



LAND FOR SALE

LINDA VISTA & TWIN PEAKS - TUCSON, AZ



Property Description

Location: East of the SEC of Linda Vista Blvd. & Twin Peaks Rd. Tucson, AZ

Land Available: 38.92 Acres

Sales Price: Please call broker for price.

Zoning: Suburban Ranch (Pima County)

Parcel No.: 216-34-0690 and 216-34-0670

Highlights

- ◆ The site is adjacent to Marana, the fastest growing city in Southern Arizona.
- ◆ The largest single-family rental community in the Tucson Metro area, is being planned by American Homes 4 Rent on the site adjacent to the West and South of the property. This community will be 155 Acres with 441 homes.
- ◆ The 366,000 SF Tucson Premium Outlets, which includes over 50 retailers, restaurants, and a Hampton Inn Hotel, are located at the southeast corner of I-10 & Twin Peaks Rd. in Marana Center.
- ◆ HSL's luxury resort-style Encantada Twin Peaks apartment community is set to open in 2023 at I-10 & Twin Peaks Rd., in Marana Center.
- ◆ America Furniture Warehouse is building a 250,000 SF showroom and warehouse, the first of its kind in Tucson in Marana Center.
- ◆ There is a Bill Luke Automotive Dealership planned at I-10 & Twin Peaks in Marana Center.
- ◆ Mandarinina, at I-10 and Tangerine, a ±319 AC mixed-use development has plans for 2500 residential lots as well as commercial and retail uses, including a ±15.96 AC commercial development in escrow. Family Development has already purchased 25 AC at the site for a 283-unit Arise Mandarinina build-to-rent community. Pulte and Lennar have also purchased land at this site for residential development
- ◆ Tangerine Commerce Park, at I-10 and Tangerine includes Ventana Medical Center, which is currently adding a ±65,000 SF building. Additionally, there are plans for over ±2,000,000 SF of distribution centers including Amazon and the Southern Arizona Logistics Center with 5 buildings planned totaling ±1,773,600 SF. The remaining parcels will include retail and commercial users, including a ±150,000 SF Walmart Supercenter

Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	3,901	43,365	89,332
Households:	1,128	13,854	28,558
Average HH Income:	\$94,149	\$94,550	\$93,916

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

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.

