

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

US HIGHWAY 60 AND VULTURE MINE ROAD

TOWN OF WICKENBURG, 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



HWY 60 AND VULTURE MINE ROAD

TOWN OF WICKENBURG, ARIZONA

LOCATION:

Located at the northeast corner of US Highway 60 and Vulture Mine Road in the Town of Wickenburg (Maricopa County), Arizona.

SIZE:

±4.72 Total Acres

- ±1.43 Improved Acres
- ±5,140 SF Building
- ±3.29 Vacant Acres

ASSESSOR PARCEL NUMBERS:

505-39-008A and 505-39-008B

ZONING:

C-1 and RM-1 | Town of Wickenburg

ARIZONA OPPORTUNITY ZONE:

Site is located in an Arizona Opportunity Zone.

For more information: <https://www.azcommerce.com/arizona-opportunity-zones/>

PRICE:

\$1,600,000 for entire, may be sold in parts

TERMS:

Submit

PROPERTY TAXES:

2017 Assessment: \$19,853.36

COMMENTS:

Site is in a growing area of Wickenburg and lies at the heavily traveled corner of the US Hwy 60 and Vulture Mine Road. Safeway and CVS occupy adjacent corners.

WICKENBURG SUBMARKET

US HIGHWAY 60 AND VULTURE MINE ROAD

Public Land Ownership

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



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US HIGHWAY 60 AND VULTURE MINE ROAD

TOWN OF WICKENBURG, ARIZONA



SUBJECT SITE

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

US HIGHWAY 60 AND VULTURE MINE ROAD

TOWN OF WICKENBURG, ARIZONA

 Maricopa County Assessor
Paul D. Petersen

Zoning Category	
	AGRICULTURAL
	COMMERCIAL
	ENTERTAINMENT
	INDUSTRIAL
	MISC
	PAD
	RESIDENTIAL

SUBJECT SITE



US HIGHWAY 60 AND VULTURE MINE ROAD

±5,140 SF BUILDING



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US HIGHWAY 60 AND VULTURE MINE ROAD

±3.29 VACANT ACRES



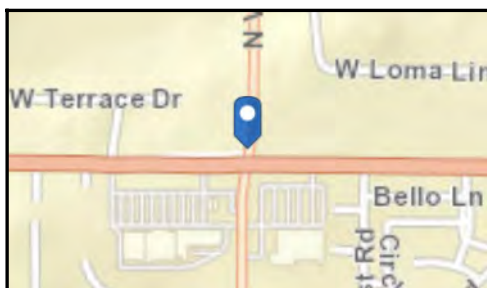
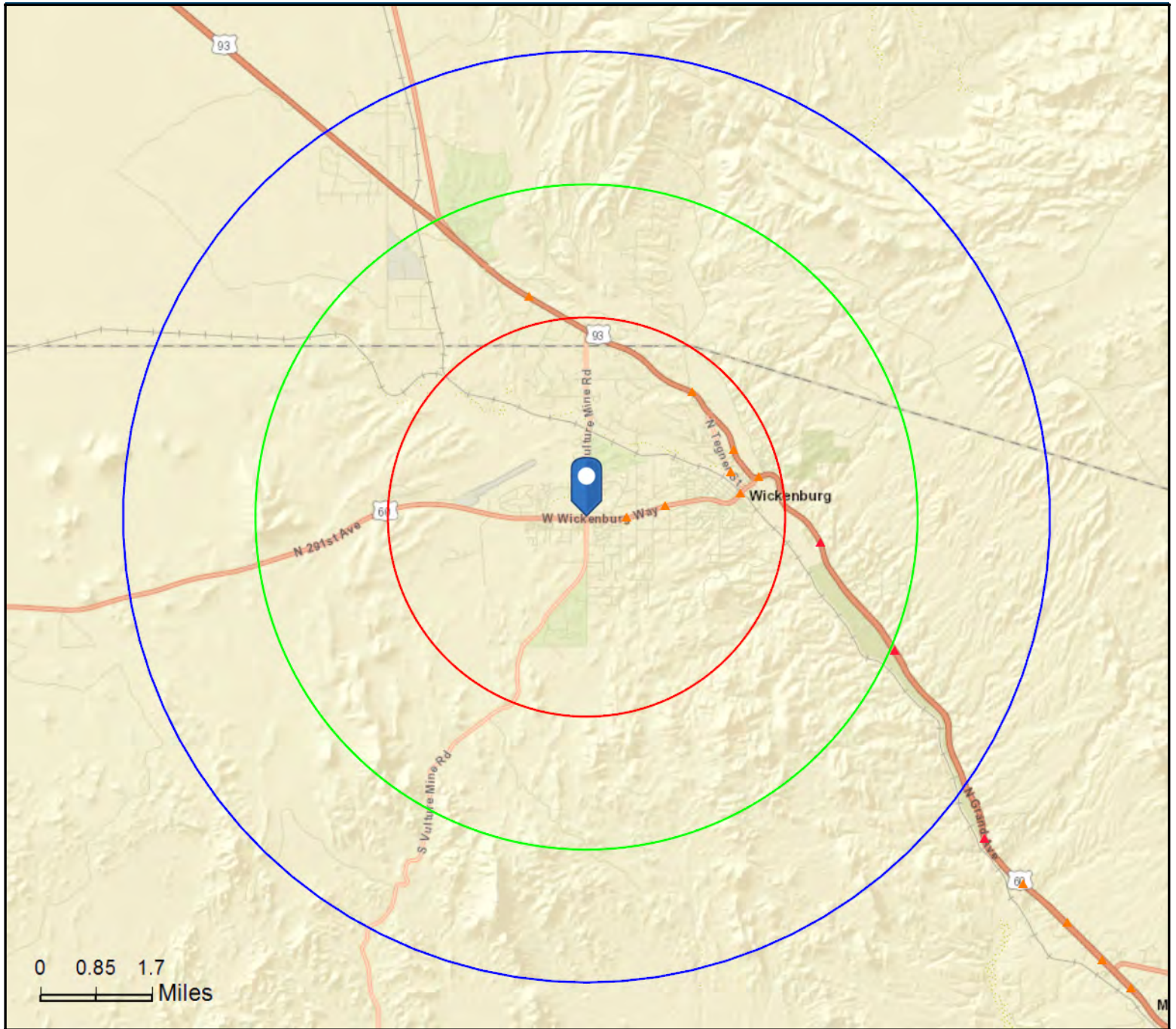
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Vulture Mine Road & Highway 60
 106-118 N Vulture Mine Rd, Wickenburg, Arizona, 85390
 Rings: 3, 5, 7 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.96245
 Longitude: -112.77178



