



# FREESTANDING BUILDING WITH YARD OR REDEVELOPMENT OR PAD OPPORTUNITY

W/NWC Corner of Speedway Blvd and Wilmot Rd  
Tucson, Arizona



<a href="#">PROPERTY HIGHLIGHTS</a>	<a href="#">SITE PLAN / AVAILABILITY</a>	<a href="#">AERIAL</a>	<a href="#">CONTACT</a>	<a href="#">DEMOGRAPHICS</a>
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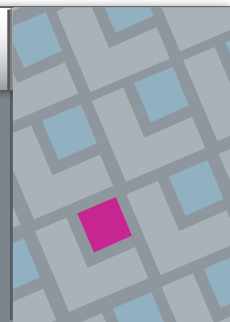
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## ◆ Freestanding Building, Redevelopment, or Pad Opportunity

### Property Highlights

- Pad opportunity
- Versatile building could be used for retail, office distribution/warehouse
- Desirable C-2 Zoning
- Building size: 7,549 SF
- Full Left-In / Left-Out access from Speedway Blvd
- Prominent branding on Speedway Blvd
- Grandfathered 20 foot pole sign
- Great visibility and access Front and rear parking
- Fenced rear yard

### Traffic Counts

Speedway Blvd.	36,422 VPD
Wilmot Rd	35,302 VPD
<b>Total</b>	<b>71,724 VPD</b>

Demographics	1 mi	3 mi	5 mi
Estimated Population	14,279	111,165	252,935
Avg Household Income	\$52,734	\$63,854	\$71,926
Estimated Households	7,379	24,124	119,842

Source: SitesUSA

### Nearby Tenants



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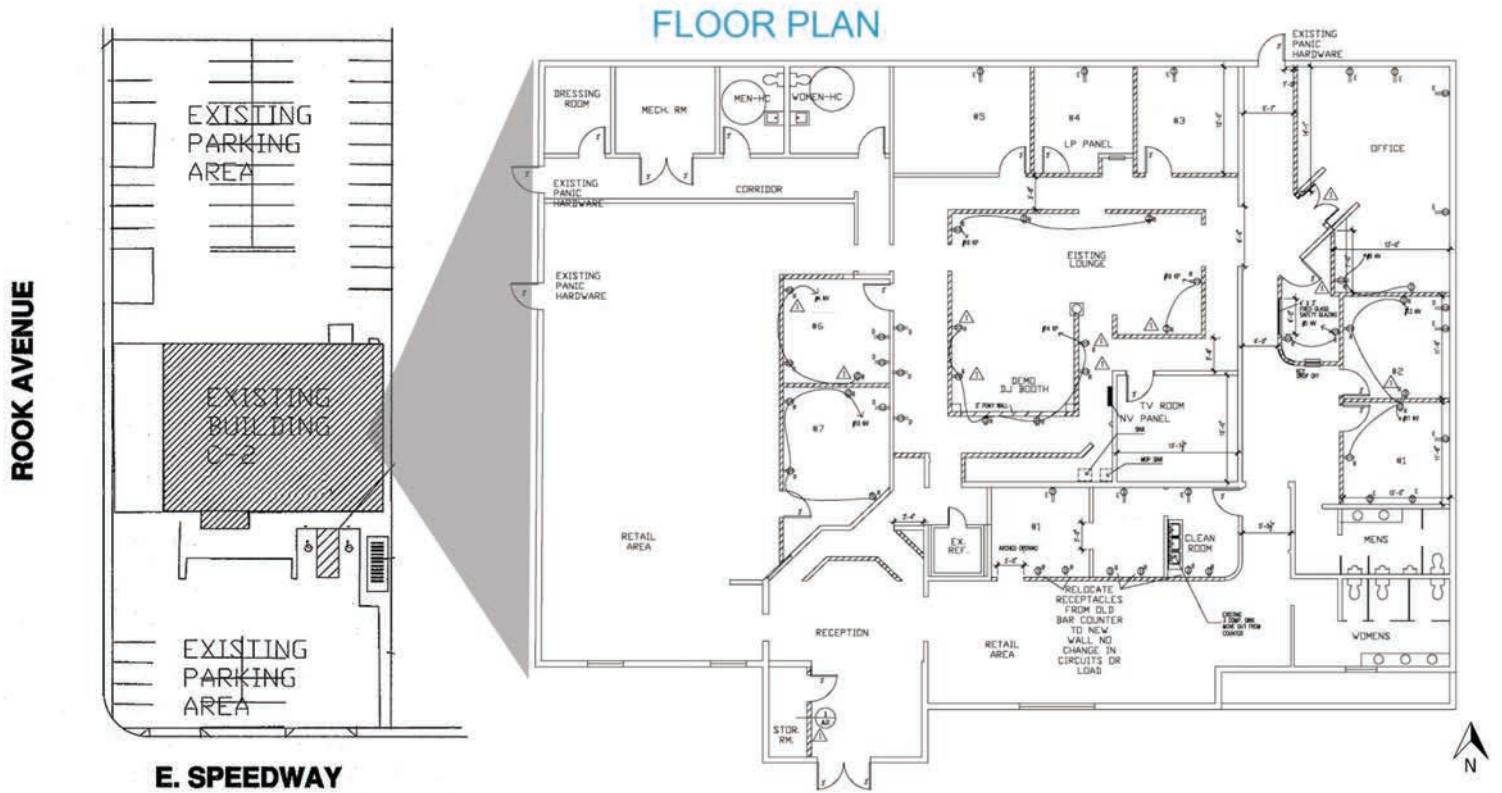
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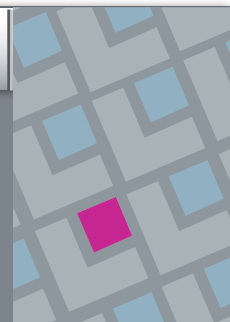


