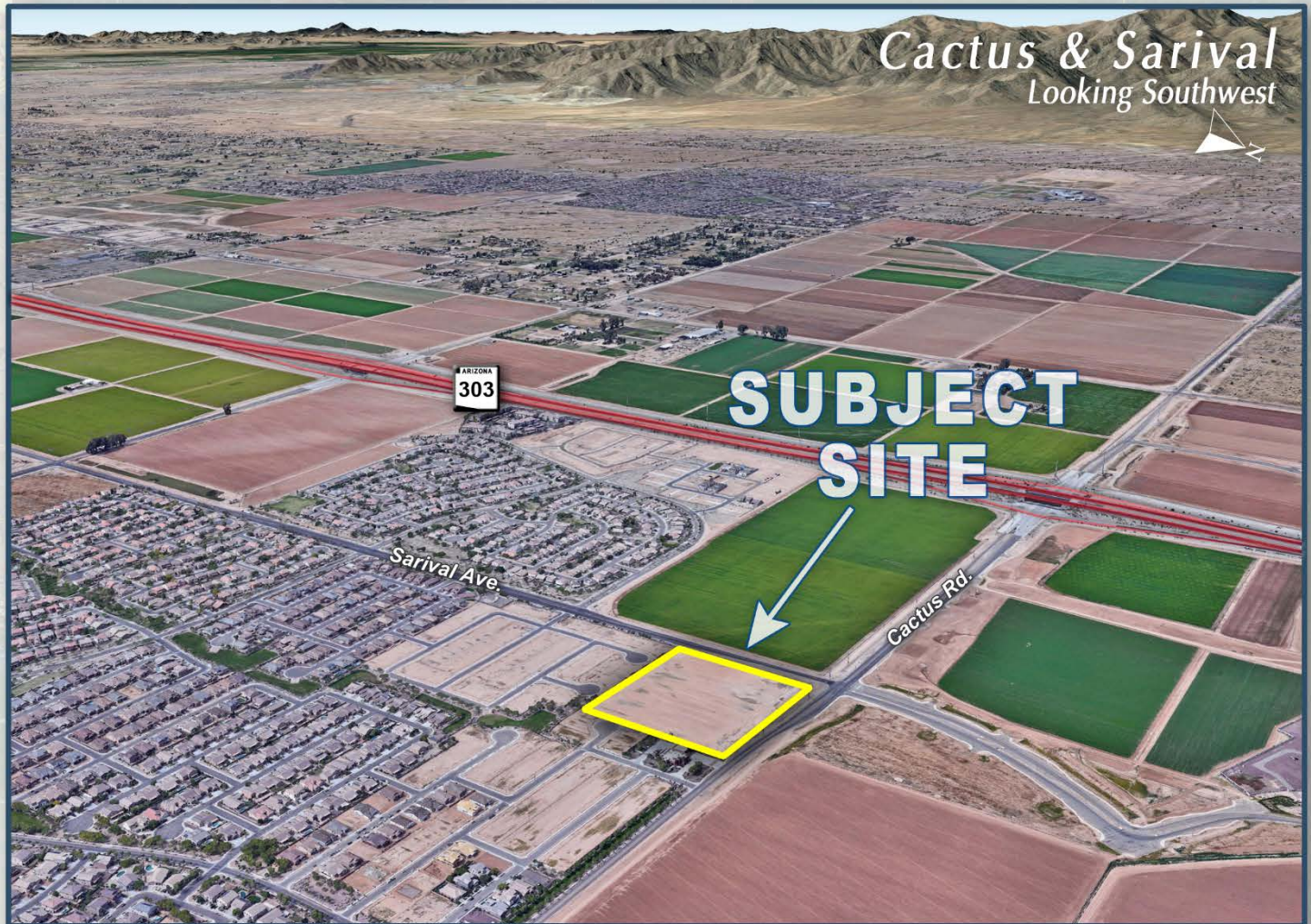


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

CACTUS ROAD AND SARIVAL ROAD

CITY OF SURPRISE, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE • ARIZONA • 85258-2156
OFFICE: 480.367.0700 • FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



CACTUS ROAD AND SARIVAL AVENUE

CITY OF SURPRISE, ARIZONA

LOCATION:

Located at the southeast corner of Cactus Road and Sarival Avenue in the City of Surprise, Arizona.

SIZE:

±11.45 Acres

ASSESSOR PARCEL NUMBER:

501-40-006A

ZONING:

[PAD](#) | City of Surprise

PRICE:

Submit

TERMS:

Submit

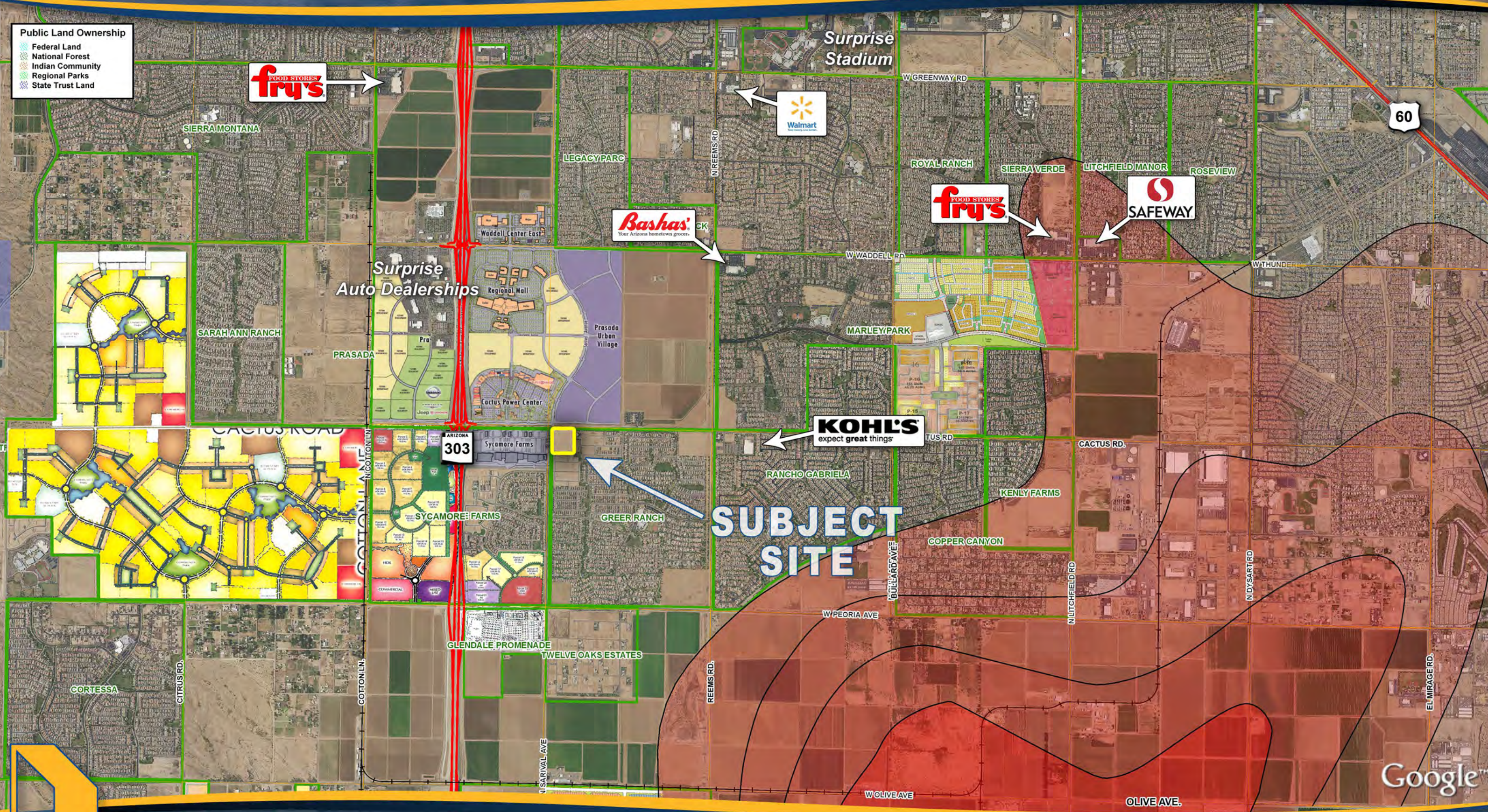
PROPERTY TAXES:

2017 Assessment: \$15,600.76

CACTUS ROAD AND SARIVAL AVENUE

CITY OF SURPRISE, ARIZONA

- Public Land Ownership**
- Federal Land
 - National Forest
 - Indian Community
 - Regional Parks
 - State Trust Land



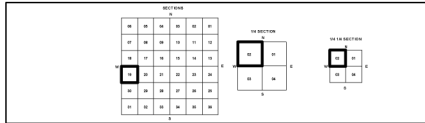
MARICOPA COUNTY

STATE OF ARIZONA

PT. SECTION 19 T03N R01W

803 - 19 - 02 - 02

SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96
97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112



Parcels updated within this map



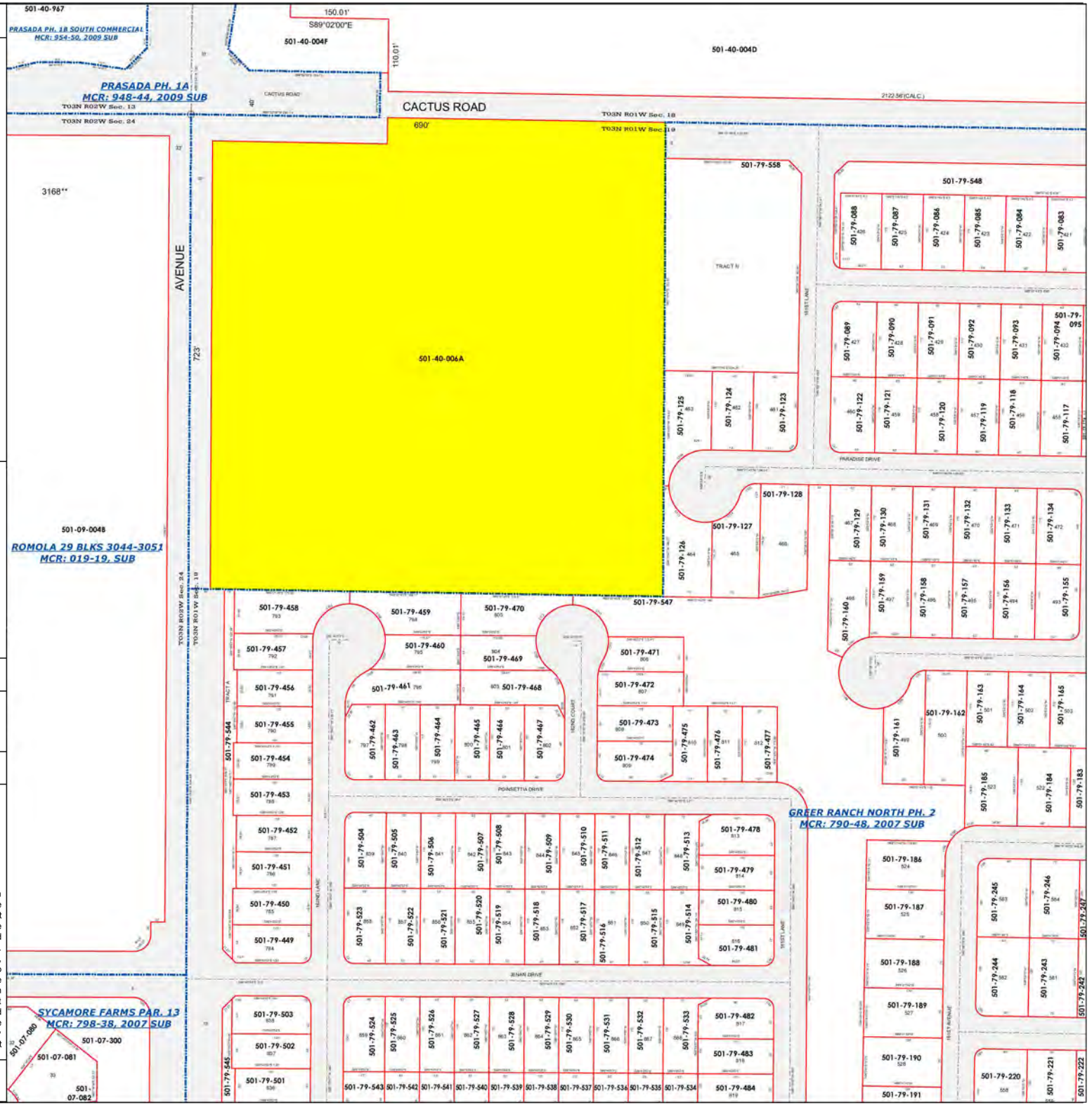
MARICOPA COUNTY ASSESSOR'S OFFICE
 301 W. Jefferson Street
 Phoenix, AZ 85003
 Date: 02/13/2013
<http://mcaassessor.maricopa.gov/assessor/>

LEGEND: Parcels (red outline), Sections (dotted outline), Centerlines (dashed line), Subdivisions (blue outline), Section Corners (circle with cross)

Disclaimer - Indemnification
 CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

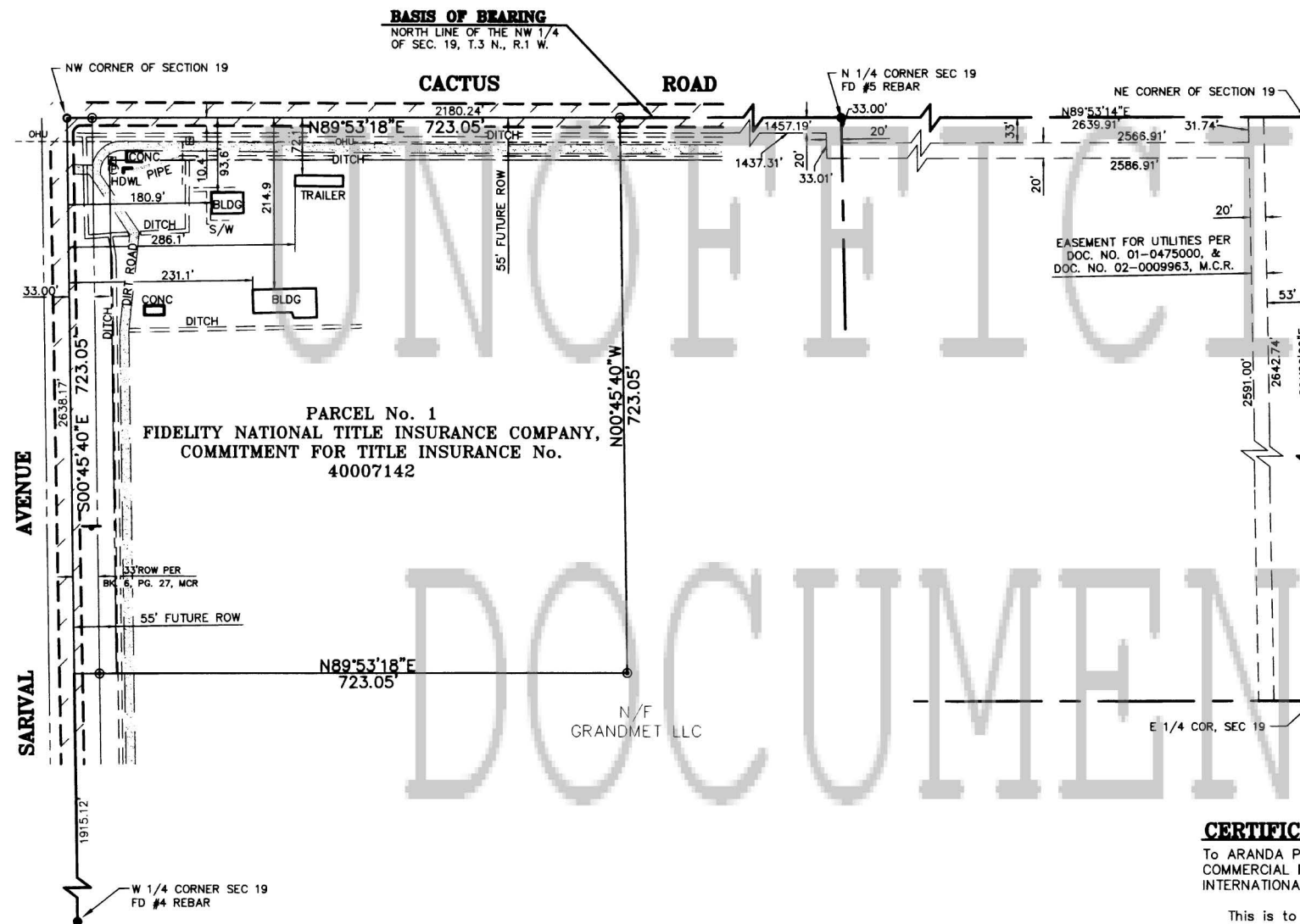
The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.



ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NW 1/4 OF SECTION 19,
T.3 N., R.1 W., GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



LEGEND

- FD MCHD BRASSCAP IN HANDHOLE (UNLESS OTHERWISE NOTED)
- FD 1" STEEL PIN
- FD REBAR (AS NOTED)
- ⊙ SET 1/2" REBAR W/CAP RLS 15573
- ◇ MISCELLANEOUS MONUMENTATION AS NOTED
- (M) DENOTES MEASURED
- (R) DENOTES RECORD FROM COMMITMENT #229-053-1329031
- ⊗ IRR STAND PIPE
- ⊕ TELEPHONE RISER
- ⊖ ELEC BOX
- ⊘ DOWN GUY
- ⊙ UTILITY POLE W/ OVERHEAD LINES
- MCR MARICOPA COUNTY RECORDER
- MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT
- ADOT AZ DEPT. OF TRANSPORTATION
- DOC DOCUMENT
- DKT DOCKET
- ROW RIGHT-OF-WAY
- OHU OVERHEAD UTIL LINES

- BOUNDARY LINE
- - - SECTION LINE
- · - · - ROW LINE
- · - · - FUTURE ROW LINE
- · - · - EASEMENT LINE
- / - / - EDGE OF PAVEMENT

AREAS

GROSS AREA = 522,762 SQUARE FEET OR 12.001 ACRES
NET AREA = 498,902 SQUARE FEET OR 11.453 ACRES
NET AREA EXCLUDE 33' R/W ON SARIVAL AVENUE

FUTURE NET AREA = 446,252 SQUARE FEET OR 10.245 ACRES
FUTURE NET AREA EXCLUDES FUTURE 55' R/W ON SAARIVAL AVE. & CACTUS RD.

NOTES

- THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES ARE BASED ON THE RECORDS PROVIDED BY THE VARIOUS UTILITY COMPANIES AND MUNICIPALITIES SERVING THE AREA AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
- UNDERGROUND CABLE TELEVISION SERVICE LOCATIONS ARE NOT AVAILABLE.
- UNDERGROUND TELEPHONE SERVICE LOCATIONS ARE NOT AVAILABLE.
- UNDERGROUND ELECTRIC SERVICE LOCATIONS ARE NOT AVAILABLE.
- ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
- SCHEDULE B ITEM 12: DKT. 12462, PG. 255 MCR DOES NOT AFFECT SUBJECT PARCEL.

CERTIFICATION

To ARANDA PROPERTIES, INC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; WALKER COMMERCIAL REALTY, INC; AND REX AND RUTH MAUGHAN, FOREVER LIVING PRODUCTS INTERNATIONAL, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Surveyor makes no guarantee for any non-visible rights-of-way or easements not disclosed in the the Schedule B's of Commitment for Title Insurance, order No. 40007142, prepared by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Dated February 11, 2003.



626-22

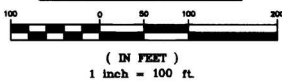
BASIS OF BEARING

THE ASSUMED BEARING OF NORTH 89°53'18"E AS SHOWN ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T.3 N., R.1 W WAS USED AS BASIS OF BEARING FOR THIS ALTA/ACSM SURVEY.

LEGAL DESCRIPTIONS

The West 723.00 feet of the North 723.00 feet of the Northwest quarter of Section 19, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

GRAPHIC SCALE



AMEC Infrastructure, Inc.

4435 EAST HOLMES AVENUE
MESA, ARIZONA 85206
PHONE (480) 830-3700
FAX (480) 830-3903

ALTA/ACSM LAND TITLE SURVEY

PROJECT
01 1999 186.3
GREER FARMS

PC:
DRAWN BY: AG

JOB NO.
01 1999 186.3

SHEET NO.

1 OF 1

BOOK 626 PAGE 22

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

2003-0290489

03/10/2003

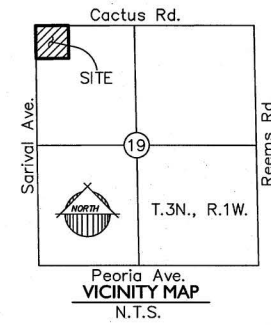
05:44 AM

06-070

PEORIA/SARIVAL LTD PARTNERSHIP
DOC. NO. 88-0115459, MCR

RECORD OF SURVEY SARIVAL VILLAGE CENTER

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19,
T.3 N., R.1 W., GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTIONS

The West 723.00 feet of the North 723.00 feet of the Northwest quarter of Section 19, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

