



CITY OF GLENDALE PLANNING AREA

SARIVAL AVENUE AND PEORIA AVENUE



Subject Site
Looking South



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF GLENDALE PLANNING AREA

SARIVAL AVENUE AND PEORIA AVENUE

LOCATION:

Located south of the southwest corner of Sarival Avenue and Peoria Avenue in the City of Glendale Planning Area (Maricopa County), Arizona.

SIZE:

±39 Acres (1,698,840 Square Feet)

ASSESSOR PARCEL NUMBER:

501-06-002C

ZONING:

Currently R-43 | Maricopa County

The City of Glendale's land use map shows RMU (Regional Mixed-Use) designation.

PRICE:

\$10 per Square Foot (*Total Price: \$16,988,400*)

TERMS:

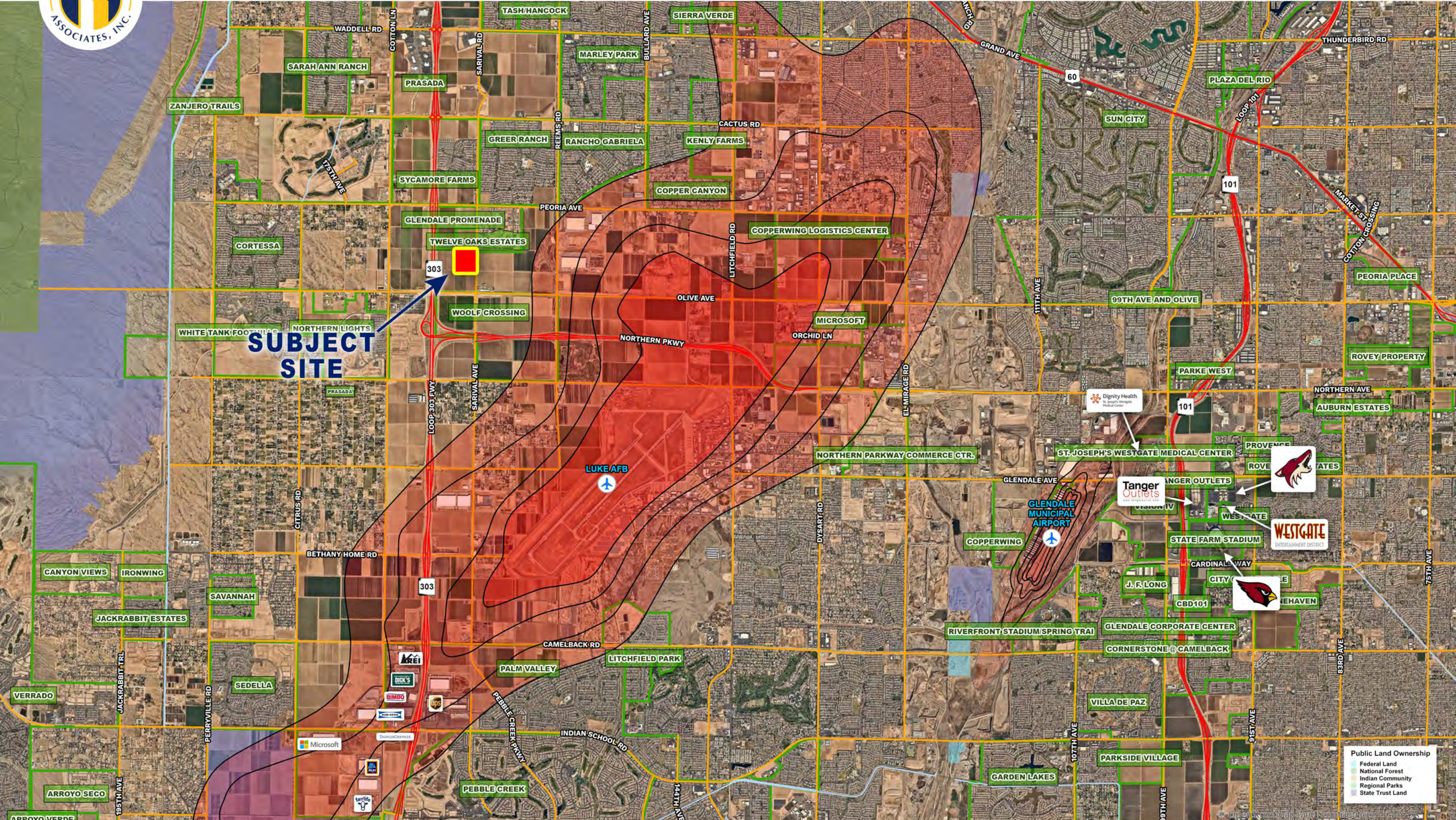
Cash

PROPERTY TAXES:

2020 Assessment: \$18,733.82

COMMENTS:

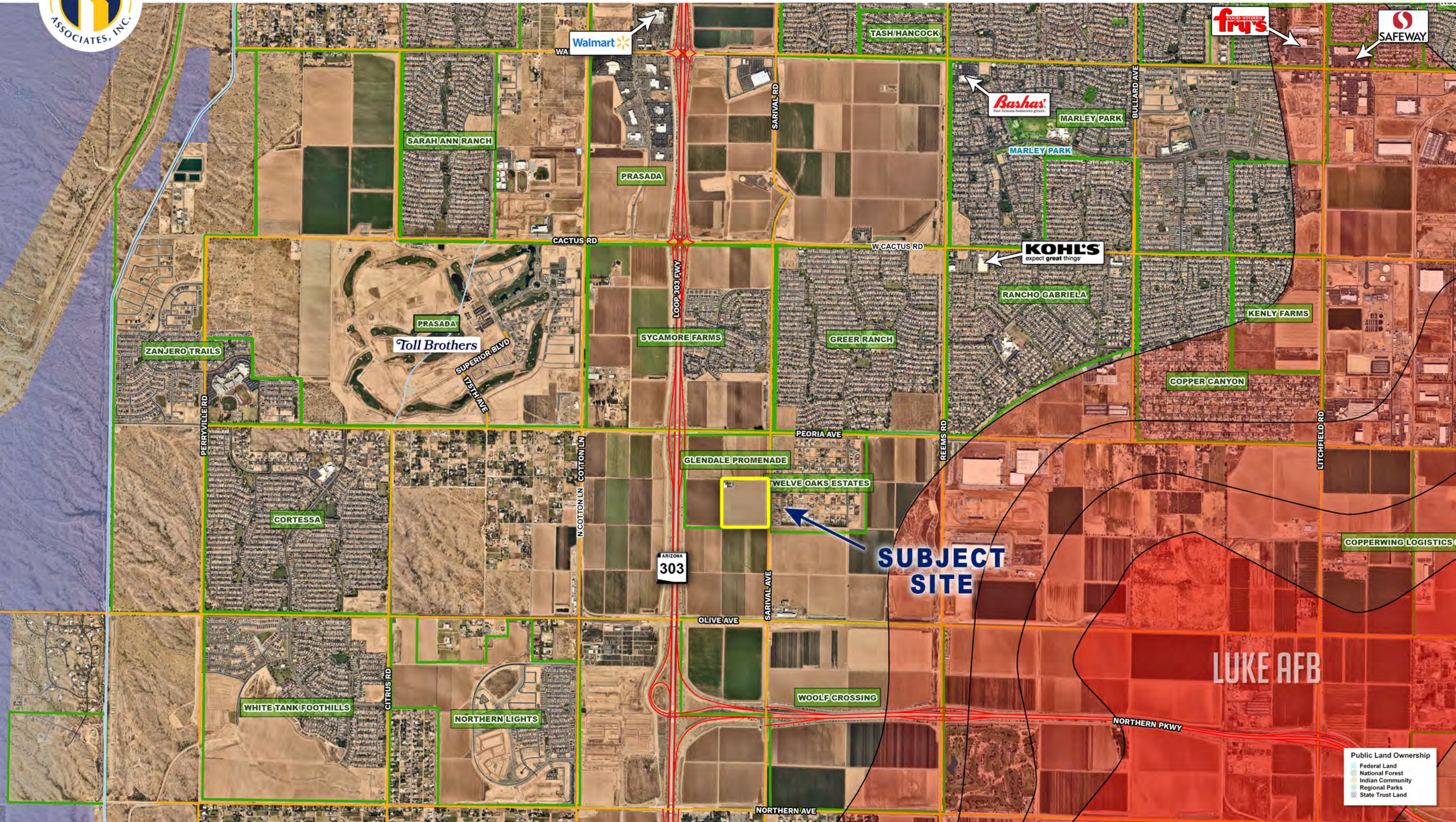
This parcel represents one of the last remaining parcels near the proposed Loop 303 in the northwest valley Surprise/Glendale submarket. Seller will sell subject to annexation, re-zoning and General Plan Amendment in the City of Glendale.



