



COMMERCIAL CORNER IN AVONDALE, ARIZONA

107TH AVENUE AND VAN BUREN STREET



Subject Site
Looking Northeast



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:
NATE NATHAN / nate@nathanlandaz.com
COURTNEY BUCK / courtney@nathanlandaz.com

COMMERCIAL CORNER IN AVONDALE, ARIZONA

107TH AVENUE AND VAN BUREN STREET

LOCATION

Located at the northwest corner of 107th Avenue and Van Buren Street in the City of Avondale, Arizona.

SIZE

±12.09 Net Acres (±526,761 SF)

PRICE

Minimum Suggested Offering Price: \$12/SF or \$6,321,132

TERMS

Cash

COMMENTS

Just south of the Interstate-10 and surrounded by Mattamy Homes wildly successful Roosevelt Park, this well-located corner offers excellent commercial development potential.

ASSESSOR PARCEL NUMBERS

102-56-005V and 005W

PROPERTY TAXES

2023 Assessment: \$1,596.56

ZONING

PAD | City of Avondale

[Please click to view:](#)

- ALTA Survey
- Roosevelt Park Development Plan
- Ordinance 798-01 adopted case Z00-011
- Minor PAD Amendment
- Roosevelt Park PAD
- PAD Zoning Stipulations
- Title Commitment



AVONDALE QUICK FACTS



POPULATION

2023 population: **92,324**
Annual population growth : **1.11%**
Median age of **33**



GROWTH

By 2030, **50%** of the metro's population growth will occur in the **west valley**, including Avondale.
Source: avondaleaz.gov



MEDIAN HOME PRICE

Avondale **\$265,817**
Phoenix **\$525,000**
United States **\$387,600**

Source: realtor.com



TOP RESIDENT OCCUPATIONS

Healthcare **40,900** workers
Business Services **106,400** workers
Manufacturing & Logistics **61,200** workers
Information Tech **11,700** workers

Source: avondaleaz.gov



NEARBY AMENITIES

- Westgate Entertainment District
- State Farm Stadium
- Gila River Arena
- Wildfie World Zoo & Aquarium
- Desert Diamond West Valley Casino
- Spring Straining Stadiums

Source: avondaleaz.gov



EDUCATION

- Tolleson High School District **12,000**
- Littleton Elementary School District **6,056**
- Estrella Vista Elementary School **958**
- Legacy Traditional School- Avondale **1,328**
- Estrella Mountain Community College **9,164**
- Imagine Avondale Elemenrary **567**
- Glendale Community College **15,112**