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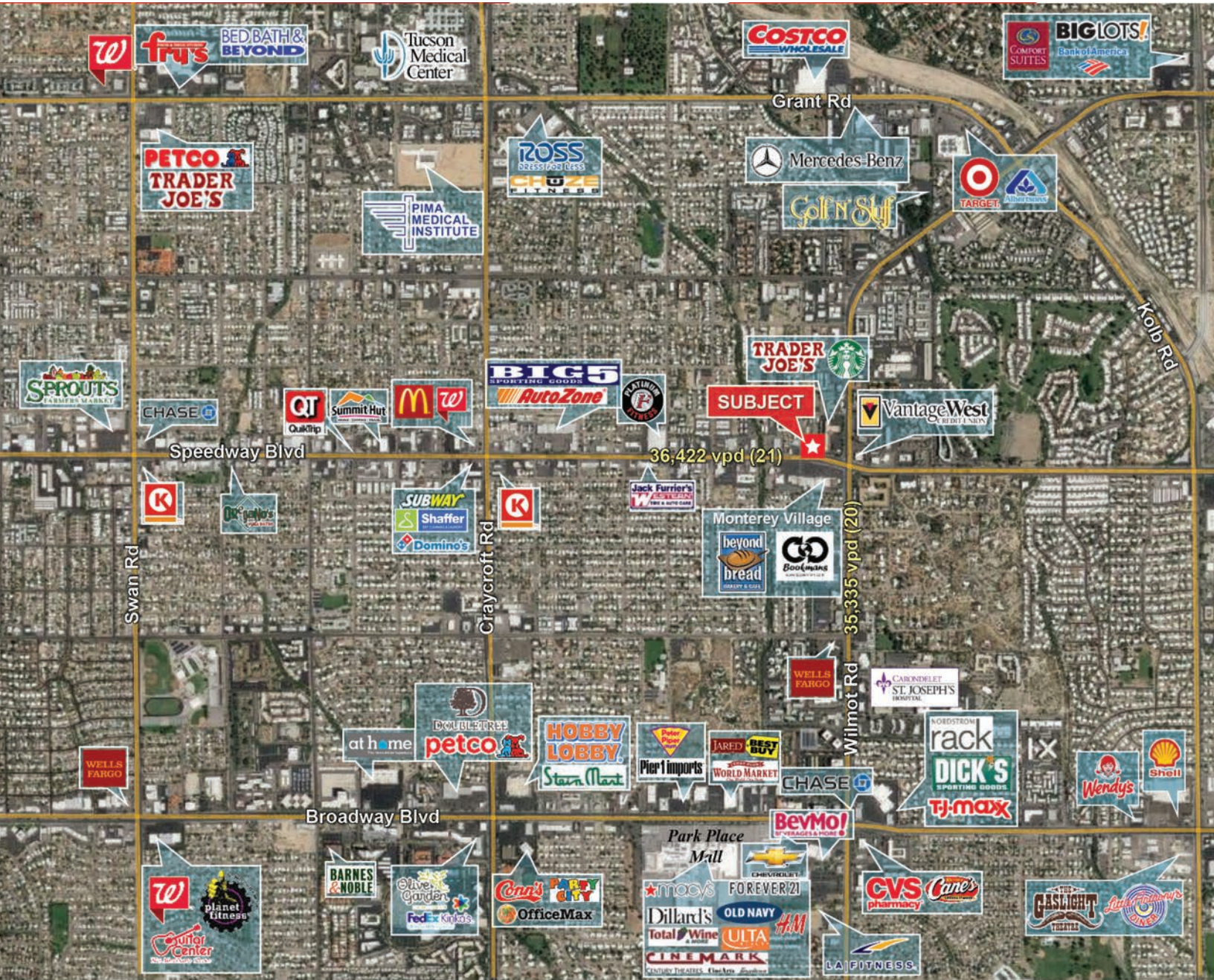
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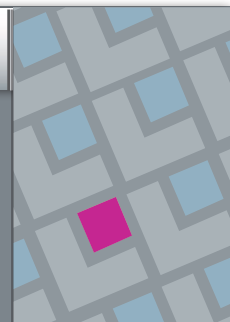


