



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](http://www.NathanLandAZ.com)

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





COMMERCIAL CORNER IN AVONDALE, ARIZONA

# 107<sup>TH</sup> 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

2024 Assessment: \$1,243.52

## 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

2025 population: **96,196**  
Annual population growth : **1.4%**  
Median age of **31.9**



### GROWTH

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

Source: [avondaleaz.gov](http://avondaleaz.gov)



### MEDIAN HOME PRICE

Avondale **\$425,000**  
Phoenix **\$455,000**  
United States **\$446,300**

Source: [realtor.com](http://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](http://avondaleaz.gov)



### NEARBY AMENITIES

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

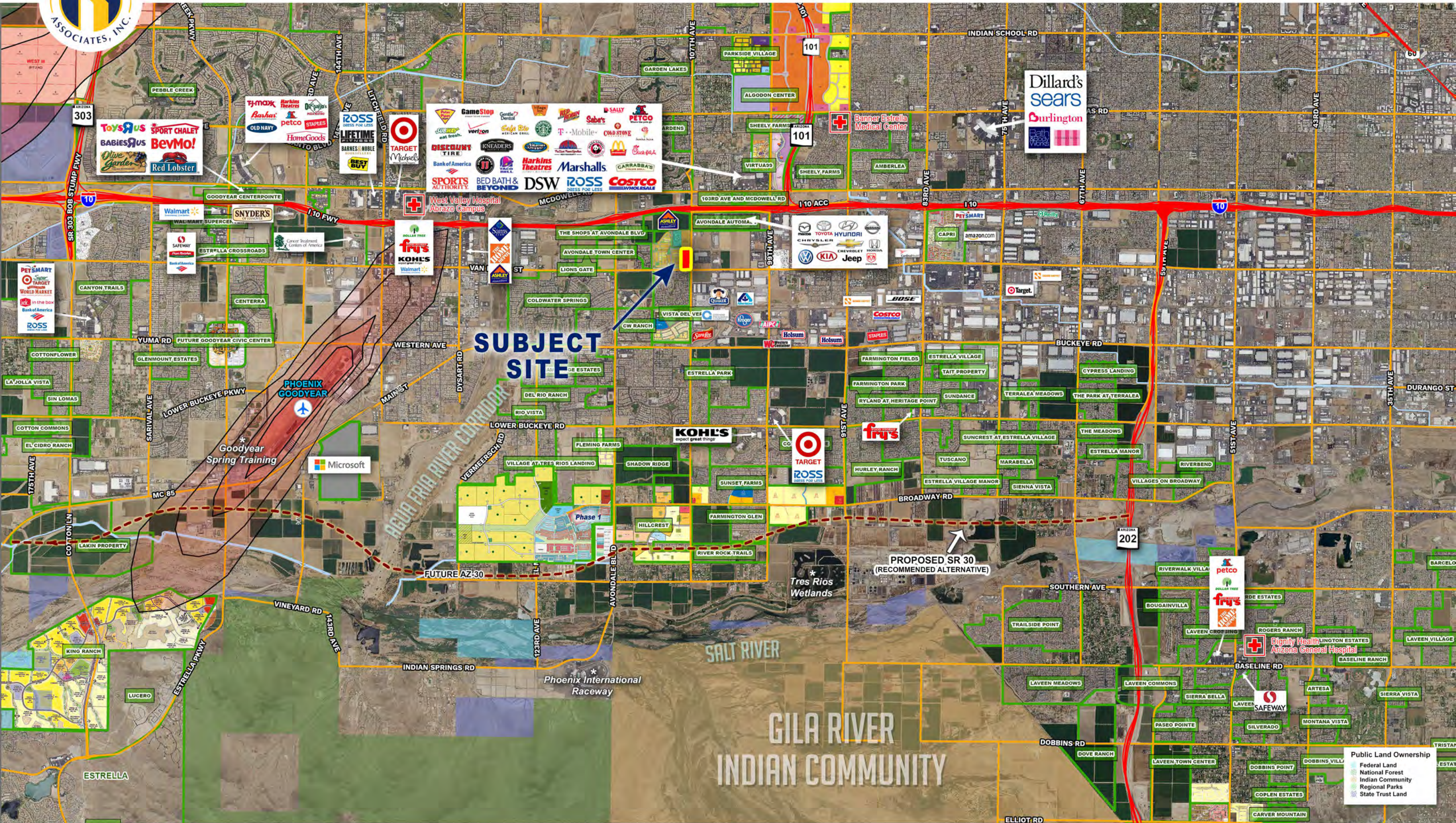
Source: [avondaleaz.gov](http://avondaleaz.gov)