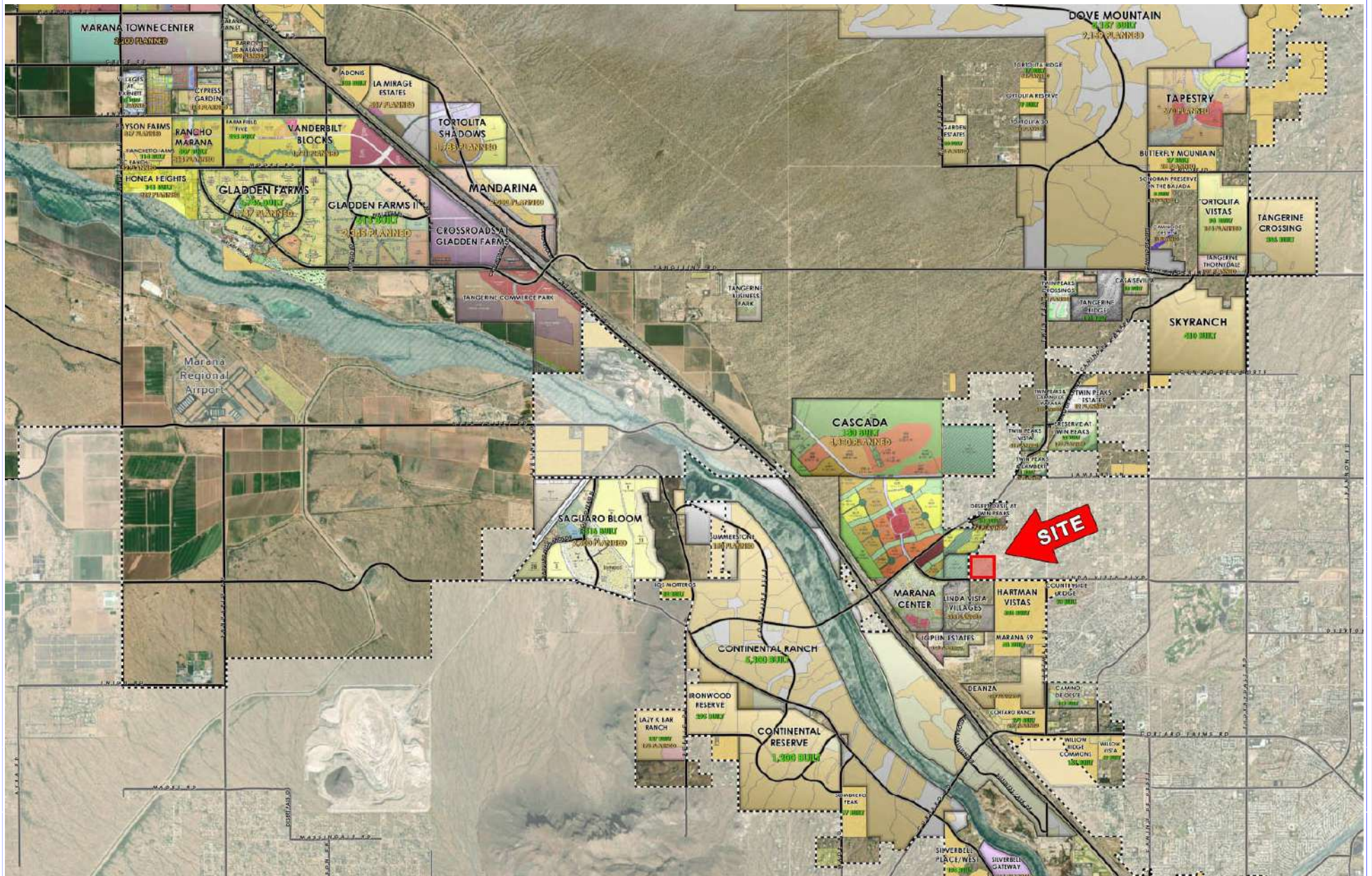
Linda Vista & Twin Peaks



Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

SUBDIVISION MAP



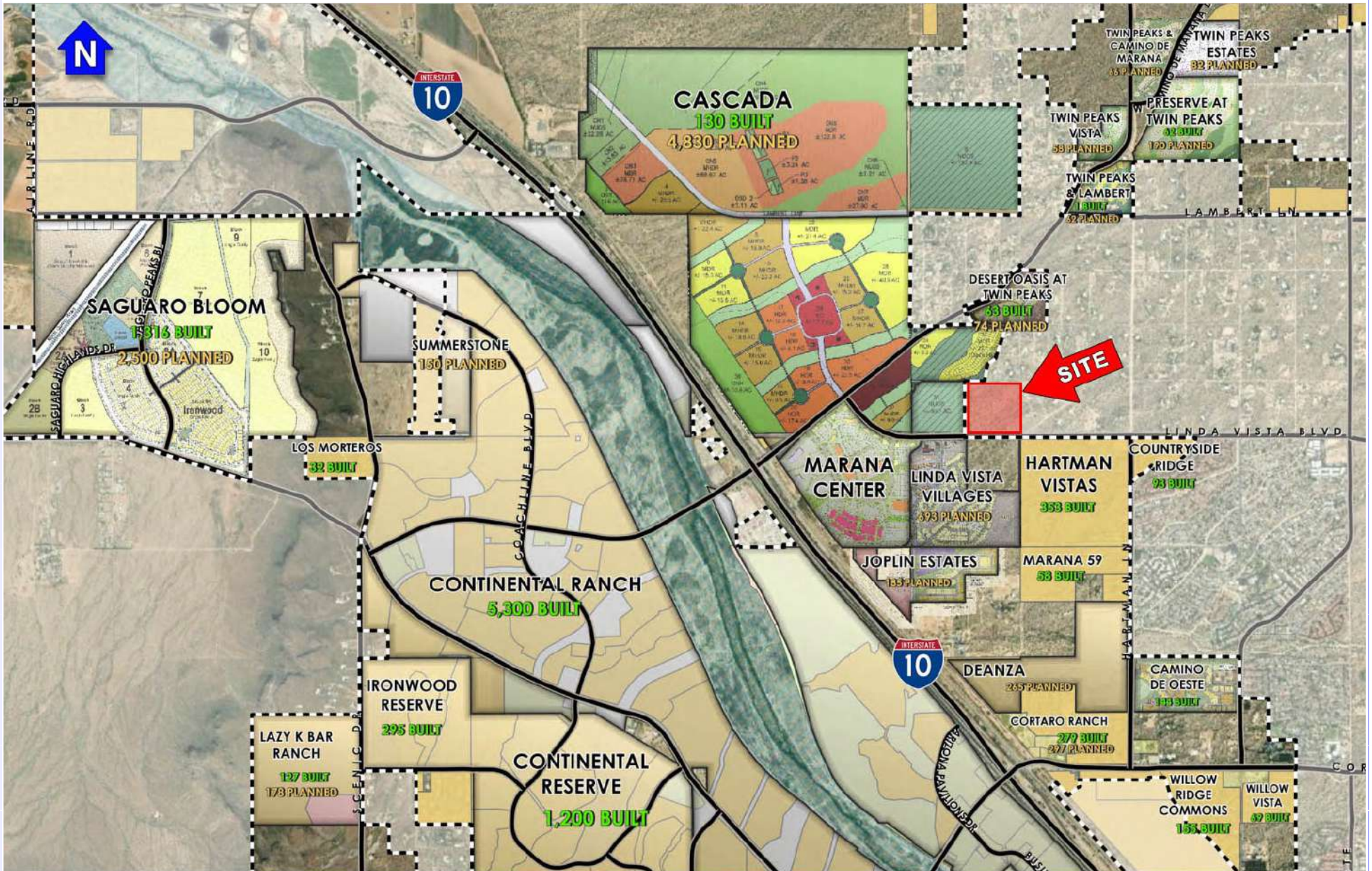
Linda Vista & Twin Peaks



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

SUBDIVISION MAP



Linda Vista & Twin Peaks



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

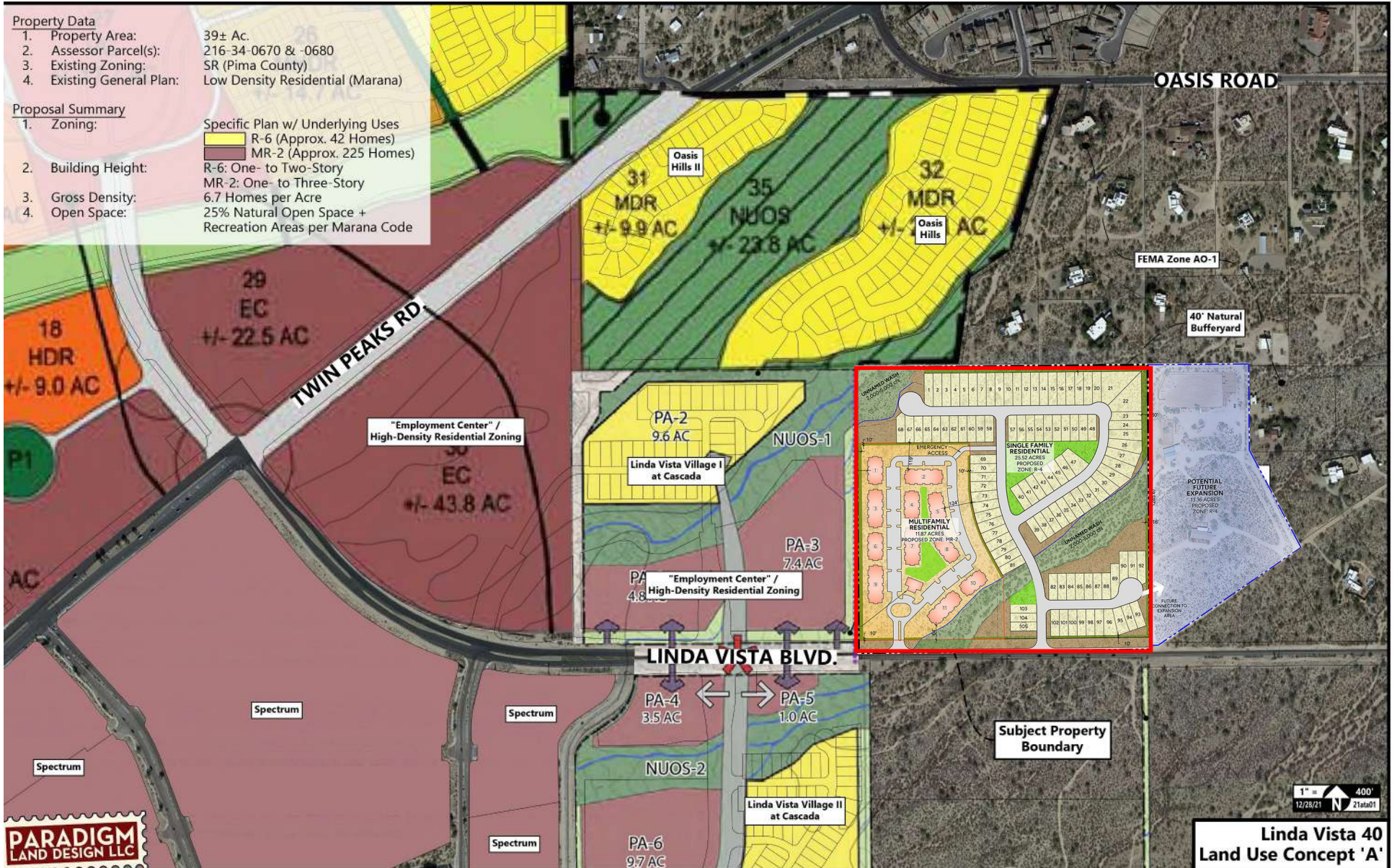
CONCEPTUAL PLAN

Property Data

1. Property Area: 39± Ac.
2. Assessor Parcel(s): 216-34-0670 & -0680
3. Existing Zoning: SR (Pima County)
4. Existing General Plan: Low Density Residential (Marana)

Proposal Summary

1. Zoning: Specific Plan w/ Underlying Uses
 R-6 (Approx. 42 Homes)
 MR-2 (Approx. 225 Homes)
2. Building Height: R-6: One- to Two-Story
 MR-2: One- to Three-Story
3. Gross Density: 6.7 Homes per Acre
4. Open Space: 25% Natural Open Space + Recreation Areas per Marana Code



Linda Vista 40
Land Use Concept 'A'

