

Retail Pads For Sale

LOTS 1, 6 & 7 | Airport Commerce Center | Tucson, Arizona



GRUBB & ELLIS.
From Insight to Results



Property Snapshot

Property Location: SWC of Valencia & Palo Verde Roads
Tax Parcel #'s: 140-41-0020; 0070; 0080
Total Land Area: 420,231 SF (9.65 acres)
 Lot 1 (0020): 82,447 SF (1.89 acres)
 Lot 6: (0070): 79,184 SF (1.82 acres)
 Lot 7: (0080): 81,499 SF (1.87 acres)
Zoning: I-1, Light Industrial (City of Tucson)*

Property Highlights:

- Signalized corner parcel
- Strong daytime population
- Underserved trade area
- Great visibility and access
- Growing residential population
- Lot lines can be reconfigured

Demographic Highlights:

	3 Mile	5 Mile
Est. Population	50,633	134,536
Daytime Population	16,989	43,072
White Collar	43.1%	44.8%
Blue Collar	30.1%	28.3%
Average HH Income	\$41,320	\$43,279
Median Age	27.2	28.6

Traffic Counts:

Valencia Rd = 42,000 vehicles per day (2005)
 Palo Verde Rd = 16,000 vehicles per day (2006)

Sale Price:

\$20.00/SF

* Allowing for a variety of retail, office and industrial uses.



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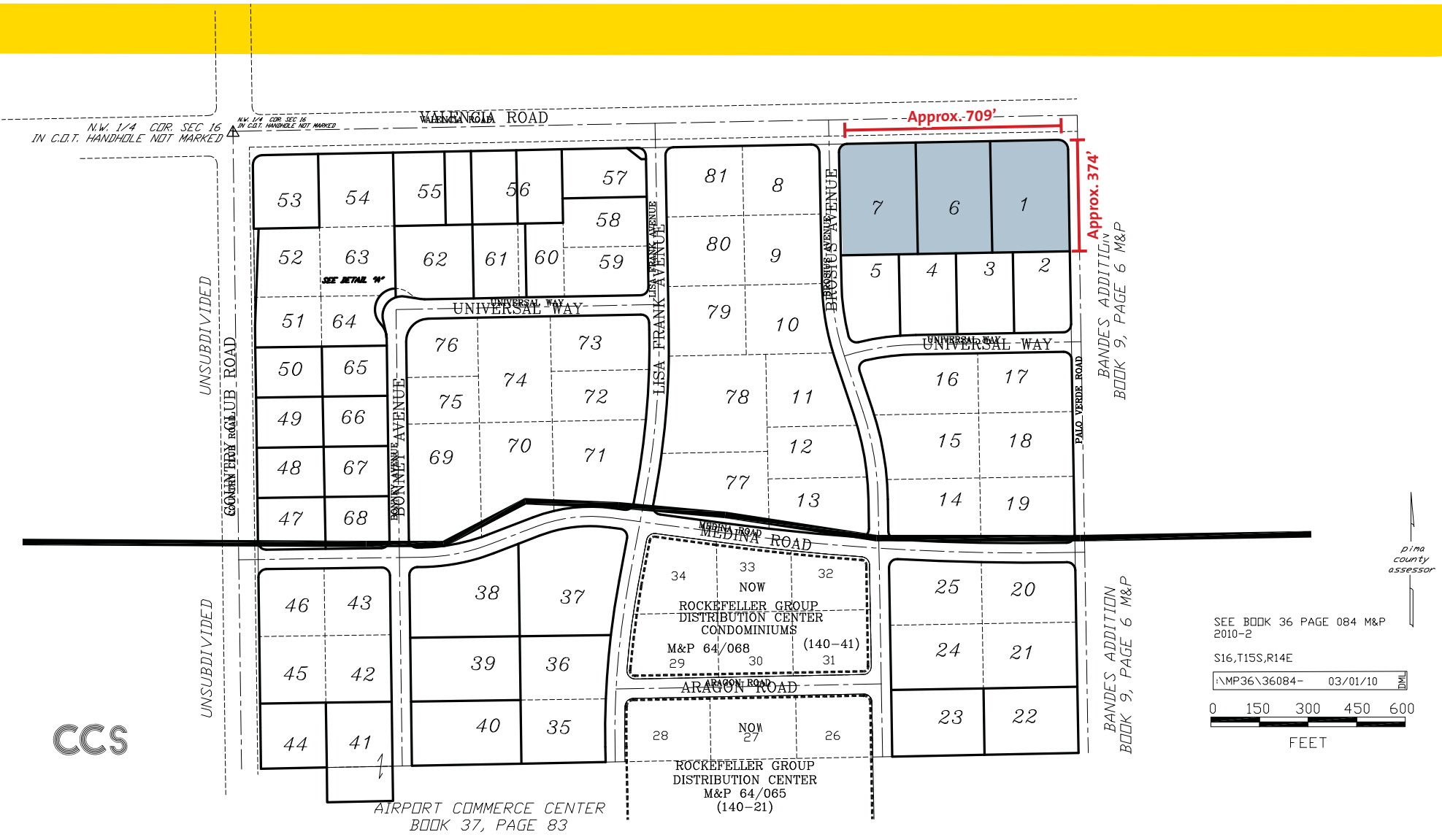
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Assessor's Map

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Demographic Map

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S Palo Verde Rd and E Valenc...