### 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 Elementary **567**  
Glendale Community College **15,112**









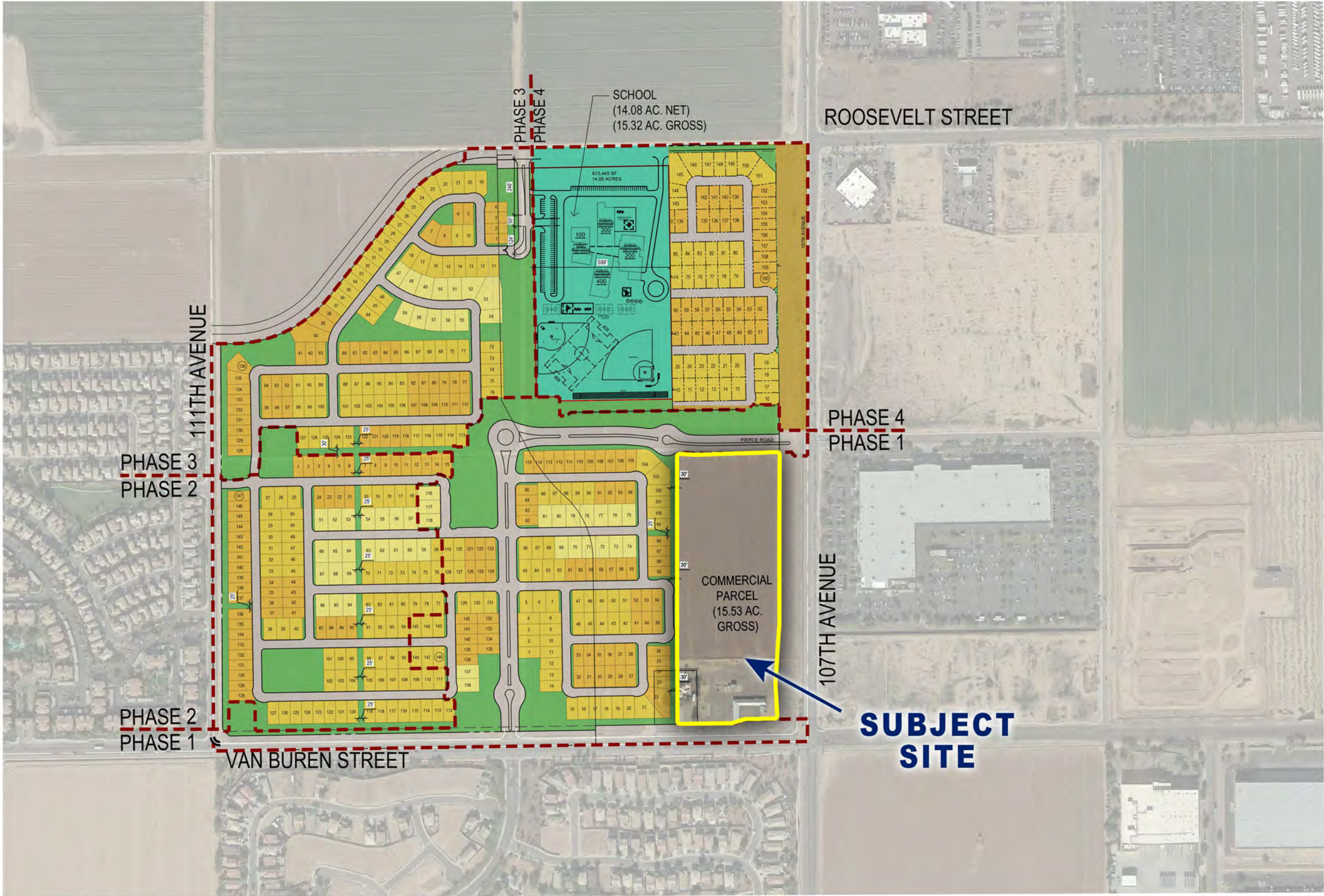
107TH AVENUE AND VAN BUREN STREET / SOUTHWEST VALLEY SUBMARKET











**ROOSEVELT PARK**  
Conceptual School Parcel Option 1D

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

ABLASTUDIO.COM





16-133

ROOSEVELT

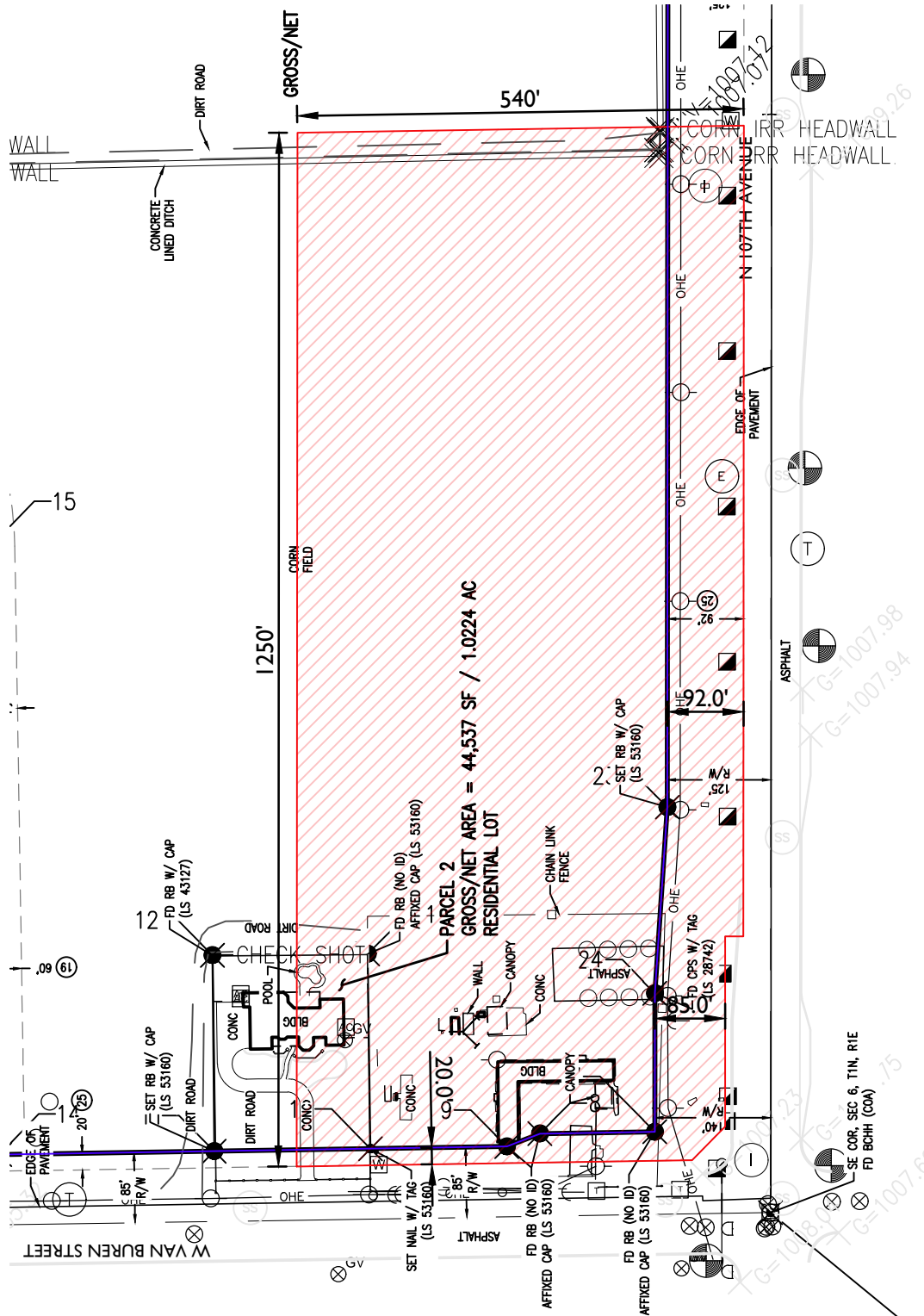
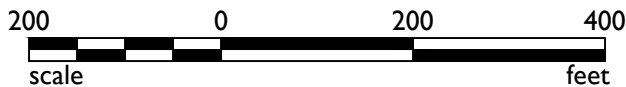
COMMERCIAL CORNER EXHIBIT



