



COMMERCIAL RETAIL ADVISORS, LLC

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PLACITA DE ORO



Description

Location: SWC of First Ave. & Tangerine Rd., Oro Valley, AZ

Space Available: Bldg. A: 1,520 SF
Bldg. B: 1,882 SF
Bldg. D: 1,417 SF, 1,197 SF

Lease Rate: See Site Plan for Pricing

Triple Net Charges: \$6.00/SF/YR (estimated)

PAD: 41,597 SF - Available for Ground Lease, BTS, or Sale (Drive-Thru, Fast Food, Full Service Restaurant, Medical, Auto) Please call broker for pricing.

Zoning: C-2

Demographic Highlights

2018 Estimates	1 MI	3 MI	5 MI
Population:	4,542	34,833	56,333
Households:	1,802	14,749	23,957
Average HH Income:	\$120,145	\$114,213	\$103,646

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

Traffic Counts

1st Avenue:	16,926 VPD (2018)
Tangerine Rd:	19,907 VPD (2017)
Total:	36,833 VPD

(Source: Pima Association of Governments and ADOT)

Property Highlights

- ◆ Anchored by Ace Hardware, Walgreens and Wells Fargo.
- ◆ Other retailers include: La Hacienda Mexican Restaurant, Anytime Fitness, Subway, Dennis Sage Home Entertainment, Edward Jones Investments, Belle Chic, The Art of Nails, and Body Works Studio.
- ◆ Tangerine Rd, a major growth corridor of Oro Valley, is being widened to four lanes from Oracle Rd. to I-10 and Marana on Tucson's northwest side.
- ◆ Rancho Vistoso Blvd. turns into 1st Ave at Tangerine Rd. It has been widened to four lanes divided and connects to Oracle Rd to the east. This intersection is the main entrance into Rancho Vistoso to the north, a 7,500 acres master planned community.
- ◆ Several major residential subdivisions are planned or under construction and will bring approximately 2,183 new homes to the area.
- ◆ 10,992 employees in 3 mile radius with a Oro Valley Hospital, Ventana Medical Systems/Roche, ICAGEN, and Honeywell in the immediate area.



For information, contact:
Craig Finrock, CCIM, CRX, CLS
Designated Broker
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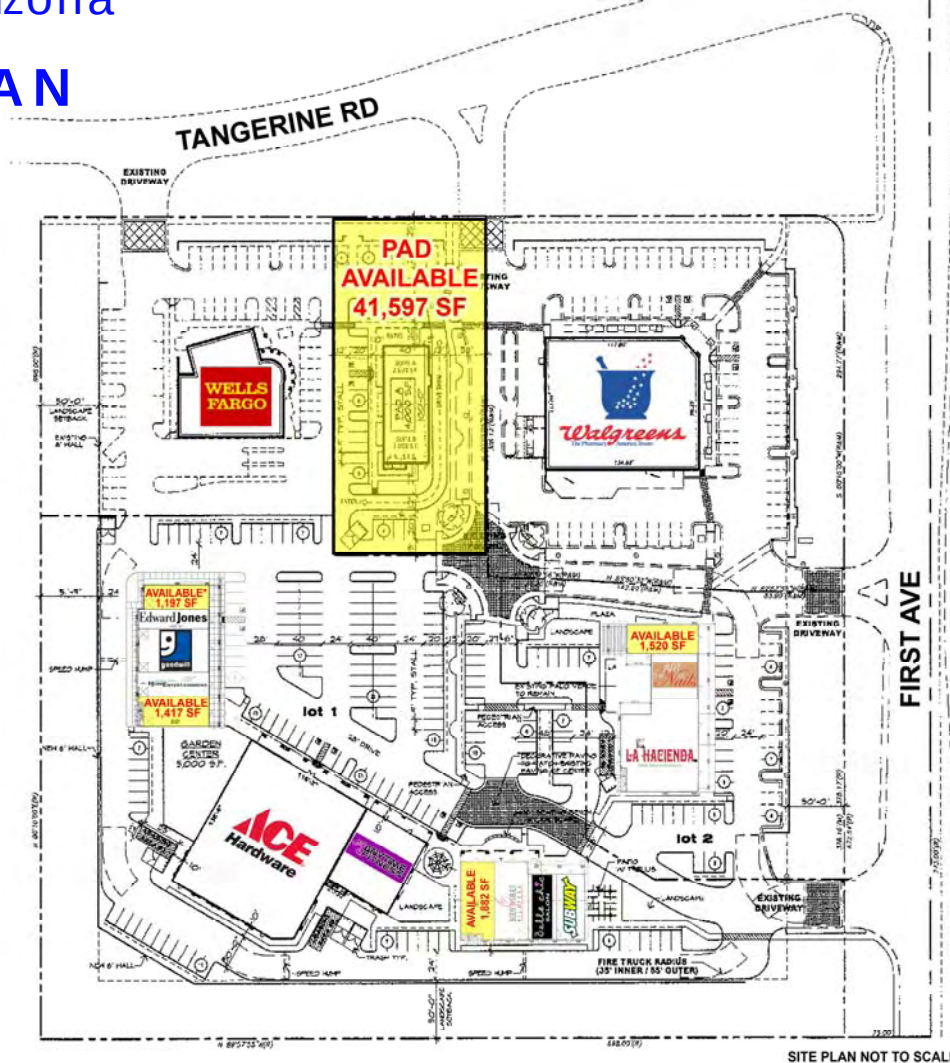
The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts 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.

