

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

59TH STREET AND JOMAX NORTHEAST CORNER CITY OF SCOTTSDALE, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE · ARIZONA · 85258-2156
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59TH STREET AND JOMAX ROAD

CITY OF SCOTTSDALE, ARIZONA

LOCATION:

Site is located at the northeast corner of 59th Street and Jomax Road (at 5883 East Redbird Road), in the City of Scottsdale, Arizona.

SIZE:

15.01 Acres
Conceptually planned for 12 – One-Acre Lots

ASSESSOR PARCEL NUMBER:

212-11-001E

ZONING:

R1-43 | City of Scottsdale

PRICE:

\$2,250,000

TERMS:

Cash, close of escrow to occur at preliminary plat.

DEVELOPMENT STANDARDS:

- Maximum Number of Units Allowed: 12
- Minimum Area: 43,000 SF
- Minimum Lot Width: 150'
- Front Building Setback: 40'
- Rear Building Setback: 35'
- Side Building Setback: 20'

UTILITIES:

- Electric: Arizona Public Service (APS)
- Cable/Fiber Optics: Cox Communication
- Site is Septic
- Water: City of Scottsdale
- Telephone/Fiber Optics: CenturyLink

PROPERTY TAXES:

2018 Assessment: \$3,256.26

DEMOGRAPHICS:

Average Household Income	1 Mile	3 Miles	5 Miles
2018 Average Household Income	\$147,373	\$141,467	\$142,868
2023 Average Household Income	\$165,329	\$161,348	\$163,235
2018-2023 Annual Rate	2.33%	2.66%	2.70%

COMMENTS:

This rare infill site in the highly desirable City of Scottsdale is uniquely located near freeways, employment and shopping.

ADDITIONAL DOCUMENTS0: [Please click to view](#)

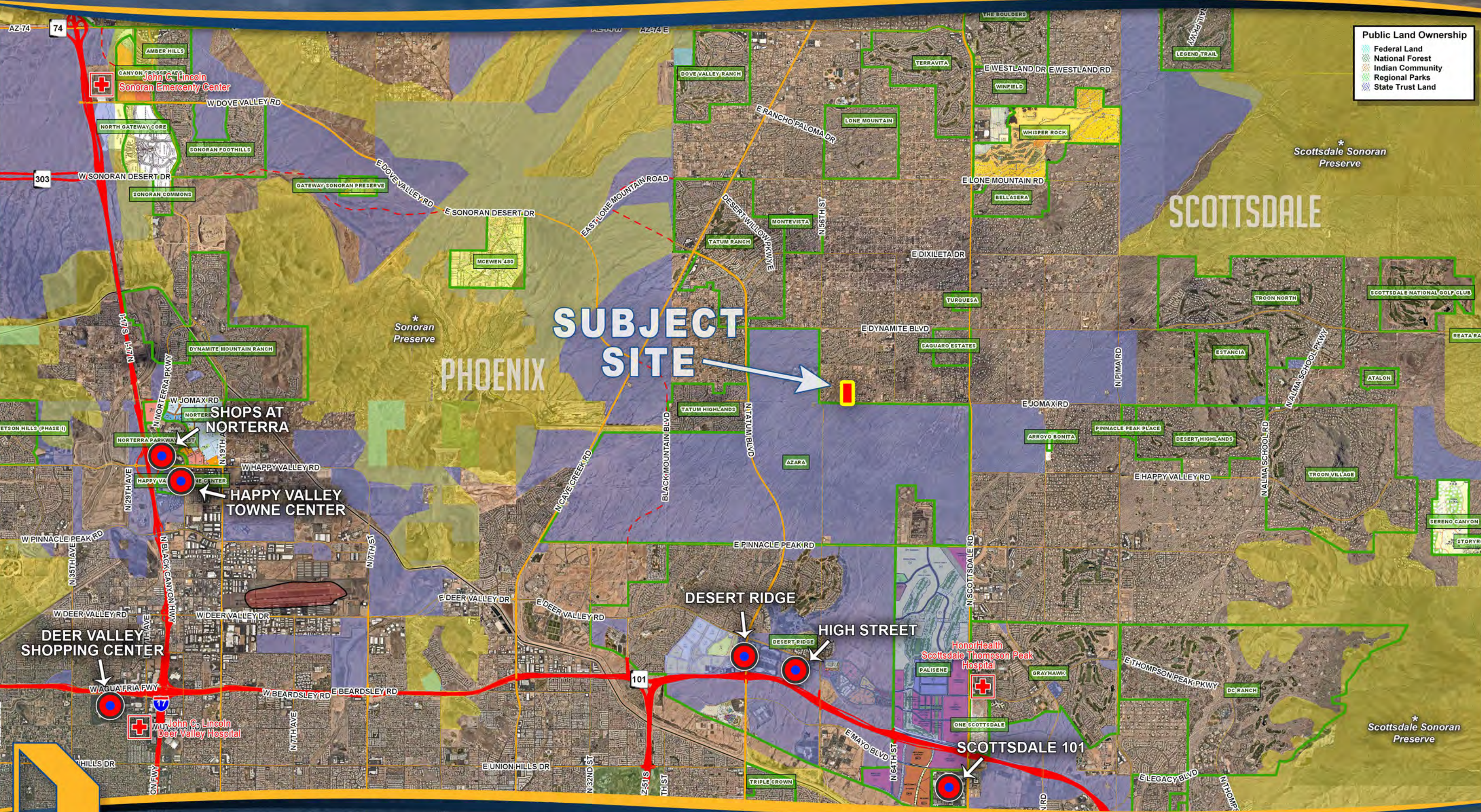
- ALTA Survey
- Pre-Application for Site Plan
- 10 Lot Schematic
- Pending Flood Map
- Commitment for Title Insurance
- Zoning with 50 CFS washes
- Conceptual Land Plans

