

COMMERCIAL CORNER IN AVONDALE, ARIZONA 107777 AVENUE AND VAN BURENSTREET

ROOSEVELT STREET

SUBJECT SITE

VAN BUREN STREET



PHONE 480.367.0700 / FAX 480.367.8341 www.NathanLandAZ.com

A STOLED TO LOUIS

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

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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)

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. ASSESSOR PARCEL NUMBERS 102-56-005V and 005W

PROPERTY TAXES 2022 Assessment: \$1,588.68

ZONING

PAD | City of Avondale Please click to view:

- PAD Zoning Stipulations
- Roosevelt Park PAD
- Roosevelt Park Development Plan

107TH AVENUE AND VAN BUREN STREET / SOUTHWEST VALLEY SUBMARKET



NATHAN

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

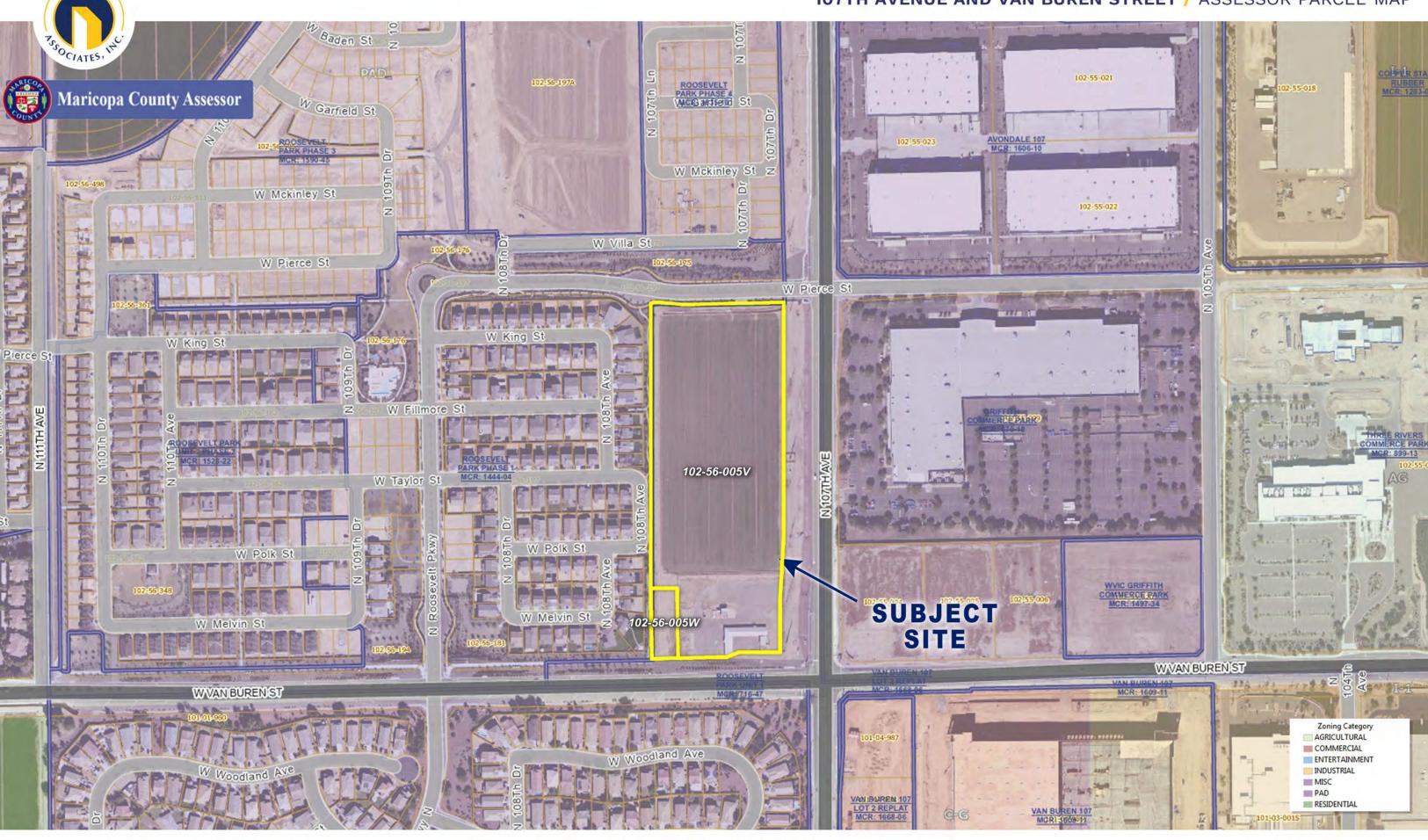
107TH AVENUE AND VAN BUREN STREET / SOUTHWEST VALLEY SUBMARKET



ATHAN

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107TH AVENUE AND VAN BUREN STREET / ASSESSOR PARCEL MAP



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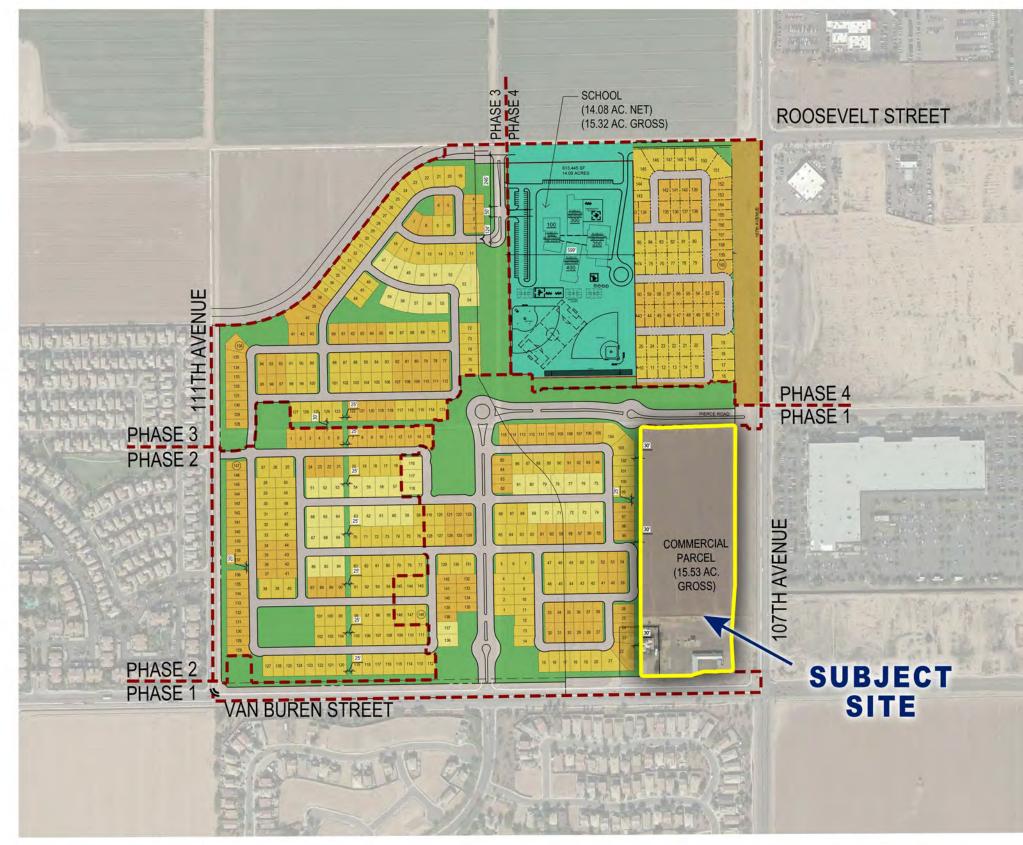
NATHAN

