



# FORMER BANK BRANCH WITH DRIVE-THRU

Northeast Corner of Esperanza Blvd and La Cañada Dr  
Green Valley, Arizona

FOR LEASE OR RE-DEVELOPMENT



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

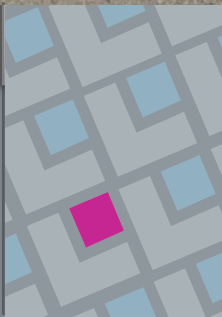
CONTACT

DEMOGRAPHICS

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Green Valley, Arizona



FOR LEASE OR RE-DEVELOPMENT 5,728 SF

## Property Highlights

- Former Bank Branch With Drive-Thru
- Highly visible hard corner at signalized intersection
- Quick access to I-19
- Building Size: 5,728 SF
- Lot size: .7 acres
- Year Built: 1990
- 2 drive-thru lanes
- Monument sign
- Rental Rate: \$26/SF, Triple Net
- Call To Discuss

## Traffic Counts

Esperanza Blvd 10,830 CPD  
La Cañada Dr 10,188 CPD

**Total 21,018 CPD**

## Demographics

	1 mi	3 mi	5 mi
Estimated Population	6,913	22,317	34,342
Estimated Households	4,283	12,547	18,428
Med. Household Income	\$67,364	\$72,899	\$77,542

Source: SitesUSA

## Nearby Tenants



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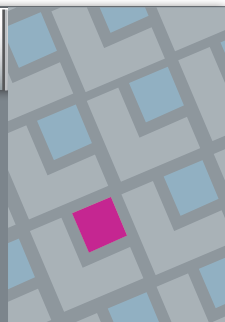
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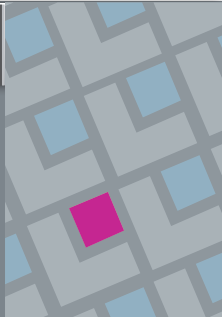
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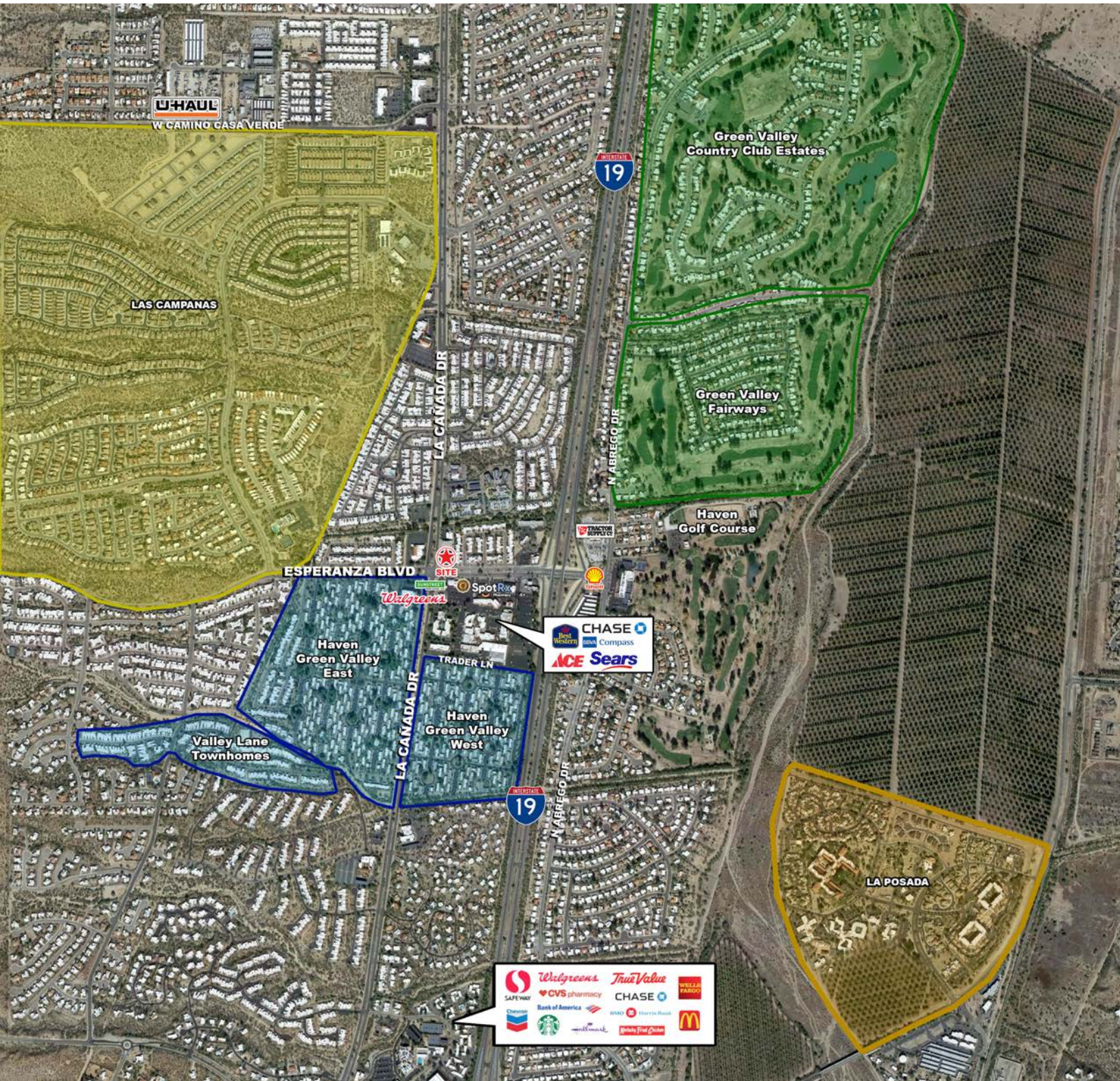




