

OLD SPANISH TRAIL CROSSING | TUCSON, ARIZONA



ADDRESS:

9525 E Old Spanish Trail, Tucson, AZ 85748

SUMMARY:

- Prime Tucson location at a major commercial intersection in the city's fastest-growing trade area.
- 40,000+ vehicles daily at the high-traffic crossroads of three major streets.
- Strong surrounding demographics: 160,000+ population with average household income over \$75,000.
- Monument signage available for maximum visibility and exposure.

LOCAL REPRESENTATION:



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OLD SPANISH TRAIL CROSSING | SITE PLAN



ACRES: ±29.00 **SQUARE FEET:** ±210,583 **ZONING:** Commercial



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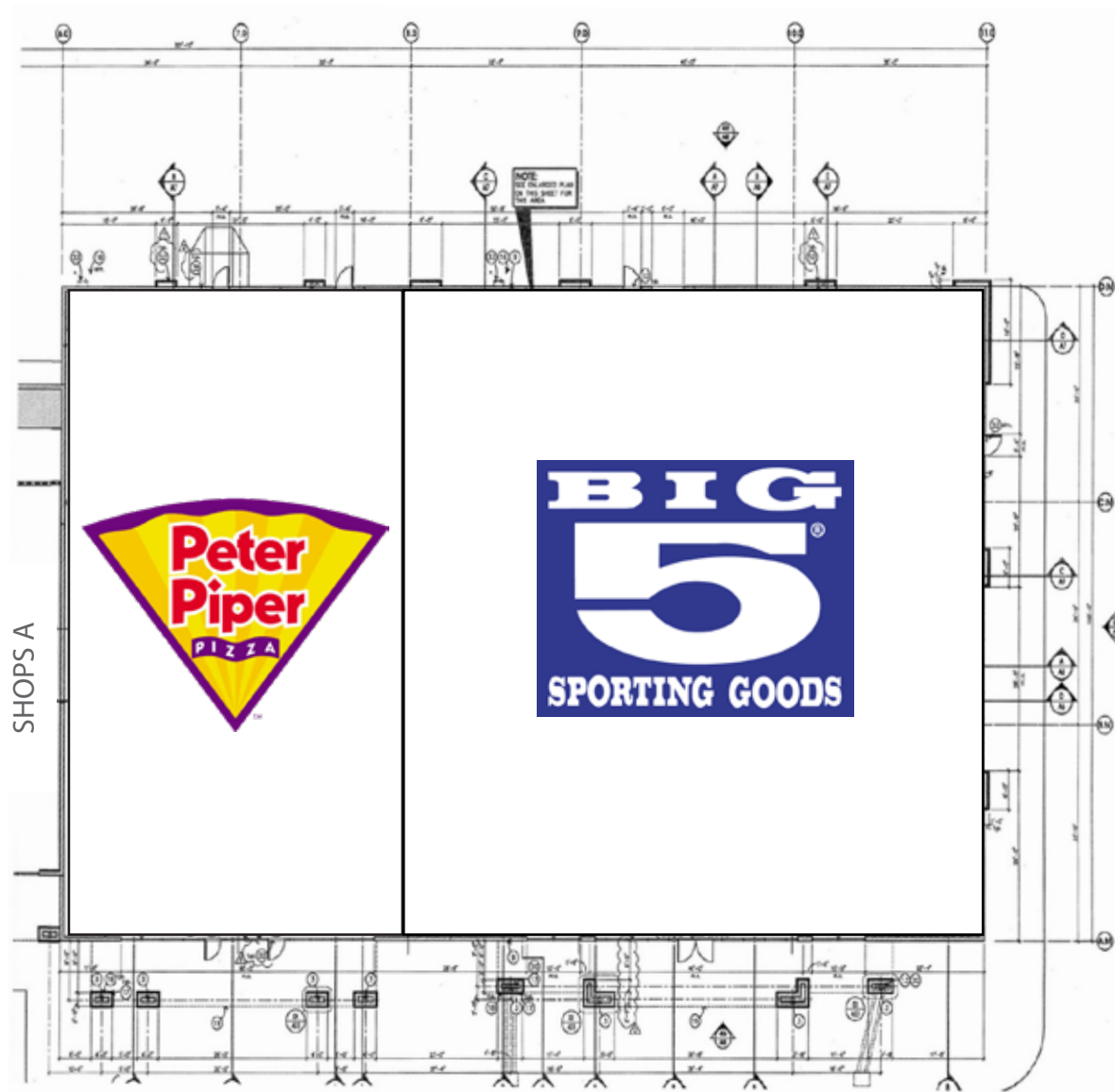
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OLD SPANISH TRAIL CROSSING | MINOR BUILDING