- 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: ©2018 Kalibrate Technologies (Q3 2018).



Traffic Count Profile

Vulture Mine Road & Highway 60
106-118 N Vulture Mine Rd, Wickenburg, Arizona, 85390
Rings: 3, 5, 7 mile radii

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Latitude: 33.96245
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.35	N Vulture Mine Rd	W Highridge Rd (0.05 miles N)	1996	1,741
0.37	W Wickenburg Way	Winzeler Dr (0.02 miles W)	2016	3,688
0.60	W Wickenburg Way	Falcon Dr (0.07 miles W)	2015	10,861
1.19	W Wickenburg Way	Los Altos Dr (0.07 miles E)	2015	14,462
1.46	N Vulture Mine Rd	N 334th Ave (0.09 miles NE)	1987	198
1.75	N Vulture Mine Rd	Gold Nugget Ln (0.08 miles N)	1987	691
1.83	S Vulture Mine Rd	N Vulture Mine Rd (1.17999995 miles NE)	2004	1,163
2.27	N Tegner St	N Frontier St (0.07 miles SE)	2007	13,900
2.27	N Vulture Mine Rd	Cherokee Ln (0.2 miles S)	2015	2,087
2.34	W Wickenburg Way	N Washington St (0.03 miles NE)	2015	13,958
2.44	US Hwy 93	E Center (0.51999998 miles SE)	2015	11,117
2.46	N Tegner St	N Rincon Rd (0.09 miles NW)	2015	11,766
2.59	N Rincon Rd	N Tegner St (0.16 miles S)	2015	740
2.66	E Center	US Hwy 93 (0.08 miles SW)	2015	15,000
2.75	Vulture Mine Rd	US Hwy 93 Scn (0.07 miles N)	1996	1,230
2.97	Rincon Rd	Blue Tank Rd (0.91000003 miles N)	1996	220
3.43	US Hwy 93 Scn	Camino Blanca Rd (0.1 miles SE)	2002	8,864
3.54	E Center	W Zabel Mine Rd (0.16 miles NW)	2017	18,915
3.63		(0.0 miles)	1996	267
4.87	Constellation Rd	Smoke View Ranch Rd (0.09 miles SW)	1996	92
5.05	Wickenburg Way	NW Grand Ave (0.13 miles SE)	2015	16,787
5.27	W Wickenburg Way	US Hwy 60 (1.36000001 miles W)	2016	1,573

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 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. 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.

