

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

99TH AVE & OLIVE

• AGE RESTRICTED •
MARICOPA COUNTY, 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



99TH AVENUE AND OLIVE AVENUE

MARICOPA COUNTY, ARIZONA

LOCATION:

Site is located at the northeast corner of 99th Avenue and Olive Avenue in the Maricopa County, Arizona.

SIZE:

15.304 Acres

ASSESSOR PARCEL NUMBERS:

142-62-694 through 142-62-884

ZONING:

R-4 and C-1 | Maricopa County

PRICE:

\$3,900,000

TERMS:

Cash

PROPERTY TAXES:

\$14,726.60

DUE DILIGENCE:

[Please Click to View Items:](#)

- Proposed RiverWalk Village – Condo Project Report
- ALTA Survey
- Appraisal
- Floor Plates
- Legal Descriptions
- Sun City Metering Station Agreement

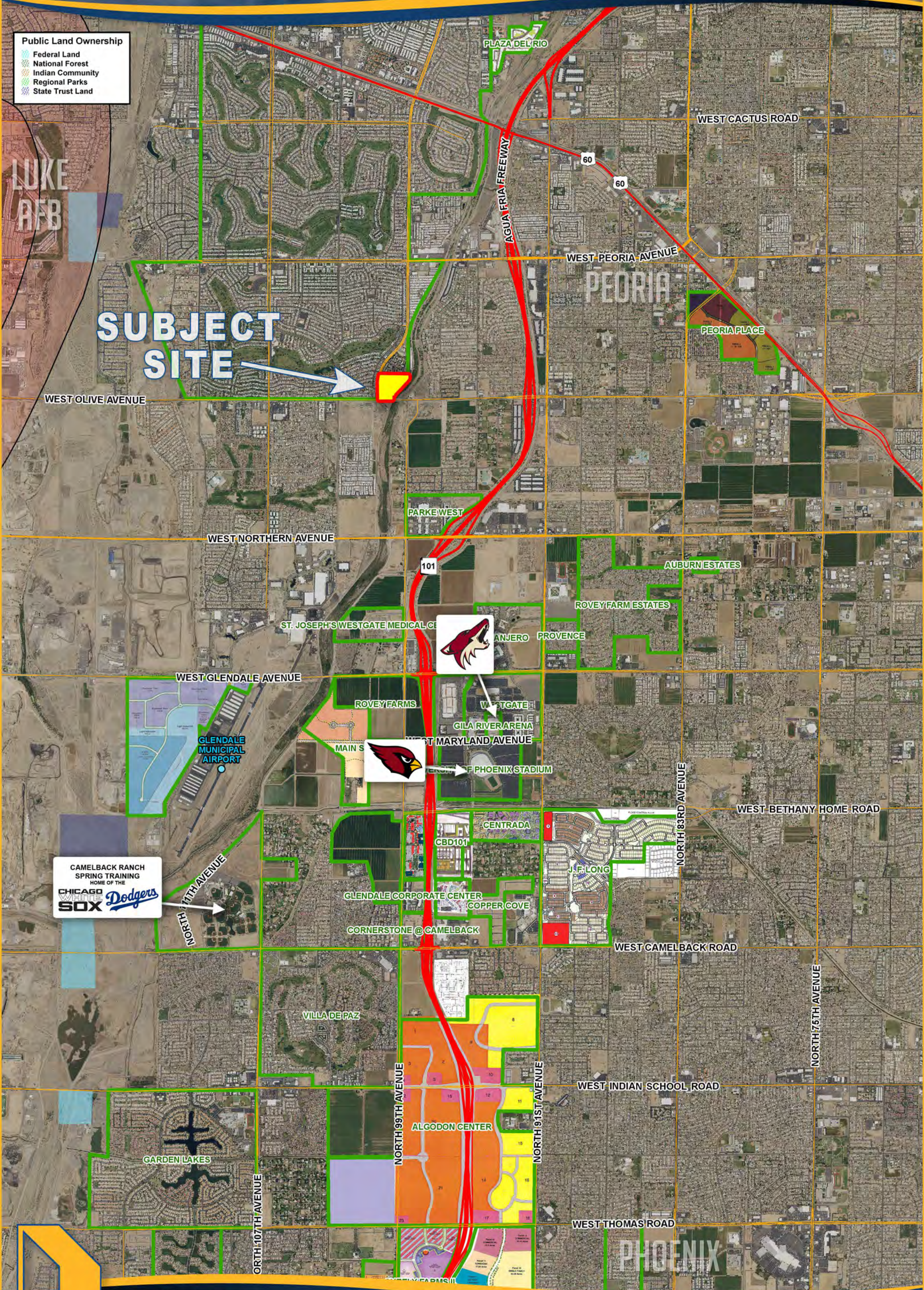
COMMENTS:

It is our understanding that it is possible to join the Sun City HOA. Process to be determined.

