



CITY OF GLENDALE PLANNING AREA

SARIVAL AND PEORIA



Sarival/Peoria
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
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CITY OF GLENDALE PLANNING AREA

SARIVAL AND PEORIA

LOCATION

Located south of the southwest corner of Sarival Avenue and Peoria Avenue, just off the Loop 303 in Maricopa County (City of Glendale Planning Area), 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.](#)

SUGGESTED MINIMUM OFFERING PRICE

\$10 per Square Foot

TERMS

Cash

PROPERTY TAXES

2023 Assessment: \$18,089.68

COMMENTS

This parcel represents one of the last remaining parcels near the Loop 303 in the northwest valley Surprise/Glendale submarket. Seller may consider selling subject to annexation in the City of Glendale.

ADDITIONAL DOCUMENTS

[CLICK HERE](#) to view

ALTA Survey

Phase 1



PEORIA QUICK FACTS



POPULATION

2023 population: **203,652**
Population growth annually: **1.31%**
Median age of **39**



GROWTH

Population estimate 2025: **204,023**
Number of households: **71,733**



PEORIA OPPORTUNITY TRIANGLE

is a **rapidly developing area** that is ideal for future-ready industries and companies. **Growing and expanding** technology-focused firms are reshaping multiple existing industries and creating new ones with **constant innovation**. Employers will find a **solid workforce** within a 30-minute commute shed near Loop 303 and Lake Pleasant Parkway.

Source: peoriaed.com



EMPLOYMENT STATS

Number of employers: **2,755**
Number of jobs: **45,950**
Largest Industry Cluster: **Retail (18% of jobs)**



EDUCATION

Colleges and Universities that serve Peoria:

Arizona State University (Public)
Grand Canyon University (Private)
Glendale Community College (Public)
Estrella Mountain Community College (Public)

Peoria Unified School District:

Public district, Grade levels K-12

Source: peoriaed.com

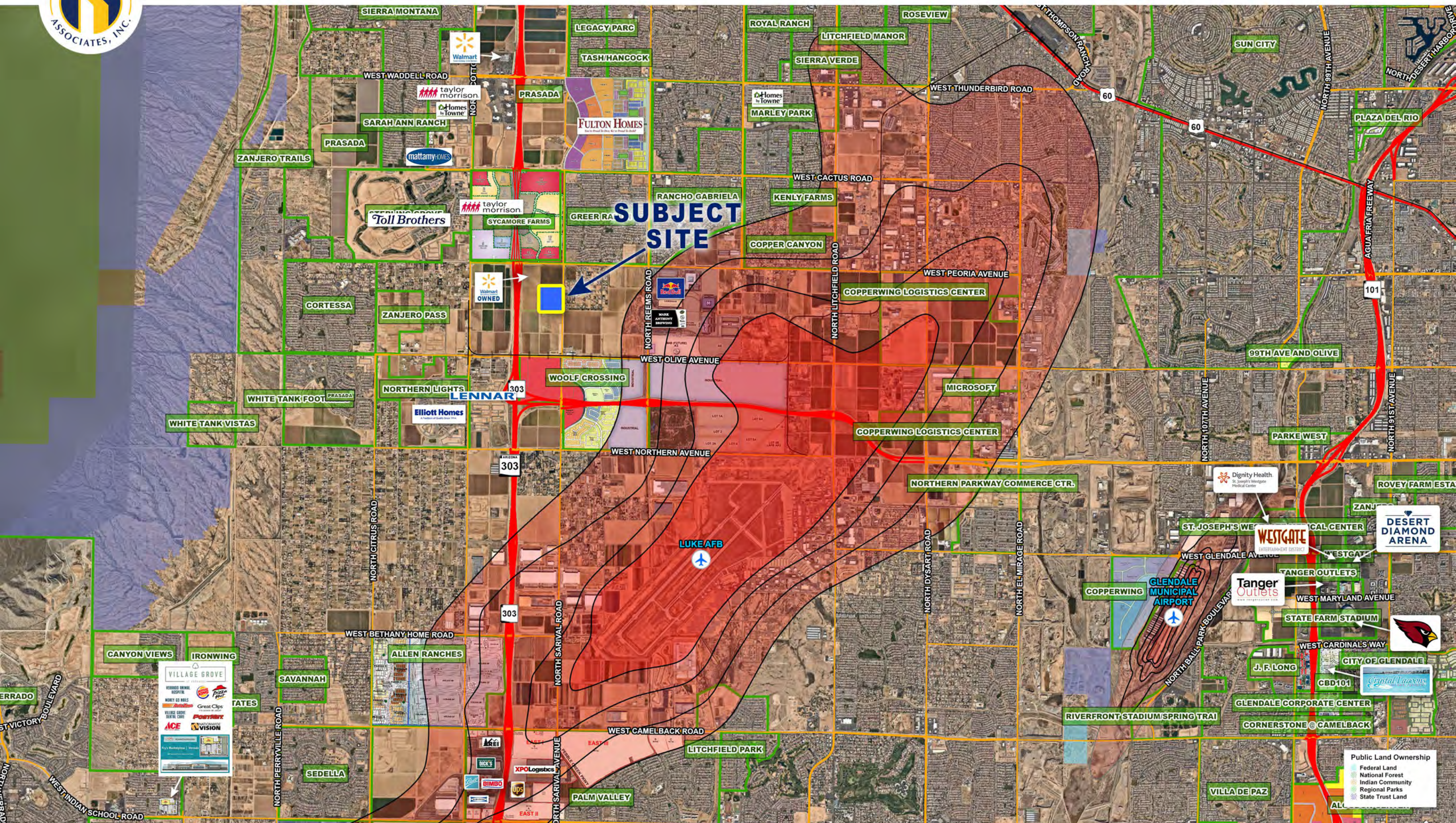


PEORIA'S LARGE EMPLOYERS

Fry's Food Stores **870 employees**
Walmart **840 employees**
Freedom Plaza Peoria **530 employees**
Target **470 employees**
Safeway **380 employees**
Home Depot **370 employees**
McDonald's **360 employees**
Banner Health **320 employees**
OakCraft Inc **310 employees**

