



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

Phone: 520-290-3200

Fax: 520-751-7465

www.cradvisorsllc.com

BROADWAY VILLAGE



Property Description

Location: SWC of Broadway Blvd. & Country Club Rd., Tucson, AZ

Spaces Available: 2,119 SF Inline (built-out salon)*

Lease Rate: Please call Broker.

Triple Net Charges: \$7.50/SF/YR (estimated),
Plus \$1.50/SF/YR HVAC Maintenance

Demographic Highlights

2022 Estimates	1 MI	3 MI	5 MI
Population:	9,444	125,894	295,425
Households:	4,693	55,153	128,527
Average HH Income:	\$93,998	\$64,680	\$63,872

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

Traffic Count

Broadway Blvd.:	39,630 VPD (2022)
Country Club Rd:	9,036 VPD (2022)
Total:	48,666 VPD

(Source: Pima Association of Governments and ADOT)

Highlights

- ◆ Broadway Village is a Tucson historical and architectural landmark, designed and built in 1939 by the famous Josias Joesler;
- ◆ A 37,000 SF retail specialty center surrounded by historic and affluent neighborhoods such as El Encanto, Colonia Solano, Broadmoor and Sam Hughes;
- ◆ Retailers include Natural Grocers, Sushi Garden, Bisbee Breakfast Club, Barrio Bread, Falora Pizza, Avenue Boutique, Session Yoga, Sidecar, A. Torano Wines, and Long Realty.
- ◆ ½ to 2 miles from central city landmarks El Con Mall, Randolph Park, Reid Park, the University of Arizona and downtown Tucson;
- ◆ Restoration and expansion program to bring Broadway Village back to its former Spanish Colonial luster has been completed.
- ◆ Natural Grocers, a 57-year old, 112 store organic grocery store chain, occupies a 14,524 square foot store and anchors Broadway Village.

For information contact Owner/Agent:

Craig Finfrock, CCIM, CRX, CLS

Designated Broker

cfinfrock@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.

Broadway Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



ADDRESS	TENANT	TYPE	SF
120 S. Country Club Rd	AVAILABLE	Beauty Salon (Built-out)	2,119
3052 E. Broadway Blvd	Long Realty Company	Office	2,899
3050 E. Broadway Blvd	Avenue Boutique	Women's Fashion	1,336
3048 E. Broadway Blvd	Sushi Garden	Restaurant	5,872
3016 E. Broadway Blvd	Natural Grocers	Grocer	14,524
3000 E. Broadway Blvd	Falora Pizza	Restaurant	1,108
2936 E. Broadway Blvd	Bisbee Breakfast Club	Breakfast Restaurant	4,349
14 S. Eastbourne Ave	A. Torano Wines	Tasting Room	892
18 S. Eastbourne Ave	Barrio Bread	Bakery	1,869
123 S. Eastbourne Ave	Session Yoga	Yoga Studio	1,448
139 S. Eastbourne Ave	Sidecar	Bar/Lounge	963



Broadway Boulevard



Country Club Road



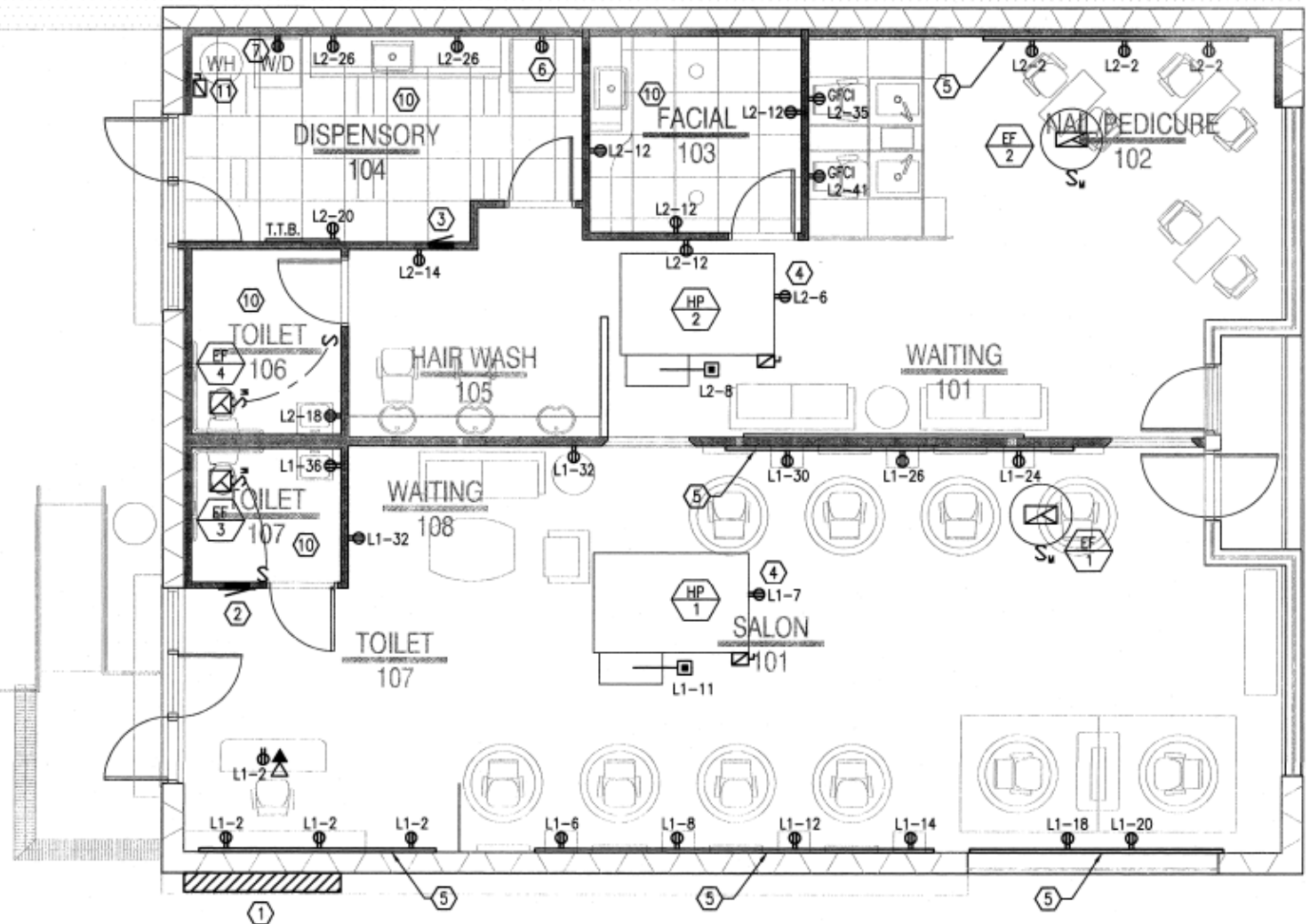
Broadway Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