LOOP 101 SUBMARKET

99TH AVENUE AND OLIVE AVENUE

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



CAMELBACK RANCH
SPRING TRAINING
HOME OF THE
CHICAGO SOX *Dodgers*

SUBJECT SITE

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

99TH AVENUE AND OLIVE AVENUE

MARICOPA COUNTY, ARIZONA

Public Land Ownership

- Federal Land
- National Forest
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SUBJECT SITE

PEORIA CROSSINGS

GameStop Target Applebees
 Michaels ROSS DRESS FOR LESS CVS pharmacy
 OfficeMax ULTA
 KOHL'S LA FITNESS petco

PARK WEST

charlie
 RIMALDI'S
 Harkins Theatres
 Bath & Body Works
 Fleming's
 VICTORIA'S SECRET

UNIVERSITY OF PHOENIX STADIUM

TANGER OUTLETS
 WESTGATE
 GILA RIVER ARENA

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99TH AVENUE AND OLIVE AVENUE

MARICOPA COUNTY, ARIZONA


Maricopa County Assessor
 Paul D. Petersen

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

SUBJECT SITE



142-62-696 thru 142-62-884
 RIVERWALK
 14 VILLAGE PHASE
 1 CONDOMINIUM

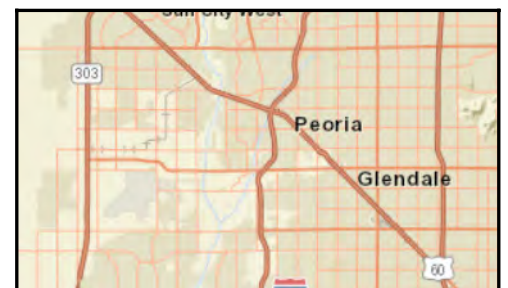
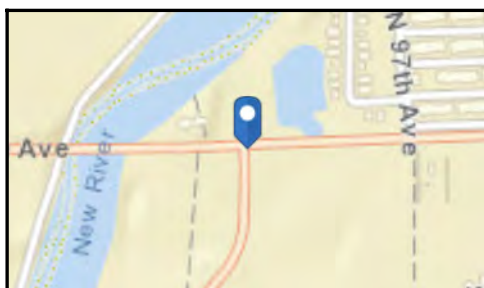
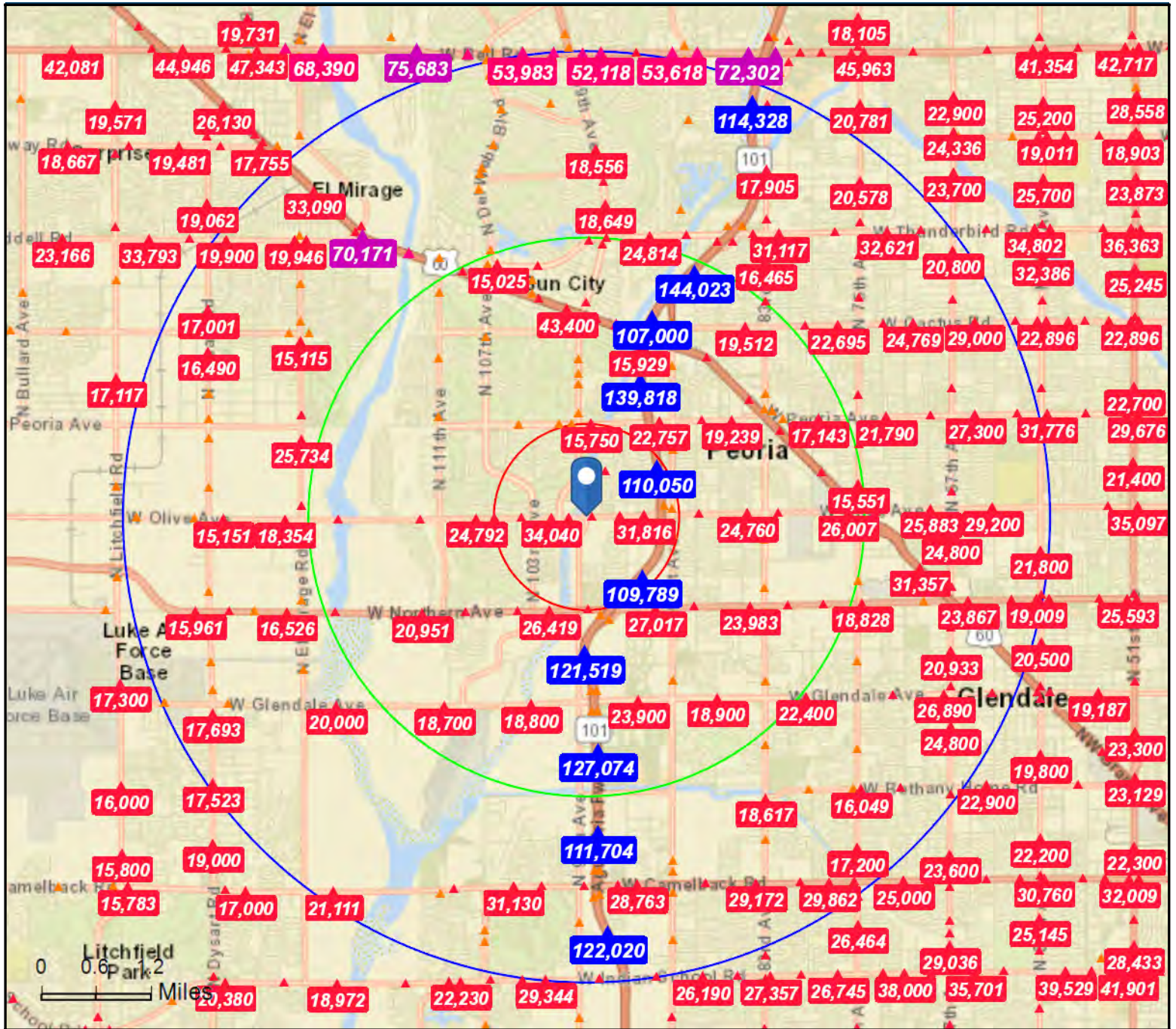
142-62-694
 Jurisdiction: UNINCORPORATED MARICOPA COUNTY
 Zoning: C-1
 Assessor Zoning Code: C-1N