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107TH AVENUE AND VAN BUREN STREET / COMMERCIAL CORNER





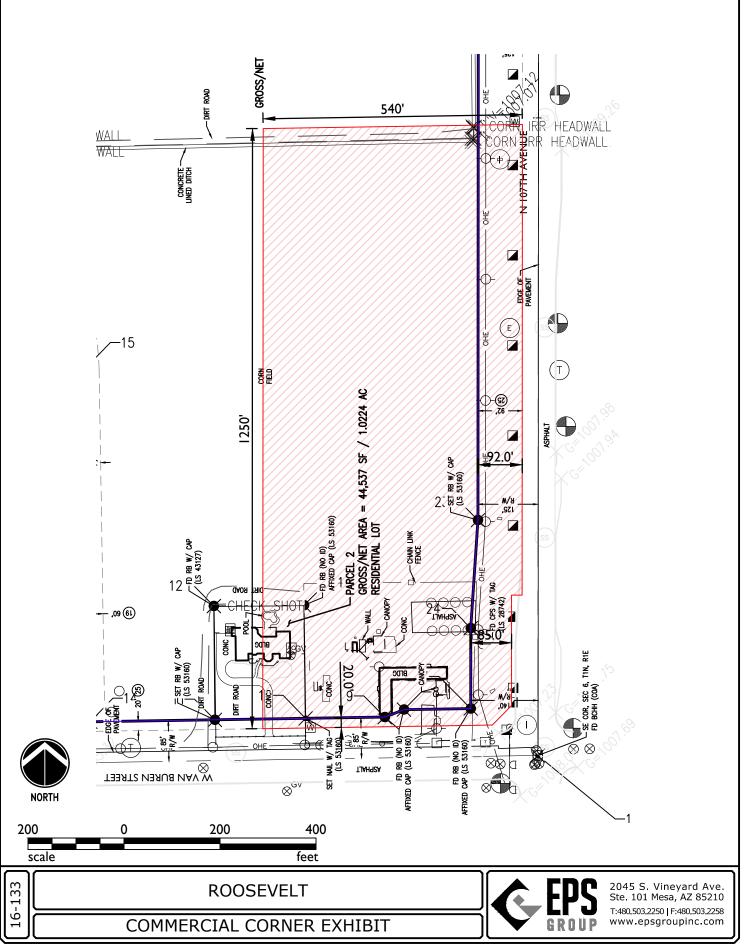


ROOSEVELT PARK Conceptual School Parcel Option 1D

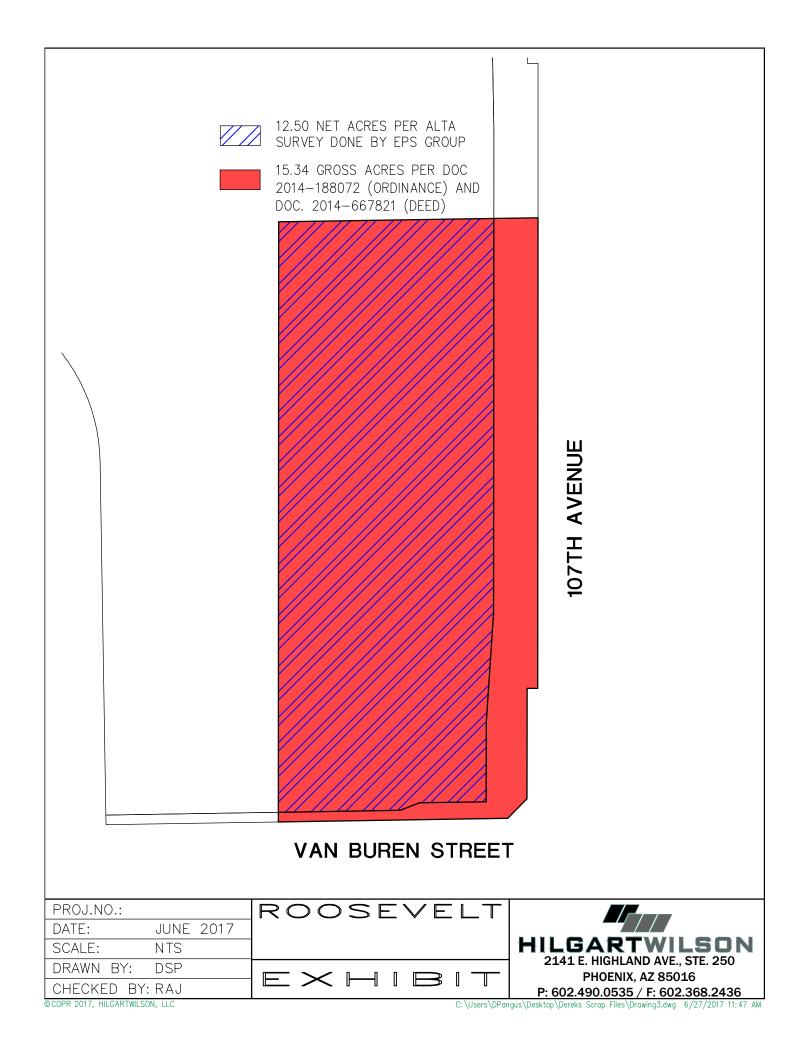
(A)_ Date:03-31-2020 Plan Scale ABLASTUDIO.COM







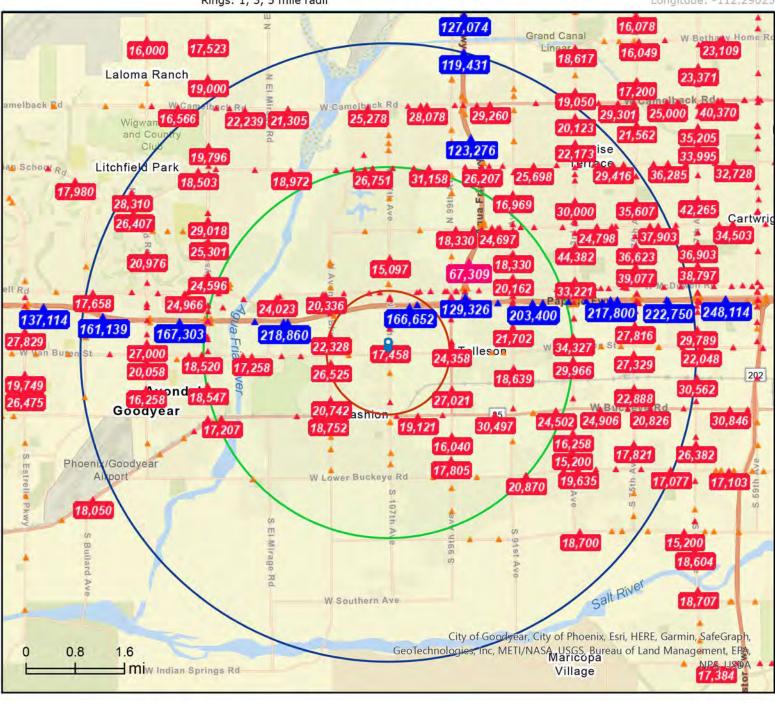
- Commercial Corner Exhibit.dwg lun 08, 2017 10:34am \\EPS-FS\Shared\$\Projects\2016\16-133\Civi\\Working\John\16-133 - Roosevelt