SUBJECT SITE

Public Land Ownership

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



Public Land Ownership

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- Retail and Entertainment**
 1. Barnes & Noble
 2. Best Buy
 3. Burlington
 4. C-A-L Ranch
 5. Cost Plus World Market
 6. Fry's Marketplace (231 Employees)
 7. Harkins Theatres
 8. Home Goods / TJ Maxx
 9. JC Penny
 10. Life Time
 11. Lowe's
 12. Michaels
 13. Pier 1 Imports
 14. Pottery Barn Outlet
 15. Ross
 16. Safeway
 17. Target & Super Target
 18. Total Wine
 19. Ulta
 20. Walmart Supercenter & Marketplace (260 Employees)
- Medical and Healthcare**
 1. Abrazo West Campus (1,009 Employees)
 2. Arizona Cardiology Group
 3. Banner Health
 4. Cancer Treatment Centers of America (768 Employees)
 5. Dignity Health (700 Employees)
 6. Fresenius Kidney Care
 7. Goodyear Eye Specialists
 8. Integrated Medical Services (989 Employees)
 9. Mountain Park Health Center
 10. Palm Valley Rehabilitation (225 Employees)
 11. SimonMed Imaging (650 Employees)
 12. Spooner Physical Therapy
- Office**
 1. Canyon Trails Professional Center
 2. Indian Palms Professional Plaza
 3. Palm Place Plaza
 4. Palm Valley Office Park I, II & III
 5. Palm Valley Professional Plaza
- Manufacturing and Industrial**
 1. AZZ Galvanizing (100 Employees)
 2. Ball Corp. (120 Employees)
 3. Cavco Industries (325 Employees)
 4. CornellCookson
 5. Global Organics (63 Employees)
 6. Huhtamaki (300 Employees)
 7. KPS Global (130 Employees)
 8. Lorts Manufacturing (175 Employees)
 9. Inventure Foods / Poore Brothers (250 Employees)
 10. Schoeller Allibert (65 Employees)
 11. Snyder's of Hanover (215 Employees)
 12. Sub-Zero Inc. (500 Employees)
 13. Nike (505 Employees)
 14. Quetico (300 Employees)
 15. HD Supply
 16. Andersen Corporation (415 Employees)
- SPEC Buildings**
 1. First Industrial at PV303
 2. OPUS Goodyear Crossing
- Aerospace and Aviation**
 1. AerSale (273 Employees)
 2. ATCA, a Lufthansa Flight Training Subsidiary
 3. Galaxy International (112 Employees)
 4. Lockheed Martin (750 Employees)
 5. LuxAir Jet Centers
 6. PolyOne
 7. Prime Solutions Group
 8. Sonoran Technology (153 Employees)
- Fulfillment and Distribution**
 1. Amazon.com (1,100 Employees)
 2. Chewy.com (700 Employees)
 3. Dicks Sporting Goods (259 Employees)
 4. Macy's - Bloomingdale's (1,008 Employees)
 5. McLane Sunwest (345 Employees)
 6. Michael Lewis Company (100 Employees)
 7. REI (312 Employees)
 8. Simpson Norton Corporation
 9. UPS (1500 Employees)
 10. Red Bull (140 Employees)
 11. Rauch Fruit Juices (140 Employees)
 12. White Claw (250 employees)
 13. FedEx (450 employees)

Public Land Ownership

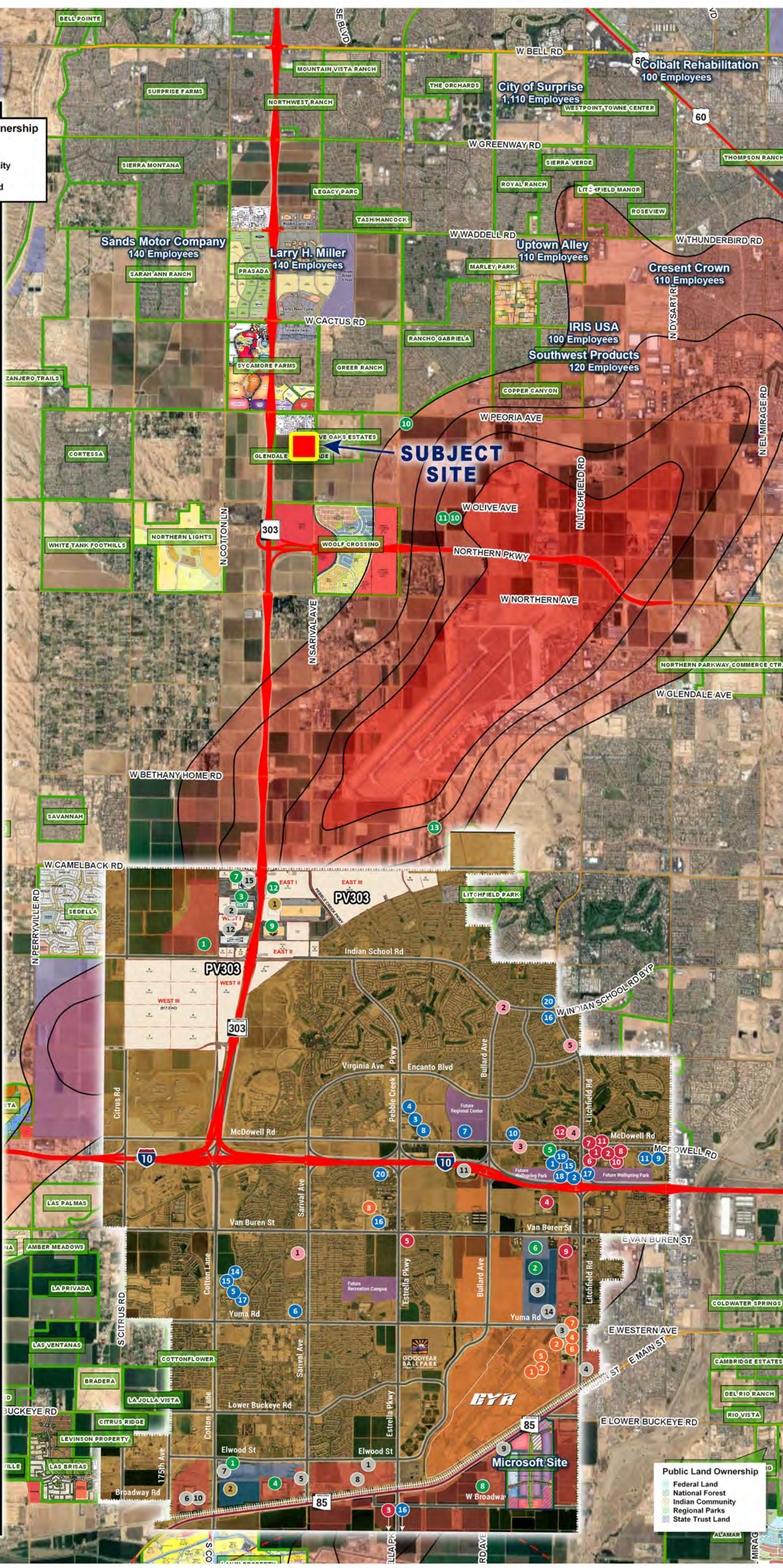
- Federal Land
- National Forest
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Map Legend

