

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

SHEELY CENTER 50

LOOP 101 AND McDOWELL ROAD

CITY OF PHOENIX, ARIZONA | ±49.5 ACRES

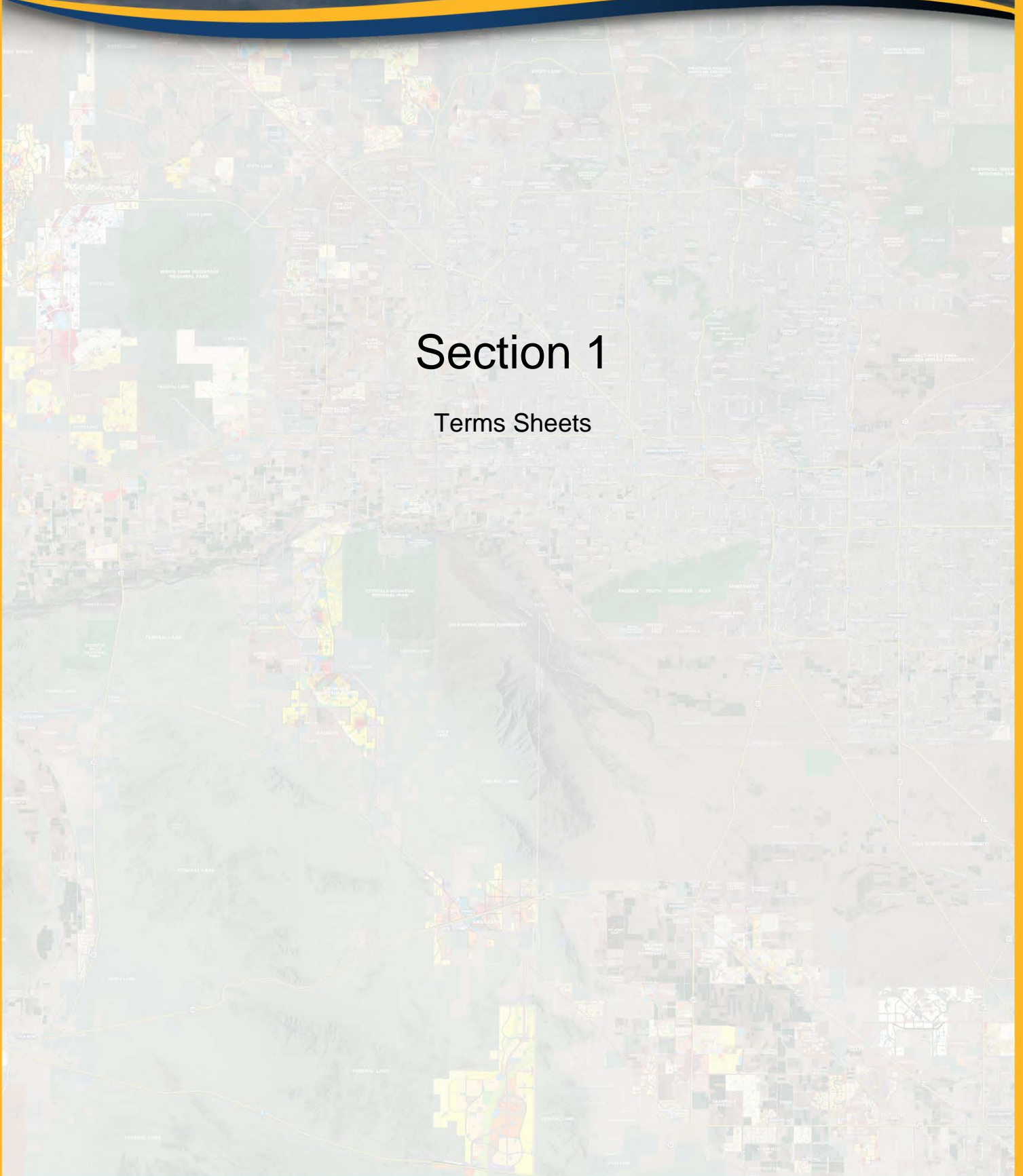


NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE · ARIZONA · 85258-2156
OFFICE: 480.367.0700 · FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



Section 1

Terms Sheets





SHEELY CENTER 50

LOOP 101 AND MCDOWELL ROAD

LOCATION:

Located at the northwest corner of Loop 101 and McDowell Road in the City of Phoenix, Arizona.

SIZE:

±49.5 Acres (2,156,220 SF)

- For conceptual SF for rent, multi-family and commercial land use plans, see Section 3.
- For more information on the entire 161-acre Sheely Center site or the 18-acre site within Sheely Center that are also available, [please click here for packages](#).

ASSESSOR PARCEL NUMBERS:

102-33-003G, 102-33-004F, 102-33-004G, 102-33-004J and 102-33-004N

ZONING:

PUD | City of Phoenix

PUD, City of Phoenix, allows up to 3.8 million square feet of office space, 1.2 million square feet of retail space, 1,000 hotel rooms and up to 1,375 residential units.

* [Please click for details](#).

PRICE:

\$8 per Square Foot or \$17,249,760

TERMS:

Cash

UTILITIES:

Buyer and Seller will split the cost (50/50) to run a water line underneath the Loop 101 and bring it down to the north boundary of the property. For Existing Utilities Exhibit, Offsite Water Exhibit and Preliminary Cost Estimate [click here](#).

PROPERTY TAXES:

2018 Assessment: \$3,326.28

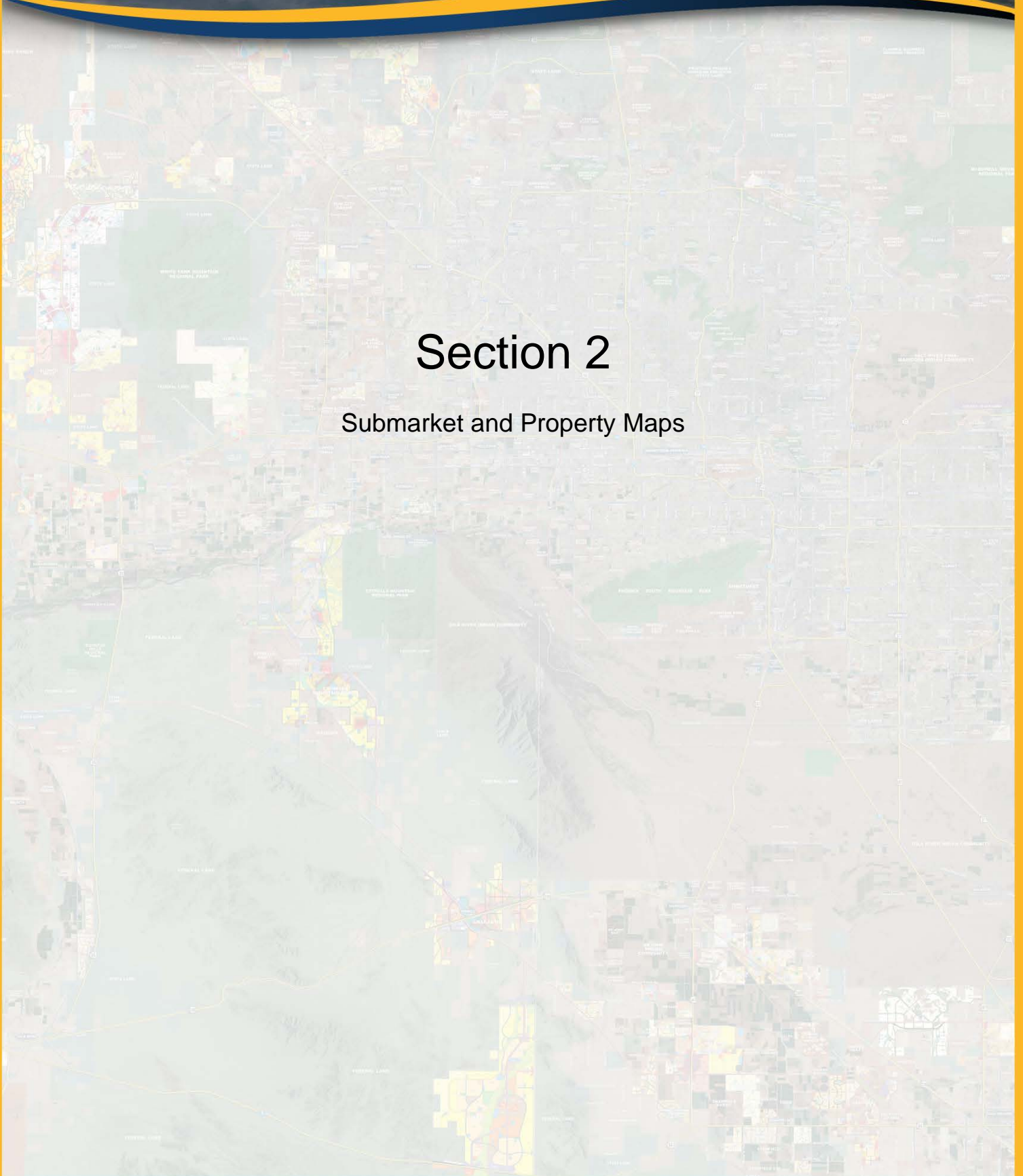
COMMENTS:

With excellent visibility and regional access, this ±49.5-acre portion of the uniquely situated 164-acre Sheely Center site fronts Loop 101, McDowell Road and 99th Avenue in Phoenix. Phase I, known as Sheely Farms, is located on the east side of Loop 101 and includes Banner Estrella Medical Center Hospital and residential, multi-family, office, retail and educational uses. Costco Wholesale and Harkins Gateway Pavilions 18 lie just to the west. The University of Phoenix Cardinals Stadium, Westgate Center, Gila River hockey and entertainment arena, and the Peoria Sports Complex are just a few miles north on the Loop 101.