Traffic Count Map

Van Buren & 107th Avenue 10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii Prepared by Nathan and Associates, Inc. Latitude: 33.45034 Longitude: -112.29025





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





Traffic Count Profile

Van Buren & 107th Avenue 10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii Prepared by Nathan and Associates, Inc. Latitude: 33.45034 Longitude: -112.29025

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
0.32	W Van Buren St	104th Ave (0.04 miles E)	2014	9,373
0.33	S 107th Ave	Roosevelt Pkwy S (0.05 miles N)	2014	8,152
0.39	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
0.65	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
0.72	I-10 Exit 132 A-Ramp	N 107th Ave (0.1 miles E)	2020	5,355
0.72	I-10 Front	N 107th Ave (0.14 miles W)	2020	3,596
0.78	I-10 Exit 132 A1-Ramp	N 107th Ave (0.21 miles W)	2020	5,010
0.79	I-10 Exit 132 J-Ramp	N 107th Ave (0.1 miles E)	2020	6,013
0.79	I-10 Front nonCard	N 107th Ave (0.16 miles W)	2020	2,697
0.81	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
0.86	North 107th Avenue	Frontage Rd (0.07 miles S)	2018	19,579
0.87	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	W McDowell Rd (0.07 miles N)	2015	17,800
0.91	I-10 Exit 132 J1-Ramp	N 107th Ave (0.4 miles W)	2020	8,107
0.91	I- 10	N 107th Ave (0.45 miles W)	2016	185,186
0.92	Coldwater Springs Boulevard	N 115th Ave (0.07 miles W)	2018	1,393
0.93	Frontage Rd	N 99th Ave (0.46 miles E)	2010	6,694
0.94	North Avondale Boulevard	W Van Buren St (0.11 miles N)	2018	26,525
0.98	N 115th Ave	W Roosevelt St (0.2 miles N)	2015	33,937
0.98	North Avondale Boulevard	W Roosevelt St (0.16 miles N)	2018	22,328
0.98	West McDowell Road	N 108th Ave (0.07 miles NE)	2018	17,341
1.02	W McDowell Rd	N 109th Ave (0.08 miles E)	2014	15,991

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 2021 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:** ©2022 Kalibrate Technologies (Q3 2022).



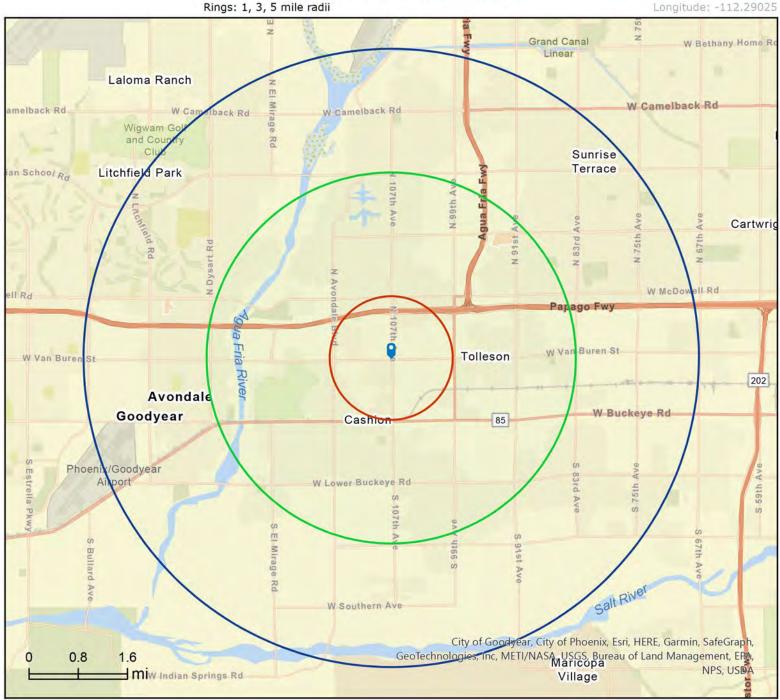
Site Map

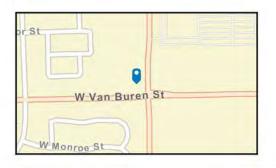
Van Buren & 107th Avenue

10702 West Van Buren Street, Avondale, Arizona, 85323

Prepared by Nathan and Associates, Inc.

Latitude: 33,45034







January 25, 2023



Executive Summary

Van Buren & 107th Avenue

10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii Prepared by Nathan and Associates, Inc.

Latitude: 33.45034 Longitude: -112.29025

		-	
	1 mile	3 miles	5 miles
Population			
2010 Population	3,136	83,995	214,313
2020 Population	4,140	102,101	256,300
2022 Population	4,909	107,283	269,557
2027 Population	6,107	114,174	284,119
2010-2020 Annual Rate	2.82%	1.97%	1.81%
2020-2022 Annual Rate	7.87%	2.22%	2.27%
2022-2027 Annual Rate	4.46%	1.25%	1.06%
2022 Male Population	51.0%	49.3%	49.4%
2022 Female Population	49.0%	50.7%	50.6%
2022 Median Age	28.8	30.4	30.2

In the identified area, the current year population is 269,557. In 2020, the Census count in the area was 256,300. The rate of change since 2020 was 2.27% annually. The five-year projection for the population in the area is 284,119 representing a change of 1.06% annually from 2022 to 2027. Currently, the population is 49.4% male and 50.6% female.

Median Age

Households

The median age in this area is 30.2, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	32.9%	32.8%	33.0%
2022 Black Alone	16.6%	10.6%	9.5%
2022 American Indian/Alaska Native Alone	2.0%	2.2%	2.3%
2022 Asian Alone	5.2%	3.6%	3.3%
2022 Pacific Islander Alone	0.6%	0.4%	0.4%
2022 Other Race	25.3%	28.3%	29.6%
2022 Two or More Races	17.3%	22.1%	21.9%
2022 Hispanic Origin (Any Race)	53.5%	61.0%	62.2%

Persons of Hispanic origin represent 62.2% of the population in the identified area compared to 19.0% 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 71.6 for the U.S. as a whole.

Housenolas			
2022 Wealth Index	52	61	63
2010 Households	967	25,166	63,307
2020 Households	1,203	29,736	75,031
2022 Households	1,441	31,138	79,128
2027 Households	1,807	33,164	83,502
2010-2020 Annual Rate	2.21%	1.68%	1.71%
2020-2022 Annual Rate	8.35%	2.07%	2.39%
2022-2027 Annual Rate	4.63%	1.27%	1.08%
2022 Average Household Size	3.40	3.44	3.40

The household count in this area has changed from 75,031 in 2020 to 79,128 in the current year, a change of 2.39% annually. The five-year projection of households is 83,502, a change of 1.08% annually from the current year total. Average household size is currently 3.40, compared to 3.41 in the year 2020. The number of families in the current year is 60,446 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

Van Buren & 107th Avenue

10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii Prepared by Nathan and Associates, Inc.