GYR
Phoenix-Goodyear Airport

Employment Development Areas

- Airport Corridor
- Industrial Corridor
- Magnet FTZ Sites

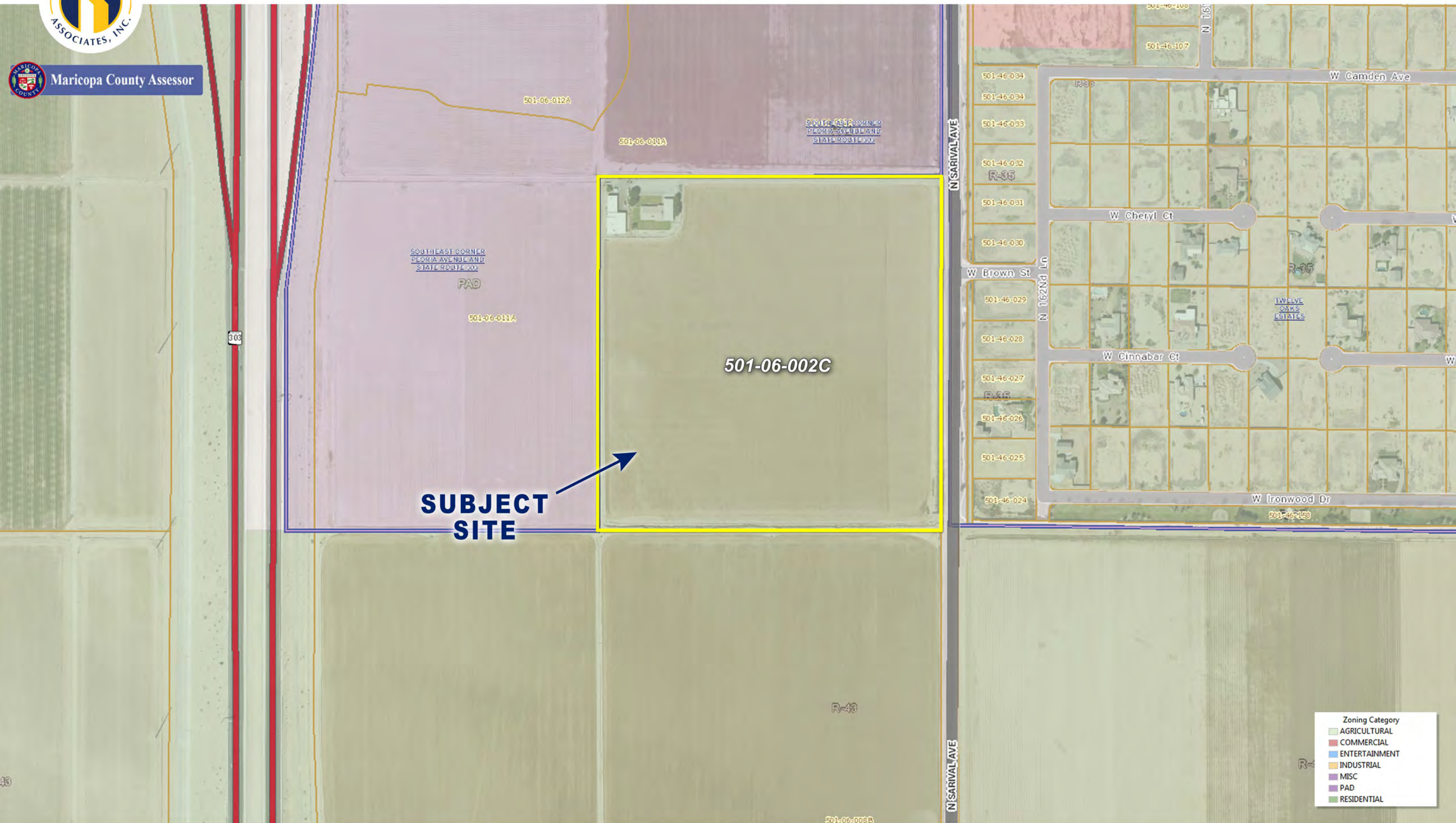


Public Land Ownership

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Maricopa County Assessor



SUBJECT SITE

501-06-002C

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



General Plan Categories

Residential

- LDR 1 - Low Density Residential 0 - 1 du/ac
- LDR 2.5 - Low Density Residential 1 - 2.5 du/ac
- MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac
- MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac
- MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac
- MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac
- HDR 20 - High Density Residential 12.0 - 20.0 du/ac
- HDR 30 - High Density Residential 20 - 30.0 du/ac

Office

- OFC - Office
- BP - Business Park

Commercial

- GC - General Commercial
- PC - Planned Commercial

Industrial

- LI - Industrial
- HI - Heavy Industrial

Mixed Use

- CCC - Corporate Commerce Center
- DMU - Downtown Mixed Use
- EMU - Entertainment Mixed Use
- RMU - Regional Mixed Use

Special

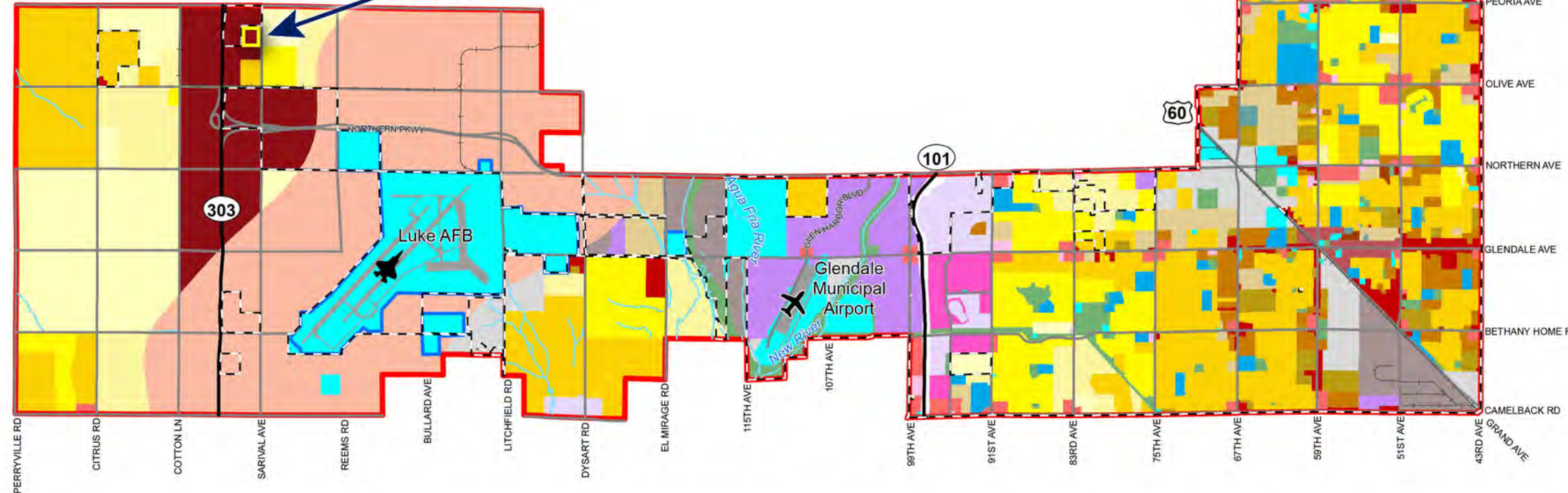
- INST - Institutional
- EDU - Educational
- PF - Public Facilities
- LCLU - Luke Compatible Land Use Area
- POS - Parks And Open-Space