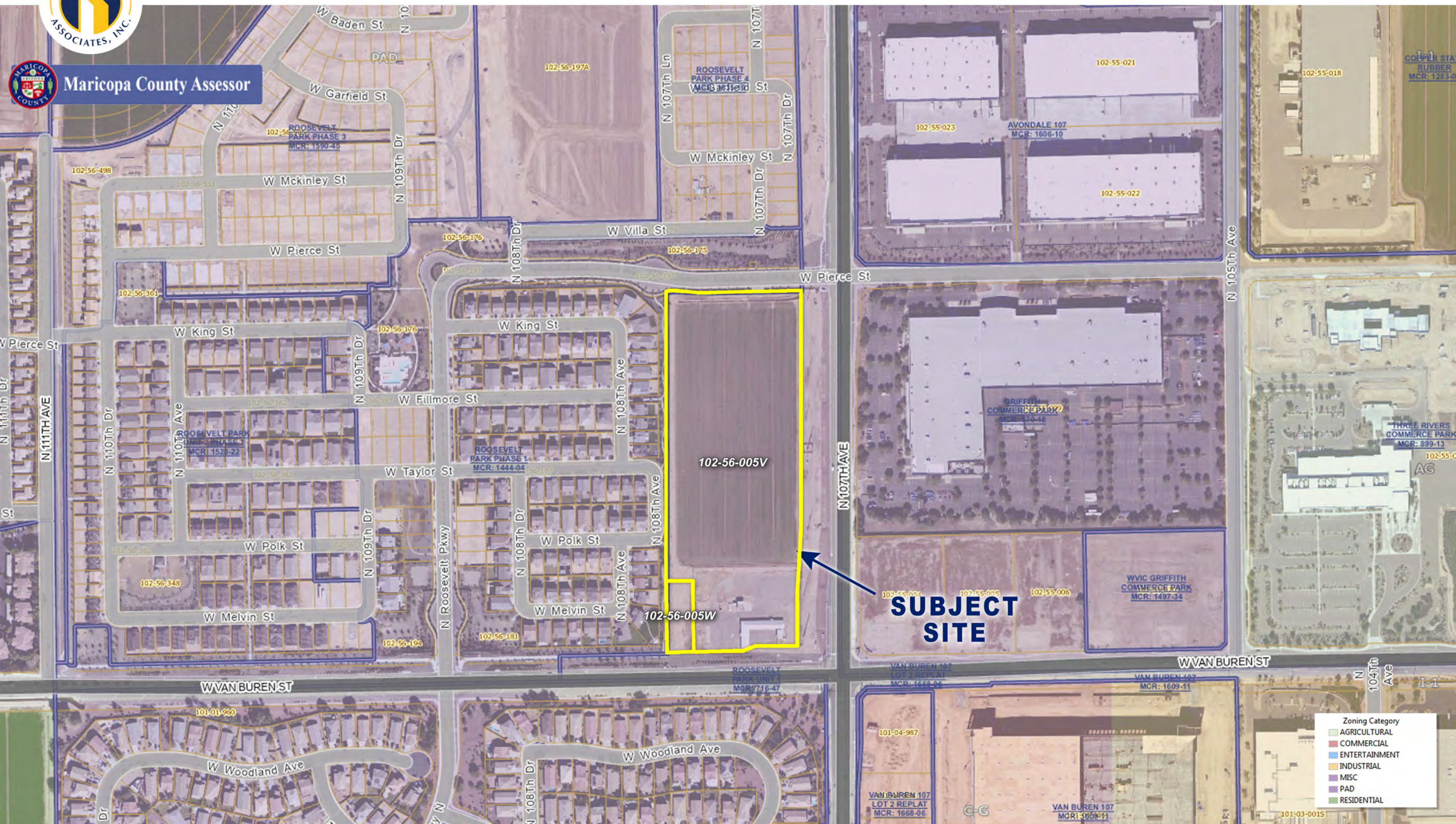


107TH AVENUE AND VAN BUREN STREET / SOUTHWEST VALLEY SUBMARKET

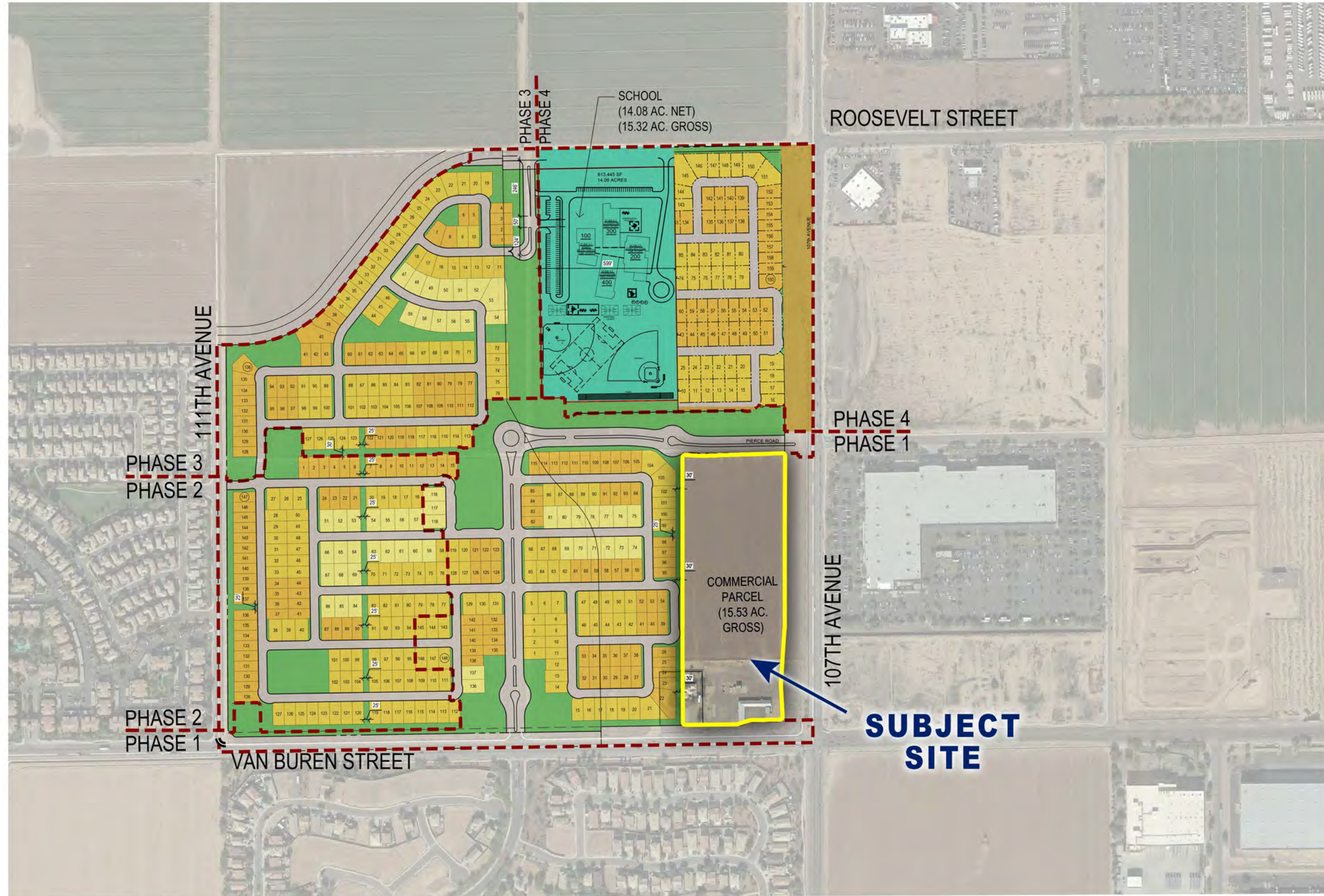




Maricopa County Assessor



SUBJECT SITE



ROOSEVELT PARK
 Conceptual School Parcel Option 1D

Plan Scale 1 : 200 Date: 03-31-2020

ABLASTUDIO.COM



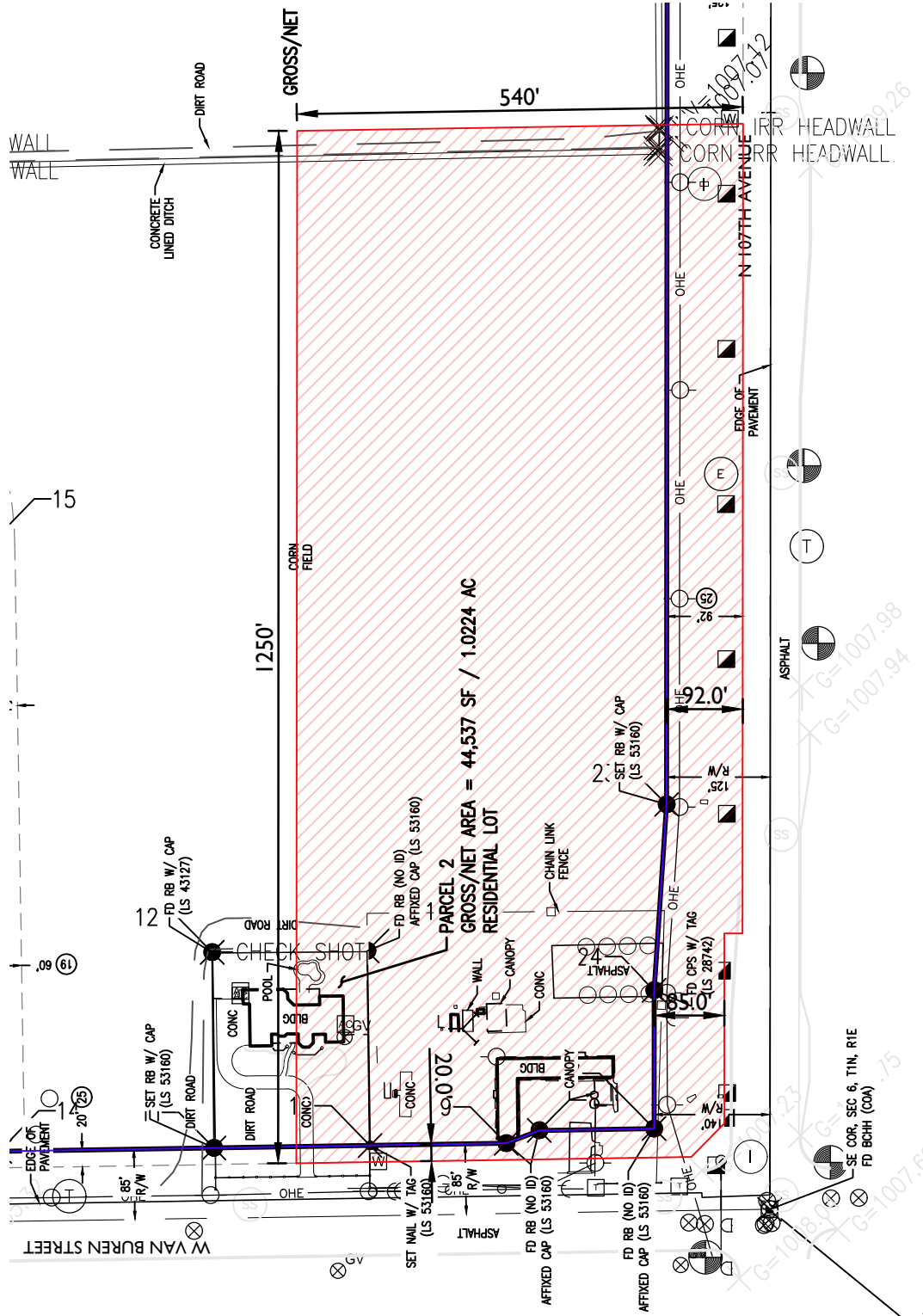
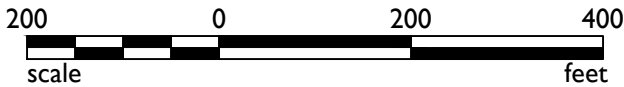
16-133

