



COMMERCIAL CORNER IN AVONDALE, ARIZONA

107TH AVENUE AND VAN BUREN STREET



ARIZONA
101

10

107TH AVENUE

SUBJECT
SITE

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

±12.50 Net Acres (±544,500 SF)

ASSESSOR PARCEL NUMBERS

102-56-005V and 005W

PRICE

Minimum Suggested Offering Price: \$12/SF or \$6,534,000

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.

ZONING

PAD | City of Avondale

[Please click to view:](#)

PAD Zoning Stipulations

Roosevelt Park PAD

Roosevelt Park Development Plan

PROPERTY TAXES

2021 Assessment: \$1,529.44



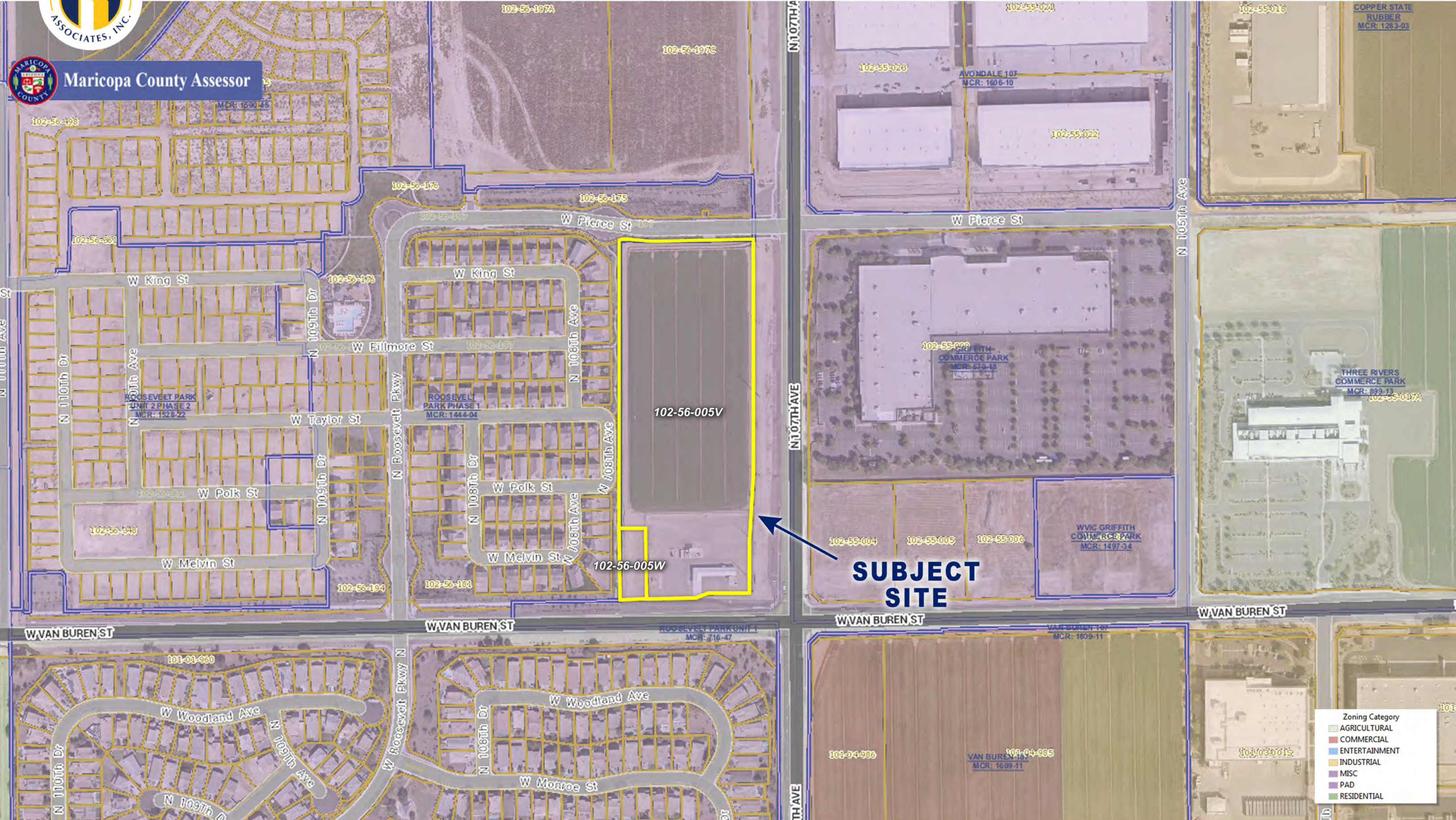


107TH AVENUE AND VAN BUREN STREET / SOUTHWEST VALLEY SUBMARKET



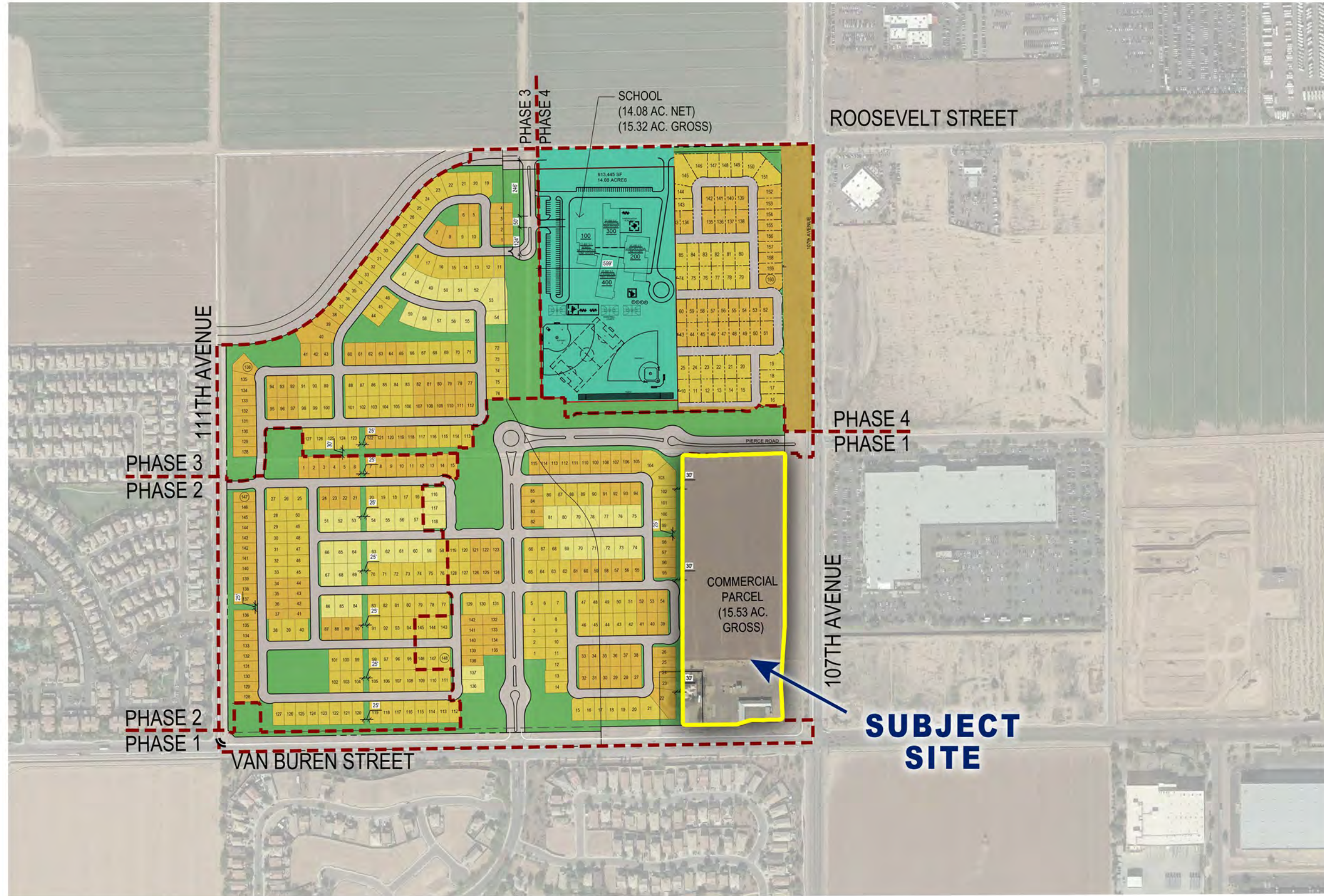


Maricopa County Assessor



SUBJECT SITE

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



ROOSEVELT PARK
 Conceptual School Parcel Option 1D

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

ABLASTUDIO.COM



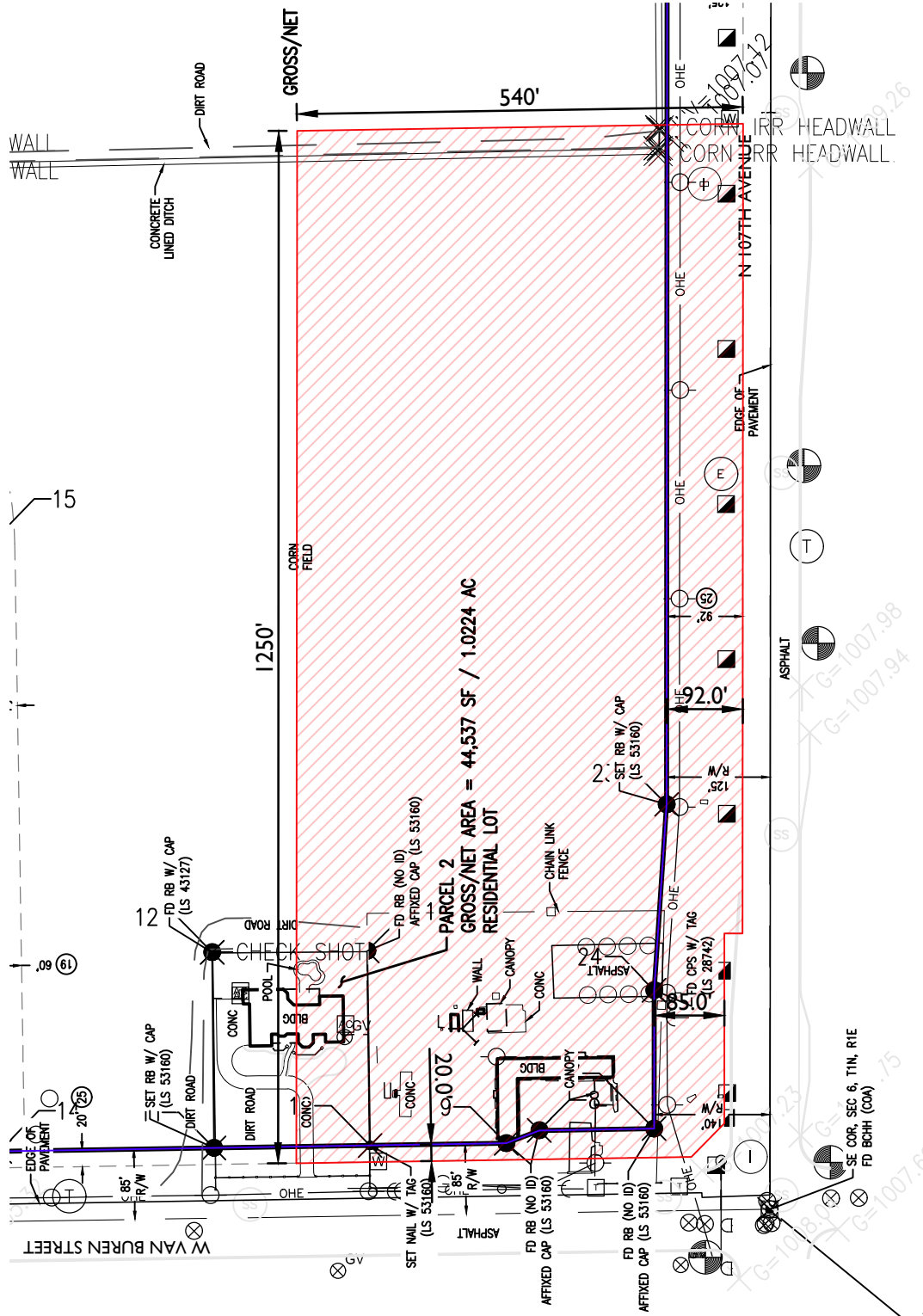
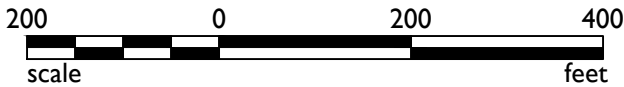
16-133

