

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

135TH AVE AND DIXILETA DRIVE SOUTHWEST CORNER

CITY OF PEORIA | ±10 ACRES



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



135TH AVENUE AND DIXILETA DRIVE

PEORIA, ARIZONA

LOCATION:

Located at the southwest corner of 135th Avenue and Dixileta Drive in Peoria, Arizona.

SIZE:

±10 Acres

ASSESSOR PARCEL NUMBER:

503-52-038C

ZONING:

RU-43 | City of Peoria

City of Peoria General Plan shows: Low Density Residential

PRICE:

Submit

TERMS:

Cash

PROPERTY TAXES:

2017 Assessment: \$11.82

COMMENTS:

This 10-acre site is ideally nestled next to the award winning Vistancia/Trilogy West master planned communities.

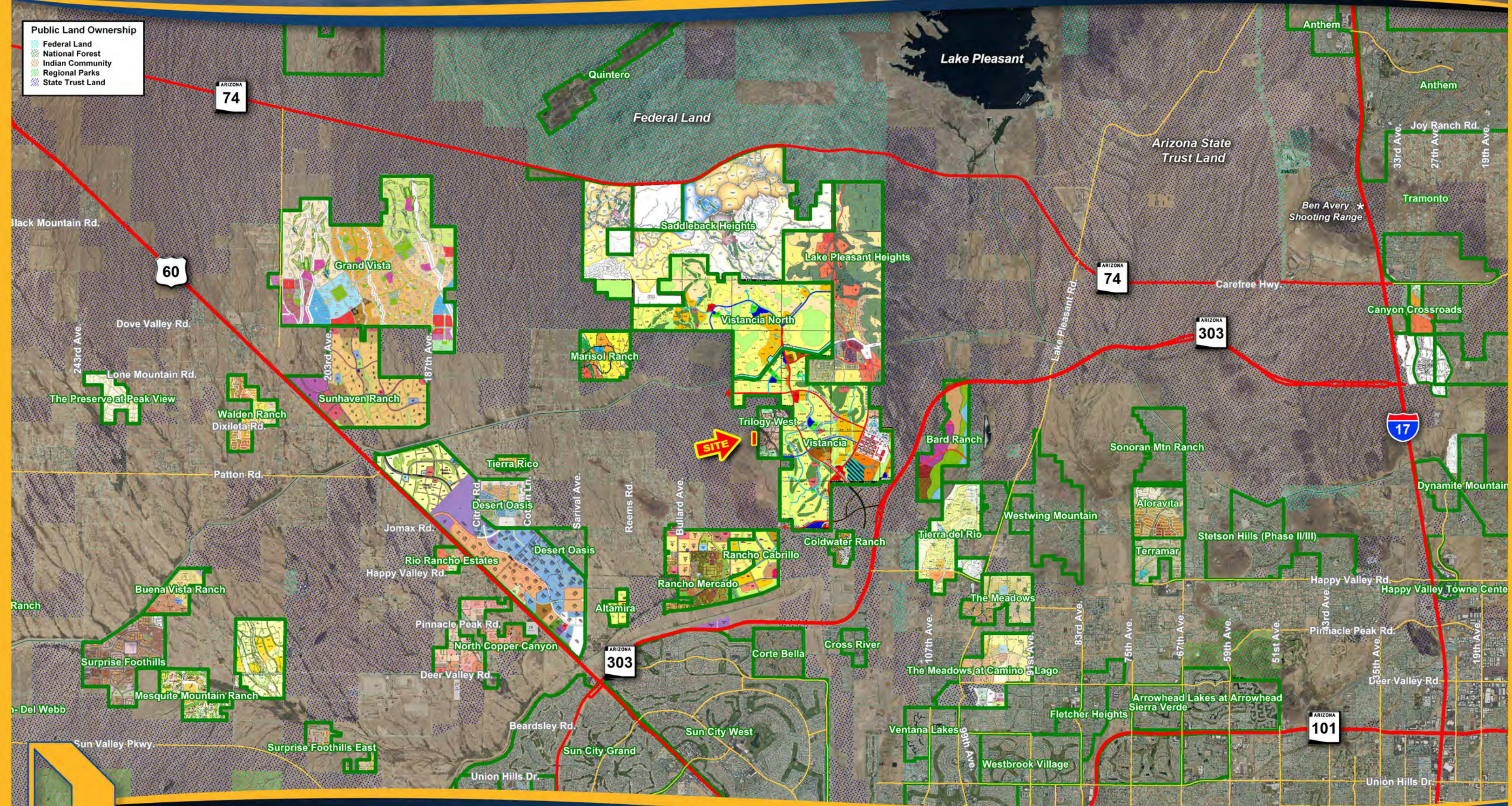
The 60-acre parcel directly to the west (parcel 503-52-038G) and the 5-acre parcel to the west (503-52-038J) are also available. [Please click](#) for more information.

