



# COMMERCIAL RETAIL ADVISORS, LLC

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Tucson, AZ 85711  
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## SANTA CRUZ PLAZA



### Property Description

Location: NEC of I-19 & Ajo Way (aka SR 86)  
Tucson, AZ

Spaces Available: 2,880 SF      1,200 SF  
1,500 SF (hair salon)      3,240 SF  
2,400 SF } Contiguous      3,460 SF } Up to 10,000 SF  
4,800 SF } Contiguous      3,300 SF } Up to 12,000 SF  
4,800 SF } Up to 12,000 SF

Lease Rate: \$15.00 - \$16.00/SF/YR, NNN

Triple Net Expenses: \$4.50/SF/YR (estimated)

Zoning: C-1

### Highlights

- ◆ Santa Cruz Plaza is located in the heart of southwest Tucson at Interstate 19 and Ajo Way (aka SR 86).
- ◆ This center is one of the largest in the area with approximately 260,000 sq. ft. of retail space.
- ◆ Tenants include Fry's Food & Drug Store, Burlington Coat Factory, Burlington Mattress, Boot Barn, Wells Fargo Bank, Desert Sports & Fitness, Sally Beauty, Subway, and many other fine retailers.
- ◆ The trade area pulls from all of southwest Tucson including down to the US/Mexico border area, which is 60 miles to the south.
- ◆ This is an excellent opportunity for a retailer, restaurant or service tenant to locate in southwest Tucson.

### Traffic Counts

Ajo Way: 25,172 VPD (2017)

I-19: 83,977 VPD (2018)

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Total: 109,149 VPD

(Source: Pima Association of Governments & ADOT)



### Demographic Highlights

2018 Estimates	1 MI	3 MI	5 MI
Population:	14,204	103,389	231,114
Households:	4,675	32,817	78,498
Housing Units:	5,391	37,545	88,832
Average HH Income:	\$38,299	\$44,190	\$48,329

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

For information, contact:  
Craig Finrock, CCIM, CRX, CLS  
Designated Broker  
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# Santa Cruz Plaza

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SITE PLAN



Site Plan Not To Scale

Ajo Way

SUITE	ADDRESS	TENANT	SF
A-01	3744 S 16th Ave.	AVAILABLE	2,880
A-02	3742 S 16th Ave.	GNC	1,080
A-03	3740 S 16th Ave.	Moonlight Nails	840
A-04 -05	3736 S 16th Ave.	Allied Cash Advance	1800
A-06	3730 S 16th Ave.	ARTE Salon & Barber	960
A-07	3728 S 16th Ave.	Sally Beauty Supply	1,740
A-09	3724 S 16th Ave.	AVAILABLE (Hair Salon)	1,500
A-10	3722 S 16th Ave.	AVAILABLE	1,200
A-11	3720 S 16th Ave.	AVAILABLE (contiguous)	2,400
A-12	3714 S 16th Ave.	AVAILABLE (contiguous)	4,800
A-13-15	3708 S 16th Ave.	AVAILABLE (contiguous)	4,800
B-01	3662 S 16th Ave.	DAVITA Inc.	9,325
B-02	3672 S 16th Ave.	Desert Sports Fitness	15,675
C-01	3660 S 16th Ave.	Burlington Coat Factory	76,240

SUITE	ADDRESS	TENANT	SF
D-01	3658 S 16th Ave.	AVAILABLE (contiguous)	3,240
D-02	3656 S 16th Ave.	AVAILABLE (contiguous)	3,460
D-03	3652 S 16th Ave.	AVAILABLE (contiguous)	3,300
E-01	3640 S 16th Ave.	Fry's Food & Drug Store	53,380
F-01	3782 S 16th Ave.	Affordable Dentures	2,400
F-02, F-03	3788 S 16th Ave.	Nationwide Vision Center	2,400
F-05	3790 S 16th Ave.	AVAILABLE (Cricket)*	1,200
F-06	3792 S 16th Ave.	Subway	1,200
G-01	802 W Ajo Wy.	Wells Fargo Bank	5,956
H-01	3780 S 16th Ave.	Burlington Mattress	8,000
J-01	3776 S 16th Ave.	Boot Barn	15,377
K-01	PAD	AVAILABLE [not a part]	10,725
L-01	3770 S 16th Ave.	Tucson Family Medical Clinic	8,555
N-01	3754 S 16th Ave.	AVAILABLE [not a part]	24,990
<b>TOTAL GLA:</b>			<b>266,623</b>

\* Please Do Not Disturb Tenant





# Executive Summary

Santa Cruz Plaza  
 3640 S 16th Ave, Tucson, Arizona, 85713  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.18036  
 Longitude: -110.98193

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	13,599	92,986	207,085
2010 Population	13,758	99,589	224,002
2018 Population	14,204	103,389	231,114
2023 Population	14,601	106,490	237,437
2000-2010 Annual Rate	0.12%	0.69%	0.79%
2010-2018 Annual Rate	0.39%	0.45%	0.38%
2018-2023 Annual Rate	0.55%	0.59%	0.54%
2018 Male Population	49.3%	49.7%	49.5%
2018 Female Population	50.7%	50.3%	50.5%
2018 Median Age	33.3	31.3	29.8

In the identified area, the current year population is 231,114. In 2010, the Census count in the area was 224,002. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 237,437 representing a change of 0.54% annually from 2018 to 2023. Currently, the population is 49.5% male and 50.5% female.