Section 2

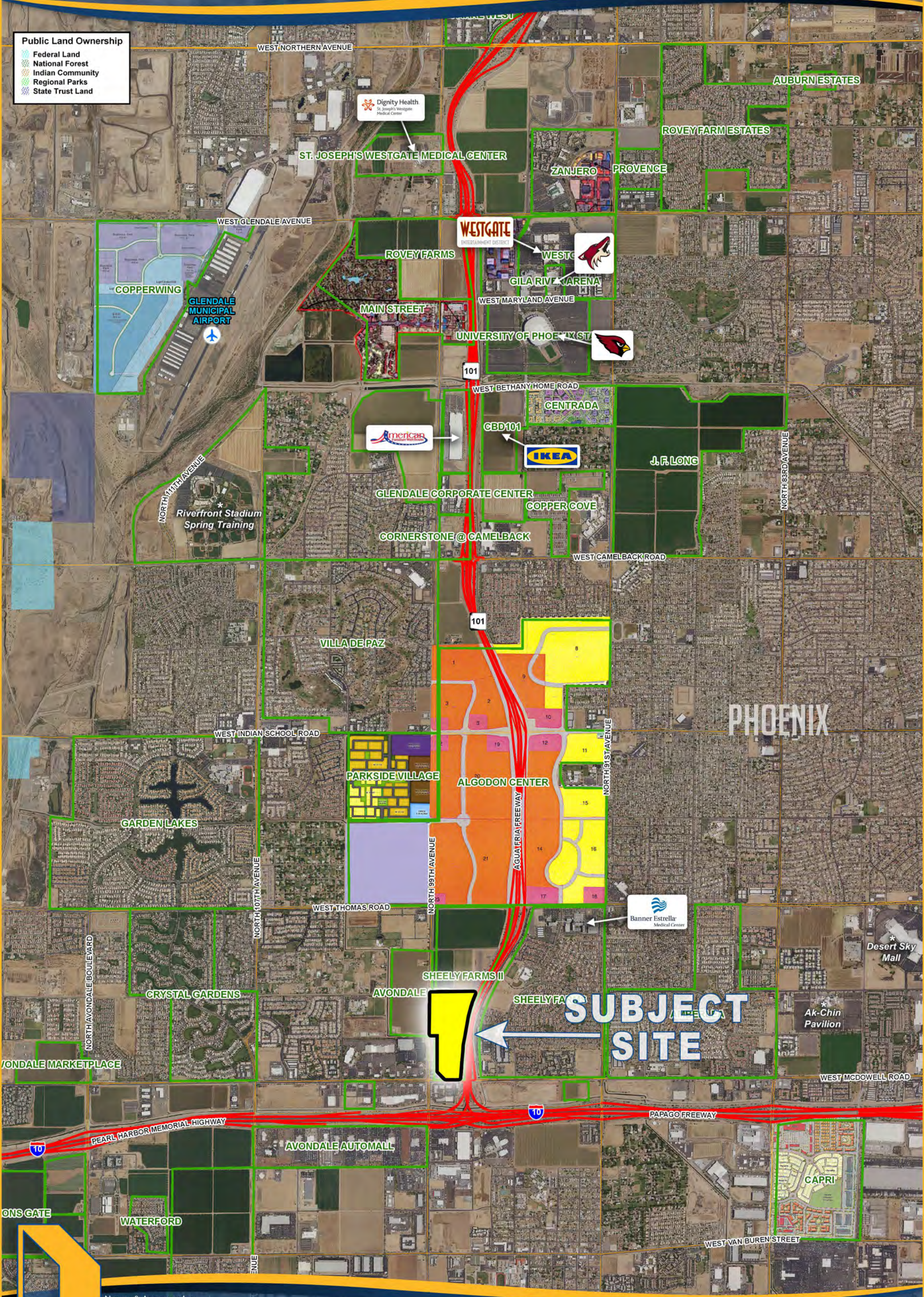
Submarket and Property Maps



LOOP 101 SUBMARKET

SHEELY CENTER 50

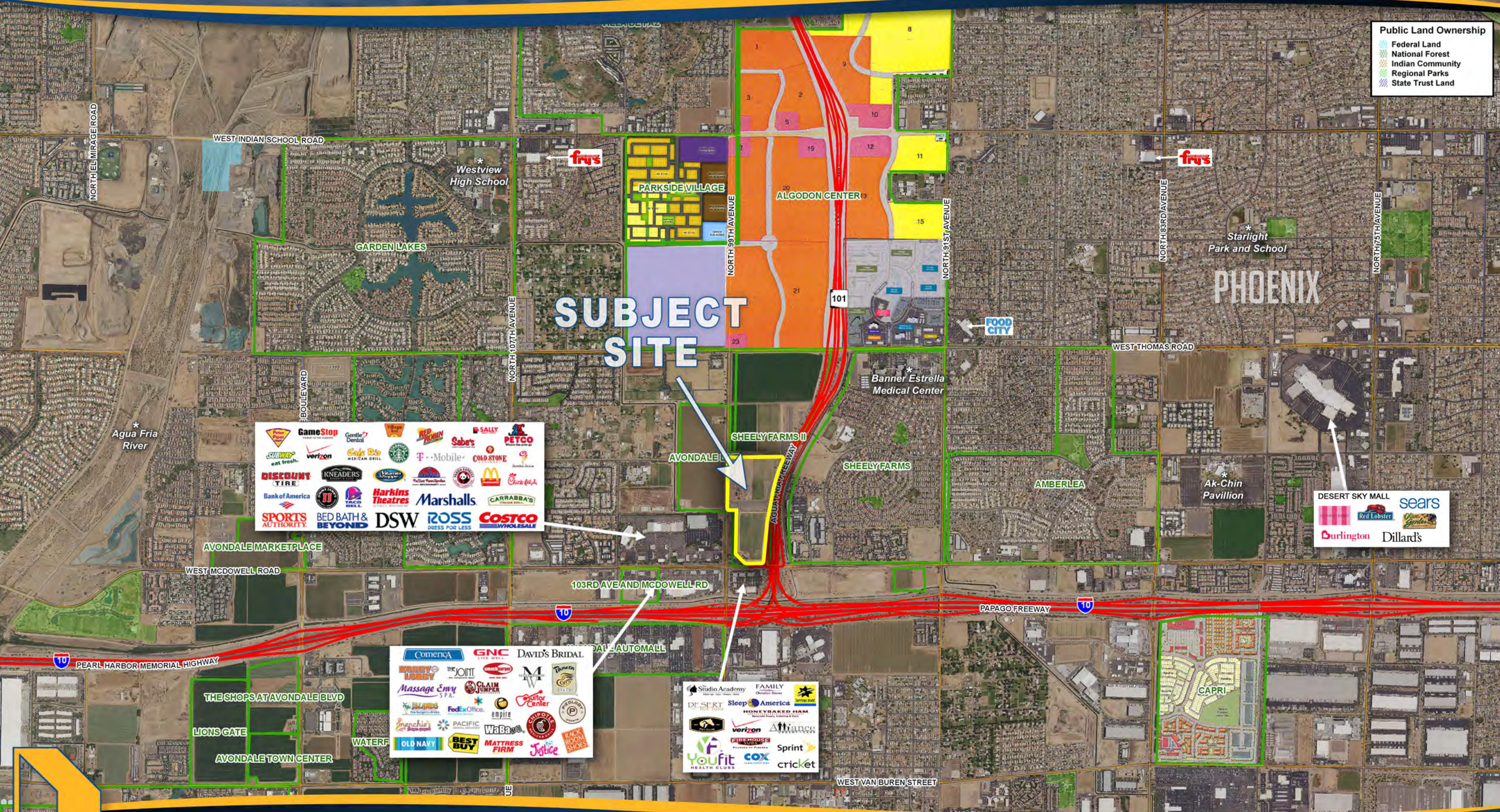
- Public Land Ownership**
- Federal Land
 - National Forest
 - Indian Community
 - Regional Parks
 - State Trust Land



SHEELY CENTER 50

NWC LOOP 101 AND McDOWELL ROAD | ±49.5 ACRES

- Public Land Ownership**
- Federal Land
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This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