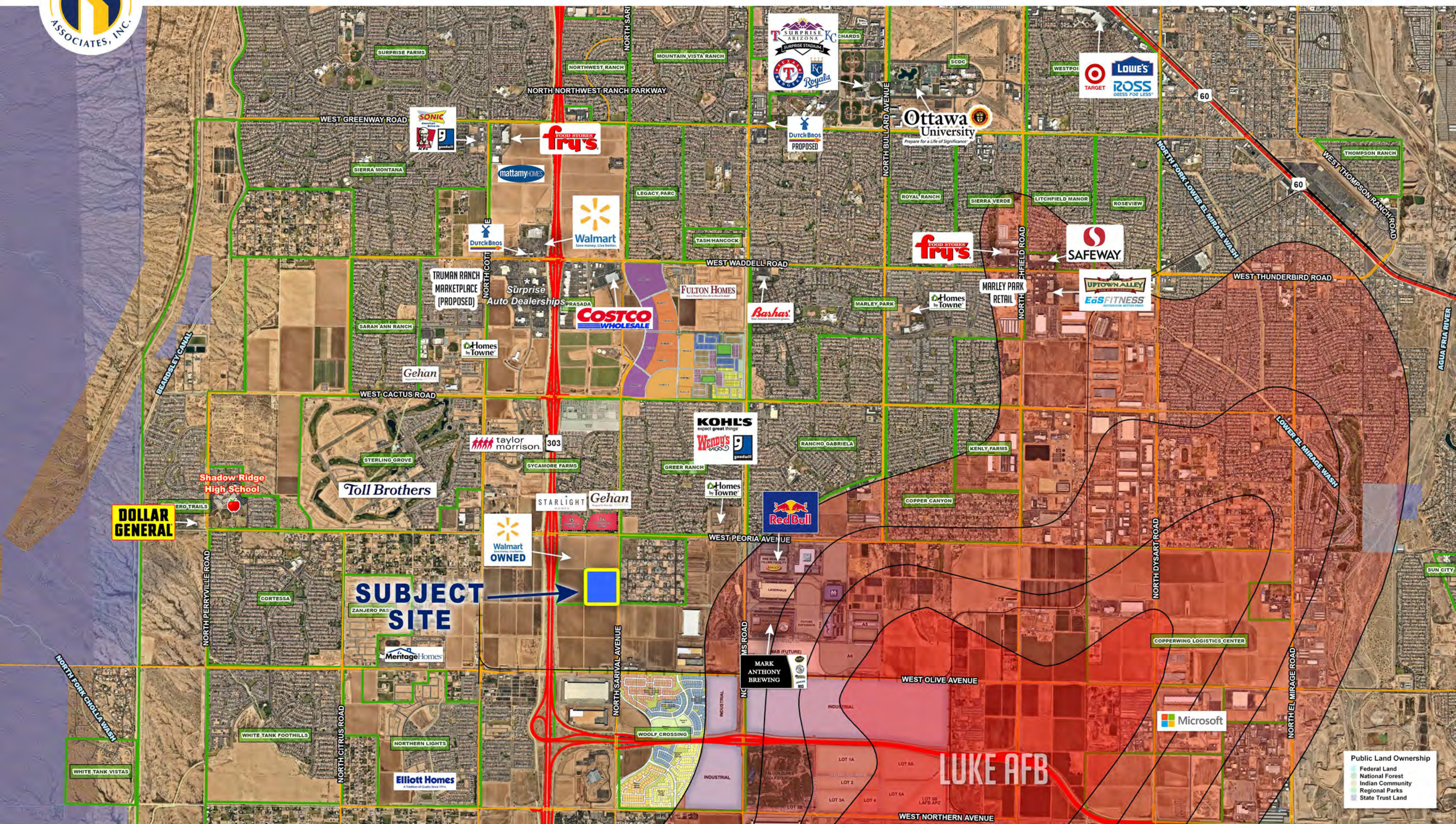


SARIVAL AVENUE AND PEORIA AVENUE / WEST VALLEY SUBMARKET

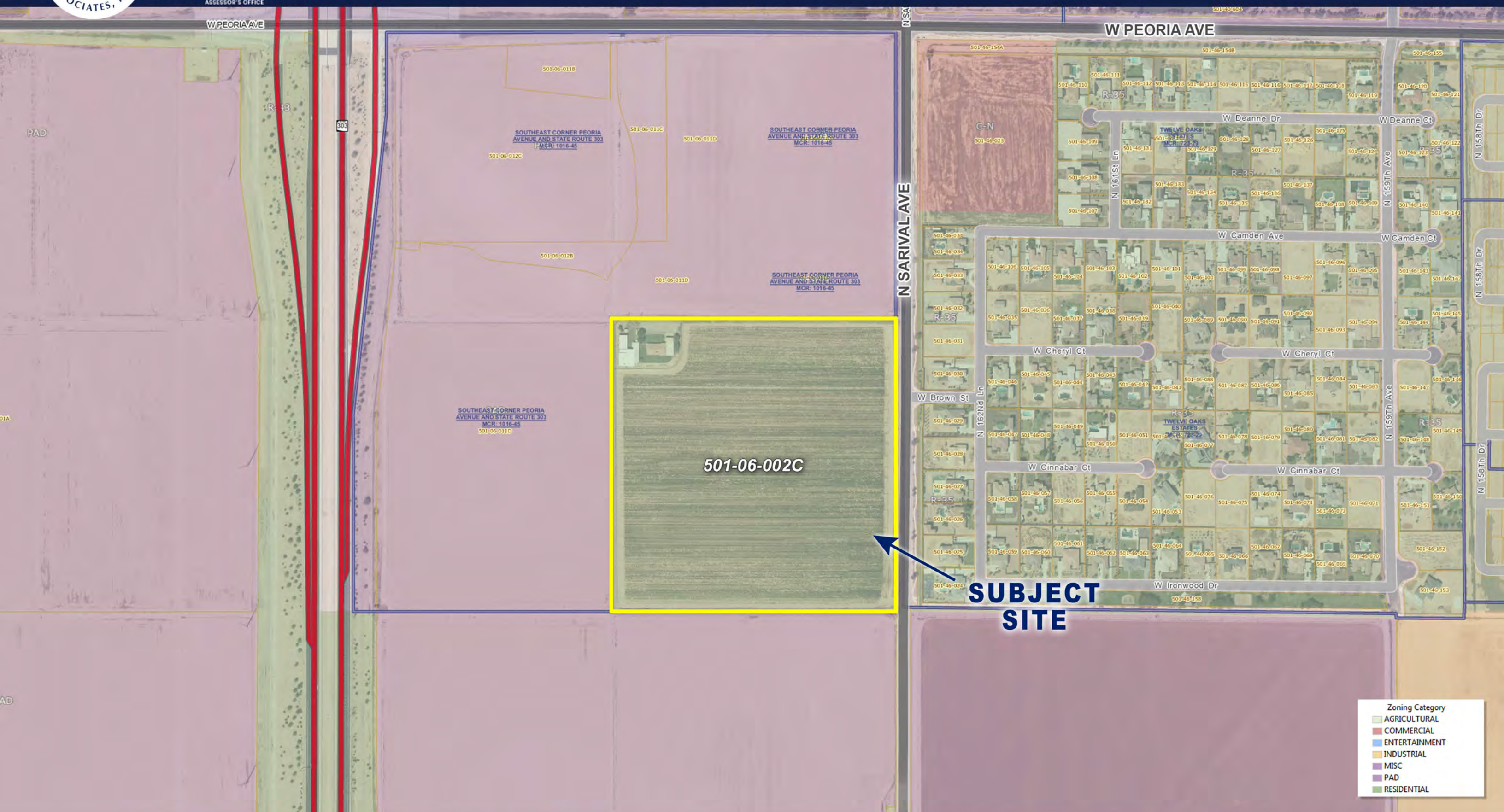




SARIVAL AVENUE AND PEORIA AVENUE / WEST VALLEY SUBMARKET







● 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)

21. Desert Diamond Casino (950 Projected Employees)

● Medical and Healthcare

1. Abrazo West Campus (1,726 Employees)

2. Arizona Cardiology Group

3. Banner Health (6,683 Employees)

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 (265 Employees)

