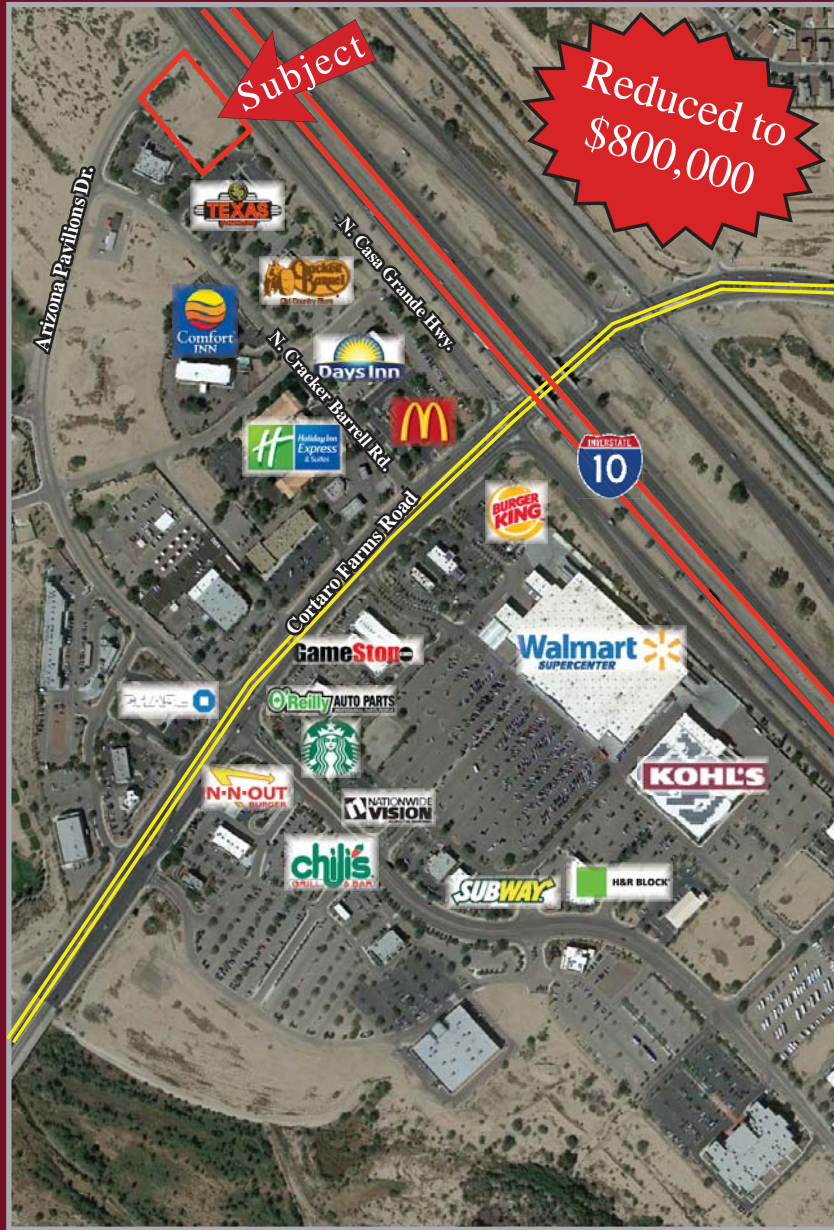




1.38 ACRES WITH I-10 VISIBILITY FOR SALE

INTERSTATE 10 & CORTARO FARMS RD, MARANA, AZ



AVAILABLE

- 1.38± ACRES (60,112 SQUARE FEET)
- Call For Pricing

FEATURES

- Outstanding visibility to Interstate 10
- 325' of frontage to the freeway
- Full diamond exchange at I-10 and Cortaro Farms Rd
- Outstanding opportunity for restaurants/retailers with high exposure and easy freeway access requirements
- The immediate trade area is quickly growing as one of the dominant retail intersections in the N. Tucson/Marana market. The site is situated among many other national retailers and restaurants at this intersection