Placita de Oro

Oro Valley, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



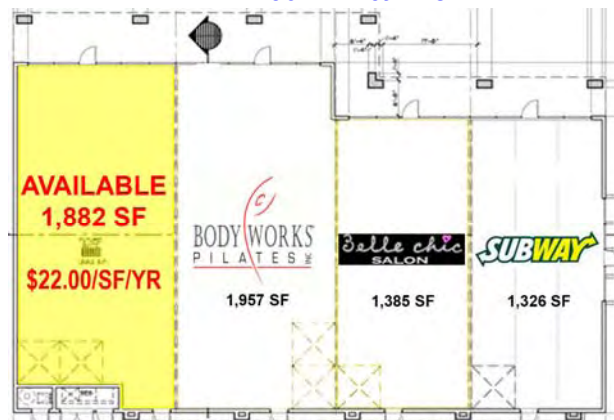
Building D

11941 N. 1st Ave



Building B

11901 N. 1st Ave



Building A

11931 N. 1st Ave



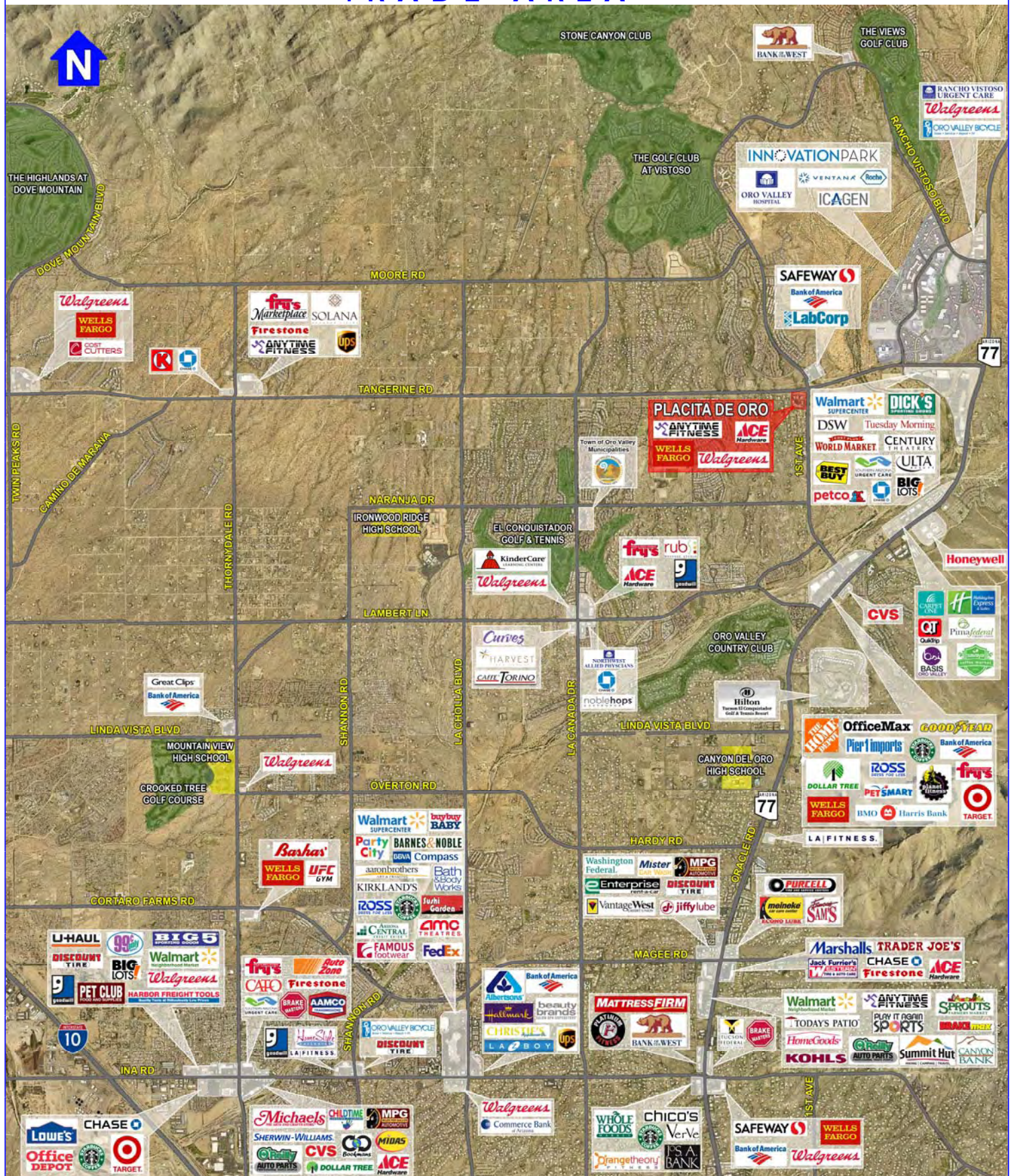
Placita de Oro



Oro Valley, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



Placita de Oro

Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

A E R I A L



Oro Valley named Arizona's best small city

By Howard Fischer

CAPITOL MEDIA SERVICES

The way WalletHub sees it, the best small city for living in Arizona is Oro Valley.

And Sun City and Yuma? Not so much.

That's all based on a matrix of factors the online financial advice site used to compare more than 1,200 communities across the country with populations between 25,000 and 100,000. The 33 'indicators of livability' WalletHub uses range from housing costs and restaurants per capita to crime rates and even the percentage of the population that is obese.

A few things make Oro Valley tops in Arizona and No. 217 nationally:

- There's a relatively low rate of violent crime.
- Only 5.6 percent of residents live below the poverty level.
- More than 95 percent of the population is insured.
- And more than 97 percent have at least a high school diploma.

Coming in at No. 2 in the state is Florence.

Only about three out of every four residents in Florence have graduated from high school. And its median household income is just \$47,891 compared with the \$77,770 figure for Oro Valley.

But that is more than offset by other factors that WalletHub considers important, including the 10th fastest population growth among cities of its size nationwide in the past five years and among the lowest cost of living of any Arizona community studied.

And its rate of property crime is the sixth-lowest in the country.

No. 3 Marana got a boost from its relatively low poverty rate and relatively high rate of home ownership.

Other communities had their own things that stood out, good or bad.

Flagstaff, for example, had the lowest percentage

See BEST CITIES, A4



The Oro Valley Music Festival is held annually in the best small city in Arizona, according to the website WalletHub.

MIKE CHRISTY / ARIZONA DAILY STAR 2016

BEST CITIES

Continued from Page A1

of physically inactive adults. And it also picked up points both for having a high rate of coffee shops on a per capita basis as well as the fact that one out of every nine residents walks to work, one of the best rates in the country.

Prescott gained points for having among the lowest debt rates when compared to median income, with Queen Creek at the high end. And WalletHub also credited Prescott for a relatively high number of bars when the size of the community is considered.

Lake Havasu was near the top of the list in the percentage of adults who are not physically active. But, like Prescott, it got points for the number of bars.

Where Sun City shines, the study says, is the nearly 80.1 percent home-ownership rate. But it's hard to find a bar in the unincorporated community.

And only San Luis and Bullhead City rank lower in median household income, at least as far as Arizona communities are concerned.

Mohave County communities lost points in the rankings because of lackluster growth rates.

Kingman's population grew by just 1.7 percent in the past five years. That outpaced Lake Havasu City with a 0.6 percent growth rate and Bullhead City, where the population actually declined by 1.2 percent.

So where are the best small cities nationwide?

WalletHub ranks Princeton, N.J., at the top, driven by the community's economic health. Other top-tier communities include Lexington and Milton, Mass.; Leakwood, Kan.; Brentwood, Tenn.; and Los Altos, Calif.



The Tohono Chul Park Holiday Nights combine lights and music every December in Oro Valley.

RON MEDVESCEK / ARIZONA DAILY STAR 2015



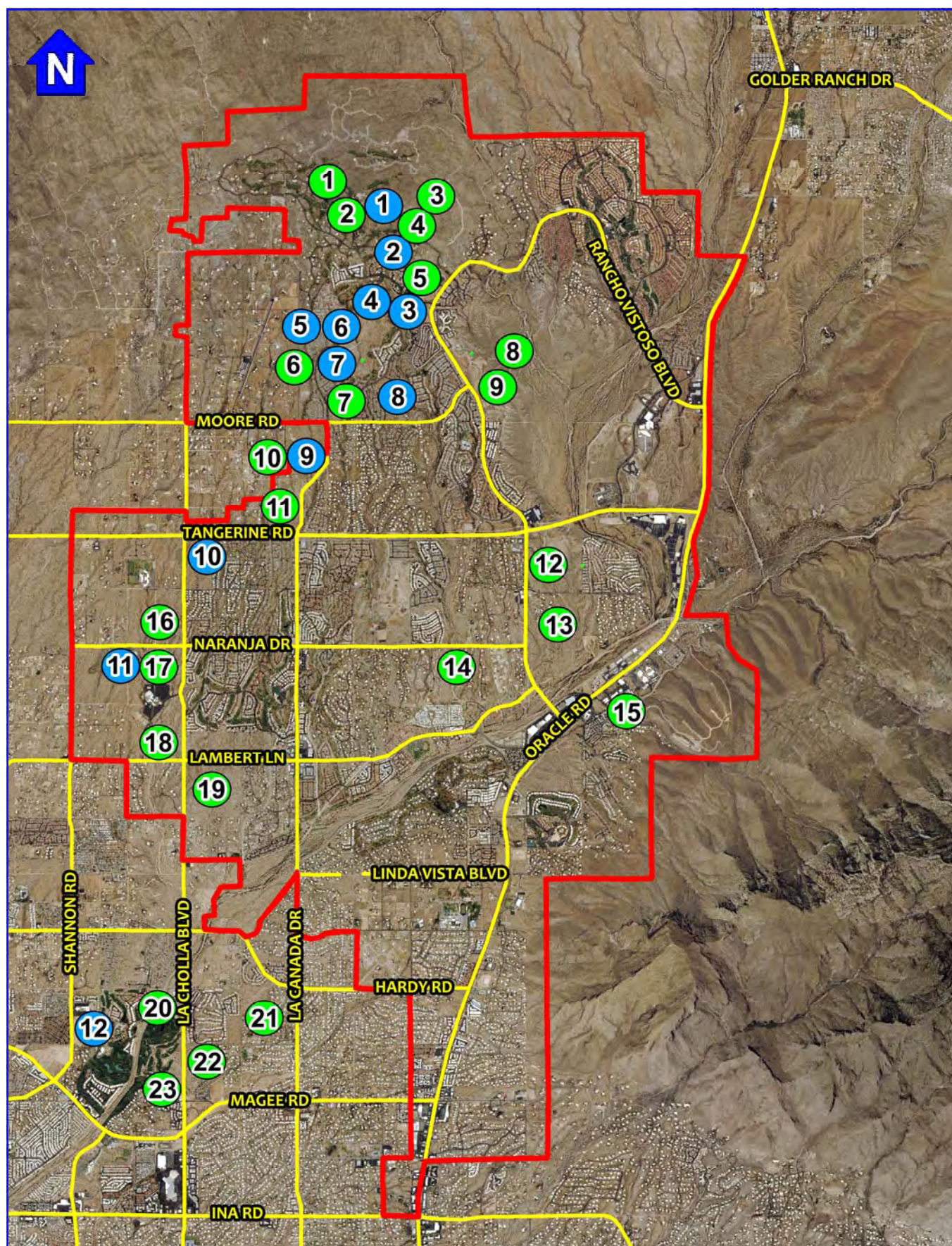
The Oro Valley Aquatic Center hosted the 2017 U.S. National Synchronized Swimming Championships in April.