Linda Vista & Twin Peaks

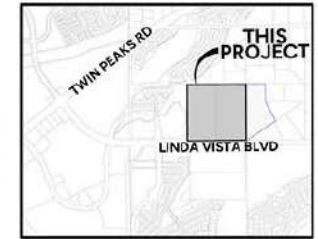
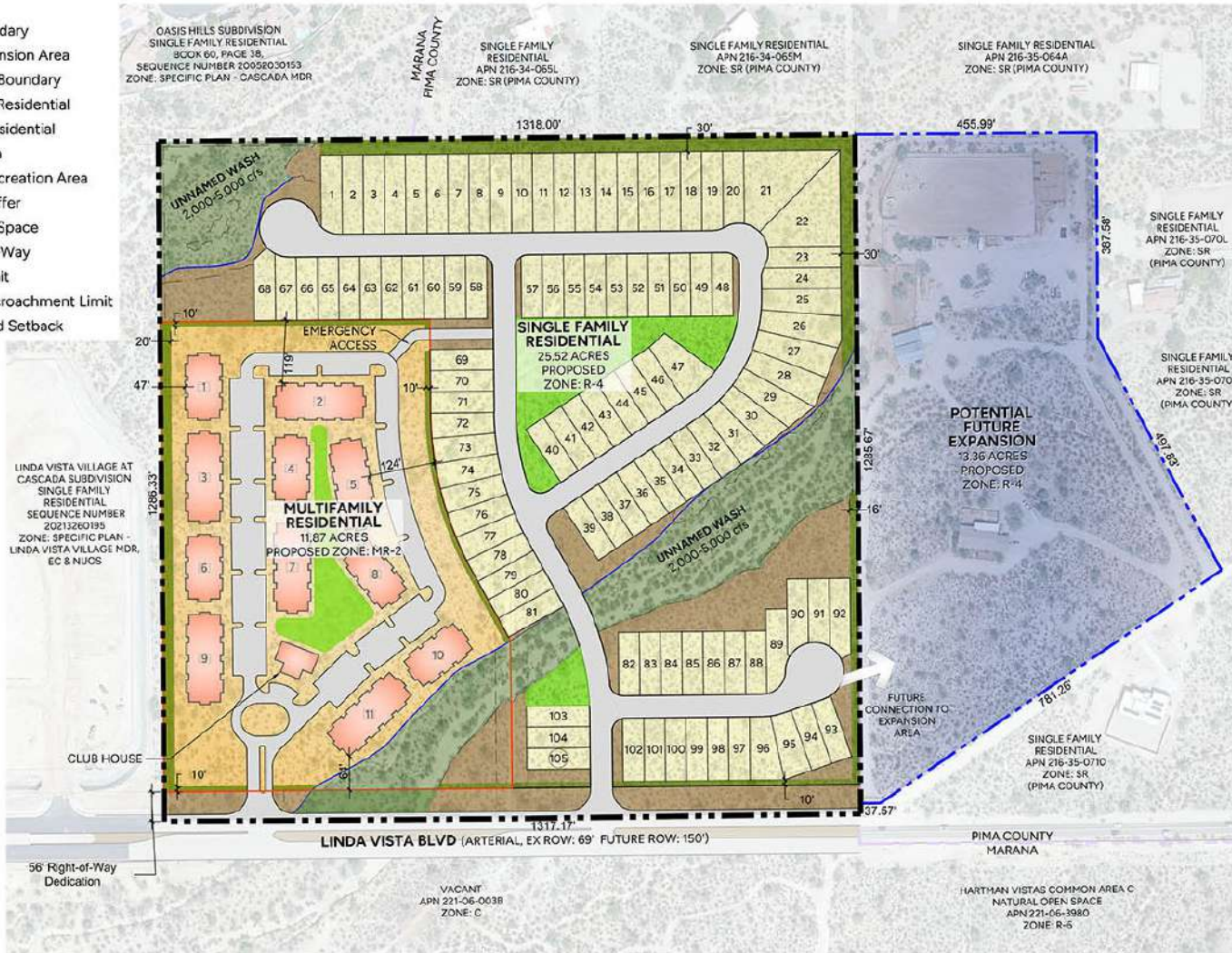
Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

CONCEPTUAL LAND USE PLAN

- LEGEND**
- Property Boundary
 - Potential Expansion Area
 - Jurisdictional Boundary
 - Single Family Residential
 - Multifamily Residential
 - Common Area
 - Residential Recreation Area
 - Landscape Buffer
 - Natural Open Space
 - New Right-of-Way
 - Floodplain Limit
 - Floodplain Encroachment Limit
 - Erosion Hazard Setback



- NOTES**
- Project Acreage:** 39.08 AC
 - Parcels:** 216-34-0670 & 216-34-0680
 - Jurisdiction:** Marana
 - Existing General Plan Designation:** Low Density Residential
 - Existing Zoning:** R-144
 - Existing Use:** Vacant
 - Proposed General Plan Designation:** Traditional Neighborhood
 - Proposed Zoning:** R-4 & MR-2
 - Proposed Uses:**
 - Single Family Residential**
Area: 25.52 AC
Proposed Lots: 105
Proposed Density: 4.11 RAC
Minimum Lot Size: 40 FT x 120 FT
Building Height: 30 FT
Recreation Area Required: 1.20 AC (500 SF per Lot)
Recreation Area Provided: 1.35 AC
Natural Open Space: 3.20 AC
 - Multifamily Residential**
Area: 11.87 AC
Units: 234
Max Density: 20 RAC
Proposed Density: 19.7 RAC
Building Height: 35 FT - 3 Stories
Recreation Area Required: 23,400 SF (100 SF per Unit)
Recreation Area Provided: 23,500 SF
Natural Open Space: 1.13 AC
 - Right-of-Way Dedication**
Area: 1.69 AC
 - Potential Future Expansion:** 13.36 AC
Parcel: 216-35-0690
Existing Zoning: SR (Pima County)
Proposed Zoning: R-4
Proposed Use: Single Family Residential