ROOSEVELT

COMMERCIAL CORNER EXHIBIT



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



IRR HEADWALL
CORNER IRR HEADWALL

ASPHALT
TG=1007.98
TG=1007.94

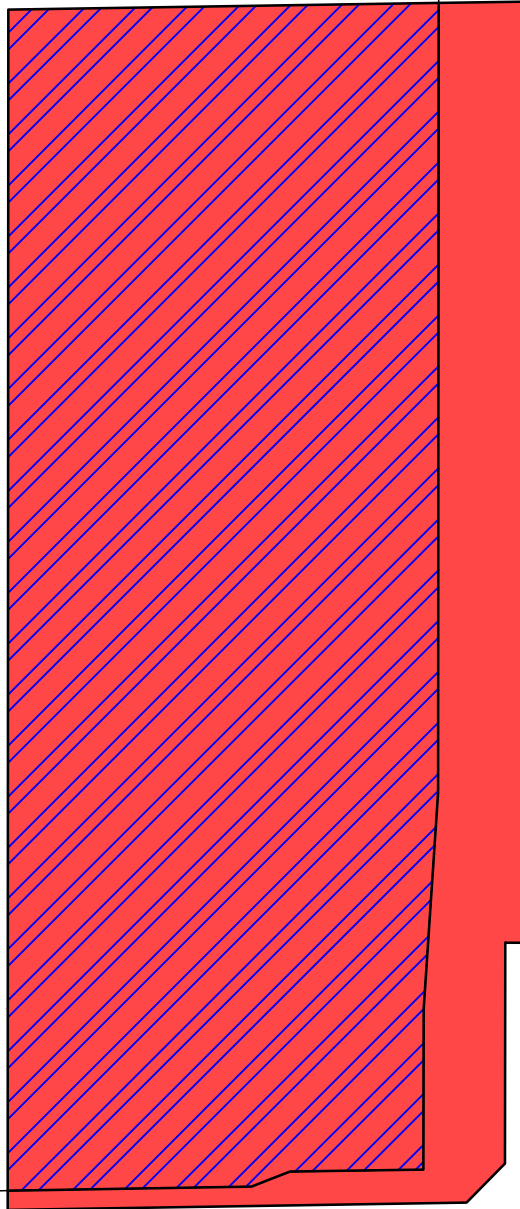
SE COR, SEC 6, T1N, R1E
FD BCHH (CON)



12.50 NET ACRES PER ALTA SURVEY DONE BY EPS GROUP



15.34 GROSS ACRES PER DOC 2014-188072 (ORDINANCE) AND DOC. 2014-667821 (DEED)



107TH AVENUE

VAN BUREN STREET

PROJ.NO.:	
DATE:	JUNE 2017
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	RAJ

ROOSEVELT

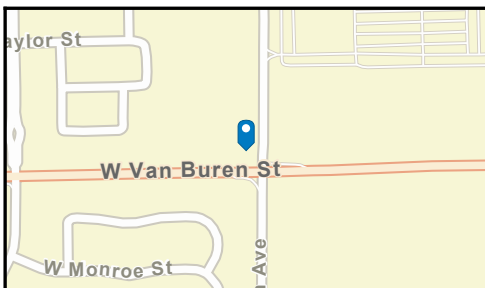
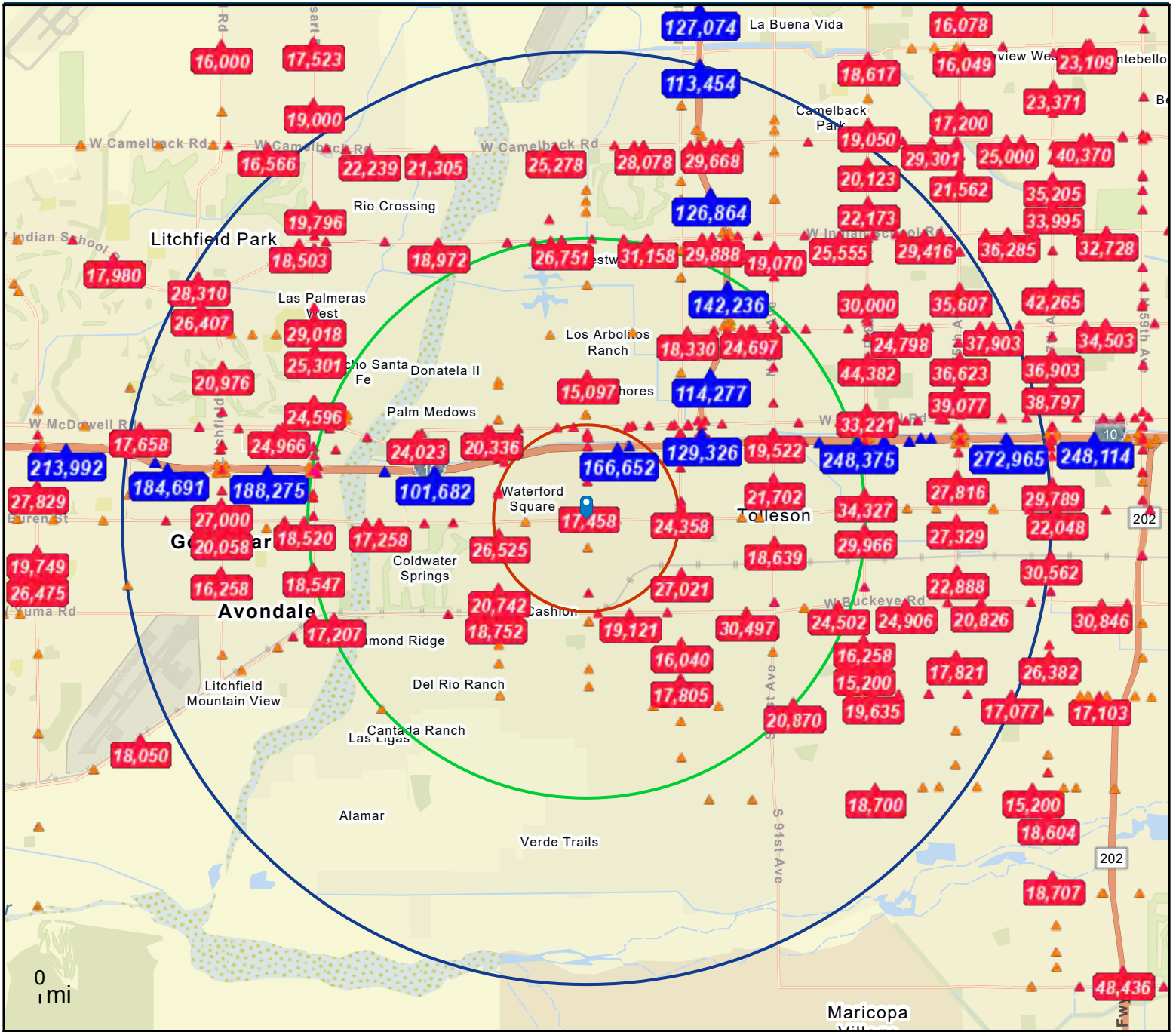
EXHIBIT