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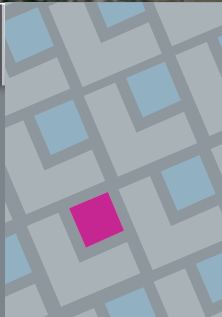


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## Expanded Profile

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

Lat/Lon: 31.8706/-110.9954

Experanza Blvd and La Canada Dr		1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>							
Estimated Population (2021)	6,913		22,317		34,342		
Projected Population (2026)	7,183		23,735		36,653		
Census Population (2020)	6,923		21,943		33,742		
Census Population (2010)	6,538		20,255		31,154		
Projected Annual Growth (2021 to 2026)	270	0.8%	1,417	1.3%	2,312	1.3%	
Historical Annual Growth (2020 to 2021)	-10	-0.1%	375	1.7%	600	1.8%	
Historical Annual Growth (2010 to 2020)	385	5.9%	1,688	8.3%	2,588	8.3%	
Estimated Population Density (2021)	2,202	psm	789	psm	437	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
<b>Households</b>							
Estimated Households (2021)	4,283		12,547		18,428		
Projected Households (2026)	4,393		13,109		19,315		
Census Households (2020)	4,292		12,381		18,173		
Census Households (2010)	3,995		11,188		16,406		
Estimated Households with Children (2021)	69	1.6%	898	7.2%	1,756	9.5%	
Estimated Average Household Size (2021)	1.56		1.76		1.85		
<b>Average Household Income</b>							
Estimated Average Household Income (2021)	\$67,364		\$72,899		\$77,542		
Projected Average Household Income (2026)	\$75,636		\$80,663		\$85,655		
Estimated Average Family Income (2021)	\$95,161		\$95,746		\$98,822		
<b>Median Household Income</b>							
Estimated Median Household Income (2021)	\$53,710		\$58,169		\$61,187		
Projected Median Household Income (2026)	\$61,933		\$67,525		\$71,074		
Estimated Median Family Income (2021)	\$73,678		\$74,549		\$77,072		
<b>Per Capita Income</b>							
Estimated Per Capita Income (2021)	\$42,010		\$41,109		\$41,696		
Projected Per Capita Income (2026)	\$46,524		\$44,667		\$45,220		
Estimated Per Capita Income 5 Year Growth	\$4,514	10.7%	\$3,558	8.7%	\$3,524	8.5%	
Estimated Average Household Net Worth (2021)	\$416,166		\$466,185		\$515,534		
<b>Daytime Demos (2021)</b>							
Total Businesses	215		647		820		
Total Employees	1,847		5,804		7,828		
Company Headquarter Businesses	8	3.8%	28	4.4%	37	4.5%	
Company Headquarter Employees	108	5.8%	453	7.8%	669	8.5%	
Employee Population per Business	8.6		9.0		9.5		
Residential Population per Business	32.1		34.5		41.9		