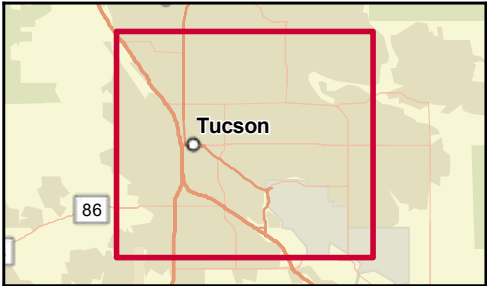
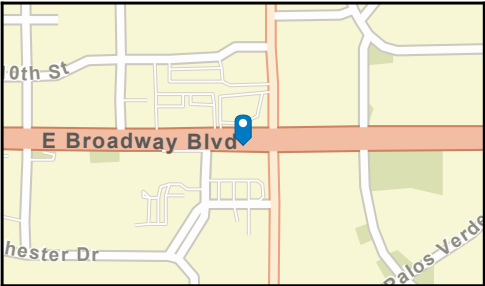
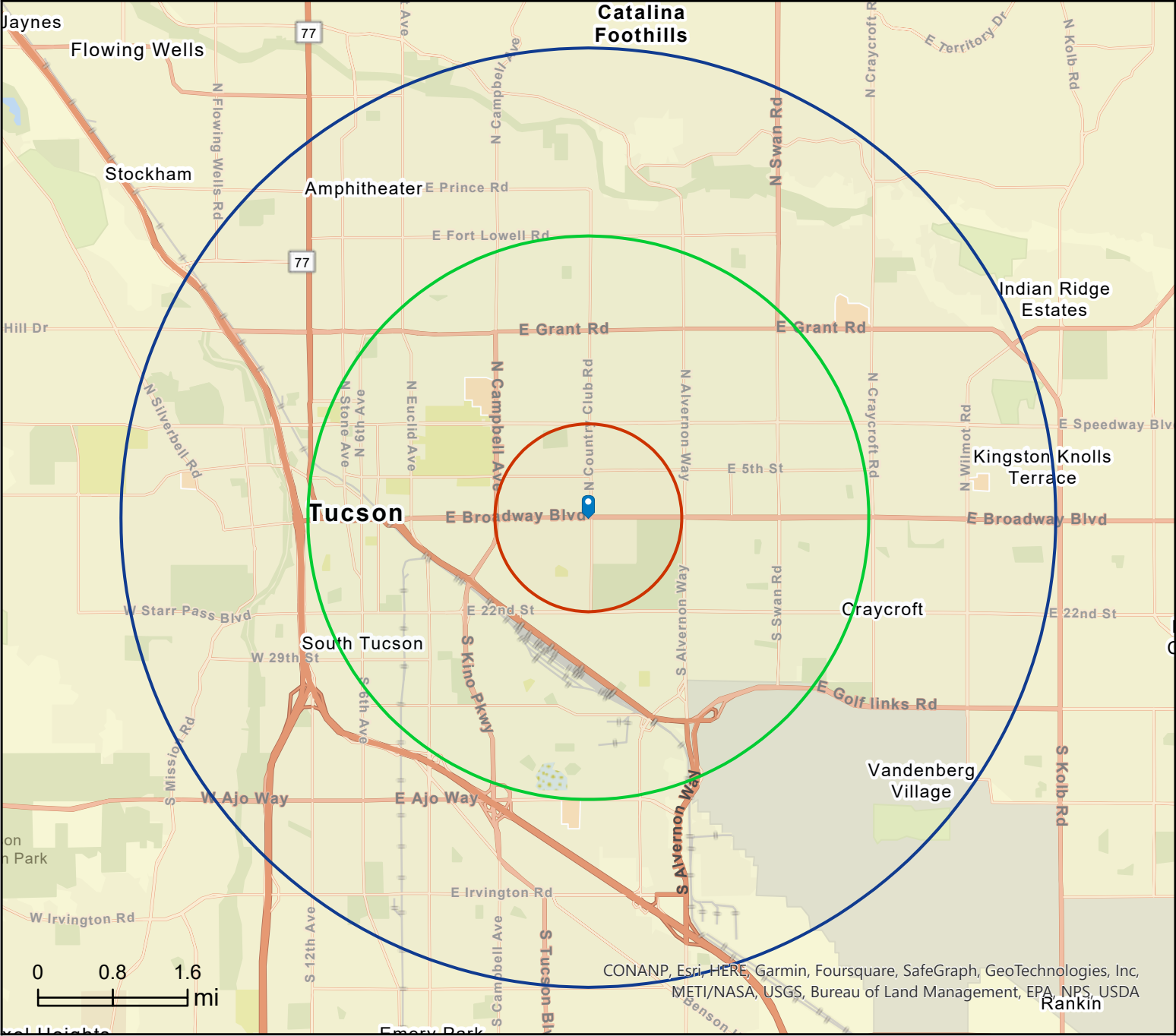
FLOOR PLAN - 120 S. COUNTRY CLUB RD BUILT-OUT SALON