5. Global Organics (63 Employees)

6. Huhtamaki (330 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. (590 Employees)

13. Gorbel (75 Employees)

14. Quetico (300 Employees)

15. HD Supply

16. Andersen Corporation (415 Employees)

17. Amazon Robotics Facility (1,000 Employees)

18. Nestle

● SPEC Buildings

1. First Industrial at PV303 (40,000 SF to 2M SF)

2. OPUS Goodyear Crossing (540,000 SF)

3. Elwood Logistics (1.3 Million SF)

● 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 x2 (4,538 Employees)

2. Chewy.com (700 Employees)

3. Dick's Sporting Goods (259 Employees)

4. Macy's/Bloomingdale's (1,008 Employees)

5. McLane Sunwest (345 Employees)

6. Michael Lewis Company (120 Employees)

7. REI (312 Employees)

8. Simpson Norton Corporation (61 Employees)

9. UPS (1,852 Employees)

10. Red Bull (140 Employees)

11. Rauch Fruit Juices (140 Employees)

12. White Claw (250 Employees)

13. FedEx (1,308 Employees)

14. Blue Buffalo

15. Mark Anthony Brewing Inc.

● Data Centers

1. Compass Datacenters

2. Stream Data Centers

3. Vantage Data Centers

4. Microsoft Data Centers

Map Legend

|||||

Union Pacific Railroad

GYR

Phoenix-Goodyear Airport

175th Ave

City of Goodyear Boundary

Airport Corridor

Industrial Corridor

Magnet FTZ Sites

NATHAN & ASSOCIATES, INC.

LOOP 303 EMPLOYMENT CORRIDOR

Approximately 5,000 jobs have been created along the Loop 303 corridor in the past 36 months with 21,000 more jobs expected within the next 5 years. This has spiked housing demand to record levels in the West Valley. This map outlines West Valley Employment as well as shows that beyond White Tank Regional Park and surrounding state and federal land.

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All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal.



General Plan Catagories

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

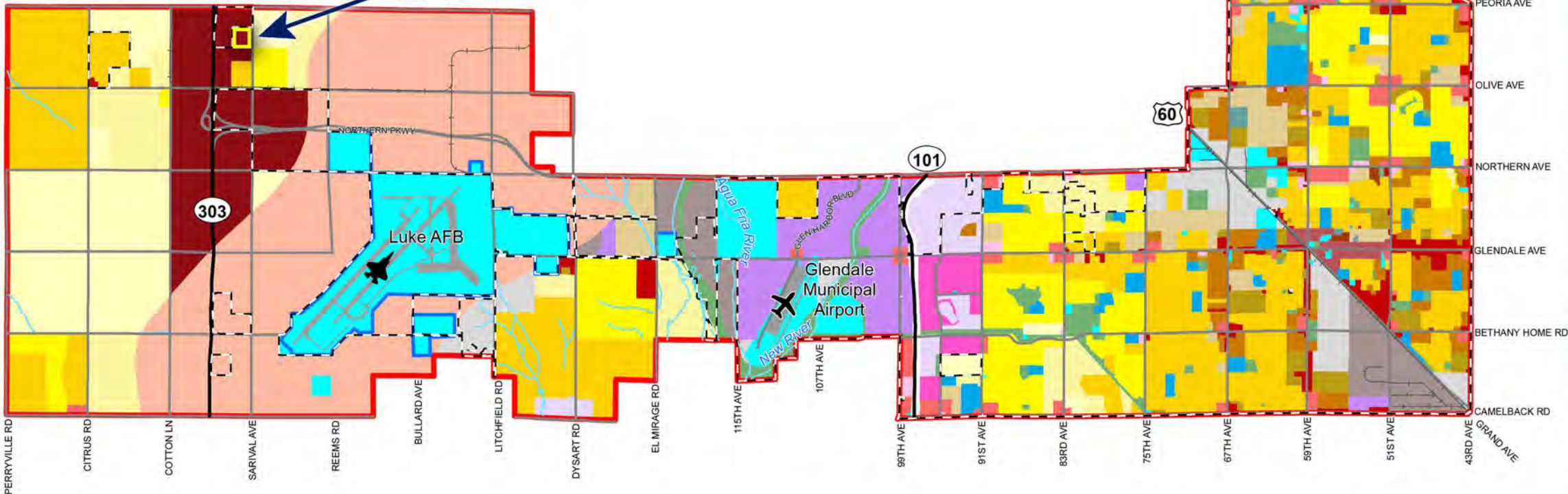
- INST - Institutional
- EDU - Educational
- PF - Public Facilities
- LCLU - Luke Compatible Land Use Area
- POS - Parks And Open-Space



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.

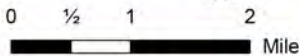


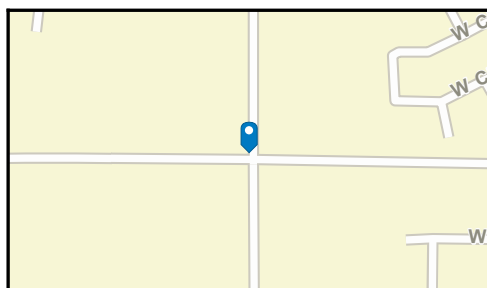
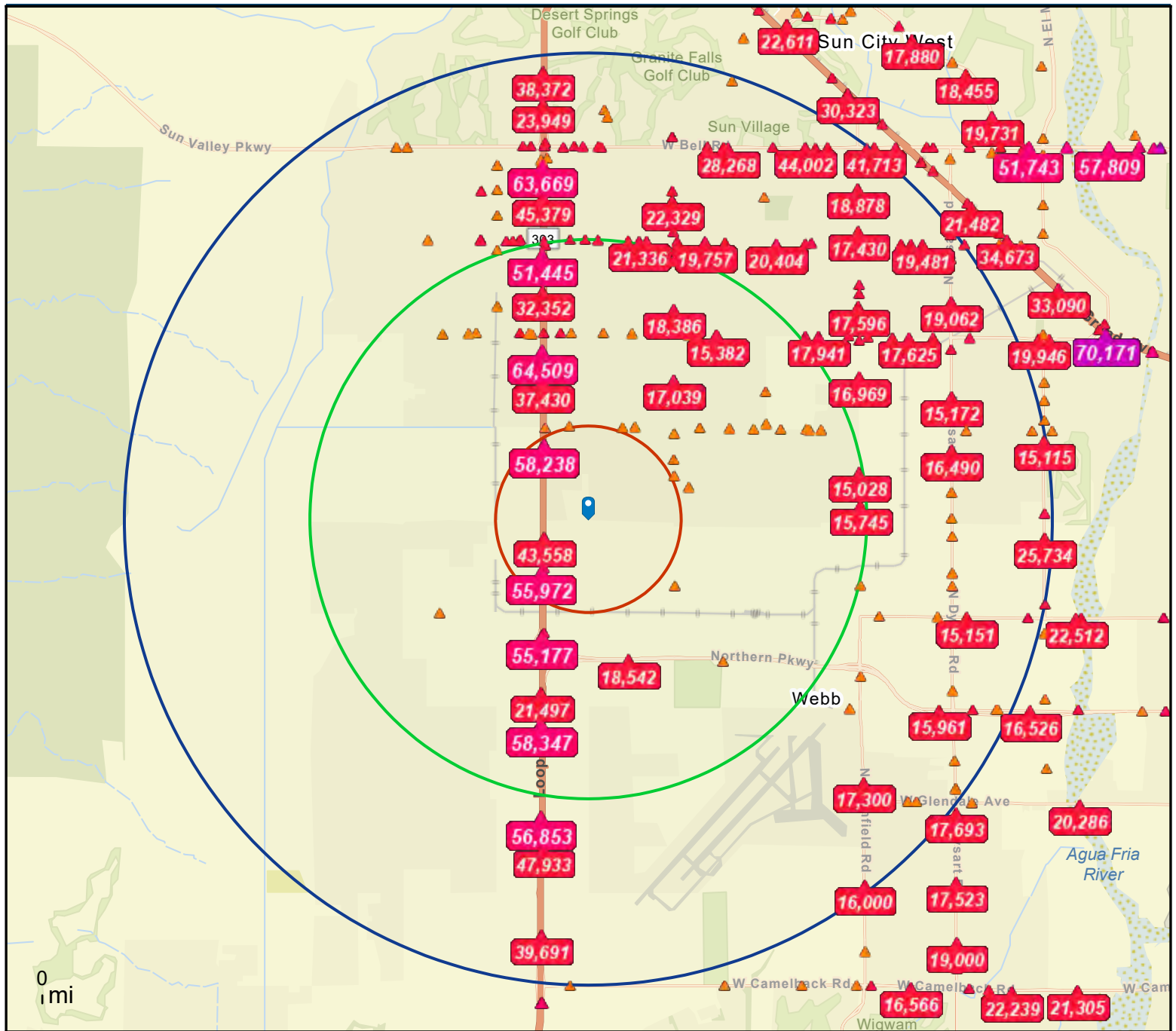
Figure 2

