



Tucson **RELOCATION GUIDE**

—— FROM A TUCSON NATIVE ——



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WELCOME TO TUCSON

YOU'RE GOING TO LOVE IT HERE!

Hey there! I'm Rachel Clark-Munday, your Tucson Realtor® and go-to resource for all things moving, living, and thriving in this amazing city.

Whether you're relocating or just rediscovering what makes Tucson special, this guide is packed with everything you need to feel at home. From breathtaking mountain views and epic hiking trails to vibrant neighborhoods and local hotspots, Tucson has something for everyone—and I'm here to help you find your perfect fit.

After working with so many out-of-state buyers through my YouTube and Instagram, I kept getting the same questions. That's why I created this E-GUIDE—to give you all the insider tips, must-know info, and real answers to make your move smooth and stress-free.

Thinking about buying, selling, or just exploring? I've got you covered. And if you have questions, I'm just a text, email, or call away. Let's get you settled and loving life in Tucson!

-Rachel





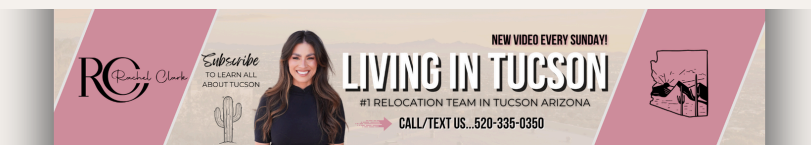
SIGN UP FOR OUR NEWSLETTER

Every week we send out a newsletter with useful information about the Tucson real estate market and things happening in the area. We don't have anything to sell you with the newsletter and we never will!

Some of the things you'll see in there:

1. Real estate market updates
2. The Property of The Week
3. New developments around Tucson

When you downloaded this guide, you automatically got put on the newsletter list, but you can always unsubscribe!



In 2020, Rachel started her YouTube channel 'Living in Tucson by Rachel Clark' to show what the greater Tucson area has to offer for anyone looking to relocate here...or rediscover Tucson! What better way to get information about the community, the real estate market, and everything in between, than from a local Tucsonan?! 😊

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WORKING WITH US

Moving to a new city is a big deal—but it doesn't have to be stressful. Our team specializes in making your move to Tucson smooth, simple, and exciting. Whether you're coming from out of state or just moving across town, we'll help you find the right home in the right neighborhood—without the guesswork.

With deep market expertise, strong local connections, and top-tier negotiation skills, we make sure you get the best deal possible. But it's not just about the transaction—it's about making sure you feel confident and at home in Tucson.

From the best schools and local hotspots to commute times and hidden gems, we give you real, unfiltered insights so you can make the best decision for YOU. You're not just getting a Realtor—you're getting a trusted partner who knows Tucson inside and out. I'll be there every step of the way, providing honest advice, local expertise, and the inside scoop on what it's really like to live here.

Plus, we go beyond buying and selling. Need help coordinating movers, setting up utilities, or finding trusted local pros for home repairs or renovations? We've got you covered. Our concierge-style service ensures you have everything you need to start your next chapter stress-free.

If you're ready to make Tucson home, let's make the process seamless, straightforward, and even fun! Call, text, or Email us today—your Tucson adventure starts here!