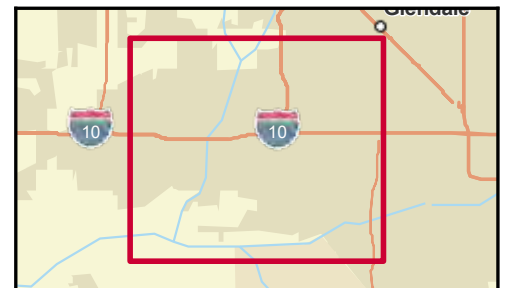
HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.45026
 Longitude: -112.29008



- 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 (Q4 2023).



Traffic Count Profile

107th Ave and Van Buren
N 107th Ave, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
Longitude: -112.29008

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.16	N 107th Ave	W Van Buren St (0.19 miles S)	2014	12,047
0.16	North 107th Avenue	W Van Buren St (0.19 miles S)	2018	17,458
0.31	W Van Buren St	104th Ave (0.04 miles E)	2014	9,373
0.32	S 107th Ave	Roosevelt Pkwy S (0.05 miles N)	2014	8,152
0.40	North 107th Avenue	Roosevelt St (0.09 miles N)	2018	17,920
0.53	N 107th Ave	Roosevelt St (0.05 miles S)	2014	16,005
0.53	North 107th Avenue	Roosevelt St (0.05 miles S)	2018	21,207
0.66	W Van Buren St	111th Ave (0.17 miles E)	2014	9,602
0.68	Roosevelt St	103rd Ave (0.06 miles E)	2014	3,002
0.68	West Roosevelt Street	103rd Ave (0.06 miles E)	2018	4,359
0.73	West Papago Freeway	N 107th Ave (0.14 miles W)	2022	4,268
0.73		N 107th Ave (0.1 miles E)	2022	6,119
0.77		I- 10 (0.01 miles NW)	2022	26,747
0.78		N 107th Ave (0.21 miles W)	2022	5,725
0.79		N 107th Ave (0.1 miles E)	2022	6,871
0.80	West Papago Freeway	N 107th Ave (0.16 miles W)	2022	3,201
0.80	S 107th Ave	W Tonto Ln (0.16 miles S)	2015	18,518
0.83	I 10	104th Ave (0.05 miles SE)	2020	166,652
0.87	North 107th Avenue	Frontage Rd (0.07 miles S)	2018	19,579
0.88	North 107th Avenue	Frontage Rd (0.0 miles)	2019	19,888
0.88	107TH AVE Crossover	Frontage Rd (0.0 miles)	2020	22,539
0.91		N 107th Ave (0.4 miles W)	2022	9,264
0.91	I- 10	N 107th Ave (0.45 miles W)	2016	185,186
0.91	N 107th Ave	W McDowell Rd (0.07 miles N)	2015	17,800
0.93	Frontage Rd	N 99th Ave (0.46 miles E)	2010	6,694
0.93	Coldwater Springs Boulevard	N 115th Ave (0.07 miles W)	2018	1,393
0.95	North Avondale Boulevard	W Van Buren St (0.11 miles N)	2018	26,525
0.99	N 115th Ave	W Roosevelt St (0.2 miles N)	2015	33,937
0.99	West McDowell Road	N 108th Ave (0.07 miles NE)	2018	17,341
0.99	North Avondale Boulevard	W Roosevelt St (0.16 miles N)	2018	22,328

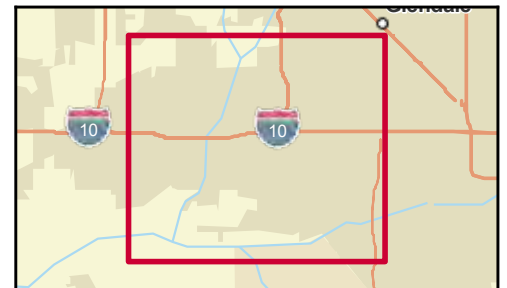
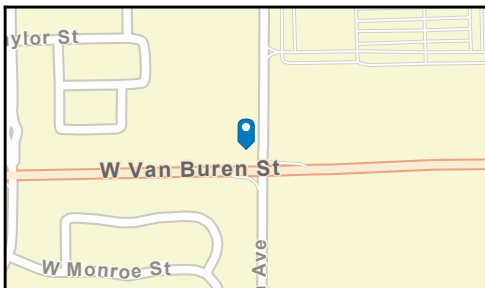
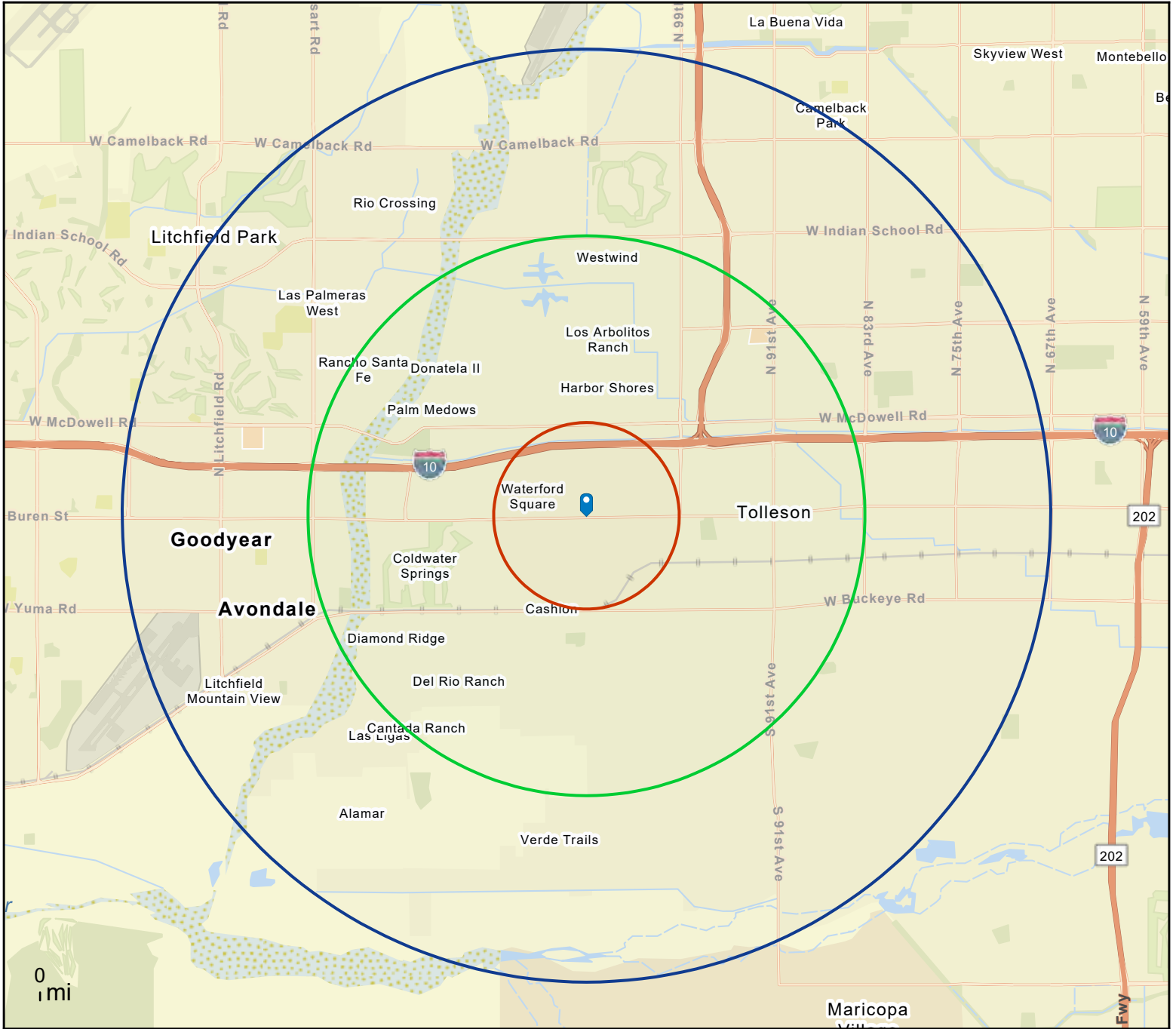
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified 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 (Q4 2023).