Glendale General Plan
Land Use Diagram

Sarival Ave & Peoria Ave
 10600-10668 N Sarival Ave, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

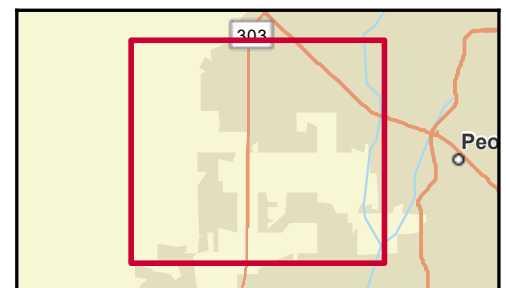
Prepared by Nathan and Associates, Inc.

Latitude: 33.58084
 Longitude: -112.40970



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: ©2023 Kalibrate Technologies (Q3 2023).

January 26, 2024



Traffic Count Profile

Sarival Ave & Peoria Ave
10600-10668 N Sarival Ave, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	N Sarival Ave	W Peoria Ave (0.1 miles S)	2016	3,638
0.09	North Sarival Avenue	W Peoria Ave (0.1 miles S)	2018	2,811
0.19	W Peoria Ave	N Sarival Ave (0.19 miles W)	2016	3,415
0.20	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
0.20	W Peoria Ave	N Sarival Ave (0.2 miles E)	2016	4,127
0.45	West Peoria Avenue	Bob Stump Memorial Pkwy (0.02 miles W)	2021	4,723
0.51	SR 303	Bob Stump Memorial Pkwy (0.19 miles N)	2020	43,558
0.53	SR-303 Exit 112 Peoria Ave NB On	W Mescal St (0.2 miles N)	2020	2,140
0.53		Bob Stump Memorial Pkwy (0.29 miles N)	2021	2,412
0.56	North Sarival Avenue	W Cameron Dr (0.0 miles)	2019	3,614
0.57	SR-303 Exit 112 Peoria Ave SB Off	W Mescal St (0.19 miles NE)	2020	2,068
0.57		W Peoria Ave (0.19 miles N)	2021	2,331
0.63	West Peoria Avenue	N 157th Dr (0.0 miles)	2019	3,678
0.69	Loop 303	W Cactus Rd (0.5 miles N)	2016	44,446
0.71	Loop 303	W Olive Ave (0.48 miles S)	2016	45,260
0.75	Bob Stump Memorial Parkway	W Olive Ave (0.0 miles)	2019	55,972
0.79	N Sarival Ave	W Brown St (0.47 miles N)	2015	2,572
0.83	W Peoria Ave	N Cotton Ln (0.16 miles W)	2016	4,408
0.83	West Peoria Avenue	N Cotton Ln (0.16 miles W)	2019	4,093
0.86	North Sarival Avenue	W Jenan Dr (0.11 miles S)	2018	3,223
0.86	N Sarival Ave	W Jenan Dr (0.11 miles S)	2012	3,037
0.94	SR 303	W Jenan Rd (0.08 miles SE)	2020	49,229
0.94	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2021	58,238
0.94	Bob Stump Memorial Parkway	W Waddell Rd (0.18 miles N)	2021	2,367
1.00	W Cactus Rd	N Sarival Ave (0.05 miles E)	2016	7,682
1.02	West Cactus Road	N Sarival Ave (0.05 miles E)	2019	9,701
1.03	N Reems Rd	W Cholla St (0.02 miles N)	2015	8,900
1.05	West Cactus Road	N Greer Ranch Pkwy (0.0 miles)	2019	9,485
1.05	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 2022 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: ©2023 Kalibrate Technologies (Q3 2023).