142-62-695

99th Ave and Olive Ave
 8969-8999 N 99th Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.56577
 Longitude: -112.27112



Source: ©2019 Kalibrate Technologies (Q2 2019).



Traffic Count Profile

99th Ave and Olive Ave
8969-8999 N 99th Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.56577
Longitude: -112.27112

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	W Olive Ave	N 99th Ave (0.06 miles W)	2016	29,649
0.13	N 99th Ave	W Olive Ave (0.13 miles N)	2015	2,540
0.19	W Olive Ave	N 99th Ave (0.1 miles W)	2016	30,571
0.29	N 99th Ave	W Caron Dr (0.03 miles N)	2015	5,689
0.35	W Olive Ave	N Apartment (0.06 miles W)	2009	32,608
0.35	N 99th Ave	W Mission Ln (0.03 miles SW)	2005	5,443
0.39	W Olive Ave	N 99th Ave (0.1 miles E)	2009	34,040
0.44	W Mountain View Rd	N Balboa Dr (0.04 miles SE)	1999	515
0.45	N 95th Ave	Baxter Way (0.02 miles S)	2015	1,762
0.46	N 95th Ave	W Mission Ln (0.0 miles)	2015	3,588
0.54	W Mountain View Rd	N 95th Ave (0.22 miles E)	2006	19,309
0.55	W Butler Dr	N 96th Ave (0.04 miles E)	2016	809
0.58	N 103rd Ave	W Olive Ave (0.05 miles S)	2015	2,989
0.59	N 103rd Ave	W Mission Ln (0.02 miles N)	1999	2,962
0.61	N 103rd Ave	W Olive Ave (0.18000001 miles N)	2014	3,579
0.62	W Olive Ave	N 94th Ave (0.04 miles W)	2016	31,816
0.68	N 99th Ave	W el Caminto Dr (0.07 miles N)	2015	2,358
0.69	N 103rd Ave	W Salem Dr (0.03 miles SW)	1999	1,638
0.70	N 103rd Ave	W Salem Dr (0.02 miles NE)	2015	1,951
0.70	W Olive Ave	N Apartment (0.02 miles W)	2016	30,008
0.71	N 95th Ave	W el Caminto Dr (0.02 miles S)	2015	675
0.77	Agua Fria Fwy	W Olive Ave (0.1 miles N)	2015	12,108
0.78	N 92nd Dr	W Sanna Cir (0.03 miles NW)	2015	7,956
0.84	Agua Fria Fwy	W Olive Ave (0.1 miles S)	2015	8,626
0.84		(0.0 miles)	2015	11,872
0.86	Agua Fria Fwy	W Northern Ave (0.49000001 miles SW)	2017	109,789
0.90		(0.0 miles)	2015	6,005
0.93	N 91st Ave	W Olive Ave (0.06 miles S)	2015	9,338
0.94	Agua Fria Fwy	W Peoria Ave (0.47999999 miles N)	2016	110,050
0.94	N 99th Ave	W Washington St (0.0 miles S)	2015	6,898