Latitude: 33.45034 Longitude: -112.29025

		-	, ,
	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	21.3%	18.6%	19.2%
Median Household Income			
2022 Median Household Income	\$64,469	\$74,939	\$69,365
2027 Median Household Income	\$66,771	\$82,617	\$79,609
2022-2027 Annual Rate	0.70%	1.97%	2.79%
Average Household Income			
2022 Average Household Income	\$84,097	\$88,693	\$87,574
2027 Average Household Income	\$96,138	\$103,928	\$104,103
2022-2027 Annual Rate	2.71%	3.22%	3.52%
Per Capita Income			
2022 Per Capita Income	\$24,896	\$25,725	\$25,746
2027 Per Capita Income	\$28,684	\$30,164	\$30,649
2022-2027 Annual Rate	2.87%	3.23%	3.55%

Households by Income

Current median household income is \$69,365 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$79,609 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$87,574 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$104,103 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$25,746 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$30,649 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	115	135	131
2010 Total Housing Units	1,157	28,454	72,869
2010 Owner Occupied Housing Units	515	15,839	39,053
2010 Renter Occupied Housing Units	448	9,330	24,254
2010 Vacant Housing Units	190	3,288	9,562
2020 Total Housing Units	1,340	31,230	79,342
2020 Vacant Housing Units	137	1,494	4,311
2022 Total Housing Units	1,604	32,384	83,294
2022 Owner Occupied Housing Units	806	19,171	46,654
2022 Renter Occupied Housing Units	635	11,967	32,475
2022 Vacant Housing Units	163	1,246	4,166
2027 Total Housing Units	1,988	34,434	87,739
2027 Owner Occupied Housing Units	1,055	20,708	49,844
2027 Renter Occupied Housing Units	752	12,456	33,658
2027 Vacant Housing Units	181	1,270	4,237

Currently, 56.0% of the 83,294 housing units in the area are owner occupied; 39.0%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 79,342 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 2.18%. Median home value in the area is \$252,902, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.16% annually to \$295,421.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Rings: 1, 3, 5 mile radii

Van Buren & 107th Avenue 10702 West Van Buren Street, Avondale, Arizona, 85323 Prepared by Nathan and Associates, Inc.

Latitude: 33.45034 Longitude: -112.29025

		Longitude: -112.29025		
	1 mile	3 miles	5 miles	
Population Summary				
2010 Total Population	3,136	83,995	214,313	
2020 Total Population	4,140	102,101	256,300	
2020 Group Quarters	11	106	648	
2022 Total Population	4,909	107,283	269,557	
2022 Group Quarters	11	106	648	
2027 Total Population	6,107	114,174	284,119	
2022-2027 Annual Rate	4.46%	1.25%	1.06%	
2022 Total Daytime Population	8,681	91,014	229,050	
Workers	6,207	37,613	90,274	
Residents	2,474	53,401	138,776	
Household Summary				
2010 Households	967	25,166	63,307	
2010 Average Household Size	3.24	3.34	3.38	
2020 Total Households	1,203	29,736	75,031	
2020 Average Household Size	3.43	3.43	3.41	
2022 Households	1,441	31,138	79,128	
2022 Average Household Size	3.40	3.44	3.40	
2027 Households	1,807	33,164	83,502	
2027 Average Household Size	3.37	3.44	3.39	
2022-2027 Annual Rate	4.63%	1.27%	1.08%	
2010 Families	704	19,742	49,548	
2010 Average Family Size	3.69	3.69	3.75	
2022 Families	1,007	23,934	60,446	
2022 Average Family Size	3.98	3.86	3.83	
2027 Families	1,260	25,478	63,786	
2027 Average Family Size	3.95	3.86	3.83	
2022-2027 Annual Rate	4.58%	1.26%	1.08%	
Housing Unit Summary	1.50 %	1.2070	1.00 /0	
	16	10,276	35,963	
2000 Housing Units 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%	
-	1,157	28,454	72,869	
2010 Housing Units Owner Occupied Housing Units	44.5%	55.7%	53.6%	
Renter Occupied Housing Units	38.7%	32.8%	33.3%	
	16.4%	11.6%	13.1%	
Vacant Housing Units				
2020 Housing Units	1,340	31,230	79,342	
Vacant Housing Units	10.2%	4.8%	5.4%	
2022 Housing Units	1,604	32,384	83,294	
Owner Occupied Housing Units	50.2%	59.2%	56.0%	
Renter Occupied Housing Units	39.6%	37.0%	39.0%	
Vacant Housing Units	10.2%	3.8%	5.0%	
2027 Housing Units	1,988	34,434	87,739	
Owner Occupied Housing Units	53.1%	60.1%	56.8%	
Renter Occupied Housing Units	37.8%	36.2%	38.4%	
Vacant Housing Units	9.1%	3.7%	4.8%	
Median Household Income				
2022	\$64,469	\$74,939	\$69,365	
2027	\$66,771	\$82,617	\$79,609	
Median Home Value				
2022	\$260,967	\$264,452	\$252,902	
2027	\$297,379	\$292,045	\$295,421	
Per Capita Income				
2022	\$24,896	\$25,725	\$25,746	
2027	\$28,684	\$30,164	\$30,649	
Median Age				
2010	25.8	27.5	27.6	
2022	28.8	30.4	30.2	
2027	28.5	30.9	30.7	

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.



Van Buren & 107th Avenue 10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii Prepared by Nathan and Associates, Inc.

Latitude: 33.45034 Longitude: -112.29025

-			Longitude: 112.29020
	1 mile	3 miles	5 miles
2022 Households by Income	1 4 4 1	21.122	70.120
Household Income Base	1,441	31,132	79,120
<\$15,000	4.5%	4.7%	5.4%
\$15,000 - \$24,999	3.7%	3.9%	5.0%
\$25,000 - \$34,999	7.6%	6.7%	7.2%
\$35,000 - \$49,999	8.0%	12.3%	13.1%
\$50,000 - \$74,999	37.3%	22.4%	23.0%
\$75,000 - \$99,999	17.5%	19.6%	17.9%
\$100,000 - \$149,999	11.0%	20.5%	18.1%
\$150,000 - \$199,999	7.4%	6.8%	6.3%
\$200,000+	3.1%	3.1%	3.9%
Average Household Income	\$84,097	\$88,693	\$87,574
2027 Households by Income			
Household Income Base	1,807	33,158	83,495
<\$15,000	2.4%	2.7%	3.3%
\$15,000 - \$24,999	2.1%	2.5%	3.3%
\$25,000 - \$34,999	2.4%	3.9%	4.9%
\$35,000 - \$49,999	8.1%	10.9%	11.9%
\$50,000 - \$74,999	44.6%	22.9%	22.5%
\$75,000 - \$99,999	15.8%	18.9%	17.5%
\$100,000 - \$149,999	10.0%	24.0%	21.7%
\$150,000 - \$199,999	10.7%	10.2%	9.5%
\$200,000+	3.8%	4.2%	5.5%
Average Household Income	\$96,138	\$103,928	\$104,103
2022 Owner Occupied Housing Units by Value			
Total	806	19,168	46,649
<\$50,000	2.7%	2.1%	3.0%
\$50,000 - \$99,999	0.0%	1.5%	2.4%
\$100,000 - \$149,999	1.5%	1.4%	4.9%
\$150,000 - \$199,999	9.4%	8.0%	11.4%
\$200,000 - \$249,999	29.0%	28.7%	27.2%
\$250,000 - \$299,999	33.4%	29.1%	21.0%
\$300,000 - \$399,999	13.6%	21.7%	17.3%
\$400,000 - \$499,999	4.2%	3.4%	4.8%
\$500,000 - \$749,999	3.7%	1.5%	4.6%
\$750,000 - \$999,999	1.1%	1.0%	1.6%
\$1,000,000 - \$1,499,999	0.6%	1.2%	1.0%
\$1,500,000 - \$1,999,999	0.2%	0.3%	0.3%
\$2,000,000 +	0.4%	0.3%	0.6%
Average Home Value	\$296,402	\$296,769	\$303,465
2027 Owner Occupied Housing Units by Value	1 7 -	1 /	,,
Total	1,055	20,705	49,839
<\$50,000	0.0%	0.7%	0.5%
\$50,000 - \$99,999	0.0%	0.1%	0.3%
\$100,000 - \$149,999	0.0%	0.0%	0.6%
\$150,000 - \$199,999	0.9%	2.4%	3.4%
\$200,000 - \$249,999	15.7%	19.2%	22.8%
\$250,000 - \$299,999	35.3%	32.7%	24.7%
\$300,000 - \$399,999	23.5%	31.2%	25.1%
\$400,000 - \$499,999	10.3%	6.2%	8.3%
\$500,000 - \$749,999	10.7%	3.4%	8.3%
\$750,000 - \$999,999	2.2%	1.9%	3.5%
\$1,000,000 - \$1,499,999	0.9%	1.5%	1.5%
\$1,500,000 - \$1,999,999	0.9%	0.3%	0.4%
\$2,000,000 +	0.2%	0.3%	0.4%
Average Home Value	\$370,213	\$343,345	\$373,287
Average nome value	\$37U,213	۵۵٫۵۴۵	\$373,287