**Median Age**

The median age in this area is 33.3, compared to U.S. median age of 38.3.

<b>Race and Ethnicity</b>			
2018 White Alone	57.3%	54.0%	57.7%
2018 Black Alone	1.5%	3.7%	3.7%
2018 American Indian/Alaska Native Alone	5.7%	5.2%	4.7%
2018 Asian Alone	0.5%	0.9%	2.3%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	31.9%	32.3%	27.4%
2018 Two or More Races	3.1%	3.9%	4.1%
2018 Hispanic Origin (Any Race)	86.3%	80.3%	68.7%

Persons of Hispanic origin represent 68.7% of the population in the identified area compared to 18.3% 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 80.8 in the identified area, compared to 64.3 for the U.S. as a whole.

<b>Households</b>			
2000 Households	4,421	29,407	69,892
2010 Households	4,542	31,704	76,278
2018 Total Households	4,675	32,817	78,498
2023 Total Households	4,807	33,810	80,692
2000-2010 Annual Rate	0.27%	0.75%	0.88%
2010-2018 Annual Rate	0.35%	0.42%	0.35%
2018-2023 Annual Rate	0.56%	0.60%	0.55%
2018 Average Household Size	3.01	3.06	2.80

The household count in this area has changed from 76,278 in 2010 to 78,498 in the current year, a change of 0.35% annually. The five-year projection of households is 80,692, a change of 0.55% annually from the current year total. Average household size is currently 2.80, compared to 2.79 in the year 2010. The number of families in the current year is 47,889 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$28,138	\$33,697	\$34,848
2023 Median Household Income	\$31,743	\$37,589	\$38,859
2018-2023 Annual Rate	2.44%	2.21%	2.20%
<b>Average Household Income</b>			
2018 Average Household Income	\$38,299	\$44,190	\$48,329
2023 Average Household Income	\$45,121	\$51,569	\$56,540
2018-2023 Annual Rate	3.33%	3.14%	3.19%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$12,793	\$14,872	\$17,045
2023 Per Capita Income	\$15,006	\$17,210	\$19,829
2018-2023 Annual Rate	3.24%	2.96%	3.07%

Current median household income is \$34,848 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$38,859 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$48,329 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$56,540 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$17,045 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$19,829 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,016	32,307	76,249
2000 Owner Occupied Housing Units	2,809	17,216	38,926
2000 Renter Occupied Housing Units	1,612	12,190	30,966
2000 Vacant Housing Units	595	2,901	6,357
2010 Total Housing Units	5,172	36,011	85,851
2010 Owner Occupied Housing Units	2,685	17,815	40,225
2010 Renter Occupied Housing Units	1,857	13,889	36,053
2010 Vacant Housing Units	630	4,307	9,573
2018 Total Housing Units	5,391	37,545	88,832
2018 Owner Occupied Housing Units	2,673	17,741	39,799
2018 Renter Occupied Housing Units	2,003	15,077	38,699
2018 Vacant Housing Units	716	4,728	10,334
2023 Total Housing Units	5,558	38,772	91,536
2023 Owner Occupied Housing Units	2,879	19,062	42,477
2023 Renter Occupied Housing Units	1,928	14,748	38,215
2023 Vacant Housing Units	751	4,962	10,844

Currently, 44.8% of the 88,832 housing units in the area are owner occupied; 43.6%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 85,851 housing units in the area - 46.9% owner occupied, 42.0% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 1.53%. Median home value in the area is \$139,760, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 4.27% annually to \$172,218.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



