



RETAIL OR OFFICE PAD SEC OF BROADWAY & PRUDENCE



Property Description

Location: 50 S. Broadway Place
Tucson, AZ

Vacant PAD: 4,800 SF buildable freestanding building with a drive-thru on ± 35,005 SF of land

\$575,000 (\$16.43/SF) Gross Sales Price
- \$165,000 (\$ 4.71/SF) Existing Site Improvements
= \$410,000 (\$11.71SF) Net Effective Sales Price

Real Estate Taxes \$5,308.03 (2020)

Zoning: C-1

Demographic Highlights

2020 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,843	128,222	230,017
Households:	7,806	57,440	100,879
Average HH Income:	\$50,714	\$64,784	\$70,414

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

Highlights

- ◆ Major east/west commercial corridor leading from downtown Tucson to the major eastside residential areas.
- ◆ Major retailers in area include: Natural Grocers, Ross, Michael's, Bealls Outlet, Lane Bryant, Kmart, Pet Club, DSW, JoAnn Fabrics, Lazy Boy Furniture, Home Depot, Petsmart, Sprouts Farmer's Market, Kohl's, Sam Levitz, Ashley, Sketchers, Homestore and many more.
- ◆ Recently renovated Hilton Hotel and new Culver's Butter Burgers and Frozen Custard anchor the project.
- ◆ **Development Plans have been completed. Site is ready for building plans submittal. PAD is fully improved.**
- ◆ **Seller is willing to build-to-suit for qualified tenant.**

Traffic Count

Broadway Blvd.: 43,919 VPD (2019)

Prudence Rd.: 7,387 VPD (2019)

Total: 50,000 VPD

(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.

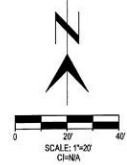
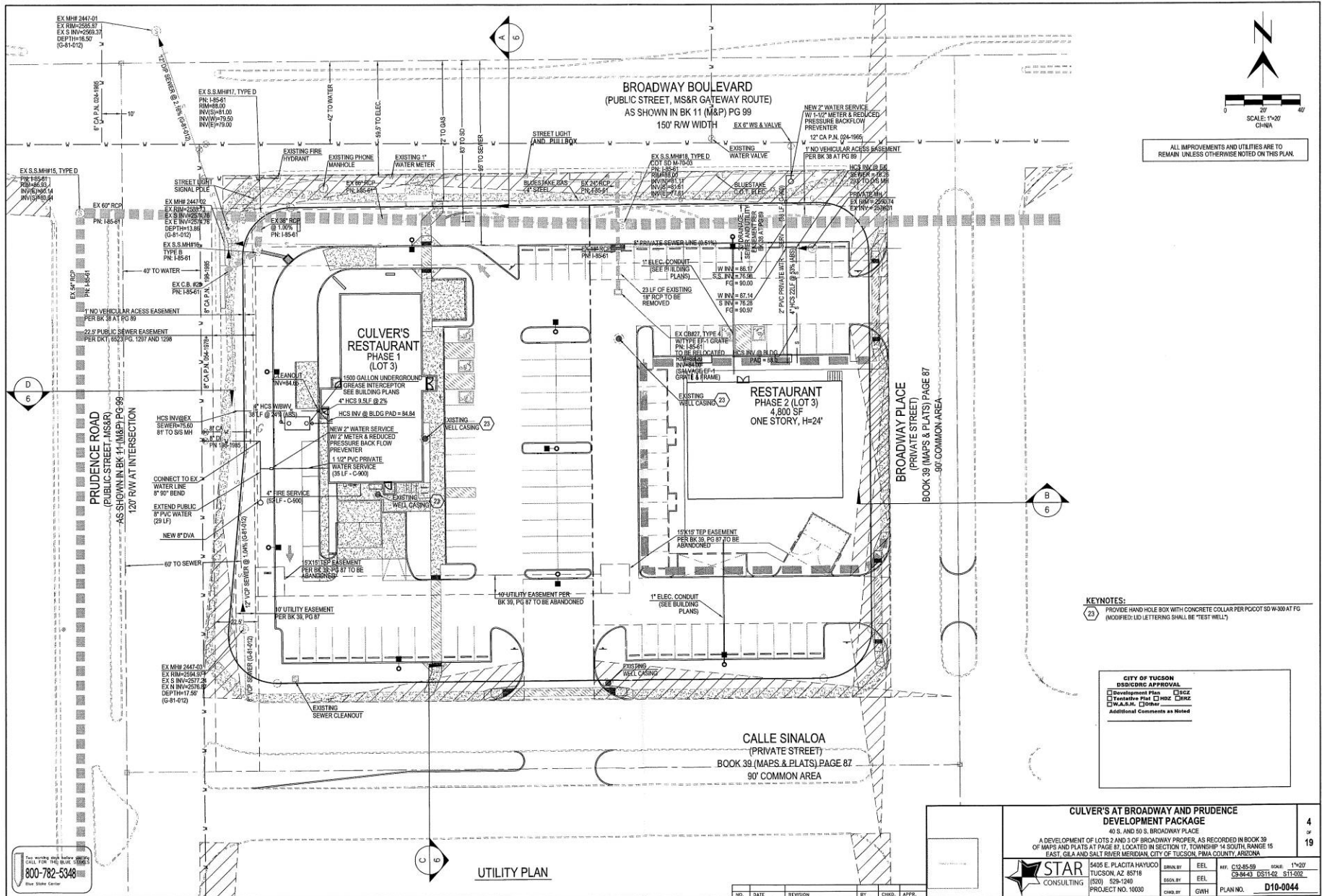
50 S. Broadway Place

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

DEVELOPMENT PLAN



ALL IMPROVEMENTS AND UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED ON THIS PLAN.

