



*Your guide to*  
**TUCSON**

LOCAL EDITION





Whether you're considering a move from across the country or just across town, this guide has everything you need to get to know Tucson, from local restaurants and coffee shops to neighborhoods, schools, and price ranges.

I'm Meg, a local here in Tucson and your guide to all things community and life here.

A little about me:

- Wife, and mom of two
- Travel and adventure enthusiast
- Avid concert goer

I hope this guide helps you feel a little more at home – whether you're just browsing or already packing boxes.

A few things I love it here...

FRIENDLY PARKS

THRIVING LOCAL ARTS SCENE

DIE-HARD SPORTS FANS

SMALL TOWN FEEL

HOME TO THE BEST MEXICAN FOOD



LOVE SPENDING A MORNING AT CRAVE -  
ONE OF MY FAVORITE COFFEE SPOTS!



# What makes Tucson special?

## WHY PEOPLE LOVE IT

- Nationally recognized university: The University of Arizona
- Affordable cost of living compared to other metros
- Surrounded by scenic desert, mountain ranges & hiking trails
- Bike-friendly city with over 130 miles of paths
- Vibrant college sports & outdoor recreation culture
- Thriving local food scene with award-winning Mexican cuisine
- Over 130 parks and year-round farmers markets

## DEMOGRAPHICS

- 550,000+ residents
- Median age: 34

## FUN FACTS

- UNESCO “City of Gastronomy” – the first in the U.S.
- 350+ days of sunshine each year
- Home to the largest gem & mineral show in the world

# Local Favorites



## COFFEE

- Cartel Roasting Co.
- Presta Coffee Roasters
- Savaya Coffee Market
- Black Crown Coffee Co.
- Crave



## SUPPORT LOCAL

- Mercado District
- Pop Cycle
- Rialto Theater
- The Loft Cinema



## BREAKFAST & LUNCH

- Baja Café
- The Cup Café at Hotel Congress
- 5 Points Market & Restaurant
- Seis Kitchen



## ADVENTURE

- Sabino Canyon Tram & Trails
- Arizona-Sonora Desert Museum
- Mt. Lemmon Scenic Byway
- Reid Park Zoo



## DINNER

- The Parish
- Tito & Pep
- BATA
- La Frida
- El Charro Café (oldest Mexican restaurant in the U.S.)



## SWEET TREATS

- Hub Ice Cream Parlor
- The Screamery
- Le Cave's Bakery
- Isabella's Ice Cream

# If you're looking for something *specific*...

From charming historic districts to new build neighborhoods with amenities—there's something for everyone here.