NORTH VALLEY SUBMARKET

59TH STREET AND JOMAX ROAD

Public Land Ownership

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

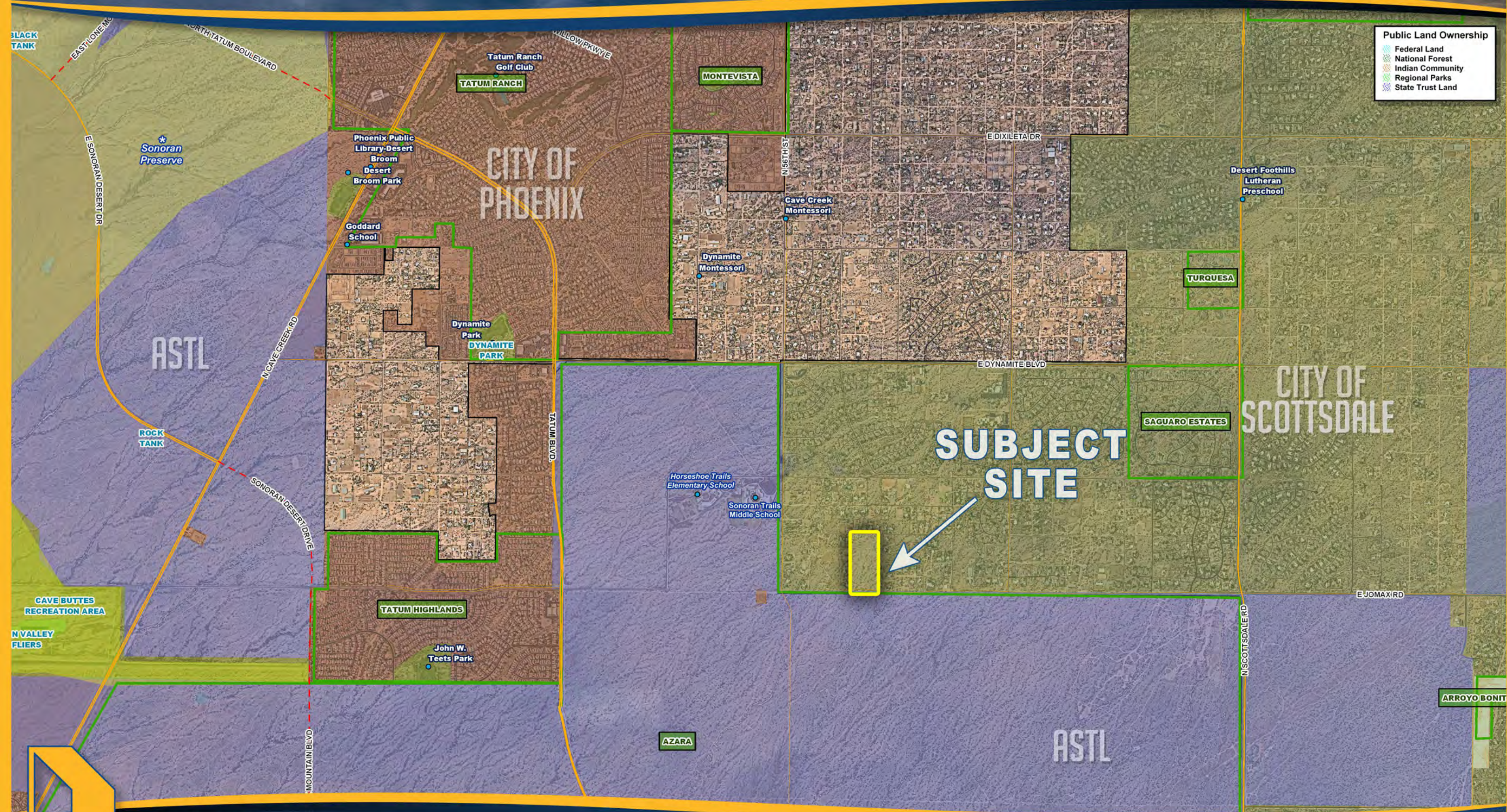


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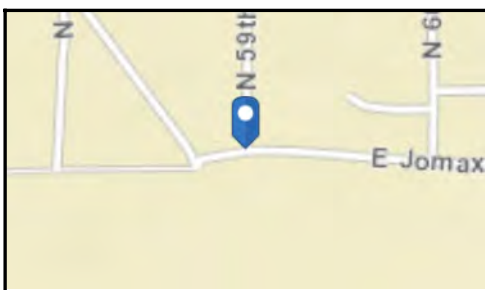
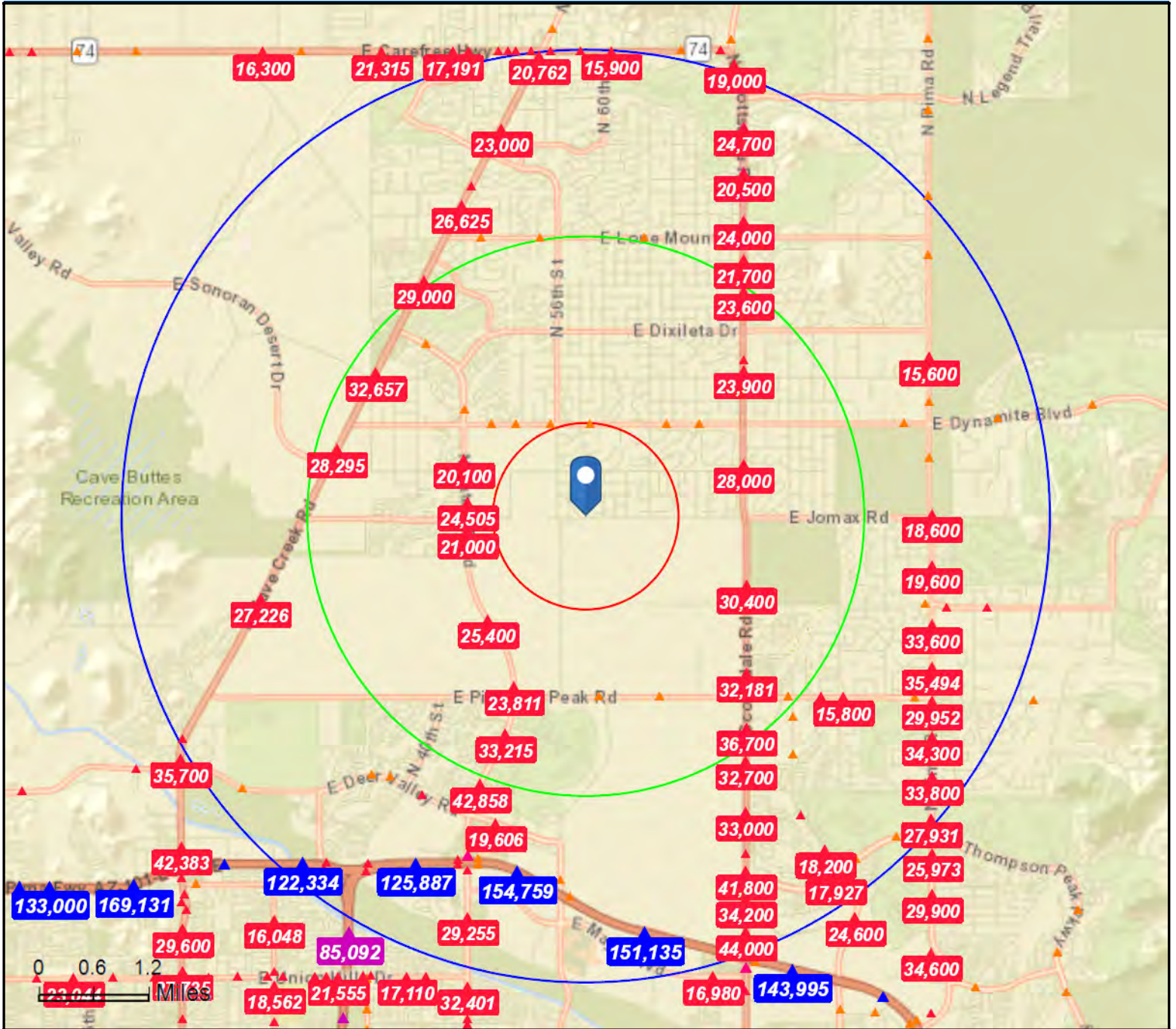
59TH STREET AND JOMAX ROAD

CITY OF SCOTTSDALE, ARIZONA

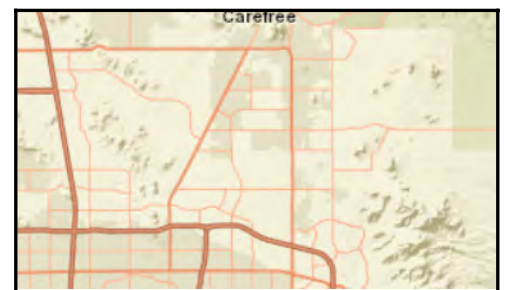


59th Street & Jomax Road
 26600-26898 N 59th St, Scottsdale, Arizona, 85266
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.72675
 Longitude: -111.95532



- 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

59th Street & Jomax Road
26600-26898 N 59th St, Scottsdale, Arizona, 85266
Rings: 1, 3, 5 mile radii

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.50	E Jomax Rd	N 62nd St (0.06 miles W)	2015	375
0.51	N 56th St	E Quail Track Dr (0.04 miles S)	2013	488
0.77		(0.0 miles)	2014	1,990
0.81	N 56th St	E Hedgehog Pl (0.08 miles S)	2015	2,296
0.84		(0.0 miles)	2013	2,244
1.00	E Dynamite Blvd	N 59th Pl (0.08 miles E)	2014	9,500
1.06	E Dynamite Blvd	N 55th St (0.06 miles W)	2015	10,378
1.13		(0.0 miles)	2011	1,722
1.21	N 56th St	E Juana Ct (0.04 miles S)	2015	3,224
