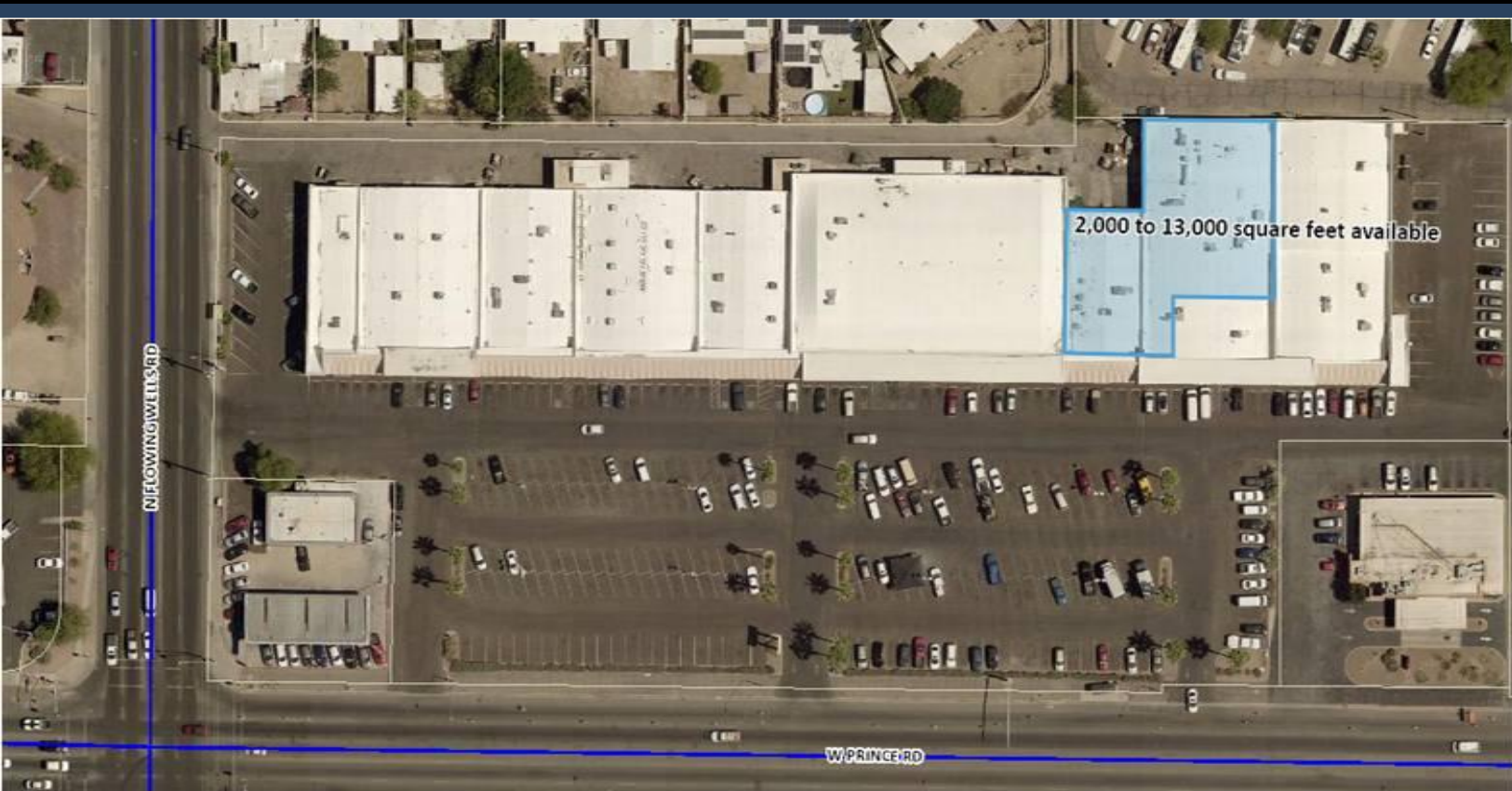


# Flowing Wells Plaza

1290 West Prince Road | Tucson, AZ 85719



- ❖ Approximately 13,000 contiguous square feet available.
- ❖ Space can be demised for smaller tenants
- ❖ Fully equipped restaurant on space adjacent to El Herradero Supermarket