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.



Van Buren & 107th Avenue 10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii Prepared by Nathan and Associates, Inc.

Latitude: 33.45034 Longitude: -112.29025

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,136	83,991	214,310
0 - 4	11.5%	9.7%	9.8%
5 - 9	9.4%	9.5%	9.7%
10 - 14	8.0%	9.2%	9.4%
15 - 24	19.2%	17.2%	17.0%
25 - 34	22.0%	16.9%	16.2%
35 - 44	14.8%	14.6%	14.5%
45 - 54	8.1%	11.1%	11.2%
55 - 64	4.8%	7.1%	7.2%
65 - 74	1.7%	3.1%	3.3%
75 - 84	0.4%	1.2%	1.4%
85 +	0.0%	0.3%	0.4%
18 +	66.4%	66.4%	65.8%
2022 Population by Age			
Total	4,910	107,283	269,553
0 - 4	10.3%	9.0%	9.0%
5 - 9	9.9%	8.8%	8.8%
10 - 14	8.7%	8.1%	8.1%
15 - 24	14.0%	14.2%	14.7%
25 - 34	20.2%	18.5%	18.1%
35 - 44	16.8%	14.9%	14.2%
45 - 54	9.9%	10.7%	10.8%
55 - 64	5.7%	8.2%	8.4%
65 - 74	3.3%	5.3%	5.4%
75 - 84	1.0%	1.9%	2.0%
85 +	0.2%	0.4%	0.5%
18 +	66.7%	69.7%	69.7%
2027 Population by Age	00.7 /0	05.7 /0	05.770
Total	6,107	114,176	284,119
0 - 4	10.5%	9.2%	9.2%
5 - 9	9.8%	8.8%	8.8%
10 - 14	8.9%	8.4%	8.4%
15 - 24	14.9%	13.5%	13.8%
25 - 34	17.8%	17.8%	17.8%
35 - 44	17.7%	16.4%	
45 - 54			15.6%
	10.2%	10.3%	10.3%
55 - 64	5.4%	7.4%	7.7%
65 - 74	3.3%	5.3%	5.3%
75 - 84	1.3%	2.3%	2.5%
85 +	0.2%	0.5%	0.6%
18 +	66.2%	69.3%	69.3%
2010 Population by Sex			
Males	1,573	41,404	105,929
Females	1,563	42,591	108,384
2022 Population by Sex			
Males	2,504	52,922	133,241
Females	2,405	54,361	136,316
2027 Population by Sex			
Males	3,117	56,182	140,134
Females	2,990	57,993	143,985



Van Buren & 107th Avenue

10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45034 Longitude: -112.29025

Ringst 1, 5, 5 mile radii			Longitude: 112.29025
2010 Develotion by Deve (Ethelicity	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity	2 1 2 7	82.00E	214 214
Total White Alone	3,137 48.3%	83,995 56.3%	214,314 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	05.0	00.1	00.0
Total	4,140	102,101	256,300
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%	27.9%	29.6%
Two or More Races	17.2%	21.5%	29.0%
Hispanic Origin	53.7%	60.6%	62.2%
Diversity Index	88.1	86.9	86.3
2022 Population by Race/Ethnicity	00.1	00.9	00.5
	4.010	107 294	260 559
Total White Alone	4,910 32.9%	107,284	269,558
White Alone Black Alone		32.8%	33.0%
American Indian Alone	16.6% 2.0%	10.6% 2.2%	9.5% 2.3%
Asian Alone	5.2%	3.6%	3.3%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	25.3%	28.3%	29.6%
Two or More Races	17.3%	28.3%	29.0%
Hispanic Origin	53.5%	61.0%	62.2%
Diversity Index	88.3	86.9	86.5
2027 Population by Race/Ethnicity	86.5	00.9	00.5
Total	6,106	114 174	284 110
White Alone	30.6%	114,174 30.5%	284,119 30.8%
Black Alone	17.4%	11.0%	9.7%
American Indian Alone	2.0%	2.3%	2.4%
Asian Alone	5.3%	3.7%	3.4%
Pacific Islander Alone	0.7%	0.4%	0.4%
	25.9%	28.7%	30.0%
Some Other Race Alone Two or More Races	18.1%	23.5%	23.3%
Hispanic Origin	52.9%	61.1%	62.2%
Diversity Index	88.6	87.2	86.7
2010 Population by Relationship and Household Type	88.0	07.2	00.7
	2.126	02.000	214 212
Total	3,136	83,996	214,313
In Households	100.0%	99.9%	99.8%
In Family Households	86.6%	90.6%	90.8%
Householder	22.5%	23.5%	23.1%
Spouse	15.1%	15.8%	15.3%
Child Other relative	36.9%	40.3%	40.7%
Other relative	8.3%	7.2%	7.6%
Nonrelative	3.8%	3.8%	4.0%
In Nonfamily Households	13.5%	9.3%	9.1%
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.