SHEELY CENTER 50

NWC LOOP 101 AND McDOWELL ROAD

Maricopa County Assessor
Paul D. Petersen

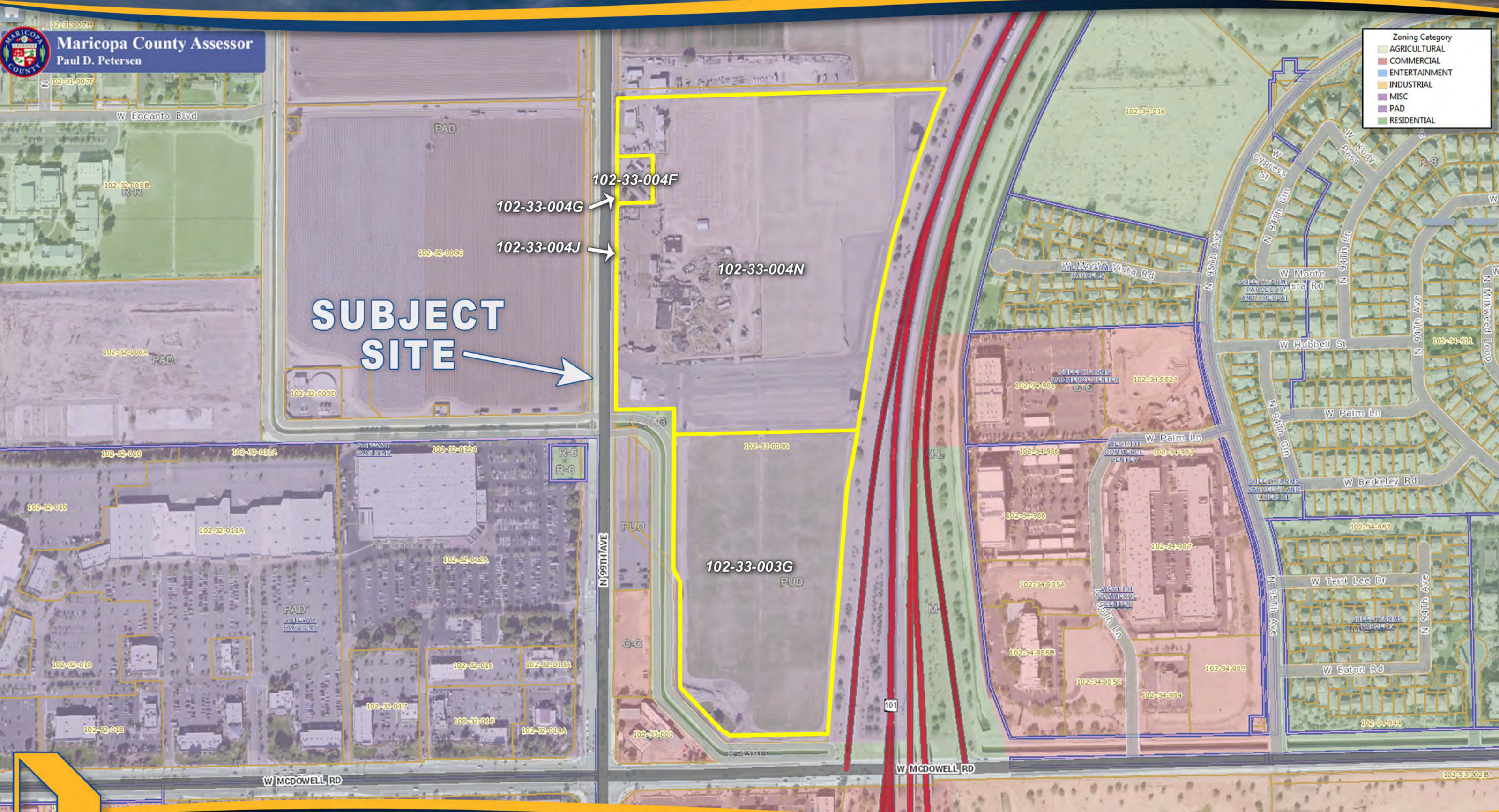
Zoning Category	
■	AGRICULTURAL
■	COMMERCIAL
■	ENTERTAINMENT
■	INDUSTRIAL
■	MISC
■	PAD
■	RESIDENTIAL