ROOSEVELT

COMMERCIAL CORNER EXHIBIT



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

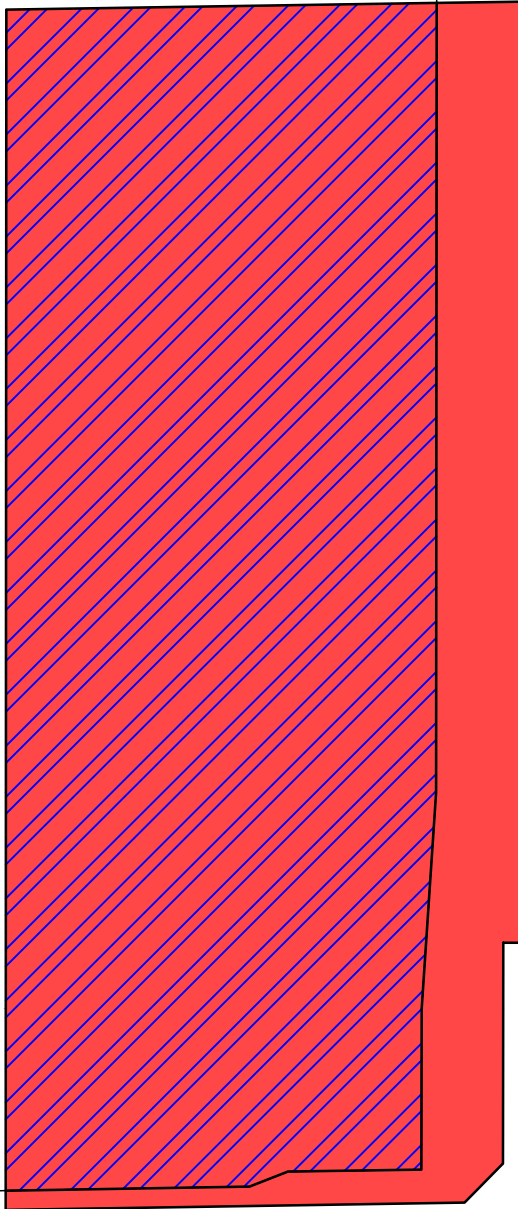




12.50 NET ACRES PER ALTA SURVEY DONE BY EPS GROUP



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

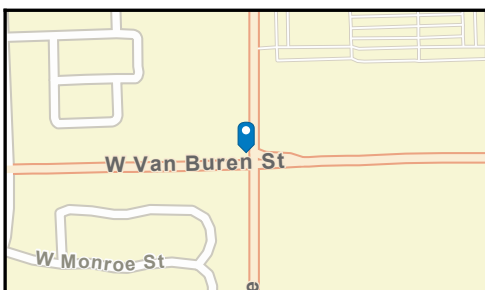
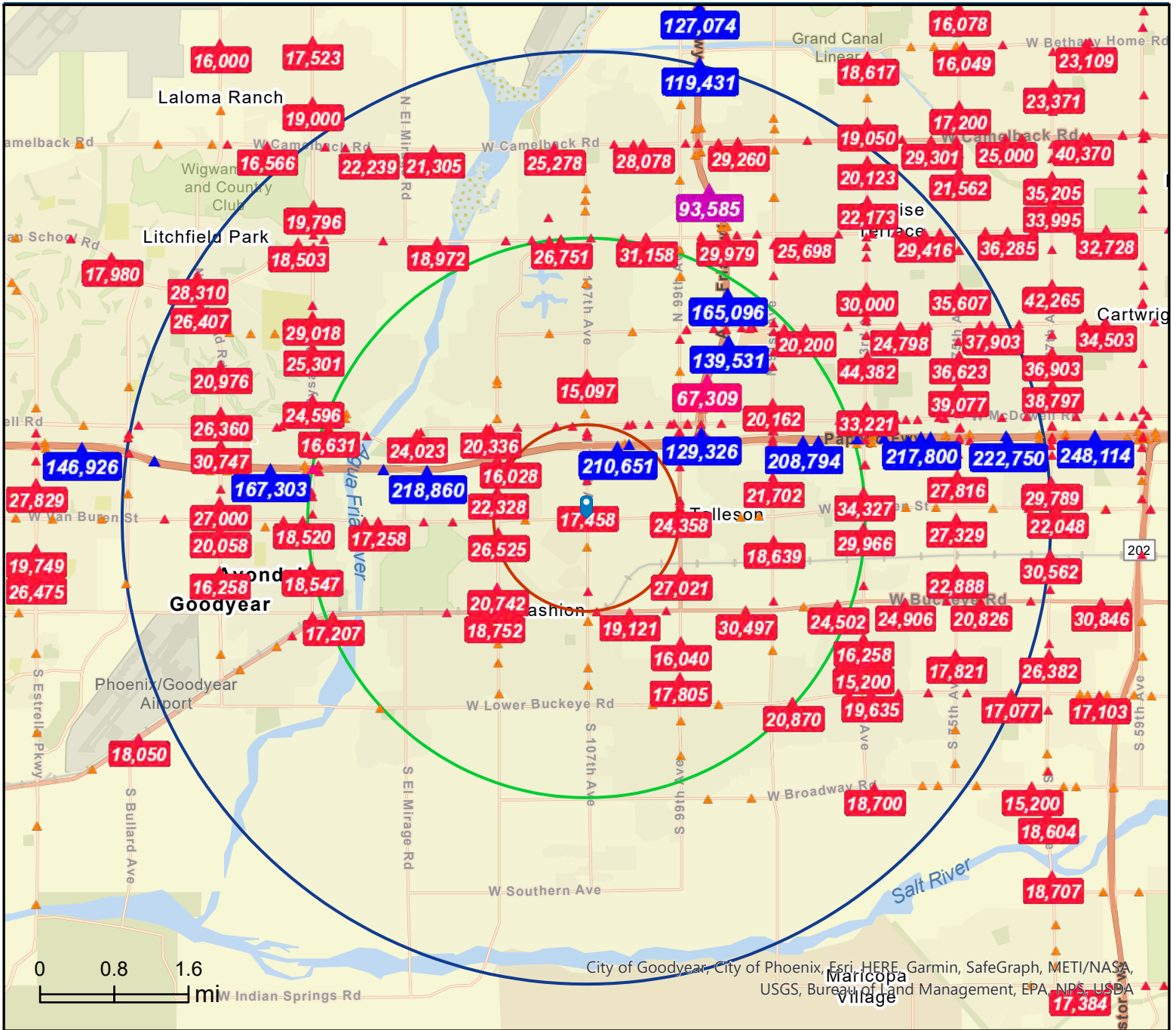
EXHIBIT