Located one mile east of Interstate 10

Very busy shopping center with diverse mix of tenants including Dollar Tree, El Herradero Supermarket, Family Dollar, TitleMax and others

Walgreens & O'Reilly Auto at the SEC & SWC of this intersection

Call agent for rental rates

**Juan Teran, CCIM**

Associate Broker

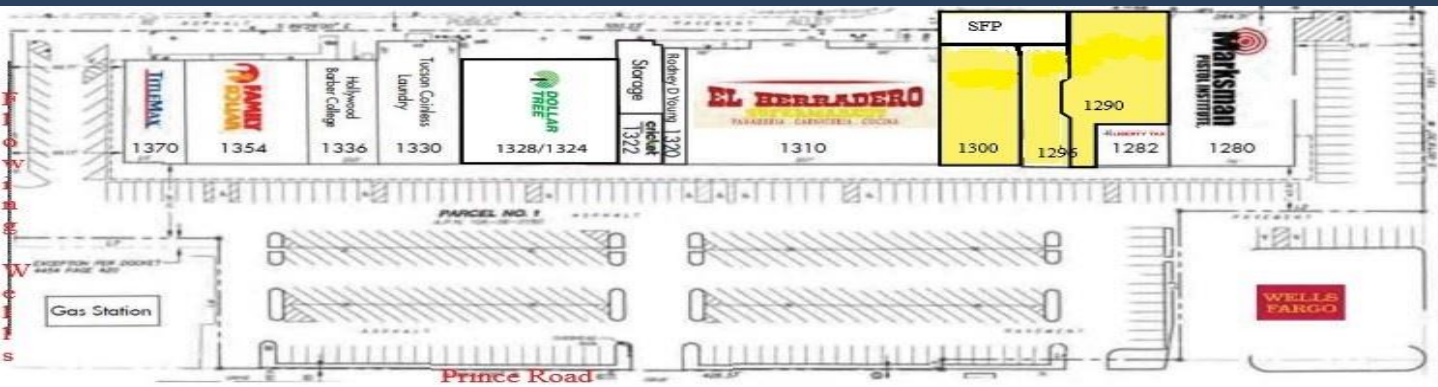
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**REALTY  
EXECUTIVES**

# Flowing Wells Plaza

1290 West Prince Road | Tucson, AZ 85719



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Associate Broker

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**REALTY  
EXECUTIVES**



## Executive Summary

1310 W Prince Rd, Tucson, Arizona, 85705  
Rings: 1, 3, 5 mile radii

Juan Teran, CCIM  
Latitude: 32.27218  
Longitude: -110.99349

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	13,861	93,259	204,478
2010 Population	14,352	98,993	215,066
2019 Population	14,972	103,598	224,374
2024 Population	15,232	106,368	230,840
2000-2010 Annual Rate	0.35%	0.60%	0.51%
2010-2019 Annual Rate	0.46%	0.49%	0.46%
2019-2024 Annual Rate	0.34%	0.53%	0.57%
2019 Male Population	49.5%	49.7%	49.6%
2019 Female Population	50.5%	50.3%	50.4%
2019 Median Age	39.3	34.1	34.1

In the identified area, the current year population is 224,374. In 2010, the Census count in the area was 215,066. The rate of change since 2010 was 0.46% annually. The five-year projection for the population in the area is 230,840 representing a change of 0.57% annually from 2019 to 2024. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	70.8%	65.3%	69.6%
2019 Black Alone	2.2%	4.5%	4.2%
2019 American Indian/Alaska Native Alone	2.4%	3.6%	3.0%
2019 Asian Alone	2.1%	4.2%	4.5%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	18.6%	17.6%	13.9%
2019 Two or More Races	3.7%	4.6%	4.5%
2019 Hispanic Origin (Any Race)	50.6%	46.0%	38.7%

Persons of Hispanic origin represent 38.7% of the population in the identified area compared to 18.6% 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 74.3 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	38	42	61
2000 Households	6,270	40,921	87,536
2010 Households	6,057	42,290	91,576
2019 Total Households	6,208	44,153	95,609
2024 Total Households	6,297	45,349	98,638
2000-2010 Annual Rate	-0.35%	0.33%	0.45%
2010-2019 Annual Rate	0.27%	0.47%	0.47%
2019-2024 Annual Rate	0.29%	0.54%	0.63%
2019 Average Household Size	2.40	2.31	2.22