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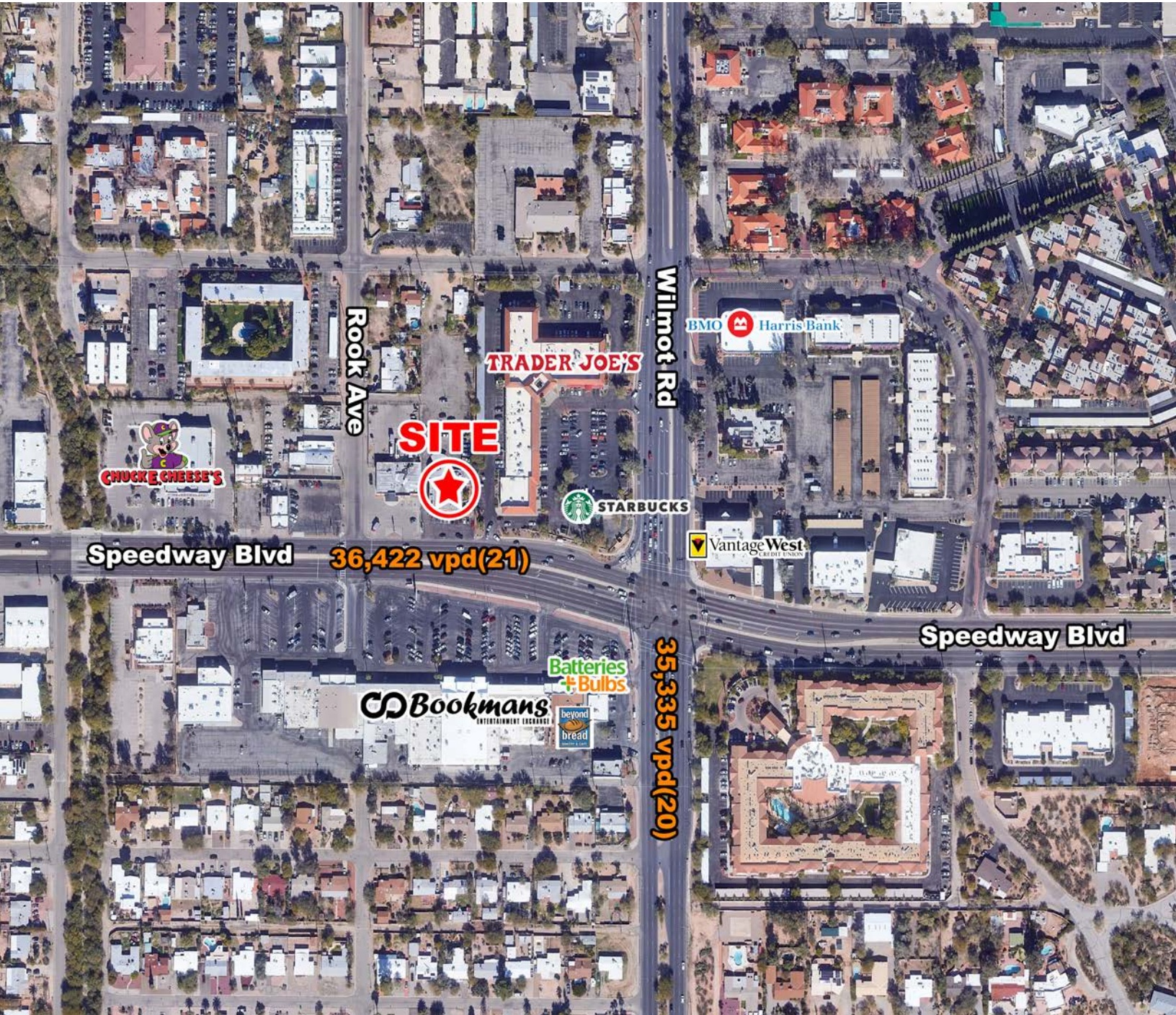
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## Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.2366/-110.8599