SUBJECT SITE →

102-33-004F
102-33-004G
102-33-004J

102-33-004N

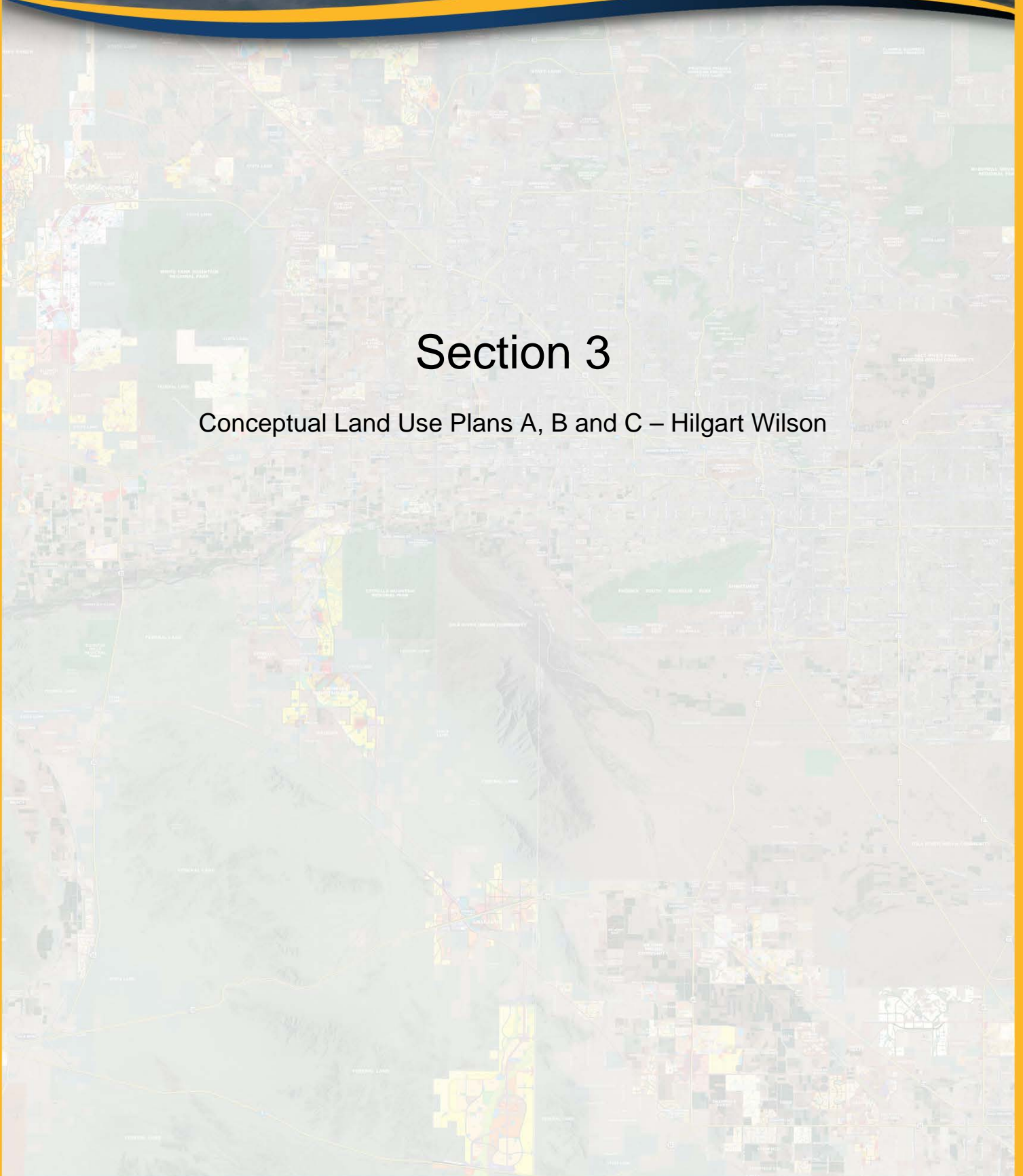
102-33-003G PUD

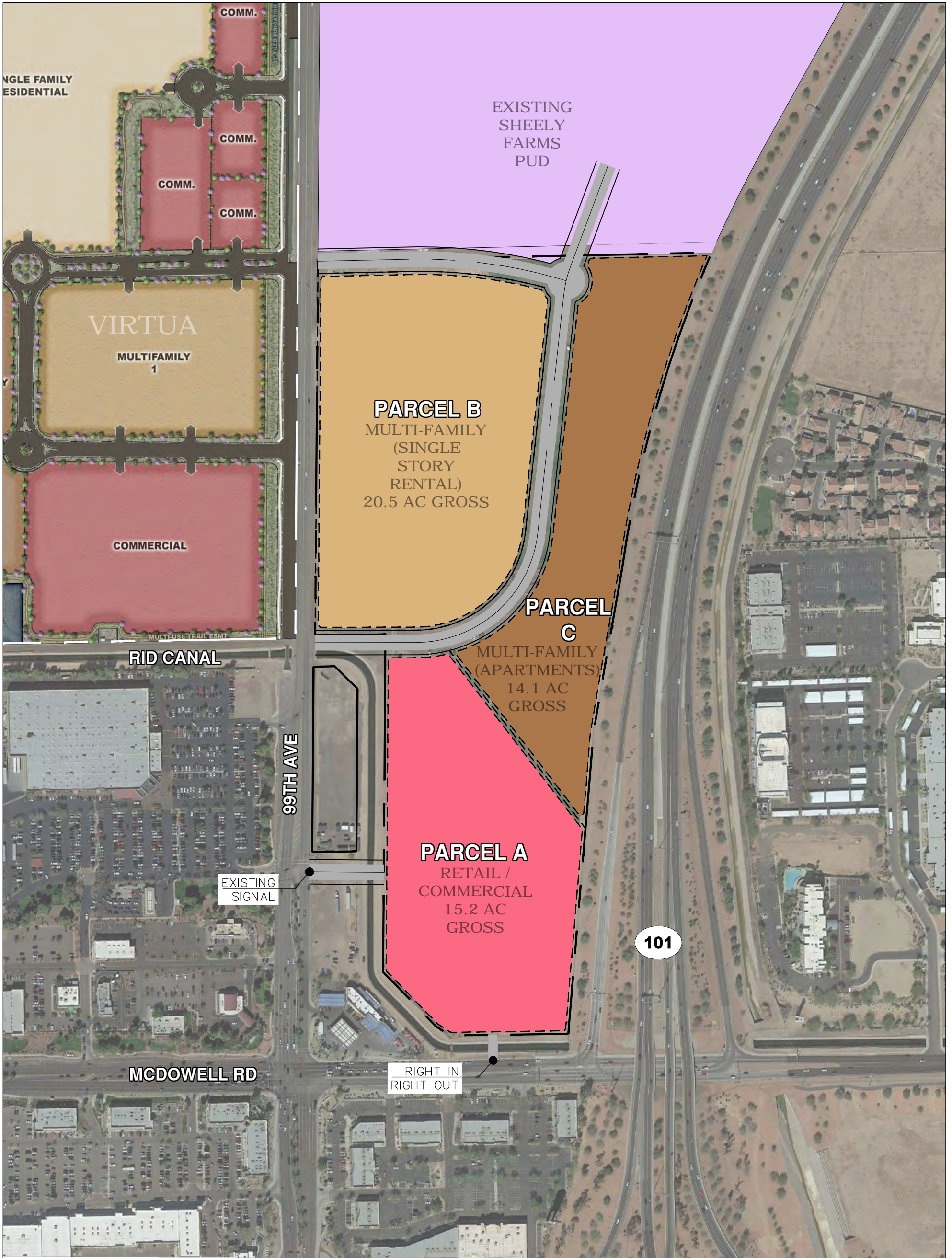


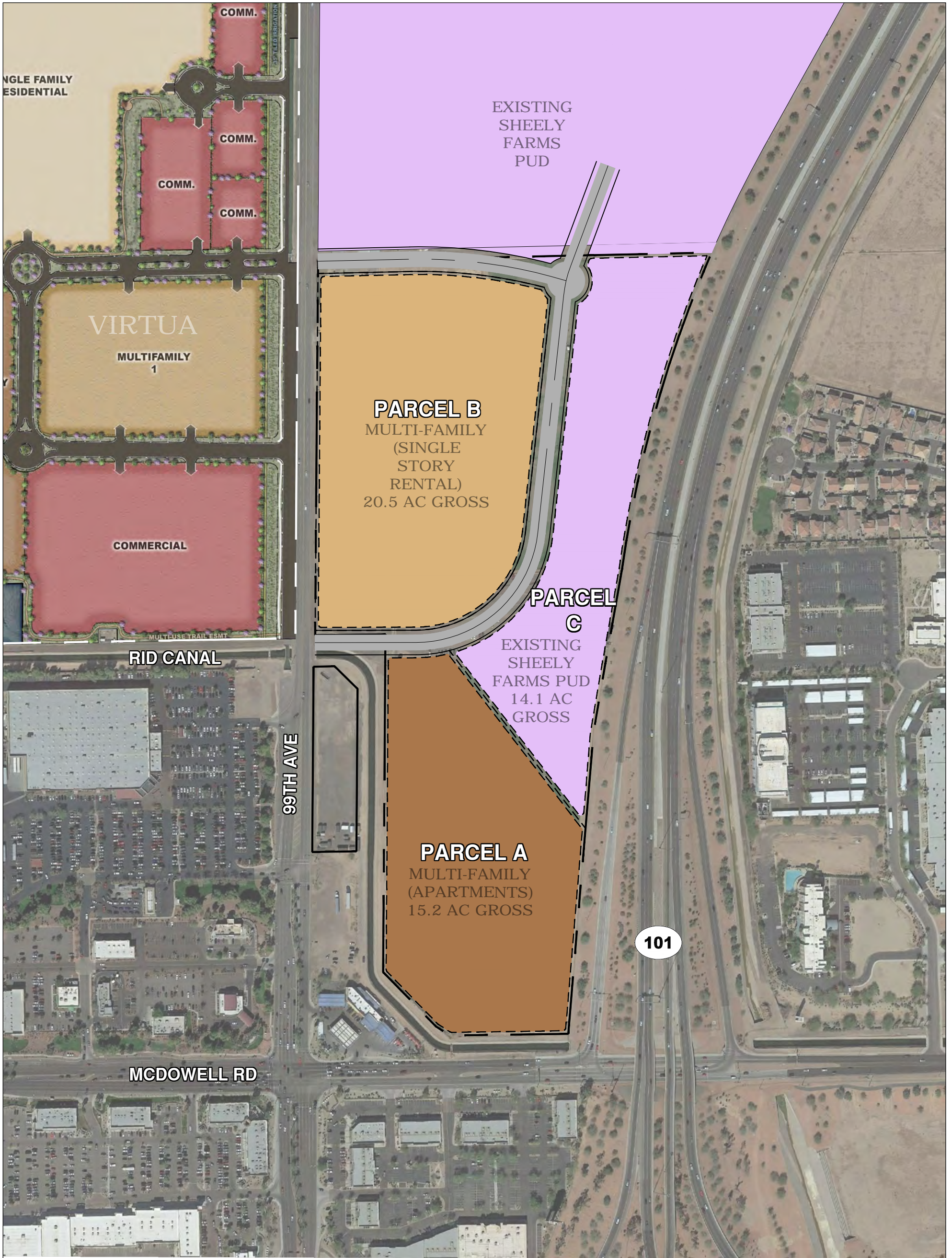


Section 3

Conceptual Land Use Plans A, B and C – Hilgart Wilson







SHEELY FARMS
 PHOENIX, AZ
CONCEPTUAL
LAND USE PLAN B



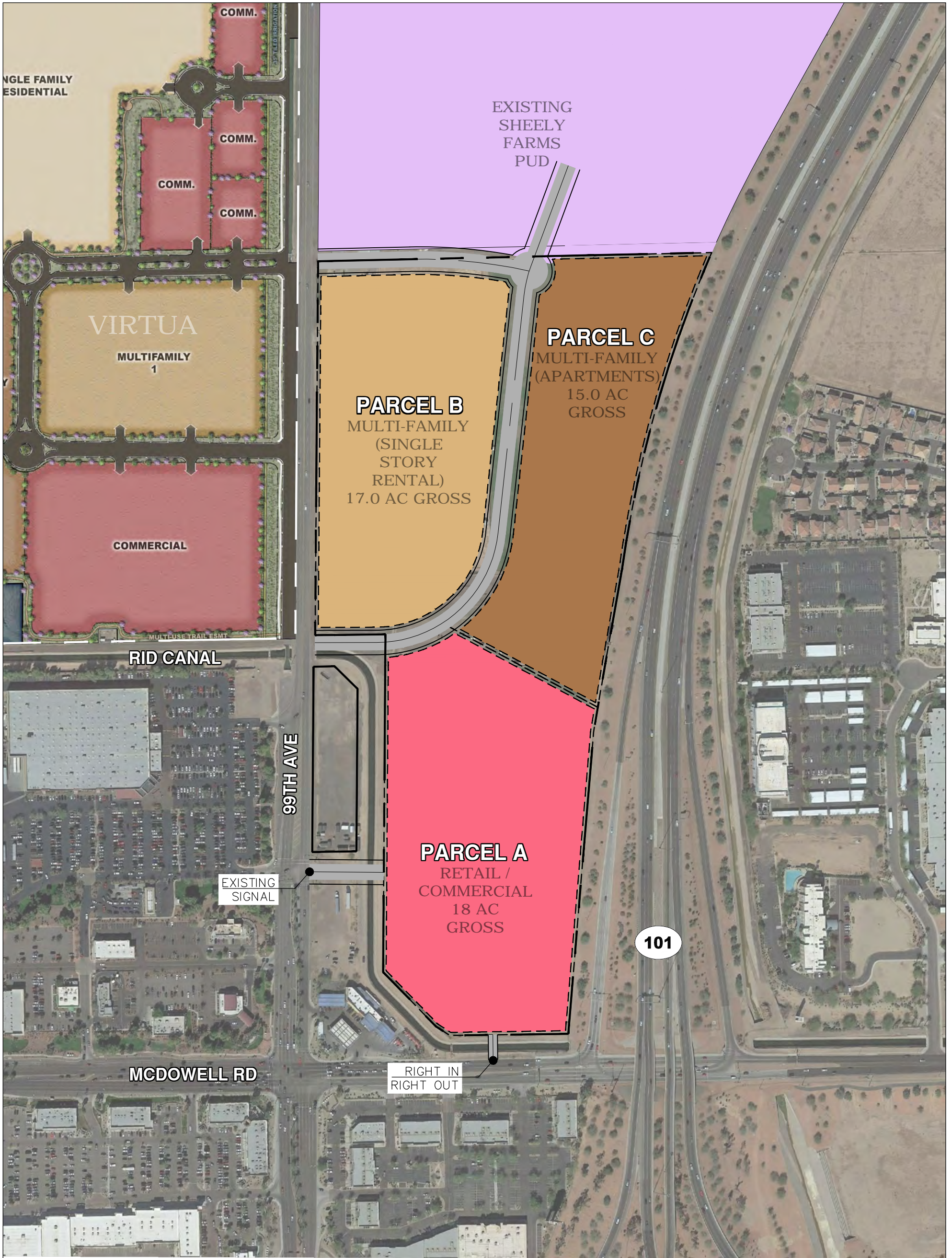
NATHAN & ASSOCIATES, INC.