Legend

- Glendale City Limits
- Glendale Municipal Planning Area
- Luke Air Force Base
- Freeway / Highway
- Arterial
- Railroad
- River / Creek
- Luke AFB
- Airport

SUBJECT SITE



Source: Glendale Planning Department, 2014.

Matrix DESIGN GROUP

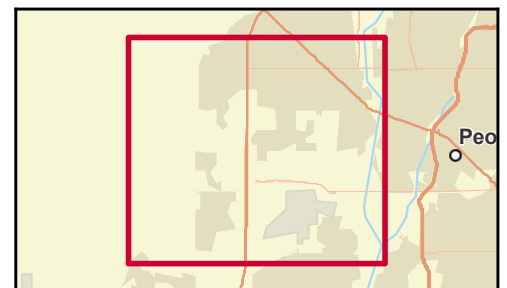
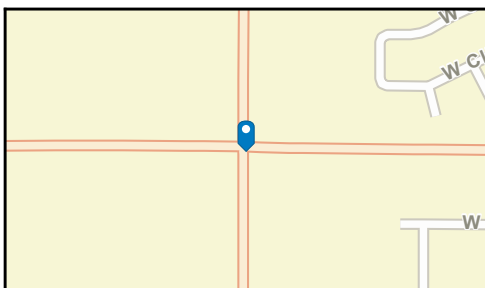
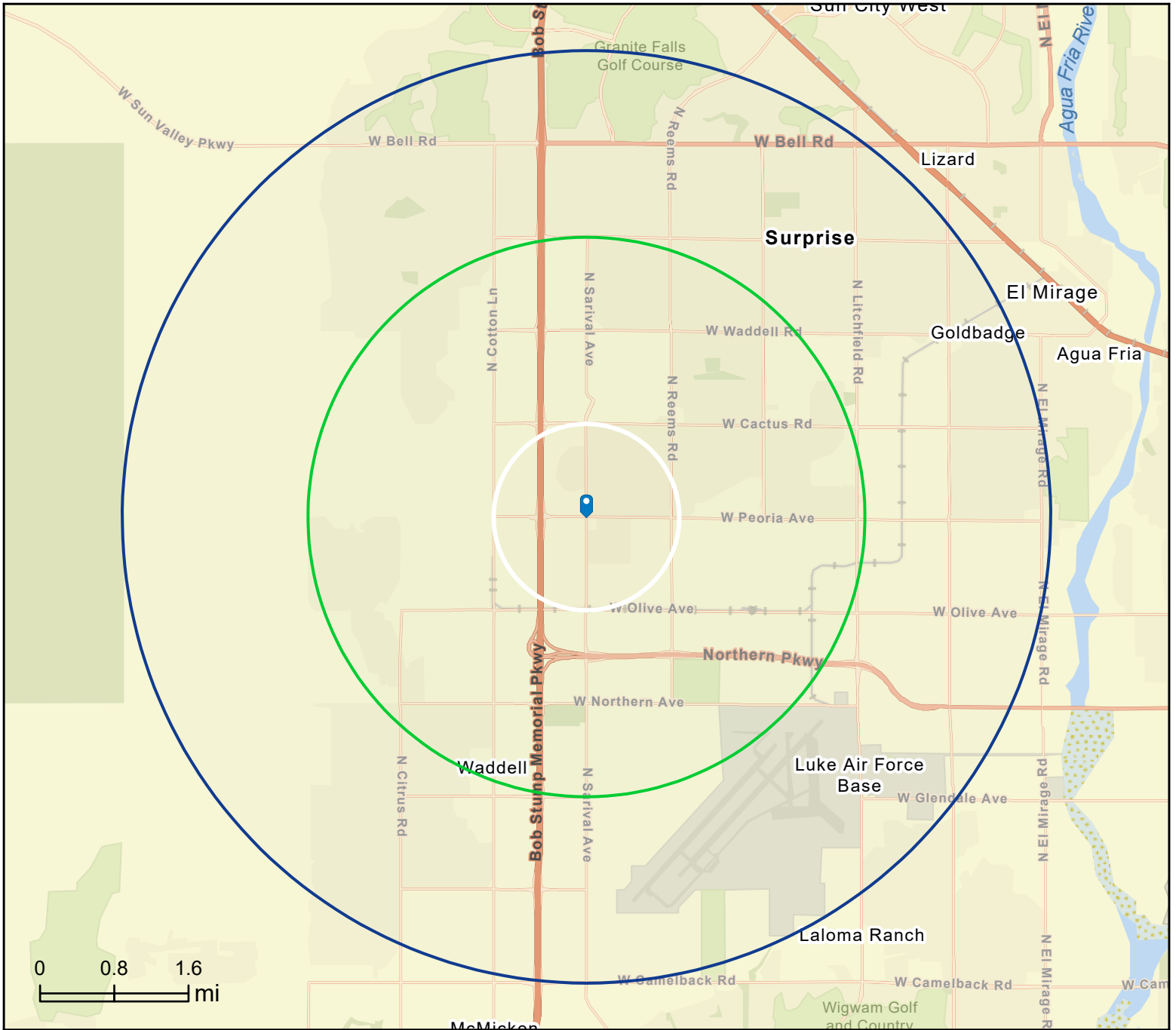
0 1/2 1 2 Mile

Figure 2
Glendale General Plan Land Use Diagram

Sarival Avenue & Peoria Avenue
N Sarival Ave, Waddell, Arizona, 85355
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58067
Longitude: -112.40954





Traffic Count Profile

Sarival Avenue & Peoria Avenue
N Sarival Ave, Waddell, Arizona, 85355
Rings: 1, 3, 5 mile radii