KEYNOTES:
 (2) PROVIDE HAND HOLE BOX WITH CONCRETE COLLAR PER PCCOT SD W-300 AT FG (MODIFIED: LD LETTERING SHALL BE "TEST WELL")

CITY OF TUCSON
DESIGNER APPROVAL

Development Plan SCZ
 Tentative Plat HDZ HRZ
 W.A.S.B. Other

Additional Comments as Noted

CULVER'S AT BROADWAY AND PRUDENCE DEVELOPMENT PACKAGE
 40 S. AND 50 S. BROADWAY PLACE
 A DEVELOPMENT OF LOTS 2 AND 3 OF BROADWAY PROPER, AS RECORDED IN BOOK 39 OF MAPS AND PLATS AT PAGE 87, LOCATED IN SECTION 17, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA.

STAR CONSULTING
 5405 E. PLACITA HAYCOO
 TUCSON, AZ 85718
 (520) 529-1248
 PROJECT NO. 10030

DRAWN BY: EEL
 CHECKED BY: GWH
 DATE: 11/20/21
 SCALE: 1"=20'
 SHEET: C9-84-43 DS11-02 S11-002
 PLAN NO.: D10-0044

4 of 19

For more information, please call for the blue book 800-782-5348 Star State Center

UTILITY PLAN

NO.	DATE	REVISION	BY	CHKD.	APPR.

2.12.2021

50 S. Broadway Place

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

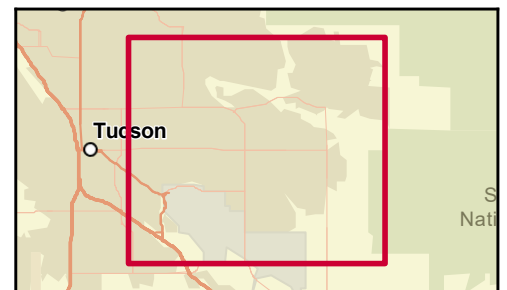
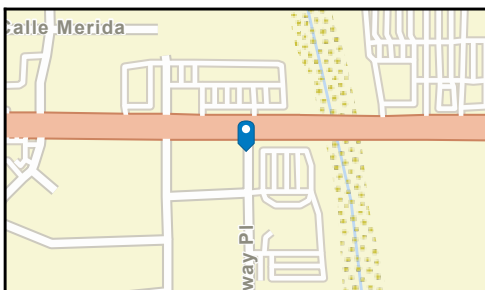
TRADE AREA



Site Map

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101



Executive Summary

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2000 Population	15,054	121,414	218,295
2010 Population	14,394	121,557	219,290
2020 Population	14,843	128,222	230,017
2025 Population	15,172	132,187	236,278
2000-2010 Annual Rate	-0.45%	0.01%	0.05%
2010-2020 Annual Rate	0.30%	0.52%	0.47%
2020-2025 Annual Rate	0.44%	0.61%	0.54%
2020 Male Population	46.8%	48.0%	48.5%
2020 Female Population	53.2%	52.0%	51.5%
2020 Median Age	45.4	41.7	41.7

In the identified area, the current year population is 230,017. In 2010, the Census count in the area was 219,290. The rate of change since 2010 was 0.47% annually. The five-year projection for the population in the area is 236,278 representing a change of 0.54% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 45.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	74.9%	74.5%	74.5%
2020 Black Alone	6.4%	6.1%	5.8%
2020 American Indian/Alaska Native Alone	1.5%	1.5%	1.6%
2020 Asian Alone	3.5%	3.8%	3.9%
2020 Pacific Islander Alone	0.4%	0.3%	0.3%
2020 Other Race	8.3%	9.0%	9.1%
2020 Two or More Races	4.9%	4.9%	4.8%
2020 Hispanic Origin (Any Race)	25.3%	27.7%	28.0%

Persons of Hispanic origin represent 28.0% of the population in the identified area compared to 18.8% 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 66.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	42	61	75
2000 Households	7,952	53,235	93,140
2010 Households	7,579	54,086	95,521
2020 Total Households	7,806	57,440	100,879
2025 Total Households	7,973	59,291	103,792
2000-2010 Annual Rate	-0.48%	0.16%	0.25%
2010-2020 Annual Rate	0.29%	0.59%	0.53%
2020-2025 Annual Rate	0.42%	0.64%	0.57%
2020 Average Household Size	1.89	2.21	2.24

The household count in this area has changed from 95,521 in 2010 to 100,879 in the current year, a change of 0.53% annually. The five-year projection of households is 103,792, a change of 0.57% annually from the current year total. Average household size is currently 2.24, compared to 2.26 in the year 2010. The number of families in the current year is 56,911 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Broadway & Prudence PAD
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	16.8%	16.2%	16.5%
Median Household Income			
2020 Median Household Income	\$39,241	\$49,452	\$51,177
2025 Median Household Income	\$41,329	\$51,734	\$53,850
2020-2025 Annual Rate	1.04%	0.91%	1.02%
Average Household Income			
2020 Average Household Income	\$50,714	\$64,784	\$70,414
2025 Average Household Income	\$54,936	\$70,254	\$77,463
2020-2025 Annual Rate	1.61%	1.63%	1.93%
Per Capita Income			
2020 Per Capita Income	\$26,639	\$29,129	\$30,993
2025 Per Capita Income	\$28,829	\$31,629	\$34,142
2020-2025 Annual Rate	1.59%	1.66%	1.95%