107th Ave and Van Buren
N 107th Ave, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
Longitude: -112.29008





Market Profile

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
 Longitude: -112.29008

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,136	84,278	214,338
2020 Total Population	4,140	102,468	256,328
2020 Group Quarters	11	106	648
2023 Total Population	5,536	107,894	274,621
2023 Group Quarters	14	106	647
2028 Total Population	6,356	115,103	288,878
2023-2028 Annual Rate	2.80%	1.30%	1.02%
2023 Total Daytime Population	9,209	90,355	232,995
Workers	6,153	34,671	86,955
Residents	3,056	55,684	146,040
Household Summary			
2010 Households	967	25,250	63,304
2010 Average Household Size	3.24	3.34	3.38
2020 Total Households	1,203	29,838	75,024
2020 Average Household Size	3.43	3.43	3.41
2023 Households	1,666	31,475	81,081
2023 Average Household Size	3.31	3.42	3.38
2028 Households	1,942	34,003	86,675
2028 Average Household Size	3.27	3.38	3.33
2023-2028 Annual Rate	3.11%	1.56%	1.34%
2010 Families	704	19,810	49,545
2010 Average Family Size	3.69	3.69	3.75
2023 Families	1,190	24,435	62,529
2023 Average Family Size	3.80	3.80	3.77
2028 Families	1,391	26,399	66,752
2028 Average Family Size	3.73	3.75	3.71
2023-2028 Annual Rate	3.17%	1.56%	1.32%
Housing Unit Summary			
2000 Housing Units	16	10,292	35,965
Owner Occupied Housing Units	43.8%	79.2%	73.5%
Renter Occupied Housing Units	50.0%	14.4%	21.3%
Vacant Housing Units	6.2%	6.4%	5.2%
2010 Housing Units	1,157	28,556	72,865
Owner Occupied Housing Units	44.5%	55.7%	53.6%
Renter Occupied Housing Units	38.7%	32.8%	33.3%
Vacant Housing Units	16.4%	11.6%	13.1%
2020 Housing Units	1,340	31,337	79,335
Owner Occupied Housing Units	49.9%	60.1%	57.6%
Renter Occupied Housing Units	39.9%	35.1%	37.0%
Vacant Housing Units	9.6%	4.8%	5.4%
2023 Housing Units	1,846	32,743	85,139
Owner Occupied Housing Units	55.8%	60.4%	57.0%
Renter Occupied Housing Units	34.5%	35.8%	38.2%
Vacant Housing Units	9.8%	3.9%	4.8%
2028 Housing Units	2,064	35,220	90,625
Owner Occupied Housing Units	55.5%	58.3%	56.1%
Renter Occupied Housing Units	38.6%	38.3%	39.6%
Vacant Housing Units	5.9%	3.5%	4.4%

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



Market Profile

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
 Longitude: -112.29008

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	1,666	31,469	81,073
<\$15,000	7.2%	5.6%	5.7%
\$15,000 - \$24,999	4.0%	3.3%	4.2%
\$25,000 - \$34,999	6.0%	6.2%	7.0%
\$35,000 - \$49,999	8.5%	10.6%	12.0%
\$50,000 - \$74,999	26.7%	19.9%	20.7%
\$75,000 - \$99,999	14.3%	18.0%	17.5%
\$100,000 - \$149,999	10.7%	23.1%	19.7%
\$150,000 - \$199,999	9.9%	8.0%	7.7%
\$200,000+	12.6%	5.4%	5.5%
Average Household Income	\$111,445	\$97,719	\$94,720
2028 Households by Income			
Household Income Base	1,942	34,001	86,672
<\$15,000	4.6%	3.8%	4.1%
\$15,000 - \$24,999	2.6%	2.3%	3.0%
\$25,000 - \$34,999	4.1%	4.7%	5.2%
\$35,000 - \$49,999	8.0%	9.2%	10.4%
\$50,000 - \$74,999	26.9%	17.9%	19.0%
\$75,000 - \$99,999	14.0%	17.8%	17.9%
\$100,000 - \$149,999	11.5%	26.1%	22.6%
\$150,000 - \$199,999	12.7%	10.9%	10.5%
\$200,000+	15.7%	7.3%	7.4%
Average Household Income	\$130,974	\$114,422	\$111,490
2023 Owner Occupied Housing Units by Value			
Total	1,030	19,762	48,539
<\$50,000	1.5%	3.3%	3.5%
\$50,000 - \$99,999	0.3%	0.6%	1.4%
\$100,000 - \$149,999	1.0%	1.4%	3.4%
\$150,000 - \$199,999	5.9%	6.0%	9.1%
\$200,000 - \$249,999	17.1%	13.7%	14.1%
\$250,000 - \$299,999	15.2%	20.7%	16.0%
\$300,000 - \$399,999	29.9%	34.0%	27.7%
\$400,000 - \$499,999	15.8%	11.8%	12.2%
\$500,000 - \$749,999	8.5%	4.1%	7.6%
\$750,000 - \$999,999	2.5%	1.8%	2.6%
\$1,000,000 - \$1,499,999	1.1%	0.9%	0.8%
\$1,500,000 - \$1,999,999	0.5%	0.4%	0.4%
\$2,000,000 +	0.6%	1.3%	1.1%
Average Home Value	\$379,203	\$363,268	\$360,994
2028 Owner Occupied Housing Units by Value			
Total	1,146	20,515	50,804
<\$50,000	1.1%	3.1%	3.4%
\$50,000 - \$99,999	0.3%	1.2%	2.7%
\$100,000 - \$149,999	0.3%	0.4%	0.9%
\$150,000 - \$199,999	4.7%	5.1%	8.1%
\$200,000 - \$249,999	14.3%	11.9%	12.6%
\$250,000 - \$299,999	13.7%	19.2%	15.0%
\$300,000 - \$399,999	28.5%	33.3%	27.1%
\$400,000 - \$499,999	19.2%	14.1%	14.5%
\$500,000 - \$749,999	11.4%	5.2%	8.9%
\$750,000 - \$999,999	3.7%	3.0%	3.8%
\$1,000,000 - \$1,499,999	1.5%	1.3%	1.1%
\$1,500,000 - \$1,999,999	0.6%	0.6%	0.6%
\$2,000,000 +	0.6%	1.8%	1.5%
Average Home Value	\$411,736	\$396,970	\$393,490