MIKE CHRISTY / ARIZONA DAILY STAR

2017 Housing Study - Oro Valley



COMMERCIAL RETAIL ADVISORS, LLC



2017 Housing Study - Oro Valley



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FUTURE SUBDIVISIONS

#	Subdivision	Owner	Location	Plat Number	Total Lots
1	STONE CANYON CASITAS	STONE CANYON CASITAS LLC	STONE CANYON	20160710258	28
2	THE ENCLAVE AT STONE CANYON V	FAIRFIELD HOMES	NE TORTOLITA MOUNTAIN CL & HOHOKAM VILLAGE PL	20143040306	16
3	BOULDER VISTA AT STONE CANYON	MERITAGE HOMES	N OF TORTOLITA MTN CL, W OF RANCHO VISTOSO BLVD	20163090571	36
4	STONE CANYON PH 10	FAIRFIELD HOMES	STONE CANYON	PAD AREA AMENDMENT	19
5	RANCHO VISTOSO 10-J	VISTOSO HIGHLANDS PROPERTY	NWC VISTOSO HIGHLANDS DR & RANCHO VISTOSO BLVD	AT REZONING	37
6	RANCHO VISTOSO 10-A - 20 AC	ZARIFI, AHMAD	NW LA CANADA DR & MOORE RD	CSP APPROVED	29
7	RANCHO VISTOSO 10-T	GRACE HOLDINGS LLC	NEC MOORE RD & LA CANADA DR	REZONING APRVD	19
8 *	VISTOSO TRAILS PH II (RV 5G, 5K & 5V)	MATTAMY HOMES	NE RANCHO VISTOSO BLVD & MOORE RD	PRELIM PLAT	194
9 *	VIEWPOINTE AT VISTOSO TRAILS (RV 6B)	MATTAMY HOMES	SEC MOORE RD & RANCHO VISTOSO BLVD	ACTIVE PLAT	37
9 *	VIEWPOINTE AT VISTOSO TRAILS II (RV 6C)	MATTAMY HOMES	SEC MOORE RD & RANCHO VISTOSO BLVD	IN REPLAT FROM CONDO LOTS	40
10	LA CANADA RIDGE	LA CANADA HILLS CUSTOM LOTS LLLP	SW LA CANADA RD & MOORE RD	20082040092	21
11	MILLER RANCH	DESCO-MILLER LLC	NWC TANGERINE RD & LA CANADA DR	COUNCIL MTG	30
12 *	VILLAGES AT SILVERHAWKE (NORTH)	MERITAGE HOMES	SEC TANGERINE RD & FIRST AVE	REZONING APPROVED	211
13 *	SANCTUARY AT SILVERHAWKE (SOUTH)	MERITAGE HOMES	SEC FIRST AVE & PALISADES RD	CSP APPROVED	44
14 *	NARANJA TRAILS	DAVIS DEVELOPMENT & PROPERTIES LLC	S SIDE OF NARANJA W OF PUSCH RIDGE VISTAS	AT PLANNING - 58 ACRES	51
15	LA RESERVE VILLAS	MIRAMONTE HOMES	NE ORACLE RD & FIRST AVE	20070890010	4
15	LA RESERVE VILLAS	PUSCH RIDGE PROPERTIES	NE ORACLE RD & FIRST AVE	20070890010	36
16	SAGUAROS VIEJOS	LIN FAMILY	NWC NARANJA DR & LA CHOLLA BLVD	CSP APPROVED	118
17	CAPELLA PLANNED AREA DEVELOPMENT PROPOSED TOWNHOMES	LA CHOLLA 311 PROPERTY LLC	SW LA CHOLLA BLVD & NARANJA RD	AT REZONING	228
18	CAPELLA PLANNED AREA DEVELOPMENT PROPOSED SFR DETACHED	LA CHOLLA 311 PROPERTY LLC	SW LA CHOLLA BLVD & NARANJA RD	AT REZONING	302
19	FASSEAS PROPERTY - NEARLY 1 ACRE LOTS	FASSEAS, PETER (FUTURE ARIZONA INC)	SEC LAMBERT LN & LA CHOLLA BLVD	IN FOR REZONING	91
20	MONTARETTO ESTATES	KB HOME	SW LA CHOLLA BLVD & HARDY DR (EXT)	FINAL PLAT	95
21	OVERTON RESERVE	GST LLC/ANNLEE PROPERTIES LLC	SW OVERTON RD & LA CHOLLA BLVD	TENTATIVE PLAT IN	106
21	12S13E SEC27 58 ACRES ZONED RESIDENTIAL	TUCSON LAND & CATTLE CO LLC	BETWEEN LA CHOLLA & LA CANADA, S OF HARDY DR	UNSUBDIVIDED	
22	SUNSET MESA	THOMAS A BOWERS REVOC TR	NE LA CHOLLA BLVD & MAGEE RD	20110270003	25
23	HILLS AT TUCSON NATIONAL	T N R & S ACQUISITION INC	NW LA CHOLLA BLVD & MAGEE RD	20070680308	
Totals (23)					1817