LINDA VISTA 39

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

SCALE: 1"=200'
PROJECT: WGM-01 DATE: 5/20/2024
FILE NAME: WGM-01 SITE PLAN.DWG



Linda Vista & Twin Peaks



Tucson, Arizona

RETAIL TRADE AREA

COMMERCIAL RETAIL ADVISORS, LLC



Linda Vista & Twin Peaks



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

AERIAL - NORTH



Linda Vista & Twin Peaks

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - EAST



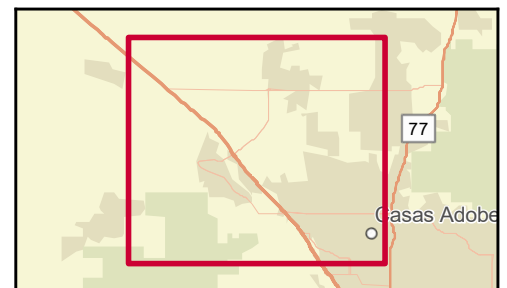
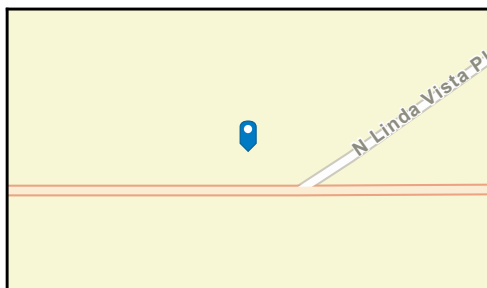
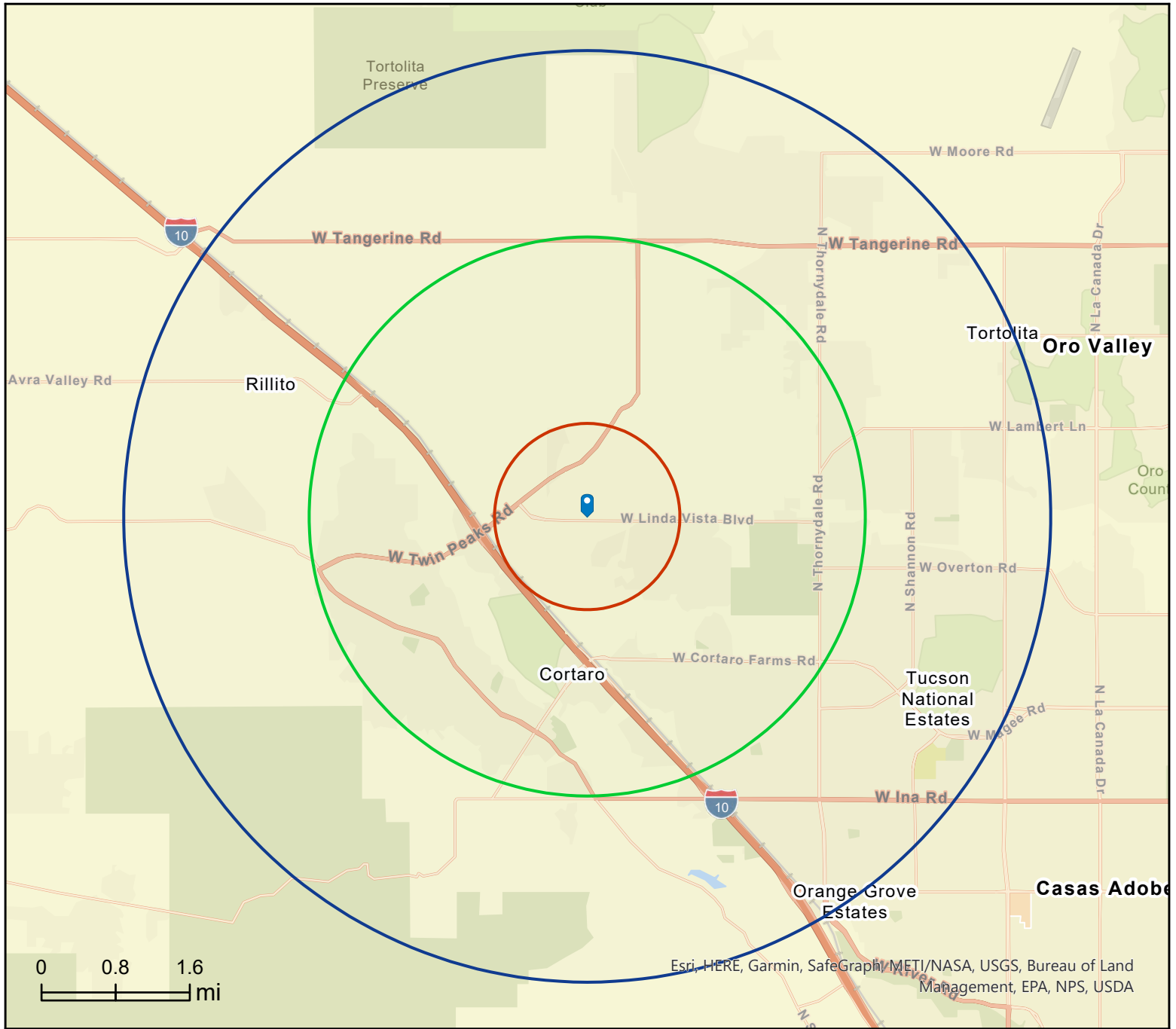
AERIAL - SOUTHEAST



Site Map

NEC Twin Peaks & Linda Vista
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.38162
 Longitude: -111.08979





Executive Summary

NEC Twin Peaks & Linda Vista
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.38162
 Longitude: -111.08979

	1 mile	3 miles	5 miles
Population			
2000 Population	2,373	25,819	56,183
2010 Population	3,399	37,360	73,731
2021 Population	3,901	43,365	89,332
2026 Population	4,193	46,820	95,156
2000-2010 Annual Rate	3.66%	3.76%	2.76%
2010-2021 Annual Rate	1.23%	1.33%	1.72%
2021-2026 Annual Rate	1.45%	1.54%	1.27%
2021 Male Population	48.3%	48.5%	48.7%
2021 Female Population	51.7%	51.5%	51.3%
2021 Median Age	37.0	38.8	41.7

In the identified area, the current year population is 89,332. In 2010, the Census count in the area was 73,731. The rate of change since 2010 was 1.72% annually. The five-year projection for the population in the area is 95,156 representing a change of 1.27% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	79.6%	79.2%	80.5%
2021 Black Alone	2.8%	2.8%	2.6%
2021 American Indian/Alaska Native Alone	0.8%	1.1%	1.1%
2021 Asian Alone	3.4%	4.3%	3.9%
2021 Pacific Islander Alone	0.3%	0.2%	0.2%
2021 Other Race	8.9%	7.6%	7.3%
2021 Two or More Races	4.2%	4.6%	4.4%
2021 Hispanic Origin (Any Race)	27.2%	26.7%	25.9%

Persons of Hispanic origin represent 25.9% of the population in the identified area compared to 18.9% 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 59.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	81	91	101
2000 Households	766	9,013	20,623
2010 Households	1,128	13,854	28,558
2021 Total Households	1,278	16,055	34,980
2026 Total Households	1,367	17,353	37,315
2000-2010 Annual Rate	3.95%	4.39%	3.31%
2010-2021 Annual Rate	1.12%	1.32%	1.82%
2021-2026 Annual Rate	1.36%	1.57%	1.30%
2021 Average Household Size	3.05	2.70	2.55

The household count in this area has changed from 28,558 in 2010 to 34,980 in the current year, a change of 1.82% annually. The five-year projection of households is 37,315, a change of 1.30% annually from the current year total. Average household size is currently 2.55, compared to 2.58 in the year 2010. The number of families in the current year is 24,890 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

Executive Summary

NEC Twin Peaks & Linda Vista
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.38162
 Longitude: -111.08979

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	11.9%	12.0%	13.0%
Median Household Income			
2021 Median Household Income	\$84,753	\$84,452	\$80,737
2026 Median Household Income	\$92,600	\$94,098	\$89,254
2021-2026 Annual Rate	1.79%	2.19%	2.03%
Average Household Income			
2021 Average Household Income	\$91,149	\$94,550	\$93,916
2026 Average Household Income	\$102,745	\$107,155	\$106,337
2021-2026 Annual Rate	2.42%	2.53%	2.52%
Per Capita Income			
2021 Per Capita Income	\$32,082	\$35,324	\$36,774
2026 Per Capita Income	\$36,159	\$40,099	\$41,695
2021-2026 Annual Rate	2.42%	2.57%	2.54%