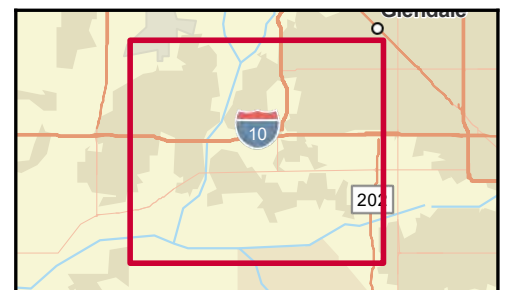
HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

320-364 N 107th Ave
 320-364 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.45012
 Longitude: -112.28994



- 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: ©2021 Kalibrate Technologies (Q4 2021).



Traffic Count Profile

320-364 N 107th Ave
320-364 N 107th Ave, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

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Latitude: 33.45012
Longitude: -112.28994

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.17	N 107th Ave	W Van Buren St (0.19 miles S)	2014	12,047
0.17	North 107th Avenue	W Van Buren St (0.19 miles S)	2018	17,458
0.30	W Van Buren St	104th Ave (0.04 miles E)	2014	9,373
0.31	S 107th Ave	Roosevelt Pkwy S (0.05 miles N)	2014	8,152
0.41	North 107th Avenue	Roosevelt St (0.09 miles N)	2018	17,920
0.54	N 107th Ave	Roosevelt St (0.05 miles S)	2014	16,005
0.54	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
0.74	I- 10	N 107th Ave (0.1 miles E)	2018	6,136
0.75	Frontage Rd	N 107th Ave (0.14 miles W)	2018	4,107
0.78		N 107th Ave (0.20999999 miles W)	2018	5,745
0.79	S 107th Ave	W Tonto Ln (0.16 miles S)	2015	18,518
0.81		N 107th Ave (0.1 miles E)	2018	6,843
0.82	Frontage Rd	N 107th Ave (0.16 miles W)	2018	3,081
0.84	Papago Freeway	104th Ave (0.05 miles SE)	2018	210,651
0.88	North 107th Avenue	Frontage Rd (0.07 miles S)	2018	19,579
0.89	North 107th Avenue	Frontage Rd (0.0 miles)	2019	19,888
0.90		N 107th Ave (0.40000001 miles W)	2018	9,259
0.91	I- 10	N 107th Ave (0.44999999 miles W)	2016	185,186
0.92	N 107th Ave	W McDowell Rd (0.07 miles N)	2015	17,800
0.93	Frontage Rd	N 99th Ave (0.46000001 miles E)	2010	6,694
0.93	Coldwater Springs Boulevard	N 115th Ave (0.07 miles W)	2018	1,393
0.96	North Avondale Boulevard	W Van Buren St (0.11 miles N)	2018	26,525
1.00	N 115th Ave	W Roosevelt St (0.2 miles N)	2015	33,937
1.00	West McDowell Road	N 108th Ave (0.07 miles NE)	2018	17,341
1.00	North Avondale Boulevard	W Roosevelt St (0.16 miles N)	2018	22,328
1.01	N 99th Ave	W Van Buren St (0.1 miles S)	2015	26,200
1.01	North 99th Avenue	W Van Buren St (0.1 miles S)	2018	24,358

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2021 Kalibrate Technologies (Q4 2021).

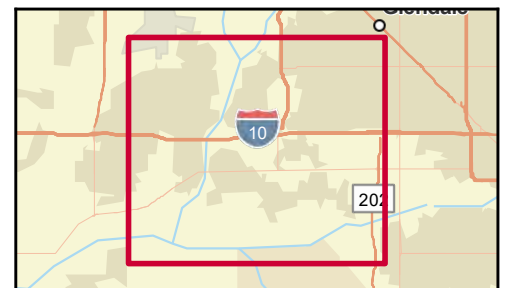
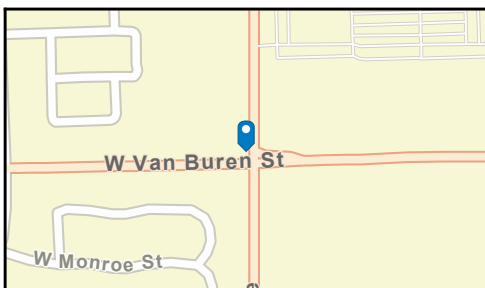
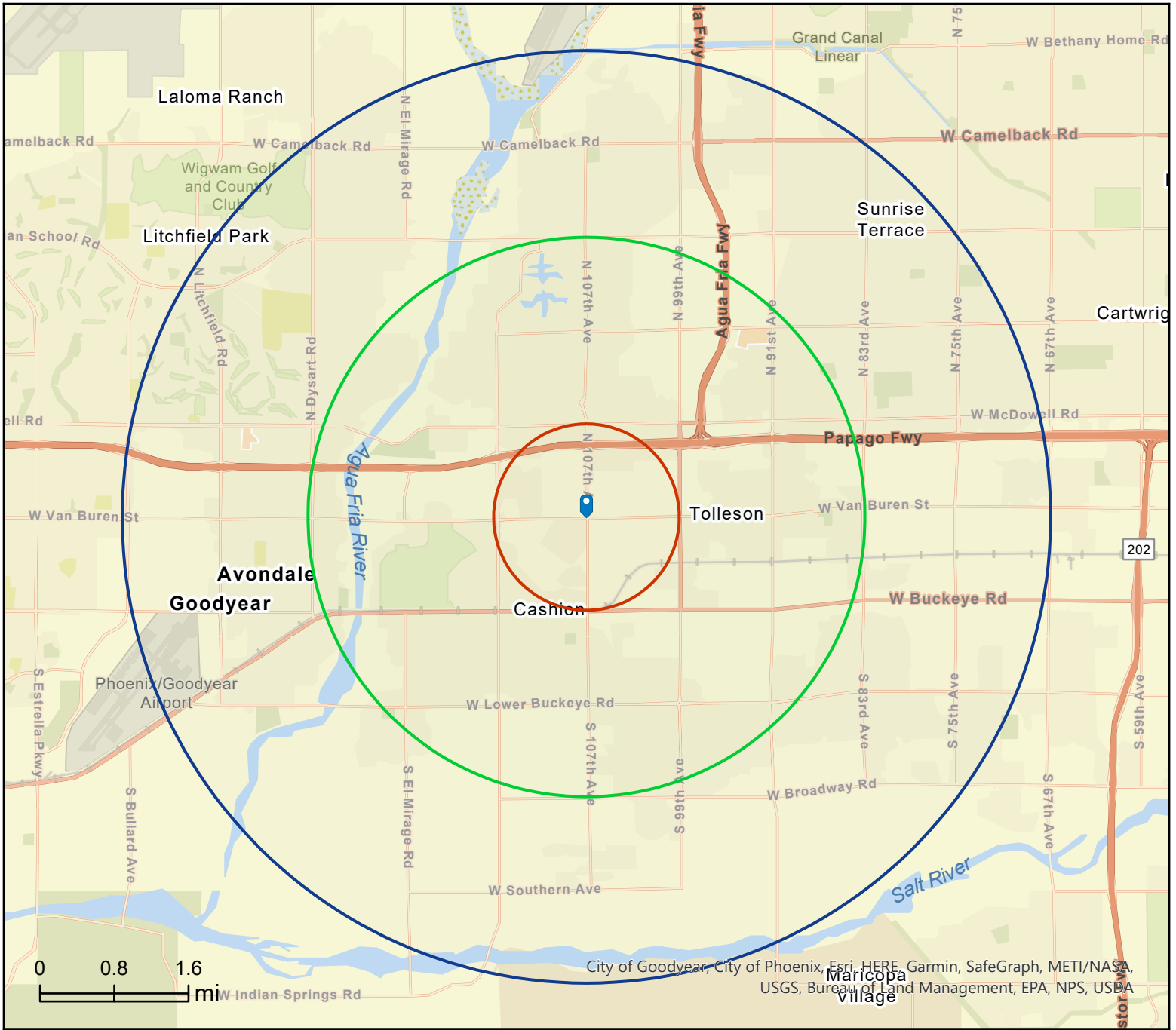