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Latitude: 33.58067
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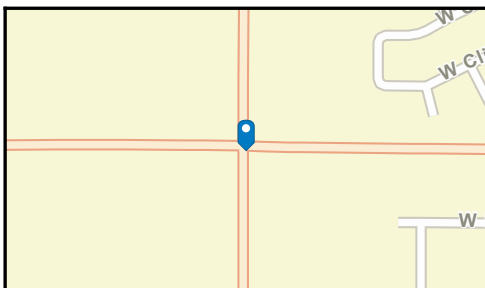
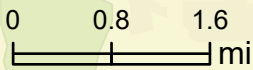
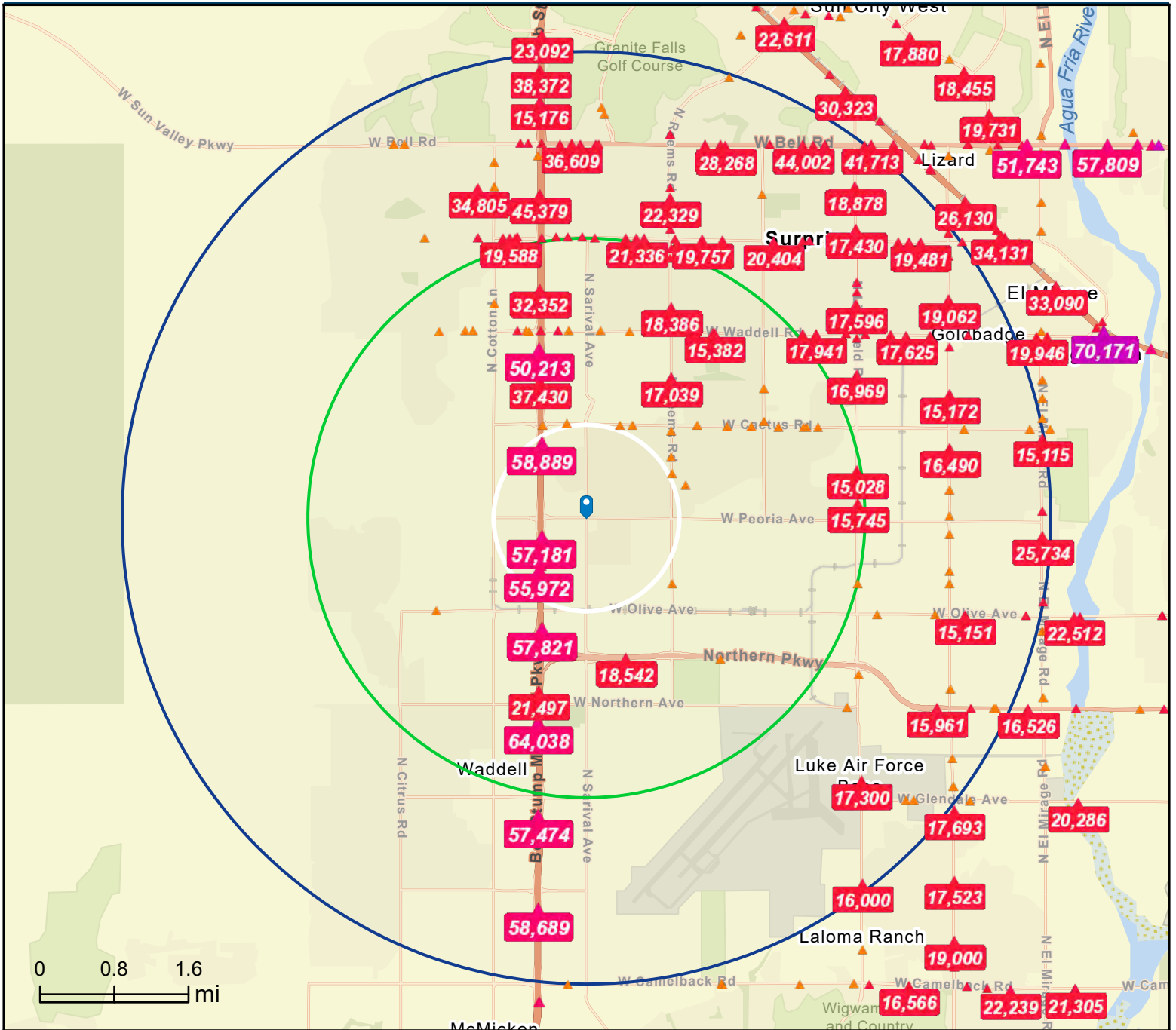
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	North Sarival Avenue	W Peoria Ave (0.1 miles S)	2018	2,811
0.10	N Sarival Ave	W Peoria Ave (0.1 miles S)	2016	3,638
0.18	W Peoria Ave	N Sarival Ave (0.19 miles W)	2016	3,415
0.19	West Peoria Avenue	N Sarival Ave (0.19 miles W)	2018	2,109
0.20	West Peoria Avenue	N Sarival Ave (0.2 miles E)	2019	5,403
0.21	W Peoria Ave	N Sarival Ave (0.2 miles E)	2016	4,127
0.46	West Peoria Avenue	Bob Stump Memorial Pkwy (0.02 miles W)	2018	4,741
0.51	Bob Stump Memorial Parkway	Bob Stump Memorial Pkwy (0.19 miles N)	2018	57,181
0.54	N 166th Ln	W Mescal St (0.2 miles N)	2018	2,421
0.55	Bob Stump Memorial Pkwy	W Peoria Ave (0.19 miles N)	2018	1,465
0.56	W Peoria Ave	Bob Stump Memorial Pkwy (0.28999999 miles N)	2018	1,597
0.57	North Sarival Avenue	W Cameron Dr (0.0 miles)	2019	3,614
0.58	N 166th Ln	W Mescal St (0.19 miles NE)	2018	2,339
0.62	West Peoria Avenue	N 157th Dr (0.0 miles)	2019	3,678
0.70	Loop 303	W Cactus Rd (0.5 miles N)	2016	44,446
0.71	Loop 303	W Olive Ave (0.47999999 miles S)	2016	45,260
0.74	Bob Stump Memorial Parkway	W Olive Ave (0.0 miles)	2019	55,972
0.78	N Sarival Ave	W Brown St (0.47 miles N)	2015	2,572
0.84	W Peoria Ave	N Cotton Ln (0.16 miles W)	2016	4,408
0.84	West Peoria Avenue	N Cotton Ln (0.16 miles W)	2019	4,093
0.87	North Sarival Avenue	W Jenan Dr (0.11 miles S)	2018	3,223
0.87	N Sarival Ave	W Jenan Dr (0.11 miles S)	2012	3,037
0.93	Bob Stump Memorial Parkway	W Jenan Rd (0.08 miles SE)	2018	2,485
0.95	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2018	58,889
0.95	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2018	2,376
1.01	W Cactus Rd	N Sarival Ave (0.05 miles E)	2016	7,682
1.03	N Reems Rd	W Cholla St (0.02 miles N)	2015	8,900
1.03	West Cactus Road	N Sarival Ave (0.05 miles E)	2019	9,701
1.06	West Cactus Road	N Greer Ranch Pkwy (0.0 miles)	2019	9,485
1.07	West Cactus Road	Bob Stump Memorial Pkwy (0.12 miles W)	2018	2,441

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 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. 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.

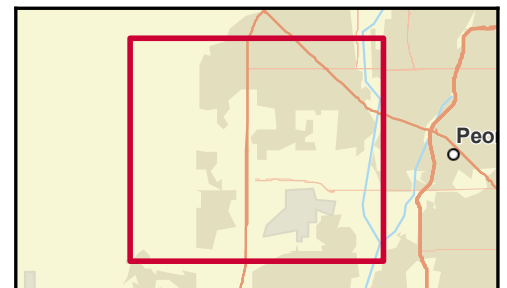
Source: ©2020 Kalibrate Technologies (Q4 2020).