RACHEL CLARK-MUNDAY
REAL ESTATE AGENT



RYAN MUNDAY
MARKETING/OPERATIONS



CARMEN JOHNSON
TRANSACTION COORDINATOR



EL SISON
ASSISTANT

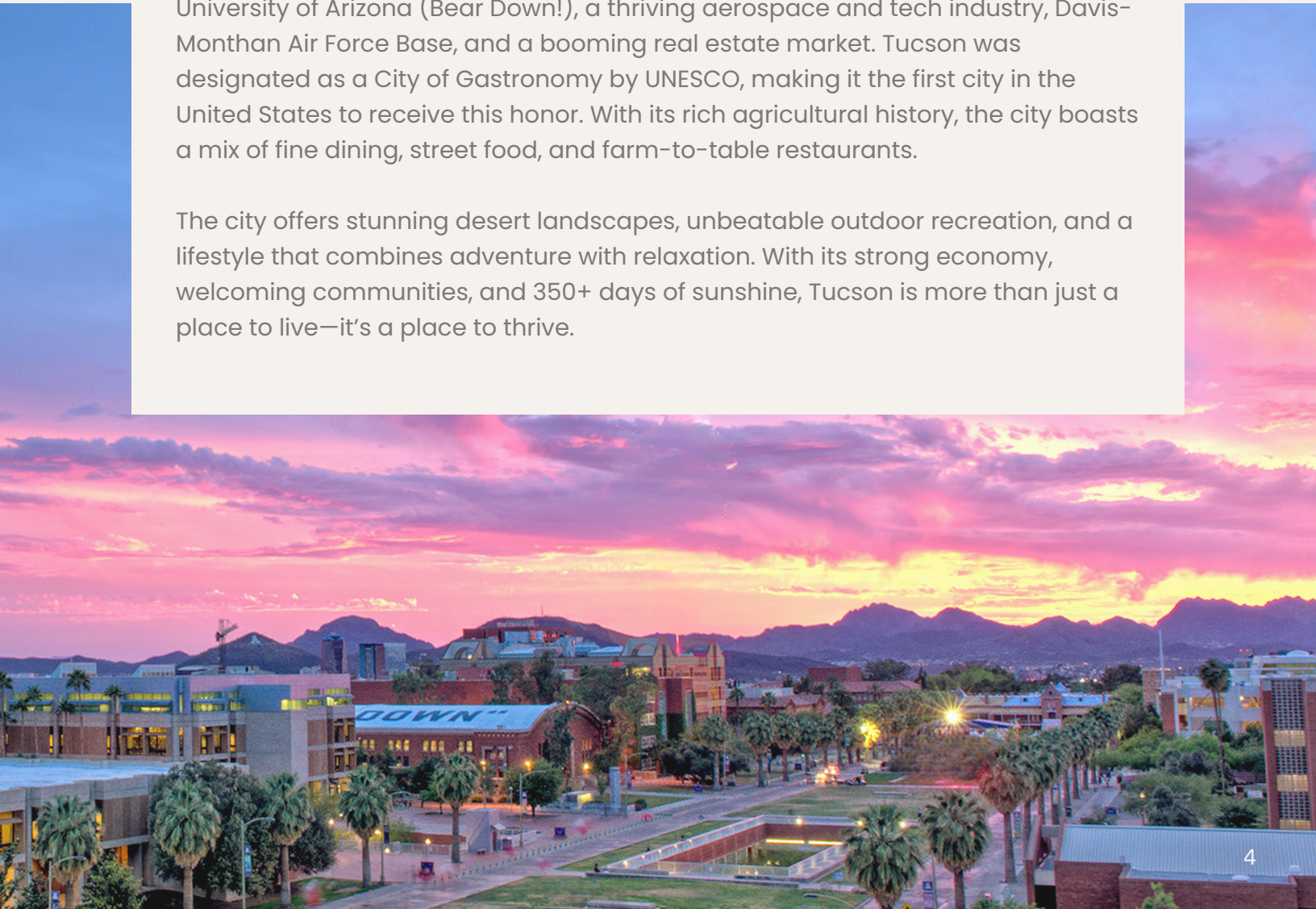
HISTORY OF THE CITY

Tucson isn't just historic—it's a city full of life, opportunity, and unbeatable desert charm.

With roots dating back over 4,000 years, Tucson was home to the Hohokam people, who built canals and cultivated the land long before Spanish explorers arrived. In 1775, the Spanish established Presidio San Agustín del Tucsón, a fortress that laid the foundation for the city. After joining the U.S. through the Gadsden Purchase in 1854, Tucson grew into the vibrant hub of Southern Arizona.

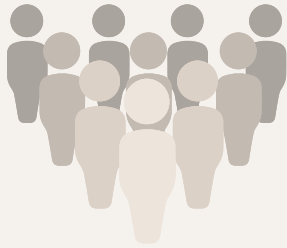
Today, Tucson blends history, culture, and modern growth. It's home to The University of Arizona (Bear Down!), a thriving aerospace and tech industry, Davis-Monthan Air Force Base, and a booming real estate market. Tucson was designated as a City of Gastronomy by UNESCO, making it the first city in the United States to receive this honor. With its rich agricultural history, the city boasts a mix of fine dining, street food, and farm-to-table restaurants.

The city offers stunning desert landscapes, unbeatable outdoor recreation, and a lifestyle that combines adventure with relaxation. With its strong economy, welcoming communities, and 350+ days of sunshine, Tucson is more than just a place to live—it's a place to thrive.



DEMOGRAPHICS

POPULATION



1.1M

LISTED HOUSES



4,000

BUSINESSES



54K+

JOB



96% EMPLOYED

COST OF LIVING



INCOME TAXES

Arizona keeps it simple with a flat income tax rate—straightforward and lower than many other states. That means more money stays in your pocket.



PROPERTY TAXES

One of the biggest perks of living in Tucson? Low property taxes. Whether you're buying your first home or upgrading, you'll enjoy some of the most affordable rates in the country.



SALES TAX

With a combined sales tax rate around 8.7%, Tucson is right in line with most major cities. The best part? Essentials like fresh groceries and prescriptions are tax-exempt, so you save where it counts.



TAX FRIENDLY POLICIES

Arizona is one of the most tax-friendly states, especially for retirees and veterans. No tax on Social Security benefits, property tax relief programs, and no estate tax—it's a smart move financially.

CLIMATE INSIGHT



AVERAGE TEMPERATURE

Tucson stays warm year-round, with mild winters and hot summers. Expect highs in the 50s-70s°F in winter and 100°F+ in summer—perfect for those who love the sunshine.



PRECIPITATION LEVELS

Tucson is dry most of the year, but monsoon season (June–September) brings dramatic thunderstorms and refreshing rain, averaging 12 inches of rainfall annually.



EXTREME WEATHER EVENTS

No hurricanes or blizzards here! But summer heat waves and monsoon storms can bring flash floods, dust storms, and lightning shows that locals know and love.



SEASONAL CHANGES

Winters are crisp but comfortable. Spring brings desert blooms. Summers are hot but lively. And Fall offers the perfect mix of warm days and cool nights.

REAL ESTATE AT A GLANCE



AVERAGE SALES PRICE: \$434,257

Tucson's market is thriving! The average home price reflects the city's strong demand and affordability compared to other metro areas. The median home price in Tucson is \$364,000, reflecting a 3.8% increase from the previous year.



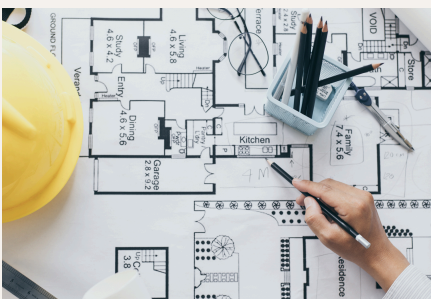
APPROXIMATE DAYS ON THE MARKET: 30-45 DAYS

Homes in Tucson move fast—buyers are jumping on great properties quickly. If you're selling, be ready. If you're buying, let's make a strong offer! Properties typically remain on the market for about 71 days, indicating a steady demand in the housing sector.



LISTINGS CURRENTLY AVAILABLE: 3,878

From sleek modern condos to expansive desert retreats, Tucson's market offers a variety of options to fit your lifestyle. But with inventory moving fast, you need someone who keeps you ahead of the game. Rachel and the team stay on top of the latest listings, so you never miss an opportunity to find your perfect home.