Rings: 1, 3, 5 mile radii

Van Buren & 107th Avenue 10702 West Van Buren Street, Avondale, Arizona, 85323 Prepared by Nathan and Associates, Inc. Latitude: 33.45034

Longitude: -112.29025

2022 Population 25+ by Educational Attainment U Total 2,055 64,214 (16.0,293) Less than 9th Grade 5,1% 7,0% 8.4% 9th - 12K1 criacle, No Dipone 9,2% 9,3% 11.3% High School Graduate 18,1% 25,1% 24,7% Some College, No Degree 25,2% 24,7% 23,3% Some College, No Degree 13,6% 12,6% 25,8% Order Vierssional Degree 13,6% 12,6% 25,8% Order Vierssional Degree 3,489 73,644 199,790 Never Married 44,6% 33,1% 39,189 Married 44,4% 38,1% 39,189 Divorced 3,5% 3,2% 3,3% Divorced 3,5% 3,2% 3,3% Divorced 5,5% 10,2% 9,9% Population 16+ In Labor Force 7 7,5% 10,2% 2,7% Population 16-4 Ineployment rate 6,5% 10,2% 2,7% Population 16-4 Ineployment rate <		1 mile	3 miles	5 miles
Less than 8th Grade 5.1% 7.0% 8.4% 9th - 12th Grade, No Dipona 2.2% 9.3% 11.3% High School Graduate 18.1% 25.1% 24.5% GED/Altermative Credential 3.1% 46.6% 4.4% Same College, No Degree 25.2% 24.7% 9.9% Associate Degree 18.6% 12.6% 12.9% Graduate/Profestional Degree 9.4% 6.0% 5.8% 2222 Population 15+ by Marital Status 7 7 13.4% 13.9% 3.9% 3.3% Married 46.4% 38.1% 30.1% 3.9% 3.3% 3.2% 3.3% 3	2022 Population 25+ by Educational Attainment			
9 H1 - 12h Grade, No Diploma 9.2% 9.3% 11.3% High School Graduate 13.1% 4.6% 47.5% GED/Atternative Credential 3.1% 4.6% 47.5% Some Calles, No Degree 16.0% 10.5% 9.9% Bachelor's Degree 13.6% 12.6% 12.1% Graduate/Professional Degree 9.4% 6.0% 5.8% D22 Population 15+ by Marital Status	Total	2,805	64,214	160,293
High School Graduate 18.1% 22.1% 24.3% GED/Alternative Credential 3.1% 4.46% 4.47% Some Callege, ND Degree 25.2% 24.7% 23.3% Associate Degree 13.8% 12.6% 12.1% Graduate/Professional Degree 9.4% 6.0% 5.8% Ot22 Population 15+ by Martial Status 70.4% 33.4% 32.6% 47.7% Total 3.489 79.464 199.790 79.780 Never Married 46.4% 38.1% 39.1% 79.780 Victored 3.3% 3.2% 3.3% Divorced 5.5% 10.2% 9.9% Divorced 3.3% 3.2% 3.3% Divorced 5.5% 10.2% 9.9% Divorced 3.5% 10.2% 9.9% 5.5% 10.2% 15.4% 10.6% 5.5% 10.2% 15.4% 10.6% 5.5% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 10.2% 10	Less than 9th Grade	5.1%	7.0%	8.4%
dED/Alternative Credential3.1%4.6%4.7%Some Collea, No Degree15.0%10.3%9.9%Barbeloris Degree13.8%10.5%9.9%Graduate/Professional Degree9.4%0.0%5.8%B222 Poplation 15+ by Marital Status77Total3.48979.454199.700Never Marined46.4%48.6%47.7%Marital44.4%48.6%47.7%Marital3.3%3.2%3.3%Divorced5.5%10.2%9.9%ZOZZ Collian Population 16+ in Labor Force77Collian Population 16+2.52256,280137,349Population 16+ it Labor Force15.8%10.2%9.9%ZOZZ Collian Population 16+1.5.8%16.0%6.5%Population 16-24 Lemployed7.6.2%7.1%11.8%Population 16-24 Lemployed7.6.2%7.1%7.7%Population 16-24 Lemployent rate0.6%0.6%0.8%Population 55-64 Imployed7.2%7.9%7.8%Population 55-64 Imployed1.8%2.4%2.7%Population 55-64 Imployed0.6%0.6%0.6%Population 55-64 Imployed1.8%1.3%1.2%Population 55-64 Imployed0.6%0.6%0.2%Population 55-64 Imployed0.6%0.6%0.2%Population 55-64 Imployed0.6%0.6%0.2%Population 55-64 Imployed0.6%0.6%0.2%Population 55-64 Imployed0.6	9th - 12th Grade, No Diploma	9.2%	9.3%	11.3%
Sonice College, ND Degree 25.2% 24.7% 23.3% Associate Degree 13.8% 12.6% 9.9% Bachlor's Degree 13.8% 12.6% 9.1% Graduate/Professional Degree 9.4% 6.0% 5.8% 2022 Population 15+ by Marital Status 7 7 199,790 Never Married 46.4% 38.1% 39.3% Married 46.4% 38.1% 39.3% Divorced 3.3% 3.2% 3.3% Divorced 5.5% 10.2% 9.9% 2022 Civilian Population 16+ in Labor Force 15.5% 10.2% 3.3% Population 16+ Employment rate 1.6% 2.5% 13.7,449 Population 16-4 Employment rate 6.0% 6.8% 7.8% Population 16-4 Unemployment rate 6.0% 15.5% 16.0% Population 15-24 Employed 76.2% 71.9% 71.1% Population 15-24 Employed 76.2% 71.9% 72.7% Population 15-24 Employed 76.2% 7.7% 7.7%	High School Graduate	18.1%	25.1%	24.5%
Asschlarb Degree 16.0% 10.5% 9.9% Bachelor's Degree 9.4% 12.6% 12.8% 7022 Population 15+ by Marital Status	GED/Alternative Credential			
Bachelor's Degree 13.8% 12.6% 12.1% Graduate/Professional Degree 9.4% 6.0% 5.8% 2022 Population 15+ by Marital Status 7 199,790 Invex Married 46.4% 38.1% 39.1% Married 44.8% 48.6% 47.7% Widowed 3.3% 3.2% 3.3% Divorced 55% 10.2% 9.9% 2022 CVIIIn Population 16+ In Labor Force 100.2% 9.7% 35% Population 16+ Employed 98.4% 97.1% 96.5% Population 16-4 Employed 98.4% 9.71% 96.5% Population 16-4 Employed 98.4% 9.71% 96.5% Population 16-4 Employed 76.2% 71.9% 71.1% Population 15-4 Unemployment rate 0.0% 2.0% 2.0% Population 55-6 Unenployment rate 0.0% 2.0% 2.0% Population 55-4 Unenployment rate 0.0% 2.0% 2.0% Population 55-4 Unenployment rate 0.0% 2.0% 2.0%	Some College, No Degree		24.7%	
Graduater/Professional Degree 9.4% 6.0% 5.8% 7022 Population 15 by Marital Status 3,489 79,464 199,700 Never Married 46.4% 38.1% 39.1% Married 46.4% 38.1% 39.1% Married 46.4% 38.1% 39.1% Midowed 3.3% 3.2% 3.3% Divorced 5.5% 10.2% 9.9% Civilian Population 16+ in Labor Force 76.2% 71.8% 96.5% Population 16+ Employed 9.8.4% 9.7.1% 96.5% Population 16-4 Employment rate 15.8% 15.5% 16.0% Population 16-24 Unemployment rate 0.6% 2.1% 2.2% Population 55-46 Employed 6.2% 10.2% 2.0% Population 55-46 Employed 6.2% 10.2% 2.0% Population 55-46 Employed 6.8% 2.1% 2.2% Population 55-46 Employed 0.0% 2.0% 2.0% Population 55-46 Employed 0.6% 0.6% 0.0%	Associate Degree			