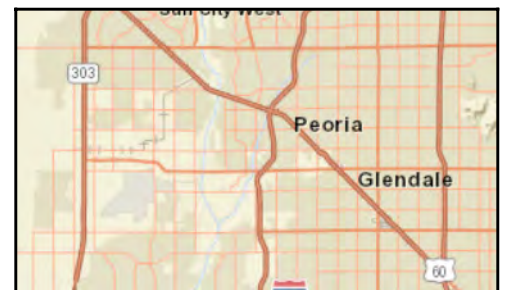
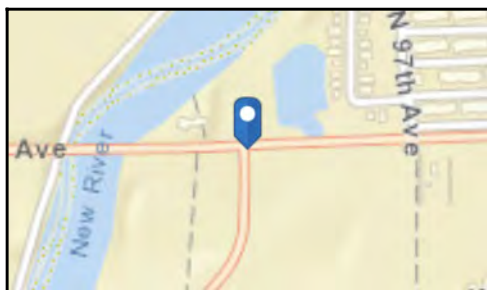
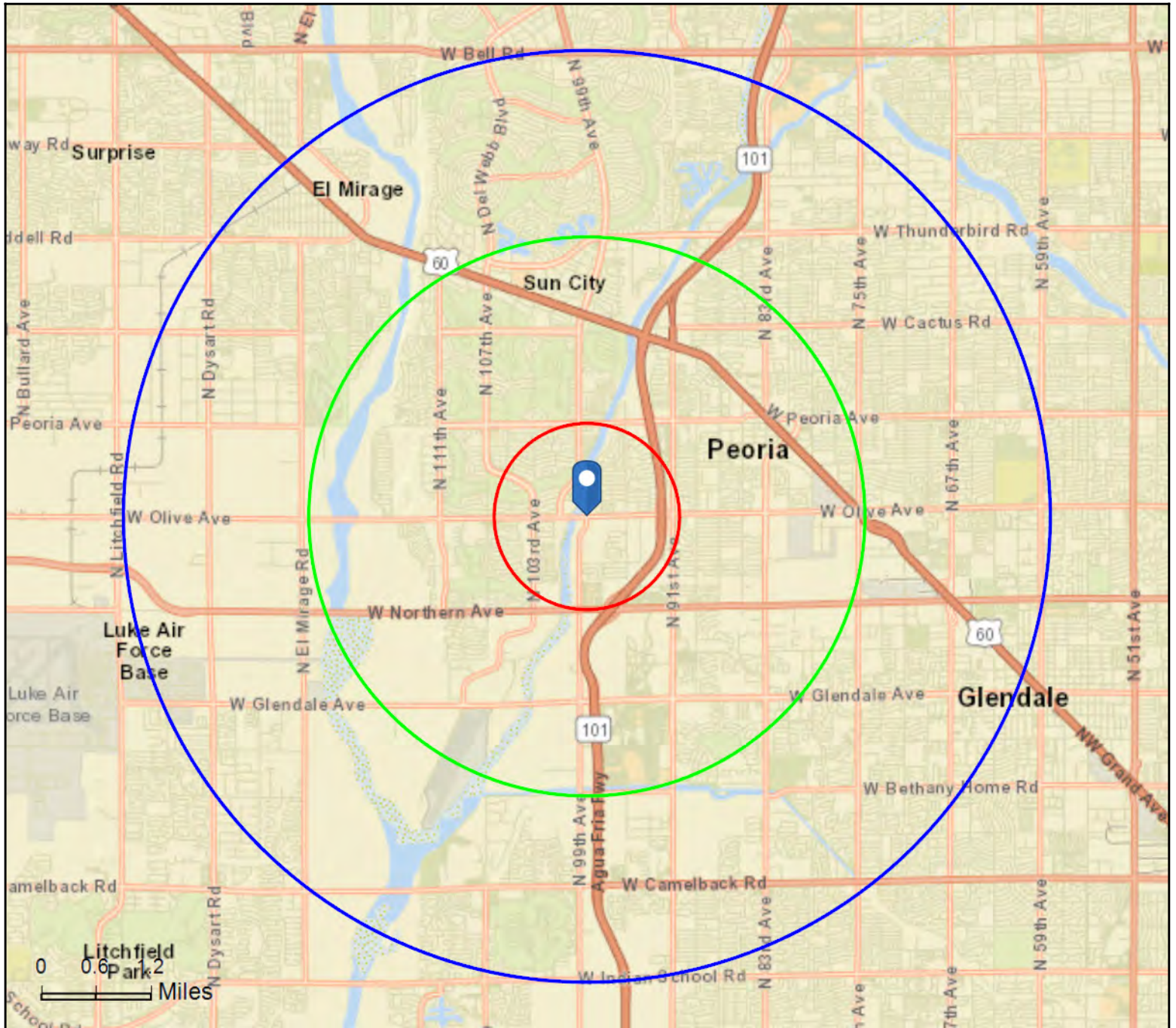
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. 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: ©2019 Kalibrate Technologies (Q2 2019).

99th Ave and Olive Ave
8969-8999 N 99th Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.56577
Longitude: -112.27112





Executive Summary

99th Ave and Olive Ave
 8969-8999 N 99th Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.56577
 Longitude: -112.27112

	1 mile	3 miles	5 miles
Population			
2000 Population	9,397	62,488	205,782
2010 Population	10,819	75,770	254,128
2019 Population	11,936	85,046	281,451
2024 Population	12,666	91,459	302,335
2000-2010 Annual Rate	1.42%	1.95%	2.13%
2010-2019 Annual Rate	1.07%	1.26%	1.11%
2019-2024 Annual Rate	1.19%	1.46%	1.44%
2019 Male Population	45.9%	46.9%	48.1%
2019 Female Population	54.1%	53.1%	51.9%
2019 Median Age	52.9	43.8	36.5

In the identified area, the current year population is 281,451. In 2010, the Census count in the area was 254,128. The rate of change since 2010 was 1.11% annually. The five-year projection for the population in the area is 302,335 representing a change of 1.44% annually from 2019 to 2024. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 52.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	77.9%	71.9%	64.9%
2019 Black Alone	4.0%	5.8%	7.0%
2019 American Indian/Alaska Native Alone	1.1%	1.6%	1.6%
2019 Asian Alone	2.1%	3.3%	3.3%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	11.2%	13.3%	18.6%
2019 Two or More Races	3.6%	4.0%	4.4%
2019 Hispanic Origin (Any Race)	22.9%	29.9%	39.2%