NORTHWEST VALLEY SUBMARKET

135TH AVENUE AND DIXILETA DRIVE

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

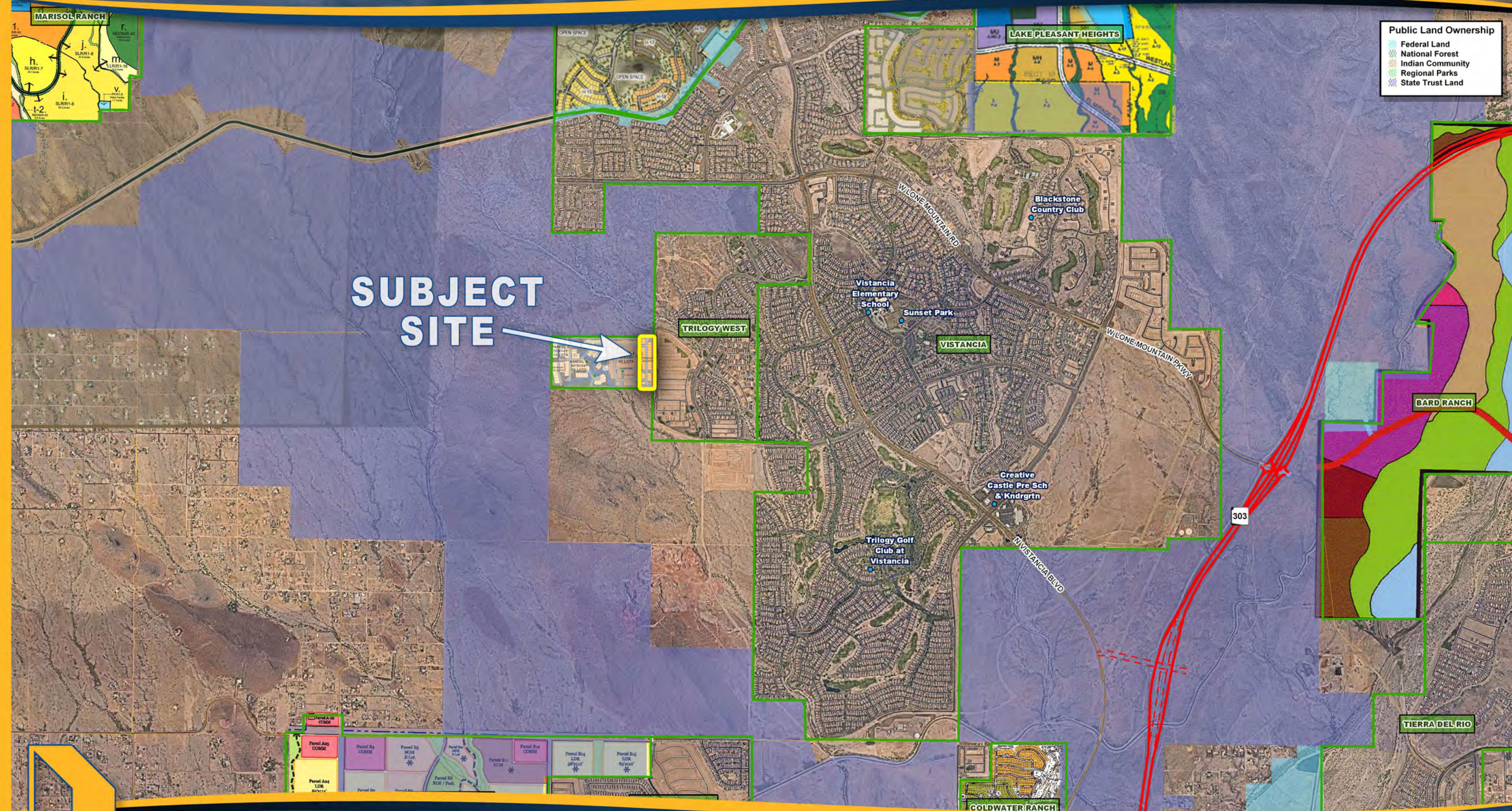


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135TH AVENUE AND DIXILETA DRIVE

PEORIA, ARIZONA



**SUBJECT
SITE**

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

135TH AVENUE AND DIXILETA DRIVE LOOKING SOUTH



**SUBJECT
SITE**

ARIZONA
303

Dixileta Pkwy

Dixileta Dr.

135th Ave

139th Ave

VISTANCIA

Lone Mountain Rd

Viscancia Blvd



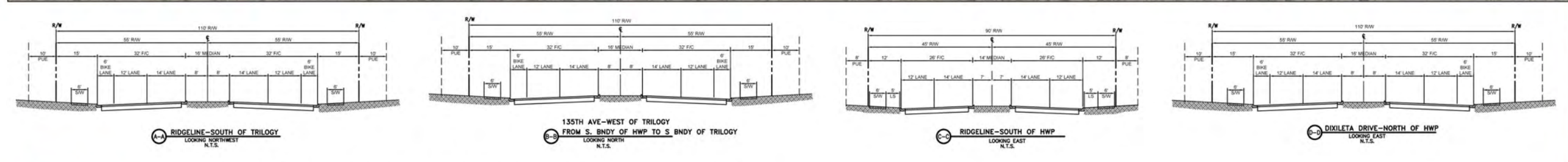
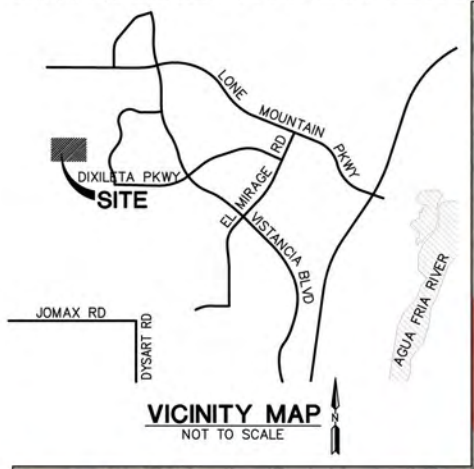
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Photography Date 03/19/2018 **TODD**
PHOTOGRAPHIC