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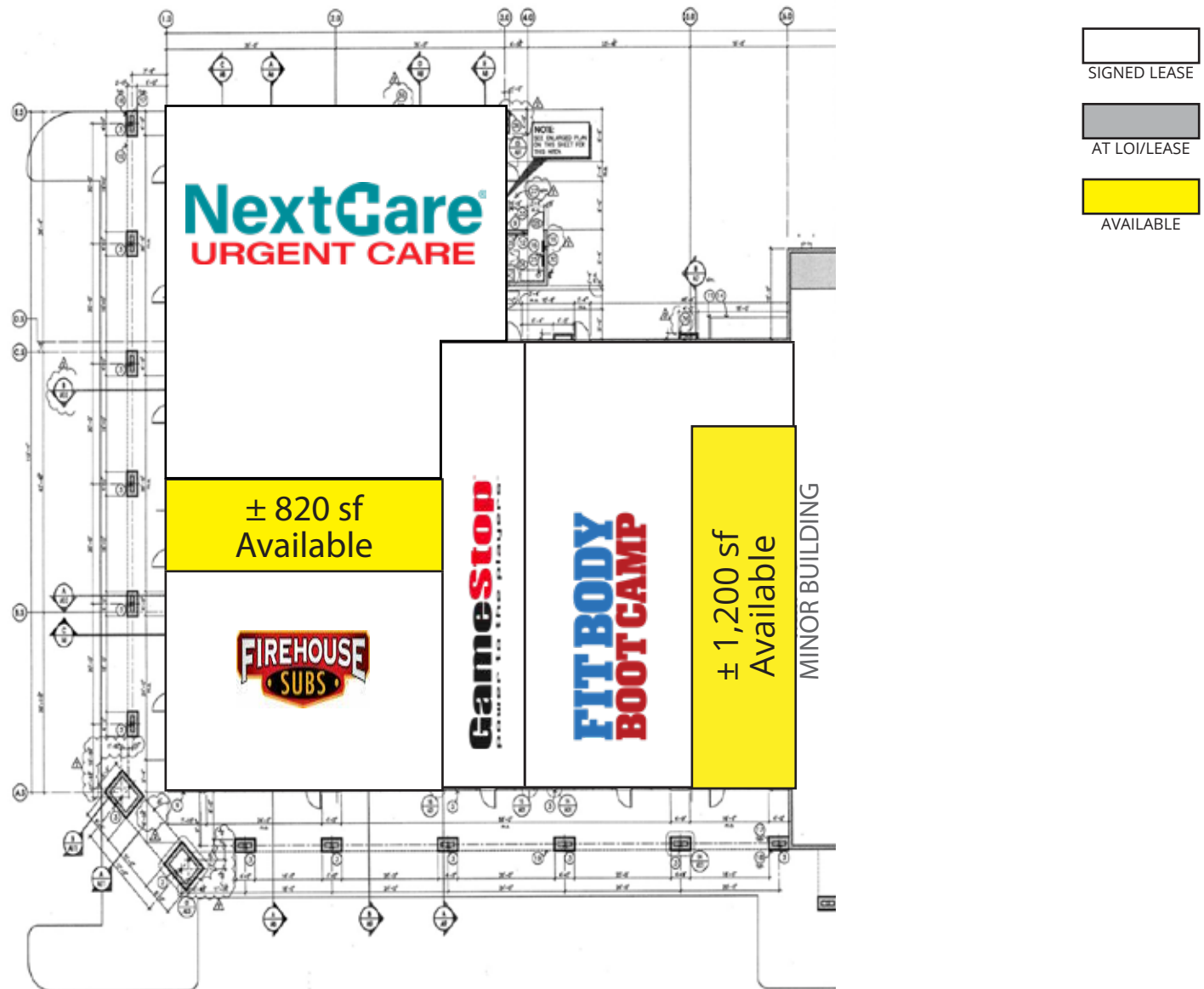
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OLD SPANISH TRAIL CROSSING | SHOPS A