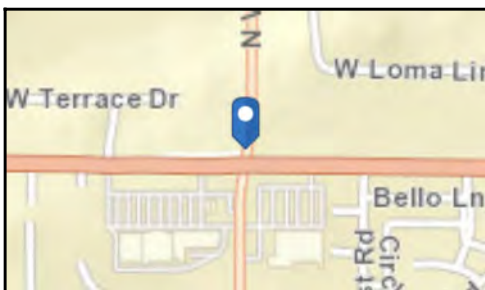
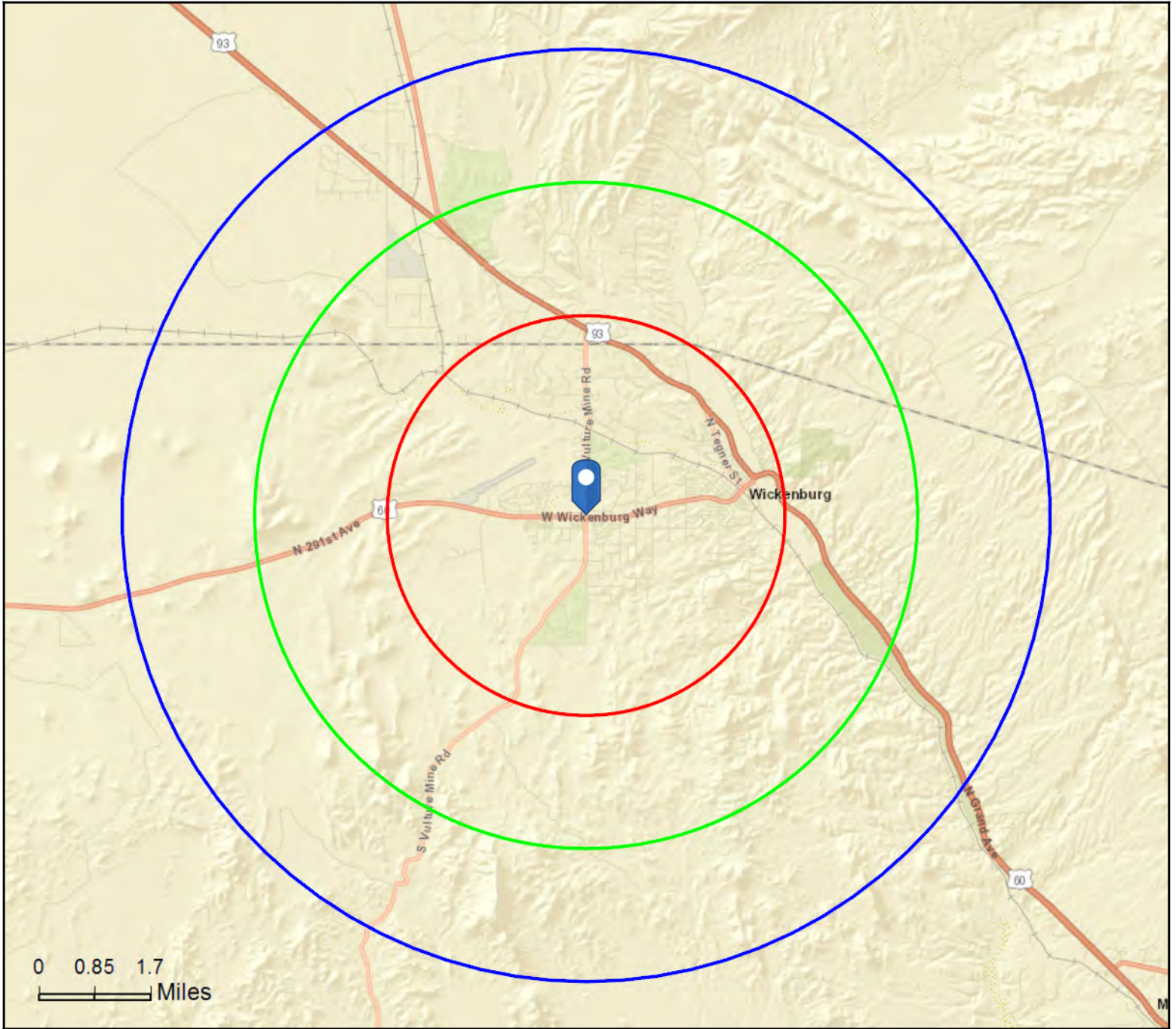
Source: ©2018 Kalibrate Technologies (Q3 2018).