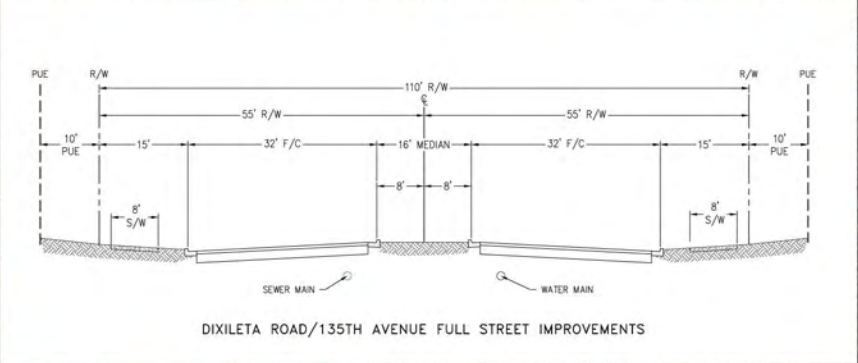
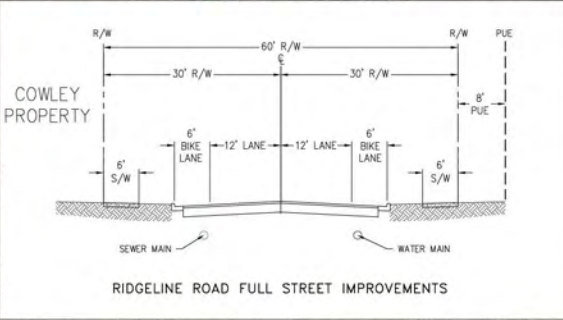
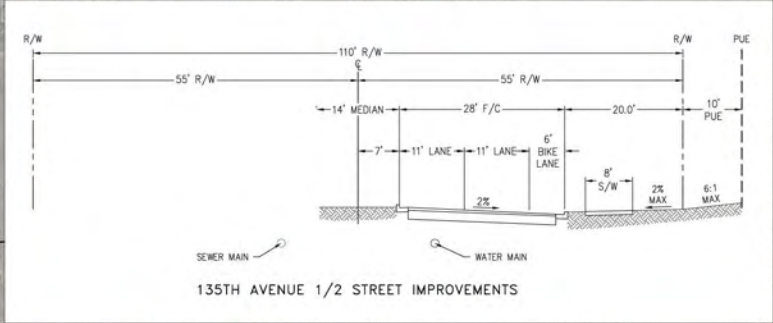
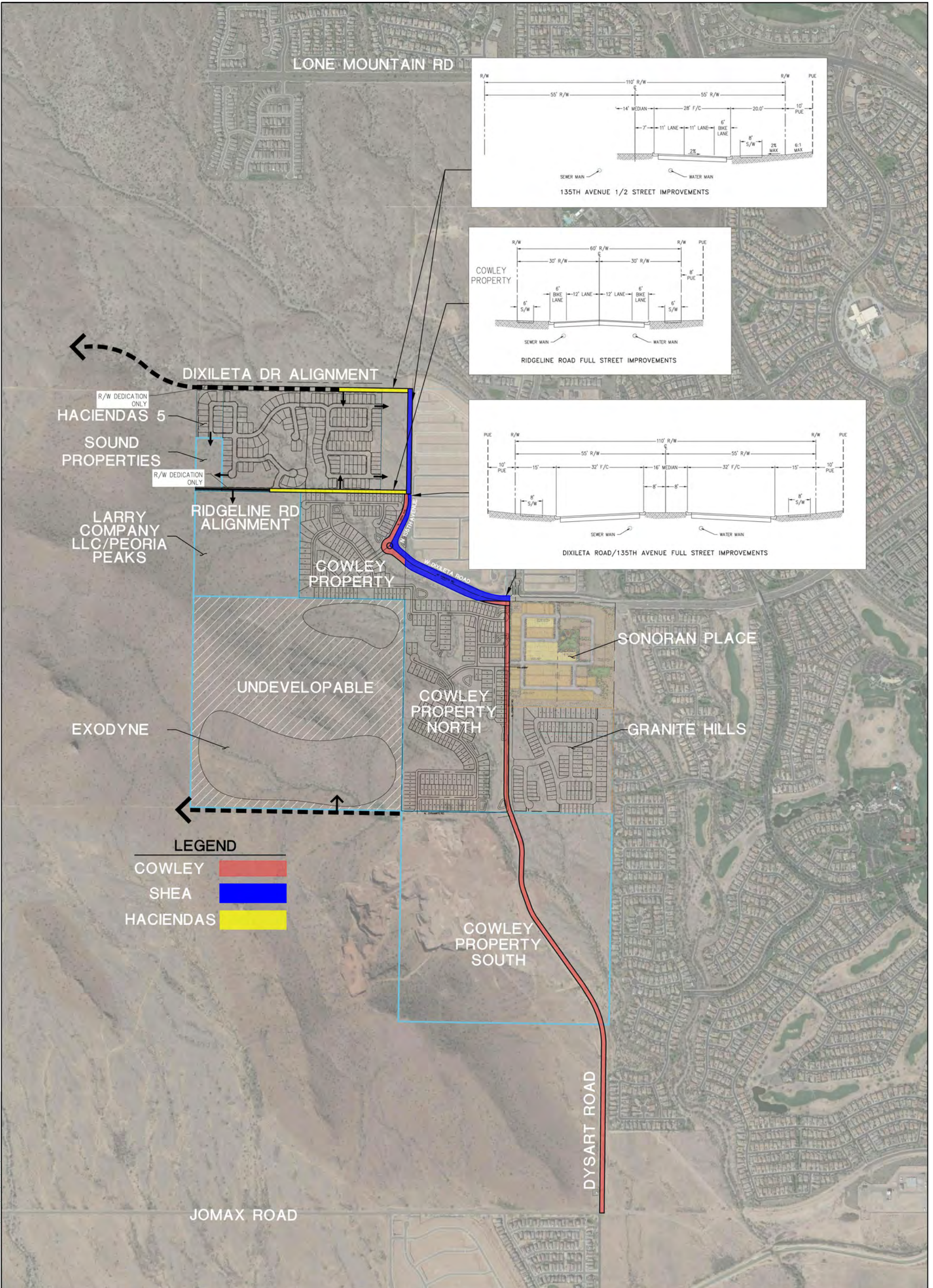
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- HACIENDAS AT WHITE PEAK STREET IMPROVEMENT.
- FUTURE ROADWAY TRILOGY WEST CONTRIBUTION IN LIEU PAYMENT
- STREET IMPROVEMENT BY OTHERS



THE HACIENDAS AT WHITE PEAK
 PEORIA, AZ
CONCEPTUAL SITE PLAN 10



LEGEND

COWLEY	
SHEA	
HACIENDAS	

SHEET NO. OF	HILGARTWILSON
	PROJ NO.: 1866
	DATE: MAY 2019
	SCALE: 1" = 200'
	DRAWN: HW
DESIGNED: HW	
APPROVED: TW	

HACIENDAS / COWLEY PROPERTIES
S.E.C. OF LITCHFIELD ROAD ALIGNMENT & DIXILETA ROAD ALIGNMENT
PEORIA, AZ
REGIONAL ACCESS EXHIBIT