Site Map

320-364 N 107th Ave
320-364 N 107th Ave, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

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Latitude: 33.45012
Longitude: -112.28994



December 17, 2021



Executive Summary

320-364 N 107th Ave
 320-364 N 107th Ave, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45012
 Longitude: -112.28994

	1 mile	3 miles	5 miles
Population			
2000 Population	51	32,084	114,467
2010 Population	3,230	84,037	213,430
2021 Population	3,737	97,306	249,338
2026 Population	4,805	106,247	272,019
2000-2010 Annual Rate	51.41%	10.11%	6.43%
2010-2021 Annual Rate	1.30%	1.31%	1.39%
2021-2026 Annual Rate	5.16%	1.77%	1.76%
2021 Male Population	50.9%	49.3%	49.4%
2021 Female Population	49.1%	50.7%	50.6%
2021 Median Age	28.8	30.4	29.9

In the identified area, the current year population is 249,338. In 2010, the Census count in the area was 213,430. The rate of change since 2010 was 1.39% annually. The five-year projection for the population in the area is 272,019 representing a change of 1.76% annually from 2021 to 2026. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 28.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	43.2%	51.2%	50.8%
2021 Black Alone	16.1%	11.6%	10.0%
2021 American Indian/Alaska Native Alone	2.4%	1.8%	1.8%
2021 Asian Alone	6.0%	3.9%	3.6%
2021 Pacific Islander Alone	0.4%	0.4%	0.3%
2021 Other Race	27.3%	26.1%	28.8%
2021 Two or More Races	4.6%	5.0%	4.8%
2021 Hispanic Origin (Any Race)	53.8%	58.0%	61.1%

Persons of Hispanic origin represent 61.1% of the population in the identified area compared to 18.9% 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 85.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	53	62	63
2000 Households	14	9,616	33,958
2010 Households	1,008	25,138	62,895
2021 Total Households	1,178	29,000	73,072
2026 Total Households	1,520	31,556	79,389
2000-2010 Annual Rate	53.37%	10.09%	6.36%
2010-2021 Annual Rate	1.39%	1.28%	1.34%
2021-2026 Annual Rate	5.23%	1.70%	1.67%
2021 Average Household Size	3.17	3.35	3.41

The household count in this area has changed from 62,895 in 2010 to 73,072 in the current year, a change of 1.34% annually. The five-year projection of households is 79,389, a change of 1.67% annually from the current year total. Average household size is currently 3.41, compared to 3.39 in the year 2010. The number of families in the current year is 56,503 in the specified area.

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	17.4%	16.2%	16.6%
Median Household Income			
2021 Median Household Income	\$61,388	\$68,142	\$62,989
2026 Median Household Income	\$62,399	\$76,191	\$70,639
2021-2026 Annual Rate	0.33%	2.26%	2.32%
Average Household Income			
2021 Average Household Income	\$74,720	\$78,786	\$76,854
2026 Average Household Income	\$81,221	\$89,031	\$87,614
2021-2026 Annual Rate	1.68%	2.48%	2.66%
Per Capita Income			
2021 Per Capita Income	\$23,345	\$23,438	\$22,589
2026 Per Capita Income	\$25,483	\$26,391	\$25,647
2021-2026 Annual Rate	1.77%	2.40%	2.57%

Households by Income

Current median household income is \$62,989 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$70,639 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$76,854 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$87,614 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$22,589 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,647 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	134	150	146
2000 Total Housing Units	16	10,298	35,833
2000 Owner Occupied Housing Units	6	8,128	26,317
2000 Renter Occupied Housing Units	7	1,488	7,641
2000 Vacant Housing Units	3	682	1,875
2010 Total Housing Units	1,194	28,425	72,405
2010 Owner Occupied Housing Units	555	15,819	38,811
2010 Renter Occupied Housing Units	453	9,319	24,084
2010 Vacant Housing Units	186	3,287	9,510
2021 Total Housing Units	1,323	31,547	81,113
2021 Owner Occupied Housing Units	641	18,635	45,866
2021 Renter Occupied Housing Units	537	10,365	27,207
2021 Vacant Housing Units	145	2,547	8,041
2026 Total Housing Units	1,650	34,140	87,699
2026 Owner Occupied Housing Units	979	20,814	50,652
2026 Renter Occupied Housing Units	541	10,741	28,737
2026 Vacant Housing Units	130	2,584	8,310

Currently, 56.5% of the 81,113 housing units in the area are owner occupied; 33.5%, renter occupied; and 9.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 72,405 housing units in the area - 53.6% owner occupied, 33.3% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 5.18%. Median home value in the area is \$249,430, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.83% annually to \$286,844.