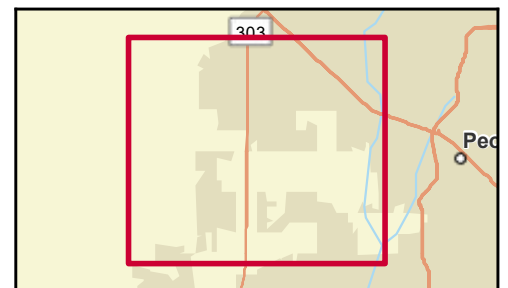
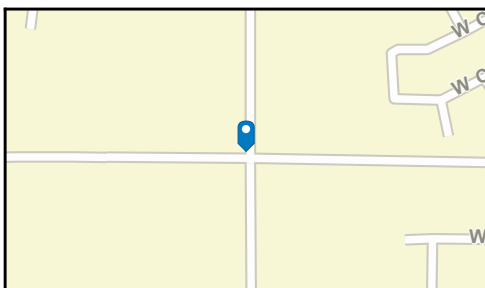
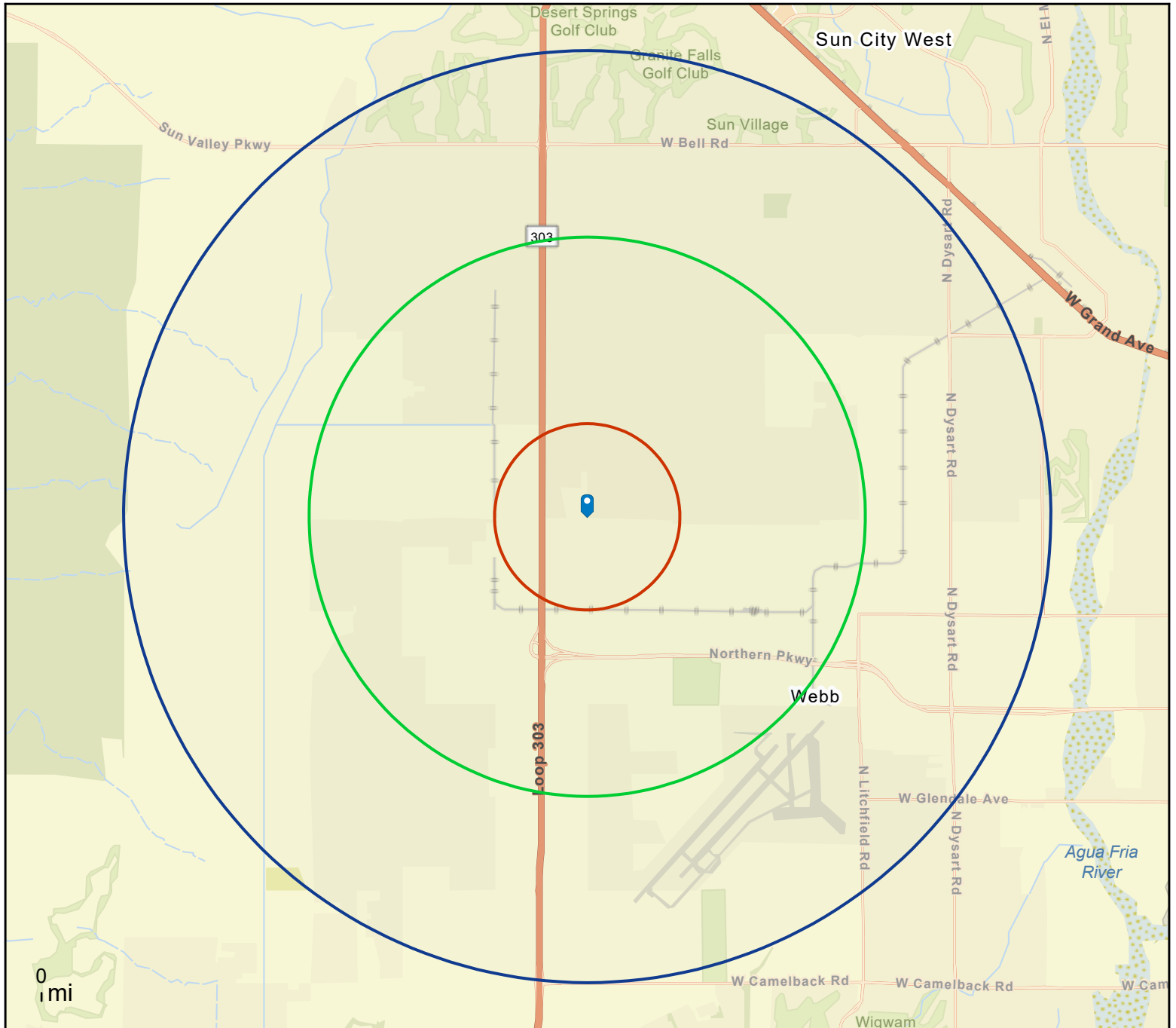
Site Map

Sarival Ave & Peoria Ave
10600-10668 N Sarival Ave, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58084

Longitude: -112.40970



January 26, 2024



Executive Summary

Sarival Ave & Peoria Ave
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	1 mile	3 miles	5 miles
Population			
2010 Population	3,293	35,892	115,946
2020 Population	6,424	51,095	141,227
2023 Population	6,461	56,951	149,749
2028 Population	7,593	61,461	158,221
2010-2020 Annual Rate	6.91%	3.59%	1.99%
2020-2023 Annual Rate	0.18%	3.39%	1.82%
2023-2028 Annual Rate	3.28%	1.54%	1.11%
2020 Male Population	48.2%	49.1%	48.9%
2020 Female Population	51.8%	50.9%	51.1%
2020 Median Age	34.9	35.0	36.8
2023 Male Population	48.7%	49.5%	49.2%
2023 Female Population	51.3%	50.5%	50.8%
2023 Median Age	32.3	32.5	34.2

In the identified area, the current year population is 149,749. In 2020, the Census count in the area was 141,227. The rate of change since 2020 was 1.82% annually. The five-year projection for the population in the area is 158,221 representing a change of 1.11% annually from 2023 to 2028. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 34.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	63.5%	66.0%	66.2%
2023 Black Alone	8.5%	6.7%	6.6%
2023 American Indian/Alaska Native Alone	1.0%	1.1%	1.2%
2023 Asian Alone	5.0%	3.5%	3.1%
2023 Pacific Islander Alone	0.2%	0.2%	0.3%
2023 Other Race	7.1%	7.5%	8.3%
2023 Two or More Races	14.7%	15.0%	14.3%
2023 Hispanic Origin (Any Race)	22.9%	23.4%	24.0%

Persons of Hispanic origin represent 24.0% of the population in the identified area compared to 19.4% 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 70.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	130	99	91
2010 Households	1,050	11,119	39,501
2020 Households	1,968	15,706	47,243
2023 Households	1,995	17,758	50,284
2028 Households	2,382	19,366	53,597
2010-2020 Annual Rate	6.48%	3.51%	1.81%
2020-2023 Annual Rate	0.42%	3.85%	1.94%
2023-2028 Annual Rate	3.61%	1.75%	1.28%
2023 Average Household Size	3.21	3.19	2.94

The household count in this area has changed from 47,243 in 2020 to 50,284 in the current year, a change of 1.94% annually. The five-year projection of households is 53,597, a change of 1.28% annually from the current year total. Average household size is currently 2.94, compared to 2.95 in the year 2020. The number of families in the current year is 38,997 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2023 Percent of Income for Mortgage	21.4%	22.4%	25.0%
Median Household Income			
2023 Median Household Income	\$112,465	\$101,909	\$86,832
2028 Median Household Income	\$121,854	\$111,128	\$100,937
2023-2028 Annual Rate	1.62%	1.75%	3.06%
Average Household Income			
2023 Average Household Income	\$140,341	\$121,751	\$108,545
2028 Average Household Income	\$160,750	\$142,127	\$128,503
2023-2028 Annual Rate	2.75%	3.14%	3.43%
Per Capita Income			
2023 Per Capita Income	\$43,297	\$37,949	\$36,454
2028 Per Capita Income	\$50,380	\$44,764	\$43,515
2023-2028 Annual Rate	3.08%	3.36%	3.60%
GINI Index			
2023 Gini Index	31.2	30.0	32.8