# Business Summary

Santa Cruz Plaza  
 3640 S 16th Ave, Tucson, Arizona, 85713  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.18036  
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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	337		2,837		8,215							
Total Employees:	3,974		44,692		144,944							
Total Residential Population:	14,204		103,389		231,114							
Employee/Residential Population Ratio (per 100 Residents)	28		43		63							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	1.2%	45	1.1%	26	0.9%	207	0.5%	84	1.0%	953	0.7%
Construction	16	4.7%	129	3.2%	161	5.7%	1,633	3.7%	541	6.6%	6,622	4.6%
Manufacturing	3	0.9%	11	0.3%	92	3.2%	2,296	5.1%	362	4.4%	12,287	8.5%
Transportation	15	4.5%	79	2.0%	87	3.1%	1,601	3.6%	227	2.8%	3,918	2.7%
Communication	5	1.5%	29	0.7%	40	1.4%	274	0.6%	92	1.1%	1,212	0.8%
Utility	0	0.0%	0	0.0%	10	0.4%	522	1.2%	31	0.4%	1,356	0.9%
Wholesale Trade	5	1.5%	37	0.9%	125	4.4%	1,616	3.6%	407	5.0%	6,229	4.3%
Retail Trade Summary	90	26.7%	1,212	30.5%	633	22.3%	9,171	20.5%	1,694	20.6%	24,199	16.7%
Home Improvement	4	1.2%	21	0.5%	37	1.3%	431	1.0%	115	1.4%	1,859	1.3%
General Merchandise Stores	8	2.4%	137	3.4%	30	1.1%	986	2.2%	60	0.7%	2,017	1.4%
Food Stores	13	3.9%	249	6.3%	72	2.5%	1,194	2.7%	176	2.1%	3,007	2.1%
Auto Dealers, Gas Stations, Auto Aftermarket	13	3.9%	173	4.4%	79	2.8%	700	1.6%	190	2.3%	2,118	1.5%
Apparel & Accessory Stores	7	2.1%	32	0.8%	32	1.1%	229	0.5%	65	0.8%	396	0.3%
Furniture & Home Furnishings	4	1.2%	13	0.3%	57	2.0%	637	1.4%	143	1.7%	1,243	0.9%
Eating & Drinking Places	27	8.0%	503	12.7%	179	6.3%	3,385	7.6%	525	6.4%	9,711	6.7%
Miscellaneous Retail	13	3.9%	84	2.1%	147	5.2%	1,609	3.6%	419	5.1%	3,848	2.7%
Finance, Insurance, Real Estate Summary	43	12.8%	175	4.4%	201	7.1%	1,551	3.5%	535	6.5%	3,888	2.7%
Banks, Savings & Lending Institutions	10	3.0%	64	1.6%	37	1.3%	267	0.6%	88	1.1%	837	0.6%
Securities Brokers	4	1.2%	12	0.3%	12	0.4%	45	0.1%	41	0.5%	212	0.1%
Insurance Carriers & Agents	17	5.0%	51	1.3%	53	1.9%	157	0.4%	125	1.5%	482	0.3%
Real Estate, Holding, Other Investment Offices	13	3.9%	49	1.2%	100	3.5%	1,082	2.4%	281	3.4%	2,358	1.6%
Services Summary	143	42.4%	2,179	54.8%	1,107	39.0%	17,193	38.5%	3,414	41.6%	70,014	48.3%
Hotels & Lodging	4	1.2%	36	0.9%	36	1.3%	810	1.8%	98	1.2%	2,150	1.5%
Automotive Services	20	5.9%	90	2.3%	116	4.1%	632	1.4%	346	4.2%	2,287	1.6%
Motion Pictures & Amusements	11	3.3%	390	9.8%	83	2.9%	1,574	3.5%	221	2.7%	3,860	2.7%
Health Services	17	5.0%	675	17.0%	114	4.0%	2,939	6.6%	326	4.0%	11,197	7.7%
Legal Services	1	0.3%	1	0.0%	85	3.0%	417	0.9%	252	3.1%	1,216	0.8%
Education Institutions & Libraries	7	2.1%	449	11.3%	84	3.0%	4,257	9.5%	327	4.0%	29,597	20.4%
Other Services	84	24.9%	539	13.6%	589	20.8%	6,564	14.7%	1,843	22.4%	19,707	13.6%
Government	0	0.0%	0	0.0%	215	7.6%	8,440	18.9%	368	4.5%	14,031	9.7%
Unclassified Establishments	11	3.3%	79	2.0%	140	4.9%	187	0.4%	460	5.6%	235	0.2%
Totals	337	100.0%	3,974	100.0%	2,837	100.0%	44,692	100.0%	8,215	100.0%	144,944	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