Persons of Hispanic origin represent 39.2% of the population in the identified area compared to 18.6% 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 77.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	62	61	64
2000 Households	4,343	26,412	77,451
2010 Households	4,897	31,527	93,469
2019 Total Households	5,371	34,908	102,372
2024 Total Households	5,682	37,521	109,463
2000-2010 Annual Rate	1.21%	1.79%	1.90%
2010-2019 Annual Rate	1.00%	1.11%	0.99%
2019-2024 Annual Rate	1.13%	1.45%	1.35%
2019 Average Household Size	2.21	2.40	2.73

The household count in this area has changed from 93,469 in 2010 to 102,372 in the current year, a change of 0.99% annually. The five-year projection of households is 109,463, a change of 1.35% annually from the current year total. Average household size is currently 2.73, compared to 2.70 in the year 2010. The number of families in the current year is 67,473 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

99th Ave and Olive Ave
 8969-8999 N 99th Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.0%	17.9%	18.0%
Median Household Income			
2019 Median Household Income	\$47,045	\$48,541	\$51,488
2024 Median Household Income	\$52,912	\$54,477	\$57,667
2019-2024 Annual Rate	2.38%	2.33%	2.29%
Average Household Income			
2019 Average Household Income	\$60,600	\$61,861	\$65,247
2024 Average Household Income	\$70,693	\$72,058	\$75,584
2019-2024 Annual Rate	3.13%	3.10%	2.98%
Per Capita Income			
2019 Per Capita Income	\$27,422	\$25,296	\$23,746
2024 Per Capita Income	\$31,887	\$29,431	\$27,378
2019-2024 Annual Rate	3.06%	3.07%	2.89%

Households by Income

Current median household income is \$51,488 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$57,667 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$65,247 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$75,584 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$23,746 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,378 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	146	138	137
2000 Total Housing Units	4,699	29,680	85,105
2000 Owner Occupied Housing Units	3,525	21,282	58,559
2000 Renter Occupied Housing Units	818	5,130	18,892
2000 Vacant Housing Units	356	3,268	7,654
2010 Total Housing Units	5,560	37,151	108,754
2010 Owner Occupied Housing Units	3,450	21,352	61,917
2010 Renter Occupied Housing Units	1,447	10,175	31,552
2010 Vacant Housing Units	663	5,624	15,285
2019 Total Housing Units	5,954	39,874	115,815
2019 Owner Occupied Housing Units	3,759	23,215	66,518
2019 Renter Occupied Housing Units	1,612	11,692	35,854
2019 Vacant Housing Units	583	4,966	13,443
2024 Total Housing Units	6,282	42,603	123,195
2024 Owner Occupied Housing Units	4,062	25,066	72,163
2024 Renter Occupied Housing Units	1,621	12,454	37,300
2024 Vacant Housing Units	600	5,082	13,732

Currently, 57.4% of the 115,815 housing units in the area are owner occupied; 31.0%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 108,754 housing units in the area - 56.9% owner occupied, 29.0% renter occupied, and 14.1% vacant. The annual rate of change in housing units since 2010 is 2.84%. Median home value in the area is \$189,190, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.96% annually to \$229,782.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Market Profile

99th Ave and Olive Ave
 8969-8999 N 99th Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,397	62,488	205,782
2010 Total Population	10,819	75,770	254,128
2019 Total Population	11,936	85,046	281,451
2019 Group Quarters	76	1,407	2,374
2024 Total Population	12,666	91,459	302,335
2019-2024 Annual Rate	1.19%	1.46%	1.44%
2019 Total Daytime Population	11,368	87,262	234,552
Workers	4,353	38,740	76,142
Residents	7,015	48,522	158,410
Household Summary			
2000 Households	4,343	26,412	77,451
2000 Average Household Size	2.15	2.32	2.63
2010 Households	4,897	31,527	93,469
2010 Average Household Size	2.20	2.37	2.70
2019 Households	5,371	34,908	102,372
2019 Average Household Size	2.21	2.40	2.73
2024 Households	5,682	37,521	109,463
2024 Average Household Size	2.22	2.40	2.74
2019-2024 Annual Rate	1.13%	1.45%	1.35%
2010 Families	2,855	18,861	62,469
2010 Average Family Size	2.83	3.04	3.29
2019 Families	3,068	20,617	67,473
2019 Average Family Size	2.87	3.10	3.34
2024 Families	3,229	22,042	71,951
2024 Average Family Size	2.89	3.11	3.36
2019-2024 Annual Rate	1.03%	1.35%	1.29%
Housing Unit Summary			
2000 Housing Units	4,699	29,680	85,105
Owner Occupied Housing Units	75.0%	71.7%	68.8%
Renter Occupied Housing Units	17.4%	17.3%	22.2%
Vacant Housing Units	7.6%	11.0%	9.0%
2010 Housing Units	5,560	37,151	108,754
Owner Occupied Housing Units	62.1%	57.5%	56.9%
Renter Occupied Housing Units	26.0%	27.4%	29.0%
Vacant Housing Units	11.9%	15.1%	14.1%
2019 Housing Units	5,954	39,874	115,815
Owner Occupied Housing Units	63.1%	58.2%	57.4%
Renter Occupied Housing Units	27.1%	29.3%	31.0%
Vacant Housing Units	9.8%	12.5%	11.6%
2024 Housing Units	6,282	42,603	123,195
Owner Occupied Housing Units	64.7%	58.8%	58.6%
Renter Occupied Housing Units	25.8%	29.2%	30.3%
Vacant Housing Units	9.6%	11.9%	11.1%
Median Household Income			
2019	\$47,045	\$48,541	\$51,488
2024	\$52,912	\$54,477	\$57,667
Median Home Value			
2019	\$163,468	\$177,958	\$189,190
2024	\$184,586	\$218,363	\$229,782
Per Capita Income			
2019	\$27,422	\$25,296	\$23,746
2024	\$31,887	\$29,431	\$27,378
Median Age			
2010	48.7	42.0	35.1
2019	52.9	43.8	36.5
2024	53.3	43.4	36.8

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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Prepared by Nathan and Associates, Inc.