TRAFFIC COUNTS

- 131,100 ADT (Primary; Interstate 10)
- 30,000 ADT (Secondary, Cortaro Farms Rd)

NOTABLE TENANTS IN TRADE AREA:



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	4,199	45,716	86,293
Avg Household Income	\$83,915	\$92,625	\$90,121
Daytime Employment	4,062	13,545	23,135

850 800



STRATEGIC

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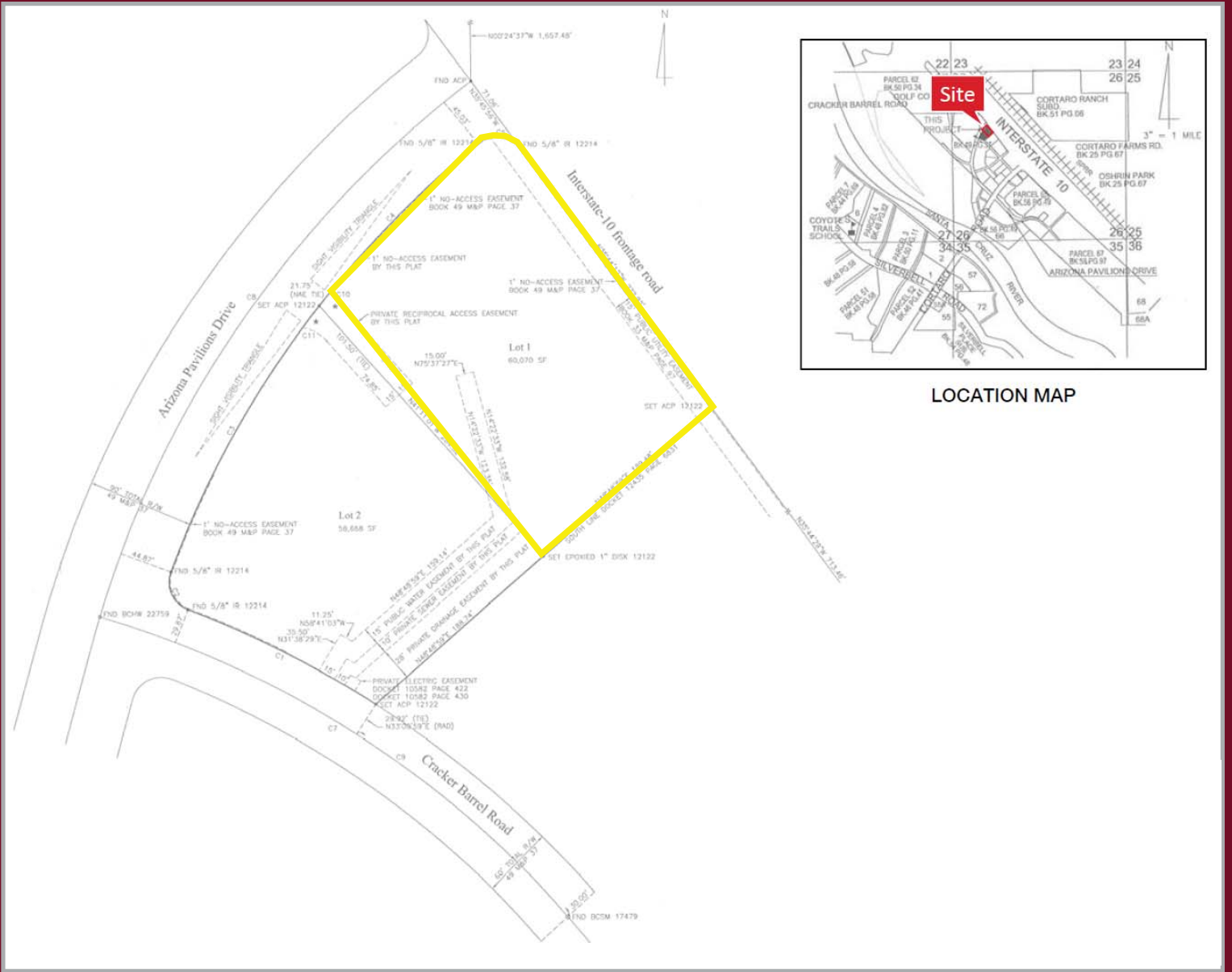
DAVID JARAND
602.778.3834
davidj@srgaz.com