6211 E Speedway Blvd Tucson, AZ 85712	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2021)	13,898		112,812		259,051	
Projected Population (2026)	14,398		117,386		269,406	
Census Population (2020)	13,916		112,812		258,215	
Census Population (2010)	13,477		110,672		253,096	
Projected Annual Growth (2021 to 2026)	500	0.7%	4,574	0.8%	10,355	0.8%
Historical Annual Growth (2020 to 2021)	-18	-0.1%	-	-	836	0.3%
Historical Annual Growth (2010 to 2020)	439	3.3%	2,140	1.9%	5,119	2.0%
Estimated Population Density (2021)	4,426 psm		3,992 psm		3,300 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2021)	7,379		54,124		119,842	
Projected Households (2026)	7,571		55,654		123,055	
Census Households (2020)	7,361		54,096		119,478	
Census Households (2010)	6,901		51,414		113,383	
Estimated Households with Children (2021)	1,139	15.4%	11,324	20.9%	27,309	22.8%
Estimated Average Household Size (2021)	1.78		2.03		2.12	
<b>Average Household Income</b>						
Estimated Average Household Income (2021)	\$55,833		\$64,288		\$71,321	
Projected Average Household Income (2026)	\$61,832		\$73,029		\$80,820	
Estimated Average Family Income (2021)	\$81,495		\$86,204		\$92,521	
<b>Median Household Income</b>						
Estimated Median Household Income (2021)	\$45,549		\$51,912		\$56,314	
Projected Median Household Income (2026)	\$51,957		\$59,783		\$64,912	
Estimated Median Family Income (2021)	\$62,108		\$70,381		\$75,451	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2021)	\$30,074		\$31,082		\$33,235	
Projected Per Capita Income (2026)	\$32,926		\$34,853		\$37,147	
Estimated Per Capita Income 5 Year Growth	\$2,852	9.5%	\$3,771	12.1%	\$3,912	11.8%
Estimated Average Household Net Worth (2021)	\$369,790		\$433,935		\$537,956	
<b>Daytime Demos (2021)</b>						
Total Businesses	1,302		6,814		12,363	
Total Employees	12,788		62,637		108,087	
Company Headquarter Businesses	55	4.2%	270	4.0%	456	3.7%
Company Headquarter Employees	2,188	17.1%	7,423	11.9%	11,297	10.5%
Employee Population per Business	9.8		9.2		8.7	
Residential Population per Business	10.7		16.6		21.0	

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1 mi radius      3 mi radius      5 mi radius