Households by Income

Current median household income is \$51,177 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$53,850 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$70,414 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$77,463 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,993 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,142 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	135	139	137
2000 Total Housing Units	8,984	57,618	100,332
2000 Owner Occupied Housing Units	3,440	31,008	55,794
2000 Renter Occupied Housing Units	4,512	22,228	37,346
2000 Vacant Housing Units	1,032	4,382	7,192
2010 Total Housing Units	8,621	60,260	106,208
2010 Owner Occupied Housing Units	3,305	30,853	55,273
2010 Renter Occupied Housing Units	4,274	23,233	40,248
2010 Vacant Housing Units	1,042	6,174	10,687
2020 Total Housing Units	9,053	63,609	111,537
2020 Owner Occupied Housing Units	3,088	30,136	53,874
2020 Renter Occupied Housing Units	4,718	27,303	47,005
2020 Vacant Housing Units	1,247	6,169	10,658
2025 Total Housing Units	9,283	65,680	114,730
2025 Owner Occupied Housing Units	3,182	31,224	55,518
2025 Renter Occupied Housing Units	4,792	28,067	48,274
2025 Vacant Housing Units	1,310	6,389	10,938

Currently, 48.3% of the 111,537 housing units in the area are owner occupied; 42.1%, renter occupied; and 9.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 106,208 housing units in the area - 52.0% owner occupied, 37.9% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 2.20%. Median home value in the area is \$202,343, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.27% annually to \$237,617.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Business Summary

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Rings: 1, 3, 5 mile radii

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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	524		4,386		7,622							
Total Employees:	6,964		50,309		83,423							
Total Residential Population:	14,843		128,222		230,017							
Employee/Residential Population Ratio (per 100 Residents)	47		39		36							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	14	2.7%	91	1.3%	84	1.9%	603	1.2%	146	1.9%	999	1.2%
Construction	22	4.2%	103	1.5%	204	4.7%	1,055	2.1%	383	5.0%	2,137	2.6%
Manufacturing	7	1.3%	45	0.6%	85	1.9%	1,061	2.1%	136	1.8%	1,581	1.9%
Transportation	5	1.0%	22	0.3%	72	1.6%	294	0.6%	114	1.5%	453	0.5%
Communication	10	1.9%	302	4.3%	51	1.2%	674	1.3%	76	1.0%	798	1.0%
Utility	1	0.2%	1	0.0%	8	0.2%	32	0.1%	11	0.1%	40	0.0%
Wholesale Trade	12	2.3%	53	0.8%	91	2.1%	587	1.2%	151	2.0%	960	1.2%
Retail Trade Summary	119	22.7%	2,269	32.6%	994	22.7%	17,776	35.3%	1,646	21.6%	25,052	30.0%
Home Improvement	6	1.1%	275	3.9%	39	0.9%	944	1.9%	80	1.0%	1,149	1.4%
General Merchandise Stores	6	1.1%	432	6.2%	32	0.7%	2,205	4.4%	53	0.7%	2,584	3.1%
Food Stores	13	2.5%	307	4.4%	98	2.2%	1,757	3.5%	163	2.1%	3,174	3.8%
Auto Dealers, Gas Stations, Auto Aftermarket	5	1.0%	90	1.3%	60	1.4%	1,129	2.2%	123	1.6%	2,087	2.5%
Apparel & Accessory Stores	5	1.0%	43	0.6%	78	1.8%	1,094	2.2%	114	1.5%	1,248	1.5%
Furniture & Home Furnishings	13	2.5%	153	2.2%	51	1.2%	632	1.3%	105	1.4%	949	1.1%
Eating & Drinking Places	40	7.6%	719	10.3%	352	8.0%	7,593	15.1%	530	7.0%	10,307	12.4%
Miscellaneous Retail	32	6.1%	250	3.6%	282	6.4%	2,423	4.8%	479	6.3%	3,553	4.3%
Finance, Insurance, Real Estate Summary	74	14.1%	813	11.7%	573	13.1%	5,798	11.5%	944	12.4%	8,127	9.7%
Banks, Savings & Lending Institutions	11	2.1%	266	3.8%	80	1.8%	1,144	2.3%	136	1.8%	1,641	2.0%
Securities Brokers	10	1.9%	41	0.6%	80	1.8%	916	1.8%	127	1.7%	1,106	1.3%
Insurance Carriers & Agents	21	4.0%	325	4.7%	136	3.1%	1,638	3.3%	219	2.9%	2,025	2.4%
Real Estate, Holding, Other Investment Offices	32	6.1%	180	2.6%	276	6.3%	2,100	4.2%	461	6.0%	3,355	4.0%
Services Summary	221	42.2%	3,177	45.6%	1,923	43.8%	22,226	44.2%	3,419	44.9%	42,255	50.7%
Hotels & Lodging	3	0.6%	162	2.3%	20	0.5%	658	1.3%	48	0.6%	2,019	2.4%
Automotive Services	12	2.3%	74	1.1%	144	3.3%	1,856	3.7%	214	2.8%	2,270	2.7%
Motion Pictures & Amusements	16	3.1%	554	8.0%	138	3.1%	1,924	3.8%	233	3.1%	3,534	4.2%
Health Services	41	7.8%	957	13.7%	423	9.6%	6,572	13.1%	748	9.8%	14,106	16.9%
Legal Services	8	1.5%	72	1.0%	49	1.1%	335	0.7%	112	1.5%	571	0.7%
Education Institutions & Libraries	9	1.7%	321	4.6%	78	1.8%	2,573	5.1%	153	2.0%	5,407	6.5%
Other Services	133	25.4%	1,037	14.9%	1,072	24.4%	8,309	16.5%	1,911	25.1%	14,349	17.2%
Government	3	0.6%	83	1.2%	8	0.2%	134	0.3%	38	0.5%	878	1.1%
Unclassified Establishments	35	6.7%	3	0.0%	293	6.7%	71	0.1%	560	7.3%	144	0.2%
Totals	524	100.0%	6,964	100.0%	4,386	100.0%	50,309	100.0%	7,622	100.0%	83,423	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