15169 N. Scottsdale Road Suite 330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f)



1.38 ACRES WITH I-10 VISIBILITY FOR SALE

INTERSTATE 10 & CORTARO FARMS RD, MARANA, AZ



LOCATION MAP

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.3586/-111.0898

RF5

I-10 & Cortaro Farms Rd.

Tucson, AZ 85743

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	4,199	45,716	86,293
Projected Population (2022)	4,314	47,050	88,755
Census Population (2010)	2,936	42,419	80,752
Census Population (2000)	2,063	30,580	66,378
Projected Annual Growth (2017 to 2022)	115 0.5%	1,334 0.6%	2,462 0.6%
Historical Annual Growth (2010 to 2017)	1,263 6.1%	3,297 1.1%	5,541 1.0%
Historical Annual Growth (2000 to 2010)	873 4.2%	11,839 3.9%	14,374 2.2%
Estimated Population Density (2017)	1,337 <i>psm</i>	1,617 <i>psm</i>	1,099 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2017)	1,591	17,460	34,439
Projected Households (2022)	1,653	18,172	35,823
Census Households (2010)	1,081	15,707	31,342
Census Households (2000)	745	10,697	24,496
Estimated Households with Children (2017)	567 35.7%	6,013 34.4%	10,714 31.1%
Estimated Average Household Size (2017)	2.64	2.61	2.50
Average Household Income			
Estimated Average Household Income (2017)	\$83,915	\$92,625	\$90,121
Projected Average Household Income (2022)	\$99,522	\$108,380	\$106,163
Estimated Average Family Income (2017)	\$93,422	\$101,361	\$102,197
Median Household Income			
Estimated Median Household Income (2017)	\$80,202	\$75,531	\$71,115
Projected Median Household Income (2022)	\$93,407	\$88,206	\$83,211
Estimated Median Family Income (2017)	\$85,424	\$83,217	\$82,366
Per Capita Income			
Estimated Per Capita Income (2017)	\$31,801	\$35,395	\$35,995
Projected Per Capita Income (2022)	\$38,137	\$41,877	\$42,877
Estimated Per Capita Income 5 Year Growth	\$6,336 19.9%	\$6,482 18.3%	\$6,882 19.1%
Estimated Average Household Net Worth (2017)	\$741,554	\$824,954	\$804,815
Daytime Demos (2017)			
Total Businesses	251	1,309	2,427
Total Employees	4,062	13,545	23,135
Company Headquarter Businesses	2 0.6%	3 0.2%	5 0.2%
Company Headquarter Employees	169 4.2%	225 1.7%	411 1.8%
Employee Population per Business	16.2	10.4	9.5
Residential Population per Business	16.7	34.9	35.6

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

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RF5

I-10 & Cortaro Farms Rd.

Tucson, AZ 85743

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	3,329	79.3%	36,824	80.6%	69,869	81.0%
Black or African American (2017)	148	3.5%	1,348	2.9%	2,477	2.9%
American Indian or Alaska Native (2017)	46	1.1%	428	0.9%	825	1.0%
Asian (2017)	215	5.1%	1,881	4.1%	3,319	3.8%
Hawaiian or Pacific Islander (2017)	9	0.2%	89	0.2%	129	0.1%
Other Race (2017)	274	6.5%	3,189	7.0%	6,147	7.1%
Two or More Races (2017)	178	4.2%	1,956	4.3%	3,527	4.1%
Not Hispanic or Latino Population (2017)	3,122	74.3%	34,259	74.9%	64,620	74.9%
Hispanic or Latino Population (2017)	1,077	25.7%	11,457	25.1%	21,673	25.1%
Not Hispanic or Latino Population (2022)	3,116	72.2%	34,229	72.7%	64,527	72.7%
Hispanic or Latino Population (2022)	1,198	27.8%	12,822	27.3%	24,227	27.3%
Not Hispanic or Latino Population (2010)	2,209	75.2%	32,930	77.6%	62,590	77.5%
Hispanic or Latino Population (2010)	727	24.8%	9,488	22.4%	18,162	22.5%
Not Hispanic or Latino Population (2000)	1,726	83.7%	25,502	83.4%	55,340	83.4%
Hispanic or Latino Population (2000)	337	16.3%	5,077	16.6%	11,038	16.6%
Projected Hispanic Annual Growth (2017 to 2022)	121	2.2%	1,365	2.4%	2,554	2.4%
Historic Hispanic Annual Growth (2000 to 2017)	740	12.9%	6,379	7.4%	10,635	5.7%