Race & Ethnicity						
White (2021)	9,545	68.7%	75,113	66.6%	170,428	65.8%
Black or African American (2021)	707	5.1%	5,511	4.9%	12,913	5.0%
American Indian or Alaska Native (2021)	241	1.7%	1,952	1.7%	4,454	1.7%
Asian (2021)	383	2.8%	3,550	3.1%	8,926	3.4%
Hawaiian or Pacific Islander (2021)	49	0.4%	349	0.3%	953	0.4%
Other Race (2021)	1,096	7.9%	9,918	8.8%	22,339	8.6%
Two or More Races (2021)	1,876	13.5%	16,420	14.6%	39,038	15.1%
Not Hispanic or Latino Population (2021)	10,046	72.3%	79,437	70.4%	182,846	70.6%
Hispanic or Latino Population (2021)	3,852	27.7%	33,375	29.6%	76,205	29.4%
Not Hispanic or Latino Population (2026)	10,203	70.9%	80,959	69.0%	186,402	69.2%
Hispanic or Latino Population (2026)	4,196	29.1%	36,426	31.0%	83,004	30.8%
Not Hispanic or Latino Population (2020)	10,675	76.7%	82,894	73.5%	189,674	73.5%
Hispanic or Latino Population (2020)	3,241	23.3%	29,918	26.5%	68,541	26.5%
Not Hispanic or Latino Population (2010)	10,445	77.5%	83,288	75.3%	190,464	75.3%
Hispanic or Latino Population (2010)	3,032	22.5%	27,384	24.7%	62,632	24.7%
Projected Hispanic Annual Growth (2021 to 2026)	344	1.8%	3,051	1.8%	6,799	1.8%
Historic Hispanic Annual Growth (2010 to 2021)	819	2.5%	5,991	2.0%	13,573	2.0%
Age Distribution (2021)						
Age Under 5	607	4.4%	5,571	4.9%	13,207	5.1%
Age 5 to 9 Years	531	3.8%	5,471	4.8%	13,229	5.1%
Age 10 to 14 Years	570	4.1%	5,596	5.0%	13,379	5.2%
Age 15 to 19 Years	635	4.6%	5,924	5.3%	14,314	5.5%
Age 20 to 24 Years	1,185	8.5%	8,722	7.7%	21,346	8.2%
Age 25 to 29 Years	1,258	9.0%	9,294	8.2%	21,392	8.3%
Age 30 to 34 Years	865	6.2%	6,904	6.1%	16,174	6.2%
Age 35 to 39 Years	719	5.2%	6,221	5.5%	14,765	5.7%
Age 40 to 44 Years	733	5.3%	6,144	5.4%	14,183	5.5%
Age 45 to 49 Years	673	4.8%	5,903	5.2%	13,705	5.3%
Age 50 to 54 Years	744	5.4%	6,111	5.4%	14,285	5.5%
Age 55 to 59 Years	802	5.8%	6,751	6.0%	15,518	6.0%
Age 60 to 64 Years	829	6.0%	6,662	5.9%	15,748	6.1%
Age 65 to 74 Years	1,626	11.7%	12,894	11.4%	29,832	11.5%
Age 75 to 84 Years	1,329	9.6%	9,511	8.4%	19,242	7.4%
Age 85 Years or Over	792	5.7%	5,134	4.6%	8,733	3.4%
Median Age	43.9		41.9		40.5	
Gender Age Distribution (2021)						
Female Population	7,326	52.7%	58,917	52.2%	133,625	51.6%
Age 0 to 19 Years	1,115	15.2%	10,822	18.4%	26,042	19.5%
Age 20 to 64 Years	3,941	53.8%	31,651	53.7%	74,247	55.6%
Age 65 Years or Over	2,270	31.0%	16,444	27.9%	33,336	24.9%
Female Median Age	47.4		44.8		42.7	
Male Population	6,572	47.3%	53,895	47.8%	125,426	48.4%
Age 0 to 19 Years	1,229	18.7%	11,740	21.8%	28,087	22.4%
Age 20 to 64 Years	3,866	58.8%	31,060	57.6%	72,869	58.1%
Age 65 Years or Over	1,477	22.5%	11,095	20.6%	24,470	19.5%
Male Median Age	40.2		38.9		38.3	