1.23	E Jomax Rd	N 68th St (0.04 miles W)	2015	1,137
1.25	E Dynamite Blvd	N 52nd St (0.06 miles W)	2011	10,661
1.28	N 48th St	E Jomax Rd (0.17 miles S)	2013	24,505
1.28	N Tatum Blvd	N 48th St (0.1 miles N)	1999	21,000
1.32	E Dynamite Blvd	N 65th St (0.05 miles W)	2014	9,700
1.35	N 64th St	E Mark Ln (0.04 miles S)	2015	1,035
1.42	E Dynamite Blvd	N 50th St (0.03 miles W)	2015	9,637
1.45	N 48th St	E Oberlin Way (0.12 miles N)	2015	20,100
1.52	N Tatum Blvd	E Prickly Pear Trl (0.75999999 miles N)	2015	25,400
1.53	E Jomax Rd	N 45th Pl (0.03 miles E)	2014	5,992
1.57	E Dynamite Blvd	N 67th Pl (0.03 miles W)	2015	8,600
1.61	Desert Willow Pkwy	E Juana Ct (0.02 miles SE)	2011	1,680
1.69	E Ramuda Dr	N 45th Way (0.06 miles NE)	2015	1,441
1.74	N 48th St	E Juana Ct (0.02 miles N)	1999	11,900
1.74	N 56th St	E Morning Vista Ln (0.03 miles N)	2011	1,698
1.78	N Scottsdale Rd	E Ironwood Dr (0.06 miles N)	2014	28,000
1.84	E Jomax Rd	N 74th St (0.1 miles E)	2014	1,300
1.87	N Scottsdale Rd	E Happy Valley Rd (0.20999999 miles S)	2014	30,400
1.87	E Desert Willow Pkwy E	E Mazatzal Dr (0.04 miles S)	2013	1,672
1.89	E Dynamite Blvd	N 45th St (0.01 miles W)	2015	6,551
1.94	E Pinnacle Peak Rd	N 56th St (0.41 miles W)	2015	13,378