AVERAGE PRICE PER SQUARE FOOT: \$228

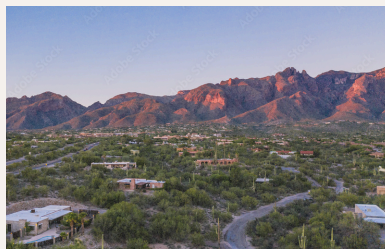
Get the most out of your budget! Tucson offers incredible value per square foot, giving you more space for your money compared to other hot markets.

TOP PLACES TO LIVE

Tucson offers a mix of vibrant city life, peaceful desert landscapes, and family-friendly neighborhoods. Whether you're looking for luxury, history, or outdoor adventure, there's a perfect spot for you.



CENTRAL TUCSON



CATALINA FOOTHILLS



ORO VALLEY



MARANA



VAIL



SAHUARITA



TANQUE VERDE



GREEN VALLEY



SAM HUGHES



STYLE
URBAN

POPULATION
547K

AVG HOME PRICE
\$360K

CENTRAL TUCSON

HEART OF THE CITY

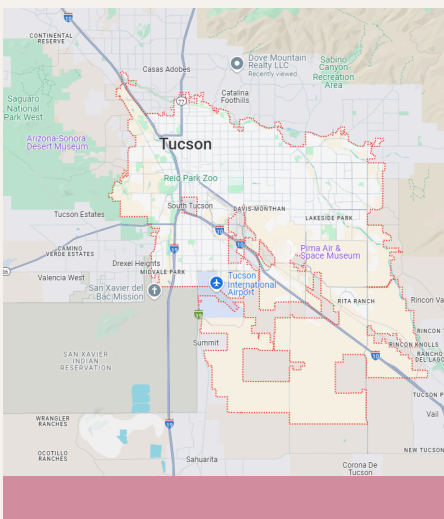
Central Tucson seamlessly blends historic charm with modern amenities. Its diverse neighborhoods feature a mix of architectural styles, offering residents a vibrant urban lifestyle with convenient access to the city's best offerings.

CULTURE, DINING & NIGHTLIFE

From renowned restaurants to lively entertainment venues, Central Tucson is rich with cultural and social opportunities. The area boasts dynamic arts districts, live music spots, and a variety of local eateries, contributing to its unique and eclectic atmosphere.

CONVENIENT & CONNECTED

Living in Central Tucson provides proximity to the University of Arizona, downtown areas, and major shopping centers. With bike-friendly streets, public transportation options, and easy freeway access, navigating the city is straightforward. This central location appeals to those seeking both convenience and community.





STYLE
SUBURBAN

POPULATION
52K

AVG HOME PRICE
\$705K
Varies per area

CATALINA FOOTHILLS

UPSCALE LIVING WITH STUNNING MOUNTAIN VIEWS

Catalina Foothills is one of Tucson's most sought-after areas, known for its luxury homes, breathtaking desert landscapes, and top-rated schools. This community offers a perfect balance of privacy and convenience, with high-end shopping, gourmet dining, and outdoor recreation just minutes away.

PROXIMITY TO DOWNTOWN TUCSON

Located just north of the city, Catalina Foothills provides quick access to downtown Tucson and the University of Arizona, making it an ideal spot for professionals, families, and retirees who want a peaceful escape without being too far from the action.

OUTDOOR RECREATION & ACTIVITIES

Hiking enthusiasts and nature lovers will appreciate the easy access to Sabino Canyon and numerous scenic trails. Whether you're into golfing, biking, or simply enjoying the stunning mountain views from your backyard, Catalina Foothills has it all.





STYLE
SUBURBAN

POPULATION
48K

AVG HOME PRICE
\$550K

ORO VALLEY

A FAMILY-FRIENDLY COMMUNITY

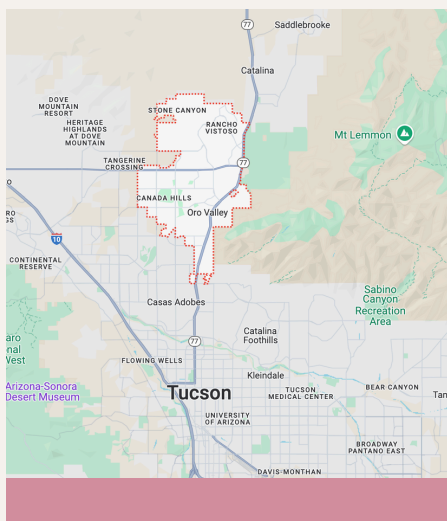
This area is perfect for families, offering safe neighborhoods, top-rated schools, and a welcoming atmosphere. With spacious homes, beautiful parks, and year-round recreational activities, it provides a high quality of life and a strong sense of community for all ages.

THRIVING ECONOMY & JOB MARKET

A booming tech, biotech, and healthcare industry fuels strong job opportunities while maintaining a small-town feel. The business-friendly environment, excellent infrastructure, and low crime rates make it an ideal place to build a career while enjoying a balanced, stress-free lifestyle.

OUTDOOR & CULTURAL ATTRACTIONS

From Catalina State Park's scenic hiking trails to local art festivals and live music, this community blends outdoor adventure with arts and culture. With golf courses, cycling trails, and stunning desert views, there's something for everyone to explore and enjoy.