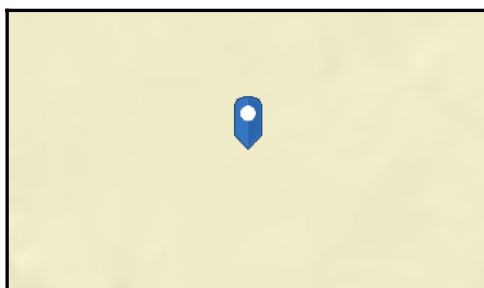
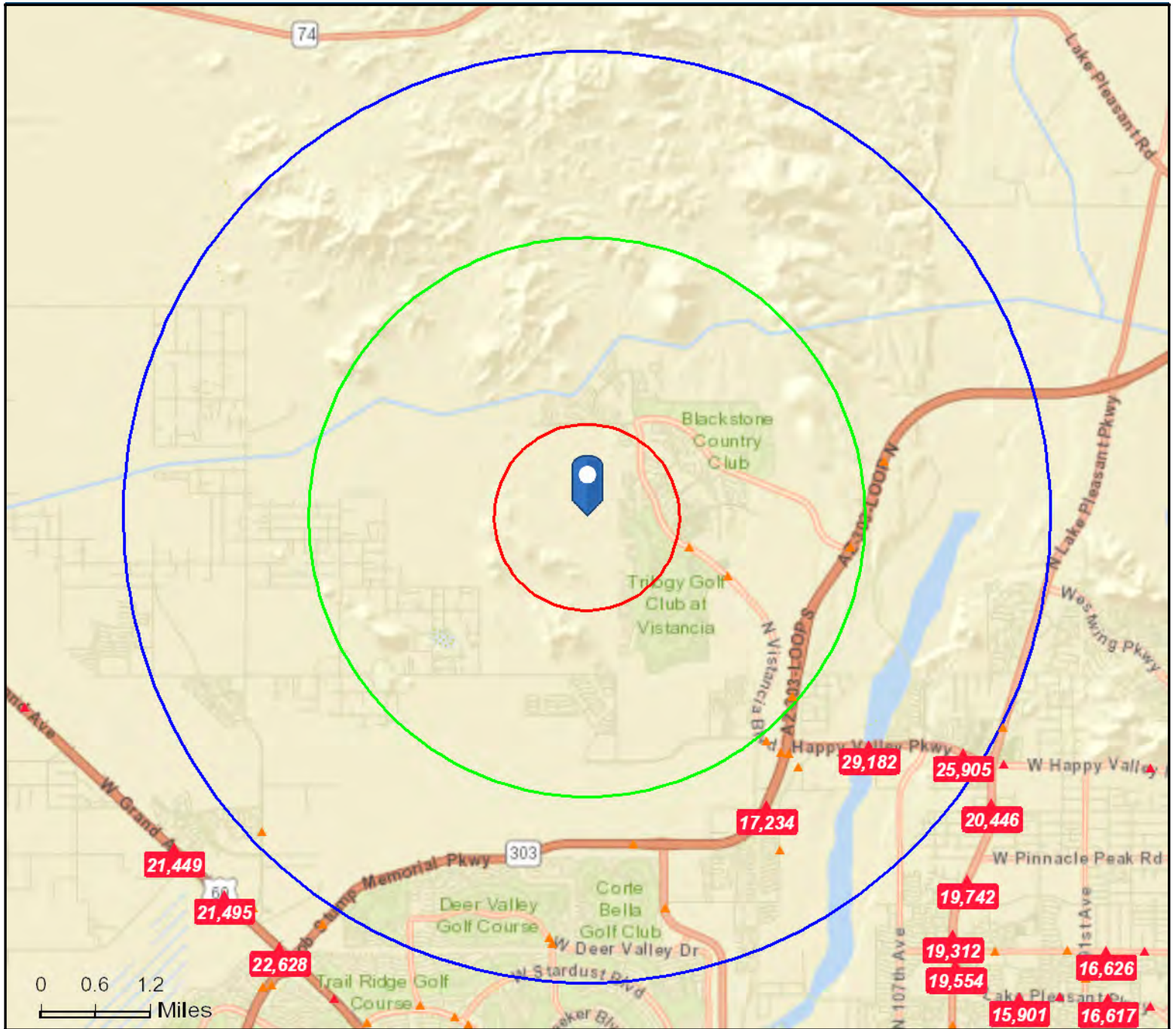
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com

REV.:

Dixileta Drive and 135th Avenue
 85383, Peoria, Arizona
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.74927
 Longitude: -112.34845



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

May 30, 2018



Traffic Count Profile

Dixileta Drive and 135th Avenue
85383, Peoria, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.74927
Longitude: -112.34845