Households by Income

Current median household income is \$80,737 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$89,254 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$93,916 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$106,337 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$36,774 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,695 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	190	187	173
2000 Total Housing Units	785	9,543	22,180
2000 Owner Occupied Housing Units	691	8,004	16,962
2000 Renter Occupied Housing Units	75	1,008	3,661
2000 Vacant Housing Units	19	531	1,557
2010 Total Housing Units	1,198	14,889	31,195
2010 Owner Occupied Housing Units	928	10,949	21,843
2010 Renter Occupied Housing Units	200	2,905	6,715
2010 Vacant Housing Units	70	1,035	2,637
2021 Total Housing Units	1,351	16,978	37,451
2021 Owner Occupied Housing Units	1,080	12,732	26,706
2021 Renter Occupied Housing Units	198	3,323	8,274
2021 Vacant Housing Units	73	923	2,471
2026 Total Housing Units	1,444	18,304	39,857
2026 Owner Occupied Housing Units	1,172	14,055	29,003
2026 Renter Occupied Housing Units	195	3,297	8,312
2026 Vacant Housing Units	77	951	2,542

Currently, 71.3% of the 37,451 housing units in the area are owner occupied; 22.1%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 31,195 housing units in the area - 70.0% owner occupied, 21.5% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 8.46%. Median home value in the area is \$250,619, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.58% annually to \$298,806.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Business Summary

NEC Twin Peaks & Linda Vista
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.38162
 Longitude: -111.08979

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	96		728		1,783							
Total Employees:	862		8,375		19,843							
Total Residential Population:	3,901		43,365		89,332							
Employee/Residential Population Ratio (per 100 Residents)	22		19		22							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	2	2.1%	8	0.9%	19	2.6%	93	1.1%	43	2.4%	354	1.8%
Construction	9	9.4%	40	4.6%	68	9.3%	265	3.2%	180	10.1%	1,613	8.1%
Manufacturing	4	4.2%	39	4.5%	30	4.1%	788	9.4%	55	3.1%	1,180	5.9%
Transportation	1	1.0%	4	0.5%	8	1.1%	53	0.6%	38	2.1%	197	1.0%
Communication	1	1.0%	4	0.5%	10	1.4%	280	3.3%	18	1.0%	316	1.6%
Utility	0	0.0%	0	0.0%	1	0.1%	14	0.2%	2	0.1%	20	0.1%
Wholesale Trade	2	2.1%	5	0.6%	14	1.9%	97	1.2%	38	2.1%	265	1.3%
Retail Trade Summary	46	47.9%	656	76.1%	204	28.0%	3,109	37.1%	465	26.1%	6,873	34.6%
Home Improvement	1	1.0%	2	0.2%	11	1.5%	75	0.9%	35	2.0%	536	2.7%
General Merchandise Stores	0	0.0%	0	0.0%	6	0.8%	451	5.4%	12	0.7%	908	4.6%
Food Stores	1	1.0%	11	1.3%	21	2.9%	309	3.7%	46	2.6%	822	4.1%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	0	0.0%	8	1.1%	70	0.8%	31	1.7%	285	1.4%
Apparel & Accessory Stores	9	9.4%	149	17.3%	16	2.2%	223	2.7%	24	1.3%	268	1.4%
Furniture & Home Furnishings	1	1.0%	3	0.3%	9	1.2%	53	0.6%	30	1.7%	236	1.2%
Eating & Drinking Places	8	8.3%	160	18.6%	59	8.1%	1,303	15.6%	140	7.9%	2,661	13.4%
Miscellaneous Retail	25	26.0%	329	38.2%	74	10.2%	624	7.5%	148	8.3%	1,156	5.8%
Finance, Insurance, Real Estate Summary	4	4.2%	12	1.4%	54	7.4%	416	5.0%	152	8.5%	1,200	6.0%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	15	2.1%	284	3.4%	33	1.9%	590	3.0%
Securities Brokers	1	1.0%	1	0.1%	7	1.0%	17	0.2%	19	1.1%	128	0.6%
Insurance Carriers & Agents	0	0.0%	0	0.0%	10	1.4%	30	0.4%	38	2.1%	110	0.6%
Real Estate, Holding, Other Investment Offices	3	3.1%	11	1.3%	22	3.0%	84	1.0%	63	3.5%	372	1.9%
Services Summary	22	22.9%	93	10.8%	269	37.0%	2,924	34.9%	677	38.0%	7,232	36.4%
Hotels & Lodging	1	1.0%	13	1.5%	10	1.4%	117	1.4%	17	1.0%	681	3.4%
Automotive Services	1	1.0%	6	0.7%	10	1.4%	86	1.0%	51	2.9%	360	1.8%
Motion Pictures & Amusements	3	3.1%	9	1.0%	31	4.3%	207	2.5%	68	3.8%	614	3.1%
Health Services	2	2.1%	8	0.9%	39	5.4%	278	3.3%	103	5.8%	915	4.6%
Legal Services	0	0.0%	0	0.0%	2	0.3%	6	0.1%	5	0.3%	15	0.1%
Education Institutions & Libraries	1	1.0%	7	0.8%	20	2.7%	1,048	12.5%	39	2.2%	2,066	10.4%
Other Services	14	14.6%	49	5.7%	158	21.7%	1,181	14.1%	395	22.2%	2,582	13.0%
Government	0	0.0%	0	0.0%	4	0.5%	302	3.6%	11	0.6%	502	2.5%
Unclassified Establishments	5	5.2%	2	0.2%	46	6.3%	34	0.4%	104	5.8%	90	0.5%
Totals	96	100.0%	862	100.0%	728	100.0%	8,375	100.0%	1,783	100.0%	19,843	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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

NEC Twin Peaks & Linda Vista
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.38162
 Longitude: -111.08979