Latitude: 33.56577
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	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	5,371	34,908	102,372
<\$15,000	9.2%	10.1%	9.1%
\$15,000 - \$24,999	12.6%	11.8%	10.9%
\$25,000 - \$34,999	11.8%	12.4%	11.5%
\$35,000 - \$49,999	19.3%	17.0%	16.7%
\$50,000 - \$74,999	20.6%	20.6%	20.5%
\$75,000 - \$99,999	11.8%	12.2%	13.5%
\$100,000 - \$149,999	10.6%	11.5%	12.6%
\$150,000 - \$199,999	2.8%	2.9%	3.3%
\$200,000+	1.4%	1.6%	1.9%
Average Household Income	\$60,600	\$61,861	\$65,247
2024 Households by Income			
Household Income Base	5,682	37,521	109,463
<\$15,000	7.6%	8.3%	7.4%
\$15,000 - \$24,999	10.7%	9.9%	9.0%
\$25,000 - \$34,999	10.2%	10.7%	9.8%
\$35,000 - \$49,999	18.0%	15.9%	15.5%
\$50,000 - \$74,999	20.8%	21.0%	20.7%
\$75,000 - \$99,999	13.2%	13.6%	14.9%
\$100,000 - \$149,999	13.3%	14.1%	15.4%
\$150,000 - \$199,999	4.1%	4.3%	4.8%
\$200,000+	2.1%	2.3%	2.6%
Average Household Income	\$70,693	\$72,058	\$75,584
2019 Owner Occupied Housing Units by Value			
Total	3,759	23,209	66,507
<\$50,000	7.3%	6.4%	4.4%
\$50,000 - \$99,999	16.3%	11.7%	7.9%
\$100,000 - \$149,999	17.2%	17.3%	15.6%
\$150,000 - \$199,999	34.0%	26.2%	28.2%
\$200,000 - \$249,999	13.1%	12.5%	16.5%
\$250,000 - \$299,999	3.4%	10.1%	11.0%
\$300,000 - \$399,999	5.3%	9.4%	9.4%
\$400,000 - \$499,999	0.6%	3.7%	3.5%
\$500,000 - \$749,999	1.1%	1.6%	2.0%
\$750,000 - \$999,999	0.1%	0.5%	0.9%
\$1,000,000 - \$1,499,999	0.8%	0.5%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.7%	0.2%	0.1%
Average Home Value	\$188,395	\$206,806	\$220,869
2024 Owner Occupied Housing Units by Value			
Total	4,062	25,060	72,150
<\$50,000	4.7%	3.9%	2.7%
\$50,000 - \$99,999	13.3%	6.4%	4.6%
\$100,000 - \$149,999	8.6%	10.0%	7.4%
\$150,000 - \$199,999	33.9%	23.3%	23.1%
\$200,000 - \$249,999	22.6%	17.3%	20.5%
\$250,000 - \$299,999	5.1%	16.5%	17.2%
\$300,000 - \$399,999	5.9%	12.3%	13.3%
\$400,000 - \$499,999	1.3%	5.5%	5.5%
\$500,000 - \$749,999	2.6%	3.3%	3.8%
\$750,000 - \$999,999	0.3%	0.6%	1.2%
\$1,000,000 - \$1,499,999	0.8%	0.5%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	1.0%	0.2%	0.1%
Average Home Value	\$224,225	\$249,366	\$262,952