## ESTABLISHED

---

San Hughes  
Catalina Foothills  
Civano

## HISTORIC

---

Armory Park  
El Presidio  
West University

## NEW BUILDS

---

Rockin K  
La Estancia  
Gladden Farm

## QUICK ACCESS TO NATURE

---

Sabino Canyon  
Tanque Verd  
Vail

## WALKABLE TO SHOPS

---

Downtown Tucson  
Mercado District  
Main Gate Square

## < 20 MINS TO DOWNTOWN

---

Belman and Elm  
Rancho Del Lago  
Starr Pass

## LARGE LOTS & ACREAGE

---

Redington Pass  
Sycamore Canyon  
Tucson Mountain Reserve

## > 20 MINS TO DOWNTOWN

---

Vail  
Marana  
Oro Valley



# Local Neighborhoods

01 —————

## Rocking K

MEDIAN: ~\$440K

Master-planned, mountain views, new builds with trails

Located in the Vail School District

02 —————

## Sam Hughes

MEDIAN: ~\$500K

Historic charm, walkable, University energy

Just east of downtown

03 —————

## Rancho Vistoso

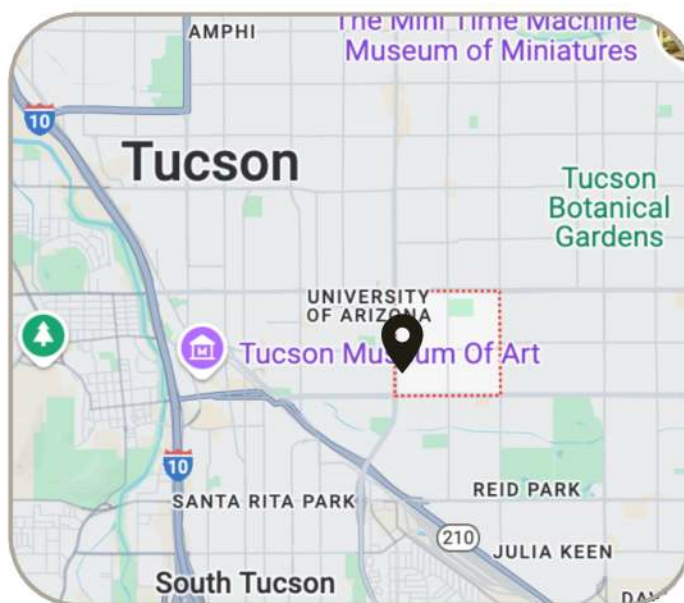
MEDIAN: ~\$475K

Quiet, scenic, golf & hiking access

Northwest Tucson in the heart of Oro Valley

# Welcome to the neighborhood:

## Sam Hughes (*Historic Central Tucson*)



### Things locals love

- Walkable to the University of Arizona and Arizona Stadium
- Lined with historic homes, mature trees, and character-rich architecture
- Strong sense of community and active neighborhood association
- Popular for biking, arts, and local events
- Close to downtown, Banner Medical, and vibrant restaurant scene

### Median Home Price

\$475K-\$700K+

### Schools

Sam Hughes Elementary,  
Mansfield Middle, Tucson High  
Rated 7-9 on [greatschools.org](https://www.greatschools.org)

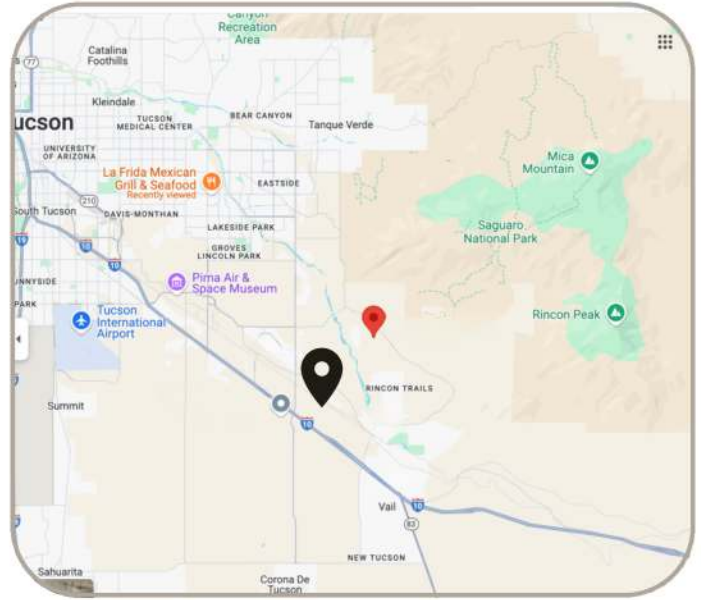
### Population

Approx. 4,000

### Zip Code

85719

# Welcome to the neighborhood: Rocking K (*East Tucson – Vail Area*)



## Things locals love

- Gorgeous views of the Rincon Mountains and Saguaro National Park
- Access to hiking, biking, and outdoor adventures right out the door
- Brand new homes with modern layouts and energy efficiency
- Family-friendly parks, splash pad, and community events
- Top-rated Vail School District

## Median Home Price

\$420K - \$550K

## Schools

Ocotillo Ridge Elementary, Old Vail Middle, Cienega High  
Rated 8-10 on [greatschools.org](https://www.greatschools.org)

## Population

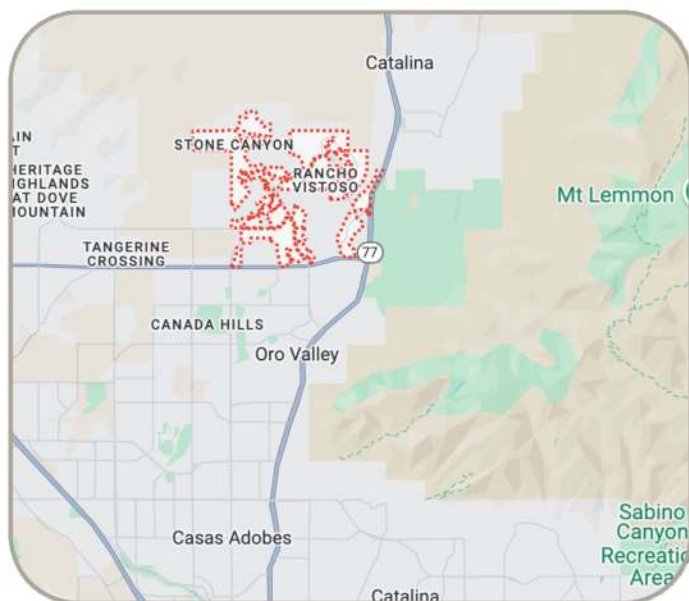
Approx. 2,500+ (and growing!)