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%	3	0.4%	9	0.1%	5	0.3%	21	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	26	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	9	9.4%	40	4.6%	71	9.8%	276	3.3%	188	10.5%	1,640	8.3%
Manufacturing	4	4.2%	40	4.6%	32	4.4%	783	9.3%	58	3.3%	1,147	5.8%
Wholesale Trade	2	2.1%	5	0.6%	12	1.6%	81	1.0%	33	1.9%	226	1.1%
Retail Trade	37	38.5%	490	56.8%	141	19.4%	1,790	21.4%	319	17.9%	4,178	21.1%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	6	0.8%	53	0.6%	25	1.4%	250	1.3%
Furniture & Home Furnishings Stores	1	1.0%	3	0.3%	4	0.5%	46	0.5%	17	1.0%	158	0.8%
Electronics & Appliance Stores	0	0.0%	0	0.0%	2	0.3%	6	0.1%	8	0.4%	39	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	1	1.0%	2	0.2%	11	1.5%	75	0.9%	35	2.0%	536	2.7%
Food & Beverage Stores	1	1.0%	6	0.7%	14	1.9%	265	3.2%	31	1.7%	732	3.7%
Health & Personal Care Stores	3	3.1%	13	1.5%	21	2.9%	159	1.9%	39	2.2%	309	1.6%
Gasoline Stations	0	0.0%	0	0.0%	3	0.4%	17	0.2%	6	0.3%	35	0.2%
Clothing & Clothing Accessories Stores	9	9.4%	149	17.3%	17	2.3%	225	2.7%	28	1.6%	284	1.4%
Sport Goods, Hobby, Book, & Music Stores	1	1.0%	80	9.3%	6	0.8%	128	1.5%	17	1.0%	324	1.6%
General Merchandise Stores	0	0.0%	0	0.0%	6	0.8%	451	5.4%	12	0.7%	908	4.6%
Miscellaneous Store Retailers	19	19.8%	234	27.1%	34	4.7%	361	4.3%	65	3.6%	593	3.0%
Nonstore Retailers	2	2.1%	2	0.2%	16	2.2%	5	0.1%	35	2.0%	10	0.1%
Transportation & Warehousing	1	1.0%	3	0.3%	6	0.8%	49	0.6%	22	1.2%	172	0.9%
Information	2	2.1%	6	0.7%	19	2.6%	394	4.7%	37	2.1%	542	2.7%
Finance & Insurance	1	1.0%	1	0.1%	33	4.5%	333	4.0%	90	5.0%	830	4.2%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	15	2.1%	284	3.4%	31	1.7%	585	2.9%
Securities, Commodity Contracts & Other Financial	1	1.0%	1	0.1%	8	1.1%	19	0.2%	21	1.2%	135	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	10	1.4%	30	0.4%	38	2.1%	110	0.6%
Real Estate, Rental & Leasing	3	3.1%	10	1.2%	32	4.4%	135	1.6%	99	5.6%	475	2.4%
Professional, Scientific & Tech Services	5	5.2%	8	0.9%	55	7.6%	662	7.9%	135	7.6%	1,107	5.6%
Legal Services	0	0.0%	0	0.0%	3	0.4%	8	0.1%	9	0.5%	28	0.1%
Management of Companies & Enterprises	1	1.0%	2	0.2%	1	0.1%	3	0.0%	2	0.1%	4	0.0%
Administrative & Support & Waste Management & Remediation	5	5.2%	14	1.6%	26	3.6%	121	1.4%	75	4.2%	441	2.2%
Educational Services	2	2.1%	7	0.8%	22	3.0%	1,025	12.2%	49	2.7%	2,055	10.4%
Health Care & Social Assistance	4	4.2%	13	1.5%	50	6.9%	356	4.3%	132	7.4%	1,233	6.2%
Arts, Entertainment & Recreation	3	3.1%	9	1.0%	20	2.7%	159	1.9%	43	2.4%	519	2.6%
Accommodation & Food Services	10	10.4%	179	20.8%	71	9.8%	1,439	17.2%	162	9.1%	3,388	17.1%
Accommodation	1	1.0%	13	1.5%	10	1.4%	117	1.4%	17	1.0%	681	3.4%
Food Services & Drinking Places	9	9.4%	166	19.3%	61	8.4%	1,322	15.8%	146	8.2%	2,708	13.6%
Other Services (except Public Administration)	4	4.2%	34	3.9%	83	11.4%	426	5.1%	218	12.2%	1,248	6.3%
Automotive Repair & Maintenance	1	1.0%	6	0.7%	9	1.2%	84	1.0%	37	2.1%	320	1.6%
Public Administration	0	0.0%	0	0.0%	4	0.5%	302	3.6%	11	0.6%	501	2.5%
Unclassified Establishments	5	5.2%	2	0.2%	46	6.3%	34	0.4%	104	5.8%	90	0.5%
Total	96	100.0%	862	100.0%	728	100.0%	8,375	100.0%	1,783	100.0%	19,843	100.0%

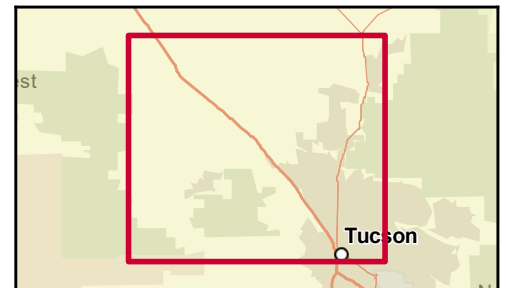
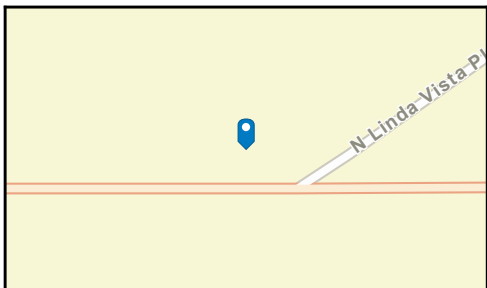
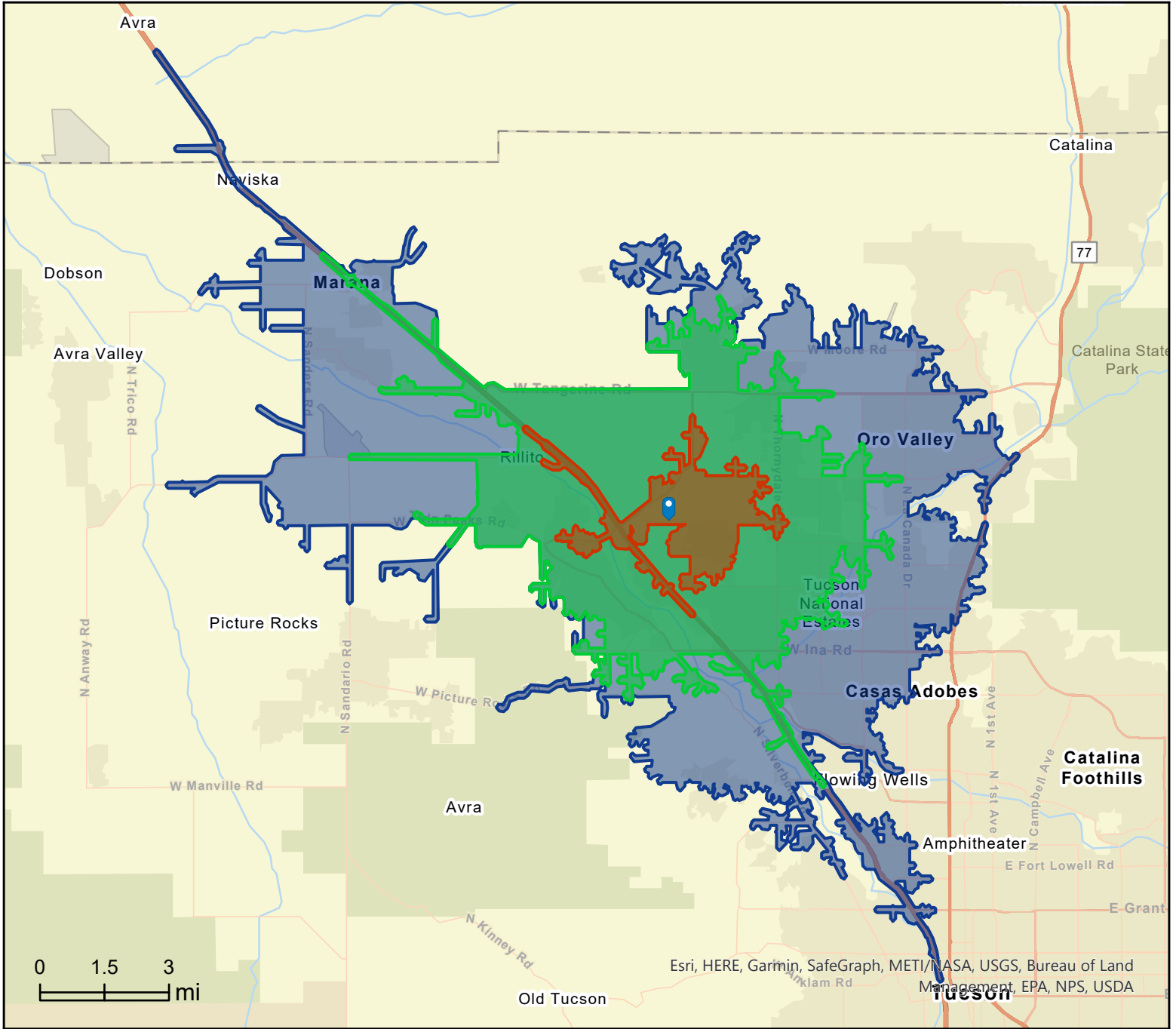
Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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