The household count in this area has changed from 91,576 in 2010 to 95,609 in the current year, a change of 0.47% annually. The five-year projection of households is 98,638, a change of 0.63% annually from the current year total. Average household size is currently 2.22, compared to 2.22 in the year 2010. The number of families in the current year is 45,351 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, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

January 02, 2020



## Executive Summary

1310 W Prince Rd, Tucson, Arizona, 85705  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	13.4%	23.2%	26.6%
<b>Median Household Income</b>			
2019 Median Household Income	\$30,851	\$34,414	\$39,748
2024 Median Household Income	\$35,928	\$39,527	\$46,409
2019-2024 Annual Rate	3.09%	2.81%	3.15%
<b>Average Household Income</b>			
2019 Average Household Income	\$43,338	\$49,692	\$61,453
2024 Average Household Income	\$51,332	\$58,056	\$71,400
2019-2024 Annual Rate	3.44%	3.16%	3.05%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$18,385	\$21,236	\$26,275
2024 Per Capita Income	\$21,712	\$24,819	\$30,576
2019-2024 Annual Rate	3.38%	3.17%	3.08%
<b>Households by Income</b>			

Current median household income is \$39,748 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$46,409 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$61,453 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$71,400 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,275 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,576 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	155	98	87
2000 Total Housing Units	7,539	45,309	96,044
2000 Owner Occupied Housing Units	4,181	19,962	42,713
2000 Renter Occupied Housing Units	2,089	20,959	44,822
2000 Vacant Housing Units	1,269	4,388	8,509
2010 Total Housing Units	7,308	48,075	102,641
2010 Owner Occupied Housing Units	3,678	19,069	42,039
2010 Renter Occupied Housing Units	2,379	23,221	49,537
2010 Vacant Housing Units	1,251	5,785	11,065
2019 Total Housing Units	7,527	50,234	107,018
2019 Owner Occupied Housing Units	3,663	19,378	42,523
2019 Renter Occupied Housing Units	2,545	24,775	53,086
2019 Vacant Housing Units	1,319	6,081	11,409
2024 Total Housing Units	7,633	51,582	110,283
2024 Owner Occupied Housing Units	3,781	20,284	44,603
2024 Renter Occupied Housing Units	2,516	25,065	54,035
2024 Vacant Housing Units	1,336	6,233	11,645

Currently, 39.7% of the 107,018 housing units in the area are owner occupied; 49.6%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 102,641 housing units in the area - 41.0% owner occupied, 48.3% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 1.87%. Median home value in the area is \$216,131, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.67% annually to \$258,855.