Site Map

Broadway Village
 3052 E Broadway Blvd, Tucson, Arizona, 85716
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.22148
 Longitude: -110.92716



Executive Summary

Broadway Village
3052 E Broadway Blvd, Tucson, Arizona, 85716
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2010 Population	9,505	126,075	294,070
2020 Population	9,407	124,723	292,444
2022 Population	9,444	125,894	295,425
2027 Population	9,780	127,889	299,096
2010-2020 Annual Rate	-0.10%	-0.11%	-0.06%
2020-2022 Annual Rate	0.17%	0.42%	0.45%
2022-2027 Annual Rate	0.70%	0.31%	0.25%
2022 Male Population	49.5%	50.1%	49.9%
2022 Female Population	50.5%	49.9%	50.1%
2022 Median Age	40.0	32.0	33.4

In the identified area, the current year population is 295,425. In 2020, the Census count in the area was 292,444. The rate of change since 2020 was 0.45% annually. The five-year projection for the population in the area is 299,096 representing a change of 0.25% annually from 2022 to 2027. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	66.8%	57.8%	53.0%
2022 Black Alone	2.8%	6.1%	5.7%
2022 American Indian/Alaska Native Alone	1.8%	3.1%	3.5%
2022 Asian Alone	4.2%	3.9%	3.4%
2022 Pacific Islander Alone	0.3%	0.3%	0.3%
2022 Other Race	7.3%	12.4%	15.9%
2022 Two or More Races	16.9%	16.4%	18.2%
2022 Hispanic Origin (Any Race)	27.2%	34.8%	42.3%

Persons of Hispanic origin represent 42.3% of the population in the identified area compared to 19.0% 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 82.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	78	42	44
2010 Households	4,604	52,620	120,396
2020 Households	4,678	54,423	126,797
2022 Households	4,693	55,153	128,527
2027 Households	4,880	56,553	131,150
2010-2020 Annual Rate	0.16%	0.34%	0.52%
2020-2022 Annual Rate	0.14%	0.59%	0.60%
2022-2027 Annual Rate	0.78%	0.50%	0.40%
2022 Average Household Size	2.00	2.12	2.18

The household count in this area has changed from 126,797 in 2020 to 128,527 in the current year, a change of 0.60% annually. The five-year projection of households is 131,150, a change of 0.40% annually from the current year total. Average household size is currently 2.18, compared to 2.19 in the year 2020. The number of families in the current year is 61,419 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Executive Summary

Broadway Village
3052 E Broadway Blvd, Tucson, Arizona, 85716
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	31.7%	30.6%	26.6%
Median Household Income			
2022 Median Household Income	\$60,651	\$42,697	\$42,699
2027 Median Household Income	\$76,047	\$54,660	\$53,415
2022-2027 Annual Rate	4.63%	5.06%	4.58%
Average Household Income			
2022 Average Household Income	\$93,998	\$64,680	\$63,872
2027 Average Household Income	\$111,799	\$79,516	\$77,951
2022-2027 Annual Rate	3.53%	4.22%	4.06%
Per Capita Income			
2022 Per Capita Income	\$47,279	\$28,704	\$27,972
2027 Per Capita Income	\$56,456	\$35,526	\$34,339
2022-2027 Annual Rate	3.61%	4.36%	4.19%
Households by Income			

Current median household income is \$42,699 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$53,415 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$63,872 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$77,951 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,972 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$34,339 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	76	79	90
2010 Total Housing Units	5,152	59,422	136,219
2010 Owner Occupied Housing Units	2,355	20,449	50,725
2010 Renter Occupied Housing Units	2,249	32,171	69,677
2010 Vacant Housing Units	548	6,802	15,823
2020 Total Housing Units	5,192	60,958	139,570
2020 Vacant Housing Units	514	6,535	12,773
2022 Total Housing Units	5,171	61,492	140,666
2022 Owner Occupied Housing Units	2,465	21,637	53,806
2022 Renter Occupied Housing Units	2,228	33,516	74,721
2022 Vacant Housing Units	478	6,339	12,139
2027 Total Housing Units	5,347	62,647	142,869
2027 Owner Occupied Housing Units	2,549	22,613	56,353
2027 Renter Occupied Housing Units	2,331	33,940	74,797
2027 Vacant Housing Units	467	6,094	11,719

Currently, 38.3% of the 140,666 housing units in the area are owner occupied; 53.1%, renter occupied; and 8.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 139,570 housing units in the area and 9.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.35%. Median home value in the area is \$215,227, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.60% annually to \$282,687.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Business Summary