Households by Income

Current median household income is \$86,832 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$100,937 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$108,545 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$128,503 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$36,454 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,515 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	120	115	103
2010 Total Housing Units	1,224	12,658	47,345
2010 Owner Occupied Housing Units	726	8,809	29,234
2010 Renter Occupied Housing Units	324	2,310	10,267
2010 Vacant Housing Units	174	1,539	7,844
2020 Total Housing Units	2,086	16,809	51,622
2020 Owner Occupied Housing Units	1,597	12,514	35,132
2020 Renter Occupied Housing Units	371	3,192	12,111
2020 Vacant Housing Units	115	1,082	4,445
2023 Total Housing Units	2,095	19,227	54,855
2023 Owner Occupied Housing Units	1,654	14,317	38,845
2023 Renter Occupied Housing Units	341	3,441	11,439
2023 Vacant Housing Units	100	1,469	4,571
2028 Total Housing Units	2,462	20,954	58,302
2028 Owner Occupied Housing Units	1,776	15,724	41,070
2028 Renter Occupied Housing Units	607	3,641	12,527
2028 Vacant Housing Units	80	1,588	4,705
Socioeconomic Status Index			
2023 Socioeconomic Status Index	63.3	55.3	54.2

Currently, 70.8% of the 54,855 housing units in the area are owner occupied; 20.9%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 51,622 housing units in the area and 8.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.89%. Median home value in the area is \$360,677, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.88% annually to \$376,742.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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Population Summary			
2010 Total Population	3,293	35,892	115,946
2020 Total Population	6,424	51,095	141,227
2020 Group Quarters	57	294	1,784
2023 Total Population	6,461	56,951	149,749
2023 Group Quarters	57	295	1,784
2028 Total Population	7,593	61,461	158,221
2023-2028 Annual Rate	3.28%	1.54%	1.11%
2023 Total Daytime Population	4,063	38,024	119,547
Workers	777	7,947	38,502
Residents	3,286	30,077	81,045
Household Summary			
2010 Households	1,050	11,119	39,501
2010 Average Household Size	3.13	3.22	2.91
2020 Total Households	1,968	15,706	47,243
2020 Average Household Size	3.24	3.23	2.95
2023 Households	1,995	17,758	50,284
2023 Average Household Size	3.21	3.19	2.94
2028 Households	2,382	19,366	53,597
2028 Average Household Size	3.16	3.16	2.92
2023-2028 Annual Rate	3.61%	1.75%	1.28%
2010 Families	806	9,154	30,361
2010 Average Family Size	3.59	3.51	3.31
2023 Families	1,516	14,442	38,997
2023 Average Family Size	3.69	3.49	3.31
2028 Families	1,798	15,728	41,547
2028 Average Family Size	3.65	3.46	3.28
2023-2028 Annual Rate	3.47%	1.72%	1.27%
Housing Unit Summary			
2000 Housing Units	54	672	11,061
Owner Occupied Housing Units	70.4%	86.5%	65.3%
Renter Occupied Housing Units	18.5%	9.1%	16.2%
Vacant Housing Units	11.1%	4.5%	18.4%
2010 Housing Units	1,224	12,658	47,345
Owner Occupied Housing Units	59.3%	69.6%	61.7%
Renter Occupied Housing Units	26.5%	18.2%	21.7%
Vacant Housing Units	14.2%	12.2%	16.6%
2020 Housing Units	2,086	16,809	51,622
Owner Occupied Housing Units	76.6%	74.4%	68.1%
Renter Occupied Housing Units	17.8%	19.0%	23.5%
Vacant Housing Units	5.5%	6.4%	8.6%
2023 Housing Units	2,095	19,227	54,855
Owner Occupied Housing Units	78.9%	74.5%	70.8%
Renter Occupied Housing Units	16.3%	17.9%	20.9%
Vacant Housing Units	4.8%	7.6%	8.3%
2028 Housing Units	2,462	20,954	58,302
Owner Occupied Housing Units	72.1%	75.0%	70.4%
Renter Occupied Housing Units	24.7%	17.4%	21.5%
Vacant Housing Units	3.2%	7.6%	8.1%

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 26, 2024



Market Profile

Sarival Ave & Peoria Ave
10600-10668 N Sarival Ave, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58084
Longitude: -112.40970

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	1,995	17,758	50,278
<\$15,000	2.2%	2.7%	3.4%
\$15,000 - \$24,999	3.4%	2.2%	3.4%
\$25,000 - \$34,999	3.6%	2.8%	4.7%
\$35,000 - \$49,999	6.5%	7.0%	9.8%
\$50,000 - \$74,999	12.0%	15.2%	18.3%
\$75,000 - \$99,999	11.1%	17.9%	18.8%
\$100,000 - \$149,999	30.6%	30.4%	25.0%
\$150,000 - \$199,999	14.0%	12.0%	9.0%
\$200,000+	16.5%	9.7%	7.6%
Average Household Income	\$140,341	\$121,751	\$108,545
2028 Households by Income			
Household Income Base	2,382	19,366	53,591
<\$15,000	1.6%	1.8%	2.3%
\$15,000 - \$24,999	2.1%	1.4%	2.3%
\$25,000 - \$34,999	2.3%	2.0%	3.3%
\$35,000 - \$49,999	4.4%	4.8%	7.6%
\$50,000 - \$74,999	10.6%	12.5%	15.6%
\$75,000 - \$99,999	11.2%	16.7%	18.0%
\$100,000 - \$149,999	31.7%	32.2%	28.0%
\$150,000 - \$199,999	16.1%	15.8%	12.5%
\$200,000+	20.1%	12.9%	10.4%
Average Household Income	\$160,750	\$142,127	\$128,503
2023 Owner Occupied Housing Units by Value			
Total	1,654	14,317	38,830
<\$50,000	0.1%	0.7%	1.2%
\$50,000 - \$99,999	0.0%	0.2%	0.3%
\$100,000 - \$149,999	0.0%	0.3%	1.1%
\$150,000 - \$199,999	0.2%	1.7%	3.1%
\$200,000 - \$249,999	1.9%	6.6%	8.7%
\$250,000 - \$299,999	9.5%	12.4%	13.5%
\$300,000 - \$399,999	37.8%	35.5%	36.3%
\$400,000 - \$499,999	42.0%	24.7%	19.1%
\$500,000 - \$749,999	4.8%	12.8%	11.1%
\$750,000 - \$999,999	2.2%	2.1%	1.6%
\$1,000,000 - \$1,499,999	0.1%	2.1%	1.9%
\$1,500,000 - \$1,999,999	1.3%	0.4%	0.5%
\$2,000,000 +	0.1%	0.6%	1.6%
Average Home Value	\$427,554	\$431,514	\$428,156
2028 Owner Occupied Housing Units by Value			
Total	1,776	15,724	41,054
<\$50,000	0.2%	0.7%	1.1%
\$50,000 - \$99,999	0.2%	0.5%	0.7%
\$100,000 - \$149,999	0.0%	0.1%	0.3%
\$150,000 - \$199,999	0.3%	1.4%	2.6%
\$200,000 - \$249,999	1.8%	5.3%	7.4%
\$250,000 - \$299,999	7.9%	10.6%	12.1%
\$300,000 - \$399,999	32.0%	31.5%	33.8%
\$400,000 - \$499,999	44.7%	27.2%	21.4%
\$500,000 - \$749,999	6.9%	15.7%	13.4%
\$750,000 - \$999,999	3.4%	3.2%	2.4%
\$1,000,000 - \$1,499,999	0.4%	2.5%	2.3%
\$1,500,000 - \$1,999,999	1.8%	0.5%	0.8%
\$2,000,000 +	0.2%	0.7%	1.9%
Average Home Value	\$453,676	\$459,733	\$459,488