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



NORTH



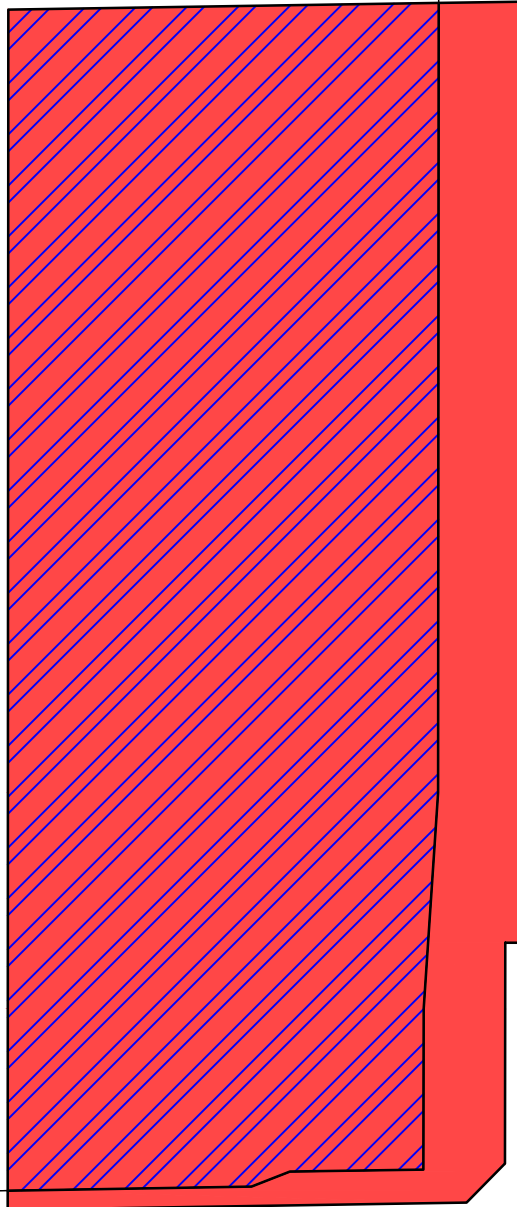




12.50 NET ACRES PER ALTA  
SURVEY DONE BY EPS GROUP



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

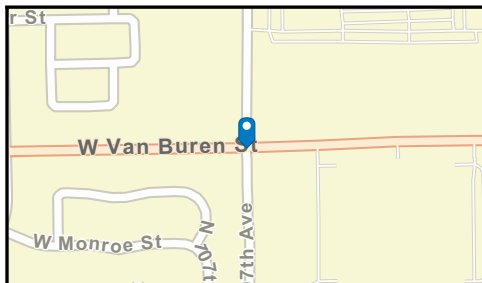
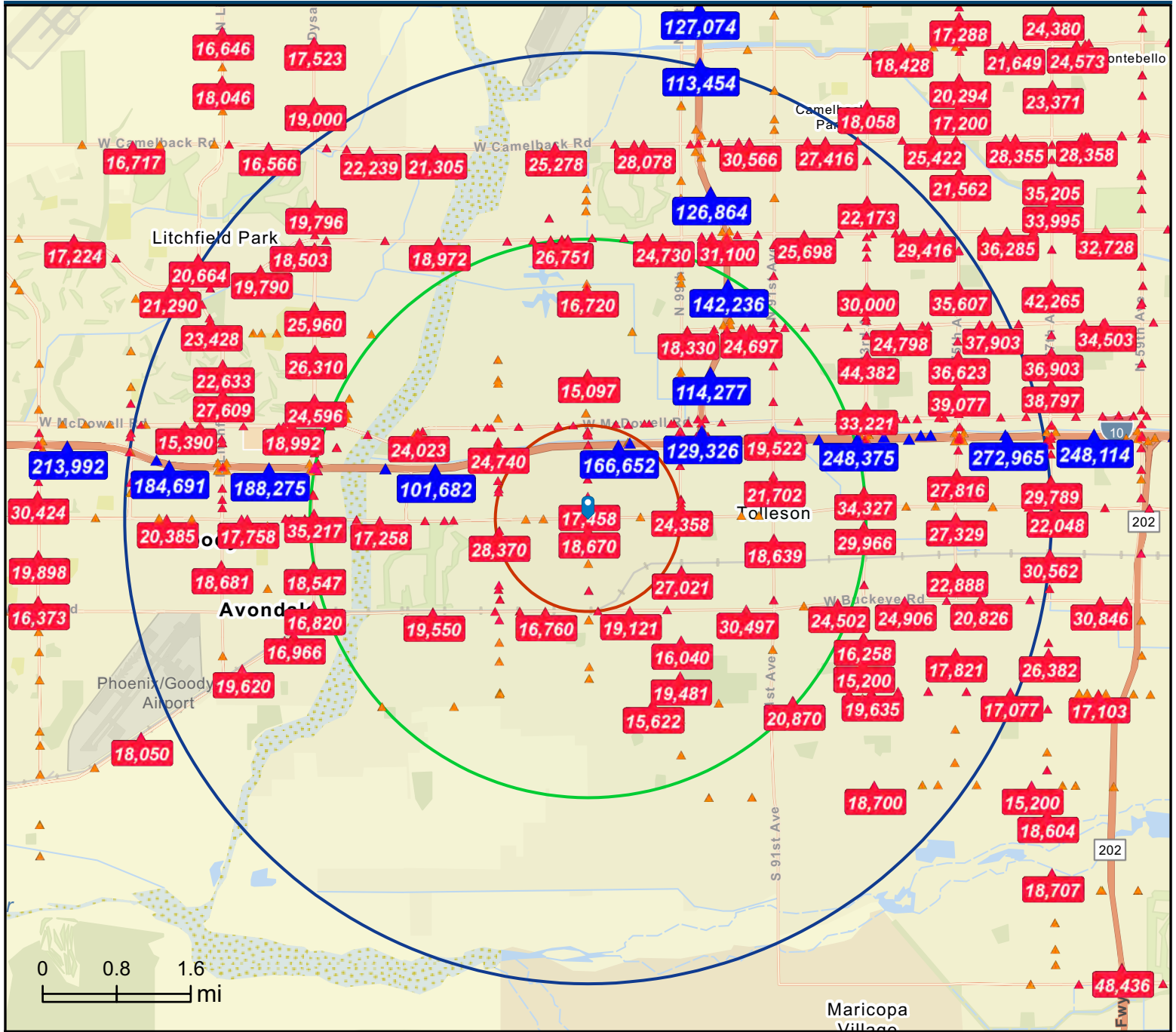
P: 602.490.0535 / F: 602.368.2436