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.

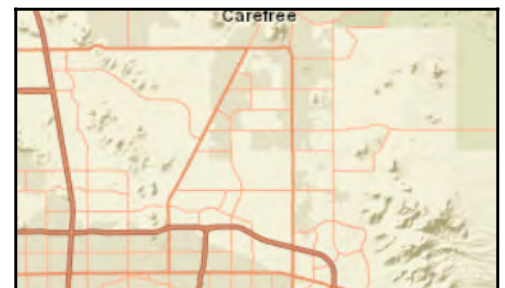
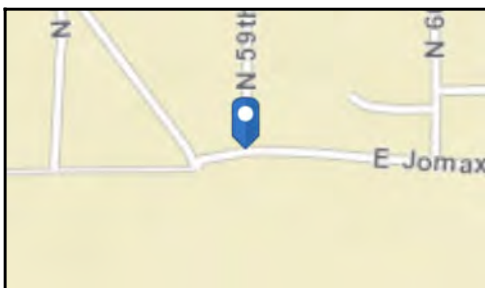
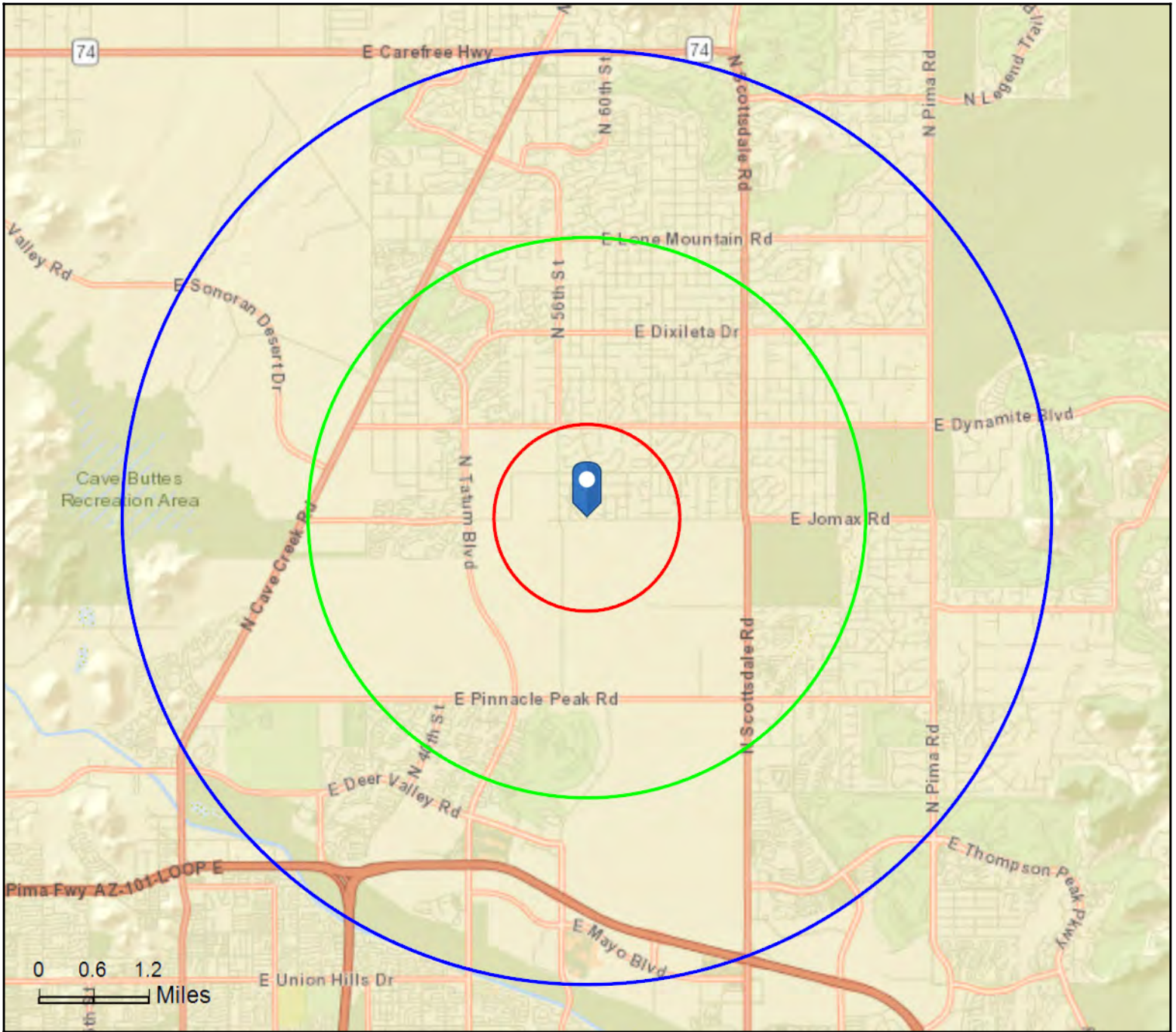
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26600-26898 N 59th St, Scottsdale, Arizona, 85266
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.72675