Broadway Village
3052 E Broadway Blvd, Tucson, Arizona, 85716
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.22148
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Data for all businesses in area			1 mile		3 miles		5 miles					
Total Businesses:			716		7,114		14,551					
Total Employees:			8,010		106,063		207,103					
Total Residential Population:			9,444		125,894		295,425					
Employee/Residential Population Ratio (per 100 Residents)			85		84		70					
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	17	2.4%	111	1.4%	87	1.2%	701	0.7%	193	1.3%	1,700	0.8%
Construction	45	6.3%	558	7.0%	388	5.5%	4,321	4.1%	805	5.5%	8,867	4.3%
Manufacturing	22	3.1%	229	2.9%	204	2.9%	3,605	3.4%	438	3.0%	7,558	3.6%
Transportation	7	1.0%	235	2.9%	102	1.4%	2,538	2.4%	249	1.7%	4,774	2.3%
Communication	5	0.7%	37	0.5%	62	0.9%	741	0.7%	150	1.0%	2,018	1.0%
Utility	1	0.1%	2	0.0%	18	0.3%	506	0.5%	35	0.2%	980	0.5%
Wholesale Trade	17	2.4%	107	1.3%	223	3.1%	2,317	2.2%	507	3.5%	5,864	2.8%
Retail Trade Summary	130	18.2%	2,917	36.4%	1,411	19.8%	17,969	16.9%	3,003	20.6%	40,416	19.5%
Home Improvement	7	1.0%	511	6.4%	85	1.2%	1,088	1.0%	164	1.1%	2,042	1.0%
General Merchandise Stores	6	0.8%	467	5.8%	26	0.4%	1,174	1.1%	72	0.5%	2,898	1.4%
Food Stores	11	1.5%	365	4.6%	119	1.7%	1,755	1.7%	280	1.9%	4,846	2.3%
Auto Dealers, Gas Stations, Auto Aftermarket	4	0.6%	90	1.1%	128	1.8%	1,365	1.3%	304	2.1%	3,180	1.5%
Apparel & Accessory Stores	8	1.1%	26	0.3%	56	0.8%	225	0.2%	148	1.0%	1,279	0.6%
Furniture & Home Furnishings	10	1.4%	33	0.4%	124	1.7%	1,371	1.3%	242	1.7%	2,428	1.2%
Eating & Drinking Places	44	6.1%	978	12.2%	507	7.1%	8,141	7.7%	1,005	6.9%	17,604	8.5%
Miscellaneous Retail	40	5.6%	448	5.6%	367	5.2%	2,850	2.7%	788	5.4%	6,138	3.0%
Finance, Insurance, Real Estate Summary	88	12.3%	485	6.1%	665	9.3%	4,723	4.5%	1,455	10.0%	12,358	6.0%
Banks, Savings & Lending Institutions	15	2.1%	83	1.0%	112	1.6%	1,039	1.0%	255	1.8%	2,903	1.4%
Securities Brokers	9	1.3%	39	0.5%	67	0.9%	494	0.5%	171	1.2%	978	0.5%
Insurance Carriers & Agents	18	2.5%	55	0.7%	125	1.8%	767	0.7%	266	1.8%	1,515	0.7%
Real Estate, Holding, Other Investment Offices	45	6.3%	308	3.8%	362	5.1%	2,423	2.3%	764	5.3%	6,962	3.4%
Services Summary	309	43.2%	3,002	37.5%	3,124	43.9%	58,602	55.3%	6,358	43.7%	106,474	51.4%
Hotels & Lodging	1	0.1%	3	0.0%	54	0.8%	1,579	1.5%	124	0.9%	2,497	1.2%
Automotive Services	20	2.8%	141	1.8%	220	3.1%	1,547	1.5%	480	3.3%	3,184	1.5%
Motion Pictures & Amusements	26	3.6%	786	9.8%	189	2.7%	2,435	2.3%	366	2.5%	5,382	2.6%
Health Services	34	4.7%	217	2.7%	393	5.5%	7,883	7.4%	1,232	8.5%	27,308	13.2%
Legal Services	35	4.9%	211	2.6%	265	3.7%	1,467	1.4%	411	2.8%	2,264	1.1%
Education Institutions & Libraries	13	1.8%	292	3.6%	262	3.7%	25,270	23.8%	401	2.8%	30,378	14.7%
Other Services	179	25.0%	1,353	16.9%	1,741	24.5%	18,419	17.4%	3,343	23.0%	35,460	17.1%
Government	12	1.7%	301	3.8%	269	3.8%	9,547	9.0%	357	2.5%	14,811	7.2%
Unclassified Establishments	62	8.7%	27	0.3%	560	7.9%	493	0.5%	1,002	6.9%	1,283	0.6%
Totals	716	100.0%	8,010	100.0%	7,114	100.0%	106,063	100.0%	14,551	100.0%	207,103	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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.

April 06, 2023

Business Summary

Broadway Village
3052 E Broadway Blvd, Tucson, Arizona, 85716
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.22148
Longitude: -110.92716