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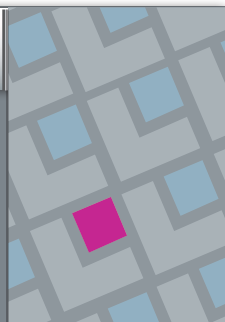
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Experanza Blvd and La Canada Dr						
	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2021)	5,731	82.9%	17,140	76.8%	25,779	75.1%
Black or African American (2021)	98	1.4%	477	2.1%	727	2.1%
American Indian or Alaska Native (2021)	50	0.7%	216	1.0%	348	1.0%
Asian (2021)	114	1.6%	426	1.9%	639	1.9%
Hawaiian or Pacific Islander (2021)	5	-	21	-	39	0.1%
Other Race (2021)	249	3.6%	1,187	5.3%	2,007	5.8%
Two or More Races (2021)	666	9.6%	2,850	12.8%	4,802	14.0%
Not Hispanic or Latino Population (2021)	5,861	84.8%	17,497	78.4%	26,226	76.4%
Hispanic or Latino Population (2021)	1,052	15.2%	4,821	21.6%	8,116	23.6%
Not Hispanic or Latino Population (2026)	5,960	83.0%	18,162	76.5%	27,291	74.5%
Hispanic or Latino Population (2026)	1,223	17.0%	5,573	23.5%	9,363	25.5%
Not Hispanic or Latino Population (2020)	6,489	93.7%	18,953	86.4%	28,167	83.5%
Hispanic or Latino Population (2020)	434	6.3%	2,990	13.6%	5,575	16.5%
Not Hispanic or Latino Population (2010)	6,253	95.6%	17,783	87.8%	26,636	85.5%
Hispanic or Latino Population (2010)	285	4.4%	2,472	12.2%	4,518	14.5%
Projected Hispanic Annual Growth (2021 to 2026)	171	3.3%	752	3.1%	1,247	3.1%
Historic Hispanic Annual Growth (2010 to 2021)	767	24.5%	2,349	8.6%	3,598	7.2%
<b>Age Distribution (2021)</b>						
Age Under 5	37	0.5%	525	2.4%	982	2.9%
Age 5 to 9 Years	40	0.6%	506	2.3%	947	2.8%
Age 10 to 14 Years	53	0.8%	530	2.4%	981	2.9%
Age 15 to 19 Years	54	0.8%	432	1.9%	795	2.3%
Age 20 to 24 Years	95	1.4%	591	2.6%	998	2.9%
Age 25 to 29 Years	65	0.9%	708	3.2%	1,269	3.7%
Age 30 to 34 Years	59	0.9%	640	2.9%	1,165	3.4%
Age 35 to 39 Years	58	0.8%	546	2.4%	1,009	2.9%
Age 40 to 44 Years	70	1.0%	523	2.3%	924	2.7%
Age 45 to 49 Years	111	1.6%	487	2.2%	847	2.5%
Age 50 to 54 Years	158	2.3%	605	2.7%	992	2.9%
Age 55 to 59 Years	334	4.8%	1,095	4.9%	1,670	4.9%
Age 60 to 64 Years	669	9.7%	2,125	9.5%	3,157	9.2%
Age 65 to 74 Years	2,563	37.1%	6,800	30.5%	9,824	28.6%
Age 75 to 84 Years	1,905	27.6%	4,542	20.4%	6,452	18.8%
Age 85 Years or Over	641	9.3%	1,662	7.4%	2,330	6.8%
Median Age	70.8		63.5		60.7	
<b>Gender Age Distribution (2021)</b>						
Female Population	3,913	56.6%	12,208	54.7%	18,634	54.3%
Age 0 to 19 Years	105	2.7%	996	8.2%	1,875	10.1%
Age 20 to 64 Years	943	24.1%	4,108	33.6%	6,700	36.0%
Age 65 Years or Over	2,865	73.2%	7,104	58.2%	10,059	54.0%
Female Median Age	70.5		63.8		61.0	
Male Population	2,999	43.4%	10,110	45.3%	15,708	45.7%
Age 0 to 19 Years	80	2.7%	997	9.9%	1,831	11.7%
Age 20 to 64 Years	676	22.5%	3,212	31.8%	5,330	33.9%
Age 65 Years or Over	2,244	74.8%	5,900	58.4%	8,547	54.4%
Male Median Age	71.0		63.2		60.4	