Longitude: -111.95532





Executive Summary

59th Street & Jomax Road
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	1 mile	3 miles	5 miles
Population			
2000 Population	344	21,639	44,594
2010 Population	1,105	25,916	63,718
2018 Population	1,238	29,921	77,686
2023 Population	1,322	32,228	86,026
2000-2010 Annual Rate	12.38%	1.82%	3.63%
2010-2018 Annual Rate	1.39%	1.76%	2.43%
2018-2023 Annual Rate	1.32%	1.50%	2.06%
2018 Male Population	49.8%	48.9%	48.5%
2018 Female Population	50.2%	51.1%	51.5%
2018 Median Age	44.4	45.0	45.0

In the identified area, the current year population is 77,686. In 2010, the Census count in the area was 63,718. The rate of change since 2010 was 2.43% annually. The five-year projection for the population in the area is 86,026 representing a change of 2.06% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 44.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	89.7%	90.9%	89.7%
2018 Black Alone	2.1%	1.3%	1.5%
2018 American Indian/Alaska Native Alone	0.1%	0.4%	0.3%
2018 Asian Alone	4.0%	3.6%	4.5%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	1.2%	1.1%	1.2%
2018 Two or More Races	2.9%	2.6%	2.7%
2018 Hispanic Origin (Any Race)	6.4%	6.6%	6.7%

Persons of Hispanic origin represent 6.7% 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 29.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	142	7,939	17,160
2010 Households	384	9,762	25,054
2018 Total Households	419	11,217	30,304
2023 Total Households	444	12,053	33,401
2000-2010 Annual Rate	10.46%	2.09%	3.86%
2010-2018 Annual Rate	1.06%	1.70%	2.33%
2018-2023 Annual Rate	1.17%	1.45%	1.97%
2018 Average Household Size	2.95	2.66	2.56

The household count in this area has changed from 25,054 in 2010 to 30,304 in the current year, a change of 2.33% annually. The five-year projection of households is 33,401, a change of 1.97% annually from the current year total. Average household size is currently 2.56, compared to 2.54 in the year 2010. The number of families in the current year is 22,118 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.



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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$116,139	\$110,571	\$107,737
2023 Median Household Income	\$121,944	\$119,750	\$117,300
2018-2023 Annual Rate	0.98%	1.61%	1.72%
Average Household Income			
2018 Average Household Income	\$147,373	\$141,467	\$142,868
2023 Average Household Income	\$165,329	\$161,348	\$163,235
2018-2023 Annual Rate	2.33%	2.66%	2.70%
Per Capita Income			
2018 Per Capita Income	\$49,003	\$53,546	\$55,770
2023 Per Capita Income	\$54,552	\$60,871	\$63,395
2018-2023 Annual Rate	2.17%	2.60%	2.60%

Current median household income is \$107,737 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$117,300 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$142,868 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$163,235 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$55,770 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$63,395 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	153	8,462	18,956
2000 Owner Occupied Housing Units	124	7,235	15,633
2000 Renter Occupied Housing Units	18	704	1,527
2000 Vacant Housing Units	11	523	1,796
2010 Total Housing Units	421	10,928	28,953
2010 Owner Occupied Housing Units	355	8,461	21,326
2010 Renter Occupied Housing Units	29	1,301	3,728
2010 Vacant Housing Units	37	1,166	3,899
2018 Total Housing Units	431	12,213	33,915
2018 Owner Occupied Housing Units	388	9,581	24,897
2018 Renter Occupied Housing Units	31	1,636	5,407
2018 Vacant Housing Units	12	996	3,611
2023 Total Housing Units	457	13,031	36,867
2023 Owner Occupied Housing Units	414	10,411	27,605
2023 Renter Occupied Housing Units	29	1,642	5,796
2023 Vacant Housing Units	13	978	3,466

Currently, 73.4% of the 33,915 housing units in the area are owner occupied; 15.9%, renter occupied; and 10.6% 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 28,953 housing units in the area - 73.7% owner occupied, 12.9% renter occupied, and 13.5% vacant. The annual rate of change in housing units since 2010 is 7.28%. Median home value in the area is \$468,875, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.00% annually to \$492,873.