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	0.2%	4	0.1%	6	0.1%	55	0.1%	11	0.1%	90	0.1%
Mining	0	0.0%	0	0.0%	2	0.0%	128	0.3%	6	0.1%	143	0.2%
Utilities	0	0.0%	0	0.0%	1	0.0%	4	0.0%	2	0.0%	8	0.0%
Construction	22	4.2%	103	1.5%	233	5.3%	1,315	2.6%	429	5.6%	2,562	3.1%
Manufacturing	13	2.5%	89	1.3%	109	2.5%	1,174	2.3%	162	2.1%	1,746	2.1%
Wholesale Trade	11	2.1%	44	0.6%	88	2.0%	571	1.1%	143	1.9%	922	1.1%
Retail Trade	75	14.3%	1,521	21.8%	612	14.0%	9,938	19.8%	1,079	14.2%	14,431	17.3%
Motor Vehicle & Parts Dealers	5	1.0%	89	1.3%	53	1.2%	1,087	2.2%	109	1.4%	2,005	2.4%
Furniture & Home Furnishings Stores	10	1.9%	147	2.1%	27	0.6%	317	0.6%	56	0.7%	485	0.6%
Electronics & Appliance Stores	1	0.2%	1	0.0%	24	0.5%	303	0.6%	43	0.6%	395	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.1%	275	3.9%	39	0.9%	944	1.9%	80	1.0%	1,149	1.4%
Food & Beverage Stores	10	1.9%	273	3.9%	72	1.6%	1,562	3.1%	130	1.7%	2,922	3.5%
Health & Personal Care Stores	7	1.3%	62	0.9%	78	1.8%	926	1.8%	130	1.7%	1,381	1.7%
Gasoline Stations	0	0.0%	1	0.0%	7	0.2%	42	0.1%	14	0.2%	82	0.1%
Clothing & Clothing Accessories Stores	6	1.1%	46	0.7%	96	2.2%	1,197	2.4%	143	1.9%	1,372	1.6%
Sport Goods, Hobby, Book, & Music Stores	9	1.7%	100	1.4%	52	1.2%	512	1.0%	92	1.2%	735	0.9%
General Merchandise Stores	6	1.1%	432	6.2%	32	0.7%	2,205	4.4%	53	0.7%	2,584	3.1%
Miscellaneous Store Retailers	13	2.5%	93	1.3%	102	2.3%	792	1.6%	177	2.3%	1,248	1.5%
Nonstore Retailers	2	0.4%	1	0.0%	30	0.7%	52	0.1%	53	0.7%	75	0.1%
Transportation & Warehousing	2	0.4%	10	0.1%	30	0.7%	159	0.3%	54	0.7%	262	0.3%
Information	15	2.9%	375	5.4%	88	2.0%	1,095	2.2%	152	2.0%	1,650	2.0%
Finance & Insurance	42	8.0%	633	9.1%	306	7.0%	3,737	7.4%	498	6.5%	4,837	5.8%
Central Bank/Credit Intermediation & Related Activities	11	2.1%	266	3.8%	84	1.9%	1,169	2.3%	144	1.9%	1,691	2.0%
Securities, Commodity Contracts & Other Financial	10	1.9%	41	0.6%	86	2.0%	930	1.8%	134	1.8%	1,121	1.3%
Insurance Carriers & Related Activities; Funds, Trusts &	21	4.0%	325	4.7%	136	3.1%	1,638	3.3%	219	2.9%	2,025	2.4%
Real Estate, Rental & Leasing	40	7.6%	173	2.5%	341	7.8%	1,931	3.8%	552	7.2%	3,074	3.7%
Professional, Scientific & Tech Services	57	10.9%	271	3.9%	418	9.5%	2,789	5.5%	786	10.3%	4,725	5.7%
Legal Services	9	1.7%	90	1.3%	60	1.4%	485	1.0%	132	1.7%	788	0.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%	5	0.1%	34	0.1%	10	0.1%	66	0.1%
Administrative & Support & Waste Management & Remediation	20	3.8%	107	1.5%	189	4.3%	1,511	3.0%	313	4.1%	2,315	2.8%
Educational Services	12	2.3%	325	4.7%	113	2.6%	2,674	5.3%	204	2.7%	5,493	6.6%
Health Care & Social Assistance	56	10.7%	1,332	19.1%	541	12.3%	8,709	17.3%	965	12.7%	17,859	21.4%
Arts, Entertainment & Recreation	8	1.5%	520	7.5%	83	1.9%	1,770	3.5%	142	1.9%	3,391	4.1%
Accommodation & Food Services	43	8.2%	880	12.6%	382	8.7%	8,358	16.6%	591	7.8%	12,459	14.9%
Accommodation	3	0.6%	162	2.3%	20	0.5%	658	1.3%	48	0.6%	2,019	2.4%
Food Services & Drinking Places	40	7.6%	719	10.3%	363	8.3%	7,700	15.3%	543	7.1%	10,440	12.5%
Other Services (except Public Administration)	69	13.2%	490	7.0%	536	12.2%	4,153	8.3%	925	12.1%	6,367	7.6%
Automotive Repair & Maintenance	12	2.3%	74	1.1%	120	2.7%	1,757	3.5%	180	2.4%	2,111	2.5%
Public Administration	3	0.6%	83	1.2%	8	0.2%	134	0.3%	38	0.5%	878	1.1%
Unclassified Establishments	35	6.7%	3	0.0%	293	6.7%	71	0.1%	560	7.3%	144	0.2%
Total	524	100.0%	6,964	100.0%	4,386	100.0%	50,309	100.0%	7,622	100.0%	83,423	100.0%