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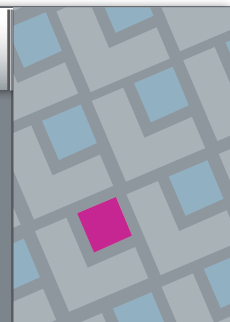
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<b>Household Income Distribution (2021)</b>						
HH Income \$200,000 or More	189	2.6%	1,729	3.2%	5,881	4.9%
HH Income \$150,000 to \$199,999	141	1.9%	1,857	3.4%	4,800	4.0%
HH Income \$100,000 to \$149,999	686	9.3%	5,330	9.8%	12,824	10.7%
HH Income \$75,000 to \$99,999	803	10.9%	6,720	12.4%	15,170	12.7%
HH Income \$50,000 to \$74,999	1,331	18.0%	10,648	19.7%	24,047	20.1%
HH Income \$35,000 to \$49,999	1,127	15.3%	8,480	15.7%	17,932	15.0%
HH Income \$25,000 to \$34,999	914	12.4%	6,339	11.7%	12,509	10.4%
HH Income \$15,000 to \$24,999	802	10.9%	5,892	10.9%	11,818	9.9%
HH Income Under \$15,000	1,386	18.8%	7,127	13.2%	14,859	12.4%
HH Income \$35,000 or More	4,277	58.0%	34,766	64.2%	80,655	67.3%
HH Income \$75,000 or More	1,820	24.7%	15,637	28.9%	38,676	32.3%
<b>Housing (2021)</b>						
Total Housing Units	8,326		59,273		130,259	
Housing Units Occupied	7,379	88.6%	54,124	91.3%	119,842	92.0%
Housing Units Owner-Occupied	2,634	35.7%	26,757	49.4%	63,622	53.1%
Housing Units, Renter-Occupied	4,745	64.3%	27,368	50.6%	56,220	46.9%
Housing Units, Vacant	947	12.8%	5,149	9.5%	10,417	8.7%
<b>Marital Status (2021)</b>						
Never Married	4,407	36.2%	33,111	34.4%	77,532	35.4%
Currently Married	3,632	29.8%	33,934	35.3%	82,919	37.8%
Separated	829	6.8%	4,641	4.8%	9,793	4.5%
Widowed	1,011	8.3%	7,994	8.3%	14,863	6.8%
Divorced	2,312	19.0%	16,494	17.2%	34,130	15.6%
<b>Household Type (2021)</b>						
Population Family	7,756	55.8%	76,413	67.7%	183,699	70.9%
Population Non-Family	5,382	38.7%	33,679	29.9%	70,758	27.3%
Population Group Quarters	760	5.5%	2,720	2.4%	4,593	1.8%
Family Households	2,802	38.0%	26,056	48.1%	62,241	51.9%
Non-Family Households	4,577	62.0%	28,069	51.9%	57,600	48.1%
Married Couple with Children	518	14.3%	5,691	16.8%	14,641	17.7%
Average Family Household Size	2.8		2.9		3.0	
<b>Household Size (2021)</b>						
1 Person Households	3,917	53.1%	23,529	43.5%	47,253	39.4%
2 Person Households	2,111	28.6%	16,988	31.4%	39,560	33.0%
3 Person Households	720	9.8%	6,362	11.8%	15,186	12.7%
4 Person Households	395	5.3%	4,152	7.7%	10,257	8.6%
5 Person Households	162	2.2%	1,923	3.6%	4,728	3.9%
6 or More Person Households	76	1.0%	1,172	2.2%	2,857	2.4%
<b>Household Vehicles (2021)</b>						
Households with 0 Vehicles Available	1,231	16.7%	7,120	13.2%	12,881	10.7%
Households with 1 Vehicles Available	3,428	46.5%	23,231	42.9%	48,930	40.8%
Households with 2 or More Vehicles Available	2,720	36.9%	23,774	43.9%	58,030	48.4%
Total Vehicles Available	9,943		80,391		188,777	
Average Vehicles Per Household	1.3		1.5		1.6	