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	11	0.1%	7	0.1%	61	0.1%	21	0.1%	166	0.1%
Mining	1	0.1%	9	0.1%	12	0.2%	140	0.1%	20	0.1%	212	0.1%
Utilities	1	0.1%	2	0.0%	13	0.2%	452	0.4%	27	0.2%	886	0.4%
Construction	48	6.7%	586	7.3%	413	5.8%	4,536	4.3%	869	6.0%	9,495	4.6%
Manufacturing	26	3.6%	281	3.5%	226	3.2%	3,558	3.4%	491	3.4%	7,714	3.7%
Wholesale Trade	17	2.4%	106	1.3%	214	3.0%	2,276	2.1%	490	3.4%	5,777	2.8%
Retail Trade	77	10.8%	1,811	22.6%	867	12.2%	9,445	8.9%	1,918	13.2%	22,157	10.7%
Motor Vehicle & Parts Dealers	3	0.4%	84	1.0%	119	1.7%	1,313	1.2%	279	1.9%	3,060	1.5%
Furniture & Home Furnishings Stores	3	0.4%	8	0.1%	64	0.9%	936	0.9%	124	0.9%	1,400	0.7%
Electronics & Appliance Stores	0	0.0%	1	0.0%	30	0.4%	176	0.2%	68	0.5%	715	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	7	1.0%	511	6.4%	84	1.2%	1,086	1.0%	162	1.1%	2,039	1.0%
Food & Beverage Stores	9	1.3%	268	3.3%	101	1.4%	1,471	1.4%	254	1.7%	4,490	2.2%
Health & Personal Care Stores	6	0.8%	40	0.5%	66	0.9%	584	0.6%	166	1.1%	1,923	0.9%
Gasoline Stations	1	0.1%	6	0.1%	9	0.1%	52	0.0%	25	0.2%	121	0.1%
Clothing & Clothing Accessories Stores	10	1.4%	30	0.4%	78	1.1%	300	0.3%	196	1.3%	1,494	0.7%
Sport Goods, Hobby, Book, & Music Stores	11	1.5%	58	0.7%	67	0.9%	441	0.4%	138	0.9%	971	0.5%
General Merchandise Stores	6	0.8%	467	5.8%	26	0.4%	1,174	1.1%	72	0.5%	2,898	1.4%
Miscellaneous Store Retailers	18	2.5%	339	4.2%	182	2.6%	1,407	1.3%	335	2.3%	2,457	1.2%
Nonstore Retailers	3	0.4%	0	0.0%	42	0.6%	506	0.5%	99	0.7%	591	0.3%
Transportation & Warehousing	4	0.6%	217	2.7%	87	1.2%	2,470	2.3%	194	1.3%	4,197	2.0%
Information	20	2.8%	229	2.9%	162	2.3%	2,195	2.1%	310	2.1%	4,057	2.0%
Finance & Insurance	43	6.0%	180	2.2%	308	4.3%	2,330	2.2%	706	4.9%	5,461	2.6%
Central Bank/Credit Intermediation & Related Activities	15	2.1%	86	1.1%	111	1.6%	1,042	1.0%	254	1.7%	2,906	1.4%
Securities, Commodity Contracts & Other Financial	9	1.3%	39	0.5%	73	1.0%	521	0.5%	187	1.3%	1,039	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	18	2.5%	55	0.7%	125	1.8%	767	0.7%	266	1.8%	1,515	0.7%
Real Estate, Rental & Leasing	44	6.1%	258	3.2%	403	5.7%	2,201	2.1%	889	6.1%	6,573	3.2%
Professional, Scientific & Tech Services	112	15.6%	575	7.2%	878	12.3%	6,283	5.9%	1,562	10.7%	11,577	5.6%
Legal Services	39	5.4%	232	2.9%	286	4.0%	1,579	1.5%	448	3.1%	2,541	1.2%
Management of Companies & Enterprises	3	0.4%	24	0.3%	12	0.2%	510	0.5%	20	0.1%	525	0.3%
Administrative & Support & Waste Management & Remediation	27	3.8%	147	1.8%	213	3.0%	1,929	1.8%	471	3.2%	5,869	2.8%
Educational Services	17	2.4%	306	3.8%	281	3.9%	24,957	23.5%	464	3.2%	30,209	14.6%
Health Care & Social Assistance	50	7.0%	492	6.1%	565	7.9%	11,032	10.4%	1,597	11.0%	34,644	16.7%
Arts, Entertainment & Recreation	22	3.1%	790	9.9%	154	2.2%	2,459	2.3%	259	1.8%	5,240	2.5%
Accommodation & Food Services	46	6.4%	990	12.4%	572	8.0%	9,804	9.2%	1,150	7.9%	20,268	9.8%
Accommodation	1	0.1%	3	0.0%	54	0.8%	1,579	1.5%	124	0.9%	2,497	1.2%
Food Services & Drinking Places	45	6.3%	986	12.3%	518	7.3%	8,225	7.8%	1,026	7.1%	17,771	8.6%
Other Services (except Public Administration)	85	11.9%	685	8.6%	897	12.6%	9,320	8.8%	1,737	11.9%	15,898	7.7%
Automotive Repair & Maintenance	19	2.7%	139	1.7%	184	2.6%	1,259	1.2%	404	2.8%	2,702	1.3%
Public Administration	11	1.5%	284	3.5%	269	3.8%	9,619	9.1%	358	2.5%	14,901	7.2%
Unclassified Establishments	62	8.7%	27	0.3%	558	7.8%	490	0.5%	999	6.9%	1,277	0.6%
Total	716	100.0%	8,010	100.0%	7,114	100.0%	106,063	100.0%	14,551	100.0%	207,103	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