Vulture Mine Road & Highway 60
106-118 N Vulture Mine Rd, Wickenburg, Arizona, 85390
Rings: 3, 5, 7 mile radii

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Latitude: 33.96245

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Executive Summary

Vulture Mine Road & Highway 60
 106-118 N Vulture Mine Rd, Wickenburg, Arizona, 85390
 Rings: 3, 5, 7 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.96245
 Longitude: -112.77178

	3 miles	5 miles	7 miles
Population			
2000 Population	6,042	7,099	7,426
2010 Population	6,605	7,951	8,368
2018 Population	7,454	9,233	9,692
2023 Population	8,242	10,218	10,702
2000-2010 Annual Rate	0.89%	1.14%	1.20%
2010-2018 Annual Rate	1.48%	1.83%	1.80%
2018-2023 Annual Rate	2.03%	2.05%	2.00%
2018 Male Population	47.7%	47.9%	48.0%
2018 Female Population	52.3%	52.1%	52.0%
2018 Median Age	52.1	53.3	53.8

In the identified area, the current year population is 9,692. In 2010, the Census count in the area was 8,368. The rate of change since 2010 was 1.80% annually. The five-year projection for the population in the area is 10,702 representing a change of 2.00% annually from 2018 to 2023. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 52.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	85.2%	85.8%	85.9%
2018 Black Alone	0.4%	0.3%	0.4%
2018 American Indian/Alaska Native Alone	2.1%	1.9%	1.9%
2018 Asian Alone	0.6%	0.6%	0.6%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	9.6%	9.1%	8.9%
2018 Two or More Races	2.1%	2.2%	2.2%
2018 Hispanic Origin (Any Race)	21.7%	20.2%	20.0%

Persons of Hispanic origin represent 20.0% of the population in the identified area compared to 18.3% 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 49.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,776	3,238	3,387
2010 Households	3,025	3,577	3,760
2018 Total Households	3,395	4,144	4,347
2023 Total Households	3,755	4,586	4,802
2000-2010 Annual Rate	0.86%	1.00%	1.05%
2010-2018 Annual Rate	1.41%	1.80%	1.77%
2018-2023 Annual Rate	2.04%	2.05%	2.01%
2018 Average Household Size	2.12	2.16	2.16

The household count in this area has changed from 3,760 in 2010 to 4,347 in the current year, a change of 1.77% annually. The five-year projection of households is 4,802, a change of 2.01% annually from the current year total. Average household size is currently 2.16, compared to 2.16 in the year 2010. The number of families in the current year is 2,675 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Vulture Mine Road & Highway 60
 106-118 N Vulture Mine Rd, Wickenburg, Arizona, 85390
 Rings: 3, 5, 7 mile radii

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Latitude: 33.96245
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	3 miles	5 miles	7 miles
Median Household Income			
2018 Median Household Income	\$44,805	\$44,027	\$44,424
2023 Median Household Income	\$52,744	\$51,785	\$52,077
2018-2023 Annual Rate	3.32%	3.30%	3.23%
Average Household Income			
2018 Average Household Income	\$61,355	\$60,257	\$60,662
2023 Average Household Income	\$74,102	\$72,668	\$73,072
2018-2023 Annual Rate	3.85%	3.82%	3.79%
Per Capita Income			
2018 Per Capita Income	\$27,965	\$27,294	\$27,457
2023 Per Capita Income	\$33,338	\$32,515	\$32,697
2018-2023 Annual Rate	3.58%	3.56%	3.55%

Current median household income is \$44,424 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,077 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$60,662 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$73,072 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,457 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,697 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	3,185	3,742	3,918
2000 Owner Occupied Housing Units	1,824	2,200	2,325
2000 Renter Occupied Housing Units	952	1,038	1,062
2000 Vacant Housing Units	409	504	531
2010 Total Housing Units	3,743	4,460	4,694
2010 Owner Occupied Housing Units	2,049	2,496	2,650
2010 Renter Occupied Housing Units	976	1,081	1,110
2010 Vacant Housing Units	718	883	934
2018 Total Housing Units	4,037	5,011	5,269
2018 Owner Occupied Housing Units	2,163	2,768	2,941
2018 Renter Occupied Housing Units	1,232	1,375	1,406
2018 Vacant Housing Units	642	867	922
2023 Total Housing Units	4,513	5,596	5,877
2023 Owner Occupied Housing Units	2,530	3,224	3,411
2023 Renter Occupied Housing Units	1,225	1,362	1,391
2023 Vacant Housing Units	758	1,010	1,075

Currently, 55.8% of the 5,269 housing units in the area are owner occupied; 26.7%, renter occupied; and 17.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 4,694 housing units in the area - 56.5% owner occupied, 23.6% renter occupied, and 19.9% vacant. The annual rate of change in housing units since 2010 is 5.27%. Median home value in the area is \$244,195, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 5.77% annually to \$323,307.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Market Profile