STYLE
SUBURBAN

POPULATION
58K

AVG HOME PRICE
\$438K

MARANA

SCENIC & FAMILY-FRIENDLY

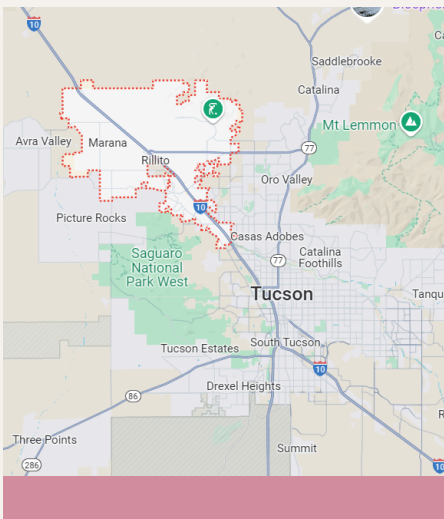
Marana boasts breathtaking desert landscapes, meticulously planned neighborhoods, and top-rated schools, making it an ideal choice for families and retirees alike. Whether you're seeking a peaceful retreat or proximity to city conveniences, Marana seamlessly blends nature with modern amenities.

OUTDOOR AMENITIES

For outdoor enthusiasts, Marana is a paradise. The town is surrounded by hiking and biking trails, golf courses, and expansive parks. With easy access to nearby Saguaro National Park and the Tortolita Mountains, adventure is always within reach.

A CITY SUBURB WITH A HIGH QUALITY OF LIFE

Marana blends suburban charm with city conveniences, offering great dining, shopping, and entertainment. With a welcoming community and diverse housing options, it's the perfect place to call home.





STYLE

SUBURBAN

POPULATION

16K

AVG HOME PRICE

\$386K

VAIL

QUIET & SCENIC

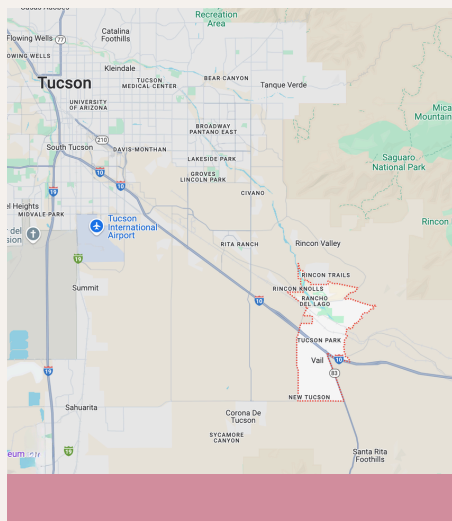
Vail is renowned for its picturesque desert landscapes and well-planned communities, making it an ideal setting for families and retirees. The area is served by the Vail School District, recognized as one of the top districts in Arizona, ensuring quality education for residents.

OUTDOOR AMENITIES

Outdoor enthusiasts will appreciate Vail's proximity to natural attractions such as Colossal Cave Mountain Park and the Rincon Mountains, offering ample opportunities for hiking, biking, and exploring.

A SUBURB WITH A HIGH QUALITY OF LIFE

While Vail maintains a tranquil suburban atmosphere, it provides essential shopping and dining options. Residents often venture into nearby Tucson for a broader selection of amenities. The community's welcoming environment and strong sense of unity make Vail a desirable place to call home. Whether you're considering relocation or investment, Vail offers a high quality of life with diverse housing options to suit various preferences and budgets.





STYLE
SUBURBAN

POPULATION
36K

AVG HOME PRICE
\$380K

SAHUARITA

SAFE, SCENIC & FAMILY-ORIENTED

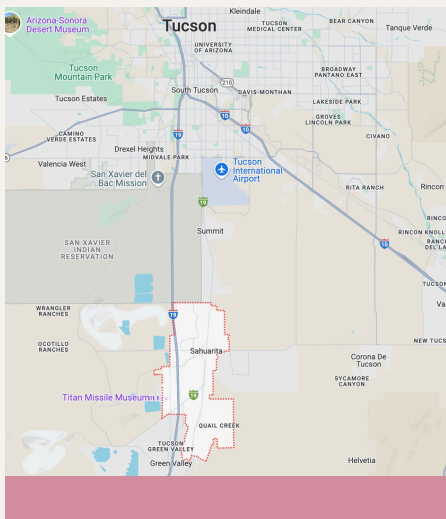
Sahuarita is a thriving, well-planned community surrounded by breathtaking desert views. With top-rated schools, family-friendly parks, and a welcoming atmosphere, it's an ideal place to settle down and enjoy a peaceful yet connected lifestyle.

OUTDOOR ADVENTURE & RECREATION

From scenic hiking and biking trails to community parks and golf courses, Sahuarita is a haven for outdoor lovers. Nearby attractions like Madera Canyon and Sahuarita Lake offer endless opportunities for fishing, picnicking, and exploring nature.

GROWING & CONVENIENT

Sahuarita offers the perfect balance of small-town charm and modern convenience. With shopping centers, dining options, and entertainment close by, plus easy access to Tucson, you get the best of both worlds—suburban comfort with city perks just a short drive away.





STYLE
SUBURBAN

POPULATION
16K

AVG HOME PRICE
\$625K

TANQUE VERDE

SPACIOUS LOTS AND MOUNTAIN VIEWS

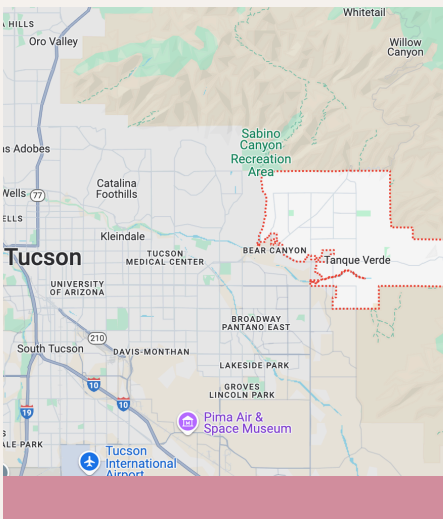
Tanque Verde is semi-rural suburb characterized by spacious lots, low population density, and a mix of upscale homes, ranches, and desert landscapes. It retains a rural feel with its open spaces, horse properties, and proximity to natural attractions like Saguaro National Park and the Santa Catalina Mountains.