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Median Household Income			
2023	\$112,465	\$101,909	\$86,832
2028	\$121,854	\$111,128	\$100,937
Median Home Value			
2023	\$401,295	\$379,227	\$360,677
2028	\$416,688	\$399,486	\$376,742
Per Capita Income			
2023	\$43,297	\$37,949	\$36,454
2028	\$50,380	\$44,764	\$43,515
Median Age			
2010	29.4	30.2	31.9
2020	34.9	35.0	36.8
2023	32.3	32.5	34.2
2028	30.8	31.5	33.1
2020 Population by Age			
Total	6,424	51,095	141,227
0 - 4	6.2%	6.4%	6.0%
5 - 9	7.8%	8.3%	7.4%
10 - 14	10.1%	9.7%	8.4%
15 - 24	14.3%	14.0%	14.3%
25 - 34	11.8%	11.5%	11.5%
35 - 44	15.8%	15.5%	13.6%
45 - 54	14.4%	13.8%	12.7%
55 - 64	9.8%	9.7%	10.0%
65 - 74	6.8%	7.5%	9.2%
75 - 84	2.3%	2.8%	5.1%
85 +	0.8%	0.8%	1.6%
18 +	70.4%	70.2%	73.1%
2023 Population by Age			
Total	6,459	56,950	149,748
0 - 4	8.7%	8.7%	8.0%
5 - 9	8.9%	9.0%	8.2%
10 - 14	8.4%	8.6%	7.8%
15 - 24	13.7%	13.1%	12.9%
25 - 34	14.7%	14.4%	14.2%
35 - 44	16.7%	17.2%	15.5%
45 - 54	12.7%	12.3%	11.5%
55 - 64	8.1%	8.2%	8.6%
65 - 74	5.8%	5.9%	8.3%
75 - 84	1.9%	2.1%	4.1%
85 +	0.4%	0.4%	1.0%
18 +	68.8%	68.9%	71.6%
2028 Population by Age			
Total	7,591	61,462	158,223
0 - 4	9.2%	9.0%	8.3%
5 - 9	9.1%	9.0%	8.2%
10 - 14	8.7%	8.8%	8.0%
15 - 24	13.2%	12.8%	12.5%
25 - 34	17.1%	16.7%	16.3%
35 - 44	16.3%	16.2%	14.7%
45 - 54	11.4%	11.9%	11.2%
55 - 64	7.5%	7.4%	7.7%
65 - 74	4.9%	5.3%	7.0%
75 - 84	2.3%	2.4%	4.8%
85 +	0.4%	0.5%	1.2%
18 +	68.3%	68.6%	71.2%
2020 Population by Sex			

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Males	3,099	25,097	69,130
Females	3,325	25,998	72,097
2023 Population by Sex			
Males	3,144	28,170	73,663
Females	3,317	28,781	76,086
2028 Population by Sex			
Males	3,656	30,239	77,337
Females	3,937	31,223	80,884
2010 Population by Race/Ethnicity			
Total	3,291	35,893	115,945
White Alone	69.4%	76.8%	77.5%
Black Alone	7.7%	6.1%	6.1%
American Indian Alone	1.0%	0.8%	0.8%
Asian Alone	8.1%	3.7%	2.9%
Pacific Islander Alone	0.1%	0.2%	0.3%
Some Other Race Alone	8.9%	7.5%	7.9%
Two or More Races	4.7%	4.8%	4.4%
Hispanic Origin	21.3%	20.6%	20.7%
Diversity Index	66.5	59.4	58.8
2020 Population by Race/Ethnicity			
Total	6,424	51,095	141,227
White Alone	65.0%	67.6%	67.6%
Black Alone	8.0%	6.3%	6.2%
American Indian Alone	1.0%	1.0%	1.1%
Asian Alone	4.9%	3.3%	3.0%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	6.7%	7.0%	8.0%
Two or More Races	14.2%	14.5%	13.8%
Hispanic Origin	22.0%	22.4%	23.2%
Diversity Index	70.0	68.1	68.6
2023 Population by Race/Ethnicity			
Total	6,461	56,952	149,749
White Alone	63.5%	66.0%	66.2%
Black Alone	8.5%	6.7%	6.6%
American Indian Alone	1.0%	1.1%	1.2%
Asian Alone	5.0%	3.5%	3.1%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	7.1%	7.5%	8.3%
Two or More Races	14.7%	15.0%	14.3%
Hispanic Origin	22.9%	23.4%	24.0%
Diversity Index	71.5	69.9	70.0
2028 Population by Race/Ethnicity			
Total	7,593	61,461	158,221
White Alone	61.0%	63.3%	64.1%
Black Alone	9.0%	7.4%	7.3%
American Indian Alone	1.0%	1.2%	1.2%
Asian Alone	5.4%	4.0%	3.4%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	8.0%	8.1%	8.8%
Two or More Races	15.5%	15.7%	15.0%
Hispanic Origin	24.2%	24.4%	24.6%
Diversity Index	73.9	72.2	71.9

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Relationship and Household Type			
Total	6,424	51,095	141,227
In Households	99.1%	99.4%	98.7%
Householder	30.4%	30.8%	33.2%
Opposite-Sex Spouse	20.4%	19.7%	19.4%
Same-Sex Spouse	0.3%	0.2%	0.2%
Opposite-Sex Unmarried Partner	1.6%	2.0%	2.3%
Same-Sex Unmarried Partner	0.0%	0.1%	0.1%
Biological Child	33.5%	33.3%	30.3%
Adopted Child	0.9%	1.2%	1.0%
Stepchild	2.3%	2.2%	2.0%
Grandchild	2.0%	2.4%	2.6%
Brother or Sister	1.3%	1.0%	1.1%
Parent	1.7%	1.6%	1.5%
Parent-in-law	0.7%	0.6%	0.5%
Son-in-law or Daughter-in-law	0.4%	0.5%	0.5%
Other Relatives	1.0%	1.2%	1.3%
Foster Child	0.2%	0.2%	0.2%
Other Nonrelatives	2.4%	2.3%	2.6%
In Group Quarters	0.9%	0.6%	1.3%
Institutionalized	0.4%	0.2%	0.3%
Noninstitutionalized	0.5%	0.4%	1.0%
2023 Population 25+ by Educational Attainment			
Total	3,899	34,516	94,492
Less than 9th Grade	0.4%	1.5%	1.4%
9th - 12th Grade, No Diploma	3.2%	3.2%	4.0%
High School Graduate	19.1%	20.5%	21.7%
GED/Alternative Credential	2.2%	4.0%	3.9%
Some College, No Degree	27.8%	26.4%	25.8%
Associate Degree	15.6%	13.0%	13.3%
Bachelor's Degree	21.3%	20.6%	20.0%
Graduate/Professional Degree	10.5%	10.8%	9.9%
2023 Population 15+ by Marital Status			
Total	4,784	41,991	113,862
Never Married	28.9%	25.4%	27.7%
Married	60.4%	64.0%	60.3%
Widowed	2.9%	3.1%	4.0%
Divorced	7.7%	7.5%	8.1%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,091	27,635	69,649
Population 16+ Employed	97.9%	96.7%	96.7%
Population 16+ Unemployment rate	2.0%	3.3%	3.3%
Population 16-24 Employed	11.2%	12.4%	13.5%
Population 16-24 Unemployment rate	2.9%	8.9%	7.4%
Population 25-54 Employed	73.7%	73.9%	71.5%
Population 25-54 Unemployment rate	1.8%	2.2%	2.5%
Population 55-64 Employed	12.1%	11.1%	11.4%
Population 55-64 Unemployment rate	3.4%	2.1%	2.7%
Population 65+ Employed	3.1%	2.5%	3.6%
Population 65+ Unemployment rate	0.0%	9.7%	5.7%