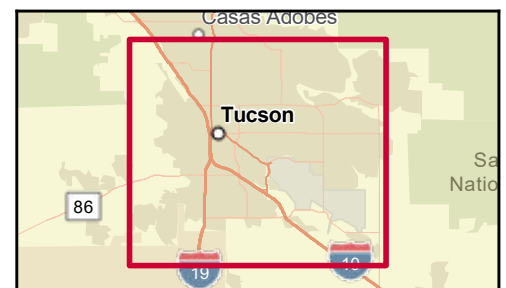
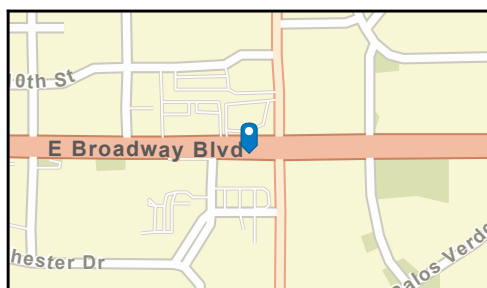
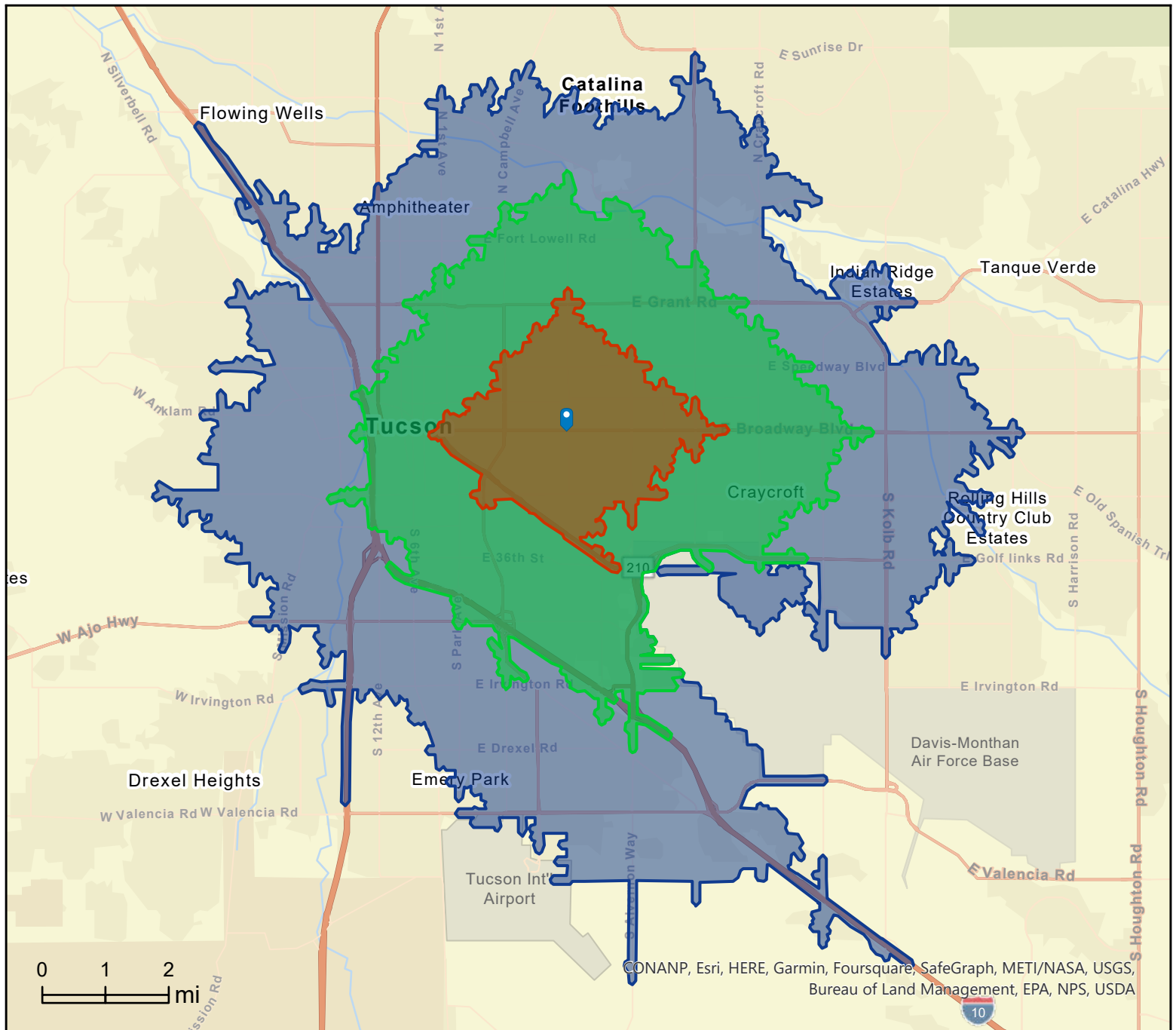
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April 06, 2023

Site Map

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3052 E Broadway Blvd, Tucson, Arizona, 85716
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.22148
Longitude: -110.92716



Executive Summary

Broadway Village.
3052 E Broadway Blvd, Tucson, Arizona, 85716
Drive Time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
Population			
2010 Population	32,108	156,993	365,616
2020 Population	31,446	155,756	367,736
2022 Population	32,097	157,380	371,737
2027 Population	32,646	159,710	376,060
2010-2020 Annual Rate	-0.21%	-0.08%	0.06%
2020-2022 Annual Rate	0.91%	0.46%	0.48%
2022-2027 Annual Rate	0.34%	0.29%	0.23%
2022 Male Population	50.0%	50.0%	49.6%
2022 Female Population	50.0%	50.0%	50.4%
2022 Median Age	36.4	33.3	33.8

In the identified area, the current year population is 371,737. In 2020, the Census count in the area was 367,736. The rate of change since 2020 was 0.48% annually. The five-year projection for the population in the area is 376,060 representing a change of 0.23% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	62.2%	57.8%	51.8%
2022 Black Alone	4.3%	6.1%	5.8%
2022 American Indian/Alaska Native Alone	2.4%	3.0%	3.4%
2022 Asian Alone	4.1%	3.7%	3.2%
2022 Pacific Islander Alone	0.2%	0.3%	0.3%
2022 Other Race	9.3%	12.5%	16.7%
2022 Two or More Races	17.4%	16.5%	18.8%
2022 Hispanic Origin (Any Race)	31.1%	34.8%	44.2%

Persons of Hispanic origin represent 44.2% of the population in the identified area compared to 19.0% 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 82.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	60	42	44
2010 Households	14,737	66,519	148,307
2020 Households	14,953	69,083	157,049
2022 Households	15,056	70,002	159,268
2027 Households	15,399	71,629	162,300
2010-2020 Annual Rate	0.15%	0.38%	0.57%
2020-2022 Annual Rate	0.31%	0.59%	0.63%
2022-2027 Annual Rate	0.45%	0.46%	0.38%
2022 Average Household Size	2.06	2.11	2.24

The household count in this area has changed from 157,049 in 2020 to 159,268 in the current year, a change of 0.63% annually. The five-year projection of households is 162,300, a change of 0.38% annually from the current year total. Average household size is currently 2.24, compared to 2.24 in the year 2020. The number of families in the current year is 79,302 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2022 Percent of Income for Mortgage	30.5%	30.0%	24.5%
Median Household Income			
2022 Median Household Income	\$53,022	\$42,651	\$43,598
2027 Median Household Income	\$68,847	\$54,276	\$54,183
2022-2027 Annual Rate	5.36%	4.94%	4.44%
Average Household Income			
2022 Average Household Income	\$79,414	\$64,166	\$63,961
2027 Average Household Income	\$96,889	\$78,950	\$78,028
2022-2027 Annual Rate	4.06%	4.23%	4.06%
Per Capita Income			
2022 Per Capita Income	\$37,405	\$28,851	\$27,569
2027 Per Capita Income	\$45,848	\$35,712	\$33,820
2022-2027 Annual Rate	4.15%	4.36%	4.17%
Households by Income			