Vulture Mine Road & Highway 60
 106-118 N Vulture Mine Rd, Wickenburg, Arizona, 85390
 Rings: 3, 5, 7 mile radii

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	3 miles	5 miles	7 miles
Population Summary			
2000 Total Population	6,042	7,099	7,426
2010 Total Population	6,605	7,951	8,368
2018 Total Population	7,454	9,233	9,692
2018 Group Quarters	250	279	282
2023 Total Population	8,242	10,218	10,702
2018-2023 Annual Rate	2.03%	2.05%	2.00%
2018 Total Daytime Population	8,139	9,937	10,354
Workers	3,554	4,147	4,260
Residents	4,585	5,790	6,094
Household Summary			
2000 Households	2,776	3,238	3,387
2000 Average Household Size	2.16	2.18	2.18
2010 Households	3,025	3,577	3,760
2010 Average Household Size	2.12	2.16	2.16
2018 Households	3,395	4,144	4,347
2018 Average Household Size	2.12	2.16	2.16
2023 Households	3,755	4,586	4,802
2023 Average Household Size	2.13	2.17	2.17
2018-2023 Annual Rate	2.04%	2.05%	2.01%
2010 Families	1,836	2,214	2,340
2010 Average Family Size	2.67	2.70	2.70
2018 Families	2,032	2,535	2,675
2018 Average Family Size	2.72	2.74	2.73
2023 Families	2,250	2,806	2,952
2023 Average Family Size	2.74	2.76	2.75
2018-2023 Annual Rate	2.06%	2.05%	1.99%
Housing Unit Summary			
2000 Housing Units	3,185	3,742	3,918
Owner Occupied Housing Units	57.3%	58.8%	59.3%
Renter Occupied Housing Units	29.9%	27.7%	27.1%
Vacant Housing Units	12.8%	13.5%	13.6%
2010 Housing Units	3,743	4,460	4,694
Owner Occupied Housing Units	54.7%	56.0%	56.5%
Renter Occupied Housing Units	26.1%	24.2%	23.6%
Vacant Housing Units	19.2%	19.8%	19.9%
2018 Housing Units	4,037	5,011	5,269
Owner Occupied Housing Units	53.6%	55.2%	55.8%
Renter Occupied Housing Units	30.5%	27.4%	26.7%
Vacant Housing Units	15.9%	17.3%	17.5%
2023 Housing Units	4,513	5,596	5,877
Owner Occupied Housing Units	56.1%	57.6%	58.0%
Renter Occupied Housing Units	27.1%	24.3%	23.7%
Vacant Housing Units	16.8%	18.0%	18.3%
Median Household Income			
2018	\$44,805	\$44,027	\$44,424
2023	\$52,744	\$51,785	\$52,077
Median Home Value			
2018	\$242,098	\$245,054	\$244,195
2023	\$319,699	\$323,609	\$323,307
Per Capita Income			
2018	\$27,965	\$27,294	\$27,457
2023	\$33,338	\$32,515	\$32,697
Median Age			
2010	49.6	50.1	50.4
2018	52.1	53.3	53.8
2023	53.3	54.9	55.3