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Market Profile

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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	51	32,084	114,467
2010 Total Population	3,230	84,037	213,430
2021 Total Population	3,737	97,306	249,338
2021 Group Quarters	0	60	462
2026 Total Population	4,805	106,247	272,019
2021-2026 Annual Rate	5.16%	1.77%	1.76%
2021 Total Daytime Population	6,118	86,523	218,523
Workers	4,218	37,635	88,638
Residents	1,900	48,888	129,885
Household Summary			
2000 Households	14	9,616	33,958
2000 Average Household Size	3.64	3.33	3.36
2010 Households	1,008	25,138	62,895
2010 Average Household Size	3.20	3.34	3.39
2021 Households	1,178	29,000	73,072
2021 Average Household Size	3.17	3.35	3.41
2026 Households	1,520	31,556	79,389
2026 Average Household Size	3.16	3.37	3.42
2021-2026 Annual Rate	5.23%	1.70%	1.67%
2010 Families	731	19,722	49,258
2010 Average Family Size	3.66	3.70	3.76
2021 Families	842	22,541	56,503
2021 Average Family Size	3.64	3.72	3.80
2026 Families	1,085	24,522	61,389
2026 Average Family Size	3.63	3.73	3.81
2021-2026 Annual Rate	5.20%	1.70%	1.67%
Housing Unit Summary			
2000 Housing Units	16	10,298	35,833
Owner Occupied Housing Units	37.5%	78.9%	73.4%
Renter Occupied Housing Units	43.8%	14.4%	21.3%
Vacant Housing Units	18.8%	6.6%	5.2%
2010 Housing Units	1,194	28,425	72,405
Owner Occupied Housing Units	46.5%	55.7%	53.6%
Renter Occupied Housing Units	37.9%	32.8%	33.3%
Vacant Housing Units	15.6%	11.6%	13.1%
2021 Housing Units	1,323	31,547	81,113
Owner Occupied Housing Units	48.5%	59.1%	56.5%
Renter Occupied Housing Units	40.6%	32.9%	33.5%
Vacant Housing Units	11.0%	8.1%	9.9%
2026 Housing Units	1,650	34,140	87,699
Owner Occupied Housing Units	59.3%	61.0%	57.8%
Renter Occupied Housing Units	32.8%	31.5%	32.8%
Vacant Housing Units	7.9%	7.6%	9.5%
Median Household Income			
2021	\$61,388	\$68,142	\$62,989
2026	\$62,399	\$76,191	\$70,639
Median Home Value			
2021	\$254,671	\$262,727	\$249,430
2026	\$284,557	\$288,184	\$286,844
Per Capita Income			
2021	\$23,345	\$23,438	\$22,589
2026	\$25,483	\$26,391	\$25,647
Median Age			
2010	25.6	27.6	27.5
2021	28.8	30.4	29.9
2026	28.5	31.0	30.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Households by Income			
Household Income Base	1,178	29,000	73,072
<\$15,000	5.7%	5.8%	6.8%
\$15,000 - \$24,999	4.6%	4.8%	6.1%
\$25,000 - \$34,999	9.2%	7.9%	8.5%
\$35,000 - \$49,999	8.5%	13.4%	14.2%
\$50,000 - \$74,999	37.0%	22.8%	23.1%
\$75,000 - \$99,999	16.0%	18.9%	17.1%
\$100,000 - \$149,999	10.4%	18.5%	16.0%
\$150,000 - \$199,999	6.3%	5.6%	5.1%
\$200,000+	2.2%	2.5%	3.1%
Average Household Income	\$74,720	\$78,786	\$76,854
2026 Households by Income			
Household Income Base	1,520	31,556	79,389
<\$15,000	4.4%	4.3%	5.2%
\$15,000 - \$24,999	4.2%	3.7%	4.8%
\$25,000 - \$34,999	10.3%	6.3%	6.7%
\$35,000 - \$49,999	8.6%	12.5%	13.5%
\$50,000 - \$74,999	35.7%	21.8%	22.6%
\$75,000 - \$99,999	14.7%	19.4%	17.6%
\$100,000 - \$149,999	11.1%	21.4%	18.8%
\$150,000 - \$199,999	8.3%	7.5%	6.9%
\$200,000+	2.6%	3.0%	3.9%
Average Household Income	\$81,221	\$89,031	\$87,614
2021 Owner Occupied Housing Units by Value			
Total	641	18,635	45,858
<\$50,000	0.0%	2.4%	2.5%
\$50,000 - \$99,999	0.0%	0.8%	1.5%
\$100,000 - \$149,999	1.1%	2.4%	4.1%
\$150,000 - \$199,999	9.7%	8.4%	14.2%
\$200,000 - \$249,999	35.1%	27.9%	28.0%
\$250,000 - \$299,999	45.1%	32.2%	23.0%
\$300,000 - \$399,999	8.7%	21.4%	17.2%
\$400,000 - \$499,999	0.2%	2.0%	3.6%
\$500,000 - \$749,999	0.3%	0.9%	3.4%
\$750,000 - \$999,999	0.0%	1.0%	1.7%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%
\$2,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$254,089	\$278,660	\$283,276
2026 Owner Occupied Housing Units by Value			
Total	979	20,814	50,642
<\$50,000	0.0%	1.3%	0.8%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.6%
\$150,000 - \$199,999	0.7%	0.8%	3.7%
\$200,000 - \$249,999	18.9%	19.4%	24.7%
\$250,000 - \$299,999	43.8%	37.3%	27.4%
\$300,000 - \$399,999	21.6%	31.5%	25.4%
\$400,000 - \$499,999	6.0%	3.8%	6.3%
\$500,000 - \$749,999	6.1%	2.7%	6.4%
\$750,000 - \$999,999	1.2%	1.6%	2.8%
\$1,000,000 - \$1,499,999	1.4%	0.9%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.2%
\$2,000,000 +	0.0%	0.4%	0.7%
Average Home Value	\$334,417	\$331,817	\$351,765