BASIS OF BEARING

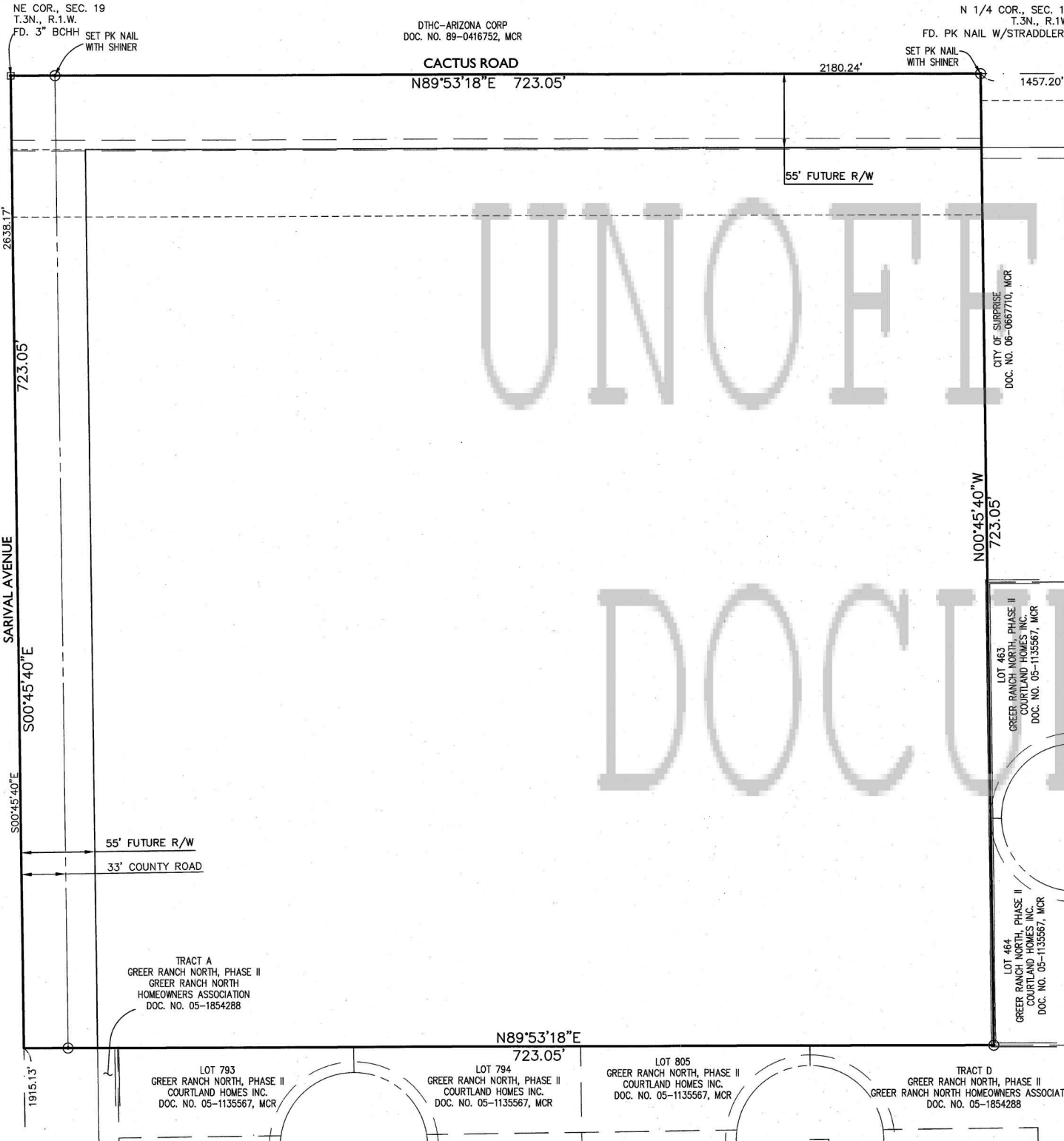
The assumed bearing of North 89°53'18" East as shown on the North line of the Northwest Quarter of Section 19, Township 3 North, Range 1 West was used as the Basis of Bearing for this ALTA/ACSM Survey.

OWNER

INTERRA-VISION (CACTUS & SARIVAL), L.L.C.

UNOFFICIAL

DOCUMENT



LEGEND

- ▣ Found monument, as noted
- ⊙ Set monument, as noted

NOTE

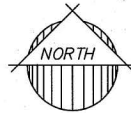
THIS DRAWING WAS PREPARED FOR THE SOLE PURPOSE OF MEETING THE RECORDING REQUIREMENTS OF THE MARICOPA COUNTY RECORDER AND SHOWS BOUNDARY INFORMATION ONLY. A COPY OF THE ALTA/ACSM LAND TITLE SURVEY ON WHICH IT WAS BASED MAY BE OBTAINED AT THE OFFICES OF EPS GROUP, INC.

SURVEY CERTIFICATION

This survey was performed under my direction during the month of August, 2006.



CALCULATED POSITION OF W 1/4 COR., SEC. 19, T.3N., R.1W., BASED ON PREVIOUSLY RECORDED SURVEYS. FD. CITY OF SURPRISE BCHH @ S89°59'49"W, 37.19'



eps group, inc.
Engineers, Planners & Surveyors
3150 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2250 Fax (480) 503-2258

SARIVAL VILLAGE CENTER
City of Surprise, AZ
RECORD OF SURVEY

Revisions:

CALL THE WORKING DESK BEFORE YOU GO
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: GM
Drawn by: JK

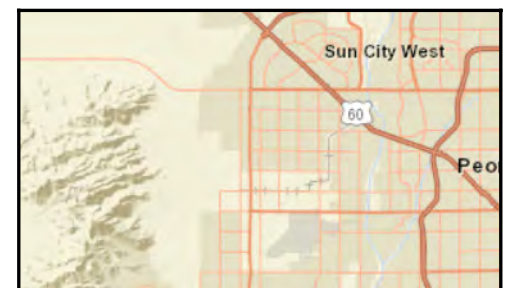
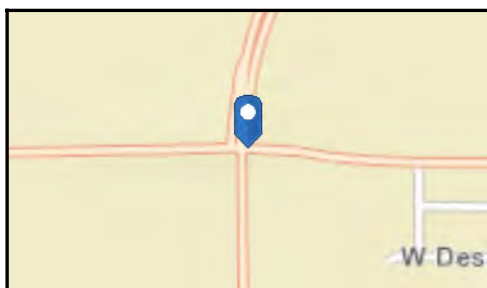
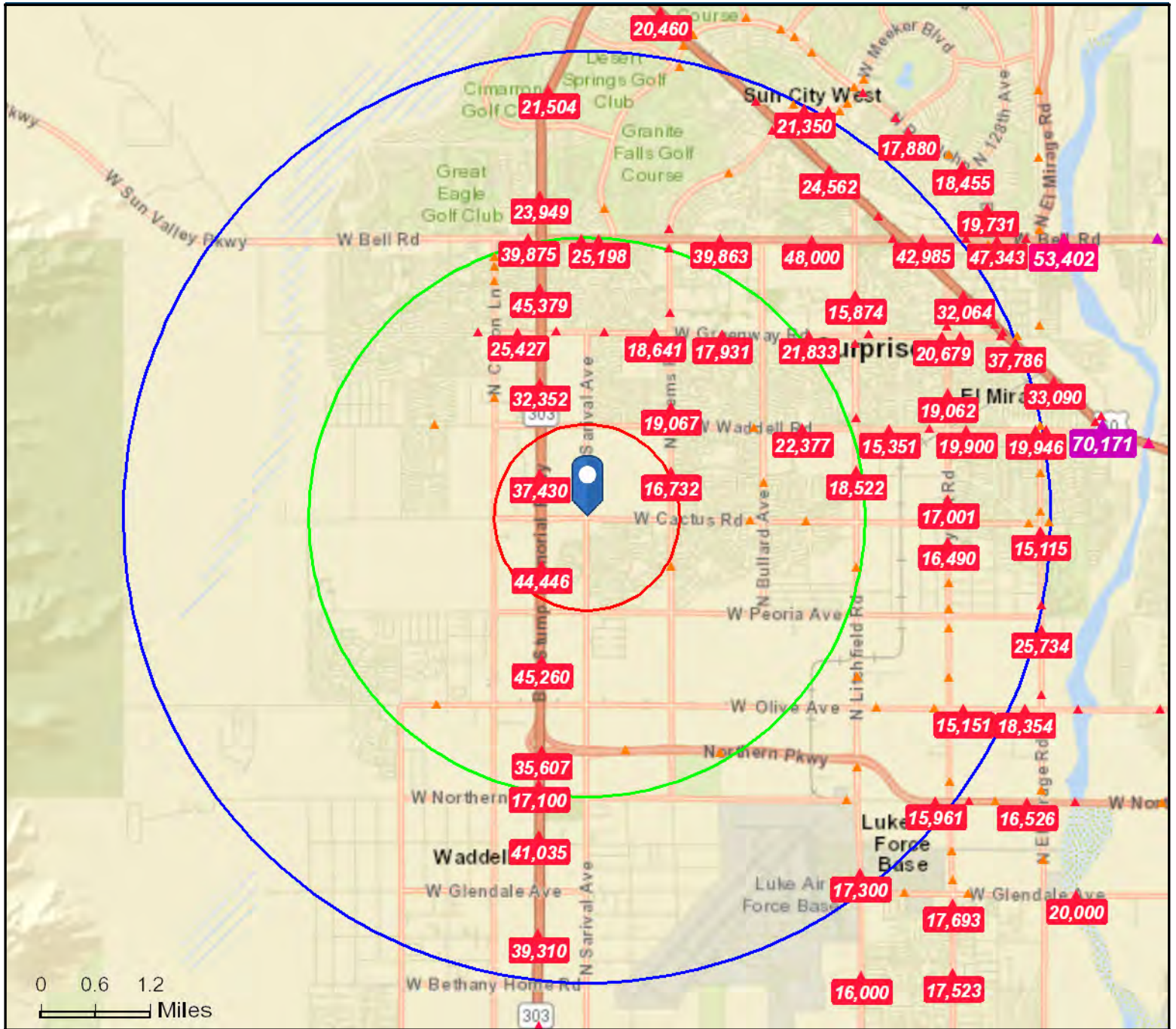
COUNTY RECORDER