Age Distribution (2017)

Age Under 5	286	6.8%	2,947	6.4%	5,128	5.9%
Age 5 to 9 Years	291	6.9%	3,095	6.8%	5,371	6.2%
Age 10 to 14 Years	300	7.1%	3,151	6.9%	5,571	6.5%
Age 15 to 19 Years	269	6.4%	2,765	6.0%	5,198	6.0%
Age 20 to 24 Years	263	6.3%	2,858	6.3%	5,784	6.7%
Age 25 to 29 Years	271	6.5%	3,056	6.7%	5,848	6.8%
Age 30 to 34 Years	312	7.4%	3,182	7.0%	5,604	6.5%
Age 35 to 39 Years	294	7.0%	3,197	7.0%	5,577	6.5%
Age 40 to 44 Years	282	6.7%	2,807	6.1%	4,999	5.8%
Age 45 to 49 Years	266	6.3%	2,788	6.1%	5,170	6.0%
Age 50 to 54 Years	237	5.6%	2,799	6.1%	5,380	6.2%
Age 55 to 59 Years	226	5.4%	2,842	6.2%	5,673	6.6%
Age 60 to 64 Years	215	5.1%	2,836	6.2%	5,644	6.5%
Age 65 to 74 Years	366	8.7%	4,388	9.6%	8,765	10.2%
Age 75 to 84 Years	217	5.2%	2,177	4.8%	4,600	5.3%
Age 85 Years or Over	104	2.5%	828	1.8%	1,981	2.3%
Median Age	35.8		37.1		38.8	

Gender Age Distribution (2017)

Female Population	2,130	50.7%	23,389	51.2%	44,535	51.6%
Age 0 to 19 Years	553	26.0%	5,855	25.0%	10,388	23.3%
Age 20 to 64 Years	1,203	56.5%	13,568	58.0%	25,689	57.7%
Age 65 Years or Over	374	17.6%	3,966	17.0%	8,458	19.0%
Female Median Age	36.8		38.3		40.2	
Male Population	2,069	49.3%	22,327	48.8%	41,758	48.4%
Age 0 to 19 Years	593	28.7%	6,104	27.3%	10,880	26.1%
Age 20 to 64 Years	1,163	56.2%	12,797	57.3%	23,991	57.5%
Age 65 Years or Over	313	15.1%	3,427	15.3%	6,887	16.5%
Male Median Age	34.8		35.9		37.3	

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RF5

I-10 & Cortaro Farms Rd.

Tucson, AZ 85743

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2017)

HH Income \$200,000 or More	33	2.1%	771	4.4%	1,741	5.1%
HH Income \$150,000 to \$199,999	104	6.5%	1,196	6.9%	2,154	6.3%
HH Income \$100,000 to \$149,999	329	20.7%	3,382	19.4%	6,027	17.5%
HH Income \$75,000 to \$99,999	412	25.9%	3,365	19.3%	5,843	17.0%
HH Income \$50,000 to \$74,999	312	19.6%	3,562	20.4%	6,840	19.9%
HH Income \$35,000 to \$49,999	173	10.9%	2,302	13.2%	4,663	13.5%
HH Income \$25,000 to \$34,999	96	6.0%	1,247	7.1%	3,020	8.8%
HH Income \$15,000 to \$24,999	58	3.6%	795	4.6%	2,151	6.2%
HH Income Under \$15,000	74	4.7%	841	4.8%	2,001	5.8%
HH Income \$35,000 or More	1,363	85.7%	14,578	83.5%	27,268	79.2%
HH Income \$75,000 or More	878	55.2%	8,714	49.9%	15,765	45.8%

