COMMERCIAL CORNER IN AVONDALE, ARIZONA

107TH AVENUE AND VAN BUREN STREET

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)

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

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All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal. 1/2023

107TH AVENUE AND VAN BUREN STREET / SOUTHWEST VALLEY SUBMARKET

PHONE 480.367.0700 / FAX 480.367.8341
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NATHAN & ASSOCIATES, INC.

107TH AVENUE AND VAN BUREN STREET / SOUTHWEST VALLEY SUBMARKET

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NATHAN & ASSOCIATES, INC.

Maricopa County Assessor

107TH AVENUE AND VAN BUREN STREET / ASSESSOR PARCEL MAP

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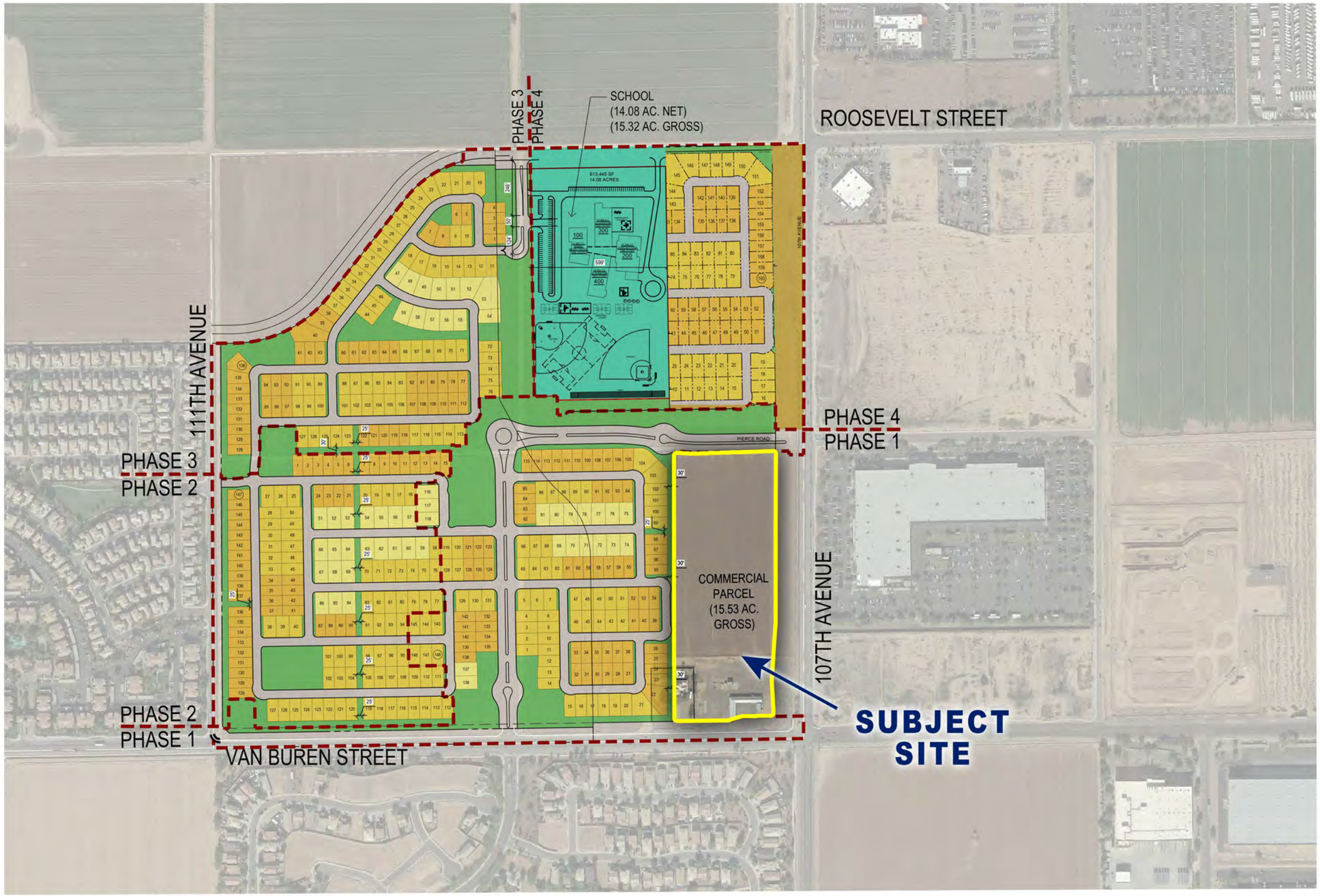