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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 3640 S 16th Ave, Tucson, Arizona, 85713  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.18036  
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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%	2	0.1%	22	0.0%	6	0.1%	60	0.0%
Mining	0	0.0%	0	0.0%	2	0.1%	30	0.1%	11	0.1%	125	0.1%
Utilities	0	0.0%	0	0.0%	6	0.2%	475	1.1%	22	0.3%	1,270	0.9%
Construction	18	5.3%	142	3.6%	172	6.1%	1,693	3.8%	577	7.0%	6,851	4.7%
Manufacturing	5	1.5%	17	0.4%	111	3.9%	1,377	3.1%	400	4.9%	11,312	7.8%
Wholesale Trade	5	1.5%	37	0.9%	125	4.4%	1,616	3.6%	407	5.0%	6,227	4.3%
Retail Trade	61	18.1%	703	17.7%	426	15.0%	5,630	12.6%	1,104	13.4%	13,965	9.6%
Motor Vehicle & Parts Dealers	10	3.0%	157	4.0%	68	2.4%	636	1.4%	162	2.0%	1,845	1.3%
Furniture & Home Furnishings Stores	3	0.9%	8	0.2%	29	1.0%	294	0.7%	68	0.8%	596	0.4%
Electronics & Appliance Stores	1	0.3%	5	0.1%	15	0.5%	281	0.6%	40	0.5%	401	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	4	1.2%	21	0.5%	36	1.3%	430	1.0%	110	1.3%	1,849	1.3%
Food & Beverage Stores	13	3.9%	255	6.4%	65	2.3%	1,161	2.6%	163	2.0%	2,777	1.9%
Health & Personal Care Stores	5	1.5%	53	1.3%	29	1.0%	298	0.7%	85	1.0%	1,149	0.8%
Gasoline Stations	3	0.9%	16	0.4%	11	0.4%	63	0.1%	28	0.3%	273	0.2%
Clothing & Clothing Accessories Stores	9	2.7%	38	1.0%	43	1.5%	261	0.6%	94	1.1%	470	0.3%
Sport Goods, Hobby, Book, & Music Stores	1	0.3%	1	0.0%	18	0.6%	132	0.3%	79	1.0%	508	0.4%
General Merchandise Stores	8	2.4%	137	3.4%	30	1.1%	986	2.2%	60	0.7%	2,017	1.4%
Miscellaneous Store Retailers	2	0.6%	10	0.3%	69	2.4%	653	1.5%	187	2.3%	1,504	1.0%
Nonstore Retailers	2	0.6%	2	0.1%	13	0.5%	435	1.0%	27	0.3%	576	0.4%
Transportation & Warehousing	13	3.9%	75	1.9%	73	2.6%	1,533	3.4%	197	2.4%	3,773	2.6%
Information	6	1.8%	29	0.7%	76	2.7%	1,797	4.0%	193	2.3%	4,060	2.8%
Finance & Insurance	32	9.5%	132	3.3%	107	3.8%	491	1.1%	266	3.2%	1,594	1.1%
Central Bank/Credit Intermediation & Related Activities	12	3.6%	70	1.8%	42	1.5%	289	0.6%	98	1.2%	891	0.6%
Securities, Commodity Contracts & Other Financial	4	1.2%	12	0.3%	12	0.4%	45	0.1%	43	0.5%	222	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	17	5.0%	51	1.3%	53	1.9%	157	0.4%	125	1.5%	482	0.3%
Real Estate, Rental & Leasing	23	6.8%	71	1.8%	151	5.3%	949	2.1%	440	5.4%	2,643	1.8%
Professional, Scientific & Tech Services	20	5.9%	93	2.3%	264	9.3%	1,707	3.8%	840	10.2%	6,129	4.2%
Legal Services	2	0.6%	4	0.1%	92	3.2%	446	1.0%	273	3.3%	1,294	0.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.0%	297	0.7%	3	0.0%	462	0.3%
Administrative & Support & Waste Management & Remediation	8	2.4%	24	0.6%	83	2.9%	1,030	2.3%	273	3.3%	4,917	3.4%
Educational Services	7	2.1%	450	11.3%	80	2.8%	4,152	9.3%	327	4.0%	28,960	20.0%
Health Care & Social Assistance	23	6.8%	872	21.9%	189	6.7%	5,393	12.1%	524	6.4%	15,633	10.8%
Arts, Entertainment & Recreation	4	1.2%	388	9.8%	50	1.8%	1,349	3.0%	164	2.0%	3,791	2.6%
Accommodation & Food Services	31	9.2%	539	13.6%	219	7.7%	4,208	9.4%	633	7.7%	11,904	8.2%
Accommodation	4	1.2%	36	0.9%	36	1.3%	810	1.8%	98	1.2%	2,150	1.5%
Food Services & Drinking Places	27	8.0%	503	12.7%	182	6.4%	3,398	7.6%	535	6.5%	9,753	6.7%
Other Services (except Public Administration)	68	20.2%	323	8.1%	345	12.2%	2,217	5.0%	999	12.2%	6,903	4.8%
Automotive Repair & Maintenance	18	5.3%	84	2.1%	94	3.3%	524	1.2%	262	3.2%	1,594	1.1%
Public Administration	0	0.0%	0	0.0%	216	7.6%	8,540	19.1%	369	4.5%	14,131	9.7%
Unclassified Establishments	11	3.3%	79	2.0%	139	4.9%	186	0.4%	459	5.6%	233	0.2%
<b>Total</b>	<b>337</b>	<b>100.0%</b>	<b>3,974</b>	<b>100.0%</b>	<b>2,837</b>	<b>100.0%</b>	<b>44,692</b>	<b>100.0%</b>	<b>8,215</b>	<b>100.0%</b>	<b>144,944</b>	<b>100.0%</b>