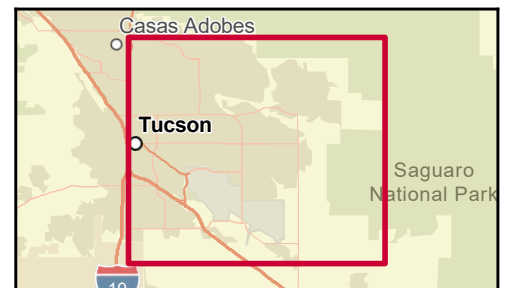
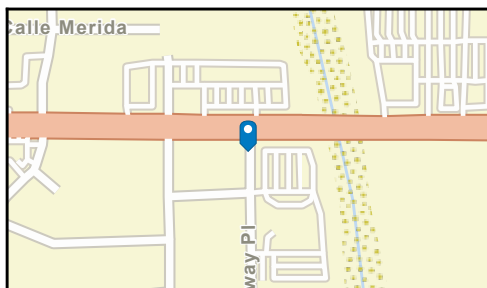
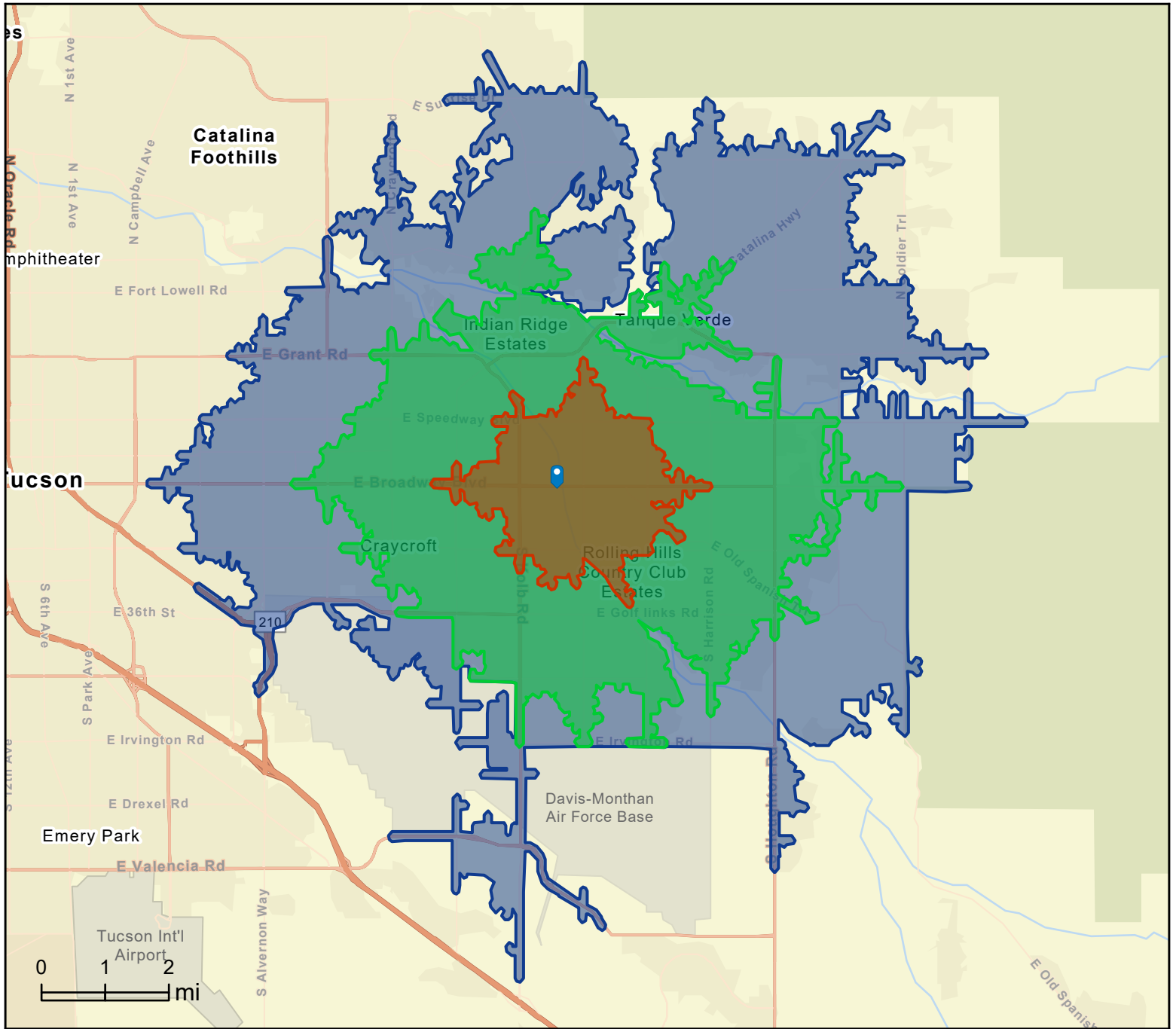
Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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