Housing (2017)

Total Housing Units	1,669		18,337		36,487	
Housing Units Occupied	1,591	95.3%	17,460	95.2%	34,439	94.4%
Housing Units Owner-Occupied	1,267	79.6%	13,759	78.8%	25,329	73.5%
Housing Units, Renter-Occupied	324	20.4%	3,701	21.2%	9,110	26.5%
Housing Units, Vacant	78	4.7%	877	4.8%	2,048	5.6%

Marital Status (2017)

Never Married	941	28.3%	9,920	27.2%	18,944	27.0%
Currently Married	1,709	51.5%	19,350	53.0%	36,393	51.8%
Separated	116	3.5%	1,113	3.0%	2,048	2.9%
Widowed	104	3.1%	1,637	4.5%	3,629	5.2%
Divorced	451	13.6%	4,503	12.3%	9,210	13.1%

Household Type (2017)

Population Family	3,635	86.6%	39,572	86.6%	72,600	84.1%
Population Non-Family	560	13.3%	6,063	13.3%	13,453	15.6%
Population Group Quarters	3	0.1%	81	0.2%	239	0.3%
Family Households	1,143	71.9%	12,743	73.0%	23,853	69.3%
Non-Family Households	448	28.1%	4,717	27.0%	10,587	30.7%
Married Couple with Children	410	24.0%	4,210	21.8%	7,243	19.9%
Average Family Household Size	3.2		3.1		3.0	

Household Size (2017)

1 Person Households	354	22.3%	3,630	20.8%	8,284	24.1%
2 Person Households	549	34.5%	6,543	37.5%	13,023	37.8%
3 Person Households	260	16.3%	2,890	16.6%	5,464	15.9%
4 Person Households	257	16.2%	2,566	14.7%	4,481	13.0%
5 Person Households	107	6.8%	1,169	6.7%	2,010	5.8%
6 or More Person Households	63	4.0%	661	3.8%	1,177	3.4%

Household Vehicles (2017)

Households with 0 Vehicles Available	35	2.2%	430	2.5%	1,141	3.3%
Households with 1 Vehicles Available	306	19.3%	4,373	25.0%	9,887	28.7%
Households with 2 or More Vehicles Available	1,249	78.5%	12,657	72.5%	23,411	68.0%
Total Vehicles Available	3,306		35,745		67,884	
Average Vehicles Per Household	2.1		2.0		2.0	

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Tucson, AZ 85743

1 mi radius 3 mi radius 5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	3,271		35,945		69,203	
Estimated Civilian Employed	2,214	67.7%	23,748	66.1%	44,454	64.2%
Estimated Civilian Unemployed	96	2.9%	887	2.5%	1,613	2.3%
Estimated in Armed Forces	4	0.1%	95	0.3%	222	0.3%
Estimated Not in Labor Force	957	29.3%	11,214	31.2%	22,914	33.1%
Unemployment Rate	2.9%		2.5%		2.3%	

Occupation (2015)

Occupation: Population Age 16 Years or Over	1,786		23,891		44,324	
Management, Business, Financial Operations	279	15.6%	3,590	15.0%	6,181	13.9%
Professional, Related	454	25.4%	6,713	28.1%	12,190	27.5%
Service	274	15.3%	3,904	16.3%	7,769	17.5%
Sales, Office	481	27.0%	6,059	25.4%	11,624	26.2%
Farming, Fishing, Forestry	-	-	80	0.3%	106	0.2%
Construct, Extraction, Maintenance	175	9.8%	1,853	7.8%	3,231	7.3%
Production, Transport Material Moving	123	6.9%	1,694	7.1%	3,223	7.3%
White Collar Workers	1,214	68.0%	16,362	68.5%	29,996	67.7%
Blue Collar Workers	572	32.0%	7,530	31.5%	14,328	32.3%

