34	1.7%	306	1.4%	125	1.3%	1,269	0.9%	262	1.5%	2,419	1.0%
Construction	176	8.6%	2,034	9.1%	560	5.8%	6,260	4.5%	1,028	5.9%	10,910	4.4%
Manufacturing	107	5.2%	1,569	7.0%	329	3.4%	5,694	4.0%	602	3.5%	19,249	7.8%
Transportation	44	2.1%	609	2.7%	164	1.7%	2,386	1.7%	352	2.0%	4,041	1.6%
Communication	19	0.9%	167	0.7%	95	1.0%	1,135	0.8%	186	1.1%	2,484	1.0%
Utility	5	0.2%	36	0.2%	30	0.3%	1,397	1.0%	51	0.3%	1,652	0.7%
Wholesale Trade	116	5.7%	1,586	7.1%	376	3.9%	5,040	3.6%	632	3.6%	8,419	3.4%
Retail Trade Summary	436	21.3%	6,274	28.0%	2,106	21.8%	28,042	19.9%	3,640	21.0%	50,335	20.4%
Home Improvement	38	1.9%	459	2.0%	118	1.2%	1,366	1.0%	215	1.2%	2,955	1.2%
General Merchandise Stores	16	0.8%	690	3.1%	53	0.5%	2,289	1.6%	110	0.6%	3,791	1.5%
Food Stores	37	1.8%	698	3.1%	201	2.1%	3,212	2.3%	367	2.1%	6,354	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket	49	2.4%	738	3.3%	198	2.1%	2,694	1.9%	341	2.0%	4,539	1.8%
Apparel & Accessory Stores	17	0.8%	53	0.2%	127	1.3%	1,335	0.9%	192	1.1%	1,639	0.7%
Furniture & Home Furnishings	49	2.4%	533	2.4%	182	1.9%	1,425	1.0%	302	1.7%	2,986	1.2%
Eating & Drinking Places	116	5.7%	1,820	8.1%	670	6.9%	11,259	8.0%	1,141	6.6%	20,518	8.3%
Miscellaneous Retail	116	5.7%	1,283	5.7%	558	5.8%	4,462	3.2%	972	5.6%	7,551	3.1%
Finance, Insurance, Real Estate Summary	159	7.8%	1,113	5.0%	833	8.6%	6,873	4.9%	1,663	9.6%	13,704	5.6%
Banks, Savings & Lending Institutions	23	1.1%	332	1.5%	130	1.3%	1,301	0.9%	245	1.4%	2,934	1.2%
Securities Brokers	20	1.0%	80	0.4%	98	1.0%	795	0.6%	203	1.2%	1,535	0.6%
Insurance Carriers & Agents	35	1.7%	111	0.5%	186	1.9%	1,314	0.9%	338	1.9%	2,134	0.9%
Real Estate, Holding, Other Investment Offices	82	4.0%	589	2.6%	419	4.3%	3,464	2.5%	877	5.1%	7,102	2.9%
Services Summary	767	37.5%	7,759	34.6%	4,024	41.7%	70,391	50.0%	7,375	42.5%	117,229	47.6%
Hotels & Lodging	8	0.4%	290	1.3%	91	0.9%	1,815	1.3%	150	0.9%	3,103	1.3%
Automotive Services	94	4.6%	599	2.7%	366	3.8%	2,542	1.8%	658	3.8%	5,002	2.0%
Motion Pictures & Amusements	49	2.4%	896	4.0%	234	2.4%	3,954	2.8%	423	2.4%	7,060	2.9%
Health Services	54	2.6%	581	2.6%	439	4.5%	11,014	7.8%	1,211	7.0%	27,083	11.0%
Legal Services	45	2.2%	210	0.9%	295	3.1%	1,407	1.0%	406	2.3%	2,019	0.8%
Education Institutions & Libraries	41	2.0%	1,246	5.6%	293	3.0%	28,788	20.5%	470	2.7%	34,869	14.2%
Other Services	476	23.3%	3,937	17.6%	2,306	23.9%	20,871	14.8%	4,057	23.4%	38,093	15.5%
Government	25	1.2%	918	4.1%	308	3.2%	11,556	8.2%	369	2.1%	14,988	6.1%
Unclassified Establishments	160	7.8%	45	0.2%	702	7.3%	608	0.4%	1,195	6.9%	810	0.3%
Totals	2,047	100.0%	22,417	100.0%	9,651	100.0%	140,652	100.0%	17,354	100.0%	246,241	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.