* Indicates Planned Housing Subdivisions in Close Proximity to Placita de Oro

2017 Housing Study - Oro Valley



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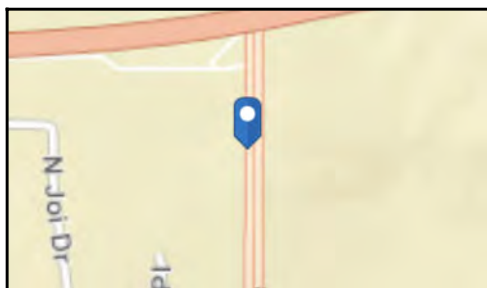
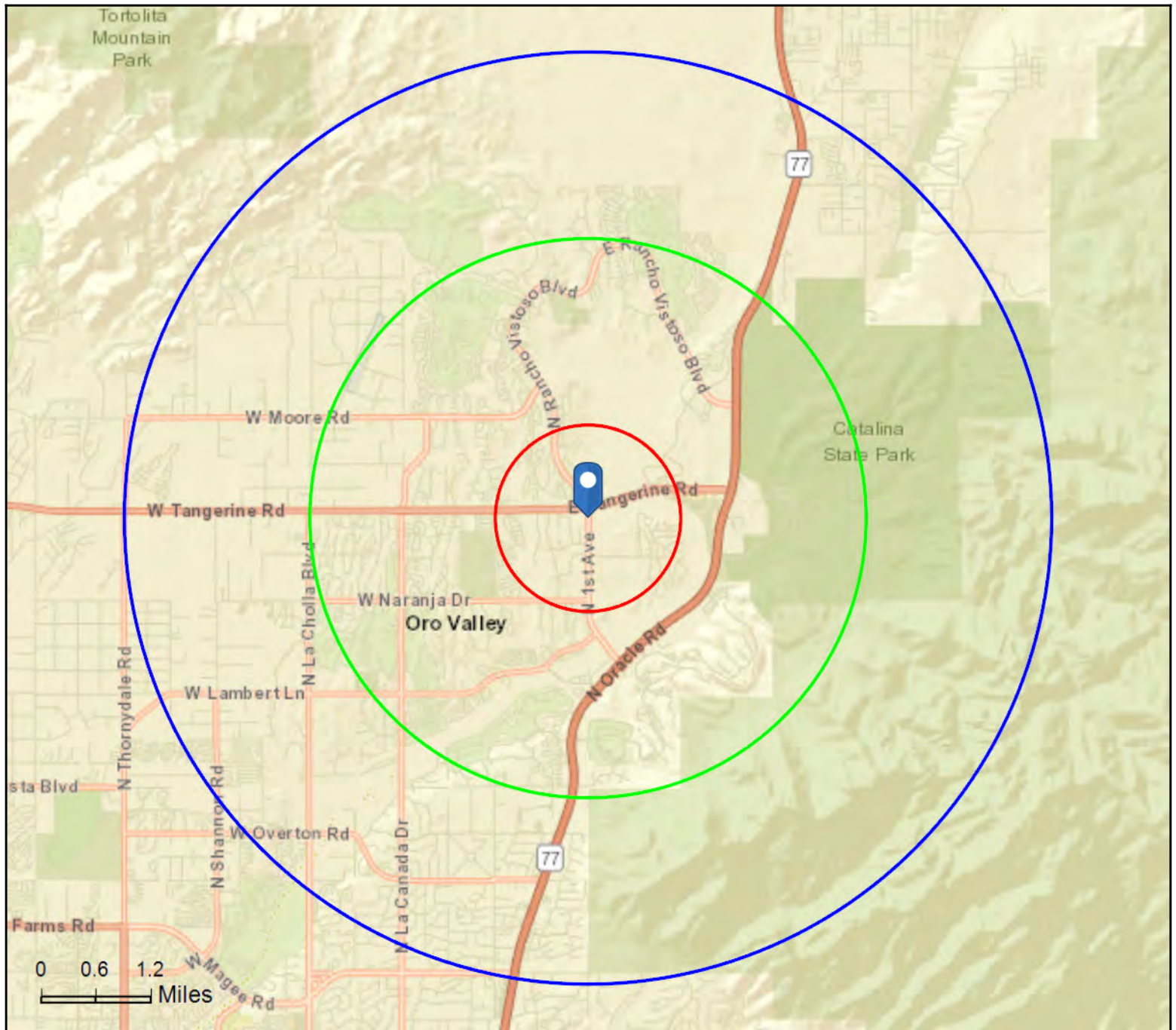
ACTIVE SUBDIVISIONS

#	Subdivision	Builder	Location	Total Lots	Vacant Lots	Specs
1	THE ENCLAVE AT STONE CANYON V	MATTAMY HOMES	NE TORTOLITA MOUNTAIN CL & HOHOKAM VILLAGE PL	15	10	1
2	STONE GATE AT STONE CANYON BY MONTEREY HOMES	MERITAGE HOMES	NW VISTOSO HIGHLANDS DR & RANCHO VISTOSO BLVD	24	7	3
3	DISCOVERY AT VISTOSO RESERVE	LENNAR HOMES	SWC VISTOSO HIGHLANDS DR & RANCHO VISTOSO BLVD	27	0	2
4	MARACAY AT VISTOSO - THE PINNACLE (BLK 4)	MARACAY HOMES	N LA CANADA RD EXTENSION	75	24	1
5	MARACAY AT VISTOSO - DESERT CREST (BLK 3)	MARACAY HOMES	N LA CANADA RD EXTENSION	101	71	3
6	MARACAY AT VISTOSO - SUMMIT (BLK 2 & 5)	MARACAY HOMES	N LA CANADA RD EXTENSION	86	42	2
7	MARACAY AT VISTOSO - THE COVE (BLK 1)	MARACAY HOMES	N LA CANADA RD EXTENSION	81	52	0
8	EAGLES SUMMIT AT VISTOSO	LENNAR HOMES	N SIDE OF MOORE RD E OF LA CANADA	75	61	4
9	LA CANADA RIDGE	INSIGHT HOMES	SW LA CANADA RD & MOORE RD	12	9	0
10	RANCHO DEL COBRE	MARACAY HOMES	SEC TANGERINE RD & LA CHOLLA BLVD	68	4	2
11	ESTATES AT CAPELLA - THE CANYONS	MERITAGE HOMES	SWC NARANJA RD & LA CHOLLA BLVD	76	40	6
11	ESTATES AT CAPELLA - THE VISTAS	MERITAGE HOMES	SWC NARANJA RD & LA CHOLLA BLVD	44	16	4
12	SHANNON ESTATES	D R HORTON	NE SHANNON DR & CLUB DR	55	0	2
Totals (12)				739	336	30

Site Map

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.42251
Longitude: -110.96130



February 11, 2019

Executive Summary

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.42251
Longitude: -110.96130

	1 mile	3 miles	5 miles
Population			
2000 Population	3,180	22,875	41,050
2010 Population	4,111	31,390	51,257
2018 Population	4,542	34,833	56,333
2023 Population	4,830	36,773	58,996
2000-2010 Annual Rate	2.60%	3.22%	2.25%
2010-2018 Annual Rate	1.22%	1.27%	1.15%
2018-2023 Annual Rate	1.24%	1.09%	0.93%
2018 Male Population	48.7%	47.7%	47.8%
2018 Female Population	51.3%	52.3%	52.2%
2018 Median Age	56.0	53.4	53.0

In the identified area, the current year population is 56,333. In 2010, the Census count in the area was 51,257. The rate of change since 2010 was 1.15% annually. The five-year projection for the population in the area is 58,996 representing a change of 0.93% annually from 2018 to 2023. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 56.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	90.1%	87.4%	87.7%
2018 Black Alone	1.7%	1.7%	1.7%
2018 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2018 Asian Alone	3.0%	4.2%	3.7%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Other Race	2.2%	3.3%	3.5%
2018 Two or More Races	2.4%	2.8%	2.8%
2018 Hispanic Origin (Any Race)	12.0%	13.6%	14.8%

Persons of Hispanic origin represent 14.8% 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 42.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,151	9,207	16,741
2010 Households	1,638	13,207	21,845
2018 Total Households	1,802	14,749	23,957
2023 Total Households	1,916	15,610	25,088
2000-2010 Annual Rate	3.59%	3.67%	2.70%
2010-2018 Annual Rate	1.16%	1.35%	1.12%
2018-2023 Annual Rate	1.23%	1.14%	0.93%
2018 Average Household Size	2.51	2.36	2.34

The household count in this area has changed from 21,845 in 2010 to 23,957 in the current year, a change of 1.12% annually. The five-year projection of households is 25,088, a change of 0.93% annually from the current year total. Average household size is currently 2.34, compared to 2.34 in the year 2010. The number of families in the current year is 16,817 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.