2022 Population 15+ by Marital Status Total 3,489 79,464 199,790 Never Married 46,4% 38.1% 39,1% Married 44,8% 44,6% 47,7% Married 44,8% 44,6% 47,7% Microsed 3,3% 3,2% 3,3% Divorced 5,5% 10,2% 9,9% Z022 Civilian Population 16+ in Labor Force E E E Civilian Population 16+ Employed 98,4% 97,1% 96,5% Population 16+ 4 Employed 15,8% 15,5% 16,0% Population 16-24 Unemployment rate 6,0% 6,8% 7,8% Population 16-24 Employed 76,2% 71,9% 71,1% Population 55-44 Employment rate 0,0% 2,0% 2,7% Population 55-44 Employment rate 0,0% 2,4% 2,7% Population 55-4 Employment rate 0,0% 0,6% 4,1% 222 Employed Population 16+ by Industry * * 10,2% Cital 2,482 54,622	5	13.8%	12.6%	12.1%
Total 3,489 79,464 199,790 Never Married 64,85 33,1%6 33,1% Married 44,8%6 48,6% 47,7% Widowed 3,3% 3,2% 3,3% Divorced 5,5% 10,2% 9,9% Z022 Civilian Population 16+ in Labor Force 7 7,349 Civilian Population 16+ the pholyed 98,4% 97,1% 96,5% Population 16+ Cemployment rate 1.6% 2.9% 3,5% Population 16+ Cemployment rate 6.0% 6.8% 7,1% Population 15-4 Unemployment rate 0.8% 2.1% 2.7% Population 55-4 Stonemployment rate 0.0% 2.0% 2.0% Population 55-4 Unemployment rate 0.0% 2.0% 2.0% Population 55-4 Unemployment rate 0.0% 2.0% 2.0% Population 55-4 Unemployment rate 0.0% 4.6% 2.1% Population 55-4 Unemployment rate 0.0% 2.0% 2.0% Population 55-4 Unemployment rate 0.0% 3.3% 3.0%		9.4%	6.0%	5.8%
Never Married 46.4% 38.1% 39.1% Married 44.8% 48.6% 47.7% Widoved 3.3% 3.2% 3.3% Divorced 5.5% 10.2% 9.9% 2022 Civilian Population 16+ In Labor Force				
Marriad 44.8% 43.6% 47.7% Widowed 3.3% 3.2% 3.3% Divarced 5.5% 10.2% 9.3% Z022 Civilian Population 16+ in Labor Force - - - Civilian Population 16+ in Labor Force - - - - Civilian Population 16+ the Indport 98.4% 97.1% 96.5% - <td></td> <td>•</td> <td></td> <td></td>		•		
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2022 Civilian Population 16+ in Labor Force Civilian Population 16+ 137,349 Covilian Population 16+ Employed 98,4% 97,1% 96,5% Population 16+ Employed 16,8% 2.9% 3.5% Population 16-24 Inemployment rate 1.6% 2.9% 3.5% Population 16-24 Inemployment rate 6.0% 6.8% 7.8% Population 15-24 Inemployment rate 0.8% 2.1% 2.7% Population 55-54 Imployed 6.2% 10.2% 10.2% Population 55-64 Imployment rate 0.0% 2.0% 2.0% Population 55-64 Imployment rate 0.0% 2.0% 2.0% Population 55-64 Imployment rate 0.0% 2.0% 2.0% Population 65+ Imployment rate 0.0% 2.0% 2.0% Population 65+ Imployment rate 0.0% 0.6% 0.1% Agriculture/Mining 0.0% 0.6% 0.6% 0.6% Construction 7.7% 9.2% 10.2% 0.6% 0.3% 0.2% 0.6% 0.6% 0.6% 0.6% 0.6% </td <td></td> <td></td> <td></td> <td></td>				
Civilian Population 16+ 2,522 56,280 137,349 Population 16+ Employed 98,4% 97,1% 96,5% Population 16+ Unemployment rate 1.6% 2.9% 3.5% Population 16+ Unemployment rate 6.0% 6.8% 7.8% Population 15-24 Employed 76.2% 71.9% 71.1% Population 25-54 Employed 76.2% 71.9% 71.1% Population 55-64 Employed 6.2% 10.2% 2.0% Population 55-64 Unemployment rate 0.0% 2.0% 2.0% Population 65+ Employed 1.8% 2.4% 2.7% Population 65+ Employed 1.8% 2.4% 2.0% Population 65+ Employed 1.8% 2.4% 2.0% Population 65+ Unemployment rate 0.0% 0.6% 0.6% Construction 7.7% 9.2% 10.2% Manufacturing 2.482 56.62 132.4% Manufacturing 2.482 56.6% 7.3% Wholesale Trade 0.6% 3.0% 2.8%		5.5%	10.2%	9.9%
Population 16+ Employed 98.4% 97.1% 96.5% Population 16+ Unemployment rate 1.6% 2.9% 3.5% Population 16-24 Employed 15.8% 16.0% 7.8% Population 25-54 Employed 7.8% 7.1% 7.1% Population 25-54 Employed 6.2% 10.2% 2.7% Population 55-64 Employed 6.2% 10.2% 2.0% Population 55-64 Employed 1.8% 2.4% 2.7% Population 55-64 Employed 1.8% 2.4% 2.7% Population 55-64 Employed 1.8% 2.4% 2.7% Population 65+ Employed 1.8% 2.4% 2.7% Population 65+ Inemployment rate 0.0% 0.6% 0.6% Cost Employed Population 16+ by Industry 10.2% 10.2% Manufacturing 0.0% 0.6% 0.6% Construction 7.7% 9.2% 10.2% Manufacturing 0.6% 3.0% 2.3% Retail Trade 19.0% 1.4% 1.4% Transportat	-	2 522	56.000	407.040
Population 16+ Unemployment rate 1.6% 2.9% 3.5% Population 16-24 Employed 15.8% 15.5% 16.0% Population 16-24 Employed 6.8% 7.8% 7.8% Population 25-54 Employed 76.2% 71.9% 71.1% Population 55-64 Employed 6.2% 2.0% 2.7% Population 55-64 Unemployment rate 0.0% 2.0% 2.0% Population 55-64 Unemployment rate 0.0% 2.4% 2.7% Population 55-64 Unemployment rate 0.0% 4.6% 4.1% Z22 Employed Population 65+ Employed 1.8% 2.4% 2.7% Population 65+ Indemployment rate 0.0% 4.6% 4.1% Z22 Employed Population 16+ by Industry 7.6% 7.3% 7.6% 7.3% Marufacturing 0.0% 0.6% 0.6% 7.3% 7.3% Molesale Trade 10.8% 10.9% 10.2% 7.6% 7.3% Manufacturing 0.6% 3.0% 2.8% 7.6% 7.3% Manufacturing 0.6%<	•		,	
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Population 65+ Employed 1.8% 2.4% 2.7% Population 65+ Unemployment rate 0.0% 4.6% 4.1% 2022 Employed Population 16+ by Industry 2,482 54,622 132,490 Agriculture/Mining 0.0% 0.6% 0.6% Construction 7.7% 9.2% 10.2% Manufacturing 8.2% 7.6% 7.3% Wholesale Trade 0.6% 3.0% 2.8% Retail Trade 19.0% 13.3% 13.0% Transportation/Utilities 10.8% 10.9% 10.0% Information 0.4% 1.4% 1.4% Finance/Insurance/Real Estate 6.4% 9.4% 8.6% Public Administration 9.6% 5.7% 5.4% Z22 Employed Population 16+ by Occupation 13.3% 12.8% 13.3% Management/Business/Financial 8.0% 13.3% 12.8% Management/Business/Financial 8.0% 13.3% 12.8% Sales 16.6% 8.2% 8.8% A	,			
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	Transportation/Material Moving			