Current median household income is \$43,598 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$54,183 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$63,961 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$78,028 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,569 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$33,820 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	79	80	97
2010 Total Housing Units	16,593	75,025	167,911
2010 Owner Occupied Housing Units	6,850	26,628	66,415
2010 Renter Occupied Housing Units	7,887	39,891	81,896
2010 Vacant Housing Units	1,856	8,506	19,604
2020 Total Housing Units	16,791	76,903	172,493
2020 Vacant Housing Units	1,838	7,820	15,444
2022 Total Housing Units	16,778	77,530	173,920
2022 Owner Occupied Housing Units	7,172	28,081	70,890
2022 Renter Occupied Housing Units	7,884	41,921	88,378
2022 Vacant Housing Units	1,722	7,528	14,652
2027 Total Housing Units	17,092	78,854	176,499
2027 Owner Occupied Housing Units	7,423	29,401	74,132
2027 Renter Occupied Housing Units	7,976	42,229	88,168
2027 Vacant Housing Units	1,693	7,225	14,199

Currently, 40.8% of the 173,920 housing units in the area are owner occupied; 50.8%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 172,493 housing units in the area and 9.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.37%. Median home value in the area is \$202,639, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.31% annually to \$275,111.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Business Summary

Broadway Village.
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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:				2,065				9,175				16,438	
Total Employees:				23,229				132,565				231,489	
Total Residential Population:				32,097				157,380				371,737	
Employee/Residential Population Ratio (per 100 Residents)				72				84				62	
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	33	1.6%	231	1.0%	120	1.3%	1,131	0.9%	238	1.4%	2,021	0.9%	
Construction	131	6.3%	1,764	7.6%	521	5.7%	6,362	4.8%	936	5.7%	10,036	4.3%	
Manufacturing	62	3.0%	828	3.6%	285	3.1%	5,367	4.0%	509	3.1%	9,567	4.1%	
Transportation	28	1.4%	1,424	6.1%	140	1.5%	3,026	2.3%	304	1.8%	5,409	2.3%	
Communication	12	0.6%	89	0.4%	84	0.9%	907	0.7%	165	1.0%	2,276	1.0%	
Utility	1	0.0%	17	0.1%	25	0.3%	848	0.6%	40	0.2%	1,015	0.4%	
Wholesale Trade	62	3.0%	523	2.3%	321	3.5%	3,459	2.6%	568	3.5%	7,091	3.1%	
Retail Trade Summary	392	19.0%	5,799	25.0%	1,917	20.9%	25,448	19.2%	3,399	20.7%	46,829	20.2%	
Home Improvement	24	1.2%	653	2.8%	108	1.2%	1,448	1.1%	187	1.1%	2,705	1.2%	
General Merchandise Stores	9	0.4%	533	2.3%	37	0.4%	1,512	1.1%	92	0.6%	3,696	1.6%	
Food Stores	33	1.6%	609	2.6%	169	1.8%	2,409	1.8%	332	2.0%	5,818	2.5%	
Auto Dealers, Gas Stations, Auto Aftermarket	24	1.2%	284	1.2%	175	1.9%	2,051	1.5%	340	2.1%	3,777	1.6%	
Apparel & Accessory Stores	19	0.9%	56	0.2%	106	1.2%	1,051	0.8%	163	1.0%	1,377	0.6%	
Furniture & Home Furnishings	34	1.6%	231	1.0%	160	1.7%	1,847	1.4%	263	1.6%	2,659	1.1%	
Eating & Drinking Places	142	6.9%	2,446	10.5%	652	7.1%	11,107	8.4%	1,131	6.9%	19,846	8.6%	
Miscellaneous Retail	108	5.2%	988	4.3%	510	5.6%	4,024	3.0%	892	5.4%	6,951	3.0%	
Finance, Insurance, Real Estate Summary	215	10.4%	1,605	6.9%	844	9.2%	6,133	4.6%	1,692	10.3%	14,473	6.3%	
Banks, Savings & Lending Institutions	40	1.9%	575	2.5%	150	1.6%	1,885	1.4%	301	1.8%	3,312	1.4%	
Securities Brokers	24	1.2%	212	0.9%	82	0.9%	567	0.4%	191	1.2%	1,078	0.5%	
Insurance Carriers & Agents	45	2.2%	141	0.6%	162	1.8%	946	0.7%	305	1.9%	2,073	0.9%	
Real Estate, Holding, Other Investment Offices	107	5.2%	676	2.9%	449	4.9%	2,734	2.1%	894	5.4%	8,010	3.5%	
Services Summary	915	44.3%	10,266	44.2%	3,944	43.0%	68,748	51.9%	7,096	43.2%	115,542	49.9%	
Hotels & Lodging	15	0.7%	315	1.4%	70	0.8%	1,750	1.3%	144	0.9%	2,929	1.3%	
Automotive Services	58	2.8%	458	2.0%	298	3.2%	2,207	1.7%	557	3.4%	4,013	1.7%	
Motion Pictures & Amusements	58	2.8%	1,097	4.7%	233	2.5%	3,094	2.3%	414	2.5%	6,420	2.8%	
Health Services	123	6.0%	1,070	4.6%	577	6.3%	11,490	8.7%	1,347	8.2%	28,349	12.2%	
Legal Services	76	3.7%	554	2.4%	312	3.4%	1,726	1.3%	433	2.6%	2,375	1.0%	
Education Institutions & Libraries	57	2.8%	2,321	10.0%	289	3.1%	26,129	19.7%	444	2.7%	32,601	14.1%	
Other Services	528	25.6%	4,451	19.2%	2,165	23.6%	22,352	16.9%	3,757	22.9%	38,855	16.8%	
Government	35	1.7%	580	2.5%	293	3.2%	10,521	7.9%	368	2.2%	15,871	6.9%	
Unclassified Establishments	177	8.6%	101	0.4%	681	7.4%	615	0.5%	1,123	6.8%	1,359	0.6%	
Totals	2,065	100.0%	23,229	100.0%	9,175	100.0%	132,565	100.0%	16,438	100.0%	231,489	100.0%	