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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 Latitude: 33.96245
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	3 miles	5 miles	7 miles
2018 Households by Income			
Household Income Base	3,395	4,144	4,347
<\$15,000	15.7%	15.3%	15.2%
\$15,000 - \$24,999	12.2%	12.1%	11.9%
\$25,000 - \$34,999	10.6%	11.5%	11.5%
\$35,000 - \$49,999	15.8%	16.4%	16.3%
\$50,000 - \$74,999	18.6%	18.9%	19.2%
\$75,000 - \$99,999	11.0%	10.7%	10.7%
\$100,000 - \$149,999	9.8%	9.3%	9.4%
\$150,000 - \$199,999	3.4%	3.0%	3.0%
\$200,000+	2.9%	2.8%	2.8%
Average Household Income	\$61,355	\$60,257	\$60,662
2023 Households by Income			
Household Income Base	3,755	4,586	4,802
<\$15,000	12.9%	12.6%	12.5%
\$15,000 - \$24,999	10.1%	10.0%	9.9%
\$25,000 - \$34,999	9.2%	9.9%	9.9%
\$35,000 - \$49,999	14.8%	15.3%	15.3%
\$50,000 - \$74,999	19.2%	19.7%	19.9%
\$75,000 - \$99,999	12.7%	12.4%	12.4%
\$100,000 - \$149,999	12.6%	12.1%	12.2%
\$150,000 - \$199,999	4.5%	4.1%	4.1%
\$200,000+	4.0%	3.8%	3.9%
Average Household Income	\$74,102	\$72,668	\$73,072
2018 Owner Occupied Housing Units by Value			
Total	2,163	2,768	2,941
<\$50,000	11.3%	10.8%	10.6%
\$50,000 - \$99,999	4.0%	5.5%	5.9%
\$100,000 - \$149,999	8.4%	7.8%	8.3%
\$150,000 - \$199,999	11.3%	10.9%	10.9%
\$200,000 - \$249,999	17.8%	16.6%	16.3%
\$250,000 - \$299,999	12.3%	12.9%	12.6%
\$300,000 - \$399,999	18.2%	16.3%	16.0%
\$400,000 - \$499,999	9.8%	11.1%	11.1%
\$500,000 - \$749,999	3.6%	4.7%	4.9%
\$750,000 - \$999,999	2.5%	2.2%	2.2%
\$1,000,000 - \$1,499,999	0.3%	0.3%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.2%
\$2,000,000 +	0.5%	0.5%	0.6%
Average Home Value	\$277,923	\$284,534	\$286,697
2023 Owner Occupied Housing Units by Value			
Total	2,530	3,224	3,411
<\$50,000	3.4%	3.2%	3.1%
\$50,000 - \$99,999	1.5%	1.9%	2.0%
\$100,000 - \$149,999	2.4%	2.3%	2.4%
\$150,000 - \$199,999	6.5%	6.4%	6.4%
\$200,000 - \$249,999	16.8%	16.4%	16.7%
\$250,000 - \$299,999	14.3%	14.5%	14.2%
\$300,000 - \$399,999	26.3%	22.9%	22.1%
\$400,000 - \$499,999	17.1%	18.6%	18.5%
\$500,000 - \$749,999	6.6%	8.8%	9.3%
\$750,000 - \$999,999	4.2%	3.8%	3.8%
\$1,000,000 - \$1,499,999	0.4%	0.3%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.3%
\$2,000,000 +	0.6%	0.6%	0.8%
Average Home Value	\$359,795	\$369,006	\$372,890

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

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 Rings: 3, 5, 7 mile radii

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Latitude: 33.96245
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	3 miles	5 miles	7 miles
2010 Population by Age			
Total	6,606	7,950	8,369
0 - 4	5.1%	5.0%	5.0%
5 - 9	4.9%	4.9%	4.9%
10 - 14	5.7%	5.6%	5.6%
15 - 24	11.4%	11.0%	10.9%
25 - 34	8.3%	8.1%	7.9%
35 - 44	8.8%	8.8%	8.8%
45 - 54	13.3%	13.5%	13.5%
55 - 64	14.8%	15.3%	15.5%
65 - 74	15.1%	15.5%	15.7%
75 - 84	9.0%	9.0%	9.1%
85 +	3.6%	3.3%	3.2%
18 +	80.6%	80.7%	80.9%
2018 Population by Age			
Total	7,452	9,233	9,692
0 - 4	4.7%	4.6%	4.6%
5 - 9	4.5%	4.5%	4.5%
10 - 14	4.7%	4.7%	4.7%
15 - 24	11.6%	11.0%	10.8%
25 - 34	9.8%	9.3%	9.2%
35 - 44	7.9%	7.7%	7.7%
45 - 54	10.1%	10.0%	10.0%
55 - 64	14.7%	15.1%	15.3%
65 - 74	16.5%	17.1%	17.5%
75 - 84	10.9%	11.4%	11.4%
85 +	4.6%	4.4%	4.3%
18 +	82.6%	82.9%	83.0%
2023 Population by Age			
Total	8,240	10,218	10,702
0 - 4	4.7%	4.5%	4.5%
5 - 9	4.5%	4.4%	4.4%
10 - 14	4.6%	4.6%	4.6%
15 - 24	10.3%	9.8%	9.6%
25 - 34	10.3%	9.7%	9.5%
35 - 44	8.6%	8.5%	8.4%
45 - 54	8.8%	8.6%	8.6%
55 - 64	13.7%	14.1%	14.2%
65 - 74	16.5%	17.3%	17.7%
75 - 84	12.9%	13.4%	13.4%
85 +	5.2%	5.1%	5.0%
18 +	83.1%	83.3%	83.5%
2010 Population by Sex			
Males	3,199	3,861	4,070
Females	3,406	4,090	4,298
2018 Population by Sex			
Males	3,559	4,424	4,653
Females	3,895	4,810	5,039
2023 Population by Sex			
Males	3,909	4,869	5,112
Females	4,333	5,349	5,590

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

Vulture Mine Road & Highway 60
 106-118 N Vulture Mine Rd, Wickenburg, Arizona, 85390
 Rings: 3, 5, 7 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.96245
 Longitude: -112.77178

