



RETAIL SPACE FOR LEASE  
**Speedway Craycroft Plaza**  
**5460-5480 E. Speedway Blvd.**  
SWC of Speedway Blvd. & Craycroft Rd.  
Tucson, Arizona

**Features:**

- ✓ Great Visibility
- ✓ Located At One Of The Highest Traffic Volume Intersections
- ✓ Signalized Intersection
- ✓ Easy Ingress/Egress
- ✓ Tenants Include: Domino's Pizza, Subway, Shaffer Dry Cleaning, The Lash Lounge, Title Max and others



**Area Business Include:**



**Available:**

± 1,680 SF from \$13.00 PSF + NNN\*  
(End Cap Space)

± 1,810 SF from \$12.00 PSF + NNN\*

\*NNN estimated at \$5.82 PSF

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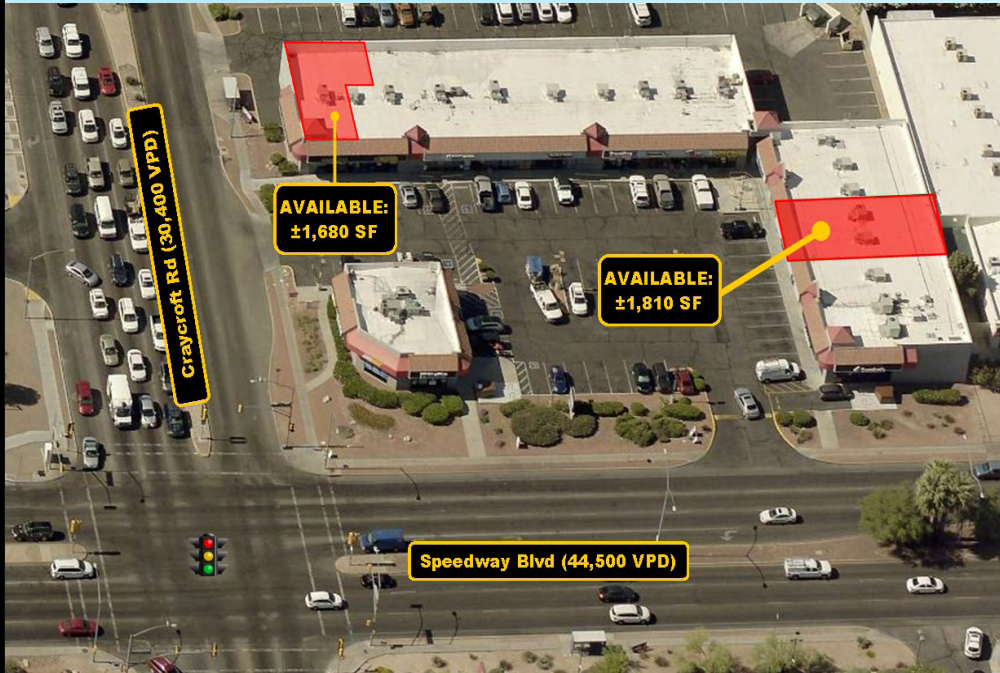
elaina@larsenbaker.com

www.LarsenBaker.com

Available  
Properties:



## Aerial Map

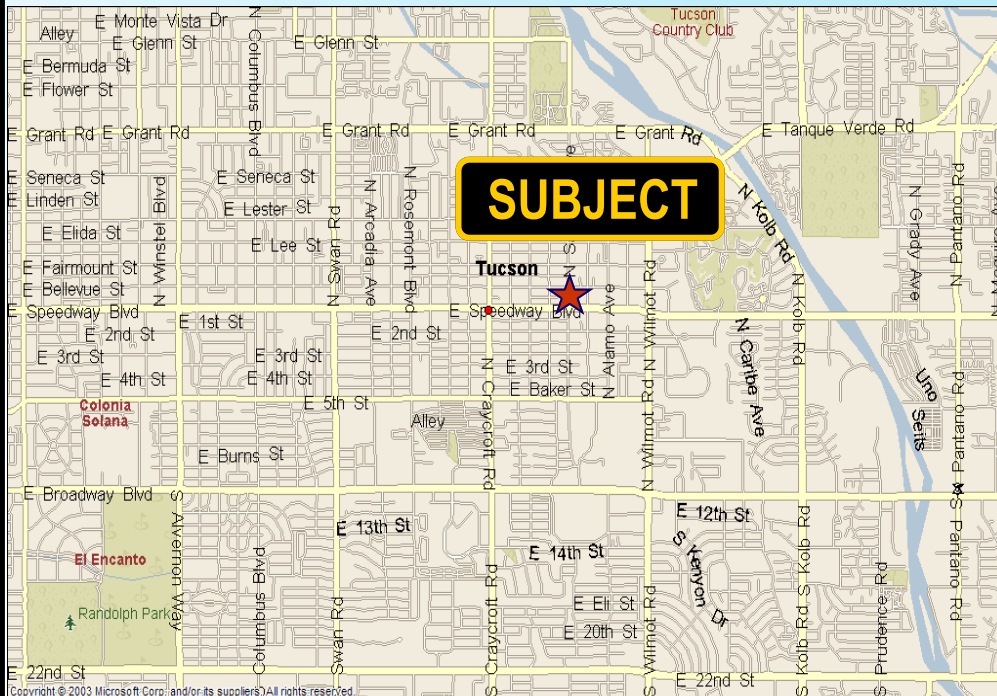


## Demographics 2017

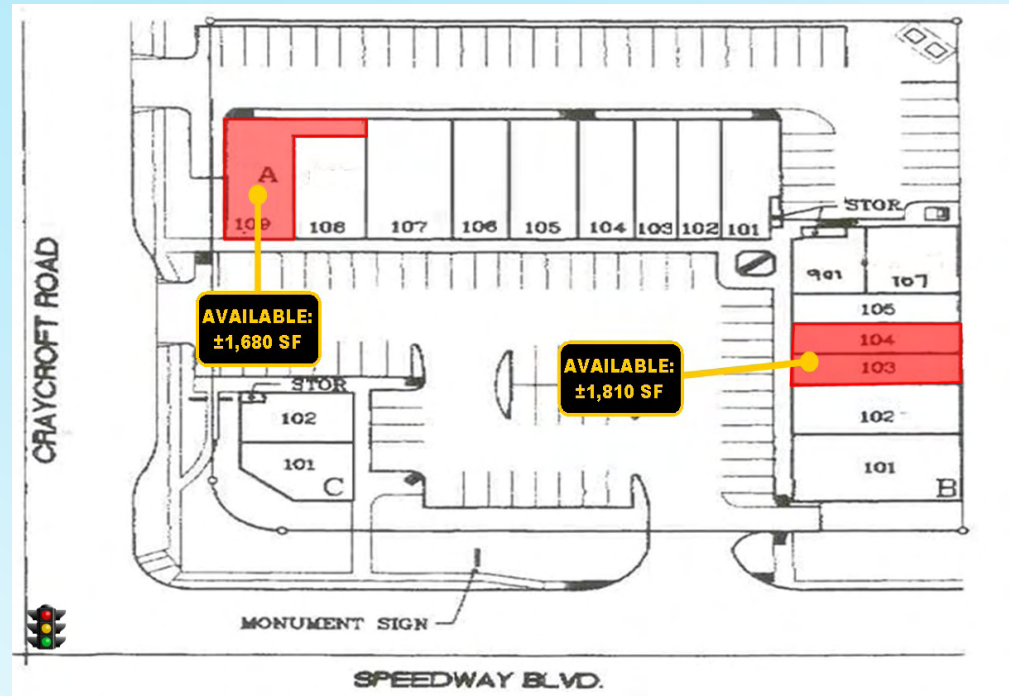
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,023	116,428	270,858
Average Household Income	\$47,970	\$54,233	\$58,154
Number of Employees	10,735	73,739	171,232
Total Retail Expenditures	\$297 Million	\$3.0 Billion	\$4.7 Billion