**Source:** Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

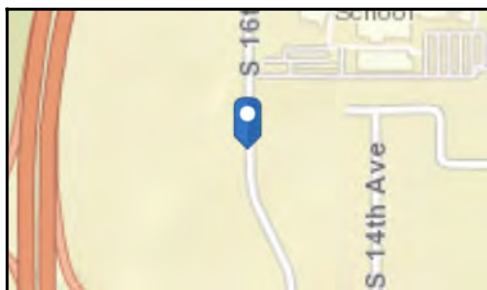
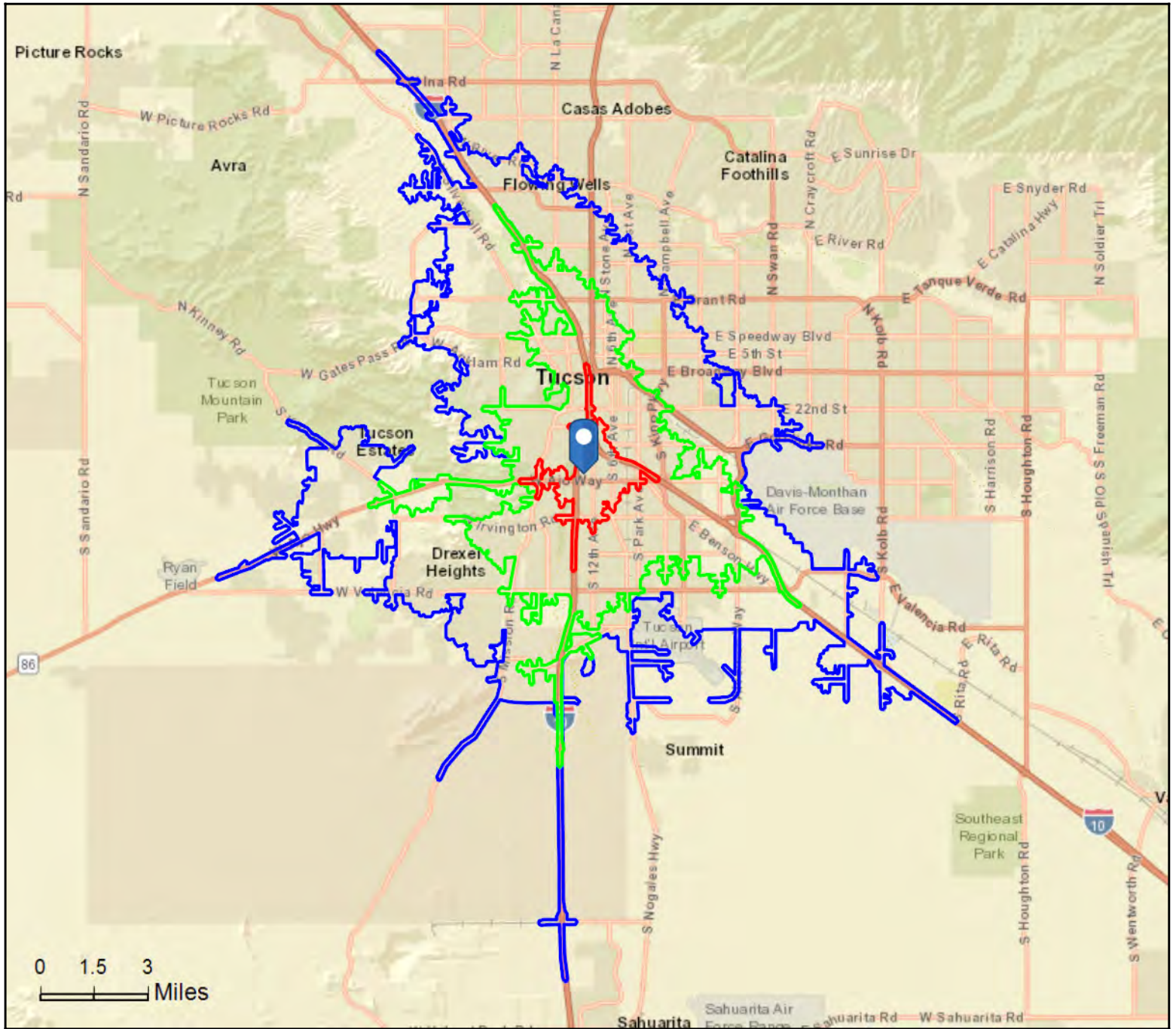
**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



# Site Map

Santa Cruz Plaza 2  
3640 S 16th Ave, Tucson, Arizona, 85713  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.18043  
Longitude: -110.98193



# Executive Summary

Santa Cruz Plaza  
 3640 S 16th Ave, Tucson, Arizona, 85713  
 Drive Time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	17,212	138,587	288,592
2010 Population	17,309	152,261	324,902
2018 Population	17,978	157,401	336,022
2023 Population	18,506	161,869	345,298
2000-2010 Annual Rate	0.06%	0.95%	1.19%
2010-2018 Annual Rate	0.46%	0.40%	0.41%
2018-2023 Annual Rate	0.58%	0.56%	0.55%
2018 Male Population	49.8%	49.7%	49.7%
2018 Female Population	50.2%	50.3%	50.3%
2018 Median Age	33.8	30.8	31.7

In the identified area, the current year population is 336,022. In 2010, the Census count in the area was 324,902. The rate of change since 2010 was 0.41% annually. The five-year projection for the population in the area is 345,298 representing a change of 0.55% annually from 2018 to 2023. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	55.7%	54.7%	60.1%
2018 Black Alone	1.6%	3.5%	3.9%
2018 American Indian/Alaska Native Alone	6.4%	5.1%	4.3%
2018 Asian Alone	0.5%	1.2%	2.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	32.5%	31.5%	24.8%
2018 Two or More Races	3.1%	3.9%	4.2%
2018 Hispanic Origin (Any Race)	85.5%	77.4%	62.7%