# Traffic Count Map

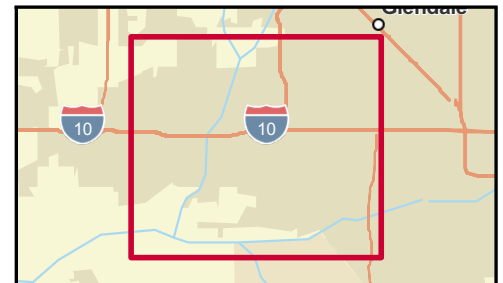
Van Buren Street & 107th Avenue  
N 107th Ave & W Van Buren St, Avondale, Arizona, 85323  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.44993  
Longitude: -112.28985



**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: ©2024 Kalibrate Technologies (Q4 2024).

May 14, 2025



## Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.11	South 107th Avenue	W Monroe St (0.06 miles W)	2017	18670
0.19	North 107th Avenue	W Van Buren St (0.19 miles S)	2018	17458
0.24	North 107th Avenue	W Van Buren St (0.19 miles S)	2017	17574
0.29	West Roosevelt Parkway South	N 108th Ave (0.01 miles SW)	2017	1610
0.30	W Van Buren St	104th Ave (0.04 miles E)	2014	9373
0.42	North 107th Avenue	Roosevelt St (0.09 miles N)	2018	17920
0.48	West Van Buren Street	111th Ave (0.02 miles W)	2017	11510
0.49	South 107th Avenue	Roosevelt Pkwy S (0.05 miles N)	2017	12320
0.55	N 107th Ave	Roosevelt St (0.05 miles S)	2014	16005
0.55	North 107th Avenue	Roosevelt St (0.05 miles S)	2018	21207
0.57	West Van Buren Street	N 103rd Ave (0.01 miles W)	2017	12250
0.64	North 107th Avenue	Dealer Dr (0.03 miles N)	2017	20500
0.67	W Van Buren St	111th Ave (0.17 miles E)	2014	9602
0.69	Roosevelt St	103rd Ave (0.06 miles E)	2014	3002
0.69	West Roosevelt Street	103rd Ave (0.06 miles E)	2018	4359
0.75	West Papago Freeway	N 107th Ave (0.14 miles W)	2022	4268
0.75		N 107th Ave (0.1 miles E)	2022	6119
0.78	S 107th Ave	W Tonto Ln (0.16 miles S)	2015	18518
0.79		I- 10 (0.01 miles NW)	2022	26747
0.80		N 107th Ave (0.21 miles W)	2022	5725
0.82		N 107th Ave (0.1 miles E)	2022	6871
0.82	West Papago Freeway	N 107th Ave (0.16 miles W)	2022	3201
0.84	West Coldwater Springs Boulevard	114th Ave (0.03 miles W)	2017	1489
0.85	I 10	104th Ave (0.05 miles SE)	2020	166652
0.89	North 107th Avenue	Frontage Rd (0.07 miles S)	2018	19579
0.90	North 107th Avenue	Frontage Rd (0.0 miles )	2019	19888
0.91	107TH AVE Crossover	Frontage Rd (0.0 miles )	2020	22539
0.92		N 107th Ave (0.4 miles W)	2022	9264
0.92	North 107th Avenue	W McDowell Rd (0.08 miles N)	2017	18690
0.92	I- 10	N 107th Ave (0.45 miles W)	2016	185186