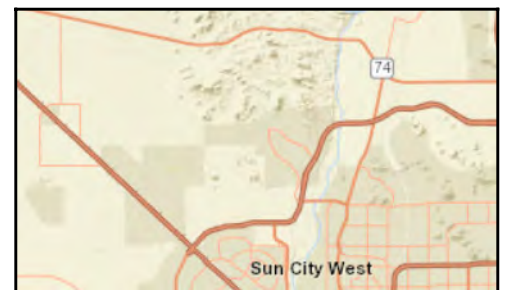
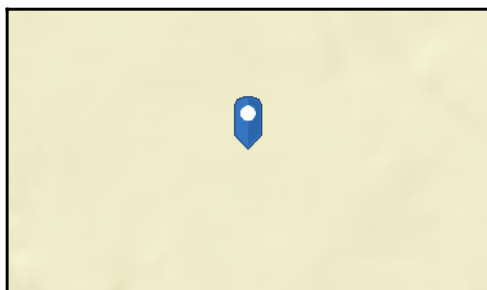
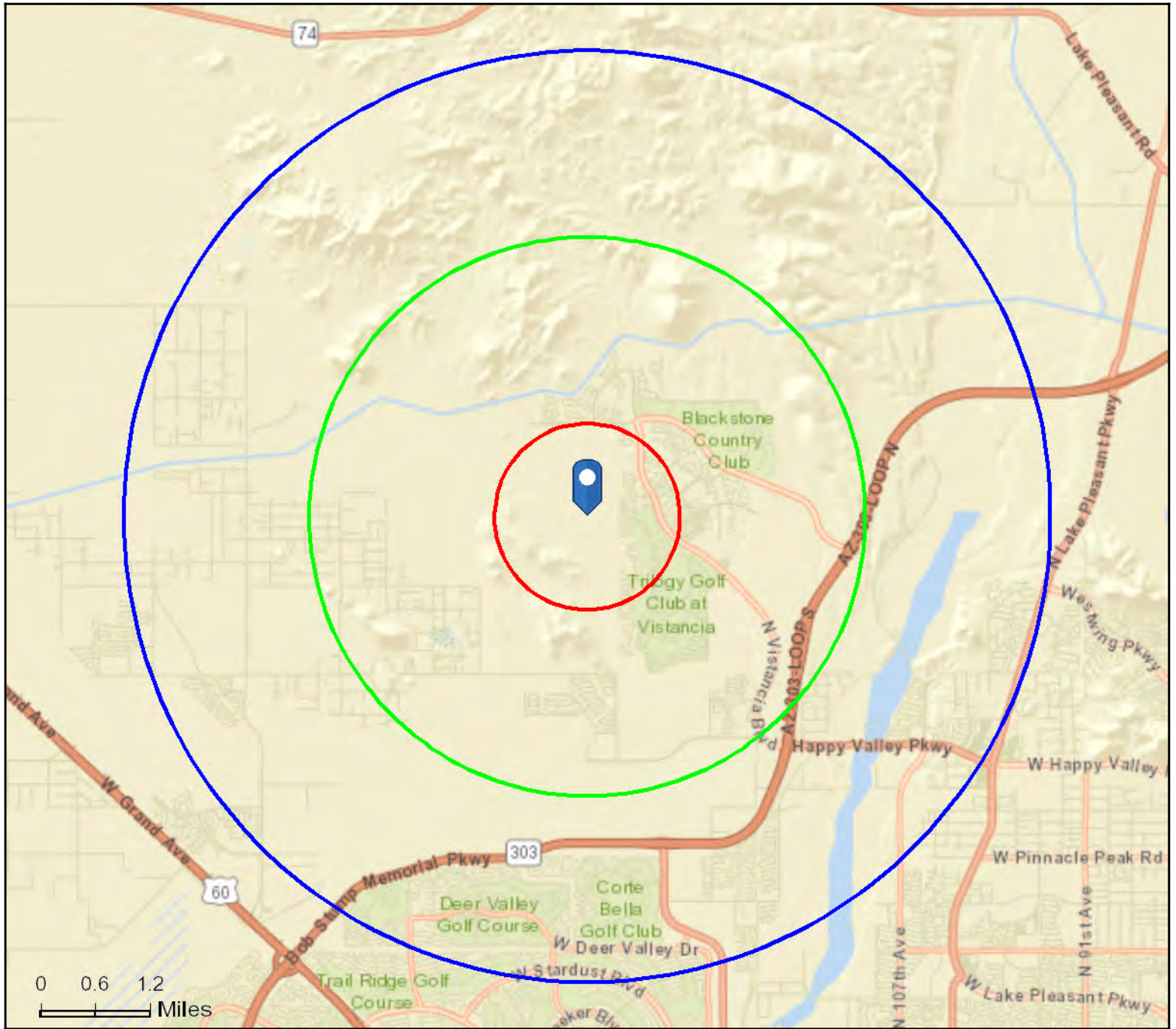
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.80	Whispering Ridge	N 127th Dr (0.05 miles NE)	2014	2,949
0.91	N Vistancia Blvd	W Lone Mountain Rd (0.34 miles N)	2014	3,772
1.06	W Lone Mountain Rd	N 137th Dr (0.16 miles W)	2014	1,155
1.07	Sunrise Pt	Nadine Way (0.05 miles SE)	2015	1,090
1.10	W Lone Mountain Rd	N 130th Ln (0.05 miles W)	2014	3,570
1.15	Vistancia Blvd	Sunrise Pt (0.08 miles SE)	2014	9,905
1.24	N Sunrise Pt	W Pontebella Dr (0.05 miles NW)	2015	1,178
1.29	W Lone Mountain Pw	N Sunrise Pt (0.16 miles E)	2014	2,596
1.33	Ridgeline Rd	122nd Dr (0.09 miles E)	2009	3,601
1.35	Sunset Pt	W Lone Mountain Pw (0.23 miles NE)	2015	1,445
1.41	N Sunrise Pt	W Tyler Trl (0.04 miles N)	2014	1,047
1.42	N Westland Rd	W Gloria Ln (0.11 miles SW)	2015	270
1.47	W Lone Mountain Pw	Sunset Pt (0.32 miles SE)	2014	3,496
1.65	N Vistancia Bl	Vistancia Blvd (0.35 miles SE)	2014	13,858
1.68	W Lone Mountain Pw	N Blackstone Dr (0.11 miles SE)	2015	3,883
1.75	el Mirage Rd	Blue Sky Dr (0.07 miles N)	2015	2,662
1.93	W Jomax Rd	el Mirage Rd (0.14 miles E)	2009	209
2.28	N 147th Ave	W Molly Ln (0.03 miles N)	2015	455
2.78	Loop 303	Beardsley Canal (1.29 miles SW)	2015	1,753
2.85	Loop 303	Beardsley Canal (1.39 miles SW)	2016	13,716
2.85		(0.00 miles)	2015	1,607
2.86		(0.00 miles)	2015	1,778
2.93	Loop 303	Beardsley Canal (1.48 miles SW)	2015	1,771
2.93	Loop 303	Beardsley Canal (0.32 miles N)	2015	8,444
2.95	W Happy Valley Pw	Vistancia Blvd (0.12 miles NE)	2015	1,658
3.05	W Jomax Rd	N 155th Ave (0.11 miles W)	2015	822
3.09	W Happy Valley Pkwy	Loop 303 (0.21 miles E)	2015	10,250
3.16		(0.00 miles)	2015	2,356
3.21		(0.00 miles)	2015	1,743
3.26	Loop 303	Beardsley Csr (0.62 miles NE)	2016	13,716

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

Dixileta Drive and 135th Avenue
85383, Peoria, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.74927
Longitude: -112.34845





Executive Summary

Dixileta Drive and 135th Avenue
 85383, Peoria, Arizona
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.74927
 Longitude: -112.34845

	1 mile	3 miles	5 miles
Population			
2000 Population	1	301	8,009
2010 Population	1,982	8,633	26,621
2017 Population	3,528	15,421	39,237
2022 Population	4,214	18,443	53,376
2000-2010 Annual Rate	113.65%	39.88%	12.76%
2010-2017 Annual Rate	8.28%	8.33%	5.50%
2017-2022 Annual Rate	3.62%	3.64%	6.35%
2017 Male Population	49.0%	49.2%	48.6%
2017 Female Population	51.0%	50.8%	51.4%
2017 Median Age	41.5	41.5	46.2

In the identified area, the current year population is 39,237. In 2010, the Census count in the area was 26,621. The rate of change since 2010 was 5.50% annually. The five-year projection for the population in the area is 53,376 representing a change of 6.35% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 41.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	84.9%	85.5%	88.1%
2017 Black Alone	3.1%	2.9%	2.5%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2017 Asian Alone	4.1%	4.1%	2.9%
2017 Pacific Islander Alone	0.3%	0.2%	0.1%
2017 Other Race	2.9%	3.0%	2.9%
2017 Two or More Races	4.2%	3.8%	3.0%
2017 Hispanic Origin (Any Race)	9.6%	10.1%	10.0%

Persons of Hispanic origin represent 10.0% 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 36.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	0	104	4,100
2010 Households	687	3,210	11,068
2017 Total Households	1,297	5,535	15,202
2022 Total Households	1,554	6,578	19,751
2000-2010 Annual Rate	0.00%	40.91%	10.44%
2010-2017 Annual Rate	9.16%	7.80%	4.47%
2017-2022 Annual Rate	3.68%	3.51%	5.38%
2017 Average Household Size	2.72	2.79	2.58

The household count in this area has changed from 11,068 in 2010 to 15,202 in the current year, a change of 4.47% annually. The five-year projection of households is 19,751, a change of 5.38% annually from the current year total. Average household size is currently 2.58, compared to 2.41 in the year 2010. The number of families in the current year is 11,685 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

Dixileta Drive and 135th Avenue
 85383, Peoria, Arizona
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
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 Longitude: -112.34845