	3 miles	5 miles	7 miles
2010 Population by Race/Ethnicity			
Total	6,606	7,950	8,368
White Alone	87.6%	87.9%	88.0%
Black Alone	0.3%	0.3%	0.3%
American Indian Alone	1.7%	1.6%	1.6%
Asian Alone	0.4%	0.4%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.1%	7.9%	7.7%
Two or More Races	1.8%	1.8%	1.9%
Hispanic Origin	18.7%	17.8%	17.6%
Diversity Index	46.5	45.4	45.0
2018 Population by Race/Ethnicity			
Total	7,454	9,234	9,691
White Alone	85.2%	85.8%	85.9%
Black Alone	0.4%	0.3%	0.4%
American Indian Alone	2.1%	1.9%	1.9%
Asian Alone	0.6%	0.6%	0.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.6%	9.1%	8.9%
Two or More Races	2.1%	2.2%	2.2%
Hispanic Origin	21.7%	20.2%	20.0%
Diversity Index	52.0	50.2	49.7
2023 Population by Race/Ethnicity			
Total	8,241	10,219	10,703
White Alone	83.2%	83.7%	83.9%
Black Alone	0.4%	0.4%	0.4%
American Indian Alone	2.3%	2.2%	2.2%
Asian Alone	0.6%	0.7%	0.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	10.9%	10.4%	10.2%
Two or More Races	2.5%	2.5%	2.5%
Hispanic Origin	24.6%	22.9%	22.7%
Diversity Index	56.4	54.6	54.2
2010 Population by Relationship and Household Type			
Total	6,605	7,951	8,368
In Households	96.9%	97.2%	97.3%
In Family Households	76.2%	77.1%	77.4%
Householder	26.4%	26.9%	27.1%
Spouse	20.9%	21.5%	21.7%
Child	23.7%	23.6%	23.4%
Other relative	3.1%	3.2%	3.2%
Nonrelative	2.0%	2.0%	2.0%
In Nonfamily Households	20.8%	20.0%	19.9%
In Group Quarters	3.1%	2.8%	2.7%
Institutionalized Population	2.5%	2.4%	2.3%
Noninstitutionalized Population	0.6%	0.5%	0.5%

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2018 Population 25+ by Educational Attainment			
Total	5,546	6,940	7,313
Less than 9th Grade	6.9%	7.1%	7.1%
9th - 12th Grade, No Diploma	5.8%	5.4%	5.4%
High School Graduate	20.4%	20.7%	20.9%
GED/Alternative Credential	3.7%	3.5%	3.5%
Some College, No Degree	32.1%	31.9%	31.9%
Associate Degree	6.4%	6.5%	6.5%
Bachelor's Degree	15.7%	16.1%	16.0%
Graduate/Professional Degree	9.1%	8.8%	8.7%
2018 Population 15+ by Marital Status			
Total	6,411	7,955	8,360
Never Married	19.8%	18.6%	18.3%
Married	55.0%	57.0%	57.3%
Widowed	9.6%	9.7%	9.8%
Divorced	15.7%	14.7%	14.6%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	94.9%	95.3%	95.4%
Civilian Unemployed (Unemployment Rate)	5.1%	4.7%	4.6%
2018 Employed Population 16+ by Industry			
Total	2,838	3,436	3,588
Agriculture/Mining	7.0%	6.5%	6.5%
Construction	6.5%	6.8%	6.7%
Manufacturing	7.4%	7.3%	7.2%
Wholesale Trade	0.4%	0.6%	0.6%
Retail Trade	12.6%	11.9%	11.8%
Transportation/Utilities	11.7%	11.6%	11.5%
Information	0.6%	0.6%	0.6%
Finance/Insurance/Real Estate	8.5%	8.3%	8.4%
Services	44.4%	45.4%	45.6%
Public Administration	1.0%	1.1%	1.1%
2018 Employed Population 16+ by Occupation			
Total	2,838	3,433	3,589
White Collar	53.8%	54.5%	54.4%
Management/Business/Financial	16.1%	16.0%	16.0%
Professional	11.8%	12.3%	12.4%
Sales	9.4%	9.3%	9.3%
Administrative Support	16.6%	16.8%	16.7%
Services	19.2%	19.4%	19.8%
Blue Collar	27.0%	26.0%	25.8%
Farming/Forestry/Fishing	6.9%	6.1%	5.8%
Construction/Extraction	2.7%	3.6%	3.7%
Installation/Maintenance/Repair	4.2%	3.8%	3.8%
Production	8.4%	7.9%	7.7%
Transportation/Material Moving	4.9%	4.7%	4.8%
2010 Population By Urban/ Rural Status			
Total Population	6,605	7,951	8,368
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	48.5%	41.7%	39.7%
Rural Population	51.5%	58.3%	60.3%