BOOK 981 PAGE 47
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2008 - 0308562
04/08/2008 02:28 PM

Job No.
06-070
BS01MCR
Sheet No.
1
of 1

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.59536
 Longitude: -112.40952



Source: ©2017 Kalibrate Technologies

May 14, 2018



Traffic Count Profile

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536
 Longitude: -112.40952

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	W Cactus Rd	N Sarival Ave (0.05 miles E)	2012	2,397
0.15	N Sarival Ave	W Jenan Dr (0.11 miles S)	2012	3,037
0.42	N Sarival Ave	W Cactus Rd (0.43 miles S)	2012	1,593
0.49	W Cactus Rd	N Greer Ranch Pkwy (0.09 miles W)	2012	4,474
0.69	Loop 303	W Cactus Rd (0.48 miles S)	2015	37,430
0.70	Loop 303	W Cactus Rd (0.50 miles N)	2016	44,446
0.80	W Cactus Rd	Autoshow Ave (0.05 miles E)	2012	919
0.91	N Sarival Ave	W Peoria Ave (0.10 miles S)	2012	2,649
1.00	W Waddell Rd	N Legacy Parc Blvd (0.13 miles E)	2012	7,857
1.02		(0.00 miles)	2015	7,646
1.03	W Peoria Ave	N Sarival Ave (0.19 miles W)	2015	3,397
1.03	W Peoria Ave	N Sarival Ave (0.20 miles E)	2012	1,553
1.03	N Reems Rd	W Sweetwater Ave (0.01 miles S)	2012	16,732
1.04	W Waddell Rd	Loop 303 (0.23 miles W)	2010	7,138
1.05	Loop 303	W Waddell Rd (0.09 miles N)	2015	5,029
1.05	N Reems Rd	W Cholla St (0.02 miles N)	2014	8,770
1.15	N Cotton Ln	W Peoria Ave (0.45 miles S)	2014	3,758
1.19	W Cactus Rd	N 153rd Ave (0.02 miles W)	2012	6,656
1.24	W Waddell Rd	Autoshow Ave (0.00 miles E)	2012	7,884
1.26		(0.00 miles)	2015	3,892
1.28	Loop 303	W Waddell Rd (0.18 miles S)	2015	4,114
1.32	W Peoria Ave	N Cotton Ln (0.16 miles W)	2012	716
1.35	N Cotton Ln	W Waddell Rd (0.09 miles N)	2012	7,654
1.50	N Reems Rd	W Hearn Rd (0.04 miles N)	2012	19,067
1.54	W Waddell Rd	N 153rd Dr (0.05 miles W)	2007	7,000
1.54	Loop 303	W Waddell Rd (0.46 miles S)	2015	32,352
1.54	W Peoria Ave	N 173rd Ave (0.08 miles W)	2012	432
1.60	Loop 303	W Olive Ave (0.48 miles S)	2016	45,260
1.61	N Sarival Ave	W Acoma Dr (0.11 miles S)	2012	2,694
1.62	N Cotton Ln	W Acoma Dr (0.23 miles N)	2015	8,297

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

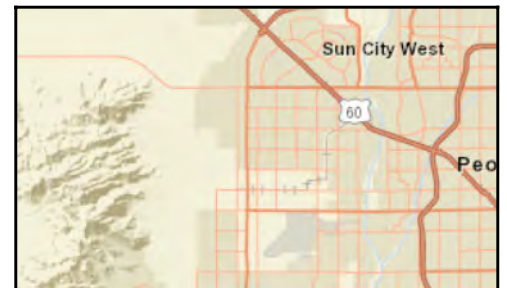
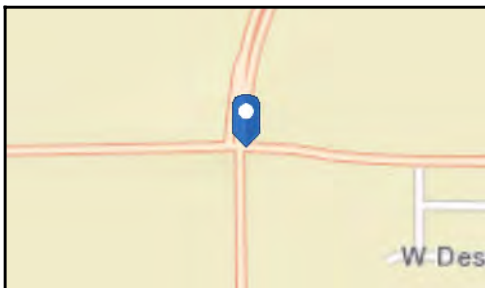
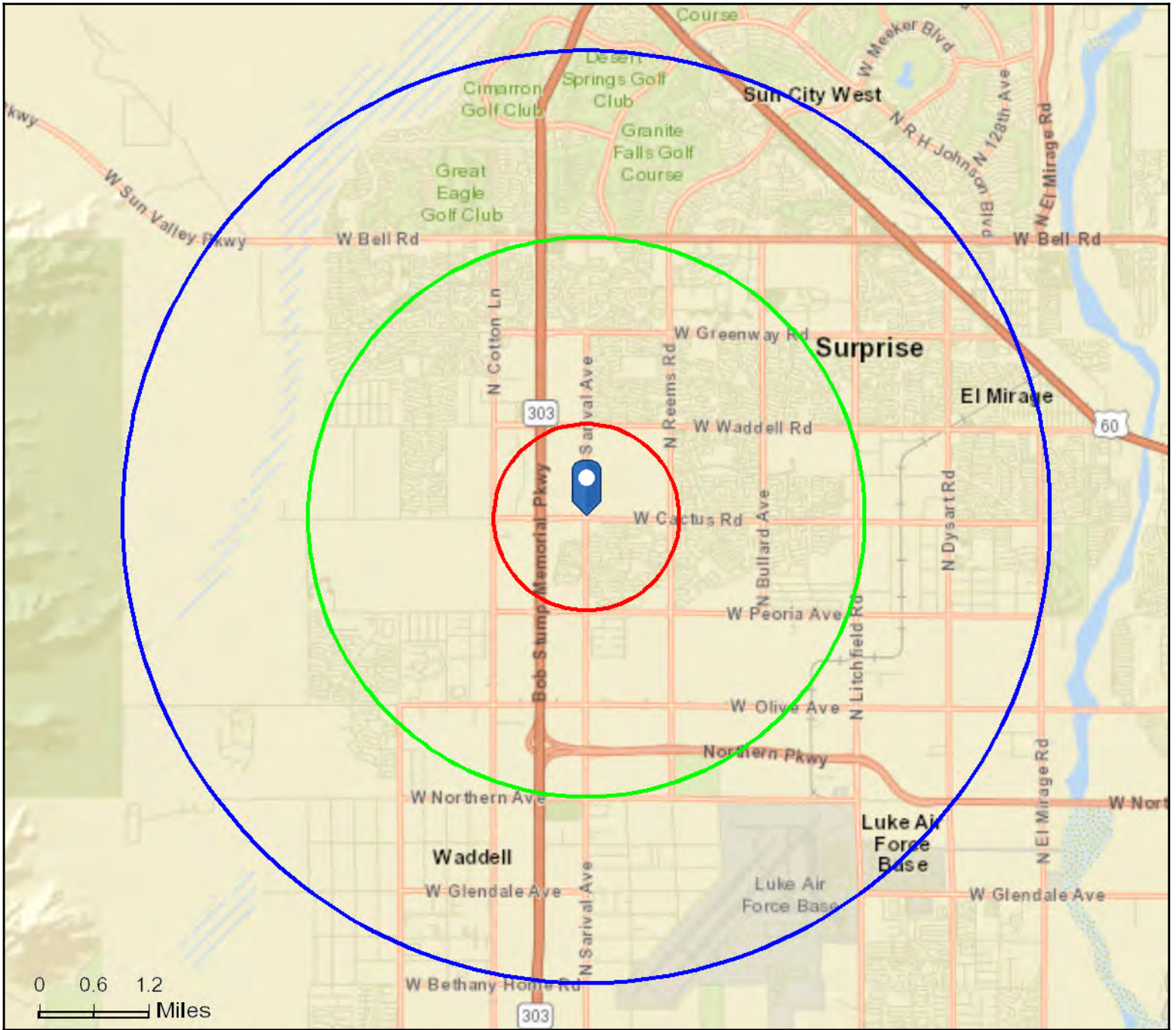
Source: ©2017 Kalibrate Technologies