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

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	344	21,639	44,594
2010 Total Population	1,105	25,916	63,718
2018 Total Population	1,238	29,921	77,686
2018 Group Quarters	0	46	243
2023 Total Population	1,322	32,228	86,026
2018-2023 Annual Rate	1.32%	1.50%	2.06%
2018 Total Daytime Population	1,029	22,607	69,913
Workers	320	7,704	30,168
Residents	709	14,903	39,745
Household Summary			
2000 Households	142	7,939	17,160
2000 Average Household Size	2.42	2.72	2.60
2010 Households	384	9,762	25,054
2010 Average Household Size	2.88	2.65	2.54
2018 Households	419	11,217	30,304
2018 Average Household Size	2.95	2.66	2.56
2023 Households	444	12,053	33,401
2023 Average Household Size	2.98	2.67	2.57
2018-2023 Annual Rate	1.17%	1.45%	1.97%
2010 Families	323	7,514	18,739
2010 Average Family Size	3.15	3.03	2.94
2018 Families	351	8,610	22,118
2018 Average Family Size	3.25	3.06	3.02
2023 Families	371	9,232	24,285
2023 Average Family Size	3.28	3.08	3.05
2018-2023 Annual Rate	1.11%	1.40%	1.89%
Housing Unit Summary			
2000 Housing Units	153	8,462	18,956
Owner Occupied Housing Units	81.0%	85.5%	82.5%
Renter Occupied Housing Units	11.8%	8.3%	8.1%
Vacant Housing Units	7.2%	6.2%	9.5%
2010 Housing Units	421	10,928	28,953
Owner Occupied Housing Units	84.3%	77.4%	73.7%
Renter Occupied Housing Units	6.9%	11.9%	12.9%
Vacant Housing Units	8.8%	10.7%	13.5%
2018 Housing Units	431	12,213	33,915
Owner Occupied Housing Units	90.0%	78.4%	73.4%
Renter Occupied Housing Units	7.2%	13.4%	15.9%
Vacant Housing Units	2.8%	8.2%	10.6%
2023 Housing Units	457	13,031	36,867
Owner Occupied Housing Units	90.6%	79.9%	74.9%
Renter Occupied Housing Units	6.3%	12.6%	15.7%
Vacant Housing Units	2.8%	7.5%	9.4%
Median Household Income			
2018	\$116,139	\$110,571	\$107,737
2023	\$121,944	\$119,750	\$117,300
Median Home Value			
2018	\$860,450	\$449,099	\$468,875
2023	\$1,166,667	\$476,080	\$492,873
Per Capita Income			
2018	\$49,003	\$53,546	\$55,770
2023	\$54,552	\$60,871	\$63,395
Median Age			
2010	42.0	42.3	42.6
2018	44.4	45.0	45.0
2023	45.8	46.3	46.0

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



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2018 Households by Income			
Household Income Base	419	11,217	30,304
<\$15,000	2.4%	3.8%	4.3%
\$15,000 - \$24,999	2.1%	2.2%	3.0%
\$25,000 - \$34,999	0.0%	2.7%	3.6%
\$35,000 - \$49,999	10.5%	7.4%	7.5%
\$50,000 - \$74,999	12.6%	14.4%	14.7%
\$75,000 - \$99,999	9.5%	12.9%	12.4%
\$100,000 - \$149,999	28.9%	22.1%	20.9%
\$150,000 - \$199,999	12.4%	15.4%	14.2%
\$200,000+	21.5%	19.1%	19.6%
Average Household Income	\$147,373	\$141,467	\$142,868
2023 Households by Income			
Household Income Base	444	12,053	33,401
<\$15,000	2.0%	3.1%	3.5%
\$15,000 - \$24,999	1.8%	1.8%	2.3%
\$25,000 - \$34,999	0.0%	2.3%	2.8%
\$35,000 - \$49,999	9.7%	6.5%	6.4%
\$50,000 - \$74,999	11.7%	13.2%	13.5%
\$75,000 - \$99,999	8.8%	12.0%	11.9%
\$100,000 - \$149,999	28.4%	22.2%	21.2%
\$150,000 - \$199,999	12.4%	16.0%	15.0%
\$200,000+	25.0%	23.0%	23.3%
Average Household Income	\$165,329	\$161,348	\$163,235
2018 Owner Occupied Housing Units by Value			
Total	388	9,581	24,897
<\$50,000	1.3%	0.7%	1.1%
\$50,000 - \$99,999	0.0%	0.4%	0.5%
\$100,000 - \$149,999	3.1%	0.8%	0.6%
\$150,000 - \$199,999	0.0%	1.3%	2.1%
\$200,000 - \$249,999	0.0%	5.9%	6.8%
\$250,000 - \$299,999	7.0%	10.2%	8.6%
\$300,000 - \$399,999	6.2%	21.3%	18.7%
\$400,000 - \$499,999	4.1%	19.1%	16.8%
\$500,000 - \$749,999	7.0%	24.0%	24.8%
\$750,000 - \$999,999	48.7%	11.0%	11.1%
\$1,000,000 - \$1,499,999	18.8%	3.6%	6.4%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.5%
\$2,000,000 +	4.1%	1.6%	2.0%
Average Home Value	\$858,997	\$534,026	\$570,770
2023 Owner Occupied Housing Units by Value			
Total	414	10,411	27,605
<\$50,000	0.2%	0.1%	0.2%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.7%	0.2%	0.2%
\$150,000 - \$199,999	0.0%	0.5%	1.0%
\$200,000 - \$249,999	0.0%	3.8%	4.6%
\$250,000 - \$299,999	5.6%	8.1%	7.2%
\$300,000 - \$399,999	5.8%	20.4%	18.5%
\$400,000 - \$499,999	4.6%	22.0%	19.5%
\$500,000 - \$749,999	1.7%	27.3%	28.0%
\$750,000 - \$999,999	12.6%	8.6%	10.2%
\$1,000,000 - \$1,499,999	56.5%	6.4%	7.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.6%
\$2,000,000 +	12.3%	2.3%	2.2%
Average Home Value	\$1,161,353	\$581,673	\$604,040

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.