**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, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

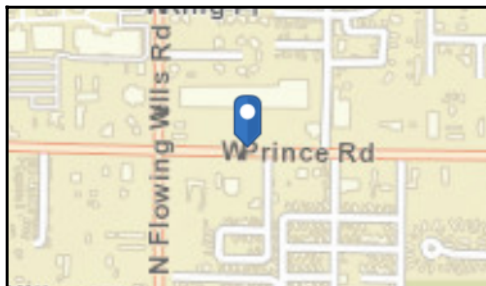
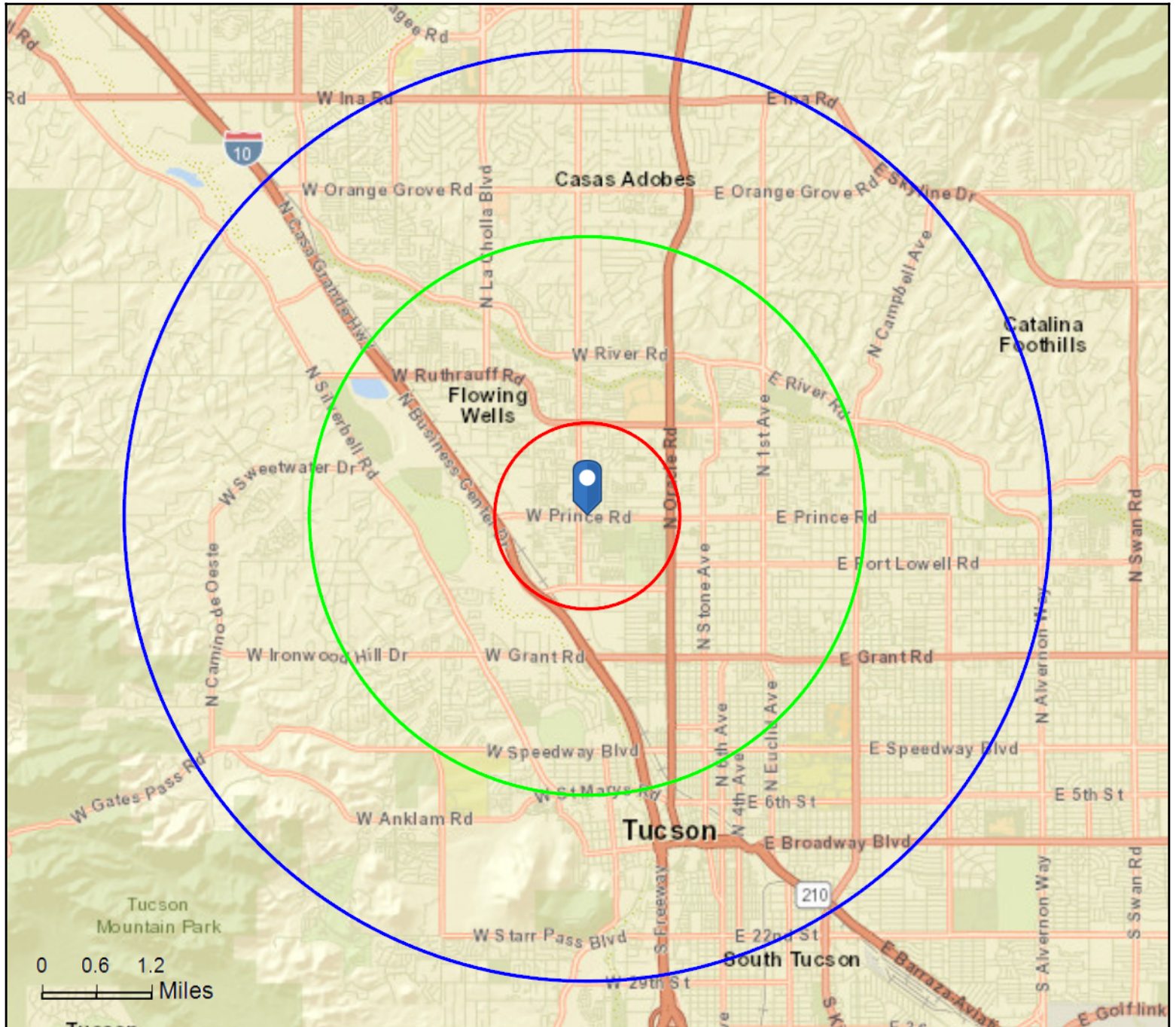
January 02, 2020



## Site Map

1310 W Prince Rd, Tucson, Arizona, 85705  
Rings: 1, 3, 5 mile radii

Juan Teran, CCIM  
Latitude: 32.27218  
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January 02, 2020