Sarival Avenue & Peoria Avenue
 N Sarival Ave, Waddell, Arizona, 85355
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.58067
 Longitude: -112.40954



- 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





Executive Summary

Sarival Avenue & Peoria Avenue
 N Sarival Ave, Waddell, Arizona, 85355
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58067
 Longitude: -112.40954

	1 mile	3 miles	5 miles
Population			
2000 Population	170	2,466	23,727
2010 Population	3,221	35,293	117,256
2020 Population	6,106	48,109	140,234
2025 Population	8,221	59,609	158,257
2000-2010 Annual Rate	34.20%	30.49%	17.32%
2010-2020 Annual Rate	6.44%	3.07%	1.76%
2020-2025 Annual Rate	6.13%	4.38%	2.45%
2020 Male Population	48.3%	49.2%	48.9%
2020 Female Population	51.7%	50.8%	51.1%
2020 Median Age	31.8	31.6	33.7

In the identified area, the current year population is 140,234. In 2010, the Census count in the area was 117,256. The rate of change since 2010 was 1.76% annually. The five-year projection for the population in the area is 158,257 representing a change of 2.45% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 31.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	65.0%	71.0%	72.3%
2020 Black Alone	8.9%	7.7%	7.7%
2020 American Indian/Alaska Native Alone	1.0%	0.9%	0.9%
2020 Asian Alone	10.9%	5.4%	4.1%
2020 Pacific Islander Alone	0.3%	0.3%	0.3%
2020 Other Race	8.1%	8.8%	9.2%
2020 Two or More Races	5.8%	5.9%	5.5%
2020 Hispanic Origin (Any Race)	23.9%	24.4%	24.0%

Persons of Hispanic origin represent 24.0% of the population in the identified area compared to 18.8% 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 66.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	109	96	89
2000 Households	57	791	8,927
2010 Households	1,019	10,951	39,679
2020 Total Households	1,917	14,797	46,290
2025 Total Households	2,663	18,428	52,059
2000-2010 Annual Rate	33.42%	30.06%	16.09%
2010-2020 Annual Rate	6.36%	2.98%	1.51%
2020-2025 Annual Rate	6.79%	4.49%	2.38%
2020 Average Household Size	3.18	3.25	3.01

The household count in this area has changed from 39,679 in 2010 to 46,290 in the current year, a change of 1.51% annually. The five-year projection of households is 52,059, a change of 2.38% annually from the current year total. Average household size is currently 3.01, compared to 2.93 in the year 2010. The number of families in the current year is 36,203 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.7%	13.6%	14.1%
Median Household Income			
2020 Median Household Income	\$91,175	\$84,113	\$75,240
2025 Median Household Income	\$99,282	\$90,722	\$80,439
2020-2025 Annual Rate	1.72%	1.52%	1.35%
Average Household Income			
2020 Average Household Income	\$110,884	\$100,246	\$88,444
2025 Average Household Income	\$122,885	\$112,734	\$99,707
2020-2025 Annual Rate	2.08%	2.38%	2.43%
Per Capita Income			
2020 Per Capita Income	\$34,350	\$30,834	\$29,325
2025 Per Capita Income	\$38,577	\$34,858	\$32,918
2020-2025 Annual Rate	2.35%	2.48%	2.34%

Households by Income

Current median household income is \$75,240 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$80,439 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$88,444 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$99,707 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,325 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,918 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	180	180	173
2000 Total Housing Units	64	825	11,104
2000 Owner Occupied Housing Units	49	723	7,280
2000 Renter Occupied Housing Units	9	68	1,647
2000 Vacant Housing Units	6	34	2,177
2010 Total Housing Units	1,187	12,426	47,649
2010 Owner Occupied Housing Units	818	8,708	29,486
2010 Renter Occupied Housing Units	201	2,243	10,193
2010 Vacant Housing Units	168	1,475	7,970
2020 Total Housing Units	2,081	16,037	52,563
2020 Owner Occupied Housing Units	1,697	12,376	35,686
2020 Renter Occupied Housing Units	220	2,421	10,604
2020 Vacant Housing Units	164	1,240	6,273
2025 Total Housing Units	2,824	19,606	58,460
2025 Owner Occupied Housing Units	2,438	15,669	40,785
2025 Renter Occupied Housing Units	225	2,759	11,274
2025 Vacant Housing Units	161	1,178	6,401

Currently, 67.9% of the 52,563 housing units in the area are owner occupied; 20.2%, renter occupied; and 11.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 47,649 housing units in the area - 61.9% owner occupied, 21.4% renter occupied, and 16.7% vacant. The annual rate of change in housing units since 2010 is 4.46%. Median home value in the area is \$253,906, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.85% annually to \$278,213.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Market Profile

Sarival Avenue & Peoria Avenue
 N Sarival Ave, Waddell, Arizona, 85355
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	170	2,466	23,727
2010 Total Population	3,221	35,293	117,256
2020 Total Population	6,106	48,109	140,234
2020 Group Quarters	6	74	1,095
2025 Total Population	8,221	59,609	158,257
2020-2025 Annual Rate	6.13%	4.38%	2.45%
2020 Total Daytime Population	4,599	38,636	123,878
Workers	1,225	12,250	45,130
Residents	3,374	26,386	78,748
Household Summary			
2000 Households	57	791	8,927
2000 Average Household Size	2.98	3.12	2.58
2010 Households	1,019	10,951	39,679
2010 Average Household Size	3.16	3.22	2.93
2020 Households	1,917	14,797	46,290
2020 Average Household Size	3.18	3.25	3.01
2025 Households	2,663	18,428	52,059
2025 Average Household Size	3.08	3.23	3.02
2020-2025 Annual Rate	6.79%	4.49%	2.38%
2010 Families	836	9,023	30,561
2010 Average Family Size	3.47	3.51	3.32
2020 Families	1,564	12,106	36,203
2020 Average Family Size	3.50	3.54	3.36
2025 Families	2,148	15,008	40,729
2025 Average Family Size	3.42	3.54	3.38
2020-2025 Annual Rate	6.55%	4.39%	2.38%
Housing Unit Summary			
2000 Housing Units	64	825	11,104
Owner Occupied Housing Units	76.6%	87.6%	65.6%
Renter Occupied Housing Units	14.1%	8.2%	14.8%
Vacant Housing Units	9.4%	4.1%	19.6%
2010 Housing Units	1,187	12,426	47,649
Owner Occupied Housing Units	68.9%	70.1%	61.9%
Renter Occupied Housing Units	16.9%	18.1%	21.4%
Vacant Housing Units	14.2%	11.9%	16.7%
2020 Housing Units	2,081	16,037	52,563
Owner Occupied Housing Units	81.5%	77.2%	67.9%
Renter Occupied Housing Units	10.6%	15.1%	20.2%
Vacant Housing Units	7.9%	7.7%	11.9%
2025 Housing Units	2,824	19,606	58,460
Owner Occupied Housing Units	86.3%	79.9%	69.8%
Renter Occupied Housing Units	8.0%	14.1%	19.3%
Vacant Housing Units	5.7%	6.0%	10.9%
Median Household Income			
2020	\$91,175	\$84,113	\$75,240
2025	\$99,282	\$90,722	\$80,439
Median Home Value			
2020	\$299,065	\$274,398	\$253,906
2025	\$304,904	\$290,108	\$278,213
Per Capita Income			
2020	\$34,350	\$30,834	\$29,325
2025	\$38,577	\$34,858	\$32,918
Median Age			
2010	30.3	30.4	32.0
2020	31.8	31.6	33.7
2025	30.2	30.6	32.4