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$96,521	\$90,634	\$76,372
2022 Median Household Income	\$101,387	\$100,317	\$82,725
2017-2022 Annual Rate	0.99%	2.05%	1.61%
Average Household Income			
2017 Average Household Income	\$113,031	\$109,045	\$93,964
2022 Average Household Income	\$124,608	\$121,800	\$105,618
2017-2022 Annual Rate	1.97%	2.24%	2.37%
Per Capita Income			
2017 Per Capita Income	\$40,293	\$39,045	\$36,429
2022 Per Capita Income	\$44,495	\$43,337	\$39,009
2017-2022 Annual Rate	2.00%	2.11%	1.38%

Current median household income is \$76,372 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$82,725 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$93,964 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$105,618 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$36,429 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$39,009 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	0	118	4,598
2000 Owner Occupied Housing Units	0	100	3,974
2000 Renter Occupied Housing Units	0	4	126
2000 Vacant Housing Units	0	14	498
2010 Total Housing Units	892	4,116	13,384
2010 Owner Occupied Housing Units	596	2,827	9,851
2010 Renter Occupied Housing Units	91	383	1,217
2010 Vacant Housing Units	205	906	2,316
2017 Total Housing Units	1,595	6,700	17,565
2017 Owner Occupied Housing Units	1,131	4,759	13,045
2017 Renter Occupied Housing Units	166	776	2,157
2017 Vacant Housing Units	298	1,165	2,363
2022 Total Housing Units	1,809	7,600	21,930
2022 Owner Occupied Housing Units	1,358	5,653	16,759
2022 Renter Occupied Housing Units	195	924	2,993
2022 Vacant Housing Units	255	1,022	2,179

Currently, 74.3% of the 17,565 housing units in the area are owner occupied; 12.3%, renter occupied; and 13.5% 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 13,384 housing units in the area - 73.6% owner occupied, 9.1% renter occupied, and 17.3% vacant. The annual rate of change in housing units since 2010 is 12.84%. Median home value in the area is \$294,037, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.22% annually to \$344,521.

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

Dixileta Drive and 135th Avenue
 85383, Peoria, Arizona
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.74927
 Longitude: -112.34845

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1	301	8,009
2010 Total Population	1,982	8,633	26,621
2017 Total Population	3,528	15,421	39,237
2017 Group Quarters	0	0	0
2022 Total Population	4,214	18,443	53,376
2017-2022 Annual Rate	3.62%	3.64%	6.35%
2017 Total Daytime Population	1,862	8,953	27,064
Workers	59	870	3,437
Residents	1,803	8,083	23,627
Household Summary			
2000 Households	0	104	4,100
2000 Average Household Size	0.00	2.89	1.95
2010 Households	687	3,210	11,068
2010 Average Household Size	2.89	2.69	2.41
2017 Households	1,297	5,535	15,202
2017 Average Household Size	2.72	2.79	2.58
2022 Households	1,554	6,578	19,751
2022 Average Household Size	2.71	2.80	2.70
2017-2022 Annual Rate	3.68%	3.51%	5.38%
2010 Families	588	2,662	8,391
2010 Average Family Size	3.10	2.92	2.74
2017 Families	1,082	4,547	11,685
2017 Average Family Size	2.95	3.03	2.92
2022 Families	1,290	5,381	15,211
2022 Average Family Size	2.95	3.06	3.04
2017-2022 Annual Rate	3.58%	3.43%	5.42%
Housing Unit Summary			
2000 Housing Units	0	118	4,598
Owner Occupied Housing Units	0.0%	84.7%	86.4%
Renter Occupied Housing Units	0.0%	3.4%	2.7%
Vacant Housing Units	0.0%	11.9%	10.8%
2010 Housing Units	892	4,116	13,384
Owner Occupied Housing Units	66.8%	68.7%	73.6%
Renter Occupied Housing Units	10.2%	9.3%	9.1%
Vacant Housing Units	23.0%	22.0%	17.3%
2017 Housing Units	1,595	6,700	17,565
Owner Occupied Housing Units	70.9%	71.0%	74.3%
Renter Occupied Housing Units	10.4%	11.6%	12.3%
Vacant Housing Units	18.7%	17.4%	13.5%
2022 Housing Units	1,809	7,600	21,930
Owner Occupied Housing Units	75.1%	74.4%	76.4%
Renter Occupied Housing Units	10.8%	12.2%	13.6%
Vacant Housing Units	14.1%	13.4%	9.9%
Median Household Income			
2017	\$96,521	\$90,634	\$76,372
2022	\$101,387	\$100,317	\$82,725
Median Home Value			
2017	\$338,449	\$328,034	\$294,037
2022	\$375,850	\$367,704	\$344,521
Per Capita Income			
2017	\$40,293	\$39,045	\$36,429
2022	\$44,495	\$43,337	\$39,009
Median Age			
2010	35.3	40.4	50.7
2017	41.5	41.5	46.2
2022	42.6	41.6	42.2

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

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 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.74927
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	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	1,297	5,535	15,202
<\$15,000	3.7%	4.2%	4.3%
\$15,000 - \$24,999	2.3%	4.0%	5.4%
\$25,000 - \$34,999	10.3%	7.0%	7.5%
\$35,000 - \$49,999	9.5%	10.4%	12.4%
\$50,000 - \$74,999	13.1%	16.3%	19.3%
\$75,000 - \$99,999	12.5%	11.7%	15.5%
\$100,000 - \$149,999	27.2%	27.3%	22.2%
\$150,000 - \$199,999	11.6%	9.5%	7.1%
\$200,000+	9.9%	9.5%	6.3%
Average Household Income	\$113,031	\$109,045	\$93,964
2022 Households by Income			
Household Income Base	1,554	6,578	19,751
<\$15,000	3.6%	4.1%	4.8%
\$15,000 - \$24,999	2.1%	3.4%	5.0%
\$25,000 - \$34,999	9.2%	6.3%	6.7%
\$35,000 - \$49,999	8.0%	8.6%	10.0%
\$50,000 - \$74,999	12.3%	14.9%	17.5%
\$75,000 - \$99,999	13.4%	12.4%	15.7%
\$100,000 - \$149,999	27.9%	28.9%	24.1%
\$150,000 - \$199,999	12.5%	10.5%	8.3%
\$200,000+	10.9%	10.9%	7.7%
Average Household Income	\$124,608	\$121,800	\$105,618
2017 Owner Occupied Housing Units by Value			
Total	1,131	4,759	13,045
<\$50,000	0.2%	0.4%	0.9%
\$50,000 - \$99,999	0.2%	0.4%	0.8%
\$100,000 - \$149,999	0.2%	1.6%	4.0%
\$150,000 - \$199,999	7.6%	11.6%	12.9%
\$200,000 - \$249,999	14.9%	15.5%	18.7%
\$250,000 - \$299,999	16.3%	13.1%	14.3%
\$300,000 - \$399,999	27.9%	26.8%	22.3%
\$400,000 - \$499,999	18.9%	16.4%	13.2%
\$500,000 - \$749,999	13.5%	13.5%	11.1%
\$750,000 - \$999,999	0.4%	0.7%	1.2%
\$1,000,000 +	0.0%	0.1%	0.5%
Average Home Value	\$362,445	\$352,405	\$333,427
2022 Owner Occupied Housing Units by Value			
Total	1,358	5,653	16,759
<\$50,000	0.0%	0.1%	0.2%
\$50,000 - \$99,999	0.0%	0.1%	0.3%
\$100,000 - \$149,999	0.1%	0.5%	1.4%
\$150,000 - \$199,999	3.2%	5.3%	6.6%
\$200,000 - \$249,999	9.7%	11.4%	15.2%
\$250,000 - \$299,999	14.1%	11.7%	14.5%
\$300,000 - \$399,999	30.3%	31.0%	26.4%
\$400,000 - \$499,999	23.2%	20.1%	17.7%
\$500,000 - \$749,999	19.1%	18.9%	15.4%
\$750,000 - \$999,999	0.4%	1.0%	1.6%
\$1,000,000 +	0.0%	0.1%	0.6%
Average Home Value	\$399,522	\$393,897	\$377,702