HILGARTWILSON
 ENGINEER | PLAN | SURVEY | MANAGE

SCALE: 1"=300'
 OCTOBER 2018 NORTH

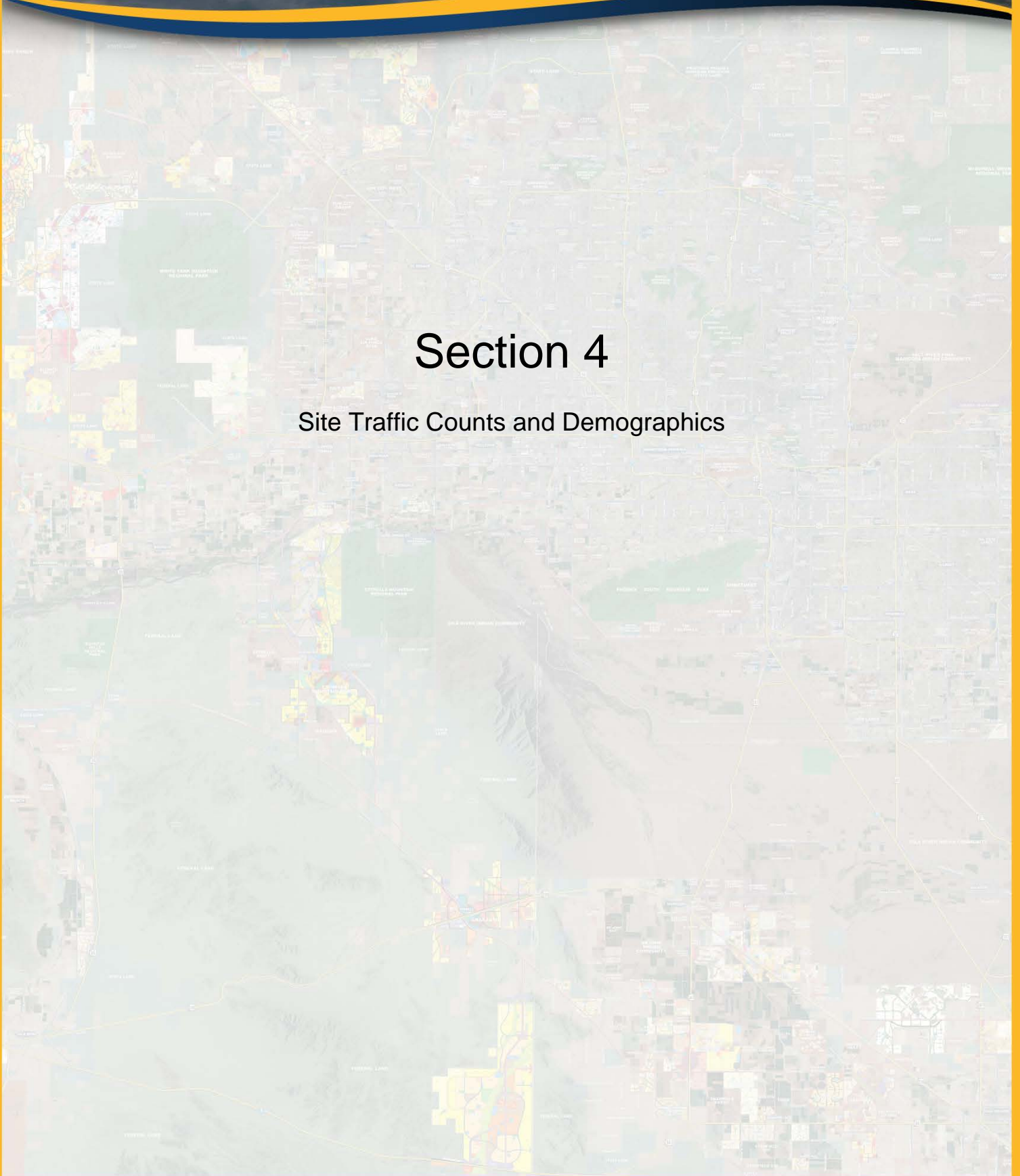
This plan is conceptual and subject to change through the planning and development process.
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Section 4

Site Traffic Counts and Demographics

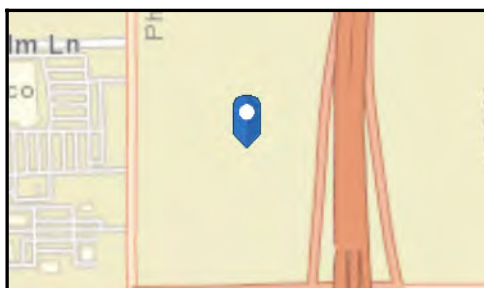
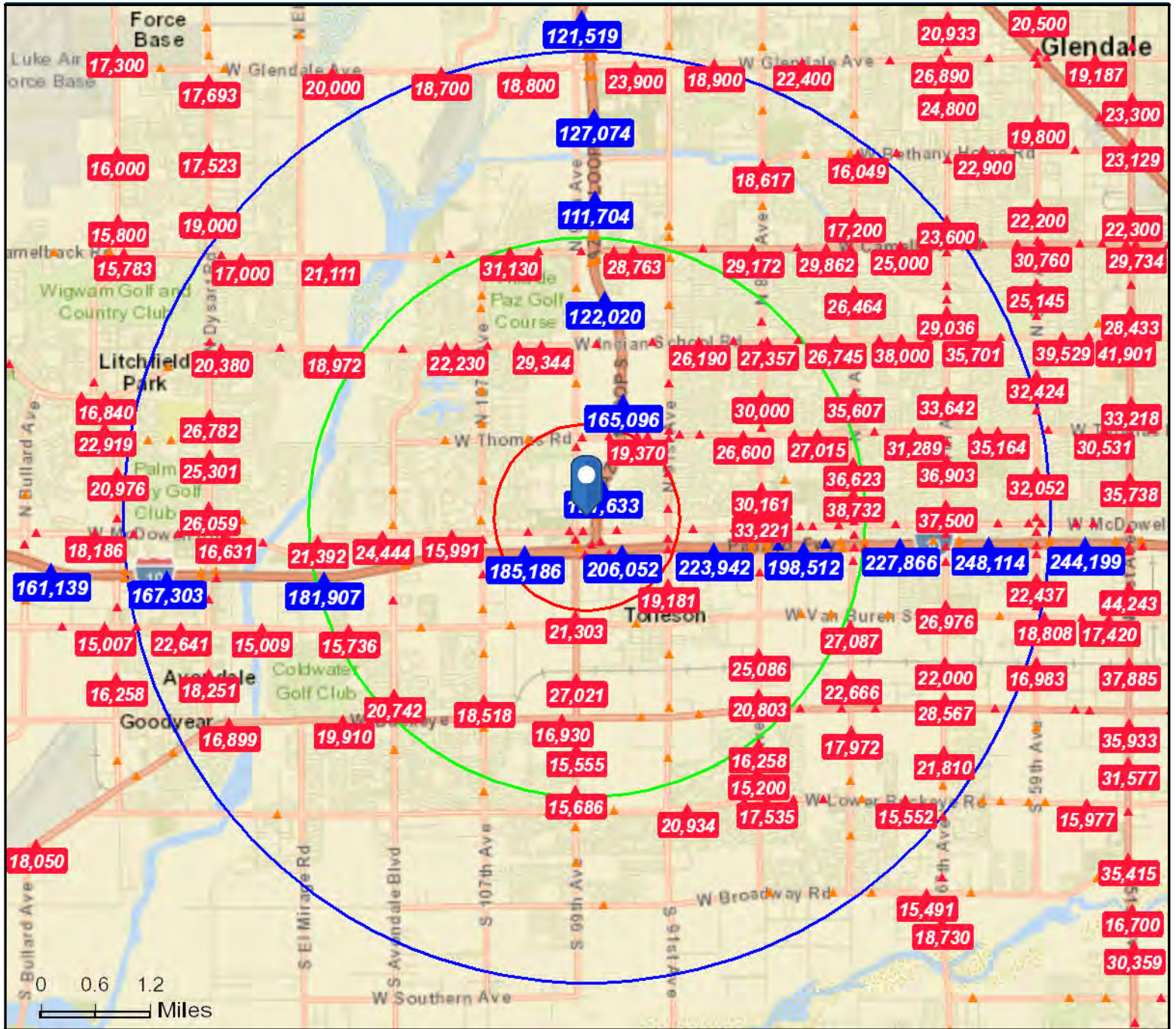


Loop 101 and McDowell
85037, Phoenix, Arizona
Rings: 1, 3, 5 mile radii

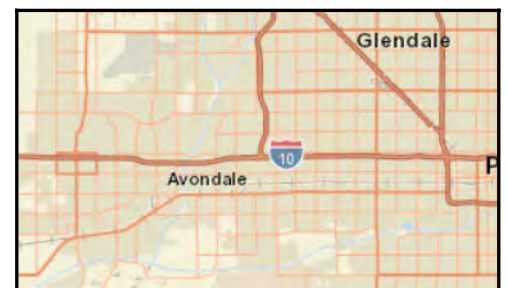
Prepared by Nathan and Associates, Inc.