Cactus Road and Sarival Avenue
16297-16299 W Cactus Rd, Surprise, Arizona, 85379
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536

Longitude: -112.40952





Executive Summary

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536
 Longitude: -112.40952

	1 mile	3 miles	5 miles
Population			
2000 Population	168	3,597	31,350
2010 Population	3,070	58,492	132,584
2017 Population	5,002	67,372	150,400
2022 Population	6,004	74,322	165,846
2000-2010 Annual Rate	33.72%	32.16%	15.51%
2010-2017 Annual Rate	6.97%	1.97%	1.75%
2017-2022 Annual Rate	3.72%	1.98%	1.97%
2017 Male Population	48.6%	49.0%	48.7%
2017 Female Population	51.4%	51.0%	51.3%
2017 Median Age	31.2	31.3	35.9

In the identified area, the current year population is 150,400. In 2010, the Census count in the area was 132,584. The rate of change since 2010 was 1.75% annually. The five-year projection for the population in the area is 165,846 representing a change of 1.97% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 31.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	66.4%	74.1%	75.3%
2017 Black Alone	8.5%	7.3%	6.5%
2017 American Indian/Alaska Native Alone	0.9%	0.9%	0.9%
2017 Asian Alone	10.7%	4.2%	3.3%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	7.4%	7.6%	9.0%
2017 Two or More Races	5.8%	5.7%	4.8%
2017 Hispanic Origin (Any Race)	22.3%	21.4%	22.8%

Persons of Hispanic origin represent 22.8% 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 63.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	57	1,265	12,123
2010 Households	982	18,295	46,092
2017 Total Households	1,567	20,712	51,793
2022 Total Households	1,888	22,778	56,806
2000-2010 Annual Rate	32.93%	30.62%	14.29%
2010-2017 Annual Rate	6.66%	1.73%	1.62%
2017-2022 Annual Rate	3.80%	1.92%	1.86%
2017 Average Household Size	3.19	3.25	2.88

The household count in this area has changed from 46,092 in 2010 to 51,793 in the current year, a change of 1.62% annually. The five-year projection of households is 56,806, a change of 1.86% annually from the current year total. Average household size is currently 2.88, compared to 2.86 in the year 2010. The number of families in the current year is 39,655 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

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536
 Longitude: -112.40952

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$76,858	\$68,189	\$62,114
2022 Median Household Income	\$79,646	\$75,066	\$68,440
2017-2022 Annual Rate	0.72%	1.94%	1.96%
Average Household Income			
2017 Average Household Income	\$83,576	\$79,317	\$74,814
2022 Average Household Income	\$93,129	\$89,295	\$84,800
2017-2022 Annual Rate	2.19%	2.40%	2.54%
Per Capita Income			
2017 Per Capita Income	\$25,591	\$24,551	\$25,955
2022 Per Capita Income	\$28,551	\$27,545	\$29,229
2017-2022 Annual Rate	2.21%	2.33%	2.40%

Households by Income

Current median household income is \$62,114 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$68,440 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$74,814 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$84,800 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,955 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,229 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	63	1,351	15,132
2000 Owner Occupied Housing Units	47	1,184	10,672
2000 Renter Occupied Housing Units	10	81	1,451
2000 Vacant Housing Units	6	86	3,009
2010 Total Housing Units	1,150	20,648	54,818
2010 Owner Occupied Housing Units	791	13,832	36,001
2010 Renter Occupied Housing Units	191	4,463	10,091
2010 Vacant Housing Units	168	2,353	8,726
2017 Total Housing Units	1,804	23,207	60,478
2017 Owner Occupied Housing Units	1,259	14,949	38,889
2017 Renter Occupied Housing Units	308	5,764	12,905
2017 Vacant Housing Units	237	2,495	8,685
2022 Total Housing Units	2,173	25,331	65,425
2022 Owner Occupied Housing Units	1,520	16,591	42,870
2022 Renter Occupied Housing Units	367	6,187	13,936
2022 Vacant Housing Units	285	2,553	8,619

Currently, 64.3% of the 60,478 housing units in the area are owner occupied; 21.3%, renter occupied; and 14.4% 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 54,818 housing units in the area - 65.7% owner occupied, 18.4% renter occupied, and 15.9% vacant. The annual rate of change in housing units since 2010 is 4.46%. Median home value in the area is \$215,138, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.65% annually to \$257,418.

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.



Market Profile

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536
 Longitude: -112.40952

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	168	3,597	31,350
2010 Total Population	3,070	58,492	132,584
2017 Total Population	5,002	67,372	150,400
2017 Group Quarters	5	133	1,052
2022 Total Population	6,004	74,322	165,846
2017-2022 Annual Rate	3.72%	1.98%	1.97%
2017 Total Daytime Population	3,664	43,170	123,907
Workers	809	7,261	36,132
Residents	2,855	35,909	87,775
Household Summary			
2000 Households	57	1,265	12,123
2000 Average Household Size	2.95	2.84	2.52
2010 Households	982	18,295	46,092
2010 Average Household Size	3.12	3.19	2.86
2017 Households	1,567	20,712	51,793
2017 Average Household Size	3.19	3.25	2.88
2022 Households	1,888	22,778	56,806
2022 Average Household Size	3.18	3.26	2.90
2017-2022 Annual Rate	3.80%	1.92%	1.86%
2010 Families	803	14,894	35,481
2010 Average Family Size	3.44	3.50	3.21
2017 Families	1,277	16,743	39,655
2017 Average Family Size	3.51	3.57	3.26
2022 Families	1,532	18,348	43,397
2022 Average Family Size	3.50	3.59	3.29
2017-2022 Annual Rate	3.71%	1.85%	1.82%
Housing Unit Summary			
2000 Housing Units	63	1,351	15,132
Owner Occupied Housing Units	74.6%	87.6%	70.5%
Renter Occupied Housing Units	15.9%	6.0%	9.6%
Vacant Housing Units	9.5%	6.4%	19.9%
2010 Housing Units	1,150	20,648	54,818
Owner Occupied Housing Units	68.8%	67.0%	65.7%
Renter Occupied Housing Units	16.6%	21.6%	18.4%
Vacant Housing Units	14.6%	11.4%	15.9%
2017 Housing Units	1,804	23,207	60,478
Owner Occupied Housing Units	69.8%	64.4%	64.3%
Renter Occupied Housing Units	17.1%	24.8%	21.3%
Vacant Housing Units	13.1%	10.8%	14.4%
2022 Housing Units	2,173	25,331	65,425
Owner Occupied Housing Units	69.9%	65.5%	65.5%
Renter Occupied Housing Units	16.9%	24.4%	21.3%
Vacant Housing Units	13.1%	10.1%	13.2%
Median Household Income			
2017	\$76,858	\$68,189	\$62,114
2022	\$79,646	\$75,066	\$68,440
Median Home Value			
2017	\$222,222	\$200,897	\$215,138
2022	\$239,708	\$243,911	\$257,418
Per Capita Income			
2017	\$25,591	\$24,551	\$25,955
2022	\$28,551	\$27,545	\$29,229
Median Age			
2010	30.1	30.4	34.4
2017	31.2	31.3	35.9
2022	29.9	30.6	35.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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