NEC Twin Peaks & Linda Vista 2
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.38161
 Longitude: -111.08979





Executive Summary

NEC Twin Peaks & Linda Vista 2
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.38161
 Longitude: -111.08979

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	7,282	42,424	99,006
2010 Population	8,522	57,641	123,783
2021 Population	10,200	70,350	146,714
2026 Population	11,069	75,354	155,344
2000-2010 Annual Rate	1.58%	3.11%	2.26%
2010-2021 Annual Rate	1.61%	1.79%	1.52%
2021-2026 Annual Rate	1.65%	1.38%	1.15%
2021 Male Population	48.5%	48.7%	48.5%
2021 Female Population	51.5%	51.3%	51.5%
2021 Median Age	37.4	40.8	42.0

In the identified area, the current year population is 146,714. In 2010, the Census count in the area was 123,783. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 155,344 representing a change of 1.15% annually from 2021 to 2026. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	79.4%	80.4%	80.2%
2021 Black Alone	3.0%	2.6%	2.5%
2021 American Indian/Alaska Native Alone	1.0%	1.1%	1.2%
2021 Asian Alone	2.7%	3.9%	3.8%
2021 Pacific Islander Alone	0.3%	0.2%	0.2%
2021 Other Race	9.2%	7.3%	7.9%
2021 Two or More Races	4.3%	4.6%	4.2%
2021 Hispanic Origin (Any Race)	27.7%	25.7%	26.6%

Persons of Hispanic origin represent 26.6% of the population in the identified area compared to 18.9% 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 60.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	81	100	102
2000 Households	2,331	15,022	37,310
2010 Households	2,949	21,657	48,623
2021 Total Households	3,559	26,705	57,798
2026 Total Households	3,860	28,653	61,180
2000-2010 Annual Rate	2.38%	3.73%	2.68%
2010-2021 Annual Rate	1.69%	1.88%	1.55%
2021-2026 Annual Rate	1.64%	1.42%	1.14%
2021 Average Household Size	2.86	2.63	2.53

The household count in this area has changed from 48,623 in 2010 to 57,798 in the current year, a change of 1.55% annually. The five-year projection of households is 61,180, a change of 1.14% annually from the current year total. Average household size is currently 2.53, compared to 2.53 in the year 2010. The number of families in the current year is 40,056 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

NEC Twin Peaks & Linda Vista 2
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.38161
 Longitude: -111.08979

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2021 Percent of Income for Mortgage	11.7%	12.4%	14.4%
Median Household Income			
2021 Median Household Income	\$82,303	\$83,443	\$76,847
2026 Median Household Income	\$90,487	\$92,351	\$84,657
2021-2026 Annual Rate	1.91%	2.05%	1.95%
Average Household Income			
2021 Average Household Income	\$90,278	\$95,643	\$91,239
2026 Average Household Income	\$101,905	\$108,206	\$103,534
2021-2026 Annual Rate	2.45%	2.50%	2.56%
Per Capita Income			
2021 Per Capita Income	\$32,210	\$36,502	\$36,065
2026 Per Capita Income	\$36,369	\$41,356	\$40,908
2021-2026 Annual Rate	2.46%	2.53%	2.55%

Households by Income

Current median household income is \$76,847 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$84,657 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$91,239 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$103,534 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$36,065 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$40,908 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	194	182	157
2000 Total Housing Units	2,412	15,830	40,523
2000 Owner Occupied Housing Units	2,089	13,412	29,325
2000 Renter Occupied Housing Units	242	1,611	7,985
2000 Vacant Housing Units	81	807	3,213
2010 Total Housing Units	3,230	23,289	53,184
2010 Owner Occupied Housing Units	2,333	17,421	35,853
2010 Renter Occupied Housing Units	616	4,236	12,770
2010 Vacant Housing Units	281	1,632	4,561
2021 Total Housing Units	3,862	28,291	62,105
2021 Owner Occupied Housing Units	2,809	21,458	42,636
2021 Renter Occupied Housing Units	751	5,247	15,161
2021 Vacant Housing Units	303	1,586	4,307
2026 Total Housing Units	4,180	30,285	65,640
2026 Owner Occupied Housing Units	3,099	23,439	45,991
2026 Renter Occupied Housing Units	761	5,214	15,189
2026 Vacant Housing Units	320	1,632	4,460

Currently, 68.7% of the 62,105 housing units in the area are owner occupied; 24.4%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 53,184 housing units in the area - 67.4% owner occupied, 24.0% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 7.13%. Median home value in the area is \$262,953, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.00% annually to \$319,954.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Business Summary

NEC Twin Peaks & Linda Vista 2
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.38161
 Longitude: -111.08979

Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	113		1,264		3,309							
Total Employees:	859		13,747		41,605							
Total Residential Population:	10,200		70,350		146,714							
Employee/Residential Population Ratio (per 100 Residents)	8		20		28							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	3	2.7%	20	2.3%	32	2.5%	181	1.3%	83	2.5%	757	1.8%
Construction	16	14.2%	66	7.7%	127	10.0%	655	4.8%	301	9.1%	2,635	6.3%
Manufacturing	5	4.4%	49	5.7%	43	3.4%	982	7.1%	95	2.9%	5,512	13.2%
Transportation	2	1.8%	6	0.7%	24	1.9%	122	0.9%	67	2.0%	458	1.1%
Communication	1	0.9%	36	4.2%	15	1.2%	304	2.2%	28	0.8%	416	1.0%
Utility	0	0.0%	0	0.0%	2	0.2%	20	0.1%	7	0.2%	110	0.3%
Wholesale Trade	2	1.8%	6	0.7%	24	1.9%	161	1.2%	72	2.2%	621	1.5%
Retail Trade Summary	27	23.9%	331	38.5%	334	26.4%	4,813	35.0%	732	22.1%	10,311	24.8%
Home Improvement	1	0.9%	13	1.5%	25	2.0%	203	1.5%	52	1.6%	738	1.8%
General Merchandise Stores	0	0.0%	0	0.0%	9	0.7%	547	4.0%	22	0.7%	1,385	3.3%
Food Stores	3	2.7%	49	5.7%	34	2.7%	624	4.5%	76	2.3%	1,422	3.4%
Auto Dealers, Gas Stations, Auto Aftermarket	1	0.9%	6	0.7%	18	1.4%	157	1.1%	51	1.5%	409	1.0%
Apparel & Accessory Stores	2	1.8%	28	3.3%	22	1.7%	263	1.9%	31	0.9%	360	0.9%
Furniture & Home Furnishings	1	0.9%	3	0.3%	15	1.2%	89	0.6%	49	1.5%	369	0.9%
Eating & Drinking Places	9	8.0%	160	18.6%	98	7.8%	2,026	14.7%	223	6.7%	4,045	9.7%
Miscellaneous Retail	10	8.8%	74	8.6%	113	8.9%	904	6.6%	229	6.9%	1,583	3.8%
Finance, Insurance, Real Estate Summary	7	6.2%	26	3.0%	100	7.9%	860	6.3%	307	9.3%	2,058	4.9%
Banks, Savings & Lending Institutions	2	1.8%	9	1.0%	27	2.1%	552	4.0%	61	1.8%	773	1.9%
Securities Brokers	0	0.0%	0	0.0%	10	0.8%	23	0.2%	33	1.0%	200	0.5%
Insurance Carriers & Agents	1	0.9%	4	0.5%	23	1.8%	70	0.5%	75	2.3%	261	0.6%
Real Estate, Holding, Other Investment Offices	4	3.5%	13	1.5%	42	3.3%	214	1.6%	139	4.2%	824	2.0%
Services Summary	40	35.4%	307	35.7%	479	37.9%	5,219	38.0%	1,372	41.5%	15,896	38.2%
Hotels & Lodging	1	0.9%	14	1.6%	14	1.1%	488	3.5%	24	0.7%	725	1.7%
Automotive Services	1	0.9%	16	1.9%	30	2.4%	189	1.4%	85	2.6%	554	1.3%
Motion Pictures & Amusements	6	5.3%	31	3.6%	49	3.9%	422	3.1%	108	3.3%	1,101	2.6%
Health Services	3	2.7%	16	1.9%	67	5.3%	578	4.2%	327	9.9%	4,453	10.7%
Legal Services	0	0.0%	1	0.1%	5	0.4%	15	0.1%	20	0.6%	70	0.2%
Education Institutions & Libraries	3	2.7%	120	14.0%	31	2.5%	1,677	12.2%	80	2.4%	3,589	8.6%
Other Services	25	22.1%	108	12.6%	282	22.3%	1,850	13.5%	729	22.0%	5,403	13.0%
Government	0	0.0%	6	0.7%	7	0.6%	360	2.6%	51	1.5%	2,632	6.3%
Unclassified Establishments	9	8.0%	5	0.6%	77	6.1%	71	0.5%	195	5.9%	198	0.5%
Totals	113	100.0%	859	100.0%	1,264	100.0%	13,747	100.0%	3,309	100.0%	41,605	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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