Latitude: 33.46689

Longitude: -112.27048



- 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

April 16, 2018



Traffic Count Profile

Loop 101 and McDowell
85037, Phoenix, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689
Longitude: -112.27048

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	Agua Fria Fwy	W Thomas Rd (0.87 miles N)	2015	11,398
0.13	Agua Fria Fwy	W Thomas Rd (0.89 miles N)	2015	8,947
0.15	W McDowell Rd	N 99th Ave (0.08 miles W)	2015	24,599
0.24	W McDowell Rd	N 99th Ave (0.07 miles E)	2014	23,398
0.27	N 99th Ave	Frontage Rd (0.08 miles S)	2014	32,853
0.28	N 99th Ave	W Encanto Blvd (0.10 miles N)	2015	12,364
0.29		(0.00 miles)	2015	22,302
0.29		(0.00 miles)	2015	36,721
0.33	Frontage Rd	N 99th Ave (0.03 miles W)	2015	13,309
0.35	W McDowell Rd	N 95th Ln (0.05 miles W)	2010	20,231
0.36	N 95th Ave	W Palm Ln (0.06 miles N)	2014	3,415
0.38	Agua Fria Fwy	W Thomas Rd (0.57 miles NE)	2017	121,633
0.40	Frontage Rd	N 99th Ave (0.10 miles W)	2015	21,060
0.42	Frontage Rd	N 99th Ave (0.13 miles W)	2015	13,108
0.46	Frontage Rd	N 99th Ave (0.37 miles W)	2015	36,742
0.52	I- 10	N 91st Ave (0.50 miles E)	2016	206,052
0.65	W McDowell Rd	N 103rd Ave (0.01 miles E)	2014	22,379
0.70	Frontage Rd	N 91st Ave (0.24 miles E)	2015	2,131
0.70	Frontage Rd	N 99th Ave (0.46 miles E)	2010	6,694
0.73	Frontage Rd	N 91st Ave (0.25 miles E)	2015	2,260
0.76	I- 10	N 107th Ave (0.45 miles W)	2016	185,186
0.77	N 99th Ave	W Thomas Rd (0.10 miles N)	2010	18,666
0.80	I- 10	N 107th Ave (0.40 miles W)	2013	6,391
0.82		(0.00 miles)	2015	3,633
0.85		(0.00 miles)	2015	3,460
0.86	W Thomas Rd	N 99th Ave (0.07 miles W)	2010	15,958
0.88	N 91st Ave	W Granada Rd (0.04 miles S)	2012	18,303
0.90	W Thomas Rd	Agua Fria Fwy (0.13 miles E)	2015	17,721
0.91	N 93rd Ave	West Virginia Ave (0.04 miles S)	2013	3,758
0.91	N 91st Ave	Frontage Rd (0.04 miles S)	2014	17,435

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.

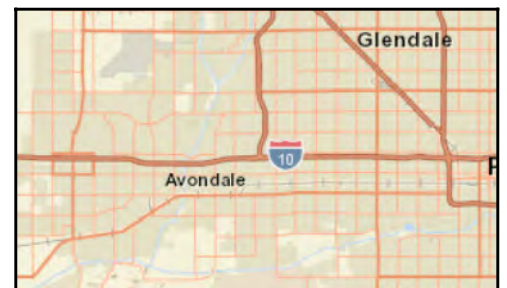
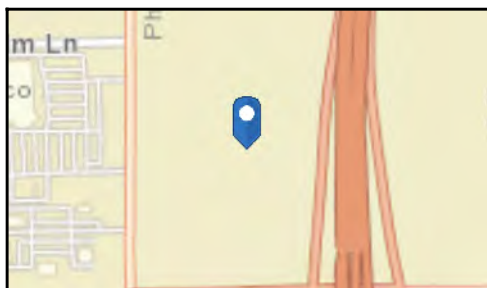
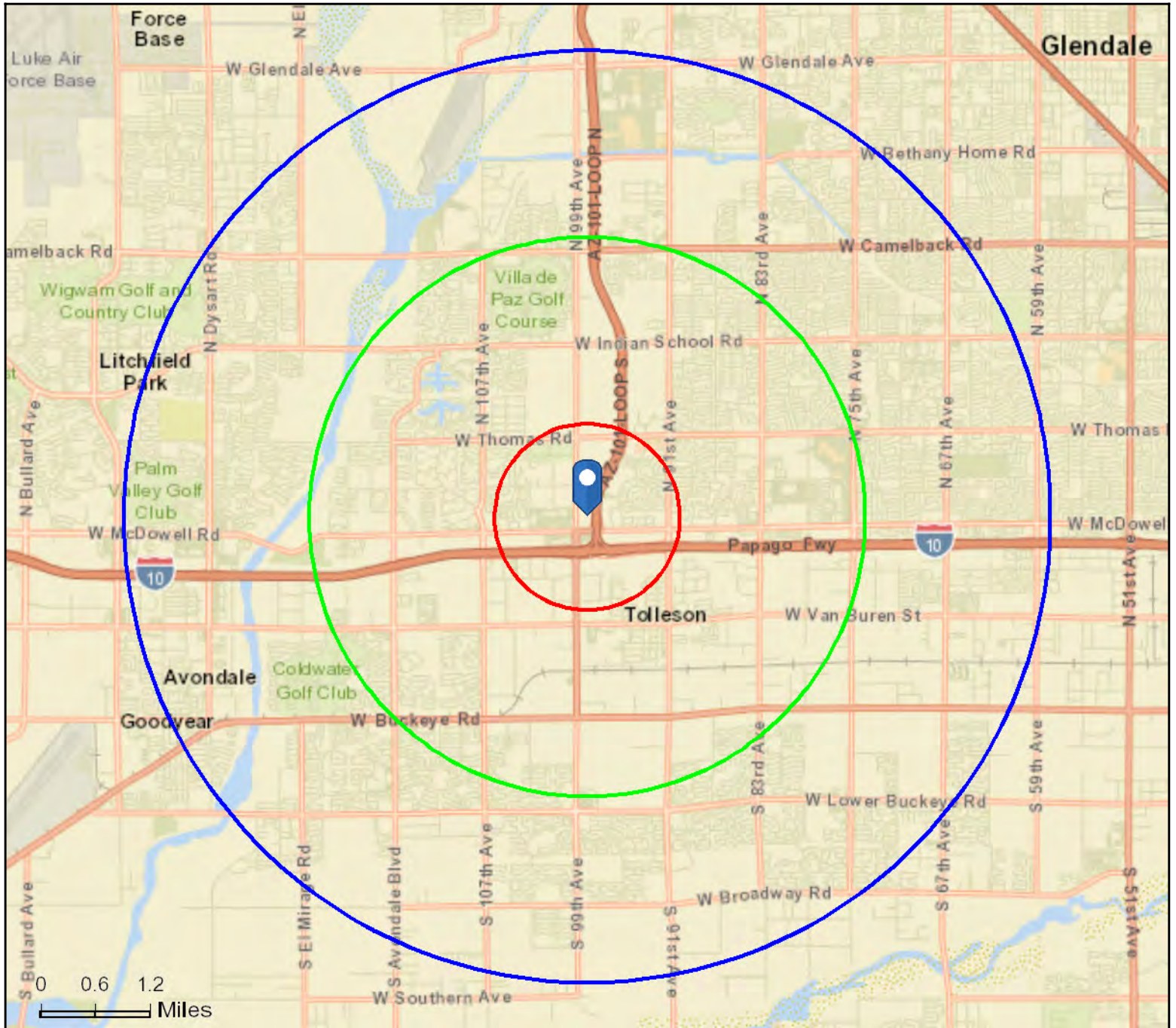
Source: ©2017 Kalibrate Technologies

Loop 101 and McDowell
85037, Phoenix, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689

Longitude: -112.27048





Executive Summary

Loop 101 and McDowell
85037, Phoenix, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689
Longitude: -112.27048

	1 mile	3 miles	5 miles
Population			
2000 Population	1,330	60,499	172,509
2010 Population	7,885	95,477	277,139
2017 Population	8,434	106,534	308,285
2022 Population	8,960	115,141	332,751
2000-2010 Annual Rate	19.48%	4.67%	4.85%
2010-2017 Annual Rate	0.93%	1.52%	1.48%
2017-2022 Annual Rate	1.22%	1.57%	1.54%
2017 Male Population	49.9%	49.4%	49.5%
2017 Female Population	50.1%	50.6%	50.5%
2017 Median Age	27.3	28.9	28.3

In the identified area, the current year population is 308,285. In 2010, the Census count in the area was 277,139. The rate of change since 2010 was 1.48% annually. The five-year projection for the population in the area is 332,751 representing a change of 1.54% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 27.3, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	48.4%	51.1%	52.0%
2017 Black Alone	12.9%	9.2%	8.7%
2017 American Indian/Alaska Native Alone	2.4%	1.9%	1.9%
2017 Asian Alone	4.3%	3.3%	2.9%
2017 Pacific Islander Alone	0.4%	0.2%	0.2%
2017 Other Race	25.5%	29.6%	29.6%
2017 Two or More Races	6.1%	4.7%	4.6%
2017 Hispanic Origin (Any Race)	58.7%	62.1%	63.9%

Persons of Hispanic origin represent 63.9% 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 85.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	370	17,855	49,953
2010 Households	2,565	28,586	79,228
2017 Total Households	2,746	31,766	87,247
2022 Total Households	2,921	34,327	93,939
2000-2010 Annual Rate	21.36%	4.82%	4.72%
2010-2017 Annual Rate	0.94%	1.47%	1.34%
2017-2022 Annual Rate	1.24%	1.56%	1.49%
2017 Average Household Size	3.07	3.35	3.53

The household count in this area has changed from 79,228 in 2010 to 87,247 in the current year, a change of 1.34% annually. The five-year projection of households is 93,939, a change of 1.49% annually from the current year total. Average household size is currently 3.53, compared to 3.49 in the year 2010. The number of families in the current year is 68,587 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

Loop 101 and McDowell
85037, Phoenix, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689
Longitude: -112.27048

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$49,436	\$49,778	\$50,428
2022 Median Household Income	\$53,892	\$53,556	\$54,130
2017-2022 Annual Rate	1.74%	1.47%	1.43%
Average Household Income			
2017 Average Household Income	\$60,532	\$60,560	\$61,165
2022 Average Household Income	\$68,813	\$68,042	\$69,164
2017-2022 Annual Rate	2.60%	2.36%	2.49%
Per Capita Income			
2017 Per Capita Income	\$19,603	\$18,032	\$17,379
2022 Per Capita Income	\$22,300	\$20,255	\$19,592
2017-2022 Annual Rate	2.61%	2.35%	2.43%