Consumer Expenditure (2017)

Total Household Expenditure	\$99.8 M		\$1.17 B		\$2.25 B	
Total Non-Retail Expenditure	\$51.4 M	51.5%	\$607 M	51.7%	\$1.17 B	51.8%
Total Retail Expenditure	\$48.4 M	48.5%	\$566 M	48.3%	\$1.09 B	48.2%
Apparel	\$3.47 M	3.5%	\$41.0 M	3.5%	\$78.6 M	3.5%
Contributions	\$4.21 M	4.2%	\$51.3 M	4.4%	\$99.1 M	4.4%
Education	\$3.62 M	3.6%	\$43.4 M	3.7%	\$83.2 M	3.7%
Entertainment	\$5.66 M	5.7%	\$66.3 M	5.7%	\$127 M	5.6%
Food and Beverages	\$14.6 M	14.6%	\$171 M	14.6%	\$329 M	14.6%
Furnishings and Equipment	\$3.55 M	3.6%	\$41.3 M	3.5%	\$78.9 M	3.5%
Gifts	\$2.44 M	2.4%	\$29.3 M	2.5%	\$56.5 M	2.5%
Health Care	\$7.88 M	7.9%	\$92.4 M	7.9%	\$179 M	7.9%
Household Operations	\$2.85 M	2.9%	\$33.9 M	2.9%	\$64.9 M	2.9%
Miscellaneous Expenses	\$1.47 M	1.5%	\$17.2 M	1.5%	\$33.0 M	1.5%
Personal Care	\$1.30 M	1.3%	\$15.2 M	1.3%	\$29.2 M	1.3%
Personal Insurance	\$736 K	0.7%	\$8.82 M	0.8%	\$16.9 M	0.8%
Reading	\$221 K	0.2%	\$2.61 M	0.2%	\$5.02 M	0.2%
Shelter	\$20.4 M	20.5%	\$241 M	20.5%	\$464 M	20.6%
Tobacco	\$593 K	0.6%	\$6.90 M	0.6%	\$13.4 M	0.6%
Transportation	\$19.4 M	19.4%	\$225 M	19.2%	\$430 M	19.1%
Utilities	\$7.40 M	7.4%	\$86.6 M	7.4%	\$167 M	7.4%

Educational Attainment (2017)

Adult Population Age 25 Years or Over	2,790		30,900		59,242	
Elementary (Grade Level 0 to 8)	73	2.6%	709	2.3%	1,596	2.7%
Some High School (Grade Level 9 to 11)	80	2.9%	1,086	3.5%	2,342	4.0%
High School Graduate	491	17.6%	5,810	18.8%	11,510	19.4%
Some College	865	31.0%	8,208	26.6%	16,185	27.3%
Associate Degree Only	270	9.7%	3,519	11.4%	6,174	10.4%
Bachelor Degree Only	643	23.0%	7,542	24.4%	13,394	22.6%
Graduate Degree	368	13.2%	4,026	13.0%	8,039	13.6%