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

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Latitude: 33.45012
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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,231	84,040	213,431
0 - 4	11.8%	9.7%	9.8%
5 - 9	9.4%	9.5%	9.7%
10 - 14	8.0%	9.2%	9.4%
15 - 24	19.4%	17.2%	17.0%
25 - 34	22.0%	16.9%	16.2%
35 - 44	14.6%	14.6%	14.5%
45 - 54	8.1%	11.1%	11.2%
55 - 64	4.7%	7.1%	7.2%
65 - 74	1.6%	3.2%	3.3%
75 - 84	0.4%	1.3%	1.4%
85 +	0.0%	0.3%	0.4%
18 +	66.3%	66.4%	65.7%
2021 Population by Age			
Total	3,739	97,305	249,338
0 - 4	10.3%	9.0%	9.1%
5 - 9	9.8%	8.7%	8.8%
10 - 14	8.7%	8.0%	8.1%
15 - 24	13.8%	14.1%	14.8%
25 - 34	20.9%	18.8%	18.1%
35 - 44	16.8%	14.7%	13.9%
45 - 54	9.9%	10.9%	10.9%
55 - 64	5.5%	8.3%	8.4%
65 - 74	3.2%	5.3%	5.3%
75 - 84	0.8%	1.8%	2.0%
85 +	0.2%	0.4%	0.5%
18 +	66.8%	70.0%	69.6%
2026 Population by Age			
Total	4,807	106,247	272,020
0 - 4	10.5%	9.2%	9.3%
5 - 9	9.8%	8.7%	8.9%
10 - 14	8.9%	8.3%	8.4%
15 - 24	14.7%	13.4%	14.0%
25 - 34	18.1%	18.2%	18.0%
35 - 44	17.9%	16.2%	15.3%
45 - 54	10.2%	10.3%	10.3%
55 - 64	5.3%	7.6%	7.8%
65 - 74	3.2%	5.2%	5.2%
75 - 84	1.2%	2.2%	2.4%
85 +	0.2%	0.5%	0.5%
18 +	66.1%	69.5%	69.1%
2010 Population by Sex			
Males	1,625	41,436	105,484
Females	1,605	42,601	107,946
2021 Population by Sex			
Males	1,903	47,964	123,208
Females	1,834	49,341	126,130
2026 Population by Sex			
Males	2,449	52,204	134,094
Females	2,356	54,043	137,925

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

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 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45012
 Longitude: -112.28994

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	3,230	84,036	213,430
White Alone	48.6%	56.3%	55.5%
Black Alone	13.8%	9.8%	8.4%
American Indian Alone	2.2%	1.6%	1.7%
Asian Alone	5.3%	3.3%	3.0%
Pacific Islander Alone	0.4%	0.3%	0.2%
Some Other Race Alone	25.4%	24.1%	26.9%
Two or More Races	4.2%	4.5%	4.4%
Hispanic Origin	51.3%	54.9%	58.1%
Diversity Index	87.0	83.4	83.8
2021 Population by Race/Ethnicity			
Total	3,738	97,306	249,338
White Alone	43.2%	51.2%	50.8%
Black Alone	16.1%	11.6%	10.0%
American Indian Alone	2.4%	1.8%	1.8%
Asian Alone	6.0%	3.9%	3.6%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	27.3%	26.1%	28.8%
Two or More Races	4.6%	5.0%	4.8%
Hispanic Origin	53.8%	58.0%	61.1%
Diversity Index	89.1	85.8	85.9
2026 Population by Race/Ethnicity			
Total	4,805	106,248	272,019
White Alone	40.9%	49.1%	48.9%
Black Alone	17.4%	12.5%	10.8%
American Indian Alone	2.5%	1.8%	1.8%
Asian Alone	6.3%	4.3%	4.0%
Pacific Islander Alone	0.5%	0.4%	0.3%
Some Other Race Alone	27.9%	26.7%	29.2%
Two or More Races	4.7%	5.2%	5.0%
Hispanic Origin	54.5%	59.2%	62.2%
Diversity Index	89.8	86.6	86.6
2010 Population by Relationship and Household Type			
Total	3,230	84,037	213,430
In Households	100.0%	99.9%	99.8%
In Family Households	86.7%	90.6%	90.8%
Householder	22.4%	23.5%	23.1%
Spouse	15.0%	15.8%	15.2%
Child	37.2%	40.3%	40.8%
Other relative	8.3%	7.3%	7.7%
Nonrelative	3.7%	3.8%	4.0%
In Nonfamily Households	13.3%	9.3%	9.0%
In Group Quarters	0.0%	0.1%	0.2%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Population 25+ by Educational Attainment			
Total	2,142	58,521	147,479
Less than 9th Grade	5.8%	8.0%	9.5%
9th - 12th Grade, No Diploma	9.9%	10.0%	12.3%
High School Graduate	18.0%	24.7%	24.2%
GED/Alternative Credential	3.1%	4.5%	4.6%
Some College, No Degree	26.5%	25.7%	24.1%
Associate Degree	14.6%	9.7%	9.0%
Bachelor's Degree	13.0%	11.7%	11.0%
Graduate/Professional Degree	9.0%	5.7%	5.3%
2021 Population 15+ by Marital Status			
Total	2,657	72,251	184,444
Never Married	46.8%	38.3%	39.7%
Married	44.0%	47.6%	46.4%
Widowed	3.3%	3.1%	3.3%
Divorced	5.9%	10.9%	10.6%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,918	51,599	128,798
Population 16+ Employed	97.0%	94.5%	93.3%
Population 16+ Unemployment rate	3.0%	5.5%	6.7%
Population 16-24 Employed	14.2%	14.4%	15.4%
Population 16-24 Unemployment rate	9.2%	10.6%	11.8%
Population 25-54 Employed	78.0%	72.5%	71.2%
Population 25-54 Unemployment rate	2.0%	4.5%	5.8%
Population 55-64 Employed	6.1%	10.6%	10.5%
Population 55-64 Unemployment rate	0.0%	4.3%	4.7%
Population 65+ Employed	1.7%	2.5%	2.9%
Population 65+ Unemployment rate	0.0%	7.9%	6.7%
2021 Employed Population 16+ by Industry			
Total	1,861	48,748	120,213
Agriculture/Mining	0.0%	0.7%	0.7%
Construction	7.7%	8.9%	10.2%
Manufacturing	8.3%	8.0%	7.6%
Wholesale Trade	0.6%	3.1%	2.9%
Retail Trade	18.7%	13.2%	13.0%
Transportation/Utilities	10.4%	10.3%	9.6%
Information	0.5%	1.4%	1.4%
Finance/Insurance/Real Estate	6.4%	9.6%	8.8%
Services	37.1%	38.5%	40.0%
Public Administration	10.2%	6.2%	5.7%
2021 Employed Population 16+ by Occupation			
Total	1,861	48,748	120,213
White Collar	61.5%	55.8%	52.5%
Management/Business/Financial	8.1%	13.7%	12.9%
Professional	19.2%	15.6%	15.0%
Sales	16.9%	8.5%	9.1%
Administrative Support	17.3%	18.0%	15.5%
Services	13.6%	14.2%	16.3%
Blue Collar	24.8%	30.0%	31.2%
Farming/Forestry/Fishing	0.0%	0.3%	0.4%
Construction/Extraction	5.0%	6.0%	7.9%
Installation/Maintenance/Repair	4.0%	3.3%	3.6%
Production	3.1%	4.3%	5.0%
Transportation/Material Moving	12.8%	16.1%	14.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