Households by Income

Current median household income is \$50,428 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$54,130 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$61,165 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$69,164 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$17,379 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$19,592 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	385	18,751	52,441
2000 Owner Occupied Housing Units	282	14,531	37,380
2000 Renter Occupied Housing Units	87	3,325	12,574
2000 Vacant Housing Units	16	895	2,487
2010 Total Housing Units	2,894	32,970	91,104
2010 Owner Occupied Housing Units	965	16,967	48,024
2010 Renter Occupied Housing Units	1,600	11,619	31,204
2010 Vacant Housing Units	329	4,384	11,876
2017 Total Housing Units	3,075	36,045	99,051
2017 Owner Occupied Housing Units	893	17,184	48,920
2017 Renter Occupied Housing Units	1,852	14,581	38,327
2017 Vacant Housing Units	329	4,279	11,804
2022 Total Housing Units	3,272	38,636	106,026
2022 Owner Occupied Housing Units	933	18,285	52,227
2022 Renter Occupied Housing Units	1,988	16,042	41,712
2022 Vacant Housing Units	351	4,309	12,087

Currently, 49.4% of the 99,051 housing units in the area are owner occupied; 38.7%, renter occupied; and 11.9% 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 91,104 housing units in the area - 52.7% owner occupied, 34.3% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 3.79%. Median home value in the area is \$153,187, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.31% annually to \$198,460.

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

Loop 101 and McDowell
85037, Phoenix, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689
Longitude: -112.27048

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,330	60,499	172,509
2010 Total Population	7,885	95,477	277,139
2017 Total Population	8,434	106,534	308,285
2017 Group Quarters	9	42	518
2022 Total Population	8,960	115,141	332,751
2017-2022 Annual Rate	1.22%	1.57%	1.54%
2017 Total Daytime Population	11,118	94,295	256,188
Workers	6,673	36,304	81,238
Residents	4,445	57,991	174,950
Household Summary			
2000 Households	370	17,855	49,953
2000 Average Household Size	3.59	3.39	3.45
2010 Households	2,565	28,586	79,228
2010 Average Household Size	3.07	3.34	3.49
2017 Households	2,746	31,766	87,247
2017 Average Household Size	3.07	3.35	3.53
2022 Households	2,921	34,327	93,939
2022 Average Household Size	3.06	3.35	3.54
2017-2022 Annual Rate	1.24%	1.56%	1.49%
2010 Families	1,762	22,013	62,867
2010 Average Family Size	3.67	3.74	3.85
2017 Families	1,859	24,146	68,587
2017 Average Family Size	3.68	3.77	3.90
2022 Families	1,964	25,935	73,534
2022 Average Family Size	3.69	3.78	3.91
2017-2022 Annual Rate	1.10%	1.44%	1.40%
Housing Unit Summary			
2000 Housing Units	385	18,751	52,441
Owner Occupied Housing Units	73.2%	77.5%	71.3%
Renter Occupied Housing Units	22.6%	17.7%	24.0%
Vacant Housing Units	4.2%	4.8%	4.7%
2010 Housing Units	2,894	32,970	91,104
Owner Occupied Housing Units	33.3%	51.5%	52.7%
Renter Occupied Housing Units	55.3%	35.2%	34.3%
Vacant Housing Units	11.4%	13.3%	13.0%
2017 Housing Units	3,075	36,045	99,051
Owner Occupied Housing Units	29.0%	47.7%	49.4%
Renter Occupied Housing Units	60.2%	40.5%	38.7%
Vacant Housing Units	10.7%	11.9%	11.9%
2022 Housing Units	3,272	38,636	106,026
Owner Occupied Housing Units	28.5%	47.3%	49.3%
Renter Occupied Housing Units	60.8%	41.5%	39.3%
Vacant Housing Units	10.7%	11.2%	11.4%
Median Household Income			
2017	\$49,436	\$49,778	\$50,428
2022	\$53,892	\$53,556	\$54,130
Median Home Value			
2017	\$174,700	\$152,744	\$153,187
2022	\$252,880	\$192,949	\$198,460
Per Capita Income			
2017	\$19,603	\$18,032	\$17,379
2022	\$22,300	\$20,255	\$19,592
Median Age			
2010	25.6	27.4	26.9
2017	27.3	28.9	28.3
2022	28.3	29.9	29.1

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

Loop 101 and McDowell
85037, Phoenix, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689
Longitude: -112.27048

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	2,746	31,766	87,247
<\$15,000	6.4%	10.4%	10.7%
\$15,000 - \$24,999	9.4%	9.2%	10.4%
\$25,000 - \$34,999	14.2%	12.1%	12.0%
\$35,000 - \$49,999	20.4%	18.5%	16.3%
\$50,000 - \$74,999	22.4%	21.3%	21.9%
\$75,000 - \$99,999	10.8%	13.4%	13.4%
\$100,000 - \$149,999	11.9%	10.9%	10.8%
\$150,000 - \$199,999	3.8%	2.9%	2.9%
\$200,000+	0.6%	1.2%	1.5%
Average Household Income	\$60,532	\$60,560	\$61,165
2022 Households by Income			
Household Income Base	2,921	34,327	93,939
<\$15,000	6.2%	10.2%	10.4%
\$15,000 - \$24,999	8.5%	8.5%	9.7%
\$25,000 - \$34,999	12.5%	10.6%	10.4%
\$35,000 - \$49,999	17.8%	16.3%	14.3%
\$50,000 - \$74,999	22.1%	21.3%	21.8%
\$75,000 - \$99,999	12.7%	15.3%	15.0%
\$100,000 - \$149,999	14.7%	12.8%	12.8%
\$150,000 - \$199,999	4.7%	3.5%	3.6%
\$200,000+	0.8%	1.5%	1.9%
Average Household Income	\$68,813	\$68,042	\$69,164
2017 Owner Occupied Housing Units by Value			
Total	893	17,182	48,911
<\$50,000	2.7%	5.7%	7.2%
\$50,000 - \$99,999	10.2%	19.2%	19.5%
\$100,000 - \$149,999	23.3%	23.7%	21.9%
\$150,000 - \$199,999	28.0%	24.1%	21.3%
\$200,000 - \$249,999	6.6%	10.9%	12.9%
\$250,000 - \$299,999	15.0%	7.8%	7.3%
\$300,000 - \$399,999	10.5%	6.3%	6.5%
\$400,000 - \$499,999	2.9%	1.4%	1.7%
\$500,000 - \$749,999	0.8%	0.7%	1.4%
\$750,000 - \$999,999	0.0%	0.0%	0.1%
\$1,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$197,396	\$167,802	\$172,714
2022 Owner Occupied Housing Units by Value			
Total	933	18,283	52,217
<\$50,000	0.9%	2.6%	3.7%
\$50,000 - \$99,999	4.0%	10.4%	11.4%
\$100,000 - \$149,999	11.8%	17.0%	15.4%
\$150,000 - \$199,999	23.5%	23.3%	20.2%
\$200,000 - \$249,999	8.6%	15.2%	17.7%
\$250,000 - \$299,999	23.3%	13.3%	12.1%
\$300,000 - \$399,999	20.0%	13.1%	12.9%
\$400,000 - \$499,999	6.3%	3.4%	3.4%
\$500,000 - \$749,999	1.7%	1.5%	2.6%
\$750,000 - \$999,999	0.0%	0.0%	0.2%
\$1,000,000 +	0.0%	0.2%	0.4%
Average Home Value	\$251,581	\$214,200	\$220,729

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

Loop 101 and McDowell
85037, Phoenix, Arizona
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.46689
Longitude: -112.27048

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	7,885	95,479	277,136
0 - 4	10.0%	9.6%	10.2%
5 - 9	10.0%	9.5%	9.9%
10 - 14	9.0%	9.3%	9.5%
15 - 24	19.6%	17.6%	17.4%
25 - 34	19.6%	16.4%	16.2%
35 - 44	14.3%	14.2%	14.3%
45 - 54	9.1%	11.3%	11.0%
55 - 64	5.1%	7.2%	6.9%
65 - 74	2.0%	3.3%	3.2%
75 - 84	0.9%	1.3%	1.3%
85 +	0.3%	0.3%	0.3%
18 +	65.8%	66.3%	64.9%
2017 Population by Age			
Total	8,432	106,534	308,285
0 - 4	9.7%	9.2%	9.8%
5 - 9	8.4%	8.6%	9.1%
10 - 14	8.1%	8.2%	8.5%
15 - 24	18.6%	16.2%	16.2%
25 - 34	20.5%	18.3%	17.7%
35 - 44	14.2%	13.5%	13.5%
45 - 54	10.1%	11.0%	10.8%
55 - 64	6.2%	8.3%	7.9%
65 - 74	2.9%	4.7%	4.4%
75 - 84	1.0%	1.6%	1.5%
85 +	0.3%	0.4%	0.4%
18 +	69.2%	69.4%	67.9%
2022 Population by Age			
Total	8,960	115,143	332,751
0 - 4	9.9%	9.4%	10.0%
5 - 9	8.6%	8.7%	9.2%
10 - 14	7.5%	8.1%	8.5%
15 - 24	16.7%	14.9%	14.9%
25 - 34	21.1%	18.7%	18.5%
35 - 44	14.3%	14.3%	14.2%
45 - 54	10.2%	10.3%	10.0%
55 - 64	6.6%	8.1%	7.7%
65 - 74	3.6%	5.2%	4.7%
75 - 84	1.2%	2.0%	1.8%
85 +	0.3%	0.4%	0.4%
18 +	69.9%	69.4%	67.7%
2010 Population by Sex			
Males	3,885	47,146	137,207
Females	4,000	48,331	139,932
2017 Population by Sex			
Males	4,205	52,651	152,653
Females	4,228	53,883	155,632
2022 Population by Sex			
Males	4,441	56,796	164,644
Females	4,519	58,345	168,106