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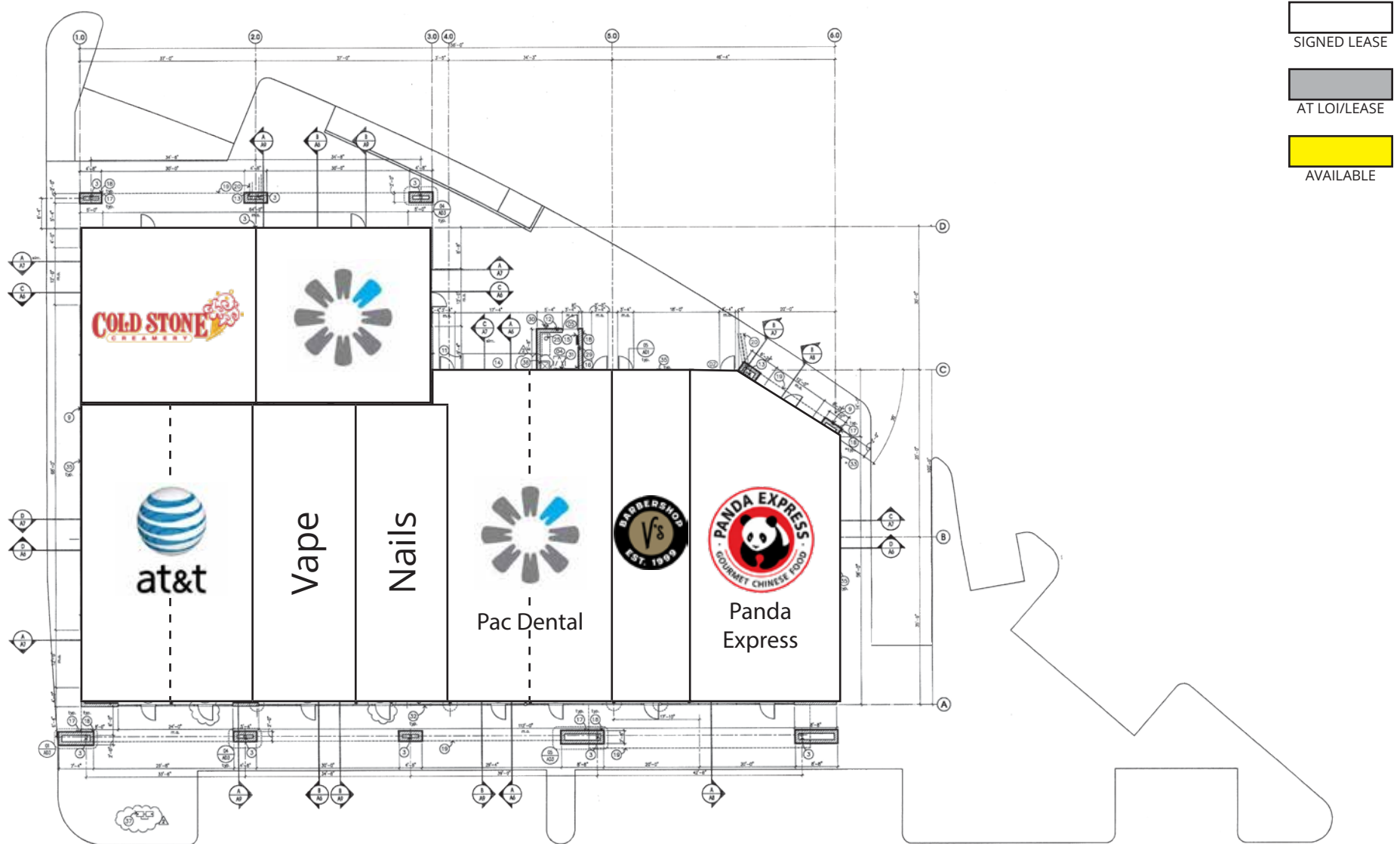
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OLD SPANISH TRAIL CROSSING | PAD 2