**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 2024 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.

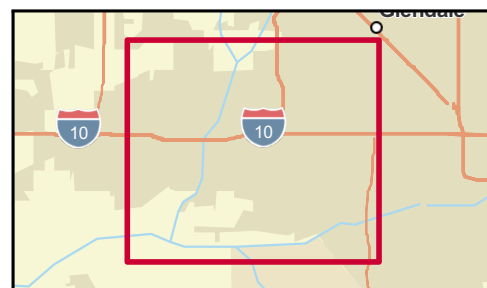
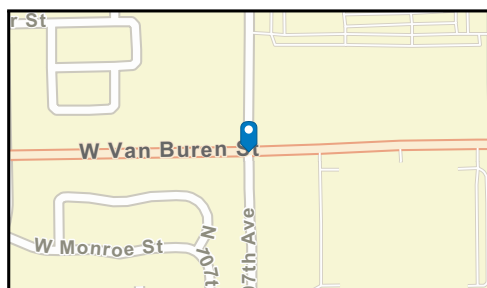
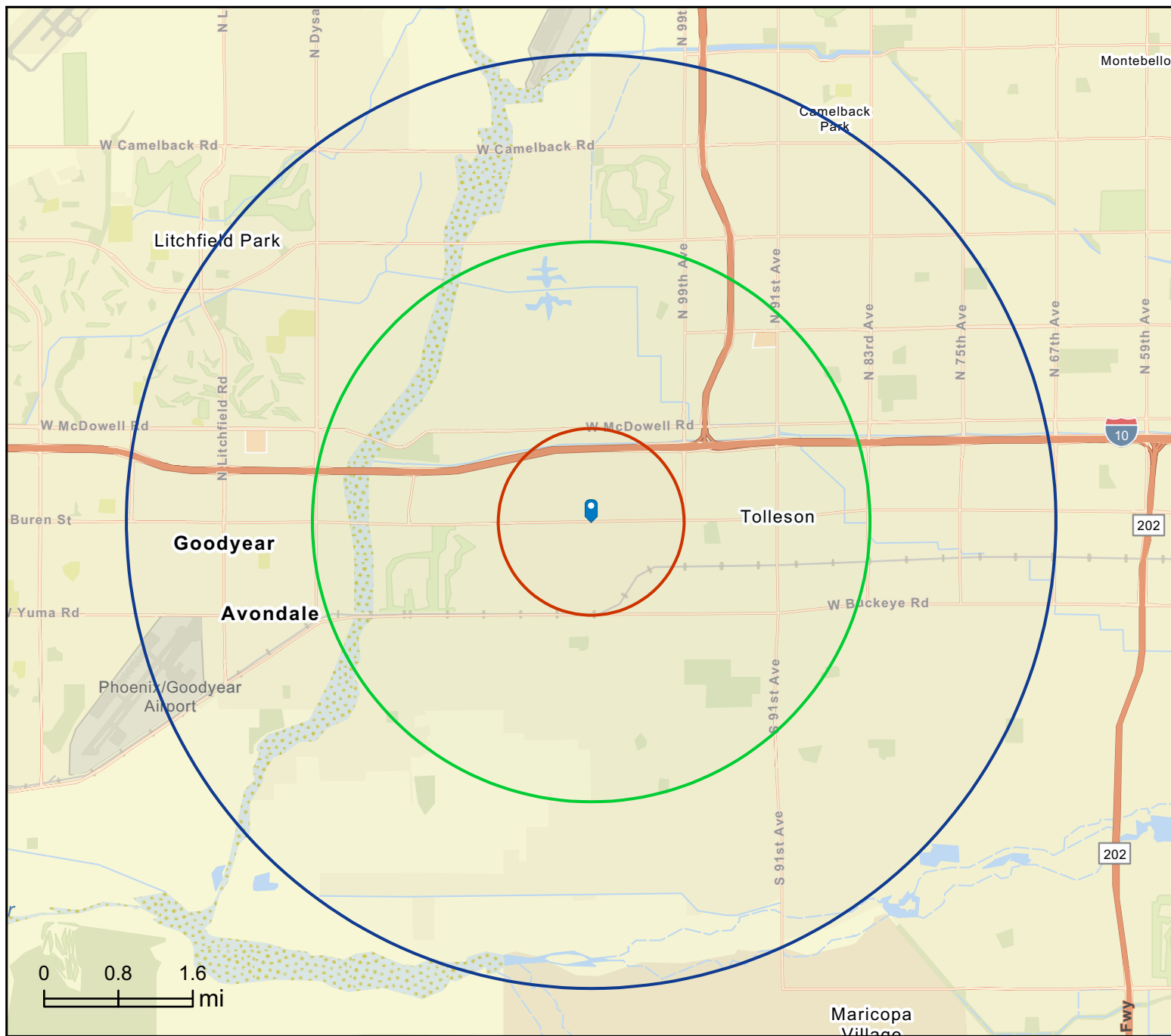
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## Site Map

Van Buren Street & 107th Avenue  
N 107th Ave & W Van Buren St, Avondale, Arizona, 85323  
Rings: 1, 3, 5 mile radii

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## Executive Summary

Van Buren Street & 107th Avenue  
N 107th Ave & W Van Buren St, Avondale, Arizona, 85323  
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Prepared by Nathan and Associates, Inc.

Latitude: 33.44993

Longitude: -112.28985

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,271	84,277	214,641
2020 Population	4,140	102,181	256,737
2024 Population	6,335	109,403	282,464
2029 Population	7,641	123,049	307,490
2010-2020 Annual Rate	2.38%	1.95%	1.81%
2020-2024 Annual Rate	10.53%	1.62%	2.27%
2024-2029 Annual Rate	3.82%	2.38%	1.71%
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
2024 Male Population	50.5%	49.7%	49.8%
2024 Female Population	49.5%	50.3%	50.2%
2024 Median Age	28.5	31.0	31.3

In the identified area, the current year population is 282,464. In 2020, the Census count in the area was 256,737. The rate of change since 2020 was 2.27% annually. The five-year projection for the population in the area is 307,490 representing a change of 1.71% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

### Median Age

The median age in this area is 31.3, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	31.6%	31.8%	32.2%
2024 Black Alone	16.2%	10.8%	9.5%
2024 American Indian/Alaska Native Alone	2.0%	2.2%	2.3%
2024 Asian Alone	4.9%	3.7%	3.4%
2024 Pacific Islander Alone	0.6%	0.4%	0.4%
2024 Other Race	26.8%	29.2%	30.5%
2024 Two or More Races	17.9%	21.9%	21.8%
2024 Hispanic Origin (Any Race)	55.0%	62.3%	63.3%

Persons of Hispanic origin represent 63.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.4 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	93	75	74
2010 Households	1,008	25,216	63,339
2020 Households	1,203	29,722	75,090
2024 Households	1,927	31,974	83,520
2029 Households	2,403	37,080	93,387
2010-2020 Annual Rate	1.78%	1.66%	1.72%
2020-2024 Annual Rate	11.72%	1.73%	2.54%
2024-2029 Annual Rate	4.51%	3.01%	2.26%
2024 Average Household Size	3.28	3.42	3.37

The household count in this area has changed from 75,090 in 2020 to 83,520 in the current year, a change of 2.54% annually. The five-year projection of households is 93,387, a change of 2.26% annually from the current year total. Average household size is currently 3.37, compared to 3.41 in the year 2020. The number of families in the current year is 65,173 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 14, 2025



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	31.4%	28.2%	29.3%
<b>Median Household Income</b>			
2024 Median Household Income	\$85,923	\$86,913	\$81,603
2029 Median Household Income	\$101,888	\$101,427	\$96,387
2024-2029 Annual Rate	3.47%	3.14%	3.39%
<b>Average Household Income</b>			
2024 Average Household Income	\$122,489	\$104,672	\$101,516
2029 Average Household Income	\$142,447	\$122,961	\$121,035
2024-2029 Annual Rate	3.07%	3.27%	3.58%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$37,006	\$30,556	\$30,083
2029 Per Capita Income	\$44,533	\$37,020	\$36,857
2024-2029 Annual Rate	3.77%	3.91%	4.15%
<b>GINI Index</b>			
2024 Gini Index	37.8	33.8	35.1
<b>Households by Income</b>			