NEC Twin Peaks & Linda Vista 2
 5776-5998 W Linda Vista Blvd, Tucson, Arizona, 85742
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.38161
 Longitude: -111.08979

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%	2	0.2%	4	0.3%	17	0.1%	7	0.2%	40	0.1%
Mining	0	0.0%	0	0.0%	1	0.1%	15	0.1%	4	0.1%	69	0.2%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.2%	83	0.2%
Construction	17	15.0%	67	7.8%	134	10.6%	678	4.9%	319	9.6%	2,702	6.5%
Manufacturing	5	4.4%	50	5.8%	47	3.7%	980	7.1%	99	3.0%	5,500	13.2%
Wholesale Trade	2	1.8%	6	0.7%	22	1.7%	139	1.0%	67	2.0%	578	1.4%
Retail Trade	18	15.9%	170	19.8%	230	18.2%	2,768	20.1%	496	15.0%	6,175	14.8%
Motor Vehicle & Parts Dealers	1	0.9%	5	0.6%	12	0.9%	125	0.9%	43	1.3%	362	0.9%
Furniture & Home Furnishings Stores	0	0.0%	2	0.2%	7	0.6%	61	0.4%	28	0.8%	246	0.6%
Electronics & Appliance Stores	0	0.0%	0	0.0%	5	0.4%	14	0.1%	14	0.4%	70	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	1	0.9%	13	1.5%	25	2.0%	202	1.5%	51	1.5%	733	1.8%
Food & Beverage Stores	2	1.8%	43	5.0%	24	1.9%	566	4.1%	56	1.7%	1,289	3.1%
Health & Personal Care Stores	2	1.8%	12	1.4%	30	2.4%	252	1.8%	62	1.9%	471	1.1%
Gasoline Stations	0	0.0%	1	0.1%	5	0.4%	32	0.2%	8	0.2%	47	0.1%
Clothing & Clothing Accessories Stores	2	1.8%	28	3.3%	24	1.9%	269	2.0%	38	1.1%	384	0.9%
Sport Goods, Hobby, Book, & Music Stores	1	0.9%	17	2.0%	12	0.9%	228	1.7%	31	0.9%	445	1.1%
General Merchandise Stores	0	0.0%	0	0.0%	9	0.7%	547	4.0%	22	0.7%	1,385	3.3%
Miscellaneous Store Retailers	5	4.4%	47	5.5%	47	3.7%	462	3.4%	93	2.8%	732	1.8%
Nonstore Retailers	3	2.7%	1	0.1%	28	2.2%	8	0.1%	50	1.5%	13	0.0%
Transportation & Warehousing	1	0.9%	5	0.6%	15	1.2%	108	0.8%	43	1.3%	340	0.8%
Information	3	2.7%	43	5.0%	30	2.4%	442	3.2%	65	2.0%	786	1.9%
Finance & Insurance	3	2.7%	13	1.5%	60	4.7%	647	4.7%	169	5.1%	1,236	3.0%
Central Bank/Credit Intermediation & Related Activities	2	1.8%	9	1.0%	26	2.1%	547	4.0%	59	1.8%	767	1.8%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	12	0.9%	30	0.2%	36	1.1%	208	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	1	0.9%	4	0.5%	23	1.8%	70	0.5%	75	2.3%	261	0.6%
Real Estate, Rental & Leasing	6	5.3%	18	2.1%	66	5.2%	294	2.1%	187	5.7%	948	2.3%
Professional, Scientific & Tech Services	8	7.1%	19	2.2%	97	7.7%	831	6.0%	284	8.6%	2,232	5.4%
Legal Services	1	0.9%	2	0.2%	7	0.6%	19	0.1%	27	0.8%	97	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.2%	4	0.0%	2	0.1%	4	0.0%
Administrative & Support & Waste Management & Remediation	4	3.5%	23	2.7%	51	4.0%	236	1.7%	139	4.2%	1,286	3.1%
Educational Services	4	3.5%	122	14.2%	35	2.8%	1,669	12.1%	101	3.1%	3,620	8.7%
Health Care & Social Assistance	5	4.4%	35	4.1%	85	6.7%	757	5.5%	398	12.0%	5,344	12.8%
Arts, Entertainment & Recreation	4	3.5%	28	3.3%	31	2.5%	351	2.6%	63	1.9%	911	2.2%
Accommodation & Food Services	11	9.7%	175	20.4%	116	9.2%	2,539	18.5%	254	7.7%	4,834	11.6%
Accommodation	1	0.9%	14	1.6%	14	1.1%	488	3.5%	24	0.7%	725	1.7%
Food Services & Drinking Places	9	8.0%	160	18.6%	101	8.0%	2,052	14.9%	230	7.0%	4,109	9.9%
Other Services (except Public Administration)	12	10.6%	72	8.4%	154	12.2%	840	6.1%	362	10.9%	2,086	5.0%
Automotive Repair & Maintenance	1	0.9%	16	1.9%	21	1.7%	166	1.2%	65	2.0%	480	1.2%
Public Administration	0	0.0%	6	0.7%	7	0.6%	360	2.6%	50	1.5%	2,631	6.3%
Unclassified Establishments	9	8.0%	5	0.6%	77	6.1%	71	0.5%	195	5.9%	198	0.5%
Total	113	100.0%	859	100.0%	1,264	100.0%	13,747	100.0%	3,309	100.0%	41,605	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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.