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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,102	25,913	63,718
0 - 4	5.9%	5.8%	6.0%
5 - 9	9.6%	7.6%	7.4%
10 - 14	9.3%	8.2%	7.5%
15 - 24	9.5%	8.9%	8.2%
25 - 34	4.7%	7.5%	8.6%
35 - 44	17.7%	17.2%	16.6%
45 - 54	20.6%	18.6%	16.8%
55 - 64	14.6%	14.5%	14.4%
65 - 74	6.4%	7.7%	9.3%
75 - 84	1.3%	3.1%	4.0%
85 +	0.7%	0.9%	1.2%
18 +	70.2%	74.1%	75.1%
2018 Population by Age			
Total	1,238	29,921	77,686
0 - 4	5.3%	5.0%	5.2%
5 - 9	6.7%	6.4%	6.4%
10 - 14	8.9%	7.6%	7.2%
15 - 24	13.2%	10.8%	10.1%
25 - 34	7.8%	8.1%	8.6%
35 - 44	8.7%	12.1%	12.5%
45 - 54	18.3%	17.5%	15.8%
55 - 64	16.6%	15.9%	14.9%
65 - 74	10.6%	10.9%	12.1%
75 - 84	3.3%	4.4%	5.4%
85 +	0.6%	1.2%	1.7%
18 +	73.8%	76.7%	77.2%
2023 Population by Age			
Total	1,323	32,227	86,026
0 - 4	5.0%	4.8%	5.0%
5 - 9	6.0%	5.8%	5.9%
10 - 14	7.6%	6.9%	6.7%
15 - 24	12.1%	10.2%	9.7%
25 - 34	8.9%	8.7%	9.1%
35 - 44	9.5%	11.8%	12.3%
45 - 54	14.1%	15.4%	14.1%
55 - 64	17.6%	16.4%	14.8%
65 - 74	12.2%	12.3%	13.1%
75 - 84	6.0%	6.3%	7.2%
85 +	0.9%	1.5%	2.0%
18 +	76.5%	78.4%	78.5%
2010 Population by Sex			
Males	554	12,663	30,947
Females	551	13,253	32,771
2018 Population by Sex			
Males	616	14,625	37,688
Females	622	15,296	39,998
2023 Population by Sex			
Males	653	15,796	41,792
Females	669	16,432	44,233

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

59th Street & Jomax Road
 26600-26898 N 59th St, Scottsdale, Arizona, 85266
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.72675
 Longitude: -111.95532

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,105	25,917	63,718
White Alone	91.9%	92.8%	92.1%
Black Alone	1.7%	1.1%	1.2%
American Indian Alone	0.1%	0.3%	0.3%
Asian Alone	3.1%	2.8%	3.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.0%	1.0%	1.0%
Two or More Races	2.3%	2.0%	2.0%
Hispanic Origin	5.4%	5.6%	5.5%
Diversity Index	24.2	22.9	24.0
2018 Population by Race/Ethnicity			
Total	1,238	29,920	77,686
White Alone	89.7%	90.9%	89.7%
Black Alone	2.1%	1.3%	1.5%
American Indian Alone	0.1%	0.4%	0.3%
Asian Alone	4.0%	3.6%	4.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.2%	1.1%	1.2%
Two or More Races	2.9%	2.6%	2.7%
Hispanic Origin	6.4%	6.6%	6.7%
Diversity Index	28.9	27.5	29.3
2023 Population by Race/Ethnicity			
Total	1,321	32,228	86,026
White Alone	87.9%	89.2%	87.7%
Black Alone	2.5%	1.6%	1.8%
American Indian Alone	0.1%	0.4%	0.4%
Asian Alone	4.7%	4.3%	5.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.4%	1.3%	1.4%
Two or More Races	3.5%	3.0%	3.2%
Hispanic Origin	7.3%	7.6%	7.6%
Diversity Index	33.0	31.4	33.6
2010 Population by Relationship and Household Type			
Total	1,105	25,916	63,718
In Households	100.0%	99.9%	99.7%
In Family Households	93.6%	88.9%	87.5%
Householder	28.7%	29.2%	29.4%
Spouse	26.2%	25.3%	25.4%
Child	35.3%	31.1%	29.6%
Other relative	1.9%	2.1%	2.0%
Nonrelative	1.6%	1.2%	1.1%
In Nonfamily Households	6.4%	10.9%	12.2%
In Group Quarters	0.0%	0.1%	0.3%
Institutionalized Population	0.0%	0.0%	0.2%
Noninstitutionalized Population	0.0%	0.1%	0.1%

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	817	21,009	55,235
Less than 9th Grade	0.0%	0.7%	0.8%
9th - 12th Grade, No Diploma	2.4%	1.9%	1.9%
High School Graduate	10.6%	10.4%	10.2%
GED/Alternative Credential	0.0%	0.9%	0.8%
Some College, No Degree	19.0%	20.5%	19.1%
Associate Degree	9.5%	8.9%	7.8%
Bachelor's Degree	38.1%	35.2%	36.5%
Graduate/Professional Degree	20.3%	21.6%	22.9%
2018 Population 15+ by Marital Status			
Total	980	24,247	63,104
Never Married	26.6%	21.0%	19.7%
Married	59.6%	64.5%	65.0%
Widowed	1.7%	3.6%	4.3%
Divorced	12.0%	10.9%	11.0%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	97.1%	97.3%	97.1%
Civilian Unemployed (Unemployment Rate)	2.9%	2.7%	2.9%
2018 Employed Population 16+ by Industry			
Total	536	15,249	38,579
Agriculture/Mining	0.0%	0.3%	0.3%
Construction	9.7%	5.9%	5.1%
Manufacturing	6.3%	6.8%	6.5%
Wholesale Trade	3.9%	3.8%	4.2%
Retail Trade	8.4%	10.5%	11.5%
Transportation/Utilities	2.4%	5.9%	4.2%
Information	3.0%	3.0%	2.2%
Finance/Insurance/Real Estate	24.8%	14.0%	15.0%
Services	39.4%	47.1%	48.3%
Public Administration	2.2%	2.9%	2.7%
2018 Employed Population 16+ by Occupation			
Total	536	15,250	38,579
White Collar	78.4%	81.6%	84.0%
Management/Business/Financial	18.5%	27.9%	28.6%
Professional	24.4%	25.2%	26.1%
Sales	23.5%	17.7%	19.2%
Administrative Support	11.9%	10.7%	10.1%
Services	14.4%	11.8%	10.2%
Blue Collar	7.3%	6.6%	5.9%
Farming/Forestry/Fishing	0.0%	0.1%	0.0%
Construction/Extraction	1.7%	1.8%	1.5%
Installation/Maintenance/Repair	3.2%	0.7%	0.7%
Production	0.0%	1.2%	0.9%
Transportation/Material Moving	2.4%	2.9%	2.8%
2010 Population By Urban/ Rural Status			
Total Population	1,105	25,916	63,718
Population Inside Urbanized Area	97.3%	97.7%	96.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	2.7%	2.3%	3.1%