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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April 06, 2023

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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	2	0.1%	15	0.1%	10	0.1%	71	0.1%	24	0.1%	211	0.1%
Mining	3	0.1%	29	0.1%	15	0.2%	187	0.1%	21	0.1%	229	0.1%
Utilities	1	0.0%	2	0.0%	18	0.2%	768	0.6%	28	0.2%	910	0.4%
Construction	137	6.6%	1,843	7.9%	557	6.1%	6,630	5.0%	1,009	6.1%	10,735	4.6%
Manufacturing	66	3.2%	901	3.9%	322	3.5%	5,391	4.1%	573	3.5%	9,778	4.2%
Wholesale Trade	57	2.8%	508	2.2%	310	3.4%	3,404	2.6%	550	3.3%	6,998	3.0%
Retail Trade	241	11.7%	3,188	13.7%	1,214	13.2%	13,841	10.4%	2,172	13.2%	26,223	11.3%
Motor Vehicle & Parts Dealers	21	1.0%	266	1.1%	160	1.7%	1,971	1.5%	310	1.9%	3,593	1.6%
Furniture & Home Furnishings Stores	17	0.8%	92	0.4%	80	0.9%	1,086	0.8%	137	0.8%	1,623	0.7%
Electronics & Appliance Stores	5	0.2%	53	0.2%	40	0.4%	453	0.3%	74	0.5%	733	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	24	1.2%	653	2.8%	107	1.2%	1,445	1.1%	185	1.1%	2,702	1.2%
Food & Beverage Stores	32	1.5%	479	2.1%	146	1.6%	2,072	1.6%	291	1.8%	5,346	2.3%
Health & Personal Care Stores	22	1.1%	227	1.0%	93	1.0%	877	0.7%	190	1.2%	2,318	1.0%
Gasoline Stations	3	0.1%	18	0.1%	15	0.2%	79	0.1%	31	0.2%	184	0.1%
Clothing & Clothing Accessories Stores	24	1.2%	66	0.3%	142	1.5%	1,225	0.9%	212	1.3%	1,585	0.7%
Sport Goods, Hobby, Book, & Music Stores	24	1.2%	149	0.6%	99	1.1%	711	0.5%	159	1.0%	1,127	0.5%
General Merchandise Stores	9	0.4%	533	2.3%	37	0.4%	1,512	1.1%	92	0.6%	3,696	1.6%
Miscellaneous Store Retailers	47	2.3%	494	2.1%	233	2.5%	1,866	1.4%	369	2.2%	2,722	1.2%
Nonstore Retailers	14	0.7%	157	0.7%	62	0.7%	544	0.4%	123	0.7%	594	0.3%
Transportation & Warehousing	22	1.1%	1,394	6.0%	123	1.3%	2,970	2.2%	231	1.4%	4,909	2.1%
Information	46	2.2%	408	1.8%	194	2.1%	2,478	1.9%	337	2.1%	4,499	1.9%
Finance & Insurance	109	5.3%	936	4.0%	401	4.4%	3,433	2.6%	815	5.0%	6,540	2.8%
Central Bank/Credit Intermediation & Related Activities	39	1.9%	581	2.5%	149	1.6%	1,881	1.4%	302	1.8%	3,326	1.4%
Securities, Commodity Contracts & Other Financial	25	1.2%	213	0.9%	91	1.0%	607	0.5%	208	1.3%	1,142	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	45	2.2%	141	0.6%	162	1.8%	946	0.7%	305	1.9%	2,073	0.9%
Real Estate, Rental & Leasing	117	5.7%	685	2.9%	514	5.6%	2,619	2.0%	1,060	6.4%	7,738	3.3%
Professional, Scientific & Tech Services	269	13.0%	1,670	7.2%	1,054	11.5%	7,632	5.8%	1,747	10.6%	12,849	5.6%
Legal Services	84	4.1%	629	2.7%	334	3.6%	1,841	1.4%	477	2.9%	2,690	1.2%
Management of Companies & Enterprises	3	0.1%	28	0.1%	15	0.2%	512	0.4%	22	0.1%	529	0.2%
Administrative & Support & Waste Management & Remediation	68	3.3%	572	2.5%	283	3.1%	2,727	2.1%	556	3.4%	6,633	2.9%
Educational Services	64	3.1%	2,304	9.9%	325	3.5%	25,892	19.5%	511	3.1%	32,425	14.0%
Health Care & Social Assistance	180	8.7%	2,068	8.9%	792	8.6%	15,256	11.5%	1,757	10.7%	36,491	15.8%
Arts, Entertainment & Recreation	42	2.0%	1,081	4.7%	176	1.9%	3,031	2.3%	293	1.8%	6,234	2.7%
Accommodation & Food Services	159	7.7%	2,786	12.0%	738	8.0%	13,003	9.8%	1,303	7.9%	22,985	9.9%
Accommodation	15	0.7%	315	1.4%	70	0.8%	1,750	1.3%	144	0.9%	2,929	1.3%
Food Services & Drinking Places	145	7.0%	2,471	10.6%	668	7.3%	11,253	8.5%	1,159	7.1%	20,056	8.7%
Other Services (except Public Administration)	267	12.9%	2,144	9.2%	1,140	12.4%	11,498	8.7%	1,939	11.8%	17,257	7.5%
Automotive Repair & Maintenance	52	2.5%	428	1.8%	250	2.7%	1,845	1.4%	467	2.8%	3,227	1.4%
Public Administration	34	1.6%	563	2.4%	294	3.2%	10,609	8.0%	369	2.2%	15,961	6.9%
Unclassified Establishments	177	8.6%	101	0.4%	679	7.4%	611	0.5%	1,120	6.8%	1,353	0.6%
Total	2,065	100.0%	23,229	100.0%	9,175	100.0%	132,565	100.0%	16,438	100.0%	231,489	100.0%

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April 06, 2023