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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Latitude: 33.58067
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	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	1,917	14,797	46,290
<\$15,000	2.5%	3.1%	3.9%
\$15,000 - \$24,999	2.5%	2.9%	4.7%
\$25,000 - \$34,999	6.1%	4.9%	7.4%
\$35,000 - \$49,999	6.2%	9.2%	11.6%
\$50,000 - \$74,999	16.6%	20.0%	22.2%
\$75,000 - \$99,999	22.4%	21.5%	19.5%
\$100,000 - \$149,999	20.0%	23.3%	20.1%
\$150,000 - \$199,999	16.1%	8.6%	6.2%
\$200,000+	7.7%	6.3%	4.5%
Average Household Income	\$110,884	\$100,246	\$88,444
2025 Households by Income			
Household Income Base	2,663	18,428	52,059
<\$15,000	2.5%	2.8%	3.3%
\$15,000 - \$24,999	2.6%	2.7%	4.1%
\$25,000 - \$34,999	5.0%	4.2%	6.3%
\$35,000 - \$49,999	6.6%	8.4%	10.4%
\$50,000 - \$74,999	15.2%	18.0%	20.5%
\$75,000 - \$99,999	18.4%	19.6%	19.0%
\$100,000 - \$149,999	21.0%	24.8%	22.5%
\$150,000 - \$199,999	19.0%	11.1%	8.1%
\$200,000+	9.6%	8.2%	5.8%
Average Household Income	\$122,885	\$112,734	\$99,707
2020 Owner Occupied Housing Units by Value			
Total	1,697	12,376	35,684
<\$50,000	0.1%	0.4%	1.0%
\$50,000 - \$99,999	0.1%	0.3%	1.1%
\$100,000 - \$149,999	0.8%	1.9%	5.2%
\$150,000 - \$199,999	3.9%	11.2%	15.7%
\$200,000 - \$249,999	14.1%	24.0%	25.3%
\$250,000 - \$299,999	31.5%	24.8%	21.9%
\$300,000 - \$399,999	37.1%	25.3%	19.4%
\$400,000 - \$499,999	10.7%	7.8%	6.4%
\$500,000 - \$749,999	1.7%	3.6%	3.0%
\$750,000 - \$999,999	0.0%	0.2%	0.3%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$314,723	\$298,339	\$280,754
2025 Owner Occupied Housing Units by Value			
Total	2,438	15,669	40,783
<\$50,000	0.1%	0.2%	0.5%
\$50,000 - \$99,999	0.1%	0.1%	0.5%
\$100,000 - \$149,999	0.5%	0.9%	2.4%
\$150,000 - \$199,999	3.4%	5.7%	8.7%
\$200,000 - \$249,999	13.5%	21.0%	23.6%
\$250,000 - \$299,999	30.5%	27.6%	25.5%
\$300,000 - \$399,999	38.5%	29.9%	24.8%
\$400,000 - \$499,999	11.3%	9.5%	8.6%
\$500,000 - \$749,999	2.1%	4.5%	4.3%
\$750,000 - \$999,999	0.0%	0.3%	0.4%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$319,627	\$317,833	\$309,571

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

Sarival Avenue & Peoria Avenue
 N Sarival Ave, Waddell, Arizona, 85355
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58067
 Longitude: -112.40954

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,222	35,294	117,259
0 - 4	10.0%	10.2%	9.0%
5 - 9	11.3%	10.5%	9.4%
10 - 14	9.3%	9.2%	8.5%
15 - 24	10.9%	11.4%	12.6%
25 - 34	17.2%	17.6%	15.7%
35 - 44	18.2%	17.2%	15.4%
45 - 54	10.7%	10.8%	10.3%
55 - 64	7.6%	7.8%	8.5%
65 - 74	3.0%	3.5%	6.6%
75 - 84	0.9%	1.2%	3.1%
85 +	0.8%	0.5%	0.9%
18 +	65.2%	65.5%	68.8%
2020 Population by Age			
Total	6,107	48,109	140,233
0 - 4	9.2%	9.2%	8.3%
5 - 9	9.0%	9.2%	8.3%
10 - 14	8.4%	8.7%	7.8%
15 - 24	13.6%	13.3%	13.2%
25 - 34	14.7%	14.3%	14.2%
35 - 44	16.2%	16.6%	14.7%
45 - 54	13.1%	12.8%	11.7%
55 - 64	8.2%	8.1%	8.6%
65 - 74	5.3%	5.5%	8.0%
75 - 84	1.8%	1.9%	4.0%
85 +	0.4%	0.5%	1.1%
18 +	68.3%	68.1%	71.2%
2025 Population by Age			
Total	8,223	59,609	158,256
0 - 4	9.7%	9.5%	8.7%
5 - 9	9.4%	9.4%	8.4%
10 - 14	8.8%	9.0%	8.1%
15 - 24	13.1%	12.9%	12.6%
25 - 34	17.5%	17.3%	16.9%
35 - 44	15.9%	15.6%	14.0%
45 - 54	11.1%	11.6%	10.8%
55 - 64	7.4%	7.3%	7.8%
65 - 74	4.6%	4.8%	6.9%
75 - 84	2.1%	2.2%	4.6%
85 +	0.4%	0.4%	1.2%
18 +	67.4%	67.4%	70.6%
2010 Population by Sex			
Males	1,579	17,389	57,710
Females	1,642	17,904	59,546
2020 Population by Sex			
Males	2,949	23,672	68,566
Females	3,157	24,437	71,668
2025 Population by Sex			
Males	3,953	29,298	77,214
Females	4,269	30,311	81,043

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	3,221	35,294	117,256
White Alone	70.6%	76.9%	77.6%
Black Alone	7.5%	6.0%	6.1%
American Indian Alone	1.1%	0.8%	0.8%
Asian Alone	7.9%	3.7%	2.9%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	8.3%	7.6%	7.9%
Two or More Races	4.5%	4.8%	4.4%
Hispanic Origin	21.3%	20.9%	20.6%
Diversity Index	66.1	60.1	59.1
2020 Population by Race/Ethnicity			
Total	6,105	48,108	140,233
White Alone	65.0%	71.0%	72.3%
Black Alone	8.9%	7.7%	7.7%
American Indian Alone	1.0%	0.9%	0.9%
Asian Alone	10.9%	5.4%	4.1%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	8.1%	8.8%	9.2%
Two or More Races	5.8%	5.9%	5.5%
Hispanic Origin	23.9%	24.4%	24.0%
Diversity Index	71.8	67.6	66.3
2025 Population by Race/Ethnicity			
Total	8,221	59,609	158,256
White Alone	62.6%	67.9%	69.5%
Black Alone	9.8%	8.6%	8.6%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	11.6%	6.4%	4.9%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	8.4%	9.3%	9.8%
Two or More Races	6.3%	6.4%	6.0%
Hispanic Origin	25.7%	26.3%	25.8%
Diversity Index	74.4	71.0	69.6
2010 Population by Relationship and Household Type			
Total	3,221	35,293	117,256
In Households	99.8%	99.8%	99.2%
In Family Households	92.5%	92.3%	89.3%
Householder	24.9%	25.5%	26.1%
Spouse	20.8%	20.3%	20.6%
Child	39.2%	39.1%	35.8%
Other relative	5.2%	4.6%	4.2%
Nonrelative	2.5%	2.7%	2.6%
In Nonfamily Households	7.3%	7.5%	10.0%
In Group Quarters	0.2%	0.2%	0.8%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.2%	0.1%	0.7%