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.



Market Profile

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
 Longitude: -112.29008

	1 mile	3 miles	5 miles
Median Household Income			
2023	\$71,748	\$79,721	\$75,333
2028	\$80,390	\$90,180	\$84,755
Median Home Value			
2023	\$330,032	\$312,774	\$308,550
2028	\$354,434	\$327,859	\$327,470
Per Capita Income			
2023	\$33,410	\$28,477	\$28,030
2028	\$39,854	\$33,768	\$33,540
Median Age			
2010	25.8	27.5	27.6
2020	28.3	29.9	29.9
2023	29.0	30.6	30.5
2028	28.6	31.0	30.9
2020 Population by Age			
Total	4,140	102,468	256,328
0 - 4	8.7%	7.7%	7.6%
5 - 9	9.3%	8.4%	8.5%
10 - 14	8.9%	9.3%	9.4%
15 - 24	17.3%	16.5%	16.7%
25 - 34	17.6%	15.8%	15.5%
35 - 44	15.2%	13.9%	13.5%
45 - 54	10.6%	11.8%	11.8%
55 - 64	7.3%	8.8%	9.1%
65 - 74	3.8%	5.2%	5.3%
75 - 84	1.2%	2.1%	2.1%
85 +	0.1%	0.5%	0.6%
18 +	67.9%	69.4%	69.2%
2023 Population by Age			
Total	5,535	107,895	274,621
0 - 4	10.1%	8.8%	8.7%
5 - 9	9.9%	8.8%	8.8%
10 - 14	8.8%	8.1%	8.1%
15 - 24	14.0%	14.5%	14.7%
25 - 34	19.8%	18.2%	17.9%
35 - 44	17.1%	15.3%	14.5%
45 - 54	9.8%	10.6%	10.8%
55 - 64	5.7%	8.1%	8.3%
65 - 74	3.5%	5.3%	5.6%
75 - 84	1.1%	1.9%	2.2%
85 +	0.2%	0.4%	0.5%
18 +	66.7%	69.8%	69.9%
2028 Population by Age			
Total	6,358	115,101	288,878
0 - 4	10.4%	9.0%	9.0%
5 - 9	9.7%	8.6%	8.6%
10 - 14	8.9%	8.4%	8.4%
15 - 24	14.9%	13.8%	13.9%
25 - 34	17.3%	17.5%	17.5%
35 - 44	17.9%	16.6%	15.7%
45 - 54	10.3%	10.4%	10.5%
55 - 64	5.4%	7.4%	7.7%
65 - 74	3.4%	5.3%	5.4%
75 - 84	1.3%	2.4%	2.6%
85 +	0.3%	0.5%	0.6%
18 +	66.3%	69.6%	69.7%
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.



Market Profile

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
 Longitude: -112.29008

	1 mile	3 miles	5 miles
Males	2,057	50,164	125,790
Females	2,083	52,304	130,538
2023 Population by Sex			
Males	2,830	53,325	136,060
Females	2,706	54,569	138,561
2028 Population by Sex			
Males	3,243	56,604	142,427
Females	3,113	58,499	146,452
2010 Population by Race/Ethnicity			
Total	3,137	84,278	214,338
White Alone	48.3%	56.3%	55.6%
Black Alone	13.5%	9.8%	8.4%
American Indian Alone	2.5%	1.6%	1.7%
Asian Alone	5.6%	3.3%	3.0%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	25.9%	24.1%	26.7%
Two or More Races	4.0%	4.5%	4.4%
Hispanic Origin	51.6%	54.9%	57.9%
Diversity Index	83.8	80.4	80.0
2020 Population by Race/Ethnicity			
Total	4,140	102,468	256,328
White Alone	33.9%	33.8%	33.7%
Black Alone	16.3%	10.6%	9.4%
American Indian Alone	2.0%	2.1%	2.2%
Asian Alone	5.2%	3.6%	3.2%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	24.8%	28.0%	29.6%
Two or More Races	17.2%	21.5%	21.4%
Hispanic Origin	53.7%	60.6%	62.2%
Diversity Index	88.1	86.9	86.3
2023 Population by Race/Ethnicity			
Total	5,537	107,894	274,621
White Alone	32.3%	32.4%	32.8%
Black Alone	17.1%	11.1%	9.9%
American Indian Alone	1.9%	2.1%	2.2%
Asian Alone	5.0%	3.6%	3.4%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	25.9%	28.7%	29.9%
Two or More Races	17.2%	21.6%	21.4%
Hispanic Origin	53.9%	61.4%	62.3%
Diversity Index	88.3	86.9	86.5
2028 Population by Race/Ethnicity			
Total	6,355	115,103	288,879
White Alone	30.0%	30.2%	30.7%
Black Alone	18.4%	11.8%	10.5%
American Indian Alone	1.8%	2.1%	2.2%
Asian Alone	5.3%	3.8%	3.6%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	26.8%	29.6%	30.6%
Two or More Races	17.2%	22.2%	22.1%
Hispanic Origin	53.6%	61.7%	62.7%
Diversity Index	88.5	87.2	86.7