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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2010 Households by Type			
Total	384	9,762	25,054
Households with 1 Person	13.0%	18.1%	19.9%
Households with 2+ People	87.0%	81.9%	80.1%
Family Households	84.1%	77.0%	74.8%
Husband-wife Families	76.6%	66.6%	64.8%
With Related Children	40.1%	29.5%	27.5%
Other Family (No Spouse Present)	7.6%	10.4%	10.0%
Other Family with Male Householder	3.1%	3.1%	3.1%
With Related Children	1.8%	2.2%	2.0%
Other Family with Female Householder	4.7%	7.2%	7.0%
With Related Children	2.9%	4.7%	4.6%
Nonfamily Households	2.9%	5.0%	5.3%
All Households with Children	45.1%	36.6%	34.3%
Multigenerational Households	2.9%	2.1%	1.8%
Unmarried Partner Households	3.1%	5.0%	4.8%
Male-female	2.6%	4.2%	4.1%
Same-sex	0.5%	0.8%	0.7%
2010 Households by Size			
Total	384	9,761	25,055
1 Person Household	13.0%	18.1%	19.9%
2 Person Household	34.6%	39.7%	41.1%
3 Person Household	16.7%	15.8%	15.0%
4 Person Household	23.7%	18.3%	16.1%
5 Person Household	8.3%	5.8%	5.7%
6 Person Household	2.3%	1.8%	1.6%
7 + Person Household	1.3%	0.7%	0.6%
2010 Households by Tenure and Mortgage Status			
Total	384	9,762	25,054
Owner Occupied	92.4%	86.7%	85.1%
Owned with a Mortgage/Loan	82.8%	74.7%	70.8%
Owned Free and Clear	9.6%	11.9%	14.4%
Renter Occupied	7.6%	13.3%	14.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	421	10,928	28,953
Housing Units Inside Urbanized Area	96.2%	97.5%	95.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	3.8%	2.5%	4.5%

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.	Professional Pride (1B)	Professional Pride (1B)	Professional Pride (1B)
2.	Top Tier (1A)	Savvy Suburbanites (1D)	Soccer Moms (4A)
3.	Boomburbs (1C)	Soccer Moms (4A)	Boomburbs (1C)
2018 Consumer Spending			
Apparel & Services: Total \$	\$1,571,890	\$40,248,322	\$110,379,612
Average Spent	\$3,751.53	\$3,588.15	\$3,642.41
Spending Potential Index	172	165	167
Education: Total \$	\$1,229,861	\$30,283,993	\$79,691,152
Average Spent	\$2,935.23	\$2,699.83	\$2,629.72
Spending Potential Index	203	187	182
Entertainment/Recreation: Total \$	\$2,289,170	\$59,289,608	\$162,533,757
Average Spent	\$5,463.41	\$5,285.69	\$5,363.44
Spending Potential Index	170	164	167
Food at Home: Total \$	\$3,286,050	\$86,199,849	\$238,069,507
Average Spent	\$7,842.60	\$7,684.75	\$7,856.04
Spending Potential Index	156	153	157
Food Away from Home: Total \$	\$2,469,045	\$63,891,420	\$176,347,492
Average Spent	\$5,892.71	\$5,695.95	\$5,819.28
Spending Potential Index	168	162	166
Health Care: Total \$	\$3,886,438	\$102,298,924	\$281,555,095
Average Spent	\$9,275.51	\$9,119.99	\$9,291.02
Spending Potential Index	162	159	162
HH Furnishings & Equipment: Total \$	\$1,514,772	\$39,194,941	\$107,593,708
Average Spent	\$3,615.21	\$3,494.24	\$3,550.48
Spending Potential Index	173	167	170
Personal Care Products & Services: Total \$	\$601,129	\$15,537,516	\$42,758,786
Average Spent	\$1,434.68	\$1,385.18	\$1,410.99
Spending Potential Index	173	167	170
Shelter: Total \$	\$11,522,170	\$302,377,382	\$833,742,982
Average Spent	\$27,499.21	\$26,957.06	\$27,512.64
Spending Potential Index	164	161	164
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,844,698	\$47,540,325	\$130,992,087
Average Spent	\$4,402.62	\$4,238.24	\$4,322.60
Spending Potential Index	177	170	174
Travel: Total \$	\$1,703,231	\$43,724,585	\$118,965,015
Average Spent	\$4,064.99	\$3,898.06	\$3,925.72
Spending Potential Index	189	181	182
Vehicle Maintenance & Repairs: Total \$	\$727,036	\$19,086,942	\$52,610,737
Average Spent	\$1,735.17	\$1,701.61	\$1,736.10
Spending Potential Index	161	158	161

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.