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	3,645	28,675	87,465
Less than 9th Grade	2.3%	3.0%	2.7%
9th - 12th Grade, No Diploma	5.8%	4.3%	4.8%
High School Graduate	14.7%	21.5%	22.2%
GED/Alternative Credential	2.4%	3.6%	3.9%
Some College, No Degree	29.5%	29.3%	29.8%
Associate Degree	9.2%	10.8%	10.8%
Bachelor's Degree	24.3%	18.0%	17.1%
Graduate/Professional Degree	11.7%	9.5%	8.8%
2020 Population 15+ by Marital Status			
Total	4,478	35,069	105,995
Never Married	25.7%	28.4%	28.1%
Married	62.4%	57.5%	56.4%
Widowed	4.5%	3.9%	4.7%
Divorced	7.4%	10.2%	10.8%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,999	24,285	67,909
Population 16+ Employed	90.3%	89.3%	88.8%
Population 16+ Unemployment rate	9.7%	10.7%	11.2%
Population 16-24 Employed	12.1%	12.7%	12.5%
Population 16-24 Unemployment rate	16.8%	18.5%	19.7%
Population 25-54 Employed	75.7%	74.6%	72.5%
Population 25-54 Unemployment rate	8.2%	9.2%	9.7%
Population 55-64 Employed	9.9%	10.0%	11.3%
Population 55-64 Unemployment rate	11.6%	11.2%	10.5%
Population 65+ Employed	2.3%	2.7%	3.7%
Population 65+ Unemployment rate	8.7%	10.6%	10.1%
2020 Employed Population 16+ by Industry			
Total	2,708	21,680	60,330
Agriculture/Mining	0.3%	0.3%	0.4%
Construction	5.2%	6.8%	7.0%
Manufacturing	5.1%	6.1%	6.1%
Wholesale Trade	1.2%	2.4%	2.6%
Retail Trade	11.3%	11.6%	12.7%
Transportation/Utilities	8.2%	6.4%	6.6%
Information	1.1%	1.7%	1.7%
Finance/Insurance/Real Estate	11.8%	11.0%	10.7%
Services	46.0%	46.9%	46.9%
Public Administration	9.8%	6.8%	5.4%
2020 Employed Population 16+ by Occupation			
Total	2,709	21,678	60,328
White Collar	68.9%	67.3%	65.8%
Management/Business/Financial	15.3%	16.0%	14.8%
Professional	24.4%	22.0%	20.5%
Sales	11.3%	11.0%	12.1%
Administrative Support	17.9%	18.4%	18.3%
Services	16.9%	16.2%	16.6%
Blue Collar	14.3%	16.5%	17.6%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	3.2%	4.0%	4.1%
Installation/Maintenance/Repair	3.2%	4.1%	4.1%
Production	2.8%	3.2%	3.6%
Transportation/Material Moving	4.9%	5.1%	5.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

December 09, 2020



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2010 Households by Type			
Total	1,018	10,951	39,679
Households with 1 Person	12.6%	12.3%	17.8%
Households with 2+ People	87.4%	87.7%	82.2%
Family Households	82.1%	82.4%	77.0%
Husband-wife Families	68.3%	65.4%	60.7%
With Related Children	44.2%	40.7%	32.6%
Other Family (No Spouse Present)	13.9%	16.9%	16.3%
Other Family with Male Householder	5.2%	5.8%	5.1%
With Related Children	3.8%	4.5%	3.7%
Other Family with Female Householder	8.7%	11.2%	11.2%
With Related Children	6.3%	8.5%	8.4%
Nonfamily Households	5.3%	5.3%	5.1%
All Households with Children	54.7%	54.3%	45.3%
Multigenerational Households	5.4%	6.2%	5.2%
Unmarried Partner Households	7.9%	7.8%	7.1%
Male-female	6.7%	6.9%	6.3%
Same-sex	1.3%	0.9%	0.8%
2010 Households by Size			
Total	1,018	10,952	39,680
1 Person Household	12.6%	12.3%	17.8%
2 Person Household	25.9%	27.8%	32.1%
3 Person Household	17.6%	18.6%	16.3%
4 Person Household	22.6%	21.4%	17.5%
5 Person Household	12.5%	11.9%	9.6%
6 Person Household	5.6%	5.0%	4.0%
7 + Person Household	3.2%	3.0%	2.6%
2010 Households by Tenure and Mortgage Status			
Total	1,019	10,951	39,679
Owner Occupied	80.3%	79.5%	74.3%
Owned with a Mortgage/Loan	73.2%	73.9%	63.5%
Owned Free and Clear	7.1%	5.7%	10.8%
Renter Occupied	19.7%	20.5%	25.7%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	180	180	173
Percent of Income for Mortgage	13.7%	13.6%	14.1%
Wealth Index	109	96	89
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,187	12,426	47,649
Housing Units Inside Urbanized Area	99.2%	98.0%	99.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.8%	2.0%	0.9%
2010 Population By Urban/ Rural Status			
Total Population	3,221	35,293	117,256
Population Inside Urbanized Area	99.5%	98.2%	99.1%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.5%	1.8%	0.9%

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Soccer Moms (4A)	Soccer Moms (4A)	The Elders (9C)
3.		Boomburbs (1C)	Soccer Moms (4A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$5,335,712	\$37,016,998	\$101,047,362
Average Spent	\$2,783.37	\$2,501.66	\$2,182.92
Spending Potential Index	130	117	102
Education: Total \$	\$3,660,685	\$25,920,573	\$70,915,886
Average Spent	\$1,909.59	\$1,751.75	\$1,531.99
Spending Potential Index	107	98	86
Entertainment/Recreation: Total \$	\$7,665,552	\$53,398,552	\$147,144,425
Average Spent	\$3,998.72	\$3,608.74	\$3,178.75
Spending Potential Index	123	111	98
Food at Home: Total \$	\$12,562,444	\$87,220,584	\$242,976,104
Average Spent	\$6,553.18	\$5,894.48	\$5,249.00
Spending Potential Index	123	110	98
Food Away from Home: Total \$	\$9,194,035	\$63,859,133	\$176,260,795
Average Spent	\$4,796.05	\$4,315.68	\$3,807.75
Spending Potential Index	127	114	101
Health Care: Total \$	\$13,613,864	\$94,662,001	\$265,561,368
Average Spent	\$7,101.65	\$6,397.38	\$5,736.91
Spending Potential Index	124	111	100
HH Furnishings & Equipment: Total \$	\$5,553,582	\$38,547,143	\$105,226,579
Average Spent	\$2,897.02	\$2,605.06	\$2,273.20
Spending Potential Index	133	119	104
Personal Care Products & Services: Total \$	\$2,306,056	\$16,012,359	\$44,392,791
Average Spent	\$1,202.95	\$1,082.14	\$959.01
Spending Potential Index	131	118	104
Shelter: Total \$	\$44,362,278	\$308,945,381	\$862,741,185
Average Spent	\$23,141.51	\$20,878.92	\$18,637.74
Spending Potential Index	119	108	96
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,123,357	\$42,471,823	\$118,026,525
Average Spent	\$3,194.24	\$2,870.30	\$2,549.72
Spending Potential Index	136	123	109
Travel: Total \$	\$5,626,406	\$39,370,110	\$109,703,476
Average Spent	\$2,935.01	\$2,660.68	\$2,369.92
Spending Potential Index	122	110	98
Vehicle Maintenance & Repairs: Total \$	\$2,769,504	\$19,201,828	\$53,342,344
Average Spent	\$1,444.71	\$1,297.68	\$1,152.35
Spending Potential Index	125	112	99

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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.