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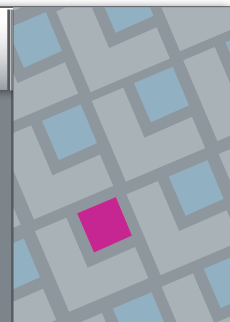
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<b>Labor Force (2021)</b>							
Estimated Labor Population Age 16 Years or Over		12,092		95,224		216,945	
Estimated Civilian Employed		6,075	50.2%	51,292	53.9%	118,641	54.7%
Estimated Civilian Unemployed		461	3.8%	4,054	4.3%	9,266	4.3%
Estimated in Armed Forces		295	2.4%	869	0.9%	4,200	1.9%
Estimated Not in Labor Force		5,261	43.5%	39,009	41.0%	84,839	39.1%
Unemployment Rate			3.8%		4.3%		4.3%
<b>Occupation (2021)</b>							
Occupation: Population Age 16 Years or Over		6,075		51,292		118,641	
Management, Business, Financial Operations		857	14.1%	7,125	13.9%	16,948	14.3%
Professional, Related		1,563	25.7%	12,997	25.3%	31,533	26.6%
Service		1,454	23.9%	10,595	20.7%	23,680	20.0%
Sales, Office		1,448	23.8%	12,671	24.7%	28,077	23.7%
Farming, Fishing, Forestry		-	-	47	-	94	-
Construct, Extraction, Maintenance		250	4.1%	3,459	6.7%	7,873	6.6%
Production, Transport Material Moving		503	8.3%	4,397	8.6%	10,436	8.8%
White Collar Workers		3,868	63.7%	32,793	63.9%	76,558	64.5%
Blue Collar Workers		2,207	36.3%	18,499	36.1%	42,083	35.5%
<b>Consumer Expenditure (2021)</b>							
Total Household Expenditure		\$345.43 M		\$2.78 B		\$6.6 B	
Total Non-Retail Expenditure		\$183.52 M	53.1%	\$1.47 B	53.0%	\$3.5 B	52.9%
Total Retail Expenditure		\$161.91 M	46.9%	\$1.31 B	47.0%	\$3.11 B	47.1%
Apparel		\$11.9 M	3.4%	\$96.44 M	3.5%	\$229.89 M	3.5%
Contributions		\$10.75 M	3.1%	\$88.32 M	3.2%	\$212.67 M	3.2%
Education		\$9.47 M	2.7%	\$77.39 M	2.8%	\$189.31 M	2.9%
Entertainment		\$18.78 M	5.4%	\$153.54 M	5.5%	\$367.28 M	5.6%
Food and Beverages		\$51.54 M	14.9%	\$413.53 M	14.8%	\$976.94 M	14.8%
Furnishings and Equipment		\$11.71 M	3.4%	\$95.64 M	3.4%	\$228.54 M	3.5%
Gifts		\$8.13 M	2.4%	\$66.28 M	2.4%	\$160.29 M	2.4%
Health Care		\$29.98 M	8.7%	\$241.46 M	8.7%	\$567.8 M	8.6%
Household Operations		\$13.32 M	3.9%	\$108.21 M	3.9%	\$257.83 M	3.9%
Miscellaneous Expenses		\$6.52 M	1.9%	\$52.67 M	1.9%	\$124.94 M	1.9%
Personal Care		\$4.63 M	1.3%	\$37.36 M	1.3%	\$88.54 M	1.3%
Personal Insurance		\$2.2 M	0.6%	\$18.45 M	0.7%	\$44.72 M	0.7%
Reading		\$755.84 K	0.2%	\$6.11 M	0.2%	\$14.5 M	0.2%
Shelter		\$74.63 M	21.6%	\$594.48 M	21.3%	\$1.4 B	21.3%
Tobacco		\$2.43 M	0.7%	\$18.69 M	0.7%	\$42.81 M	0.6%
Transportation		\$61.84 M	17.9%	\$502.62 M	18.0%	\$1.19 B	18.1%
Utilities		\$26.83 M	7.8%	\$213.59 M	7.7%	\$499.44 M	7.6%
<b>Educational Attainment (2021)</b>							
Adult Population Age 25 Years or Over		10,370		81,528		183,577	
Elementary (Grade Level 0 to 8)		188	1.8%	2,143	2.6%	4,896	2.7%
Some High School (Grade Level 9 to 11)		860	8.3%	4,959	6.1%	10,578	5.8%
High School Graduate		1,987	19.2%	18,171	22.3%	38,603	21.0%
Some College		2,725	26.3%	21,097	25.9%	47,030	25.6%
Associate Degree Only		910	8.8%	7,522	9.2%	16,643	9.1%
Bachelor Degree Only		2,212	21.3%	15,987	19.6%	37,680	20.5%
Graduate Degree		1,488	14.3%	11,648	14.3%	28,147	15.3%

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PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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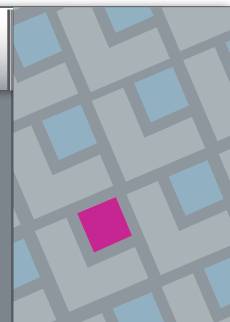
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## Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.2366/-110.8599