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2010 Households by Type			
Total	3,025	3,578	3,759
Households with 1 Person	33.1%	32.0%	31.6%
Households with 2+ People	66.9%	68.0%	68.4%
Family Households	60.7%	61.9%	62.3%
Husband-wife Families	48.2%	49.6%	50.1%
With Related Children	13.7%	13.9%	13.8%
Other Family (No Spouse Present)	12.6%	12.3%	12.2%
Other Family with Male Householder	3.9%	4.0%	4.0%
With Related Children	2.6%	2.6%	2.6%
Other Family with Female Householder	8.7%	8.4%	8.2%
With Related Children	5.5%	5.3%	5.2%
Nonfamily Households	6.2%	6.1%	6.1%
All Households with Children	22.0%	22.0%	21.9%
Multigenerational Households	2.9%	3.0%	3.0%
Unmarried Partner Households	6.2%	6.3%	6.2%
Male-female	5.6%	5.6%	5.6%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	3,027	3,577	3,761
1 Person Household	33.1%	32.0%	31.6%
2 Person Household	40.9%	41.9%	42.3%
3 Person Household	10.9%	11.0%	11.0%
4 Person Household	7.3%	7.4%	7.4%
5 Person Household	4.6%	4.6%	4.6%
6 Person Household	1.7%	1.7%	1.7%
7 + Person Household	1.5%	1.4%	1.4%
2010 Households by Tenure and Mortgage Status			
Total	3,025	3,577	3,760
Owner Occupied	67.7%	69.8%	70.5%
Owned with a Mortgage/Loan	35.6%	36.5%	37.0%
Owned Free and Clear	32.1%	33.3%	33.5%
Renter Occupied	32.3%	30.2%	29.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,743	4,460	4,694
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	47.4%	41.3%	39.3%
Rural Housing Units	52.6%	58.7%	60.7%

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 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Senior Escapes (9D)	Senior Escapes (9D)	Senior Escapes (9D)
2.	Retirement Communities	Retirement Communities	Retirement Communities
3.	Small Town Simplicity	The Great Outdoors (6C)	The Great Outdoors (6C)
2018 Consumer Spending			
Apparel & Services: Total \$	\$5,304,084	\$6,316,831	\$6,665,583
Average Spent	\$1,562.32	\$1,524.33	\$1,533.38
Spending Potential Index	72	70	70
Education: Total \$	\$3,087,296	\$3,686,332	\$3,879,780
Average Spent	\$909.37	\$889.56	\$892.52
Spending Potential Index	63	61	62
Entertainment/Recreation: Total \$	\$8,330,987	\$9,990,832	\$10,554,373
Average Spent	\$2,453.90	\$2,410.92	\$2,427.97
Spending Potential Index	76	75	75
Food at Home: Total \$	\$13,232,492	\$15,743,651	\$16,619,279
Average Spent	\$3,897.64	\$3,799.14	\$3,823.16
Spending Potential Index	78	76	76
Food Away from Home: Total \$	\$8,791,410	\$10,484,965	\$11,068,803
Average Spent	\$2,589.52	\$2,530.16	\$2,546.31
Spending Potential Index	74	72	73
Health Care: Total \$	\$15,878,730	\$19,074,733	\$20,163,416
Average Spent	\$4,677.09	\$4,602.98	\$4,638.47
Spending Potential Index	82	80	81
HH Furnishings & Equipment: Total \$	\$5,317,131	\$6,382,635	\$6,744,918
Average Spent	\$1,566.17	\$1,540.21	\$1,551.63
Spending Potential Index	75	74	74
Personal Care Products & Services: Total \$	\$2,140,633	\$2,562,663	\$2,707,130
Average Spent	\$630.53	\$618.40	\$622.76
Spending Potential Index	76	75	75
Shelter: Total \$	\$42,267,200	\$50,398,622	\$53,150,339
Average Spent	\$12,449.84	\$12,161.83	\$12,226.90
Spending Potential Index	74	72	73
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,695,566	\$8,053,592	\$8,503,734
Average Spent	\$1,972.18	\$1,943.43	\$1,956.23
Spending Potential Index	79	78	79
Travel: Total \$	\$5,285,694	\$6,405,116	\$6,771,667
Average Spent	\$1,556.91	\$1,545.64	\$1,557.78
Spending Potential Index	72	72	72
Vehicle Maintenance & Repairs: Total \$	\$2,830,289	\$3,390,050	\$3,582,460
Average Spent	\$833.66	\$818.06	\$824.12
Spending Potential Index	78	76	77

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 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.