Persons of Hispanic origin represent 62.7% of the population in the identified area compared to 18.3% 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 80.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	5,357	46,038	103,807
2010 Households	5,456	50,473	115,907
2018 Total Households	5,658	51,975	119,336
2023 Total Households	5,828	53,439	122,604
2000-2010 Annual Rate	0.18%	0.92%	1.11%
2010-2018 Annual Rate	0.44%	0.36%	0.35%
2018-2023 Annual Rate	0.59%	0.56%	0.54%
2018 Average Household Size	3.12	2.95	2.70

The household count in this area has changed from 115,907 in 2010 to 119,336 in the current year, a change of 0.35% annually. The five-year projection of households is 122,604, a change of 0.54% annually from the current year total. Average household size is currently 2.70, compared to 2.69 in the year 2010. The number of families in the current year is 72,237 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2018 Median Household Income	\$28,591	\$32,940	\$36,226
2023 Median Household Income	\$32,298	\$37,250	\$40,545
2018-2023 Annual Rate	2.47%	2.49%	2.28%
<b>Average Household Income</b>			
2018 Average Household Income	\$38,680	\$44,337	\$49,561
2023 Average Household Income	\$45,308	\$51,810	\$58,057
2018-2023 Annual Rate	3.21%	3.16%	3.22%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$13,039	\$15,207	\$18,140
2023 Per Capita Income	\$15,161	\$17,640	\$21,109
2018-2023 Annual Rate	3.06%	3.01%	3.08%

Current median household income is \$36,226 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$40,545 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$49,561 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$58,057 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$18,140 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$21,109 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	6,018	50,745	114,635
2000 Owner Occupied Housing Units	3,335	25,662	59,852
2000 Renter Occupied Housing Units	2,022	20,375	43,955
2000 Vacant Housing Units	661	4,708	10,828
2010 Total Housing Units	6,226	57,286	131,453
2010 Owner Occupied Housing Units	3,145	26,762	64,359
2010 Renter Occupied Housing Units	2,311	23,711	51,548
2010 Vacant Housing Units	770	6,813	15,546
2018 Total Housing Units	6,511	59,492	136,142
2018 Owner Occupied Housing Units	3,157	26,471	63,864
2018 Renter Occupied Housing Units	2,501	25,504	55,472
2018 Vacant Housing Units	853	7,517	16,806
2023 Total Housing Units	6,719	61,364	140,247
2023 Owner Occupied Housing Units	3,417	28,333	67,933
2023 Renter Occupied Housing Units	2,411	25,106	54,671
2023 Vacant Housing Units	891	7,925	17,643

Currently, 46.9% of the 136,142 housing units in the area are owner occupied; 40.7%, renter occupied; and 12.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 131,453 housing units in the area - 49.0% owner occupied, 39.2% renter occupied, and 11.8% vacant. The annual rate of change in housing units since 2010 is 1.57%. Median home value in the area is \$143,187, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 4.12% annually to \$175,185.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



# Business Summary

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 Drive Time: 5, 10, 15 minute radii