PROXIMITY TO DOWNTOWN TUCSON

Residents enjoy the peaceful, suburban, and semi-rural lifestyle, while still being conveniently close to Tucson's downtown area with a quick 20 minute drive. With that said, there are several great restaurants, shopping, and cultural attractions in the area to enjoy.

OUTDOOR AND RECREATION ACTIVITIES

Tanque Verde offers a variety of outdoor recreation activities due to its beautiful desert landscape and nearby mountains. Everything from hiking and biking, horseback riding, off-roading and ATV trails, fishing and wildlife, and golfing...it has it all!





STYLE
SUBURBAN

POPULATION
22K

AVG HOME PRICE
\$290K

GREEN VALLEY

TRANQUIL & RETIREMENT-FRIENDLY

Green Valley is renowned for its serene desert landscapes and vibrant retirement communities, making it a sought-after destination for active adults seeking a peaceful yet engaging lifestyle. With a median age of 73.5, it offers a welcoming environment tailored to the interests and needs of its residents.

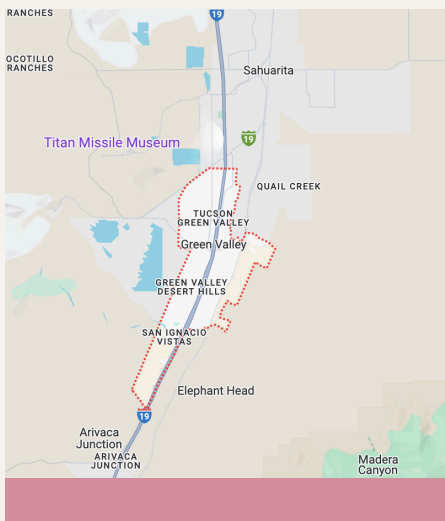
RECREATIONAL AMENITIES

Residents enjoy a wealth of recreational facilities, including golf courses, swimming pools, fitness centers, and social clubs. The community's proximity to the Santa Rita Mountains provides ample opportunities for hiking, birdwatching, and exploring the natural beauty of the region.

RELAXED AND AFFORDABLE RETIREMENT

Green Valley is a peaceful, welcoming community designed for those seeking a relaxed, low-maintenance lifestyle. With plenty of recreational activities, golf courses, and social clubs, it's an ideal place to stay active and connected.

Whether you're planning for retirement or simply looking for a quiet, scenic place to call home, Green Valley offers the perfect mix of comfort, convenience, and community.





STYLE
URBAN

POPULATION
5K

AVG HOME PRICE
\$550K

SAM HUGHES

HISTORIC & WALKABLE

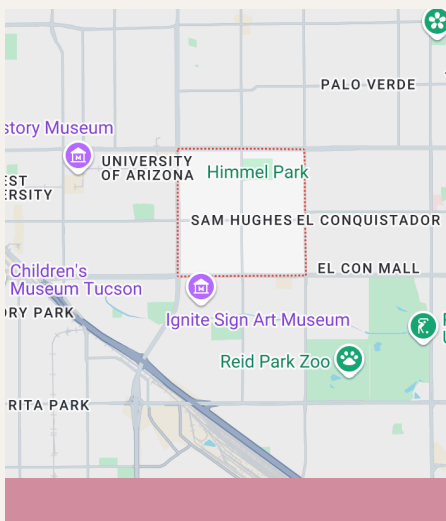
One of Tucson's most charming districts, this neighborhood is known for beautiful early 20th-century homes, tree-lined streets, and a strong sense of community. Its pedestrian-friendly design, nearby parks, and local charm make it a favorite for those seeking history and convenience.

PERFECT FOR UNIVERSITY PROFESSIONALS

Next to the University of Arizona, this location is ideal for professors, students, and professionals seeking a walkable, bike-friendly lifestyle. With easy access to campus, downtown Tucson, and public transit, it offers both convenience and a lively, intellectually engaging atmosphere.

LOCAL CAFÉS, CULTURE & CHARACTER

A unique blend of historic charm and modern convenience, this community is home to trendy cafés, boutique shops, and vibrant local culture. Its relaxed yet lively atmosphere makes it a perfect balance between city life, university energy, and small-town character.





STYLE
SUBURBAN

POPULATION
7K

AVG HOME PRICE
\$658K

Varies per neighborhood

DOVE MOUNTAIN

SCENIC DESERT LIVING

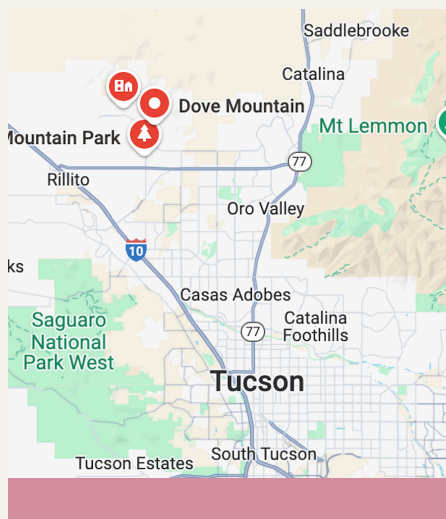
Nestled in the Tortolita Mountains, this stunning community offers luxurious homes, breathtaking desert views, and a peaceful atmosphere. With hiking trails, championship golf, and resort-style amenities, it blends natural beauty, modern convenience, and upscale living in perfect harmony.

QUIET, PRIVATE, AND SAFE

A low-density community focused on privacy and security, this area provides a serene, retreat-like atmosphere. While offering a quiet escape from city life, residents still enjoy quick access to shopping, dining, and outdoor recreation, ensuring both seclusion and convenience.