Latitude: 32.13418

Longitude: -110.91766

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	6,251	50,633	134,536
Male Population	51.4%	50.1%	50.4%
Female Population	48.6%	49.9%	49.6%
Median Age	26.3	27.2	28.6
2010 Income			
Median HH Income	\$30,741	\$32,830	\$35,214
Per Capita Income	\$10,964	\$12,675	\$13,456
Average HH Income	\$36,720	\$41,320	\$43,279
2010 Households			
Total Households	1,914	15,394	40,283
Average Household Size	3.27	3.26	3.24
2010 Housing			
Owner Occupied Housing Units	46.8%	49.0%	50.8%
Renter Occupied Housing Units	33.4%	39.1%	38.1%
Vacant Housing Units	19.8%	11.9%	11.1%
Population			
1990 Population	2,707	29,863	97,170
2000 Population	3,533	39,213	114,700
2010 Population	6,251	50,633	134,536
2015 Population	7,241	55,001	142,260
1990-2000 Annual Rate	2.7%	2.76%	1.67%
2000-2010 Annual Rate	5.72%	2.52%	1.57%
2010-2015 Annual Rate	2.98%	1.67%	1.12%

In the identified market area, the current year population is 134,536. In 2000, the Census count in the market area was 114,700. The rate of change since 2000 was 1.57 percent annually. The five-year projection for the population in the market area is 142,260, representing a change of 1.12 percent annually from 2010 to 2015. Currently, the population is 50.4 percent male and 49.6 percent female.

Households			
1990 Households	1,046	9,917	30,238
2000 Households	1,206	12,177	34,671
2010 Households	1,914	15,394	40,283
2015 Households	2,190	16,734	42,696
1990-2000 Annual Rate	1.43%	2.07%	1.38%
2000-2010 Annual Rate	4.61%	2.31%	1.47%
2010-2015 Annual Rate	2.73%	1.68%	1.17%

The household count in this market area has changed from 34,671 in 2000 to 40,283 in the current year, a change of 1.47 percent annually. The five-year projection of households is 42,696, a change of 1.17 percent annually from the current year total. Average household size is currently 3.24, compared to 3.22 in the year 2000. The number of families in the current year is 29,653 in the market area.

Housing

Currently, 50.8 percent of the 45,312 housing units in the market area are owner occupied; 38.1 percent, renter occupied; and 11.1 percent are vacant. In 2000, there were 37,152 housing units - 54.5 percent owner occupied, 38.5 percent renter occupied and 7.0 percent vacant. The rate of change in housing units since 2000 is 1.96 percent. Median home value in the market area is \$80,383, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.54 percent annually to \$91,114. From 2000 to the current year, median home value changed by 2.46 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.

S Palo Verde Rd and E Valenc...

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$16,167	\$19,770	\$19,544
2000 Median HH Income	\$20,950	\$25,018	\$26,846
2010 Median HH Income	\$30,741	\$32,830	\$35,214
2015 Median HH Income	\$33,458	\$38,807	\$41,838
1990-2000 Annual Rate	2.63%	2.38%	3.23%
2000-2010 Annual Rate	3.81%	2.69%	2.68%
2010-2015 Annual Rate	1.71%	3.4%	3.51%
Per Capita Income			
1990 Per Capita Income	\$6,884	\$7,472	\$7,226
2000 Per Capita Income	\$7,903	\$9,922	\$10,495
2010 Per Capita Income	\$10,964	\$12,675	\$13,456
2015 Per Capita Income	\$12,238	\$14,781	\$15,649
1990-2000 Annual Rate	1.39%	2.88%	3.8%
2000-2010 Annual Rate	3.25%	2.42%	2.45%
2010-2015 Annual Rate	2.22%	3.12%	3.07%
Average Household Income			
1990 Average Household Income	\$18,759	\$22,373	\$22,531
2000 Average Household Income	\$25,414	\$32,014	\$33,382
2010 Average HH Income	\$36,720	\$41,320	\$43,279
2015 Average HH Income	\$41,443	\$48,236	\$50,226
1990-2000 Annual Rate	3.08%	3.65%	4.01%
2000-2010 Annual Rate	3.66%	2.52%	2.57%
2010-2015 Annual Rate	2.45%	3.14%	3.02%

Households by Income

Current median household income is \$35,214 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$41,838 in five years. In 2000, median household income was \$26,846, compared to \$19,544 in 1990.

Current average household income is \$43,279 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$50,226 in five years. In 2000, average household income was \$33,382, compared to \$22,531 in 1990.

Current per capita income is \$13,456 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$15,649 in five years. In 2000, the per capita income was \$10,495, compared to \$7,226 in 1990.

Population by Employment

Currently, 86.3 percent of the civilian labor force in the identified market area is employed and 13.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.7 percent of the civilian labor force, and unemployment will be 11.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 56.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 2.5 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 44.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 26.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 28.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 66.4 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 22.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 31.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 31.6 percent were high school graduates only (29.6 percent in the U.S.)
- 6.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 6.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 3.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.