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

April 29, 2024



Market Profile

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
 Longitude: -112.29008

	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	4,140	102,468	256,328
In Households	99.7%	99.9%	99.7%
Householder	29.0%	29.1%	29.3%
Opposite-Sex Spouse	14.2%	14.5%	14.0%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.6%	2.7%	2.7%
Same-Sex Unmarried Partner	0.3%	0.1%	0.1%
Biological Child	35.7%	34.1%	34.1%
Adopted Child	0.5%	0.7%	0.8%
Stepchild	2.0%	1.9%	1.8%
Grandchild	2.8%	3.9%	4.0%
Brother or Sister	2.1%	2.3%	2.4%
Parent	2.1%	2.6%	2.5%
Parent-in-law	0.7%	0.6%	0.5%
Son-in-law or Daughter-in-law	0.6%	0.8%	0.7%
Other Relatives	2.4%	2.7%	2.8%
Foster Child	0.1%	0.2%	0.1%
Other Nonrelatives	4.5%	3.5%	3.5%
In Group Quarters	0.3%	0.1%	0.3%
Institutionalized	0.3%	0.1%	0.2%
Noninstitutionalized	0.0%	0.0%	0.1%
2023 Population 25+ by Educational Attainment			
Total	3,165	64,491	163,860
Less than 9th Grade	6.2%	7.5%	8.5%
9th - 12th Grade, No Diploma	6.4%	8.7%	9.5%
High School Graduate	23.9%	25.6%	25.9%
GED/Alternative Credential	3.7%	5.3%	5.2%
Some College, No Degree	16.4%	22.4%	21.0%
Associate Degree	15.7%	10.9%	11.0%
Bachelor's Degree	20.9%	13.1%	12.6%
Graduate/Professional Degree	6.8%	6.5%	6.3%
2023 Population 15+ by Marital Status			
Total	3,942	80,129	204,310
Never Married	36.4%	38.7%	38.6%
Married	54.7%	49.3%	48.8%
Widowed	1.3%	3.1%	3.2%
Divorced	7.6%	9.0%	9.3%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,553	54,903	135,458
Population 16+ Employed	97.2%	96.3%	96.0%
Population 16+ Unemployment rate	2.8%	3.7%	4.0%
Population 16-24 Employed	16.8%	15.6%	15.8%
Population 16-24 Unemployment rate	5.0%	7.3%	8.3%
Population 25-54 Employed	74.7%	70.9%	70.6%
Population 25-54 Unemployment rate	2.6%	3.1%	3.1%
Population 55-64 Employed	7.8%	10.8%	10.6%
Population 55-64 Unemployment rate	0.0%	2.9%	2.8%
Population 65+ Employed	0.6%	2.8%	2.9%
Population 65+ Unemployment rate	0.0%	1.7%	4.0%

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

April 29, 2024



Market Profile

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
 Longitude: -112.29008

	1 mile	3 miles	5 miles
2023 Employed Population 16+ by Industry			
Total	2,481	52,860	130,066
Agriculture/Mining	0.0%	0.5%	0.6%
Construction	12.2%	10.1%	10.6%
Manufacturing	3.7%	7.2%	7.9%
Wholesale Trade	1.2%	1.7%	1.6%
Retail Trade	16.2%	14.0%	13.4%
Transportation/Utilities	10.7%	10.8%	10.6%
Information	0.4%	1.2%	1.2%
Finance/Insurance/Real Estate	12.5%	9.3%	8.2%
Services	34.2%	40.3%	41.4%
Public Administration	8.8%	4.9%	4.5%
2023 Employed Population 16+ by Occupation			
Total	2,480	52,861	130,068
White Collar	59.2%	54.6%	53.2%
Management/Business/Financial	16.1%	13.1%	13.0%
Professional	18.4%	16.7%	17.2%
Sales	8.7%	8.4%	9.1%
Administrative Support	15.9%	16.4%	14.0%
Services	12.5%	16.6%	17.0%
Blue Collar	28.3%	28.8%	29.8%
Farming/Forestry/Fishing	0.0%	0.3%	0.3%
Construction/Extraction	7.6%	6.4%	7.5%
Installation/Maintenance/Repair	3.8%	3.4%	3.9%
Production	4.6%	5.9%	6.3%
Transportation/Material Moving	12.3%	12.8%	11.8%
2020 Households by Type			
Total	1,203	29,838	75,024
Married Couple Households	49.6%	50.2%	48.4%
With Own Children <18	28.8%	25.8%	24.7%
Without Own Children <18	20.9%	24.5%	23.6%
Cohabiting Couple Households	10.6%	9.7%	9.7%
With Own Children <18	5.0%	5.0%	5.0%
Without Own Children <18	5.6%	4.6%	4.7%
Male Householder, No Spouse/Partner	18.4%	16.2%	17.1%
Living Alone	7.5%	7.2%	7.8%
65 Years and over	0.7%	1.4%	1.6%
With Own Children <18	3.9%	3.2%	3.3%
Without Own Children <18, With Relatives	4.9%	4.1%	4.2%
No Relatives Present	2.1%	1.7%	1.8%
Female Householder, No Spouse/Partner	21.4%	23.8%	24.9%
Living Alone	6.2%	6.6%	7.0%
65 Years and over	2.2%	2.2%	2.5%
With Own Children <18	9.0%	8.4%	8.7%
Without Own Children <18, With Relatives	4.7%	7.8%	8.0%
No Relatives Present	1.7%	1.0%	1.1%
2020 Households by Size			
Total	1,203	29,838	75,024
1 Person Household	13.5%	13.7%	14.8%
2 Person Household	21.0%	24.5%	24.7%
3 Person Household	17.7%	17.9%	17.6%
4 Person Household	20.1%	18.6%	18.1%
5 Person Household	14.0%	12.6%	12.4%
6 Person Household	7.7%	7.0%	6.8%
7 + Person Household	6.0%	5.6%	5.6%

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

April 29, 2024



Market Profile

107th Ave and Van Buren
N 107th Ave, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
Longitude: -112.29008

	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	1,203	29,838	75,024
Owner Occupied	55.6%	63.1%	60.9%
Owned with a Mortgage/Loan	52.2%	55.0%	51.8%
Owned Free and Clear	3.3%	8.1%	9.1%
Renter Occupied	44.4%	36.9%	39.1%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	90	108	104
Percent of Income for Mortgage	27.6%	23.6%	24.6%
Wealth Index	77	69	68
2020 Housing Units By Urban/ Rural Status			
Total	1,340	31,337	79,335
Urban Housing Units	100.0%	99.7%	99.4%
Rural Housing Units	0.0%	0.3%	0.6%
2020 Population By Urban/ Rural Status			
Total	4,140	102,468	256,328
Urban Population	100.0%	99.7%	99.3%
Rural Population	0.0%	0.3%	0.7%

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



Market Profile

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.45026
 Longitude: -112.29008