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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Latitude: 33.46689
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	7,885	95,477	277,139
White Alone	51.0%	54.0%	54.7%
Black Alone	11.9%	8.3%	7.9%
American Indian Alone	2.2%	1.7%	1.8%
Asian Alone	4.0%	2.9%	2.6%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	24.8%	28.5%	28.6%
Two or More Races	5.7%	4.3%	4.3%
Hispanic Origin	57.7%	60.3%	62.4%
Diversity Index	85.8	84.4	83.7
2017 Population by Race/Ethnicity			
Total	8,434	106,534	308,286
White Alone	48.4%	51.1%	52.0%
Black Alone	12.9%	9.2%	8.7%
American Indian Alone	2.4%	1.9%	1.9%
Asian Alone	4.3%	3.3%	2.9%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	25.5%	29.6%	29.6%
Two or More Races	6.1%	4.7%	4.6%
Hispanic Origin	58.7%	62.1%	63.9%
Diversity Index	87.0	85.7	85.0
2022 Population by Race/Ethnicity			
Total	8,959	115,141	332,750
White Alone	46.6%	49.2%	50.3%
Black Alone	13.6%	9.9%	9.4%
American Indian Alone	2.5%	1.9%	2.0%
Asian Alone	4.7%	3.6%	3.2%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	25.8%	30.2%	30.1%
Two or More Races	6.4%	4.9%	4.8%
Hispanic Origin	59.5%	63.3%	65.1%
Diversity Index	87.7	86.4	85.6
2010 Population by Relationship and Household Type			
Total	7,885	95,477	277,139
In Households	99.9%	100.0%	99.8%
In Family Households	86.0%	90.3%	91.4%
Householder	22.2%	23.0%	22.7%
Spouse	13.1%	14.7%	14.7%
Child	39.5%	40.6%	41.7%
Other relative	7.2%	7.9%	8.2%
Nonrelative	4.0%	4.1%	4.2%
In Nonfamily Households	13.9%	9.6%	8.4%
In Group Quarters	0.1%	0.0%	0.2%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.1%	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.



Market Profile

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	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	4,660	61,535	173,689
Less than 9th Grade	6.6%	11.3%	12.1%
9th - 12th Grade, No Diploma	12.3%	14.8%	14.8%
High School Graduate	20.6%	23.0%	24.2%
GED/Alternative Credential	8.2%	4.4%	4.5%
Some College, No Degree	28.3%	24.2%	23.1%
Associate Degree	6.2%	7.7%	7.0%
Bachelor's Degree	14.8%	10.1%	9.7%
Graduate/Professional Degree	3.1%	4.5%	4.5%
2017 Population 15+ by Marital Status			
Total	6,231	78,820	223,737
Never Married	38.8%	40.3%	41.3%
Married	47.0%	44.6%	44.9%
Widowed	4.3%	3.4%	3.2%
Divorced	10.0%	11.7%	10.6%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	94.6%	93.0%	93.0%
Civilian Unemployed (Unemployment Rate)	5.4%	7.0%	7.0%
2017 Employed Population 16+ by Industry			
Total	4,062	49,356	135,568
Agriculture/Mining	3.1%	1.2%	0.8%
Construction	6.7%	8.2%	8.9%
Manufacturing	4.8%	7.4%	7.7%
Wholesale Trade	4.6%	3.1%	3.3%
Retail Trade	12.4%	12.8%	12.9%
Transportation/Utilities	11.0%	8.2%	8.2%
Information	1.2%	1.7%	1.5%
Finance/Insurance/Real Estate	7.7%	7.4%	7.7%
Services	41.5%	44.5%	43.7%
Public Administration	7.0%	5.3%	5.2%
2017 Employed Population 16+ by Occupation			
Total	4,061	49,356	135,566
White Collar	46.9%	49.6%	49.0%
Management/Business/Financial	11.4%	8.3%	9.2%
Professional	12.5%	14.8%	13.5%
Sales	6.1%	8.4%	9.0%
Administrative Support	16.9%	18.1%	17.3%
Services	22.1%	19.6%	20.6%
Blue Collar	31.0%	30.8%	30.4%
Farming/Forestry/Fishing	2.4%	1.0%	0.7%
Construction/Extraction	4.3%	6.9%	7.8%
Installation/Maintenance/Repair	4.9%	4.2%	4.2%
Production	5.6%	6.1%	6.2%
Transportation/Material Moving	13.7%	12.6%	11.4%
2010 Population By Urban/ Rural Status			
Total Population	7,885	95,477	277,139
Population Inside Urbanized Area	100.0%	100.0%	99.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.1%

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	2,565	28,585	79,227
Households with 1 Person	21.9%	16.1%	14.4%
Households with 2+ People	78.1%	83.9%	85.6%
Family Households	68.7%	77.0%	79.4%
Husband-wife Families	40.5%	49.3%	51.5%
With Related Children	26.7%	30.8%	33.3%
Other Family (No Spouse Present)	28.2%	27.7%	27.9%
Other Family with Male Householder	9.0%	8.8%	9.1%
With Related Children	6.3%	6.2%	6.5%
Other Family with Female Householder	19.2%	18.9%	18.8%
With Related Children	15.9%	14.5%	14.6%
Nonfamily Households	9.4%	6.9%	6.2%
All Households with Children	49.8%	52.2%	55.2%
Multigenerational Households	7.6%	9.5%	10.1%
Unmarried Partner Households	12.4%	10.7%	10.6%
Male-female	11.2%	9.9%	9.8%
Same-sex	1.1%	0.8%	0.8%
2010 Households by Size			
Total	2,565	28,587	79,229
1 Person Household	21.9%	16.1%	14.4%
2 Person Household	24.3%	24.5%	23.0%
3 Person Household	17.9%	17.5%	17.3%
4 Person Household	15.2%	17.4%	18.3%
5 Person Household	10.3%	12.0%	12.9%
6 Person Household	5.3%	6.4%	7.1%
7 + Person Household	5.0%	6.1%	7.0%
2010 Households by Tenure and Mortgage Status			
Total	2,565	28,586	79,228
Owner Occupied	37.6%	59.4%	60.6%
Owned with a Mortgage/Loan	34.2%	52.5%	53.2%
Owned Free and Clear	3.4%	6.9%	7.4%
Renter Occupied	62.4%	40.6%	39.4%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,894	32,970	91,104
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%

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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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Metro Fusion (11C)	Up and Coming Families	Up and Coming Families
2.	Up and Coming Families	Barrios Urbanos (7D)	Barrios Urbanos (7D)
3.	Southwestern Families (7F)	American Dreamers (7C)	American Dreamers (7C)
2017 Consumer Spending			
Apparel & Services: Total \$	\$4,825,741	\$54,620,110	\$151,679,930
Average Spent	\$1,757.37	\$1,719.45	\$1,738.51
Spending Potential Index	81	80	80
Education: Total \$	\$2,956,122	\$32,740,759	\$89,038,719
Average Spent	\$1,076.52	\$1,030.69	\$1,020.54
Spending Potential Index	74	71	70
Entertainment/Recreation: Total \$	\$6,390,229	\$73,922,238	\$205,176,827
Average Spent	\$2,327.10	\$2,327.09	\$2,351.68
Spending Potential Index	75	75	75
Food at Home: Total \$	\$11,334,820	\$125,323,853	\$346,217,178
Average Spent	\$4,127.76	\$3,945.22	\$3,968.24
Spending Potential Index	82	78	79
Food Away from Home: Total \$	\$7,560,457	\$84,437,838	\$233,651,676
Average Spent	\$2,753.26	\$2,658.12	\$2,678.05
Spending Potential Index	83	80	80
Health Care: Total \$	\$10,700,080	\$127,238,554	\$354,063,098
Average Spent	\$3,896.61	\$4,005.49	\$4,058.17
Spending Potential Index	70	72	73
HH Furnishings & Equipment: Total \$	\$4,065,179	\$47,361,435	\$131,725,773
Average Spent	\$1,480.40	\$1,490.95	\$1,509.80
Spending Potential Index	76	77	78
Personal Care Products & Services: Total \$	\$1,691,064	\$19,244,536	\$53,314,746
Average Spent	\$615.83	\$605.82	\$611.08
Spending Potential Index	77	76	77
Shelter: Total \$	\$36,193,960	\$403,135,864	\$1,110,980,017
Average Spent	\$13,180.61	\$12,690.80	\$12,733.73
Spending Potential Index	81	78	78
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,528,718	\$53,862,093	\$149,891,556
Average Spent	\$1,649.21	\$1,695.59	\$1,718.01
Spending Potential Index	70	72	73
Travel: Total \$	\$3,917,403	\$47,313,728	\$131,900,536
Average Spent	\$1,426.59	\$1,489.45	\$1,511.81
Spending Potential Index	69	72	73
Vehicle Maintenance & Repairs: Total \$	\$2,263,555	\$25,860,761	\$71,650,279
Average Spent	\$824.31	\$814.10	\$821.23
Spending Potential Index	77	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 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.