February 11, 2019

Executive Summary

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.42251
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$100,000	\$88,242	\$79,400
2023 Median Household Income	\$108,456	\$99,609	\$88,611
2018-2023 Annual Rate	1.64%	2.45%	2.22%
Average Household Income			
2018 Average Household Income	\$120,145	\$114,213	\$103,646
2023 Average Household Income	\$139,874	\$132,140	\$120,563
2018-2023 Annual Rate	3.09%	2.96%	3.07%
Per Capita Income			
2018 Per Capita Income	\$49,221	\$48,401	\$44,610
2023 Per Capita Income	\$57,601	\$56,119	\$51,911
2018-2023 Annual Rate	3.19%	3.00%	3.08%

Households by Income

Current median household income is \$79,400 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$88,611 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$103,646 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$120,563 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$44,610 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$51,911 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,200	10,625	18,757
2000 Owner Occupied Housing Units	1,103	8,020	13,882
2000 Renter Occupied Housing Units	48	1,188	2,860
2000 Vacant Housing Units	49	1,417	2,015
2010 Total Housing Units	1,746	15,229	24,750
2010 Owner Occupied Housing Units	1,435	10,684	17,182
2010 Renter Occupied Housing Units	203	2,523	4,663
2010 Vacant Housing Units	108	2,022	2,905
2018 Total Housing Units	1,933	16,893	27,131
2018 Owner Occupied Housing Units	1,492	11,356	18,262
2018 Renter Occupied Housing Units	311	3,392	5,695
2018 Vacant Housing Units	131	2,144	3,174
2023 Total Housing Units	2,058	17,692	28,193
2023 Owner Occupied Housing Units	1,607	12,209	19,451
2023 Renter Occupied Housing Units	309	3,401	5,637
2023 Vacant Housing Units	142	2,082	3,105

Currently, 67.3% of the 27,131 housing units in the area are owner occupied; 21.0%, renter occupied; and 11.7% 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 24,750 housing units in the area - 69.4% owner occupied, 18.8% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 4.17%. Median home value in the area is \$316,820, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.66% annually to \$361,324.

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.

February 11, 2019

Business Summary

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.42251
Longitude: -110.96130

Data for all businesses in area				1 mile		3 miles				5 miles			
Total Businesses:				142		781				1,212			
Total Employees:				2,201		10,992				14,948			
Total Residential Population:				4,542		34,833				56,333			
Employee/Residential Population Ratio (per 100 Residents)				48		32				27			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	2	1.4%	19	0.9%	13	1.7%	74	0.7%	30	2.5%	177	1.2%	
Construction	4	2.8%	30	1.4%	28	3.6%	129	1.2%	72	5.9%	374	2.5%	
Manufacturing	2	1.4%	390	17.7%	14	1.8%	1,502	13.7%	22	1.8%	1,566	10.5%	
Transportation	1	0.7%	3	0.1%	13	1.7%	52	0.5%	23	1.9%	93	0.6%	
Communication	0	0.0%	2	0.1%	4	0.5%	23	0.2%	6	0.5%	61	0.4%	
Utility	0	0.0%	0	0.0%	2	0.3%	39	0.4%	2	0.2%	39	0.3%	
Wholesale Trade	1	0.7%	4	0.2%	11	1.4%	64	0.6%	16	1.3%	80	0.5%	
Retail Trade Summary	29	20.4%	836	38.0%	142	18.2%	3,068	27.9%	205	16.9%	3,676	24.6%	
Home Improvement	3	2.1%	88	4.0%	9	1.2%	200	1.8%	17	1.4%	232	1.6%	
General Merchandise Stores	2	1.4%	173	7.9%	9	1.2%	624	5.7%	13	1.1%	648	4.3%	
Food Stores	1	0.7%	58	2.6%	13	1.7%	476	4.3%	16	1.3%	543	3.6%	
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	3	0.1%	7	0.9%	36	0.3%	15	1.2%	104	0.7%	
Apparel & Accessory Stores	1	0.7%	12	0.5%	4	0.5%	30	0.3%	4	0.3%	31	0.2%	
Furniture & Home Furnishings	3	2.1%	65	3.0%	10	1.3%	154	1.4%	16	1.3%	176	1.2%	
Eating & Drinking Places	12	8.5%	343	15.6%	55	7.0%	1,177	10.7%	69	5.7%	1,483	9.9%	
Miscellaneous Retail	6	4.2%	94	4.3%	35	4.5%	369	3.4%	56	4.6%	459	3.1%	
Finance, Insurance, Real Estate Summary	16	11.3%	80	3.6%	98	12.5%	680	6.2%	148	12.2%	1,243	8.3%	
Banks, Savings & Lending Institutions	3	2.1%	30	1.4%	13	1.7%	106	1.0%	24	2.0%	170	1.1%	
Securities Brokers	2	1.4%	6	0.3%	11	1.4%	31	0.3%	15	1.2%	42	0.3%	
Insurance Carriers & Agents	6	4.2%	21	1.0%	27	3.5%	88	0.8%	38	3.1%	118	0.8%	
Real Estate, Holding, Other Investment Offices	5	3.5%	24	1.1%	46	5.9%	454	4.1%	71	5.9%	912	6.1%	
Services Summary	75	52.8%	820	37.3%	381	48.8%	4,835	44.0%	579	47.8%	7,101	47.5%	
Hotels & Lodging	0	0.0%	10	0.5%	7	0.9%	792	7.2%	9	0.7%	969	6.5%	
Automotive Services	1	0.7%	6	0.3%	12	1.5%	88	0.8%	24	2.0%	164	1.1%	
Motion Pictures & Amusements	6	4.2%	14	0.6%	27	3.5%	635	5.8%	43	3.5%	957	6.4%	
Health Services	25	17.6%	557	25.3%	98	12.5%	1,665	15.1%	135	11.1%	1,989	13.3%	
Legal Services	2	1.4%	7	0.3%	12	1.5%	29	0.3%	16	1.3%	45	0.3%	
Education Institutions & Libraries	3	2.1%	65	3.0%	15	1.9%	291	2.6%	29	2.4%	1,016	6.8%	
Other Services	38	26.8%	161	7.3%	209	26.8%	1,336	12.2%	322	26.6%	1,960	13.1%	
Government	0	0.0%	15	0.7%	14	1.8%	516	4.7%	15	1.2%	527	3.5%	
Unclassified Establishments	10	7.0%	1	0.0%	63	8.1%	10	0.1%	94	7.8%	13	0.1%	
Totals	142	100.0%	2,201	100.0%	781	100.0%	10,992	100.0%	1,212	100.0%	14,948	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.