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Data for all businesses in area		5 minutes		10 minutes		15 minutes						
Total Businesses:		563		5,390		11,192						
Total Employees:		7,777		77,116		182,858						
Total Residential Population:		17,978		157,401		336,022						
Employee/Residential Population Ratio (per 100 Residents)		43		49		54						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	0.9%	55	0.7%	57	1.1%	677	0.9%	145	1.3%	1,942	1.1%
Construction	25	4.4%	321	4.1%	344	6.4%	3,981	5.2%	830	7.4%	10,243	5.6%
Manufacturing	13	2.3%	333	4.3%	218	4.0%	4,454	5.8%	491	4.4%	17,194	9.4%
Transportation	23	4.1%	329	4.2%	151	2.8%	2,292	3.0%	311	2.8%	4,887	2.7%
Communication	11	2.0%	52	0.7%	64	1.2%	880	1.1%	132	1.2%	1,986	1.1%
Utility	0	0.0%	0	0.0%	22	0.4%	1,222	1.6%	42	0.4%	1,524	0.8%
Wholesale Trade	18	3.2%	247	3.2%	284	5.3%	3,830	5.0%	571	5.1%	8,493	4.6%
<b>Retail Trade Summary</b>	<b>152</b>	<b>27.0%</b>	<b>1,730</b>	<b>22.2%</b>	<b>1,155</b>	<b>21.4%</b>	<b>15,978</b>	<b>20.7%</b>	<b>2,354</b>	<b>21.0%</b>	<b>32,764</b>	<b>17.9%</b>
Home Improvement	8	1.4%	58	0.7%	72	1.3%	1,030	1.3%	163	1.5%	2,509	1.4%
General Merchandise Stores	9	1.6%	141	1.8%	43	0.8%	1,140	1.5%	83	0.7%	2,257	1.2%
Food Stores	17	3.0%	324	4.2%	118	2.2%	1,859	2.4%	233	2.1%	3,812	2.1%
Auto Dealers, Gas Stations, Auto Aftermarket	26	4.6%	268	3.4%	151	2.8%	1,766	2.3%	300	2.7%	4,239	2.3%
Apparel & Accessory Stores	11	2.0%	46	0.6%	46	0.9%	286	0.4%	85	0.8%	514	0.3%
Furniture & Home Furnishings	10	1.8%	52	0.7%	99	1.8%	956	1.2%	228	2.0%	2,290	1.3%
Eating & Drinking Places	39	6.9%	656	8.4%	347	6.4%	6,455	8.4%	675	6.0%	12,032	6.6%
Miscellaneous Retail	32	5.7%	185	2.4%	280	5.2%	2,487	3.2%	586	5.2%	5,111	2.8%
<b>Finance, Insurance, Real Estate Summary</b>	<b>53</b>	<b>9.4%</b>	<b>209</b>	<b>2.7%</b>	<b>339</b>	<b>6.3%</b>	<b>2,668</b>	<b>3.5%</b>	<b>766</b>	<b>6.8%</b>	<b>5,706</b>	<b>3.1%</b>
Banks, Savings & Lending Institutions	12	2.1%	78	1.0%	55	1.0%	435	0.6%	122	1.1%	1,591	0.9%
Securities Brokers	5	0.9%	17	0.2%	20	0.4%	105	0.1%	55	0.5%	340	0.2%
Insurance Carriers & Agents	22	3.9%	67	0.9%	80	1.5%	310	0.4%	162	1.4%	647	0.4%
Real Estate, Holding, Other Investment Offices	14	2.5%	48	0.6%	183	3.4%	1,818	2.4%	427	3.8%	3,128	1.7%
<b>Services Summary</b>	<b>232</b>	<b>41.2%</b>	<b>3,756</b>	<b>48.3%</b>	<b>2,140</b>	<b>39.7%</b>	<b>29,145</b>	<b>37.8%</b>	<b>4,535</b>	<b>40.5%</b>	<b>82,352</b>	<b>45.0%</b>
Hotels & Lodging	6	1.1%	54	0.7%	76	1.4%	1,200	1.6%	125	1.1%	2,455	1.3%
Automotive Services	34	6.0%	188	2.4%	240	4.5%	1,406	1.8%	503	4.5%	3,427	1.9%
Motion Pictures & Amusements	15	2.7%	471	6.1%	145	2.7%	2,136	2.8%	294	2.6%	4,693	2.6%
Health Services	30	5.3%	1,162	14.9%	206	3.8%	5,428	7.0%	472	4.2%	13,439	7.3%
Legal Services	2	0.4%	3	0.0%	192	3.6%	939	1.2%	265	2.4%	1,256	0.7%
Education Institutions & Libraries	9	1.6%	597	7.7%	143	2.7%	6,036	7.8%	393	3.5%	32,174	17.6%
Other Services	135	24.0%	1,280	16.5%	1,139	21.1%	11,999	15.6%	2,482	22.2%	24,907	13.6%
<b>Government</b>	<b>7</b>	<b>1.2%</b>	<b>644</b>	<b>8.3%</b>	<b>320</b>	<b>5.9%</b>	<b>11,767</b>	<b>15.3%</b>	<b>391</b>	<b>3.5%</b>	<b>15,483</b>	<b>8.5%</b>
<b>Unclassified Establishments</b>	<b>23</b>	<b>4.1%</b>	<b>101</b>	<b>1.3%</b>	<b>297</b>	<b>5.5%</b>	<b>223</b>	<b>0.3%</b>	<b>624</b>	<b>5.6%</b>	<b>283</b>	<b>0.2%</b>
<b>Totals</b>	<b>563</b>	<b>100.0%</b>	<b>7,777</b>	<b>100.0%</b>	<b>5,390</b>	<b>100.0%</b>	<b>77,116</b>	<b>100.0%</b>	<b>11,192</b>	<b>100.0%</b>	<b>182,858</b>	<b>100.0%</b>