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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	2	0.1%	18	0.1%	9	0.1%	80	0.1%	30	0.2%	261	0.1%
Mining	6	0.3%	63	0.3%	17	0.2%	267	0.2%	29	0.2%	361	0.1%
Utilities	2	0.1%	10	0.0%	19	0.2%	1,344	1.0%	31	0.2%	1,549	0.6%
Construction	183	8.9%	2,096	9.4%	608	6.3%	6,607	4.7%	1,120	6.5%	11,605	4.7%
Manufacturing	116	5.7%	1,602	7.1%	369	3.8%	4,916	3.5%	669	3.9%	18,528	7.5%
Wholesale Trade	113	5.5%	1,581	7.1%	367	3.8%	5,005	3.6%	617	3.6%	8,352	3.4%
Retail Trade	306	14.9%	4,276	19.1%	1,367	14.2%	16,202	11.5%	2,389	13.8%	28,970	11.8%
Motor Vehicle & Parts Dealers	48	2.3%	730	3.3%	178	1.8%	2,548	1.8%	298	1.7%	4,257	1.7%
Furniture & Home Furnishings Stores	21	1.0%	151	0.7%	90	0.9%	564	0.4%	161	0.9%	1,678	0.7%
Electronics & Appliance Stores	14	0.7%	269	1.2%	50	0.5%	526	0.4%	90	0.5%	978	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	38	1.9%	459	2.0%	115	1.2%	1,363	1.0%	210	1.2%	2,946	1.2%
Food & Beverage Stores	35	1.7%	600	2.7%	172	1.8%	2,854	2.0%	324	1.9%	5,892	2.4%
Health & Personal Care Stores	22	1.1%	226	1.0%	102	1.1%	1,148	0.8%	204	1.2%	2,278	0.9%
Gasoline Stations	1	0.0%	7	0.0%	19	0.2%	145	0.1%	43	0.2%	282	0.1%
Clothing & Clothing Accessories Stores	24	1.2%	69	0.3%	169	1.8%	1,491	1.1%	256	1.5%	1,869	0.8%
Sport Goods, Hobby, Book, & Music Stores	27	1.3%	145	0.6%	118	1.2%	858	0.6%	193	1.1%	1,404	0.6%
General Merchandise Stores	16	0.8%	690	3.1%	53	0.5%	2,289	1.6%	110	0.6%	3,791	1.5%
Miscellaneous Store Retailers	51	2.5%	473	2.1%	262	2.7%	1,773	1.3%	437	2.5%	2,869	1.2%
Nonstore Retailers	10	0.5%	456	2.0%	38	0.4%	642	0.5%	62	0.4%	726	0.3%
Transportation & Warehousing	41	2.0%	618	2.8%	144	1.5%	2,330	1.7%	265	1.5%	3,701	1.5%
Information	47	2.3%	486	2.2%	209	2.2%	3,775	2.7%	376	2.2%	6,025	2.4%
Finance & Insurance	80	3.9%	535	2.4%	427	4.4%	3,465	2.5%	817	4.7%	6,738	2.7%
Central Bank/Credit Intermediation & Related Activities	25	1.2%	343	1.5%	138	1.4%	1,338	1.0%	261	1.5%	3,030	1.2%
Securities, Commodity Contracts & Other Financial	20	1.0%	81	0.4%	104	1.1%	813	0.6%	218	1.3%	1,574	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	35	1.7%	111	0.5%	186	1.9%	1,314	0.9%	338	1.9%	2,134	0.9%
Real Estate, Rental & Leasing	103	5.0%	746	3.3%	520	5.4%	3,454	2.5%	1,108	6.4%	7,111	2.9%
Professional, Scientific & Tech Services	215	10.5%	1,336	6.0%	1,042	10.8%	7,171	5.1%	1,782	10.3%	12,950	5.3%
Legal Services	49	2.4%	240	1.1%	320	3.3%	1,535	1.1%	447	2.6%	2,309	0.9%
Management of Companies & Enterprises	5	0.2%	24	0.1%	13	0.1%	519	0.4%	19	0.1%	534	0.2%
Administrative & Support & Waste Management & Remediation	68	3.3%	528	2.4%	320	3.3%	3,212	2.3%	617	3.6%	7,622	3.1%
Educational Services	46	2.2%	1,244	5.5%	324	3.4%	28,313	20.1%	534	3.1%	34,406	14.0%
Health Care & Social Assistance	102	5.0%	1,461	6.5%	694	7.2%	15,261	10.9%	1,654	9.5%	35,250	14.3%
Arts, Entertainment & Recreation	33	1.6%	856	3.8%	176	1.8%	3,874	2.8%	286	1.6%	6,872	2.8%
Accommodation & Food Services	126	6.2%	2,122	9.5%	775	8.0%	13,204	9.4%	1,309	7.5%	23,781	9.7%
Accommodation	8	0.4%	290	1.3%	91	0.9%	1,815	1.3%	150	0.9%	3,103	1.3%
Food Services & Drinking Places	118	5.8%	1,832	8.2%	684	7.1%	11,389	8.1%	1,159	6.7%	20,678	8.4%
Other Services (except Public Administration)	269	13.1%	1,851	8.3%	1,242	12.9%	9,392	6.7%	2,138	12.3%	15,732	6.4%
Automotive Repair & Maintenance	76	3.7%	433	1.9%	290	3.0%	1,997	1.4%	532	3.1%	4,122	1.7%
Public Administration	25	1.2%	918	4.1%	309	3.2%	11,656	8.3%	370	2.1%	15,088	6.1%
Unclassified Establishments	160	7.8%	45	0.2%	701	7.3%	604	0.4%	1,193	6.9%	805	0.3%
<b>Total</b>	<b>2,047</b>	<b>100.0%</b>	<b>22,417</b>	<b>100.0%</b>	<b>9,651</b>	<b>100.0%</b>	<b>140,652</b>	<b>100.0%</b>	<b>17,354</b>	<b>100.0%</b>	<b>246,241</b>	<b>100.0%</b>

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