## Zip Code

85747



# Welcome to the neighborhood: Rancho Vistoso (*Oro Valley – Northwest Tucson*)



## Things locals love

- Stunning mountain views and peaceful desert surroundings
- Close proximity to hiking, golf, and outdoor recreation
- Quiet, master-planned community with parks and paths
- Nearby shopping, dining, and medical facilities
- Excellent schools and a safe, family-friendly vibe

## Median Home Price

\$450K - \$600K

## Schools

Painted Sky Elementary,  
Coronado K-8, Ironwood Ridge  
High  
Rated 8-10 on [greatschools.org](https://www.greatschools.org)

## Population

Approx. 6,500

## Zip Code

85755

# Schools in Tucson

Tucson is lucky to have some amazing schools! If you'd like to speak to someone with first-hand experience at one of our local schools, please reach out. I can likely connect you to someone with children there!

## DAYCARE & PRE-K

---

Little Angels School  
Sam Hughes

Mis Manos Montessori  
East Tucson

Beautiful Beginnings  
Central Tucson

The Sandbox Early  
Learning Center  
East/Central Tucson

## ELEMENTARY SCHOOL

---

Mansfeld Middle School  
Central Tucson

Coronado K-8  
Oro Valley

Old Vail Middle School  
Vail

Emily Gray Junior High  
Tanque Verde

## MIDDLE SCHOOL

---

Sam Hughes Elementary  
Sam Hughes

Painted Sky Elementary  
Rancho Vistoso / Oro  
Valley

Ocotillo Ridge Elementary  
Rocking K / Vail

Mesquite Elementary  
Rita Ranch

## HIGH SCHOOL

---

Tucson High Magnet School  
Downtown Tucson

Ironwood Ridge High  
School  
Oro Valley

Cienega High School  
Vail

Sabino High School  
Northeast Tucson

# Planning your Move

Whether you're considering a move for work, family, or a fresh start, there are several steps to ensure a smooth transition. Below is the process I guide my clients through to get them set up for success in [City Name]!



## The Process of Moving

- 01 **Schedule a call.** During this call, I'll answer any questions you have about [City Name] and we'll discuss your goals, budget and timeline.
- 02 **Take a tour.** This is the fun part! We'll meet and see homes that match your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer! Not local yet? I provide this service virtually too.
- 03 **Prepare to move.** Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.
- 04 **Under contract on your new home.** There will be about a 30-day period where you're in the process of purchasing. We can coordinate the closing remotely or in-person!
- 05 **Close on your home and make the move!** Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)





## I'm your boots on the ground

Helping newcomers find the right fit in Tucson is my bread & butter. Working as your trusted advisor, I'll do everything I can to support you in making a smooth transition to Tucson.

You'll also have easy access to my local, trusted vendors to help with anything you need. From movers, to electricians, to landscapers and more- consider it handled. I look forward to helping you make the move fun and seamless!

Meg Estees  
520.980.9880  
Meagan@EsteesHomesAz.com  
#YourAzhomeGirl

[SCHEDULE A 15 MIN CHAT](#)

[GET FIRST DIBS ON LISTINGS](#)

Meagan was very nice and friendly from the beginning. Never felt pressured, nor rushed into making any decisions. She was always on time, and working with her was a pleasure! Always went out of her way to help. Thank you for everything!

THE LONDONO FAMILY

Where do I begin? Meagan is a genuine human. I can tell authentic people when I see them and Meg was born for this line of work. Professional on every level. We were moving down from Washington state and she was there every step and things were sooo tight with our timeline...she pulled it through and deserves 6 stars. I offer a sincere recommendation for an agent who has obviously put in the work. Thank you Meagan!!!

THE COX FAMILY

We have used Meghan for several transactions from selling our house and buying land. She was so helpful and always there to answer any questions. She's definitely my #1 realtor!!! I would highly recommend her for all your realtor needs!!

THE JONES FAMILY