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2023 Employed Population 16+ by Industry			
Total	3,027	26,730	67,343
Agriculture/Mining	0.0%	0.3%	0.3%
Construction	9.1%	7.5%	6.8%
Manufacturing	6.9%	7.2%	7.7%
Wholesale Trade	0.0%	1.1%	1.2%
Retail Trade	10.7%	12.1%	14.5%
Transportation/Utilities	2.8%	5.8%	6.1%
Information	1.5%	2.1%	1.9%
Finance/Insurance/Real Estate	14.3%	11.3%	10.2%
Services	45.3%	46.2%	45.3%
Public Administration	9.4%	6.5%	6.1%
2023 Employed Population 16+ by Occupation			
Total	3,026	26,730	67,342
White Collar	66.0%	66.4%	65.5%
Management/Business/Financial	18.5%	19.2%	18.0%
Professional	25.5%	25.4%	23.3%
Sales	11.2%	10.1%	12.0%
Administrative Support	10.9%	11.7%	12.2%
Services	19.8%	15.3%	16.4%
Blue Collar	14.1%	18.3%	18.1%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	5.0%	3.1%	3.1%
Installation/Maintenance/Repair	2.9%	3.5%	3.1%
Production	4.7%	5.0%	4.9%
Transportation/Material Moving	1.5%	6.6%	6.9%
2020 Households by Type			
Total	1,968	15,706	47,243
Married Couple Households	67.9%	64.6%	58.8%
With Own Children <18	35.0%	32.9%	25.6%
Without Own Children <18	32.9%	31.7%	33.3%
Cohabiting Couple Households	5.2%	6.8%	7.1%
With Own Children <18	3.3%	3.0%	2.9%
Without Own Children <18	1.9%	3.8%	4.2%
Male Householder, No Spouse/Partner	10.8%	11.4%	13.5%
Living Alone	5.3%	5.7%	7.6%
65 Years and over	0.8%	1.5%	2.6%
With Own Children <18	2.2%	2.5%	2.3%
Without Own Children <18, With Relatives	2.0%	2.2%	2.5%
No Relatives Present	1.2%	1.1%	1.1%
Female Householder, No Spouse/Partner	16.1%	17.1%	20.5%
Living Alone	6.1%	6.7%	9.5%
65 Years and over	2.7%	3.0%	5.4%
With Own Children <18	4.2%	4.7%	4.8%
Without Own Children <18, With Relatives	5.2%	5.2%	5.5%
No Relatives Present	0.6%	0.6%	0.8%
2020 Households by Size			
Total	1,968	15,706	47,243
1 Person Household	11.4%	12.4%	17.1%
2 Person Household	27.7%	29.1%	33.0%
3 Person Household	18.5%	18.7%	16.4%
4 Person Household	22.6%	20.1%	16.5%
5 Person Household	11.1%	11.4%	9.6%
6 Person Household	5.8%	5.4%	4.6%
7 + Person Household	2.8%	2.9%	2.8%

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2020 Households by Tenure and Mortgage Status			
Total	1,968	15,706	47,243
Owner Occupied	81.1%	79.7%	74.4%
Owned with a Mortgage/Loan	73.4%	71.1%	60.9%
Owned Free and Clear	7.8%	8.6%	13.5%
Renter Occupied	18.9%	20.3%	25.6%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	120	115	103
Percent of Income for Mortgage	21.4%	22.4%	25.0%
Wealth Index	130	99	91
2020 Housing Units By Urban/ Rural Status			
Total	2,086	16,809	51,622
Urban Housing Units	97.5%	97.1%	98.7%
Rural Housing Units	2.5%	2.9%	1.3%
2020 Population By Urban/ Rural Status			
Total	6,424	51,095	141,227
Urban Population	97.3%	97.3%	98.7%
Rural Population	2.7%	2.7%	1.3%

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.

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Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Workday Drive (4A)	Workday Drive (4A)	The Elders (9C)
3.		Boomburbs (1C)	Workday Drive (4A)
2023 Consumer Spending			
Apparel & Services: Total \$	\$5,815,299	\$44,663,802	\$112,228,761
Average Spent	\$2,914.94	\$2,515.14	\$2,231.90
Spending Potential Index	133	114	102
Education: Total \$	\$4,067,816	\$31,863,050	\$80,486,849
Average Spent	\$2,039.01	\$1,794.29	\$1,600.65
Spending Potential Index	114	100	89
Entertainment/Recreation: Total \$	\$10,005,515	\$77,054,890	\$194,398,517
Average Spent	\$5,015.30	\$4,339.16	\$3,866.01
Spending Potential Index	133	115	102
Food at Home: Total \$	\$17,016,860	\$130,953,718	\$335,424,776
Average Spent	\$8,529.75	\$7,374.35	\$6,670.61
Spending Potential Index	125	108	98
Food Away from Home: Total \$	\$10,286,652	\$78,821,793	\$197,922,036
Average Spent	\$5,156.22	\$4,438.66	\$3,936.08
Spending Potential Index	138	119	106
Health Care: Total \$	\$18,774,054	\$144,643,956	\$372,773,750
Average Spent	\$9,410.55	\$8,145.28	\$7,413.37
Spending Potential Index	128	111	101
HH Furnishings & Equipment: Total \$	\$7,964,500	\$61,242,371	\$154,389,552
Average Spent	\$3,992.23	\$3,448.72	\$3,070.35
Spending Potential Index	135	117	104
Personal Care Products & Services: Total \$	\$2,543,967	\$19,552,020	\$50,061,274
Average Spent	\$1,275.17	\$1,101.03	\$995.57
Spending Potential Index	133	115	104
Shelter: Total \$	\$64,207,399	\$494,004,994	\$1,258,373,039
Average Spent	\$32,184.16	\$27,818.73	\$25,025.32
Spending Potential Index	130	112	101
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,683,096	\$66,842,568	\$170,190,955
Average Spent	\$4,352.43	\$3,764.08	\$3,384.59
Spending Potential Index	139	120	108
Travel: Total \$	\$6,127,005	\$47,293,186	\$118,423,121
Average Spent	\$3,071.18	\$2,663.20	\$2,355.09
Spending Potential Index	137	118	105
Vehicle Maintenance & Repairs: Total \$	\$3,585,372	\$27,429,261	\$69,378,746
Average Spent	\$1,797.18	\$1,544.61	\$1,379.74
Spending Potential Index	137	118	105

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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