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



Market Profile

99th Ave and Olive Ave
 8969-8999 N 99th Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.56577
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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	10,817	75,772	254,128
0 - 4	5.0%	5.9%	7.4%
5 - 9	5.2%	6.1%	7.4%
10 - 14	5.6%	6.4%	7.5%
15 - 24	10.4%	12.3%	14.2%
25 - 34	10.1%	11.5%	13.2%
35 - 44	9.3%	11.1%	12.2%
45 - 54	11.6%	12.3%	12.2%
55 - 64	13.2%	11.2%	9.9%
65 - 74	14.7%	10.0%	7.5%
75 - 84	10.6%	8.4%	5.5%
85 +	4.3%	4.8%	2.8%
18 +	81.1%	77.6%	73.1%
2019 Population by Age			
Total	11,937	85,047	281,453
0 - 4	4.4%	5.6%	6.9%
5 - 9	4.8%	5.5%	6.6%
10 - 14	4.9%	5.5%	6.4%
15 - 24	8.5%	10.9%	12.9%
25 - 34	12.2%	13.8%	15.4%
35 - 44	8.4%	10.1%	11.3%
45 - 54	8.6%	9.9%	10.4%
55 - 64	12.6%	11.9%	10.8%
65 - 74	18.1%	12.8%	9.9%
75 - 84	11.7%	8.6%	6.0%
85 +	5.8%	5.6%	3.4%
18 +	83.4%	80.4%	76.3%
2024 Population by Age			
Total	12,666	91,459	302,334
0 - 4	4.5%	5.6%	7.0%
5 - 9	4.7%	5.5%	6.7%
10 - 14	5.0%	5.6%	6.5%
15 - 24	7.7%	10.1%	11.9%
25 - 34	11.5%	13.5%	15.5%
35 - 44	10.2%	11.3%	12.5%
45 - 54	7.6%	8.9%	9.5%
55 - 64	10.6%	10.6%	9.8%
65 - 74	17.4%	13.2%	10.1%
75 - 84	14.6%	10.2%	7.1%
85 +	6.1%	5.6%	3.4%
18 +	83.3%	80.2%	76.2%
2010 Population by Sex			
Males	4,939	35,236	121,860
Females	5,880	40,534	132,268
2019 Population by Sex			
Males	5,477	39,867	135,403
Females	6,459	45,179	146,049
2024 Population by Sex			
Males	5,818	43,009	145,581
Females	6,847	48,450	156,755

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



Market Profile

99th Ave and Olive Ave
 8969-8999 N 99th Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.56577
 Longitude: -112.27112

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	10,819	75,769	254,128
White Alone	81.5%	76.4%	69.1%
Black Alone	3.2%	4.7%	5.9%
American Indian Alone	1.0%	1.4%	1.4%
Asian Alone	1.7%	2.7%	2.8%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	9.5%	11.4%	16.8%
Two or More Races	3.0%	3.3%	3.8%
Hispanic Origin	19.9%	26.4%	36.0%
Diversity Index	54.6	64.1	74.0
2019 Population by Race/Ethnicity			
Total	11,937	85,047	281,452
White Alone	77.9%	71.9%	64.9%
Black Alone	4.0%	5.8%	7.0%
American Indian Alone	1.1%	1.6%	1.6%
Asian Alone	2.1%	3.3%	3.3%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	11.2%	13.3%	18.6%
Two or More Races	3.6%	4.0%	4.4%
Hispanic Origin	22.9%	29.9%	39.2%
Diversity Index	60.6	69.7	77.7
2024 Population by Race/Ethnicity			
Total	12,667	91,459	302,337
White Alone	75.9%	69.5%	62.6%
Black Alone	4.5%	6.5%	7.7%
American Indian Alone	1.2%	1.7%	1.7%
Asian Alone	2.3%	3.8%	3.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	12.0%	14.1%	19.4%
Two or More Races	3.9%	4.3%	4.7%
Hispanic Origin	24.7%	31.8%	40.9%
Diversity Index	63.7	72.3	79.4
2010 Population by Relationship and Household Type			
Total	10,819	75,770	254,128
In Households	99.4%	98.4%	99.2%
In Family Households	77.3%	78.6%	84.0%
Householder	26.5%	24.8%	24.6%
Spouse	19.2%	17.6%	17.0%
Child	25.6%	28.9%	33.7%
Other relative	3.5%	4.5%	5.6%
Nonrelative	2.5%	2.8%	3.2%
In Nonfamily Households	22.2%	19.9%	15.2%
In Group Quarters	0.6%	1.6%	0.8%
Institutionalized Population	0.5%	1.3%	0.6%
Noninstitutionalized Population	0.1%	0.2%	0.2%