Broadway & Prudence PAD 2
 50 S Broadway Pl, Tucson, Arizona, 85710
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101



Executive Summary

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	31,371	144,442	233,937
2010 Population	31,228	145,040	237,448
2020 Population	32,313	152,118	248,903
2025 Population	33,084	156,434	255,846
2000-2010 Annual Rate	-0.05%	0.04%	0.15%
2010-2020 Annual Rate	0.33%	0.47%	0.46%
2020-2025 Annual Rate	0.47%	0.56%	0.55%
2020 Male Population	47.3%	48.1%	48.4%
2020 Female Population	52.7%	51.9%	51.6%
2020 Median Age	41.2	42.2	42.1

In the identified area, the current year population is 248,903. In 2010, the Census count in the area was 237,448. The rate of change since 2010 was 0.46% annually. The five-year projection for the population in the area is 255,846 representing a change of 0.55% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	74.6%	74.8%	74.9%
2020 Black Alone	7.1%	6.0%	5.6%
2020 American Indian/Alaska Native Alone	1.4%	1.4%	1.6%
2020 Asian Alone	3.2%	3.9%	4.0%
2020 Pacific Islander Alone	0.4%	0.3%	0.3%
2020 Other Race	8.1%	8.8%	8.9%
2020 Two or More Races	5.1%	4.8%	4.8%
2020 Hispanic Origin (Any Race)	25.9%	27.3%	27.5%

Persons of Hispanic origin represent 27.5% of the population in the identified area compared to 18.8% 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 66.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	47	66	79
2000 Households	15,047	62,682	100,283
2010 Households	15,062	64,261	103,918
2020 Total Households	15,627	67,901	109,663
2025 Total Households	16,006	69,946	112,880
2000-2010 Annual Rate	0.01%	0.25%	0.36%
2010-2020 Annual Rate	0.36%	0.54%	0.53%
2020-2025 Annual Rate	0.48%	0.60%	0.58%
2020 Average Household Size	2.05	2.22	2.24

The household count in this area has changed from 103,918 in 2010 to 109,663 in the current year, a change of 0.53% annually. The five-year projection of households is 112,880, a change of 0.58% annually from the current year total. Average household size is currently 2.24, compared to 2.26 in the year 2010. The number of families in the current year is 61,975 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	17.1%	16.1%	17.1%
Median Household Income			
2020 Median Household Income	\$42,080	\$50,614	\$52,013
2025 Median Household Income	\$44,468	\$52,887	\$54,922
2020-2025 Annual Rate	1.11%	0.88%	1.09%
Average Household Income			
2020 Average Household Income	\$55,645	\$66,914	\$72,621
2025 Average Household Income	\$60,050	\$72,960	\$80,271
2020-2025 Annual Rate	1.54%	1.75%	2.02%
Per Capita Income			
2020 Per Capita Income	\$26,861	\$29,926	\$31,985
2025 Per Capita Income	\$29,010	\$32,684	\$35,393
2020-2025 Annual Rate	1.55%	1.78%	2.05%

Households by Income

Current median household income is \$52,013 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,922 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$72,621 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$80,271 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,985 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,393 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	132	140	132
2000 Total Housing Units	16,899	67,625	108,037
2000 Owner Occupied Housing Units	7,270	37,961	60,637
2000 Renter Occupied Housing Units	7,777	24,721	39,645
2000 Vacant Housing Units	1,852	4,943	7,755
2010 Total Housing Units	17,205	71,171	115,613
2010 Owner Occupied Housing Units	7,033	37,890	60,823
2010 Renter Occupied Housing Units	8,029	26,371	43,095
2010 Vacant Housing Units	2,143	6,910	11,695
2020 Total Housing Units	18,006	74,818	121,216
2020 Owner Occupied Housing Units	6,637	36,957	59,486
2020 Renter Occupied Housing Units	8,990	30,945	50,176
2020 Vacant Housing Units	2,379	6,917	11,553
2025 Total Housing Units	18,494	77,086	124,723
2025 Owner Occupied Housing Units	6,844	38,141	61,424
2025 Renter Occupied Housing Units	9,161	31,805	51,456
2025 Vacant Housing Units	2,488	7,140	11,843