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	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	1,067	98.8%	15,461	98.4%	27,344	87.2%
1 Attached Unit	29	2.7%	423	2.7%	1,237	3.9%
2 to 4 Units	19	1.8%	141	0.9%	587	1.9%
5 to 9 Units	41	3.8%	297	1.9%	1,004	3.2%
10 to 19 Units	41	3.8%	469	3.0%	1,268	4.0%
20 to 49 Units	3	0.3%	31	0.2%	425	1.4%
50 or More Units	6	0.5%	148	0.9%	920	2.9%
Mobile Home or Trailer	91	8.4%	559	3.6%	1,503	4.8%
Other Structure	3	0.3%	12	0.1%	51	0.2%
Homes Built By Year (2015)						
Homes Built 2010 or later	41	3.8%	127	0.8%	406	1.3%
Homes Built 2000 to 2009	293	27.1%	4,738	30.2%	7,371	23.5%
Homes Built 1990 to 1999	587	54.3%	5,082	32.4%	9,512	30.3%
Homes Built 1980 to 1989	89	8.2%	3,319	21.1%	7,701	24.6%
Homes Built 1970 to 1979	113	10.4%	2,163	13.8%	5,405	17.2%
Homes Built 1960 to 1969	52	4.8%	587	3.7%	1,273	4.1%
Homes Built 1950 to 1959	41	3.8%	488	3.1%	1,113	3.6%
Homes Built Before 1949	20	1.9%	291	1.9%	540	1.7%
Home Values (2015)						
Home Values \$1,000,000 or More	10	1.3%	41	0.3%	110	0.5%
Home Values \$500,000 to \$999,999	48	5.9%	299	2.4%	782	3.4%
Home Values \$400,000 to \$499,999	11	1.3%	334	2.7%	771	3.3%
Home Values \$300,000 to \$399,999	122	14.9%	964	7.8%	2,100	9.0%
Home Values \$200,000 to \$299,999	248	30.5%	3,749	30.2%	6,295	27.1%
Home Values \$150,000 to \$199,999	334	41.0%	4,620	37.2%	7,595	32.7%
Home Values \$100,000 to \$149,999	163	20.1%	2,933	23.6%	5,468	23.5%
Home Values \$70,000 to \$99,999	27	3.3%	337	2.7%	862	3.7%
Home Values \$50,000 to \$69,999	11	1.3%	128	1.0%	327	1.4%
Home Values \$25,000 to \$49,999	13	1.6%	128	1.0%	267	1.1%
Home Values Under \$25,000	31	3.8%	328	2.6%	683	2.9%
Owner-Occupied Median Home Value	\$191,073		\$188,466		\$193,190	
Renter-Occupied Median Rent	\$833		\$948		\$879	
Transportation To Work (2015)						
Drive to Work Alone	1,317	85.8%	17,358	84.3%	32,417	83.9%
Drive to Work in Carpool	109	7.1%	1,497	7.3%	2,714	7.0%
Travel to Work by Public Transportation	6	0.4%	168	0.8%	411	1.1%
Drive to Work on Motorcycle	2	0.1%	143	0.7%	215	0.6%
Walk or Bicycle to Work	22	1.5%	247	1.2%	648	1.7%
Other Means	35	2.3%	230	1.1%	389	1.0%
Work at Home	44	2.9%	940	4.6%	1,838	4.8%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	235	15.7%	3,646	18.6%	8,552	23.2%
Travel to Work in 15 to 29 Minutes	819	54.9%	9,295	47.3%	16,632	45.2%
Travel to Work in 30 to 59 Minutes	567	38.0%	8,875	45.2%	15,214	41.3%
Travel to Work in 60 Minutes or More	109	7.3%	925	4.7%	1,700	4.6%
Average Minutes Travel to Work	24.2		25.8		24.6	

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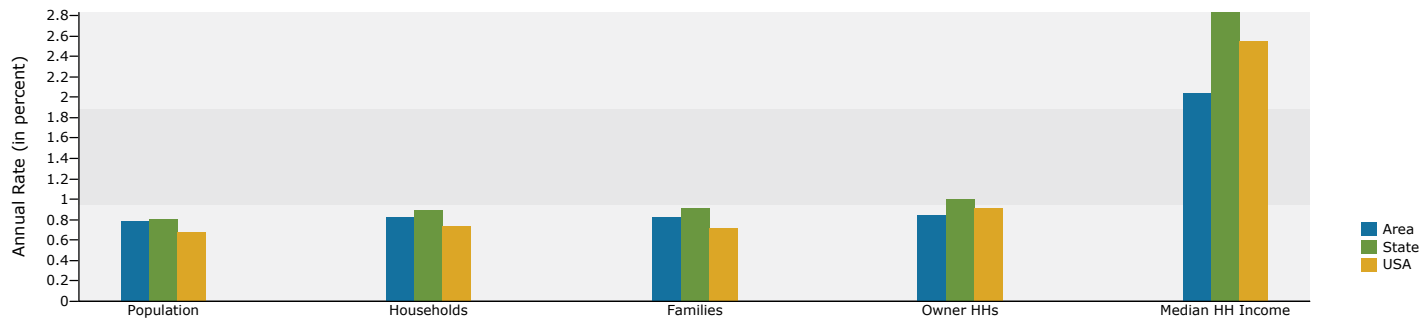