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<b>Household Income Distribution (2021)</b>						
HH Income \$200,000 or More	127	3.0%	421	3.4%	736	4.0%
HH Income \$150,000 to \$199,999	104	2.4%	484	3.9%	800	4.3%
HH Income \$100,000 to \$149,999	400	9.3%	1,460	11.6%	2,435	13.2%
HH Income \$75,000 to \$99,999	695	16.2%	1,926	15.3%	2,863	15.5%
HH Income \$50,000 to \$74,999	915	21.4%	2,701	21.5%	4,049	22.0%
HH Income \$35,000 to \$49,999	661	15.4%	2,050	16.3%	2,962	16.1%
HH Income \$25,000 to \$34,999	484	11.3%	1,311	10.5%	1,759	9.5%
HH Income \$15,000 to \$24,999	469	10.9%	1,133	9.0%	1,481	8.0%
HH Income Under \$15,000	428	10.0%	1,060	8.5%	1,344	7.3%
HH Income \$35,000 or More	2,902	67.8%	9,042	72.1%	13,844	75.1%
HH Income \$75,000 or More	1,326	31.0%	4,291	34.2%	6,833	37.1%
<b>Housing (2021)</b>						
Total Housing Units	5,848		16,173		23,527	
Housing Units Occupied	4,283	73.2%	12,547	77.6%	18,428	78.3%
Housing Units Owner-Occupied	3,692	86.2%	10,501	83.7%	15,588	84.6%
Housing Units, Renter-Occupied	591	13.8%	2,046	16.3%	2,840	15.4%
Housing Units, Vacant	1,565	36.5%	3,626	28.9%	5,100	27.7%
<b>Marital Status (2021)</b>						
Never Married	366	5.4%	2,133	10.3%	3,660	11.6%
Currently Married	4,252	62.7%	12,255	59.0%	18,946	60.3%
Separated	150	2.2%	523	2.5%	820	2.6%
Widowed	923	13.6%	2,767	13.3%	3,950	12.6%
Divorced	1,092	16.1%	3,077	14.8%	4,055	12.9%
<b>Household Type (2021)</b>						
Population Family	4,378	63.3%	15,932	71.4%	25,670	74.7%
Population Non-Family	2,322	33.6%	6,099	27.3%	8,358	24.3%
Population Group Quarters	213	3.1%	287	1.3%	314	0.9%
Family Households	2,118	49.5%	6,925	55.2%	10,791	58.6%
Non-Family Households	2,164	50.5%	5,622	44.8%	7,636	41.4%
Married Couple with Children	47	1.1%	599	4.9%	1,190	6.3%
Average Family Household Size	2.1		2.3		2.4	
<b>Household Size (2021)</b>						
1 Person Households	1,974	46.1%	5,056	40.3%	6,815	37.0%
2 Person Households	2,209	51.6%	6,375	50.8%	9,495	51.5%
3 Person Households	75	1.7%	511	4.1%	911	4.9%
4 Person Households	17	0.4%	345	2.8%	673	3.7%
5 Person Households	6	0.1%	162	1.3%	328	1.8%
6 or More Person Households	3	-	98	0.8%	206	1.1%
<b>Household Vehicles (2021)</b>						
Households with 0 Vehicles Available	62	1.5%	452	3.6%	678	3.7%
Households with 1 Vehicles Available	2,699	63.0%	6,858	54.7%	9,518	51.7%
Households with 2 or More Vehicles Available	1,521	35.5%	5,238	41.7%	8,232	44.7%
Total Vehicles Available	5,985		18,857		28,720	
Average Vehicles Per Household	1.4		1.5		1.6	