LUXURY & TRANQUILITY

From gated communities to custom estates, this exclusive area features high-end homes, world-class golf, and resort-style amenities. Designed for relaxed yet refined living, it's ideal for those seeking a peaceful, high-quality lifestyle surrounded by Sonoran Desert beauty.



RECREATIONAL OPTIONS

OUTDOOR ADVENTURES

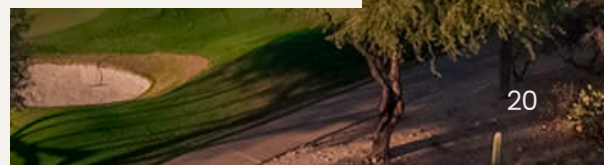
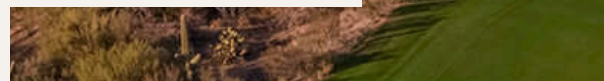
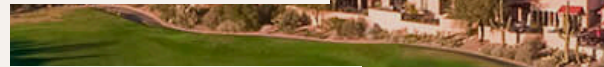
Tucson is an outdoor enthusiast's paradise, with endless opportunities for hiking, mountain biking, and rock climbing. Explore the rugged beauty of Saguaro National Park, take in breathtaking views along the Seven Falls Trail, or challenge yourself on the steep climbs of Mount Lemmon.

GOLF

Tee off at world-renowned golf courses with stunning desert backdrops. Tucson boasts championship courses like Ventana Canyon Golf Club, Sewailo Golf Club, and the legendary Omni Tucson National. With a mix of challenging fairways and picturesque views, it's a golfer's dream destination year-round.

BIKING & TRAILS

Cycling is a way of life in Tucson, with miles of bike-friendly streets and trails. The Loop, a 130-mile multi-use path, lets cyclists and runners explore the city with ease. Mountain bikers can hit the rugged trails of Tucson Mountain Park or test their skills on Fantasy Island's winding desert paths.



LOCAL ATTRACTIONS

01

SAGUARO NATIONAL PARK

Home to the nation's largest cacti, this breathtaking park surrounds Tucson on both the east and west, offering miles of scenic hiking trails, stunning desert sunsets, and an up-close look at the majestic saguaro. Whether you're driving through the scenic loop or hitting the trails, this is a quintessential Tucson experience.

02

ARIZONA-SONORA DESERT MUSEUM

This isn't just a museum—it's an immersive Sonoran Desert experience. A mix of zoo, botanical garden, and natural history museum, it showcases live desert wildlife, native plants, and interactive exhibits. Perfect for families, nature lovers, and anyone who wants to understand Tucson's unique ecosystem.

03

MISSION SAN XAVIER DEL BAC

A masterpiece of Spanish Colonial architecture, this historic mission, also known as the "White Dove of the Desert," is one of the most beautiful and well-preserved in the Southwest. Visitors can explore its intricate interior, learn about its deep cultural history, and soak in the peaceful desert surroundings.



NEARBY PARKS

01

SAGUARO NATIONAL PARK

A Tucson icon, Saguaro National Park is a must-visit for its towering saguaro cacti, breathtaking desert landscapes, and miles of hiking trails. Whether you're catching a fiery desert sunset, spotting local wildlife, or taking a scenic drive through the park, this is where Tucson's wild beauty shines.

02

SABINO CANYON RECREATION AREA

Nestled in the Santa Catalina Mountains, Sabino Canyon is a paradise for hikers, bikers, and nature lovers. Flowing creeks, rugged canyons, and stunning mountain views make this one of Tucson's most beloved outdoor escapes. With a tram tour available, it's accessible for all adventure levels..

03

REID PARK

For a more urban outdoor experience, Reid Park offers lush green spaces, playgrounds, and picnic areas, along with attractions like the Reid Park Zoo and a scenic duck pond. Whether you're jogging, enjoying a family outing, or catching a concert at the DeMeester Outdoor Performance Center, this park has something for everyone.



SHOPPING AREAS

01 LA ENCANTADA

Luxury shopping with a view! This open-air mall in the Catalina Foothills is home to high-end brands like Crate and Barrel and Apple, plus top-tier dining options. Whether you're grabbing coffee at Haute Coffee or dining at North Italia, it's a premier spot for upscale shopping and relaxation.



02 TUCSON MALL

Tucson's largest indoor shopping destination. From big-name retailers like Macy's and Dillard's to trendy spots like H&M and Sephora, this is where you'll find it all. Perfect for beating the heat while enjoying a full day of shopping, dining, and entertainment.



03 PARK PLACE MALL

A mix of fashion, fun, and food! Park Place offers everything from department stores to specialty boutiques, plus a movie theater and diverse dining options. A great one-stop spot for all ages.



04 4TH AVENUE SHOPPING DISTRICT

Score big on deals! This outlet-style mall is perfect for bargain hunters looking for brand names at a discount. With an exciting redevelopment in progress, expect even more shopping and entertainment in the future!



LOCAL HOTSPOTS

These spots are where Tucson's locals go to soak in the city's energy, history, and unbeatable flavors. Whether you're looking for live music, vibrant nightlife, or iconic dining, these must-visit hotspots bring the best of Tucson to life.



DOWNTOWN TUCSON & CONGRESS STREET

The heart of Tucson's nightlife and entertainment scene. Lined with historic buildings, trendy bars, and top-rated restaurants, Congress Street is the place to be. Catch live music at Hotel Congress, sip craft cocktails at The Owls Club, or indulge in award-winning cuisine at The Coronet.



4TH AVENUE

A funky, artsy district bursting with character. 4th Avenue is home to quirky boutiques, vintage shops, and some of Tucson's best eateries. Whether you're grabbing a local brew, shopping for one-of-a-kind finds, or enjoying the famous 4th Avenue Street Fair, there's always something happening here.