Currently, 49.1% of the 121,216 housing units in the area are owner occupied; 41.4%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 115,613 housing units in the area - 52.6% owner occupied, 37.3% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 2.13%. Median home value in the area is \$212,512, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.05% annually to \$246,981.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Business Summary

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

Data for all businesses in area		5 minutes		10 minutes		15 minutes						
Total Businesses:		1,161		5,182		8,434						
Total Employees:		13,156		57,378		91,662						
Total Residential Population:		32,313		152,118		248,903						
Employee/Residential Population Ratio (per 100 Residents)		41		38		37						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	32	2.8%	180	1.4%	99	1.9%	684	1.2%	165	2.0%	1,085	1.2%
Construction	62	5.3%	269	2.0%	246	4.7%	1,338	2.3%	436	5.2%	2,519	2.7%
Manufacturing	18	1.6%	134	1.0%	97	1.9%	1,130	2.0%	160	1.9%	1,864	2.0%
Transportation	18	1.6%	59	0.4%	81	1.6%	324	0.6%	127	1.5%	578	0.6%
Communication	16	1.4%	436	3.3%	57	1.1%	703	1.2%	83	1.0%	845	0.9%
Utility	3	0.3%	19	0.1%	9	0.2%	34	0.1%	13	0.2%	48	0.1%
Wholesale Trade	23	2.0%	109	0.8%	104	2.0%	649	1.1%	176	2.1%	1,220	1.3%
Retail Trade Summary	256	22.0%	4,246	32.3%	1,159	22.4%	19,508	34.0%	1,816	21.5%	28,367	30.9%
Home Improvement	18	1.6%	538	4.1%	50	1.0%	1,009	1.8%	85	1.0%	1,447	1.6%
General Merchandise Stores	12	1.0%	640	4.9%	35	0.7%	2,238	3.9%	60	0.7%	3,413	3.7%
Food Stores	25	2.2%	473	3.6%	117	2.3%	2,126	3.7%	182	2.2%	3,549	3.9%
Auto Dealers, Gas Stations, Auto Aftermarket	14	1.2%	224	1.7%	69	1.3%	1,195	2.1%	136	1.6%	2,281	2.5%
Apparel & Accessory Stores	13	1.1%	135	1.0%	88	1.7%	1,172	2.0%	122	1.4%	1,277	1.4%
Furniture & Home Furnishings	18	1.6%	200	1.5%	63	1.2%	719	1.3%	119	1.4%	1,109	1.2%
Eating & Drinking Places	88	7.6%	1,466	11.1%	402	7.8%	8,362	14.6%	582	6.9%	11,384	12.4%
Miscellaneous Retail	67	5.8%	571	4.3%	334	6.4%	2,687	4.7%	531	6.3%	3,909	4.3%
Finance, Insurance, Real Estate Summary	160	13.8%	1,478	11.2%	673	13.0%	6,388	11.1%	1,026	12.2%	8,817	9.6%
Banks, Savings & Lending Institutions	25	2.2%	390	3.0%	100	1.9%	1,282	2.2%	147	1.7%	1,995	2.2%
Securities Brokers	16	1.4%	59	0.4%	89	1.7%	949	1.7%	139	1.6%	1,149	1.3%
Insurance Carriers & Agents	39	3.4%	444	3.4%	162	3.1%	1,725	3.0%	235	2.8%	2,078	2.3%
Real Estate, Holding, Other Investment Offices	80	6.9%	585	4.4%	322	6.2%	2,432	4.2%	505	6.0%	3,596	3.9%
Services Summary	497	42.8%	6,097	46.3%	2,271	43.8%	26,200	45.7%	3,762	44.6%	45,145	49.3%
Hotels & Lodging	5	0.4%	212	1.6%	27	0.5%	842	1.5%	49	0.6%	1,687	1.8%
Automotive Services	36	3.1%	255	1.9%	160	3.1%	1,942	3.4%	231	2.7%	2,490	2.7%
Motion Pictures & Amusements	34	2.9%	1,112	8.5%	159	3.1%	2,008	3.5%	265	3.1%	3,869	4.2%
Health Services	109	9.4%	1,570	11.9%	480	9.3%	7,451	13.0%	781	9.3%	14,475	15.8%
Legal Services	9	0.8%	78	0.6%	65	1.3%	403	0.7%	140	1.7%	737	0.8%
Education Institutions & Libraries	24	2.1%	786	6.0%	99	1.9%	3,778	6.6%	167	2.0%	5,788	6.3%
Other Services	281	24.2%	2,084	15.8%	1,281	24.7%	9,777	17.0%	2,130	25.3%	16,099	17.6%
Government	6	0.5%	118	0.9%	17	0.3%	329	0.6%	44	0.5%	1,013	1.1%
Unclassified Establishments	70	6.0%	12	0.1%	371	7.2%	91	0.2%	626	7.4%	160	0.2%
Totals	1,161	100.0%	13,156	100.0%	5,182	100.0%	57,378	100.0%	8,434	100.0%	91,662	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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Business Summary