6211 E Speedway Blvd Tucson, AZ 85712		1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2021)</b>							
1 Detached Unit		2,714	39.3%	27,703	53.9%	66,253	58.4%
1 Attached Unit		632	9.2%	4,592	8.9%	10,347	9.1%
2 to 4 Units		617	8.9%	3,742	7.3%	8,422	7.4%
5 to 9 Units		755	10.9%	3,245	6.3%	6,185	5.5%
10 to 19 Units		899	13.0%	4,296	8.4%	8,896	7.8%
20 to 49 Units		498	7.2%	3,135	6.1%	6,058	5.3%
50 or More Units		1,122	16.3%	5,463	10.6%	8,907	7.9%
Mobile Home or Trailer		139	2.0%	1,866	3.6%	4,632	4.1%
Other Structure		3	-	83	0.2%	142	0.1%
<b>Homes Built By Year (2021)</b>							
Homes Built 2010 or later		182	2.6%	1,146	2.2%	3,065	2.7%
Homes Built 2000 to 2009		736	10.7%	4,412	8.6%	11,421	10.1%
Homes Built 1990 to 1999		701	10.2%	6,119	11.9%	14,367	12.7%
Homes Built 1980 to 1989		1,207	17.5%	10,188	19.8%	22,032	19.4%
Homes Built 1970 to 1979		1,969	28.5%	11,158	21.7%	28,338	25.0%
Homes Built 1960 to 1969		1,329	19.3%	8,386	16.3%	16,402	14.5%
Homes Built 1950 to 1959		1,054	15.3%	10,355	20.1%	17,268	15.2%
Homes Built Before 1949		201	2.9%	2,360	4.6%	6,949	6.1%
<b>Home Values (2021)</b>							
Home Values \$1,000,000 or More		10	0.4%	335	1.3%	1,048	1.6%
Home Values \$500,000 to \$999,999		75	2.9%	935	3.5%	3,951	6.2%
Home Values \$400,000 to \$499,999		63	2.4%	1,014	3.8%	3,621	5.7%
Home Values \$300,000 to \$399,999		299	11.4%	2,569	9.6%	6,851	10.8%
Home Values \$200,000 to \$299,999		761	28.9%	7,394	27.6%	17,065	26.8%
Home Values \$150,000 to \$199,999		760	28.8%	7,118	26.6%	14,739	23.2%
Home Values \$100,000 to \$149,999		315	11.9%	3,966	14.8%	8,411	13.2%
Home Values \$70,000 to \$99,999		60	2.3%	1,394	5.2%	3,173	5.0%
Home Values \$50,000 to \$69,999		79	3.0%	470	1.8%	943	1.5%
Home Values \$25,000 to \$49,999		85	3.2%	583	2.2%	1,415	2.2%
Home Values Under \$25,000		127	4.8%	979	3.7%	2,406	3.8%
Owner-Occupied Median Home Value		\$189,784		\$203,258		\$224,574	
Renter-Occupied Median Rent		\$772		\$748		\$765	
<b>Transportation To Work (2021)</b>							
Drive to Work Alone		4,866	80.1%	40,148	78.3%	92,101	77.6%
Drive to Work in Carpool		304	5.0%	4,044	7.9%	9,053	7.6%
Travel to Work by Public Transportation		271	4.5%	1,548	3.0%	2,926	2.5%
Drive to Work on Motorcycle		3	-	164	0.3%	407	0.3%
Walk or Bicycle to Work		210	3.5%	1,932	3.8%	5,146	4.3%
Other Means		82	1.4%	517	1.0%	899	0.8%
Work at Home		338	5.6%	2,940	5.7%	8,108	6.8%
<b>Travel Time (2021)</b>							
Travel to Work in 14 Minutes or Less		2,002	33.0%	14,660	28.6%	31,506	26.6%
Travel to Work in 15 to 29 Minutes		2,004	33.0%	20,433	39.8%	47,808	40.3%
Travel to Work in 30 to 59 Minutes		1,546	25.4%	11,486	22.4%	27,057	22.8%
Travel to Work in 60 Minutes or More		185	3.0%	1,772	3.5%	4,162	3.5%
Average Minutes Travel to Work		18.9		19.7		20.1	

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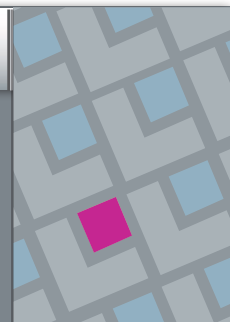
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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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