Market Profile

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536
 Longitude: -112.40952

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	1,567	20,712	51,793
<\$15,000	3.6%	4.8%	6.2%
\$15,000 - \$24,999	5.4%	4.9%	7.3%
\$25,000 - \$34,999	3.9%	7.2%	8.4%
\$35,000 - \$49,999	13.4%	11.9%	13.3%
\$50,000 - \$74,999	20.4%	26.3%	24.8%
\$75,000 - \$99,999	27.9%	19.8%	17.9%
\$100,000 - \$149,999	16.2%	17.9%	15.2%
\$150,000 - \$199,999	6.6%	4.5%	4.3%
\$200,000+	2.6%	2.6%	2.6%
Average Household Income	\$83,576	\$79,317	\$74,814
2022 Households by Income			
Household Income Base	1,888	22,778	56,806
<\$15,000	3.6%	4.7%	6.0%
\$15,000 - \$24,999	5.1%	4.5%	6.7%
\$25,000 - \$34,999	3.5%	6.1%	7.2%
\$35,000 - \$49,999	10.8%	9.8%	11.0%
\$50,000 - \$74,999	19.4%	24.8%	23.7%
\$75,000 - \$99,999	28.3%	20.6%	19.0%
\$100,000 - \$149,999	18.1%	20.5%	17.8%
\$150,000 - \$199,999	8.0%	5.6%	5.4%
\$200,000+	3.2%	3.4%	3.3%
Average Household Income	\$93,129	\$89,295	\$84,800
2017 Owner Occupied Housing Units by Value			
Total	1,259	14,949	38,888
<\$50,000	0.2%	0.9%	1.7%
\$50,000 - \$99,999	1.4%	3.6%	5.9%
\$100,000 - \$149,999	13.0%	15.7%	13.7%
\$150,000 - \$199,999	17.8%	29.3%	22.7%
\$200,000 - \$249,999	39.3%	20.3%	19.4%
\$250,000 - \$299,999	13.0%	12.6%	13.4%
\$300,000 - \$399,999	11.0%	13.4%	14.0%
\$400,000 - \$499,999	3.8%	2.5%	4.7%
\$500,000 - \$749,999	0.0%	1.1%	3.3%
\$750,000 - \$999,999	0.2%	0.2%	0.7%
\$1,000,000 +	0.0%	0.2%	0.4%
Average Home Value	\$230,902	\$223,854	\$244,070
2022 Owner Occupied Housing Units by Value			
Total	1,520	16,591	42,870
<\$50,000	0.1%	0.2%	0.5%
\$50,000 - \$99,999	0.5%	1.4%	2.6%
\$100,000 - \$149,999	4.8%	7.0%	6.7%
\$150,000 - \$199,999	10.7%	21.6%	16.8%
\$200,000 - \$249,999	42.8%	22.5%	20.8%
\$250,000 - \$299,999	17.6%	17.4%	17.4%
\$300,000 - \$399,999	17.3%	22.3%	21.2%
\$400,000 - \$499,999	6.1%	4.6%	7.2%
\$500,000 - \$749,999	0.0%	2.1%	5.0%
\$750,000 - \$999,999	0.3%	0.3%	1.2%
\$1,000,000 +	0.0%	0.4%	0.7%
Average Home Value	\$259,786	\$266,724	\$290,561

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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



Market Profile

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.59536
 Longitude: -112.40952

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,072	58,493	132,582
0 - 4	10.0%	10.0%	8.2%
5 - 9	11.3%	10.6%	8.7%
10 - 14	9.3%	9.4%	7.9%
15 - 24	10.9%	11.6%	11.7%
25 - 34	17.4%	17.3%	14.4%
35 - 44	18.1%	17.5%	14.3%
45 - 54	10.6%	10.5%	9.8%
55 - 64	7.6%	7.6%	9.5%
65 - 74	3.1%	3.7%	9.5%
75 - 84	0.9%	1.2%	4.6%
85 +	0.7%	0.4%	1.4%
18 +	65.3%	65.2%	71.0%
2017 Population by Age			
Total	5,004	67,371	150,401
0 - 4	9.5%	9.5%	7.9%
5 - 9	9.2%	9.4%	7.8%
10 - 14	9.1%	9.0%	7.6%
15 - 24	13.0%	13.1%	12.0%
25 - 34	15.6%	15.1%	13.3%
35 - 44	16.6%	17.0%	14.2%
45 - 54	12.5%	11.8%	10.5%
55 - 64	7.9%	8.0%	9.3%
65 - 74	4.9%	5.2%	10.8%
75 - 84	1.3%	1.6%	5.0%
85 +	0.5%	0.5%	1.6%
18 +	67.4%	67.4%	72.6%
2022 Population by Age			
Total	6,003	74,322	165,845
0 - 4	9.9%	9.7%	8.1%
5 - 9	9.5%	9.4%	7.9%
10 - 14	8.9%	8.9%	7.5%
15 - 24	13.6%	13.0%	11.8%
25 - 34	17.7%	17.1%	14.6%
35 - 44	16.4%	16.5%	14.0%
45 - 54	11.1%	11.0%	9.8%
55 - 64	6.8%	7.2%	8.1%
65 - 74	4.2%	5.0%	10.0%
75 - 84	1.4%	1.8%	6.4%
85 +	0.3%	0.4%	1.7%
18 +	66.5%	67.1%	72.3%
2010 Population by Sex			
Males	1,506	28,700	64,807
Females	1,564	29,792	67,777
2017 Population by Sex			
Males	2,431	32,999	73,250
Females	2,571	34,373	77,150
2022 Population by Sex			
Males	2,888	36,335	80,517
Females	3,116	37,987	85,329

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



Market Profile

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536
 Longitude: -112.40952

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	3,072	58,493	132,584
White Alone	70.6%	77.8%	78.4%
Black Alone	7.5%	6.2%	5.5%
American Indian Alone	1.0%	0.8%	0.8%
Asian Alone	8.0%	3.3%	2.6%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	8.0%	6.9%	8.4%
Two or More Races	4.6%	4.7%	4.1%
Hispanic Origin	21.2%	19.3%	21.0%
Diversity Index	65.9	57.9	58.7
2017 Population by Race/Ethnicity			
Total	5,003	67,371	150,400
White Alone	66.4%	74.1%	75.3%
Black Alone	8.5%	7.3%	6.5%
American Indian Alone	0.9%	0.9%	0.9%
Asian Alone	10.7%	4.2%	3.3%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	7.4%	7.6%	9.0%
Two or More Races	5.8%	5.7%	4.8%
Hispanic Origin	22.3%	21.4%	22.8%
Diversity Index	69.9	63.1	63.0
2022 Population by Race/Ethnicity			
Total	6,003	74,322	165,846
White Alone	63.2%	71.1%	72.8%
Black Alone	9.4%	8.2%	7.2%
American Indian Alone	0.9%	1.0%	1.0%
Asian Alone	12.2%	4.9%	3.9%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	7.6%	8.2%	9.5%
Two or More Races	6.4%	6.3%	5.4%
Hispanic Origin	23.7%	23.2%	24.4%
Diversity Index	72.9	66.8	66.2
2010 Population by Relationship and Household Type			
Total	3,070	58,492	132,584
In Households	99.9%	99.8%	99.3%
In Family Households	92.4%	91.8%	88.4%
Householder	24.9%	25.6%	26.8%
Spouse	20.7%	19.9%	21.5%
Child	39.1%	39.4%	33.6%
Other relative	5.2%	4.3%	4.1%
Nonrelative	2.5%	2.6%	2.5%
In Nonfamily Households	7.4%	8.0%	10.9%
In Group Quarters	0.1%	0.2%	0.7%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.1%	0.2%	0.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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