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<b>Labor Force (2021)</b>							
Estimated Labor Population Age 16 Years or Over	6,777		20,680		31,282		
Estimated Civilian Employed	984	14.5%	4,623	22.4%	7,849	25.1%	
Estimated Civilian Unemployed	85	1.3%	318	1.5%	506	1.6%	
Estimated in Armed Forces	-	-	4	-	21	-	
Estimated Not in Labor Force	5,708	84.2%	15,735	76.1%	22,905	73.2%	
Unemployment Rate	1.3%		1.5%		1.6%		
<b>Occupation (2021)</b>							
Occupation: Population Age 16 Years or Over	984		4,623		7,849		
Management, Business, Financial Operations	178	18.1%	734	15.9%	1,118	14.2%	
Professional, Related	229	23.3%	1,042	22.5%	1,795	22.9%	
Service	119	12.1%	885	19.1%	1,708	21.8%	
Sales, Office	277	28.2%	1,211	26.2%	1,970	25.1%	
Farming, Fishing, Forestry	4	0.4%	50	1.1%	87	1.1%	
Construct, Extraction, Maintenance	72	7.3%	314	6.8%	527	6.7%	
Production, Transport Material Moving	104	10.5%	388	8.4%	645	8.2%	
White Collar Workers	684	69.5%	2,987	64.6%	4,883	62.2%	
Blue Collar Workers	300	30.5%	1,637	35.4%	2,966	37.8%	
<b>Consumer Expenditure (2021)</b>							
Total Household Expenditure	\$229.49 M		\$709.49 M		\$1.09 B		
Total Non-Retail Expenditure	\$121.19 M	52.8%	\$374.24 M	52.7%	\$574.28 M	52.7%	
Total Retail Expenditure	\$108.3 M	47.2%	\$335.25 M	47.3%	\$515.2 M	47.3%	
Apparel	\$7.66 M	3.3%	\$23.98 M	3.4%	\$36.99 M	3.4%	
Contributions	\$7.69 M	3.3%	\$23.57 M	3.3%	\$36.26 M	3.3%	
Education	\$5.81 M	2.5%	\$18.54 M	2.6%	\$28.88 M	2.7%	
Entertainment	\$12.74 M	5.6%	\$39.62 M	5.6%	\$61.1 M	5.6%	
Food and Beverages	\$33.78 M	14.7%	\$104.45 M	14.7%	\$160.26 M	14.7%	
Furnishings and Equipment	\$7.98 M	3.5%	\$24.79 M	3.5%	\$38.22 M	3.5%	
Gifts	\$5.5 M	2.4%	\$17.06 M	2.4%	\$26.36 M	2.4%	
Health Care	\$21.12 M	9.2%	\$64.21 M	9.1%	\$98.02 M	9.0%	
Household Operations	\$9.15 M	4.0%	\$28.16 M	4.0%	\$43.24 M	4.0%	
Miscellaneous Expenses	\$4.41 M	1.9%	\$13.59 M	1.9%	\$20.86 M	1.9%	
Personal Care	\$3.1 M	1.4%	\$9.57 M	1.3%	\$14.7 M	1.3%	
Personal Insurance	\$1.58 M	0.7%	\$4.93 M	0.7%	\$7.63 M	0.7%	
Reading	\$533.26 K	0.2%	\$1.63 M	0.2%	\$2.49 M	0.2%	
Shelter	\$47.58 M	20.7%	\$147.43 M	20.8%	\$226.12 M	20.8%	
Tobacco	\$1.51 M	0.7%	\$4.55 M	0.6%	\$6.87 M	0.6%	
Transportation	\$41.42 M	18.0%	\$128.75 M	18.1%	\$198.2 M	18.2%	
Utilities	\$17.92 M	7.8%	\$54.65 M	7.7%	\$83.29 M	7.6%	
<b>Educational Attainment (2021)</b>							
Adult Population Age 25 Years or Over	6,633		19,733		29,639		
Elementary (Grade Level 0 to 8)	63	1.0%	298	1.5%	512	1.7%	
Some High School (Grade Level 9 to 11)	187	2.8%	733	3.7%	1,085	3.7%	
High School Graduate	1,387	20.9%	4,227	21.4%	6,240	21.1%	
Some College	1,812	27.3%	5,104	25.9%	7,467	25.2%	
Associate Degree Only	583	8.8%	1,707	8.7%	2,575	8.7%	
Bachelor Degree Only	1,474	22.2%	4,520	22.9%	6,913	23.3%	
Graduate Degree	1,127	17.0%	3,143	15.9%	4,846	16.3%	

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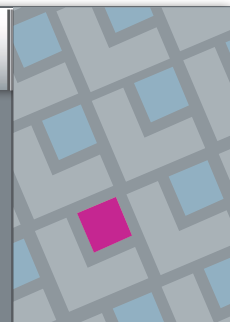
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## Expanded Profile