Demographic and Income Profile

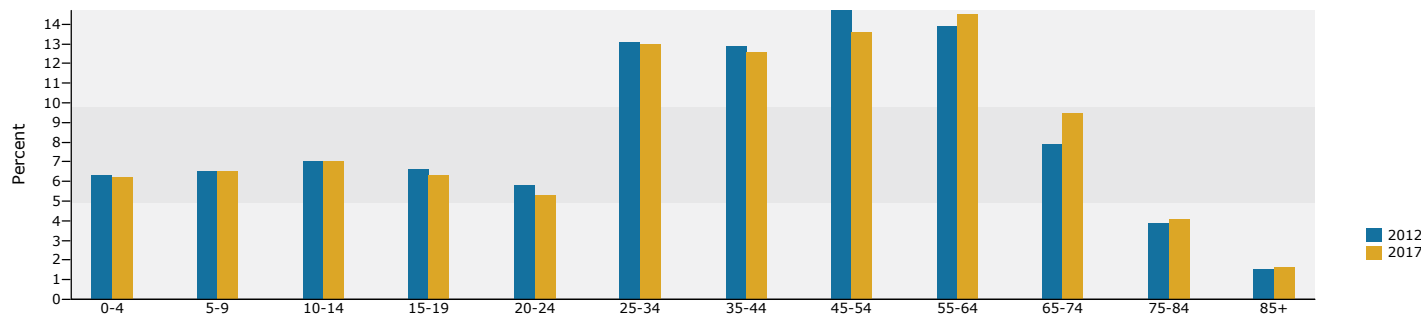
I 10 and W Cortaro Farms Rd, Marana, AZ, 85743
 I 10 & W Cortaro Farms Rd, Marana, AZ, 85743
 Ring: 5 mile radius

Latitude: 32.35883
 Longitude: -111.08962

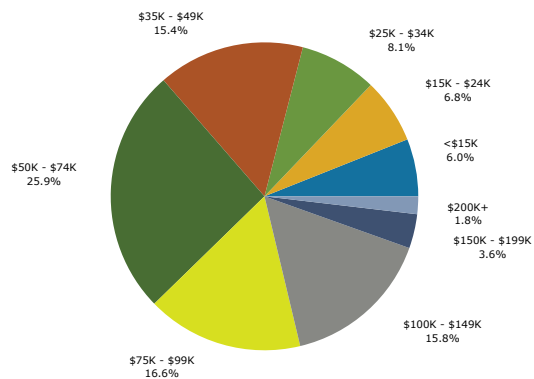
Trends 2012-2017



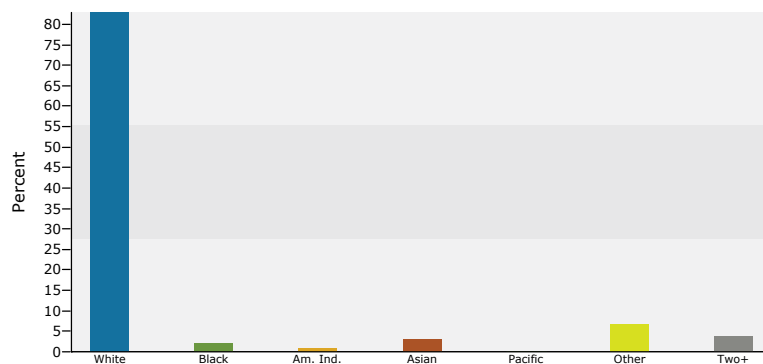
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 23.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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Made with Esri Business Analyst