Current median household income is \$81,603 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$96,387 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$101,516 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$121,035 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$30,083 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$36,857 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	83	92	88
2010 Total Housing Units	1,200	28,521	72,915
2010 Owner Occupied Housing Units	550	15,846	39,067
2010 Renter Occupied Housing Units	457	9,370	24,272
2010 Vacant Housing Units	192	3,305	9,576
2020 Total Housing Units	1,340	31,210	79,410
2020 Owner Occupied Housing Units	669	18,750	45,692
2020 Renter Occupied Housing Units	534	10,972	29,398
2020 Vacant Housing Units	128	1,483	4,258
2024 Total Housing Units	2,257	33,852	88,343
2024 Owner Occupied Housing Units	1,357	21,175	53,902
2024 Renter Occupied Housing Units	570	10,799	29,618
2024 Vacant Housing Units	330	1,878	4,823
2029 Total Housing Units	2,731	39,033	98,351
2029 Owner Occupied Housing Units	1,394	23,041	58,170
2029 Renter Occupied Housing Units	1,009	14,038	35,218
2029 Vacant Housing Units	328	1,953	4,964
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	49.9	44.8	42.6

Currently, 61.0% of the 88,343 housing units in the area are owner occupied; 33.5%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 79,410 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 2.54%. Median home value in the area is \$382,380, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.96% annually to \$487,170.

**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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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## Market Profile

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<b>Population Summary</b>			
2010 Total Population	3,271	84,277	214,641
2020 Total Population	4,140	102,181	256,737
2020 Group Quarters	11	106	648
2024 Total Population	6,335	109,403	282,464
2024 Group Quarters	18	111	674
2029 Total Population	7,641	123,049	307,490
2024-2029 Annual Rate	3.82%	2.38%	1.71%
2024 Total Daytime Population	8,656	90,767	234,121
Workers	5,292	36,602	89,967
Residents	3,364	54,165	144,154
<b>Household Summary</b>			
2010 Households	1,008	25,216	63,339
2010 Average Household Size	3.25	3.34	3.38
2020 Total Households	1,203	29,722	75,090
2020 Average Household Size	3.43	3.43	3.41
2024 Households	1,927	31,974	83,520
2024 Average Household Size	3.28	3.42	3.37
2029 Households	2,403	37,080	93,387
2029 Average Household Size	3.17	3.32	3.29
2024-2029 Annual Rate	4.51%	3.01%	2.26%
2010 Families	731	19,790	49,581
2010 Average Family Size	3.71	3.70	3.76
2024 Families	1,503	25,402	65,173
2024 Average Family Size	3.60	3.70	3.71
2029 Families	1,877	29,291	71,973
2029 Average Family Size	3.47	3.59	3.62
2024-2029 Annual Rate	4.54%	2.89%	2.00%
<b>Housing Unit Summary</b>			
2000 Housing Units	16	10,213	35,964
Owner Occupied Housing Units	31.2%	78.9%	73.6%
Renter Occupied Housing Units	62.5%	14.5%	21.1%
Vacant Housing Units	6.2%	6.6%	5.2%
2010 Housing Units	1,200	28,521	72,915
Owner Occupied Housing Units	45.8%	55.6%	53.6%
Renter Occupied Housing Units	38.1%	32.9%	33.3%
Vacant Housing Units	16.0%	11.6%	13.1%
2020 Housing Units	1,340	31,210	79,410
Owner Occupied Housing Units	49.9%	60.1%	57.5%
Renter Occupied Housing Units	39.9%	35.2%	37.0%
Vacant Housing Units	9.6%	4.8%	5.4%
2024 Housing Units	2,257	33,852	88,343
Owner Occupied Housing Units	60.1%	62.6%	61.0%
Renter Occupied Housing Units	25.3%	31.9%	33.5%
Vacant Housing Units	14.6%	5.5%	5.5%
2029 Housing Units	2,731	39,033	98,351
Owner Occupied Housing Units	51.0%	59.0%	59.1%
Renter Occupied Housing Units	36.9%	36.0%	35.8%
Vacant Housing Units	12.0%	5.0%	5.0%

**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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 14, 2025



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<b>2024 Households by Income</b>			
Household Income Base	1,927	31,968	83,512
<\$15,000	6.2%	5.4%	5.4%
\$15,000 - \$24,999	3.8%	2.9%	3.4%
\$25,000 - \$34,999	4.8%	4.9%	5.8%
\$35,000 - \$49,999	7.3%	8.7%	10.2%
\$50,000 - \$74,999	20.9%	18.7%	19.5%
\$75,000 - \$99,999	13.9%	16.9%	17.3%
\$100,000 - \$149,999	14.4%	24.2%	21.2%
\$150,000 - \$199,999	13.9%	11.1%	10.1%
\$200,000+	14.9%	7.1%	7.2%
Average Household Income	\$122,489	\$104,672	\$101,516
<b>2029 Households by Income</b>			
Household Income Base	2,403	37,080	93,386
<\$15,000	3.7%	3.9%	3.7%
\$15,000 - \$24,999	2.2%	1.8%	2.0%
\$25,000 - \$34,999	2.7%	3.4%	3.9%
\$35,000 - \$49,999	4.6%	6.8%	7.7%
\$50,000 - \$74,999	19.3%	16.6%	17.3%
\$75,000 - \$99,999	16.6%	16.2%	17.3%
\$100,000 - \$149,999	16.6%	26.5%	24.2%
\$150,000 - \$199,999	17.3%	15.5%	14.4%
\$200,000+	17.1%	9.3%	9.4%
Average Household Income	\$142,447	\$122,961	\$121,035
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	1,357	21,172	53,898
<\$50,000	1.4%	3.6%	3.7%
\$50,000 - \$99,999	0.6%	0.8%	1.3%
\$100,000 - \$149,999	0.7%	0.8%	2.1%
\$150,000 - \$199,999	2.9%	3.1%	5.4%
\$200,000 - \$249,999	10.7%	7.0%	9.0%
\$250,000 - \$299,999	6.0%	9.1%	7.9%
\$300,000 - \$399,999	19.4%	28.0%	25.0%
\$400,000 - \$499,999	27.8%	26.1%	23.1%
\$500,000 - \$749,999	22.0%	15.6%	16.3%
\$750,000 - \$999,999	5.4%	2.7%	3.5%
\$1,000,000 - \$1,499,999	1.8%	1.2%	1.0%
\$1,500,000 - \$1,999,999	0.7%	0.8%	0.6%
\$2,000,000 +	0.9%	1.3%	0.9%
Average Home Value	\$477,892	\$442,338	\$425,076
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	1,394	23,038	58,166
<\$50,000	0.0%	1.3%	0.8%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.0%	0.1%	0.3%
\$200,000 - \$249,999	0.0%	0.7%	1.1%
\$250,000 - \$299,999	0.4%	2.1%	1.8%
\$300,000 - \$399,999	7.2%	17.9%	19.2%
\$400,000 - \$499,999	28.6%	32.6%	30.5%
\$500,000 - \$749,999	42.5%	30.7%	30.8%
\$750,000 - \$999,999	13.7%	7.3%	8.4%
\$1,000,000 - \$1,499,999	4.4%	2.8%	2.8%
\$1,500,000 - \$1,999,999	1.4%	2.0%	1.9%
\$2,000,000 +	1.8%	2.5%	2.1%
Average Home Value	\$661,263	\$597,924	\$595,267