February 11, 2019

Business Summary

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.42251
Longitude: -110.96130

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%	4	0.5%	15	0.1%	5	0.4%	19	0.1%
Mining	1	0.7%	7	0.3%	2	0.3%	14	0.1%	3	0.2%	21	0.1%
Utilities	0	0.0%	0	0.0%	2	0.3%	39	0.4%	2	0.2%	39	0.3%
Construction	5	3.5%	34	1.5%	31	4.0%	155	1.4%	78	6.4%	414	2.8%
Manufacturing	3	2.1%	398	18.1%	16	2.0%	1,533	13.9%	27	2.2%	1,608	10.8%
Wholesale Trade	1	0.7%	4	0.2%	11	1.4%	64	0.6%	16	1.3%	80	0.5%
Retail Trade	16	11.3%	488	22.2%	83	10.6%	1,856	16.9%	131	10.8%	2,148	14.4%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	3	0.4%	16	0.1%	9	0.7%	66	0.4%
Furniture & Home Furnishings Stores	2	1.4%	17	0.8%	7	0.9%	52	0.5%	8	0.7%	57	0.4%
Electronics & Appliance Stores	0	0.0%	48	2.2%	2	0.3%	101	0.9%	6	0.5%	118	0.8%
Bldg Material & Garden Equipment & Supplies Dealers	3	2.1%	88	4.0%	9	1.2%	200	1.8%	17	1.4%	232	1.6%
Food & Beverage Stores	1	0.7%	54	2.5%	8	1.0%	436	4.0%	10	0.8%	494	3.3%
Health & Personal Care Stores	3	2.1%	42	1.9%	16	2.0%	167	1.5%	22	1.8%	210	1.4%
Gasoline Stations	0	0.0%	3	0.1%	4	0.5%	21	0.2%	6	0.5%	39	0.3%
Clothing & Clothing Accessories Stores	1	0.7%	12	0.5%	4	0.5%	32	0.3%	5	0.4%	35	0.2%
Sport Goods, Hobby, Book, & Music Stores	1	0.7%	26	1.2%	6	0.8%	65	0.6%	9	0.7%	71	0.5%
General Merchandise Stores	2	1.4%	173	7.9%	9	1.2%	624	5.7%	13	1.1%	648	4.3%
Miscellaneous Store Retailers	2	1.4%	25	1.1%	14	1.8%	138	1.3%	21	1.7%	153	1.0%
Nonstore Retailers	0	0.0%	0	0.0%	1	0.1%	4	0.0%	5	0.4%	25	0.2%
Transportation & Warehousing	0	0.0%	0	0.0%	7	0.9%	27	0.2%	15	1.2%	61	0.4%
Information	2	1.4%	8	0.4%	10	1.3%	144	1.3%	15	1.2%	190	1.3%
Finance & Insurance	11	7.7%	57	2.6%	51	6.5%	225	2.0%	77	6.4%	331	2.2%
Central Bank/Credit Intermediation & Related Activities	3	2.1%	30	1.4%	13	1.7%	106	1.0%	24	2.0%	170	1.1%
Securities, Commodity Contracts & Other Financial	2	1.4%	6	0.3%	11	1.4%	31	0.3%	16	1.3%	43	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	6	4.2%	21	1.0%	27	3.5%	88	0.8%	38	3.1%	118	0.8%
Real Estate, Rental & Leasing	7	4.9%	20	0.9%	50	6.4%	451	4.1%	79	6.5%	911	6.1%
Professional, Scientific & Tech Services	17	12.0%	57	2.6%	105	13.4%	540	4.9%	157	13.0%	766	5.1%
Legal Services	3	2.1%	8	0.4%	13	1.7%	34	0.3%	19	1.6%	62	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.4%	3	0.0%	3	0.2%	4	0.0%
Administrative & Support & Waste Management & Remediation	5	3.5%	21	1.0%	31	4.0%	118	1.1%	52	4.3%	219	1.5%
Educational Services	3	2.1%	65	3.0%	19	2.4%	297	2.7%	36	3.0%	1,042	7.0%
Health Care & Social Assistance	26	18.3%	554	25.2%	110	14.1%	1,851	16.8%	153	12.6%	2,253	15.1%
Arts, Entertainment & Recreation	5	3.5%	24	1.1%	24	3.1%	659	6.0%	37	3.1%	959	6.4%
Accommodation & Food Services	13	9.2%	353	16.0%	63	8.1%	1,980	18.0%	80	6.6%	2,466	16.5%
Accommodation	0	0.0%	10	0.5%	7	0.9%	792	7.2%	9	0.7%	969	6.5%
Food Services & Drinking Places	12	8.5%	343	15.6%	56	7.2%	1,188	10.8%	70	5.8%	1,497	10.0%
Other Services (except Public Administration)	18	12.7%	93	4.2%	83	10.6%	493	4.5%	139	11.5%	877	5.9%
Automotive Repair & Maintenance	0	0.0%	4	0.2%	8	1.0%	77	0.7%	15	1.2%	140	0.9%
Public Administration	0	0.0%	15	0.7%	14	1.8%	516	4.7%	15	1.2%	527	3.5%
Unclassified Establishments	10	7.0%	1	0.0%	63	8.1%	10	0.1%	94	7.8%	13	0.1%
Total	142	100.0%	2,201	100.0%	781	100.0%	10,992	100.0%	1,212	100.0%	14,948	100.0%

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

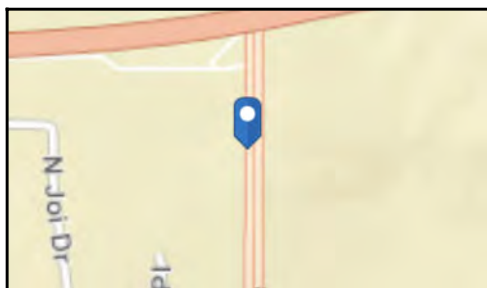
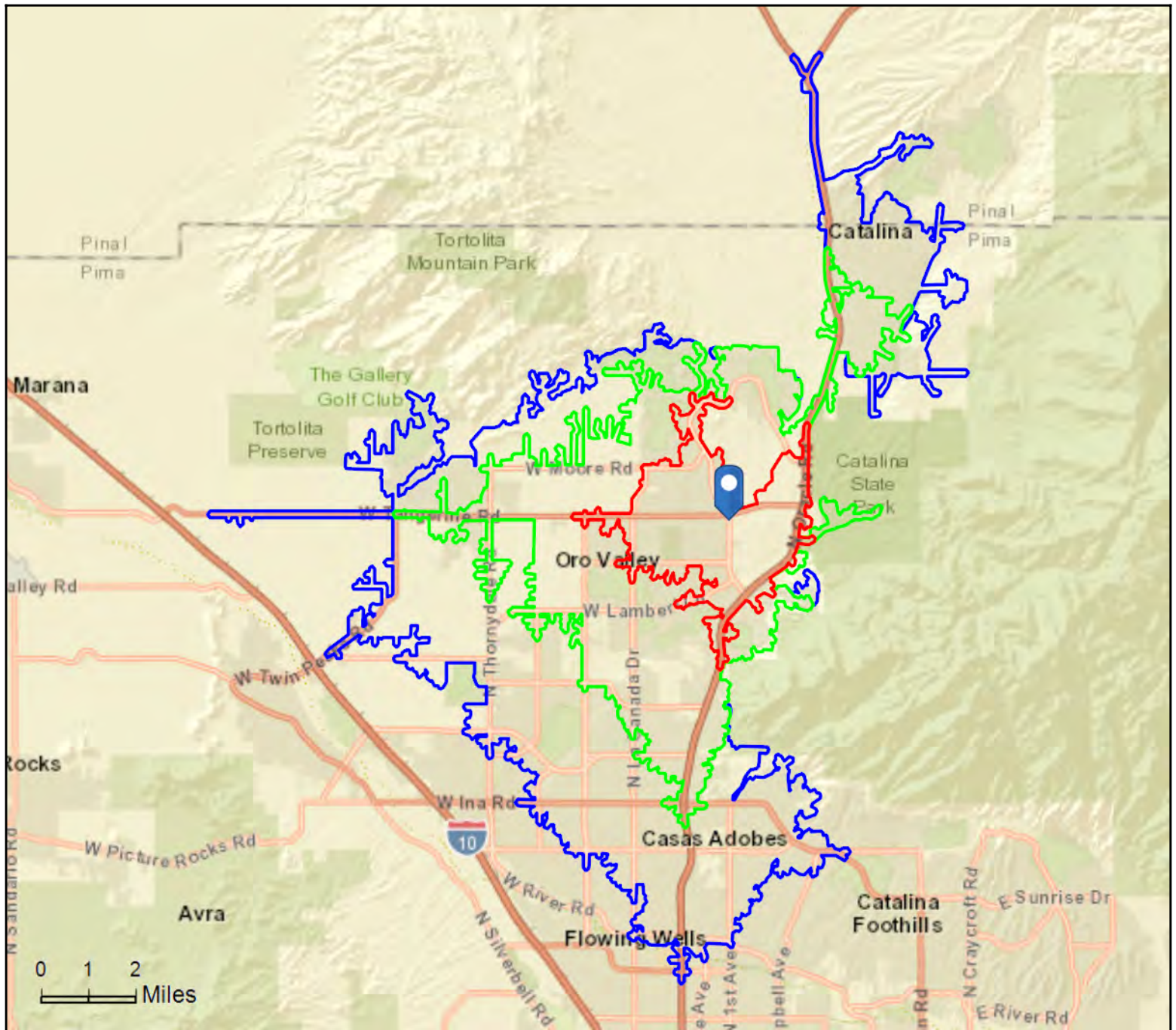
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