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	NeWest Residents (13C)Up and Coming Families (7A)		Up and Coming Families (7A)
2.	Up and Coming Families (7A)		Metro Fusion (11C) Forging Opportunity (7D)
3.			Workday Drive (4A) Urban Edge Families (7C)
2023 Consumer Spending			
Apparel & Services: Total \$	\$4,197,209	\$65,546,829	\$163,862,426
Average Spent	\$2,519.33	\$2,082.50	\$2,020.97
Spending Potential Index	115	95	92
Education: Total \$	\$2,879,750	\$47,440,753	\$116,292,541
Average Spent	\$1,728.54	\$1,507.25	\$1,434.28
Spending Potential Index	96	84	80
Entertainment/Recreation: Total \$	\$6,404,975	\$107,468,391	\$268,055,463
Average Spent	\$3,844.52	\$3,414.40	\$3,306.02
Spending Potential Index	102	90	87
Food at Home: Total \$	\$12,333,526	\$195,188,437	\$487,650,680
Average Spent	\$7,403.08	\$6,201.38	\$6,014.36
Spending Potential Index	109	91	88
Food Away from Home: Total \$	\$7,267,919	\$114,119,795	\$287,417,457
Average Spent	\$4,362.50	\$3,625.73	\$3,544.82
Spending Potential Index	117	97	95
Health Care: Total \$	\$11,951,981	\$204,734,534	\$516,125,026
Average Spent	\$7,174.06	\$6,504.67	\$6,365.55
Spending Potential Index	97	88	87
HH Furnishings & Equipment: Total \$	\$5,206,851	\$86,077,609	\$214,484,239
Average Spent	\$3,125.36	\$2,734.79	\$2,645.31
Spending Potential Index	106	93	90
Personal Care Products & Services: Total \$	\$1,748,197	\$28,276,454	\$70,656,475
Average Spent	\$1,049.34	\$898.38	\$871.43
Spending Potential Index	110	94	91
Shelter: Total \$	\$45,128,871	\$724,491,951	\$1,807,773,746
Average Spent	\$27,088.16	\$23,018.01	\$22,295.90
Spending Potential Index	109	93	90
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,091,991	\$89,052,474	\$222,202,301
Average Spent	\$3,056.42	\$2,829.31	\$2,740.50
Spending Potential Index	98	90	88
Travel: Total \$	\$3,846,937	\$65,183,130	\$161,913,327
Average Spent	\$2,309.09	\$2,070.95	\$1,996.93
Spending Potential Index	103	92	89
Vehicle Maintenance & Repairs: Total \$	\$2,446,856	\$39,326,711	\$99,167,046
Average Spent	\$1,468.70	\$1,249.46	\$1,223.06
Spending Potential Index	112	95	93

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.



Executive Summary

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
 Longitude: -112.29008

	1 mile	3 miles	5 miles
Population			
2010 Population	3,136	84,278	214,338
2020 Population	4,140	102,468	256,328
2023 Population	5,536	107,894	274,621
2028 Population	6,356	115,103	288,878
2010-2020 Annual Rate	2.82%	1.97%	1.81%
2020-2023 Annual Rate	9.35%	1.60%	2.14%
2023-2028 Annual Rate	2.80%	1.30%	1.02%
2020 Male Population	49.7%	49.0%	49.1%
2020 Female Population	50.3%	51.0%	50.9%
2020 Median Age	28.3	29.9	29.9
2023 Male Population	51.1%	49.4%	49.5%
2023 Female Population	48.9%	50.6%	50.5%
2023 Median Age	29.0	30.6	30.5

In the identified area, the current year population is 274,621. In 2020, the Census count in the area was 256,328. The rate of change since 2020 was 2.14% annually. The five-year projection for the population in the area is 288,878 representing a change of 1.02% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 30.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	32.3%	32.4%	32.8%
2023 Black Alone	17.1%	11.1%	9.9%
2023 American Indian/Alaska Native Alone	1.9%	2.1%	2.2%
2023 Asian Alone	5.0%	3.6%	3.4%
2023 Pacific Islander Alone	0.6%	0.4%	0.4%
2023 Other Race	25.9%	28.7%	29.9%
2023 Two or More Races	17.2%	21.6%	21.4%
2023 Hispanic Origin (Any Race)	53.9%	61.4%	62.3%

Persons of Hispanic origin represent 62.3% 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 86.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	77	69	68
2010 Households	967	25,250	63,304
2020 Households	1,203	29,838	75,024
2023 Households	1,666	31,475	81,081
2028 Households	1,942	34,003	86,675
2010-2020 Annual Rate	2.21%	1.68%	1.71%
2020-2023 Annual Rate	10.54%	1.66%	2.42%
2023-2028 Annual Rate	3.11%	1.56%	1.34%
2023 Average Household Size	3.31	3.42	3.38

The household count in this area has changed from 75,024 in 2020 to 81,081 in the current year, a change of 2.42% annually. The five-year projection of households is 86,675, a change of 1.34% annually from the current year total. Average household size is currently 3.38, compared to 3.41 in the year 2020. The number of families in the current year is 62,529 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.



Executive Summary

107th Ave and Van Buren
 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45026
 Longitude: -112.29008

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	27.6%	23.6%	24.6%
Median Household Income			
2023 Median Household Income	\$71,748	\$79,721	\$75,333
2028 Median Household Income	\$80,390	\$90,180	\$84,755
2023-2028 Annual Rate	2.30%	2.50%	2.38%
Average Household Income			
2023 Average Household Income	\$111,445	\$97,719	\$94,720
2028 Average Household Income	\$130,974	\$114,422	\$111,490
2023-2028 Annual Rate	3.28%	3.21%	3.31%
Per Capita Income			
2023 Per Capita Income	\$33,410	\$28,477	\$28,030
2028 Per Capita Income	\$39,854	\$33,768	\$33,540
2023-2028 Annual Rate	3.59%	3.47%	3.65%
GINI Index			
2023 Gini Index	39.7	34.2	35.7

Households by Income

Current median household income is \$75,333 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$84,755 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$94,720 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$111,490 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$28,030 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$33,540 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	90	108	104
2010 Total Housing Units	1,157	28,556	72,865
2010 Owner Occupied Housing Units	515	15,892	39,052
2010 Renter Occupied Housing Units	448	9,361	24,252
2010 Vacant Housing Units	190	3,306	9,561
2020 Total Housing Units	1,340	31,337	79,335
2020 Owner Occupied Housing Units	669	18,827	45,660
2020 Renter Occupied Housing Units	534	11,011	29,364
2020 Vacant Housing Units	128	1,495	4,257
2023 Total Housing Units	1,846	32,743	85,139
2023 Owner Occupied Housing Units	1,030	19,765	48,544
2023 Renter Occupied Housing Units	636	11,710	32,537
2023 Vacant Housing Units	180	1,268	4,058
2028 Total Housing Units	2,064	35,220	90,625
2028 Owner Occupied Housing Units	1,146	20,518	50,809
2028 Renter Occupied Housing Units	797	13,484	35,866
2028 Vacant Housing Units	122	1,217	3,950

Socioeconomic Status Index

2023 Socioeconomic Status Index	48.1	44.5	42.1
---------------------------------	------	------	------

Currently, 57.0% of the 85,139 housing units in the area are owner occupied; 38.2%, renter occupied; and 4.8% 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 79,335 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 2.20%. Median home value in the area is \$308,550, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.20% annually to \$327,470.

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.