**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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 14, 2025



## Market Profile

Van Buren Street & 107th Avenue  
 N 107th Ave & W Van Buren St, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.44993

Longitude: -112.28985

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2024	\$85,923	\$86,913	\$81,603
2029	\$101,888	\$101,427	\$96,387
<b>Median Home Value</b>			
2024	\$430,371	\$391,475	\$382,380
2029	\$581,503	\$485,297	\$487,170
<b>Per Capita Income</b>			
2024	\$37,006	\$30,556	\$30,083
2029	\$44,533	\$37,020	\$36,857
<b>Median Age</b>			
2010	25.8	27.5	27.5
2020	28.3	29.9	29.9
2024	28.5	31.0	31.3
2029	28.7	32.2	32.5
<b>2020 Population by Age</b>			
Total	4,140	102,181	256,737
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%	5.1%	5.3%
75 - 84	1.2%	2.1%	2.1%
85 +	0.1%	0.5%	0.6%
18 +	67.9%	69.3%	69.2%
<b>2024 Population by Age</b>			
Total	6,337	109,404	282,462
0 - 4	8.3%	7.7%	7.5%
5 - 9	9.1%	7.7%	7.5%
10 - 14	8.5%	8.1%	8.2%
15 - 24	17.8%	16.5%	16.6%
25 - 34	17.8%	16.7%	16.2%
35 - 44	14.8%	14.1%	13.8%
45 - 54	11.0%	11.7%	11.9%
55 - 64	7.0%	9.0%	9.2%
65 - 74	4.2%	5.5%	5.8%
75 - 84	1.4%	2.4%	2.5%
85 +	0.2%	0.6%	0.7%
18 +	69.1%	71.4%	71.7%
<b>2029 Population by Age</b>			
Total	7,642	123,051	307,492
0 - 4	8.2%	7.6%	7.5%
5 - 9	8.6%	7.3%	7.1%
10 - 14	8.0%	7.1%	7.0%
15 - 24	17.4%	15.0%	15.2%
25 - 34	18.9%	17.5%	17.2%
35 - 44	14.6%	14.6%	14.4%
45 - 54	11.2%	11.4%	11.5%
55 - 64	6.4%	9.2%	9.4%
65 - 74	4.8%	6.5%	6.7%
75 - 84	1.6%	3.1%	3.2%
85 +	0.2%	0.8%	0.8%
18 +	70.5%	73.7%	74.0%

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 14, 2025



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	1 mile	3 miles	5 miles
<b>2020 Population by Sex</b>			
Males	2,057	50,026	125,993
Females	2,083	52,155	130,744
<b>2024 Population by Sex</b>			
Males	3,197	54,355	140,598
Females	3,138	55,048	141,866
<b>2029 Population by Sex</b>			
Males	3,847	60,855	152,172
Females	3,794	62,194	155,318
<b>2020 Population by Race/Ethnicity</b>			
Total	3,270	84,277	214,641
White Alone	48.2%	56.2%	55.6%
Black Alone	13.5%	9.9%	8.4%
American Indian Alone	2.4%	1.6%	1.7%
Asian Alone	5.7%	3.3%	3.0%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	25.8%	24.1%	26.8%
Two or More Races	4.1%	4.5%	4.4%
Hispanic Origin	51.7%	55.1%	58.0%
Diversity Index	83.9	80.4	80.0
<b>2020 Population by Race/Ethnicity</b>			
Total	4,140	102,181	256,737
White Alone	33.9%	33.7%	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%	29.7%
Two or More Races	17.2%	21.6%	21.4%
Hispanic Origin	53.7%	60.7%	62.3%
Diversity Index	88.1	86.8	86.3
<b>2024 Population by Race/Ethnicity</b>			
Total	6,336	109,403	282,463
White Alone	31.6%	31.8%	32.2%
Black Alone	16.2%	10.8%	9.5%
American Indian Alone	2.0%	2.2%	2.3%
Asian Alone	4.9%	3.7%	3.4%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	26.8%	29.2%	30.5%
Two or More Races	17.9%	21.9%	21.8%
Hispanic Origin	55.0%	62.3%	63.3%
Diversity Index	88.2	86.8	86.4
<b>2029 Population by Race/Ethnicity</b>			
Total	7,642	123,050	307,489
White Alone	30.0%	30.4%	30.9%
Black Alone	16.6%	10.5%	9.3%
American Indian Alone	1.9%	2.1%	2.3%
Asian Alone	5.2%	3.8%	3.6%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	28.2%	30.2%	31.2%
Two or More Races	17.5%	22.7%	22.4%
Hispanic Origin	56.0%	63.8%	64.5%
Diversity Index	88.3	86.7	86.3