December 17, 2021



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2010 Households by Type			
Total	1,009	25,138	62,894
Households with 1 Person	16.7%	14.5%	15.2%
Households with 2+ People	83.3%	85.5%	84.8%
Family Households	72.4%	78.5%	78.3%
Husband-wife Families	48.6%	52.7%	51.7%
With Related Children	34.2%	32.8%	32.6%
Other Family (No Spouse Present)	23.8%	25.7%	26.6%
Other Family with Male Householder	7.2%	8.1%	8.5%
With Related Children	4.7%	5.7%	6.1%
Other Family with Female Householder	16.6%	17.7%	18.1%
With Related Children	13.9%	13.6%	14.0%
Nonfamily Households	10.8%	7.0%	6.5%
All Households with Children	53.5%	52.8%	53.4%
Multigenerational Households	8.2%	9.0%	9.4%
Unmarried Partner Households	11.5%	10.4%	10.4%
Male-female	10.6%	9.4%	9.5%
Same-sex	0.9%	0.9%	0.8%
2010 Households by Size			
Total	1,009	25,139	62,894
1 Person Household	16.7%	14.5%	15.2%
2 Person Household	24.7%	25.1%	24.3%
3 Person Household	18.4%	18.3%	17.5%
4 Person Household	18.7%	18.4%	18.1%
5 Person Household	10.5%	12.1%	12.2%
6 Person Household	5.8%	6.2%	6.5%
7 + Person Household	5.1%	5.4%	6.2%
2010 Households by Tenure and Mortgage Status			
Total	1,008	25,138	62,895
Owner Occupied	55.1%	62.9%	61.7%
Owned with a Mortgage/Loan	53.4%	56.5%	54.4%
Owned Free and Clear	1.7%	6.5%	7.3%
Renter Occupied	44.9%	37.1%	38.3%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	134	150	146
Percent of Income for Mortgage	17.4%	16.2%	16.6%
Wealth Index	53	62	63
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,194	28,425	72,405
Housing Units Inside Urbanized Area	100.0%	99.9%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.1%	0.2%
2010 Population By Urban/ Rural Status			
Total Population	3,230	84,037	213,430
Population Inside Urbanized Area	100.0%	99.9%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.1%	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 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.	NeWest Residents (13C)	Metro Fusion (11C)	Forging Opportunity (7D)
3.	Metro Fusion (11C)	Workday Drive (4A)	Urban Edge Families (7C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$2,190,112	\$53,978,133	\$132,813,999
Average Spent	\$1,859.18	\$1,861.31	\$1,817.58
Spending Potential Index	88	88	86
Education: Total \$	\$1,516,460	\$39,464,716	\$95,457,857
Average Spent	\$1,287.32	\$1,360.85	\$1,306.35
Spending Potential Index	75	79	76
Entertainment/Recreation: Total \$	\$2,966,594	\$77,894,310	\$191,232,512
Average Spent	\$2,518.33	\$2,686.01	\$2,617.04
Spending Potential Index	78	83	81
Food at Home: Total \$	\$5,459,859	\$135,862,566	\$335,726,598
Average Spent	\$4,634.85	\$4,684.92	\$4,594.46
Spending Potential Index	85	86	84
Food Away from Home: Total \$	\$3,958,821	\$97,923,088	\$242,410,275
Average Spent	\$3,360.63	\$3,376.66	\$3,317.42
Spending Potential Index	89	89	87
Health Care: Total \$	\$5,609,409	\$149,973,243	\$371,547,811
Average Spent	\$4,761.81	\$5,171.49	\$5,084.68
Spending Potential Index	76	83	82
HH Furnishings & Equipment: Total \$	\$2,206,849	\$57,166,565	\$140,690,612
Average Spent	\$1,873.39	\$1,971.26	\$1,925.37
Spending Potential Index	83	87	85
Personal Care Products & Services: Total \$	\$879,042	\$22,537,522	\$55,459,052
Average Spent	\$746.22	\$777.16	\$758.96
Spending Potential Index	83	87	85
Shelter: Total \$	\$19,961,965	\$503,341,852	\$1,237,317,956
Average Spent	\$16,945.64	\$17,356.62	\$16,932.86
Spending Potential Index	84	86	84
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,325,752	\$61,551,126	\$151,379,107
Average Spent	\$1,974.32	\$2,122.45	\$2,071.64
Spending Potential Index	83	89	87
Travel: Total \$	\$2,289,490	\$61,783,558	\$150,672,211
Average Spent	\$1,943.54	\$2,130.47	\$2,061.97
Spending Potential Index	77	84	82
Vehicle Maintenance & Repairs: Total \$	\$1,117,456	\$28,367,009	\$70,232,115
Average Spent	\$948.60	\$978.17	\$961.14
Spending Potential Index	86	88	87

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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.