**TRAFFIC COUNTS : 74,900 Vehicles Per Day**  
**Speedway Blvd: 44,500 VPD (2013) Craycroft Rd: 30,400 VPD (2015)**

## Area Map



## Site Plan



**Speedway Craycroft Plaza**  
**SWC of Speedway Blvd. & Craycroft Rd.**  
**Tucson, Arizona**  
**Aerial View**



**Craycroft Rd (30,400 VPD)**

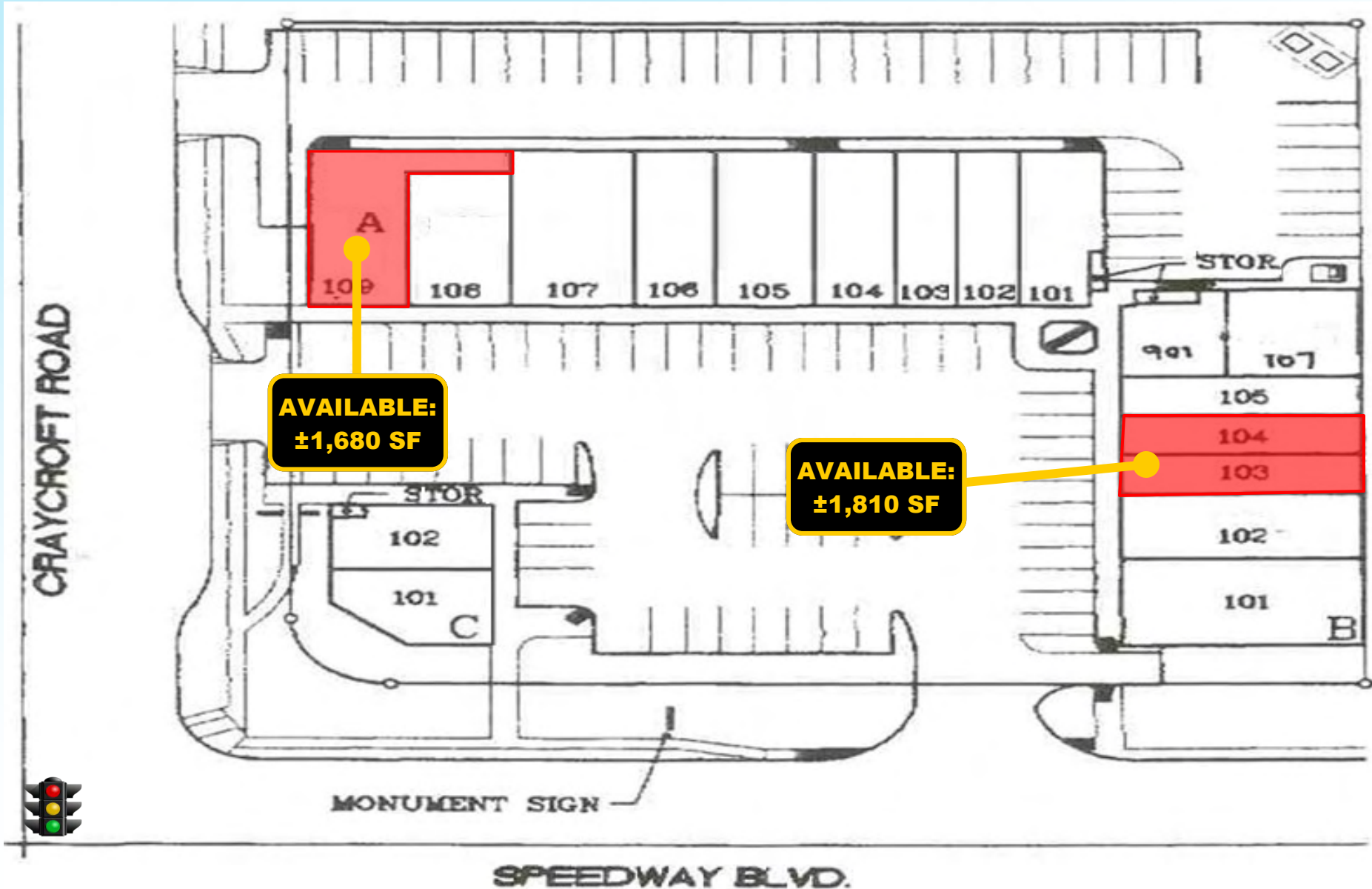
**AVAILABLE:  
±1,680 SF**

**AVAILABLE:  
±1,810 SF**

**Speedway Blvd (44,500 VPD)**

NOT TO SCALE  
SUBJECT TO CHANGE

**Speedway Craycroft Plaza**  
**SWC of Speedway Blvd. & Craycroft Rd.**  
**Tucson, Arizona**  
**Site Plan**



NOT TO SCALE  
SUBJECT TO CHANGE

# Speedway Craycroft Plaza

## SWC of Speedway Blvd. & Craycroft Rd.

### Tucson, Arizona

#### Area Retailers



NOT TO SCALE-SUBJECT TO CHANGE  
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## Speedway Craycroft Plaza Current Tenant List

Tenant	Suite #	Sq.Ft.
Adelita's Mexican Restaurant	101A	1,180
Fancy Nails	102A	900
AZ Spa	103A	900
Title Max	104A	1,200
Lash Lounge	105A	1,485
Old Pueblo Vapor	106A-107A	3,000
City Wide Insurance	108A	1,320
<b>AVAILABLE (End Cap Space)</b>	<b>109A</b>	<b>1,680</b>
Dominos	101B	2,009
Studio 98	102B	1,210
<b>AVAILABLE</b>	<b>103-104B</b>	<b>1,810</b>
Boost Mobile	105B	1,200
CBD World Relief	106B	785
Shaffer Dry Cleaning	101C	988
Subway	102C	1,019