MOUNT LEMMON

Need an escape from the desert heat? Mount Lemmon is Tucson's cool mountain retreat. Just a short drive away, it offers scenic hiking trails, breathtaking views, and even winter skiing. Stop by Summerhaven for fresh-baked cookies at the Cookie Cabin and take in the fresh mountain air.

COMMUNITY EVENTS

Tucson is full of energy, hosting world-class gem shows, sports events, and cultural festivals that unite the community through tradition, adventure, and excitement year-round.



TUCSON GEM, MINERAL & FOSSIL SHOWCASE

The world's largest gem and mineral show transforms Tucson into a treasure hunter's paradise. For two weeks, vendors from across the globe showcase rare gems, fossils, and jewelry, attracting collectors, designers, and enthusiasts alike. Whether you're a serious buyer or just love to explore, this event is a must-see.



UOFA SPORTS

Tucson bleeds red and blue! The University of Arizona Wildcats bring the city to life with top-tier college sports. Football at Arizona Stadium is electric, basketball at McKale Center is legendary, and the Wildcats' baseball, softball, and soccer teams dominate the field. Get ready to cheer—game days here are an experience like no other!



TOUR DE TUCSON

Cycling meets community in this premier endurance event. Drawing thousands of cyclists from around the world, El Tour de Tucson offers a mix of challenging routes and scenic desert views. Whether you're riding for competition, charity, or fun, this race is a Tucson tradition that keeps growing.

COMMUNITY EVENTS

These events reflect Tucson's lively community spirit, celebrating the city's unique culture, music, and local traditions.



COLOGUARD CLASSIC

Tucson's premier PGA TOUR Champions event brings golf legends to La Paloma Resort for top-tier competition. With stunning desert views and a mission to raise awareness for colon cancer, this tournament is where world-class play meets purpose.



TUCSON RODEO (FIESTA DE LOS VAQUEROS)

A true Wild West tradition, this week-long rodeo brings pro-level bull riding, barrel racing, and steer wrestling to Tucson. One of the city's biggest events, it also features a massive non-motorized parade, live music, and family-friendly fun. If you're looking for high-energy action and an authentic taste of the Old West, this is the place to be!



ALL SOULS PROCESSION WEEKEND

A moving, community-driven event honoring loved ones who have passed. Inspired by Día de los Muertos, this breathtaking procession fills Tucson's streets with music, art, and powerful tributes, bringing thousands together in a celebration of life, remembrance, and culture.

THINGS TO DO



SAGUARO NATIONAL PARK

Iconic cacti, scenic trails, and stunning desert sunsets.



SABINO CANYON

Hike, spot wildlife, or take a tram through breathtaking canyon views.



GOLFING

40+ golf courses in the Tucson region, catering to players of all skill levels.



THE LOOP

A 131-mile paved trail for biking, walking, and enjoying Tucson's beauty.



ARIZONA-SONORA DESERT MUSEUM

A mix of a zoo, botanical garden, and museum.



TUCSON MUSEUM OF ART

Southwest art, history, and culture in downtown Tucson.



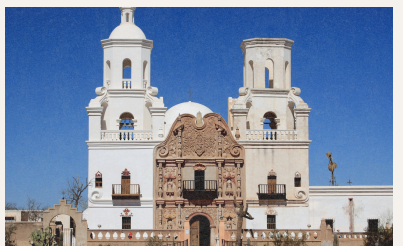
REID PARK ZOO

Elephants, lions, and kid-friendly animal encounters.



PIMA AIR & SPACE MUSEUM

Nearly 400 aircraft spread out over 80 acres.



MISSION SAN XAVIER DEL BAC

A stunning Spanish mission with rich history.

SCHOOL DISTRICTS

TUCSON UNIFIED
SCHOOL DISTRICT

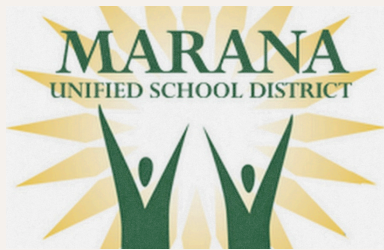
**TUCSON UNIFIED
SCHOOL DISTRICT**



**AMPHITHEATER
PUBLIC SCHOOLS**



**SUNNYSIDE UNIFIED
SCHOOL DISTRICT**



**MARANA UNIFIED
SCHOOL DISTRICT**



**FLOWING WELLS
SCHOOL DISTRICT**



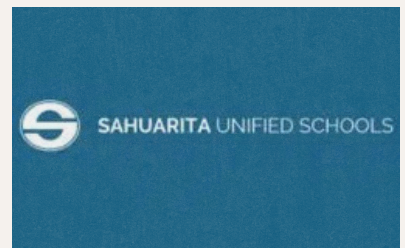
**CATALINA FOOTHILLS
SCHOOL DISTRICT**



**TANQUE VERDE
UNIFIED SCHOOL
DISTRICT**



**VAIL UNIFIED SCHOOL
DISTRICT**



**SAHUARITA UNIFIED
SCHOOL DISTRICT**

COLLEGES

Tucson offers top-tier education. The University of Arizona excels in research, academics, and athletics, while Pima Community College provides affordable, flexible paths for career growth.

01



UNIVERSITY OF ARIZONA

A powerhouse in research, medicine, and business, the University of Arizona is the beating heart of Tucson's academic scene. With cutting-edge programs, Division I athletics, and a dynamic student life, this university attracts ambitious learners ready to make an impact.

02



PIMA COMMUNITY COLLEGE (PCC)

Affordable, flexible, and career-focused, PCC is perfect for students looking to earn a degree, transfer to a university, or gain hands-on workforce training. With multiple campuses across Tucson, it's designed to fit education into your life, not the other way around.