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

Lat/Lon: 31.8706/-110.9954

Experanza Blvd and La Canada Dr		1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2021)</b>							
1 Detached Unit	2,335	58.4%	7,635	68.2%	11,766	71.7%	
1 Attached Unit	1,249	31.3%	2,437	21.8%	3,307	20.2%	
2 to 4 Units	415	10.4%	679	6.1%	780	4.8%	
5 to 9 Units	75	1.9%	177	1.6%	253	1.5%	
10 to 19 Units	53	1.3%	196	1.8%	257	1.6%	
20 to 49 Units	22	0.6%	119	1.1%	174	1.1%	
50 or More Units	28	0.7%	445	4.0%	650	4.0%	
Mobile Home or Trailer	101	2.5%	796	7.1%	1,138	6.9%	
Other Structure	4	0.1%	63	0.6%	104	0.6%	
<b>Homes Built By Year (2021)</b>							
Homes Built 2010 or later	80	2.0%	809	7.2%	1,359	8.3%	
Homes Built 2000 to 2009	797	19.9%	3,072	27.5%	4,934	30.1%	
Homes Built 1990 to 1999	583	14.6%	1,822	16.3%	3,322	20.2%	
Homes Built 1980 to 1989	436	10.9%	1,840	16.4%	3,044	18.6%	
Homes Built 1970 to 1979	1,408	35.3%	3,483	31.1%	3,922	23.9%	
Homes Built 1960 to 1969	805	20.1%	1,097	9.8%	1,230	7.5%	
Homes Built 1950 to 1959	95	2.4%	281	2.5%	421	2.6%	
Homes Built Before 1949	77	1.9%	144	1.3%	195	1.2%	
<b>Home Values (2021)</b>							
Home Values \$1,000,000 or More	21	0.6%	44	0.4%	57	0.4%	
Home Values \$500,000 to \$999,999	87	2.3%	358	3.4%	545	3.5%	
Home Values \$400,000 to \$499,999	138	3.7%	513	4.9%	810	5.2%	
Home Values \$300,000 to \$399,999	291	7.9%	1,277	12.2%	2,161	13.9%	
Home Values \$200,000 to \$299,999	973	26.4%	2,688	25.6%	4,336	27.8%	
Home Values \$150,000 to \$199,999	891	24.1%	2,528	24.1%	3,792	24.3%	
Home Values \$100,000 to \$149,999	688	18.6%	1,671	15.9%	2,103	13.5%	
Home Values \$70,000 to \$99,999	313	8.5%	708	6.7%	839	5.4%	
Home Values \$50,000 to \$69,999	80	2.2%	202	1.9%	230	1.5%	
Home Values \$25,000 to \$49,999	93	2.5%	227	2.2%	295	1.9%	
Home Values Under \$25,000	119	3.2%	286	2.7%	420	2.7%	
Owner-Occupied Median Home Value	\$176,579		\$198,691		\$209,926		
Renter-Occupied Median Rent	\$819		\$890		\$933		
<b>Transportation To Work (2021)</b>							
Drive to Work Alone	779	79.2%	3,596	77.8%	6,046	77.0%	
Drive to Work in Carpool	37	3.8%	336	7.3%	644	8.2%	
Travel to Work by Public Transportation	1	0.1%	5	0.1%	10	0.1%	
Drive to Work on Motorcycle	-	-	11	0.2%	25	0.3%	
Walk or Bicycle to Work	5	0.5%	128	2.8%	227	2.9%	
Other Means	4	0.4%	21	0.4%	47	0.6%	
Work at Home	157	15.9%	526	11.4%	851	10.8%	
<b>Travel Time (2021)</b>							
Travel to Work in 14 Minutes or Less	414	42.1%	1,229	26.6%	1,956	24.9%	
Travel to Work in 15 to 29 Minutes	153	15.6%	1,065	23.0%	1,913	24.4%	
Travel to Work in 30 to 59 Minutes	252	25.6%	1,639	35.4%	2,856	36.4%	
Travel to Work in 60 Minutes or More	8	0.8%	164	3.5%	274	3.5%	
Average Minutes Travel to Work	16.2		24.2		25.1		

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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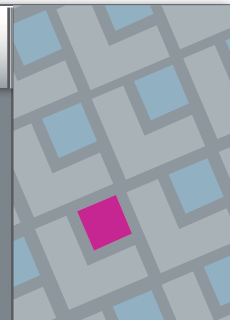
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