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

Dixileta Drive and 135th Avenue
 85383, Peoria, Arizona
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.74927
 Longitude: -112.34845

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,982	8,631	26,618
0 - 4	9.0%	7.2%	5.7%
5 - 9	11.2%	8.8%	6.2%
10 - 14	8.4%	6.9%	5.6%
15 - 24	7.1%	6.7%	6.6%
25 - 34	13.6%	11.1%	9.7%
35 - 44	18.9%	15.2%	11.3%
45 - 54	10.4%	10.6%	8.6%
55 - 64	13.3%	18.7%	15.0%
65 - 74	6.5%	11.8%	16.6%
75 - 84	1.3%	2.4%	11.9%
85 +	0.4%	0.5%	2.9%
18 +	67.9%	73.9%	79.7%
2017 Population by Age			
Total	3,527	15,422	39,237
0 - 4	6.8%	6.7%	5.9%
5 - 9	7.7%	7.4%	6.4%
10 - 14	8.6%	7.9%	6.5%
15 - 24	9.8%	9.8%	8.6%
25 - 34	8.0%	9.1%	8.9%
35 - 44	14.7%	14.2%	12.3%
45 - 54	12.9%	12.2%	10.3%
55 - 64	13.2%	13.8%	12.2%
65 - 74	13.1%	14.0%	16.1%
75 - 84	4.0%	3.8%	9.4%
85 +	1.1%	1.0%	3.4%
18 +	72.8%	74.1%	77.9%
2022 Population by Age			
Total	4,215	18,444	53,375
0 - 4	6.5%	6.7%	6.6%
5 - 9	7.5%	7.4%	6.8%
10 - 14	7.6%	7.3%	6.7%
15 - 24	10.2%	10.0%	9.4%
25 - 34	8.6%	10.1%	11.2%
35 - 44	12.9%	13.1%	12.8%
45 - 54	13.3%	12.1%	10.3%
55 - 64	11.1%	10.6%	10.0%
65 - 74	14.2%	15.1%	14.3%
75 - 84	6.7%	6.4%	9.1%
85 +	1.4%	1.2%	2.8%
18 +	74.1%	74.5%	76.3%
2010 Population by Sex			
Males	984	4,253	12,900
Females	998	4,380	13,721
2017 Population by Sex			
Males	1,729	7,584	19,064
Females	1,799	7,837	20,173
2022 Population by Sex			
Males	2,054	9,030	25,897
Females	2,161	9,414	27,479

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

Dixileta Drive and 135th Avenue
 85383, Peoria, Arizona
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.74927
 Longitude: -112.34845

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,982	8,633	26,621
White Alone	87.1%	88.5%	91.1%
Black Alone	2.9%	2.5%	1.9%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	3.1%	3.1%	2.0%
Pacific Islander Alone	0.4%	0.3%	0.1%
Some Other Race Alone	2.7%	2.5%	2.3%
Two or More Races	3.4%	2.8%	2.2%
Hispanic Origin	9.7%	8.6%	8.2%
Diversity Index	37.2	33.9	29.4
2017 Population by Race/Ethnicity			
Total	3,528	15,421	39,238
White Alone	84.9%	85.5%	88.1%
Black Alone	3.1%	2.9%	2.5%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	4.1%	4.1%	2.9%
Pacific Islander Alone	0.3%	0.2%	0.1%
Some Other Race Alone	2.9%	3.0%	2.9%
Two or More Races	4.2%	3.8%	3.0%
Hispanic Origin	9.6%	10.1%	10.0%
Diversity Index	40.1	39.9	36.2
2022 Population by Race/Ethnicity			
Total	4,214	18,443	53,376
White Alone	82.7%	83.3%	85.1%
Black Alone	3.6%	3.3%	3.4%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	4.9%	5.0%	3.2%
Pacific Islander Alone	0.4%	0.3%	0.1%
Some Other Race Alone	3.1%	3.3%	4.0%
Two or More Races	4.9%	4.5%	3.7%
Hispanic Origin	10.5%	11.1%	13.2%
Diversity Index	44.1	44.0	44.0
2010 Population by Relationship and Household Type			
Total	1,982	8,633	26,621
In Households	100.0%	100.0%	100.0%
In Family Households	93.4%	91.6%	87.8%
Householder	28.7%	30.7%	31.5%
Spouse	25.5%	27.6%	28.6%
Child	35.1%	29.2%	23.5%
Other relative	2.7%	2.7%	2.7%
Nonrelative	1.5%	1.5%	1.5%
In Nonfamily Households	6.6%	8.4%	12.2%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.0%

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.