February 11, 2019

Site Map

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.42251
Longitude: -110.96130



February 11, 2019

Executive Summary

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.42251
Longitude: -110.96130

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	9,310	37,321	88,562
2010 Population	12,785	46,318	103,126
2018 Population	14,188	50,863	112,464
2023 Population	14,864	53,244	117,674
2000-2010 Annual Rate	3.22%	2.18%	1.53%
2010-2018 Annual Rate	1.27%	1.14%	1.06%
2018-2023 Annual Rate	0.94%	0.92%	0.91%
2018 Male Population	48.6%	47.9%	47.7%
2018 Female Population	51.4%	52.1%	52.3%
2018 Median Age	50.9	53.4	50.4

In the identified area, the current year population is 112,464. In 2010, the Census count in the area was 103,126. The rate of change since 2010 was 1.06% annually. The five-year projection for the population in the area is 117,674 representing a change of 0.91% annually from 2018 to 2023. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 50.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	87.7%	87.6%	85.3%
2018 Black Alone	1.9%	1.7%	1.9%
2018 American Indian/Alaska Native Alone	0.4%	0.6%	0.9%
2018 Asian Alone	3.9%	3.6%	3.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	3.0%	3.6%	5.0%
2018 Two or More Races	2.9%	2.8%	3.3%
2018 Hispanic Origin (Any Race)	14.1%	14.8%	18.5%

Persons of Hispanic origin represent 18.5% 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 49.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	3,415	15,249	36,644
2010 Households	5,053	19,798	44,615
2018 Total Households	5,771	21,712	48,570
2023 Total Households	6,069	22,732	50,804
2000-2010 Annual Rate	4.00%	2.65%	1.99%
2010-2018 Annual Rate	1.62%	1.12%	1.03%
2018-2023 Annual Rate	1.01%	0.92%	0.90%
2018 Average Household Size	2.45	2.33	2.30

The household count in this area has changed from 44,615 in 2010 to 48,570 in the current year, a change of 1.03% annually. The five-year projection of households is 50,804, a change of 0.90% annually from the current year total. Average household size is currently 2.30, compared to 2.30 in the year 2010. The number of families in the current year is 32,206 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.

February 11, 2019

Executive Summary

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.42251
Longitude: -110.96130

	5 minutes	10 minutes	15 minutes
Median Household Income			
2018 Median Household Income	\$97,997	\$79,790	\$71,366
2023 Median Household Income	\$106,034	\$89,262	\$80,723
2018-2023 Annual Rate	1.59%	2.27%	2.49%
Average Household Income			
2018 Average Household Income	\$120,906	\$104,544	\$97,534
2023 Average Household Income	\$139,420	\$121,705	\$114,147
2018-2023 Annual Rate	2.89%	3.09%	3.20%
Per Capita Income			
2018 Per Capita Income	\$47,991	\$45,092	\$42,315
2023 Per Capita Income	\$55,532	\$52,510	\$49,460
2018-2023 Annual Rate	2.96%	3.09%	3.17%

Households by Income

Current median household income is \$71,366 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$80,723 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$97,534 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$114,147 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$42,315 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$49,460 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	3,750	17,155	40,208
2000 Owner Occupied Housing Units	3,108	12,591	27,713
2000 Renter Occupied Housing Units	307	2,658	8,931
2000 Vacant Housing Units	335	1,906	3,564
2010 Total Housing Units	5,633	22,435	50,009
2010 Owner Occupied Housing Units	4,300	15,498	32,422
2010 Renter Occupied Housing Units	753	4,300	12,193
2010 Vacant Housing Units	580	2,637	5,394
2018 Total Housing Units	6,486	24,568	54,212
2018 Owner Occupied Housing Units	4,711	16,485	34,343
2018 Renter Occupied Housing Units	1,059	5,227	14,227
2018 Vacant Housing Units	715	2,856	5,642
2023 Total Housing Units	6,779	25,539	56,445
2023 Owner Occupied Housing Units	5,020	17,561	36,722
2023 Renter Occupied Housing Units	1,049	5,171	14,082
2023 Vacant Housing Units	710	2,807	5,641

Currently, 63.3% of the 54,212 housing units in the area are owner occupied; 26.2%, renter occupied; and 10.4% 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 50,009 housing units in the area - 64.8% owner occupied, 24.4% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 3.65%. Median home value in the area is \$294,803, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.08% annually to \$343,064.

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.

February 11, 2019

Business Summary

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.42251
Longitude: -110.96130

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				323		1,457				3,142			
Total Employees:				4,387		17,839				35,206			
Total Residential Population:				14,188		50,863				112,464			
Employee/Residential Population Ratio (per 100 Residents)				31		35				31			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	6	1.9%	41	0.9%	29	2.0%	180	1.0%	65	2.1%	359	1.0%	
Construction	13	4.0%	57	1.3%	75	5.1%	394	2.2%	172	5.5%	798	2.3%	
Manufacturing	5	1.5%	557	12.7%	22	1.5%	1,512	8.5%	45	1.4%	1,682	4.8%	
Transportation	4	1.2%	19	0.4%	24	1.6%	124	0.7%	58	1.8%	310	0.9%	
Communication	1	0.3%	8	0.2%	8	0.5%	98	0.5%	23	0.7%	208	0.6%	
Utility	0	0.0%	1	0.0%	2	0.1%	38	0.2%	4	0.1%	43	0.1%	
Wholesale Trade	6	1.9%	35	0.8%	19	1.3%	148	0.8%	48	1.5%	285	0.8%	
Retail Trade Summary	58	18.0%	1,470	33.5%	272	18.7%	4,791	26.9%	602	19.2%	9,412	26.7%	
Home Improvement	4	1.2%	111	2.5%	18	1.2%	247	1.4%	36	1.1%	330	0.9%	
General Merchandise Stores	4	1.2%	358	8.2%	12	0.8%	722	4.0%	21	0.7%	1,326	3.8%	
Food Stores	4	1.2%	162	3.7%	23	1.6%	876	4.9%	57	1.8%	1,568	4.5%	
Auto Dealers, Gas Stations, Auto Aftermarket	2	0.6%	13	0.3%	15	1.0%	125	0.7%	29	0.9%	224	0.6%	
Apparel & Accessory Stores	2	0.6%	18	0.4%	11	0.8%	67	0.4%	43	1.4%	310	0.9%	
Furniture & Home Furnishings	6	1.9%	95	2.2%	21	1.4%	211	1.2%	45	1.4%	392	1.1%	
Eating & Drinking Places	21	6.5%	535	12.2%	100	6.9%	1,981	11.1%	197	6.3%	3,958	11.2%	
Miscellaneous Retail	15	4.6%	178	4.1%	71	4.9%	562	3.2%	174	5.5%	1,303	3.7%	
Finance, Insurance, Real Estate Summary	39	12.1%	241	5.5%	206	14.1%	1,644	9.2%	432	13.7%	3,583	10.2%	
Banks, Savings & Lending Institutions	7	2.2%	56	1.3%	37	2.5%	296	1.7%	72	2.3%	838	2.4%	
Securities Brokers	5	1.5%	14	0.3%	22	1.5%	95	0.5%	47	1.5%	240	0.7%	
Insurance Carriers & Agents	11	3.4%	39	0.9%	54	3.7%	174	1.0%	99	3.2%	332	0.9%	
Real Estate, Holding, Other Investment Offices	15	4.6%	132	3.0%	92	6.3%	1,079	6.0%	215	6.8%	2,173	6.2%	
Services Summary	164	50.8%	1,911	43.6%	683	46.9%	8,326	46.7%	1,457	46.4%	17,499	49.7%	
Hotels & Lodging	1	0.3%	61	1.4%	12	0.8%	1,172	6.6%	27	0.9%	1,812	5.1%	
Automotive Services	6	1.9%	42	1.0%	23	1.6%	176	1.0%	35	1.1%	262	0.7%	
Motion Pictures & Amusements	11	3.4%	217	4.9%	51	3.5%	888	5.0%	117	3.7%	1,442	4.1%	
Health Services	48	14.9%	867	19.8%	169	11.6%	2,501	14.0%	357	11.4%	6,575	18.7%	
Legal Services	6	1.9%	16	0.4%	30	2.1%	93	0.5%	60	1.9%	236	0.7%	
Education Institutions & Libraries	7	2.2%	216	4.9%	28	1.9%	887	5.0%	61	1.9%	1,973	5.6%	
Other Services	84	26.0%	491	11.2%	371	25.5%	2,608	14.6%	801	25.5%	5,199	14.8%	
Government	2	0.6%	45	1.0%	16	1.1%	575	3.2%	29	0.9%	853	2.4%	
Unclassified Establishments	25	7.7%	2	0.0%	102	7.0%	10	0.1%	208	6.6%	173	0.5%	
Totals	323	100.0%	4,387	100.0%	1,457	100.0%	17,839	100.0%	3,142	100.0%	35,206	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.