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OLD SPANISH TRAIL CROSSING | AERIAL



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OLD SPANISH TRAIL CROSSING | 3-MILE DEMOGRAPHICS

ANNUAL HOUSEHOLD SPENDING



INCOME



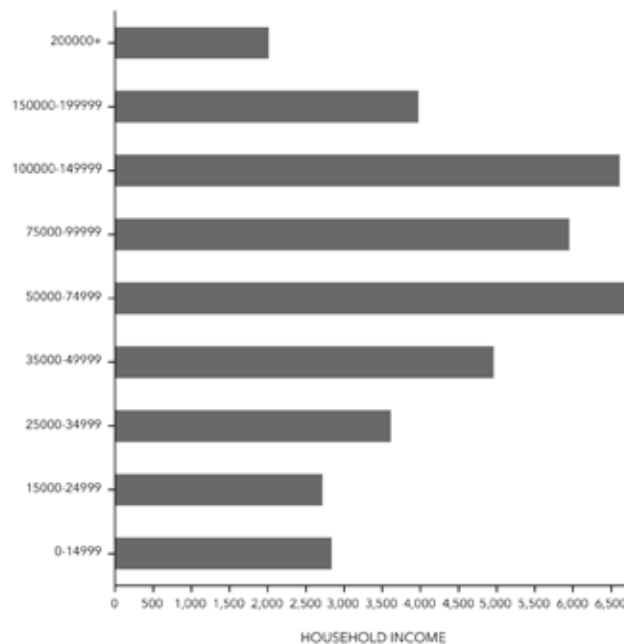
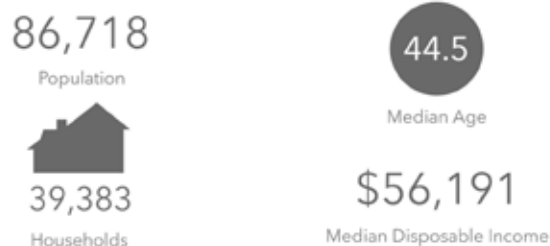
2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	7.2%	-2.0%	
\$15,000 - \$24,999	6.9%	-0.3%	
\$25,000 - \$34,999	9.2%	+0.5%	
\$35,000 - \$49,999	12.6%	+1.4%	
\$50,000 - \$74,999	17.0%	+0.8%	
\$75,000 - \$99,999	15.1%	+1.6%	
\$100,000 - \$149,999	16.8%	+0.1%	
\$150,000 - \$199,999	10.1%	+1.0%	
\$200,000+	5.1%	-3.0%	

KEY FACTS



Bars show deviation from Pima County

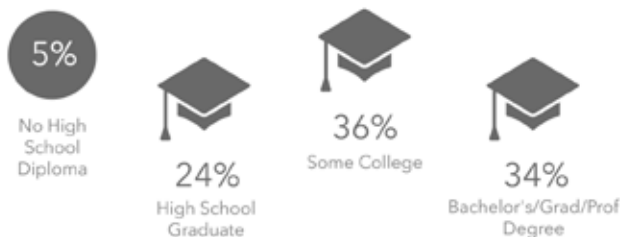
Average Household Size

for this area
2.18

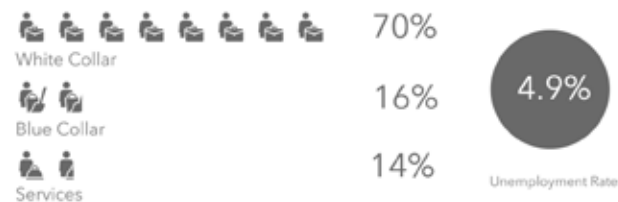
which is less than the average for United States

Area	Value ▼	0.00	4.00
Arizona	2.56		
United States	2.53		
Pima County	2.34		
This area	2.18		

EDUCATION



EMPLOYMENT



Source: Esri Business Analyst



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