HARD CORNER FOR SALE

SWC ORACLE RD & ORANGE GROVE RD | TUCSON, AZ



PROPERTY SUMMARY

Address:	401 W Orange Grove Rd Tucson, AZ 85704
Land Area:	±69,260 SF
Asking Price:	\$2,900,000
Zoning:	CB-2

PROPERTY HIGHLIGHTS

- Great commercial corner!
- Located on Highway 77.
- Building has been demolished.
- Parking and landscaping remain.
- Convenience store and motor fuel sales prohibited.
- Additional restrictions may apply.
- Broker Fee: 3% of sale price will be paid to buyer's agent.

DEMOGRAPHICS 1 Mile 3 Miles 5 Miles **2019 Population** 7.245 59,997 176,315 **2024 Populuation** 7,518 62,213 182,181 2019 Med HH Income \$57,835 \$54,997 \$49,129 ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±31,8910 VPD (NB/SB) S: ±37,368 VPD (NB/SB) ADOT 2017/2018 E: ±17,288 VPD (EB/WB) W: ±15,523 VPD (EB/WB)

AT THE INTERSECTION





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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [12/17/19]



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One Page Summary

Oracle Rd & Orange Grove Rd, Tucson -110.974804025 32.3227238600001 Rings: 1, 3, 5 mile radii Prepared By Business Analyst Desktop

Latitude: 32.322724 Longitude: -110.974804

Rings: 1, 3, 5 mile radii		Longitude: -110.9/4804	
	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,274	53,806	161,395
2010 Total Population	6,852	56,372	166,751
2019 Total Population	7,245	59,997	176,315
2019 Group Quarters	56	964	1,906
2024 Total Population	7,518	62,213	182,181
2019-2024 Annual Rate	0.74%	0.73%	0.66%
2019 Total Daytime Population	8,612	75,711	187,513
Workers	4,798	42,845	91,779
Residents	3,814	32,866	95,734
Household Summary			
2000 Households	3,566	23,764	70,860
2000 Average Household Size	2.00	2.21	2.25
2010 Households	3,439	25,334	73,846
2010 Average Household Size	1.98	2.19	2.23
2019 Households	3,650	26,989	78,132
2019 Average Household Size	1.97	2.19	2.23
2024 Households	3,792	28,006	80,798
2024 Average Household Size	1.97	2.19	2.23
2019-2024 Annual Rate	0.77%	0.74%	0.67%
2010 Families	1,767	14,036	40,787
2010 Average Family Size	2.64	2.83	2.90
2019 Families	1,839	14,580	42,162
2019 Average Family Size	2.64	2.85	2.92
2024 Families	1,898	14,983	43,226
2023 Average Family Size	2.64	2.86	2.93
2019-2024 Annual Rate	0.63%	0.55%	0.50%
Housing Unit Summary			
2019 Housing Units	4,093	29,572	87,769
Owner Occupied Housing Units	47.6%	51.4%	47.1%
Renter Occupied Housing Units	41.6%	39.9%	42.0%
Vacant Housing Units	10.8%	8.7%	11.0%
Median Household Income	155 005	154.005	
2019	\$57,835	\$54,997	\$49,129
2024	\$68,000	\$62,055	\$55,514
Median Home Value	+262.222	+204 224	+2.40.000
2019	\$360,229	\$294,224	\$240,090
2024	\$395,557	\$330,345	\$282,245
Average Income Value	+00.067	+06 475	+74 440
Average Household Income	\$88,967	\$86,475	\$74,449
Per Capita Income	± 42,010	+20.0C4	#22.0C0
2019	\$43,910	\$39,064	\$32,960
2024	\$52,212	\$44,628	\$37,938
Median Age	10.0	45.2	40.2
2019 2010 Deputation 25 h by Educational Attainment	48.8	45.2	40.2
2019 Population 25+ by Educational Attainment	E (07	44.272	100 474
Total	5,687	44,372	126,474
Less than 9th Grade	0.8%	2.5%	3.5%
9th - 12th Grade, No Diploma	3.7%	4.0%	5.9%
High School Graduate	14.5%	17.8%	17.6%
GED/Alternative Credential	3.3%	3.0%	3.4%
Some College, No Degree	19.2%	21.9%	23.2%
Associate Degree	8.4%	7.5%	8.5%
Bachelor's Degree	29.2%	22.5%	20.7%
Graduate/Professional Degree	20.8%	20.8%	17.1%
a. a a a a control a	20.0 /0	2010/0	17.17/0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024