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.22065
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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	1	0.1%	4	0.0%	6	0.1%	44	0.1%	13	0.2%	119	0.1%
Mining	0	0.0%	0	0.0%	4	0.1%	134	0.2%	7	0.1%	152	0.2%
Utilities	0	0.0%	0	0.0%	1	0.0%	5	0.0%	3	0.0%	9	0.0%
Construction	69	5.9%	334	2.5%	280	5.4%	1,676	2.9%	488	5.8%	2,971	3.2%
Manufacturing	27	2.3%	191	1.5%	120	2.3%	1,251	2.2%	188	2.2%	2,095	2.3%
Wholesale Trade	22	1.9%	100	0.8%	100	1.9%	632	1.1%	168	2.0%	1,165	1.3%
Retail Trade	160	13.8%	2,725	20.7%	726	14.0%	10,888	19.0%	1,192	14.1%	16,544	18.0%
Motor Vehicle & Parts Dealers	12	1.0%	218	1.7%	61	1.2%	1,151	2.0%	121	1.4%	2,193	2.4%
Furniture & Home Furnishings Stores	12	1.0%	173	1.3%	32	0.6%	356	0.6%	64	0.8%	533	0.6%
Electronics & Appliance Stores	4	0.3%	14	0.1%	28	0.5%	319	0.6%	47	0.6%	484	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	18	1.6%	538	4.1%	50	1.0%	1,009	1.8%	85	1.0%	1,447	1.6%
Food & Beverage Stores	18	1.6%	418	3.2%	90	1.7%	1,919	3.3%	146	1.7%	3,189	3.5%
Health & Personal Care Stores	17	1.5%	164	1.2%	92	1.8%	1,032	1.8%	142	1.7%	1,489	1.6%
Gasoline Stations	2	0.2%	6	0.0%	8	0.2%	45	0.1%	15	0.2%	87	0.1%
Clothing & Clothing Accessories Stores	15	1.3%	144	1.1%	109	2.1%	1,277	2.2%	155	1.8%	1,413	1.5%
Sport Goods, Hobby, Book, & Music Stores	16	1.4%	174	1.3%	65	1.3%	599	1.0%	100	1.2%	783	0.9%
General Merchandise Stores	12	1.0%	640	4.9%	35	0.7%	2,238	3.9%	60	0.7%	3,413	3.7%
Miscellaneous Store Retailers	25	2.2%	209	1.6%	120	2.3%	888	1.5%	200	2.4%	1,428	1.6%
Nonstore Retailers	8	0.7%	29	0.2%	36	0.7%	55	0.1%	57	0.7%	85	0.1%
Transportation & Warehousing	6	0.5%	28	0.2%	37	0.7%	187	0.3%	62	0.7%	361	0.4%
Information	25	2.2%	551	4.2%	102	2.0%	1,296	2.3%	174	2.1%	1,864	2.0%
Finance & Insurance	80	6.9%	896	6.8%	362	7.0%	4,000	7.0%	537	6.4%	5,287	5.8%
Central Bank/Credit Intermediation & Related Activities	25	2.2%	391	3.0%	105	2.0%	1,312	2.3%	155	1.8%	2,045	2.2%
Securities, Commodity Contracts & Other Financial	17	1.5%	61	0.5%	95	1.8%	964	1.7%	147	1.7%	1,165	1.3%
Insurance Carriers & Related Activities; Funds, Trusts &	39	3.4%	444	3.4%	162	3.1%	1,725	3.0%	235	2.8%	2,078	2.3%
Real Estate, Rental & Leasing	98	8.4%	531	4.0%	390	7.5%	2,200	3.8%	606	7.2%	3,324	3.6%
Professional, Scientific & Tech Services	106	9.1%	489	3.7%	512	9.9%	3,274	5.7%	896	10.6%	5,449	5.9%
Legal Services	12	1.0%	126	1.0%	78	1.5%	591	1.0%	164	1.9%	975	1.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	7	0.1%	45	0.1%	13	0.2%	75	0.1%
Administrative & Support & Waste Management & Remediation	50	4.3%	352	2.7%	227	4.4%	1,744	3.0%	345	4.1%	2,486	2.7%
Educational Services	31	2.7%	818	6.2%	138	2.7%	3,861	6.7%	227	2.7%	5,900	6.4%
Health Care & Social Assistance	139	12.0%	2,137	16.2%	620	12.0%	9,892	17.2%	1,016	12.0%	18,491	20.2%
Arts, Entertainment & Recreation	20	1.7%	1,072	8.1%	94	1.8%	1,843	3.2%	159	1.9%	3,678	4.0%
Accommodation & Food Services	94	8.1%	1,682	12.8%	441	8.5%	9,314	16.2%	645	7.6%	13,206	14.4%
Accommodation	5	0.4%	212	1.6%	27	0.5%	842	1.5%	49	0.6%	1,687	1.8%
Food Services & Drinking Places	89	7.7%	1,470	11.2%	413	8.0%	8,472	14.8%	596	7.1%	11,519	12.6%
Other Services (except Public Administration)	156	13.4%	1,117	8.5%	630	12.2%	4,672	8.1%	1,025	12.2%	7,313	8.0%
Automotive Repair & Maintenance	33	2.8%	246	1.9%	135	2.6%	1,827	3.2%	193	2.3%	2,293	2.5%
Public Administration	6	0.5%	118	0.9%	17	0.3%	329	0.6%	44	0.5%	1,013	1.1%
Unclassified Establishments	70	6.0%	12	0.1%	371	7.2%	91	0.2%	626	7.4%	160	0.2%
Total	1,161	100.0%	13,156	100.0%	5,182	100.0%	57,378	100.0%	8,434	100.0%	91,662	100.0%

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