February 11, 2019

Business Summary

Placita de Oro
11911 N 1st Ave, Tucson, Arizona, 85737
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.42251
Longitude: -110.96130

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	0.6%	6	0.1%	5	0.3%	17	0.1%	10	0.3%	31	0.1%
Mining	1	0.3%	9	0.2%	3	0.2%	20	0.1%	5	0.2%	31	0.1%
Utilities	0	0.0%	1	0.0%	2	0.1%	37	0.2%	2	0.1%	37	0.1%
Construction	14	4.3%	62	1.4%	80	5.5%	432	2.4%	187	6.0%	884	2.5%
Manufacturing	6	1.9%	566	12.9%	27	1.9%	1,563	8.8%	54	1.7%	1,749	5.0%
Wholesale Trade	6	1.9%	35	0.8%	18	1.2%	141	0.8%	46	1.5%	273	0.8%
Retail Trade	36	11.1%	929	21.2%	164	11.3%	2,735	15.3%	386	12.3%	5,273	15.0%
Motor Vehicle & Parts Dealers	1	0.3%	4	0.1%	9	0.6%	69	0.4%	19	0.6%	145	0.4%
Furniture & Home Furnishings Stores	4	1.2%	32	0.7%	14	1.0%	88	0.5%	28	0.9%	209	0.6%
Electronics & Appliance Stores	1	0.3%	62	1.4%	6	0.4%	118	0.7%	16	0.5%	171	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	4	1.2%	111	2.5%	18	1.2%	247	1.4%	36	1.1%	330	0.9%
Food & Beverage Stores	2	0.6%	154	3.5%	15	1.0%	800	4.5%	39	1.2%	1,398	4.0%
Health & Personal Care Stores	7	2.2%	71	1.6%	29	2.0%	261	1.5%	51	1.6%	522	1.5%
Gasoline Stations	1	0.3%	9	0.2%	7	0.5%	56	0.3%	10	0.3%	78	0.2%
Clothing & Clothing Accessories Stores	2	0.6%	18	0.4%	14	1.0%	77	0.4%	56	1.8%	354	1.0%
Sport Goods, Hobby, Book, & Music Stores	4	1.2%	38	0.9%	11	0.8%	91	0.5%	35	1.1%	243	0.7%
General Merchandise Stores	4	1.2%	358	8.2%	12	0.8%	722	4.0%	21	0.7%	1,326	3.8%
Miscellaneous Store Retailers	7	2.2%	73	1.7%	27	1.9%	186	1.0%	71	2.3%	456	1.3%
Nonstore Retailers	0	0.0%	0	0.0%	3	0.2%	20	0.1%	6	0.2%	38	0.1%
Transportation & Warehousing	3	0.9%	13	0.3%	15	1.0%	89	0.5%	39	1.2%	243	0.7%
Information	4	1.2%	21	0.5%	18	1.2%	228	1.3%	50	1.6%	553	1.6%
Finance & Insurance	24	7.4%	109	2.5%	115	7.9%	567	3.2%	221	7.0%	1,417	4.0%
Central Bank/Credit Intermediation & Related Activities	7	2.2%	56	1.3%	38	2.6%	297	1.7%	70	2.2%	832	2.4%
Securities, Commodity Contracts & Other Financial	5	1.5%	14	0.3%	23	1.6%	96	0.5%	52	1.7%	253	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	11	3.4%	39	0.9%	54	3.7%	174	1.0%	99	3.2%	332	0.9%
Real Estate, Rental & Leasing	17	5.3%	128	2.9%	98	6.7%	1,054	5.9%	227	7.2%	2,115	6.0%
Professional, Scientific & Tech Services	44	13.6%	230	5.2%	178	12.2%	831	4.7%	373	11.9%	1,935	5.5%
Legal Services	7	2.2%	18	0.4%	35	2.4%	123	0.7%	71	2.3%	295	0.8%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.2%	3	0.0%	5	0.2%	6	0.0%
Administrative & Support & Waste Management & Remediation	13	4.0%	52	1.2%	53	3.6%	239	1.3%	135	4.3%	592	1.7%
Educational Services	9	2.8%	220	5.0%	37	2.5%	920	5.2%	87	2.8%	2,016	5.7%
Health Care & Social Assistance	53	16.4%	941	21.4%	200	13.7%	3,063	17.2%	440	14.0%	7,707	21.9%
Arts, Entertainment & Recreation	10	3.1%	229	5.2%	38	2.6%	900	5.0%	73	2.3%	1,351	3.8%
Accommodation & Food Services	22	6.8%	596	13.6%	115	7.9%	3,188	17.9%	232	7.4%	5,866	16.7%
Accommodation	1	0.3%	61	1.4%	12	0.8%	1,172	6.6%	27	0.9%	1,812	5.1%
Food Services & Drinking Places	21	6.5%	535	12.2%	103	7.1%	2,015	11.3%	206	6.6%	4,054	11.5%
Other Services (except Public Administration)	33	10.2%	192	4.4%	172	11.8%	1,227	6.9%	334	10.6%	2,182	6.2%
Automotive Repair & Maintenance	4	1.2%	39	0.9%	18	1.2%	161	0.9%	27	0.9%	240	0.7%
Public Administration	2	0.6%	45	1.0%	16	1.1%	575	3.2%	29	0.9%	853	2.4%
Unclassified Establishments	25	7.7%	2	0.0%	102	7.0%	10	0.1%	207	6.6%	93	0.3%
Total	323	100.0%	4,387	100.0%	1,457	100.0%	17,839	100.0%	3,142	100.0%	35,206	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.

February 11, 2019