## Traffic Count Map - Close Up

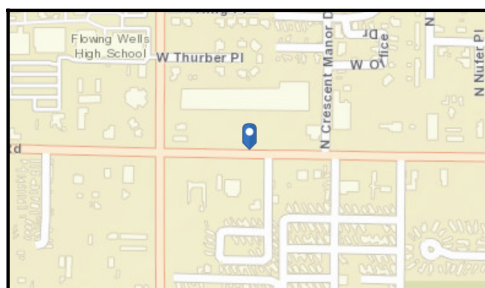
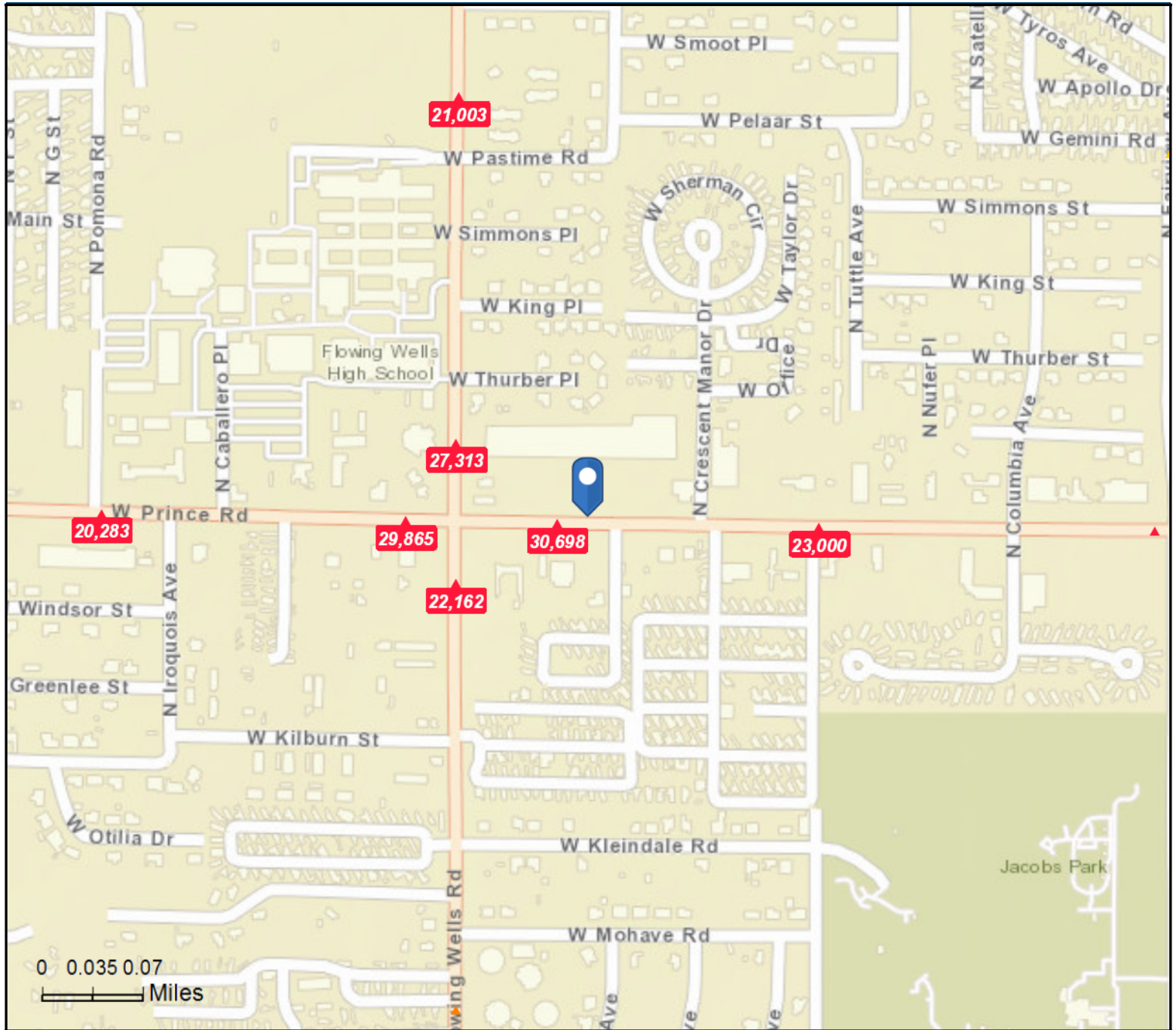
1310 W Prince Rd, Tucson, Arizona, 85705

Rings: 1, 3, 5 mile radii

Juan Teran, CCIM

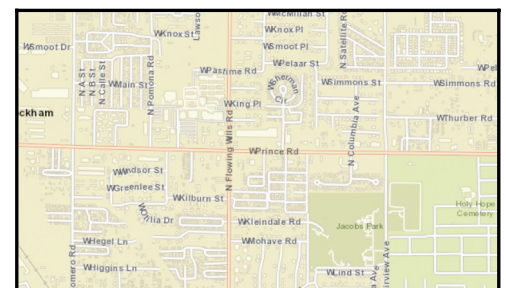
Latitude: 32.27218

Longitude: -110.99349



### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

January 02, 2020