Van Buren & 107th Avenue 10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii Prepared by Nathan and Associates, Inc.

Latitude: 33.45034 Longitude: -112.29025

			Longitude: II2.29029
	1 mile	3 miles	5 miles
2010 Households by Type			
Total	967	25,168	63,307
Households with 1 Person	17.0%	14.5%	15.2%
Households with 2+ People	83.0%	85.5%	84.8%
Family Households	72.8%	78.4%	78.3%
Husband-wife Families	48.6%	52.7%	51.7%
With Related Children	34.1%	32.9%	32.6%
Other Family (No Spouse Present)	24.2%	25.7%	26.6%
Other Family with Male Householder	7.7%	8.1%	8.5%
With Related Children	5.0%	5.7%	6.1%
Other Family with Female Householder	16.5%	17.6%	18.0%
With Related Children	13.4%	13.6%	13.9%
Nonfamily Households	10.2%	7.0%	6.5%
All Households with Children	53.5%	52.8%	53.3%
	0.00/	0.0%	0.404
Multigenerational Households	8.2%	8.9%	9.4%
Unmarried Partner Households	11.7%	10.3%	10.3%
Male-female	10.8%	9.4%	9.5%
Same-sex	0.9%	0.9%	0.8%
2010 Households by Size			
Total	967	25,166	63,307
1 Person Household	17.6%	14.5%	15.2%
2 Person Household	23.7%	25.1%	24.3%
3 Person Household	18.5%	18.3%	17.5%
4 Person Household	18.5%	18.4%	18.1%
5 Person Household	10.8%	12.1%	12.2%
6 Person Household	6.0%	6.2%	6.5%
7 + Person Household	5.0%	5.4%	6.1%
2010 Households by Tenure and Mortgage Status			
Total	963	25,169	63,307
Owner Occupied	53.5%	62.9%	61.7%
Owned with a Mortgage/Loan	52.1%	56.5%	54.3%
Owned Free and Clear	1.8%	6.4%	7.4%
Renter Occupied	46.5%	37.1%	38.3%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	115	135	131
Percent of Income for Mortgage	21.3%	18.6%	19.2%
Wealth Index	52	61	63
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,157	28,454	72,869
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	3,136	83,995	214,313
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 parentchild 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.



Van Buren & 107th Avenue 10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii Prepared by Nathan and Associates, Inc.

Latitude: 33.45034

Longitude: -112.29025

	1 mile		3 miles	5 miles
Top 3 Tapestry Segments				
1.	NeWest Residents (13C)	Up an	d 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)
2022 Consumer Spending				
Apparel & Services: Total \$	\$3,02	9,266	\$65,265,149	\$163,744,886
Average Spent	\$2,1	.02.20	\$2,096.00	\$2,069.37
Spending Potential Index		87	87	86
Education: Total \$	\$2,10	0,394	\$47,694,204	\$117,701,690
Average Spent	\$1,4	57.59	\$1,531.70	\$1,487.48
Spending Potential Index		74	78	76
Entertainment/Recreation: Total \$	\$4,07	0,015	\$94,111,070	\$235,958,625
Average Spent	\$2,8	324.44	\$3,022.39	\$2,981.99
Spending Potential Index		77	82	81
Food at Home: Total \$	\$7,55	3,478	\$164,224,423	\$413,598,092
Average Spent	\$5,2	41.83	\$5,274.08	\$5,226.95
Spending Potential Index		85	85	84
Food Away from Home: Total \$	\$5,47	4,115	\$118,382,161	\$298,853,754
Average Spent	\$3,7	98.83	\$3,801.86	\$3,776.84
Spending Potential Index		88	88	88
Health Care: Total \$	\$7,67	'9,917	\$181,108,910	\$457,923,086
Average Spent	\$5,3	29.57	\$5,816.33	\$5,787.12
Spending Potential Index		75	82	82
HH Furnishings & Equipment: Total \$	\$3,02	25,882	\$69,093,798	\$173,637,506
Average Spent	\$2,0	99.85	\$2,218.95	\$2,194.39
Spending Potential Index		82	87	86
Personal Care Products & Services: Total \$.0,225	\$27,236,726	\$68,386,572
Average Spent	\$8	39.85	\$874.71	\$864.25
Spending Potential Index		82	86	85
Shelter: Total \$	\$27,58		\$608,581,628	\$1,526,189,042
Average Spent	\$19,1	.45.64	\$19,544.66	\$19,287.60
Spending Potential Index		84	85	84
Support Payments/Cash Contributions/Gifts in Kind: 1		53,528	\$74,404,163	\$187,132,439
Average Spent	\$2,1	.95.37	\$2,389.50	\$2,364.93
Spending Potential Index		81	88	87
Travel: Total \$	\$3,12	8,427	\$74,638,972	\$186,151,855
Average Spent	\$2,1	.71.01	\$2,397.04	\$2,352.54
Spending Potential Index		76	83	82
Vehicle Maintenance & Repairs: Total \$	\$1,53	86,946	\$34,272,371	\$86,589,726
Average Spent	\$1,0	66.58	\$1,100.66	\$1,094.30
Spending Potential Index		85	87	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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Traffic Count Profile

Van Buren & 107th Avenue 10702 West Van Buren Street, Avondale, Arizona, 85323 Rings: 1, 3, 5 mile radii Prepared by Nathan and Associates, Inc. Latitude: 33.45034 Longitude: -112.29025

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
0.32	W Van Buren St	104th Ave (0.04 miles E)	2014	9,373
0.33	S 107th Ave	Roosevelt Pkwy S (0.05 miles N)	2014	8,152
0.39	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
0.65	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
0.72	I-10 Exit 132 A-Ramp	N 107th Ave (0.1 miles E)	2020	5,355
0.72	I-10 Front	N 107th Ave (0.14 miles W)	2020	3,596
0.78	I-10 Exit 132 A1-Ramp	N 107th Ave (0.21 miles W)	2020	5,010
0.79	I-10 Exit 132 J-Ramp	N 107th Ave (0.1 miles E)	2020	6,013
0.79	I-10 Front nonCard	N 107th Ave (0.16 miles W)	2020	2,697
0.81	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
0.86	North 107th Avenue	Frontage Rd (0.07 miles S)	2018	19,579
0.87	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	W McDowell Rd (0.07 miles N)	2015	17,800
0.91	I-10 Exit 132 J1-Ramp	N 107th Ave (0.4 miles W)	2020	8,107
0.91	I- 10	N 107th Ave (0.45 miles W)	2016	185,186
0.92	Coldwater Springs Boulevard	N 115th Ave (0.07 miles W)	2018	1,393
0.93	Frontage Rd	N 99th Ave (0.46 miles E)	2010	6,694
0.94	North Avondale Boulevard	W Van Buren St (0.11 miles N)	2018	26,525
0.98	N 115th Ave	W Roosevelt St (0.2 miles N)	2015	33,937
0.98	North Avondale Boulevard	W Roosevelt St (0.16 miles N)	2018	22,328
0.98	West McDowell Road	N 108th Ave (0.07 miles NE)	2018	17,341
1.02	W McDowell Rd	N 109th Ave (0.08 miles E)	2014	15,991

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 2021 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:** ©2022 Kalibrate Technologies (Q3 2022).