# Executive Summary

Speedway and Craycroft Plaza  
 5480 E Speedway Blvd, Tucson, Arizona, 85712  
 Rings: 1, 3, 5 mile radii

Andy Seleznov, CCIM  
 Latitude: 32.23568  
 Longitude: -110.87618

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	15,062	114,464	264,071
2010 Population	14,635	113,462	262,517
2017 Population	14,906	115,919	270,427
2022 Population	15,161	118,105	276,453
2000-2010 Annual Rate	-0.29%	-0.09%	-0.06%
2010-2017 Annual Rate	0.25%	0.30%	0.41%
2017-2022 Annual Rate	0.34%	0.37%	0.44%
2017 Male Population	49.1%	48.7%	48.9%
2017 Female Population	50.9%	51.3%	51.1%
2017 Median Age	43.6	39.8	37.0

In the identified area, the current year population is 270,427. In 2010, the Census count in the area was 262,517. The rate of change since 2010 was 0.41% annually. The five-year projection for the population in the area is 276,453 representing a change of 0.44% annually from 2017 to 2022. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 43.6, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	74.1%	72.6%	73.5%
2017 Black Alone	6.3%	5.9%	5.6%
2017 American Indian/Alaska Native Alone	1.9%	2.1%	1.9%
2017 Asian Alone	3.9%	3.6%	4.1%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	8.5%	10.6%	9.8%
2017 Two or More Races	5.0%	4.9%	4.8%
2017 Hispanic Origin (Any Race)	26.4%	30.4%	29.2%

Persons of Hispanic origin represent 29.2% of the population in the identified area compared to 18.1% 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 68.0 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	6,992	52,816	115,169
2010 Households	6,935	52,280	115,412
2017 Total Households	7,038	53,143	118,169
2022 Total Households	7,157	54,080	120,637
2000-2010 Annual Rate	-0.08%	-0.10%	0.02%
2010-2017 Annual Rate	0.20%	0.23%	0.33%
2017-2022 Annual Rate	0.34%	0.35%	0.41%
2017 Average Household Size	2.01	2.13	2.19

The household count in this area has changed from 115,412 in 2010 to 118,169 in the current year, a change of 0.33% annually. The five-year projection of households is 120,637, a change of 0.41% annually from the current year total. Average household size is currently 2.19, compared to 2.18 in the year 2010. The number of families in the current year is 59,014 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

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<b>Median Household Income</b>			
2017 Median Household Income	\$34,859	\$37,524	\$39,450
2022 Median Household Income	\$37,537	\$40,255	\$43,058
2017-2022 Annual Rate	1.49%	1.41%	1.77%
<b>Average Household Income</b>			
2017 Average Household Income	\$47,903	\$53,898	\$57,739
2022 Average Household Income	\$54,435	\$60,748	\$65,232
2017-2022 Annual Rate	2.59%	2.42%	2.47%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$24,429	\$25,457	\$25,886
2022 Per Capita Income	\$27,500	\$28,554	\$29,113
2017-2022 Annual Rate	2.40%	2.32%	2.38%

Current median household income is \$39,450 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$43,058 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$57,739 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$65,232 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,886 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,113 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	7,443	57,289	124,481
2000 Owner Occupied Housing Units	3,439	25,754	58,685
2000 Renter Occupied Housing Units	3,553	27,063	56,484
2000 Vacant Housing Units	451	4,472	9,312
2010 Total Housing Units	7,679	59,320	129,650
2010 Owner Occupied Housing Units	3,034	24,194	56,457
2010 Renter Occupied Housing Units	3,901	28,086	58,955
2010 Vacant Housing Units	744	7,040	14,238
2017 Total Housing Units	7,909	61,164	134,044
2017 Owner Occupied Housing Units	2,736	22,247	52,663
2017 Renter Occupied Housing Units	4,302	30,896	65,506
2017 Vacant Housing Units	871	8,021	15,875
2022 Total Housing Units	8,082	62,601	137,423
2022 Owner Occupied Housing Units	2,760	22,450	53,465
2022 Renter Occupied Housing Units	4,397	31,630	67,172
2022 Vacant Housing Units	925	8,521	16,786

Currently, 39.3% of the 134,044 housing units in the area are owner occupied; 48.9%, renter occupied; and 11.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 129,650 housing units in the area - 43.5% owner occupied, 45.5% renter occupied, and 11.0% vacant. The annual rate of change in housing units since 2010 is 1.49%. Median home value in the area is \$192,242, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.17% annually to \$224,681.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.