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2017 Population 25+ by Educational Attainment			
Total	2,368	10,504	28,462
Less than 9th Grade	0.4%	0.6%	0.6%
9th - 12th Grade, No Diploma	0.8%	1.4%	3.1%
High School Graduate	11.9%	14.8%	18.4%
GED/Alternative Credential	0.4%	0.7%	1.4%
Some College, No Degree	23.2%	25.1%	27.2%
Associate Degree	13.3%	10.4%	8.7%
Bachelor's Degree	27.1%	23.8%	23.7%
Graduate/Professional Degree	22.9%	23.2%	16.9%
2017 Population 15+ by Marital Status			
Total	2,714	12,017	31,850
Never Married	16.9%	16.3%	14.4%
Married	70.2%	69.4%	68.8%
Widowed	4.0%	4.4%	6.4%
Divorced	8.8%	9.9%	10.4%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	97.6%	97.1%	96.2%
Civilian Unemployed (Unemployment Rate)	2.4%	2.9%	3.8%
2017 Employed Population 16+ by Industry			
Total	1,751	7,446	15,851
Agriculture/Mining	0.0%	0.0%	0.2%
Construction	5.4%	5.7%	5.9%
Manufacturing	5.1%	4.7%	6.0%
Wholesale Trade	1.1%	1.2%	2.1%
Retail Trade	15.0%	13.9%	12.7%
Transportation/Utilities	4.9%	4.3%	5.2%
Information	1.3%	3.0%	2.5%
Finance/Insurance/Real Estate	11.2%	9.5%	12.5%
Services	48.8%	51.1%	47.7%
Public Administration	7.3%	6.6%	5.1%
2017 Employed Population 16+ by Occupation			
Total	1,750	7,447	15,852
White Collar	78.6%	77.7%	73.4%
Management/Business/Financial	20.2%	22.5%	21.3%
Professional	28.5%	29.8%	25.6%
Sales	13.9%	12.0%	13.0%
Administrative Support	16.0%	13.4%	13.5%
Services	15.4%	15.3%	15.5%
Blue Collar	5.9%	6.9%	11.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	0.9%	1.5%	2.4%
Installation/Maintenance/Repair	2.5%	2.7%	3.2%
Production	0.9%	0.7%	1.3%
Transportation/Material Moving	1.6%	2.1%	4.0%
2010 Population By Urban/ Rural Status			
Total Population	1,982	8,633	26,621
Population Inside Urbanized Area	0.0%	1.8%	55.4%
Population Inside Urbanized Cluster	95.1%	76.1%	24.8%
Rural Population	4.9%	22.0%	19.8%

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



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2010 Households by Type			
Total	687	3,210	11,069
Households with 1 Person	10.0%	12.6%	19.9%
Households with 2+ People	90.0%	87.4%	80.1%
Family Households	85.6%	82.9%	75.8%
Husband-wife Families	76.1%	74.5%	68.7%
With Related Children	39.6%	28.6%	19.0%
Other Family (No Spouse Present)	9.5%	8.4%	7.1%
Other Family with Male Householder	3.1%	2.7%	2.4%
With Related Children	2.3%	2.0%	1.6%
Other Family with Female Householder	6.4%	5.6%	4.7%
With Related Children	4.5%	3.7%	2.8%
Nonfamily Households	4.4%	4.5%	4.3%
All Households with Children	47.0%	34.8%	23.8%
Multigenerational Households	3.5%	3.0%	2.4%
Unmarried Partner Households	6.1%	5.7%	4.9%
Male-female	5.1%	4.8%	4.2%
Same-sex	1.0%	0.9%	0.7%
2010 Households by Size			
Total	687	3,210	11,068
1 Person Household	10.0%	12.6%	19.9%
2 Person Household	38.6%	47.6%	51.8%
3 Person Household	16.4%	13.5%	10.0%
4 Person Household	21.0%	15.6%	10.0%
5 Person Household	9.2%	6.8%	5.1%
6 Person Household	3.3%	2.5%	2.0%
7 + Person Household	1.5%	1.4%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	687	3,210	11,068
Owner Occupied	86.8%	88.1%	89.0%
Owned with a Mortgage/Loan	76.7%	74.1%	59.2%
Owned Free and Clear	10.2%	13.9%	29.8%
Renter Occupied	13.2%	11.9%	11.0%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	892	4,116	13,384
Housing Units Inside Urbanized Area	0.0%	2.1%	60.5%
Housing Units Inside Urbanized Cluster	88.9%	77.0%	23.8%
Rural Housing Units	11.1%	20.9%	15.8%

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.



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Top 3 Tapestry Segments			
1.	Exurbanites (1E)	Boomburbs (1C)	The Elders (9C)
2.	Boomburbs (1C)	Exurbanites (1E)	Boomburbs (1C)
3.	Silver & Gold (9A)	Silver & Gold (9A)	Up and Coming Families
2017 Consumer Spending			
Apparel & Services: Total \$	\$3,878,031	\$16,045,097	\$37,349,602
Average Spent	\$2,990.00	\$2,898.84	\$2,456.89
Spending Potential Index	138	134	114
Education: Total \$	\$2,568,488	\$10,157,644	\$22,373,237
Average Spent	\$1,980.33	\$1,835.17	\$1,471.73
Spending Potential Index	136	126	101
Entertainment/Recreation: Total \$	\$5,614,020	\$23,281,790	\$55,650,041
Average Spent	\$4,328.47	\$4,206.29	\$3,660.71
Spending Potential Index	139	135	117
Food at Home: Total \$	\$8,340,087	\$35,142,172	\$85,753,077
Average Spent	\$6,430.29	\$6,349.08	\$5,640.91
Spending Potential Index	128	126	112
Food Away from Home: Total \$	\$5,882,994	\$24,614,005	\$58,669,445
Average Spent	\$4,535.85	\$4,446.97	\$3,859.32
Spending Potential Index	136	133	116
Health Care: Total \$	\$9,946,968	\$41,685,386	\$104,643,458
Average Spent	\$7,669.21	\$7,531.24	\$6,883.53
Spending Potential Index	137	135	123
HH Furnishings & Equipment: Total \$	\$3,579,435	\$14,867,808	\$35,469,333
Average Spent	\$2,759.78	\$2,686.14	\$2,333.20
Spending Potential Index	142	138	120
Personal Care Products & Services: Total \$	\$1,460,427	\$6,029,426	\$14,556,048
Average Spent	\$1,126.00	\$1,089.33	\$957.51
Spending Potential Index	141	137	120
Shelter: Total \$	\$28,506,752	\$117,324,639	\$283,317,279
Average Spent	\$21,978.99	\$21,196.86	\$18,636.84
Spending Potential Index	135	131	115
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,546,930	\$18,735,992	\$46,322,203
Average Spent	\$3,505.73	\$3,385.00	\$3,047.11
Spending Potential Index	150	145	130
Travel: Total \$	\$4,111,348	\$16,567,512	\$38,800,223
Average Spent	\$3,169.89	\$2,993.23	\$2,552.31
Spending Potential Index	153	144	123
Vehicle Maintenance & Repairs: Total \$	\$1,866,216	\$7,809,498	\$18,950,103
Average Spent	\$1,438.87	\$1,410.93	\$1,246.55
Spending Potential Index	134	132	116

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.