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

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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%	5	0.1%	39	0.1%	11	0.1%	92	0.1%
Mining	0	0.0%	0	0.0%	7	0.1%	81	0.1%	14	0.1%	159	0.1%
Utilities	0	0.0%	0	0.0%	16	0.3%	1,152	1.5%	28	0.3%	1,355	0.7%
Construction	27	4.8%	329	4.2%	368	6.8%	4,150	5.4%	882	7.9%	10,559	5.8%
Manufacturing	17	3.0%	130	1.7%	247	4.6%	3,585	4.6%	540	4.8%	16,294	8.9%
Wholesale Trade	18	3.2%	247	3.2%	283	5.3%	3,823	5.0%	565	5.0%	8,456	4.6%
Retail Trade	108	19.2%	1,058	13.6%	764	14.2%	9,226	12.0%	1,594	14.2%	20,112	11.0%
Motor Vehicle & Parts Dealers	21	3.7%	244	3.1%	130	2.4%	1,563	2.0%	263	2.3%	3,892	2.1%
Furniture & Home Furnishings Stores	5	0.9%	30	0.4%	50	0.9%	484	0.6%	114	1.0%	1,378	0.8%
Electronics & Appliance Stores	4	0.7%	14	0.2%	27	0.5%	322	0.4%	70	0.6%	604	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	8	1.4%	57	0.7%	69	1.3%	1,024	1.3%	158	1.4%	2,498	1.4%
Food & Beverage Stores	18	3.2%	342	4.4%	109	2.0%	1,763	2.3%	214	1.9%	3,565	1.9%
Health & Personal Care Stores	7	1.2%	86	1.1%	49	0.9%	667	0.9%	120	1.1%	1,576	0.9%
Gasoline Stations	4	0.7%	24	0.3%	21	0.4%	203	0.3%	37	0.3%	347	0.2%
Clothing & Clothing Accessories Stores	14	2.5%	53	0.7%	67	1.2%	344	0.4%	119	1.1%	621	0.3%
Sport Goods, Hobby, Book, & Music Stores	2	0.4%	8	0.1%	47	0.9%	334	0.4%	121	1.1%	807	0.4%
General Merchandise Stores	9	1.6%	141	1.8%	43	0.8%	1,140	1.5%	83	0.7%	2,257	1.2%
Miscellaneous Store Retailers	12	2.1%	45	0.6%	132	2.4%	946	1.2%	254	2.3%	1,886	1.0%
Nonstore Retailers	4	0.7%	14	0.2%	22	0.4%	436	0.6%	40	0.4%	681	0.4%
Transportation & Warehousing	20	3.6%	321	4.1%	125	2.3%	2,167	2.8%	256	2.3%	4,588	2.5%
Information	13	2.3%	283	3.6%	123	2.3%	2,670	3.5%	254	2.3%	4,946	2.7%
Finance & Insurance	41	7.3%	168	2.2%	164	3.0%	895	1.2%	357	3.2%	2,712	1.5%
Central Bank/Credit Intermediation & Related Activities	14	2.5%	84	1.1%	62	1.2%	473	0.6%	138	1.2%	1,690	0.9%
Securities, Commodity Contracts & Other Financial	5	0.9%	17	0.2%	22	0.4%	113	0.1%	57	0.5%	375	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	22	3.9%	67	0.9%	80	1.5%	310	0.4%	162	1.4%	647	0.4%
Real Estate, Rental & Leasing	29	5.2%	85	1.1%	287	5.3%	1,733	2.2%	666	6.0%	3,573	2.0%
Professional, Scientific & Tech Services	35	6.2%	159	2.0%	555	10.3%	3,799	4.9%	1,043	9.3%	7,665	4.2%
Legal Services	5	0.9%	11	0.1%	209	3.9%	995	1.3%	289	2.6%	1,338	0.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.0%	450	0.6%	6	0.1%	461	0.3%
Administrative & Support & Waste Management & Remediation	15	2.7%	198	2.5%	174	3.2%	2,566	3.3%	425	3.8%	7,219	3.9%
Educational Services	10	1.8%	602	7.7%	147	2.7%	5,898	7.6%	408	3.6%	31,561	17.3%
Health Care & Social Assistance	42	7.5%	1,712	22.0%	337	6.3%	8,831	11.5%	733	6.5%	18,785	10.3%
Arts, Entertainment & Recreation	5	0.9%	469	6.0%	98	1.8%	2,023	2.6%	191	1.7%	4,546	2.5%
Accommodation & Food Services	45	8.0%	710	9.1%	427	7.9%	7,670	9.9%	816	7.3%	14,566	8.0%
Accommodation	6	1.1%	54	0.7%	76	1.4%	1,200	1.6%	125	1.1%	2,455	1.3%
Food Services & Drinking Places	39	6.9%	656	8.4%	352	6.5%	6,470	8.4%	691	6.2%	12,111	6.6%
Other Services (except Public Administration)	106	18.8%	561	7.2%	646	12.0%	4,267	5.5%	1,388	12.4%	9,346	5.1%
Automotive Repair & Maintenance	31	5.5%	181	2.3%	190	3.5%	1,077	1.4%	389	3.5%	2,525	1.4%
Public Administration	7	1.2%	644	8.3%	321	6.0%	11,867	15.4%	392	3.5%	15,583	8.5%
Unclassified Establishments	23	4.1%	101	1.3%	296	5.5%	223	0.3%	624	5.6%	283	0.2%
<b>Total</b>	<b>563</b>	<b>100.0%</b>	<b>7,777</b>	<b>100.0%</b>	<b>5,390</b>	<b>100.0%</b>	<b>77,116</b>	<b>100.0%</b>	<b>11,192</b>	<b>100.0%</b>	<b>182,858</b>	<b>100.0%</b>

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