Market Profile

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536
 Longitude: -112.40952

	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	2,967	39,816	97,214
Less than 9th Grade	4.0%	2.2%	2.4%
9th - 12th Grade, No Diploma	4.1%	4.7%	5.4%
High School Graduate	16.8%	20.5%	22.4%
GED/Alternative Credential	2.9%	4.1%	4.0%
Some College, No Degree	33.1%	31.4%	28.9%
Associate Degree	9.7%	11.2%	10.0%
Bachelor's Degree	19.3%	17.8%	17.8%
Graduate/Professional Degree	10.2%	8.1%	9.1%
2017 Population 15+ by Marital Status			
Total	3,617	48,656	115,298
Never Married	34.3%	26.6%	25.1%
Married	51.8%	57.2%	56.6%
Widowed	3.6%	3.3%	5.6%
Divorced	10.3%	12.9%	12.7%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	95.2%	94.5%	94.3%
Civilian Unemployed (Unemployment Rate)	4.8%	5.5%	5.7%
2017 Employed Population 16+ by Industry			
Total	2,133	31,766	62,904
Agriculture/Mining	0.2%	0.6%	0.5%
Construction	6.1%	4.7%	5.4%
Manufacturing	3.8%	5.2%	5.4%
Wholesale Trade	2.3%	3.2%	2.8%
Retail Trade	10.9%	14.0%	13.9%
Transportation/Utilities	9.9%	6.4%	5.6%
Information	0.6%	1.6%	1.4%
Finance/Insurance/Real Estate	12.6%	10.2%	9.8%
Services	45.3%	46.5%	48.0%
Public Administration	8.3%	7.6%	7.3%
2017 Employed Population 16+ by Occupation			
Total	2,132	31,766	62,905
White Collar	64.1%	64.8%	62.2%
Management/Business/Financial	16.8%	14.3%	13.2%
Professional	20.8%	21.9%	20.9%
Sales	11.6%	12.3%	11.9%
Administrative Support	14.9%	16.3%	16.2%
Services	19.1%	18.0%	20.4%
Blue Collar	16.8%	17.2%	17.5%
Farming/Forestry/Fishing	0.1%	0.1%	0.2%
Construction/Extraction	4.8%	3.5%	3.9%
Installation/Maintenance/Repair	4.6%	3.9%	3.8%
Production	1.7%	3.6%	3.9%
Transportation/Material Moving	5.5%	6.1%	5.7%
2010 Population By Urban/ Rural Status			
Total Population	3,070	58,492	132,584
Population Inside Urbanized Area	99.7%	99.5%	98.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.3%	0.5%	1.2%

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



Market Profile

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536
 Longitude: -112.40952

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	982	18,294	46,091
Households with 1 Person	12.7%	13.4%	17.9%
Households with 2+ People	87.3%	86.6%	82.1%
Family Households	81.8%	81.4%	77.0%
Husband-wife Families	67.7%	63.6%	61.7%
With Related Children	43.8%	40.0%	28.8%
Other Family (No Spouse Present)	14.1%	17.8%	15.3%
Other Family with Male Householder	5.4%	5.6%	4.7%
With Related Children	4.0%	4.3%	3.4%
Other Family with Female Householder	8.7%	12.2%	10.6%
With Related Children	6.2%	9.4%	7.7%
Nonfamily Households	5.5%	5.2%	5.1%
All Households with Children	54.3%	54.3%	40.5%
Multigenerational Households	5.6%	5.8%	4.9%
Unmarried Partner Households	8.0%	7.7%	6.9%
Male-female	6.7%	6.8%	6.1%
Same-sex	1.3%	0.9%	0.8%
2010 Households by Size			
Total	981	18,296	46,093
1 Person Household	12.7%	13.4%	17.9%
2 Person Household	26.1%	27.3%	36.7%
3 Person Household	17.3%	18.6%	14.8%
4 Person Household	22.6%	21.4%	15.6%
5 Person Household	12.4%	11.6%	8.7%
6 Person Household	5.5%	4.8%	3.8%
7 + Person Household	3.3%	2.8%	2.5%
2010 Households by Tenure and Mortgage Status			
Total	982	18,295	46,092
Owner Occupied	80.5%	75.6%	78.1%
Owned with a Mortgage/Loan	73.6%	70.5%	62.6%
Owned Free and Clear	6.9%	5.1%	15.5%
Renter Occupied	19.5%	24.4%	21.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,150	20,648	54,818
Housing Units Inside Urbanized Area	99.4%	99.4%	98.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.6%	0.6%	1.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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



Market Profile

Cactus Road and Sarival Avenue
 16297-16299 W Cactus Rd, Surprise, Arizona, 85379
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.59536
 Longitude: -112.40952

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Up and Coming Families	Up and Coming Families	Up and Coming Families
2.	Top Tier (1A)	Boomburbs (1C)	The Elders (9C)
3.	Professional Pride (1B)	Bright Young Professionals	Middleburg (4C)
2017 Consumer Spending			
Apparel & Services: Total \$	\$3,654,970	\$45,852,604	\$104,977,431
Average Spent	\$2,332.46	\$2,213.82	\$2,026.87
Spending Potential Index	108	102	94
Education: Total \$	\$2,097,492	\$26,611,268	\$61,174,584
Average Spent	\$1,338.54	\$1,284.82	\$1,181.14
Spending Potential Index	92	88	81
Entertainment/Recreation: Total \$	\$5,054,214	\$63,375,593	\$150,418,263
Average Spent	\$3,225.41	\$3,059.85	\$2,904.22
Spending Potential Index	103	98	93
Food at Home: Total \$	\$7,982,012	\$99,909,481	\$238,124,959
Average Spent	\$5,093.82	\$4,823.75	\$4,597.63
Spending Potential Index	101	96	91
Food Away from Home: Total \$	\$5,649,459	\$70,773,201	\$164,186,934
Average Spent	\$3,605.27	\$3,417.01	\$3,170.06
Spending Potential Index	108	103	95
Health Care: Total \$	\$8,627,907	\$108,040,726	\$271,540,464
Average Spent	\$5,506.00	\$5,216.33	\$5,242.80
Spending Potential Index	98	93	94
HH Furnishings & Equipment: Total \$	\$3,263,899	\$40,905,498	\$96,467,629
Average Spent	\$2,082.90	\$1,974.97	\$1,862.56
Spending Potential Index	107	102	96
Personal Care Products & Services: Total \$	\$1,299,906	\$16,317,995	\$39,019,642
Average Spent	\$829.55	\$787.85	\$753.38
Spending Potential Index	104	99	95
Shelter: Total \$	\$26,320,600	\$329,776,083	\$779,840,001
Average Spent	\$16,796.81	\$15,921.98	\$15,056.86
Spending Potential Index	103	98	93
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,720,279	\$46,737,684	\$117,436,714
Average Spent	\$2,374.14	\$2,256.55	\$2,267.42
Spending Potential Index	101	96	97
Travel: Total \$	\$3,380,513	\$42,550,813	\$101,159,677
Average Spent	\$2,157.32	\$2,054.40	\$1,953.15
Spending Potential Index	104	99	94
Vehicle Maintenance & Repairs: Total \$	\$1,712,441	\$21,440,773	\$51,499,320
Average Spent	\$1,092.81	\$1,035.19	\$994.33
Spending Potential Index	102	97	93

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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