GOLF COUNTRY CLUBS

Tucson has a diverse range of courses set against the stunning backdrop of the Sonoran Desert and the Santa Catalina Mountains. For those seeking exclusivity, premier amenities, and a more personalized golf environment often turn to Tucson's private country clubs for the fine dining, social events, and luxurious clubhouse amenities.



TUCSON COUNTRY CLUB (TCC)

An exclusive, member-owned experience with premier golf, tennis, fitness, and social amenities. The club maintains a welcoming yet private atmosphere, providing a top-tier lifestyle for its members. Home to the UofA Golf Team. Initiation Fees: \$25k-\$50k | Annual Dues: \$10k-\$15k

LA PALOMA COUNTRY CLUB

Premier private golf experience with 27 holes of Jack Nicklaus Signature Design golf, along with tennis, fitness, and resort-style amenities. Membership includes exclusive access to the club's facilities, social events, and dining. Initiation Fees: \$10k-\$25k | Annual Dues: \$10k-\$15k

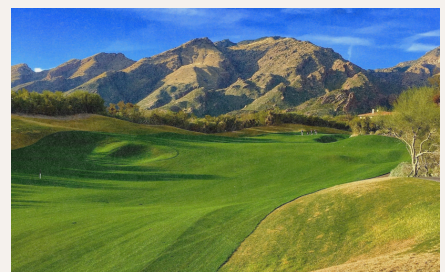


SKYLINE COUNTRY CLUB

Breathtaking views of Tucson from its scenic course in the Catalina Foothills. Membership includes unlimited golf, access to top-tier practice facilities, and exclusive clubhouse amenities such as dining, fitness, and social events. Initiation Fees: \$10k-\$25k | Annual Dues: \$5k-\$10k

VENTANA CANYON GOLF & RACQUET CLUB

Featuring two Tom Fazio-designed championship courses set against the stunning Catalina Mountains. Members enjoy access to world-class practice facilities, private golf events, and a vibrant social community. Initiation Fees: \$20k | Annual Dues: \$10k-\$20k



GOLF COUNTRY CLUBS

THE CLUBS OF DOVE MOUNTAIN

Exclusive golf membership featuring 27 holes of Jack Nicklaus-designed championship golf set in the stunning Sonoran Desert. Members enjoy access luxury clubhouse amenities, and a vibrant social calendar.

Initiation Fees: \$50k-\$75k | Annual Dues: \$15k+



THE STONE CANYON CLUB

Stunning desert course designed by Jay Morrish, with access to world-class practice facilities, a luxurious clubhouse, fine dining, and a vibrant social scene. Stone Canyon is one of Arizona's most prestigious golf communities.

Initiation Fees: \$80k | Annual Dues: \$15k+

OMNI TUCSON NATIONAL RESORT

Exclusive membership with access to two championship courses, including the Catalina Course, a former PGA Tour host. Practice facilities, private dining, social events, and resort amenities. Various membership options.

Initiation Fees: \$15k-\$28k | Annual Dues: Inquire



ORO VALLEY COUNTRY CLUB

Private, championship 18-hole golf course set against the scenic backdrop of Pusch Ridge in the Santa Catalina Mountains. Top-tier golf facilities, practice areas, social events, and a newly renovated clubhouse

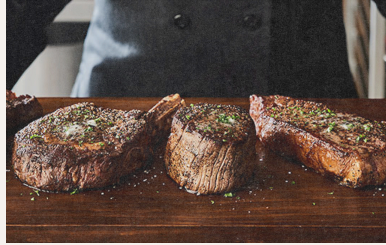
Initiation Fees: \$5k | Annual Dues: \$9k

PLACES TO EAT



EL CHARRO CAFÉ

311 N Court Ave
3 Locations
(520) 622-1922



FLEMING'S STEAKHOUSE

6360 N Campbell Ave
(520) 529-5017



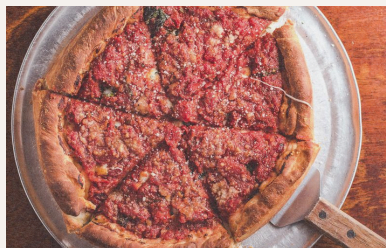
PREP & PASTRY

2660 N Campbell Ave
2 Locations
(520) 326-7727



REDBIRD KITCHEN

6444 N Oracle Rd.
(520) 495-5353



ROCCO'S LITTLE CHICAGO

2555 E Broadway Blvd.
(520) 321-1860



NORTH ITALIA

2995 E Skyline Dr.
(520) 299-1600



BAJA CAFE

2970 N Campbell Ave
2 Locations
(520) 344-7369



SEIS KITCHEN

1765 E River Rd.
3 Locations
(520) 529-5017



SUSHI GARDEN

3048 E Broadway Blvd.
2 Locations
(520) 326-4700

READY TO MAKE TUCSON HOME?

Whether you're ready to pack up or just curious about life in Tucson, we're here to help!

Call, text, or email us anytime with questions or to explore your options.

My team and I can provide quick answers, arrange viewings for homes that match your vision, and keep you in the loop as new properties and builds come on the market every day.

I hope this free resource helps you explore the greater Tucson area! If you're thinking of making a move, whether that be from out-of-state or just across town, we're here to help every step of the way. From finding the right neighborhood to securing your dream home!

Let's get started—reach out today!

TEXT OR CALL
(520) 335-0350

PREFER TO EMAIL?
Rachel@RachelTucsonRealtor.com



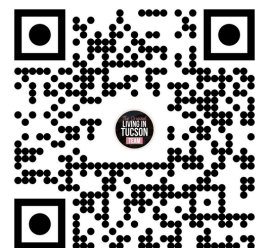
THE LIVING IN TUCSON TEAM

YOUR LOCAL EXPERT REALTOR®

Rachel Clark-Munday -- Arizona REALTOR®
eXp Realty SA688048000

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