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	9,250	61,782	189,044
Less than 9th Grade	3.5%	4.3%	5.6%
9th - 12th Grade, No Diploma	9.4%	7.8%	9.0%
High School Graduate	25.4%	25.7%	26.1%
GED/Alternative Credential	6.9%	5.8%	5.2%
Some College, No Degree	29.3%	27.9%	26.1%
Associate Degree	8.6%	7.9%	8.7%
Bachelor's Degree	11.3%	13.8%	12.9%
Graduate/Professional Degree	5.6%	6.8%	6.4%
2019 Population 15+ by Marital Status			
Total	10,257	71,012	225,265
Never Married	25.4%	28.5%	32.4%
Married	45.3%	46.3%	46.6%
Widowed	11.7%	9.2%	7.0%
Divorced	17.6%	16.0%	14.0%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	94.0%	93.4%	94.0%
Civilian Unemployed (Unemployment Rate)	6.0%	6.6%	6.0%
2019 Employed Population 16+ by Industry			
Total	4,987	37,189	124,907
Agriculture/Mining	0.5%	0.6%	0.6%
Construction	8.4%	7.1%	8.8%
Manufacturing	8.2%	6.3%	6.1%
Wholesale Trade	1.8%	2.7%	2.8%
Retail Trade	13.7%	14.7%	14.1%
Transportation/Utilities	4.2%	6.9%	7.7%
Information	1.6%	2.2%	1.8%
Finance/Insurance/Real Estate	9.8%	8.2%	8.3%
Services	47.7%	47.2%	45.2%
Public Administration	4.1%	4.3%	4.5%
2019 Employed Population 16+ by Occupation			
Total	4,985	37,188	124,905
White Collar	57.2%	57.2%	55.6%
Management/Business/Financial	10.1%	11.5%	11.6%
Professional	14.3%	15.6%	14.9%
Sales	12.4%	11.9%	11.4%
Administrative Support	20.4%	18.3%	17.6%
Services	21.6%	22.2%	21.4%
Blue Collar	21.2%	20.5%	23.0%
Farming/Forestry/Fishing	0.0%	0.4%	0.5%
Construction/Extraction	6.2%	4.9%	6.2%
Installation/Maintenance/Repair	3.4%	3.8%	4.2%
Production	5.1%	4.2%	4.6%
Transportation/Material Moving	6.6%	7.3%	7.6%
2010 Population By Urban/ Rural Status			
Total Population	10,819	75,770	254,128
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	4,897	31,527	93,469
Households with 1 Person	35.6%	33.9%	26.9%
Households with 2+ People	64.4%	66.1%	73.1%
Family Households	58.3%	59.8%	66.8%
Husband-wife Families	42.4%	42.3%	46.2%
With Related Children	12.6%	16.1%	21.2%
Other Family (No Spouse Present)	15.9%	17.5%	20.7%
Other Family with Male Householder	4.1%	5.0%	6.2%
With Related Children	2.3%	3.1%	4.0%
Other Family with Female Householder	11.8%	12.5%	14.4%
With Related Children	6.6%	7.6%	9.7%
Nonfamily Households	6.1%	6.3%	6.3%
All Households with Children	21.7%	27.2%	35.5%
Multigenerational Households	3.2%	4.2%	5.6%
Unmarried Partner Households	6.1%	6.8%	7.9%
Male-female	5.4%	6.1%	7.2%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	4,899	31,527	93,470
1 Person Household	35.6%	33.9%	26.9%
2 Person Household	37.2%	33.3%	31.1%
3 Person Household	11.1%	12.5%	14.5%
4 Person Household	9.2%	10.2%	13.0%
5 Person Household	4.2%	5.6%	7.7%
6 Person Household	1.7%	2.5%	3.8%
7 + Person Household	1.0%	1.9%	3.1%
2010 Households by Tenure and Mortgage Status			
Total	4,897	31,527	93,469
Owner Occupied	70.5%	67.7%	66.2%
Owned with a Mortgage/Loan	46.9%	47.1%	49.3%
Owned Free and Clear	23.5%	20.6%	16.9%
Renter Occupied	29.5%	32.3%	33.8%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,560	37,151	108,754
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	The Elders (9C)	The Elders (9C)	American Dreamers (7C)
2.	Up and Coming Families (7A)	American Dreamers (7C)	The Elders (9C)
3.	Down the Road (10D)	Retirement Communities	Up and Coming Families (7A)
2019 Consumer Spending			
Apparel & Services: Total \$	\$7,965,326	\$53,143,112	\$168,279,375
Average Spent	\$1,483.02	\$1,522.38	\$1,643.80
Spending Potential Index	69	71	77
Education: Total \$	\$4,978,749	\$33,522,715	\$107,293,988
Average Spent	\$926.97	\$960.32	\$1,048.08
Spending Potential Index	58	60	66
Entertainment/Recreation: Total \$	\$12,286,253	\$80,960,384	\$248,592,847
Average Spent	\$2,287.52	\$2,319.25	\$2,428.33
Spending Potential Index	70	71	74
Food at Home: Total \$	\$19,933,323	\$131,777,488	\$408,668,145
Average Spent	\$3,711.29	\$3,774.99	\$3,991.99
Spending Potential Index	72	73	77
Food Away from Home: Total \$	\$13,891,452	\$92,468,763	\$290,933,538
Average Spent	\$2,586.38	\$2,648.93	\$2,841.92
Spending Potential Index	70	72	77
Health Care: Total \$	\$23,863,542	\$155,254,001	\$464,974,886
Average Spent	\$4,443.04	\$4,447.52	\$4,542.01
Spending Potential Index	75	75	77
HH Furnishings & Equipment: Total \$	\$8,205,267	\$54,217,557	\$168,865,032
Average Spent	\$1,527.70	\$1,553.16	\$1,649.52
Spending Potential Index	72	73	77
Personal Care Products & Services: Total \$	\$3,552,636	\$23,366,274	\$71,876,550
Average Spent	\$661.45	\$669.37	\$702.11
Spending Potential Index	75	76	79
Shelter: Total \$	\$69,870,402	\$465,581,320	\$1,443,762,117
Average Spent	\$13,008.83	\$13,337.38	\$14,103.10
Spending Potential Index	70	72	76
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,153,354	\$65,519,256	\$195,035,053
Average Spent	\$1,890.40	\$1,876.91	\$1,905.16
Spending Potential Index	76	76	77
Travel: Total \$	\$8,474,854	\$56,147,383	\$171,138,095
Average Spent	\$1,577.89	\$1,608.44	\$1,671.73
Spending Potential Index	70	72	74
Vehicle Maintenance & Repairs: Total \$	\$4,514,346	\$29,351,803	\$90,179,226
Average Spent	\$840.50	\$840.83	\$880.90
Spending Potential Index	73	73	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 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.