**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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 14, 2025



## Market Profile

Van Buren Street & 107th Avenue  
 N 107th Ave & W Van Buren St, Avondale, Arizona, 85323  
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	1 mile	3 miles	5 miles
<b>2020 Population by Relationship and Household Type</b>			
Total	4,140	102,181	256,737
In Households	99.7%	99.9%	99.7%
Householder	29.0%	29.0%	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%	34.2%	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%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	3,571	65,514	169,974
Less than 9th Grade	4.9%	7.4%	8.3%
9th - 12th Grade, No Diploma	7.3%	7.6%	8.5%
High School Graduate	18.4%	25.9%	26.8%
GED/Alternative Credential	5.1%	5.5%	5.1%
Some College, No Degree	17.1%	21.9%	20.1%
Associate Degree	15.1%	11.1%	11.3%
Bachelor's Degree	22.9%	14.1%	13.4%
Graduate/Professional Degree	9.0%	6.5%	6.4%
<b>2024 Population 15+ by Marital Status</b>			
Total	4,700	83,580	216,826
Never Married	37.8%	40.3%	40.5%
Married	54.9%	48.0%	47.1%
Widowed	1.3%	3.0%	3.3%
Divorced	6.0%	8.7%	9.1%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	3,072	58,177	145,997
Population 16+ Employed	97.0%	96.2%	95.9%
Population 16+ Unemployment rate	2.9%	3.8%	4.1%
Population 16-24 Employed	20.2%	17.4%	17.2%
Population 16-24 Unemployment rate	5.5%	7.3%	8.5%
Population 25-54 Employed	69.6%	67.5%	67.8%
Population 25-54 Unemployment rate	2.6%	3.2%	3.2%
Population 55-64 Employed	9.5%	11.9%	11.7%
Population 55-64 Unemployment rate	0.0%	2.6%	2.7%
Population 65+ Employed	0.7%	3.3%	3.3%
Population 65+ Unemployment rate	0.0%	2.1%	4.3%

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2024 Employed Population 16+ by Industry</b>			
Total	2,981	55,951	139,993
Agriculture/Mining	0.1%	0.6%	0.7%
Construction	11.8%	10.1%	10.6%
Manufacturing	3.9%	6.7%	7.5%
Wholesale Trade	1.2%	1.8%	1.6%
Retail Trade	15.9%	14.2%	13.4%
Transportation/Utilities	10.0%	10.7%	10.5%
Information	0.5%	1.0%	1.0%
Finance/Insurance/Real Estate	12.5%	9.4%	8.4%
Services	35.1%	40.2%	41.6%
Public Administration	9.1%	5.2%	4.8%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	2,983	55,950	139,991
White Collar	59.4%	54.4%	53.1%
Management/Business/Financial	17.7%	14.3%	14.1%
Professional	17.1%	15.5%	16.0%
Sales	8.4%	8.0%	8.6%
Administrative Support	16.2%	16.7%	14.3%
Services	12.8%	17.2%	17.7%
Blue Collar	27.8%	28.4%	29.2%
Farming/Forestry/Fishing	0.0%	0.2%	0.3%
Construction/Extraction	7.7%	6.7%	7.8%
Installation/Maintenance/Repair	3.8%	3.4%	3.9%
Production	3.5%	4.5%	4.8%
Transportation/Material Moving	12.8%	13.5%	12.4%
<b>2020 Households by Type</b>			
Total	1,203	29,722	75,090
Married Couple Households	49.6%	50.3%	48.3%
With Own Children <18	28.8%	25.8%	24.7%
Without Own Children <18	20.9%	24.4%	23.6%
Cohabiting Couple Households	10.6%	9.7%	9.7%
With Own Children <18	5.0%	5.1%	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%	7.1%	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%	7.9%	8.0%
No Relatives Present	1.7%	1.0%	1.1%
<b>2020 Households by Size</b>			
Total	1,203	29,722	75,090
1 Person Household	13.5%	13.7%	14.8%
2 Person Household	21.0%	24.4%	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%	12.7%	12.4%
6 Person Household	7.7%	7.0%	6.8%
7 + Person Household	6.0%	5.6%	5.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2020 Households by Tenure and Mortgage Status</b>			
Total	1,203	29,722	75,090
Owner Occupied	55.6%	63.1%	60.8%
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%	39.2%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	83	92	88
Percent of Income for Mortgage	31.4%	28.2%	29.3%
Wealth Index	93	75	74
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	1,340	31,210	79,410
Urban Housing Units	100.0%	99.7%	99.4%
Rural Housing Units	0.0%	0.3%	0.6%
<b>2020 Population By Urban/ Rural Status</b>			
Total	4,140	102,181	256,737
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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>Top 3 Tapestry Segments</b>			
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)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$5,283,020	\$74,812,212	\$190,087,196
Average Spent	\$2,741.58	\$2,339.78	\$2,275.95
Spending Potential Index	115	98	96
Education: Total \$	\$3,374,949	\$45,301,359	\$114,175,349
Average Spent	\$1,751.40	\$1,416.82	\$1,367.04
Spending Potential Index	101	82	79
Entertainment/Recreation: Total \$	\$8,394,897	\$119,617,434	\$302,681,973
Average Spent	\$4,356.46	\$3,741.08	\$3,624.07
Spending Potential Index	106	91	89
Food at Home: Total \$	\$15,658,441	\$216,534,537	\$551,591,846
Average Spent	\$8,125.81	\$6,772.21	\$6,604.31
Spending Potential Index	111	93	90
Food Away from Home: Total \$	\$8,738,801	\$124,857,375	\$318,210,769
Average Spent	\$4,534.93	\$3,904.97	\$3,809.99
Spending Potential Index	117	100	98
Health Care: Total \$	\$15,222,073	\$222,144,094	\$563,116,093
Average Spent	\$7,899.36	\$6,947.65	\$6,742.29
Spending Potential Index	103	90	88
HH Furnishings & Equipment: Total \$	\$6,631,118	\$95,724,990	\$242,171,026
Average Spent	\$3,441.16	\$2,993.84	\$2,899.56
Spending Potential Index	109	95	92
Personal Care Products & Services: Total \$	\$2,134,286	\$29,697,039	\$75,688,691
Average Spent	\$1,107.57	\$928.79	\$906.23
Spending Potential Index	111	93	91
Shelter: Total \$	\$57,637,499	\$798,509,432	\$2,032,736,353
Average Spent	\$29,910.48	\$24,973.71	\$24,338.32
Spending Potential Index	112	94	91
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,950,743	\$106,526,166	\$268,659,966
Average Spent	\$3,607.03	\$3,331.65	\$3,216.71
Spending Potential Index	103	95	92
Travel: Total \$	\$6,229,281	\$87,438,921	\$220,139,571
Average Spent	\$3,232.63	\$2,734.69	\$2,635.77
Spending Potential Index	107	90	87
Vehicle Maintenance & Repairs: Total \$	\$3,164,986	\$45,467,126	\$115,488,027
Average Spent	\$1,642.44	\$1,422.00	\$1,382.76
Spending Potential Index	111	96	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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 14, 2025