mattamyHOMES

ROOSEVELT PARK

Conceptual School Parcel Option 1D

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

ABLASTUDIO.COM

ABLA

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www.NathanLandAZ.com

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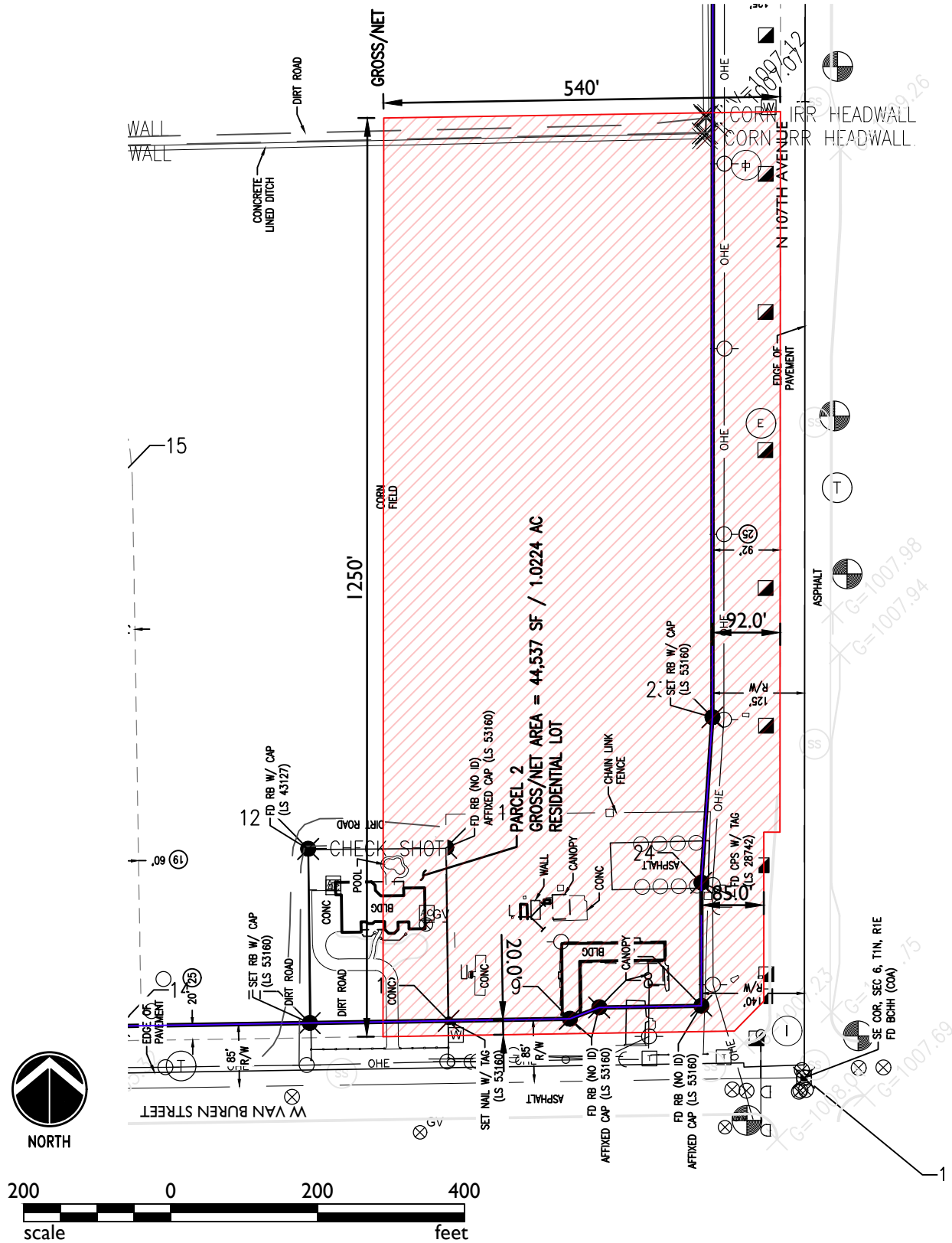
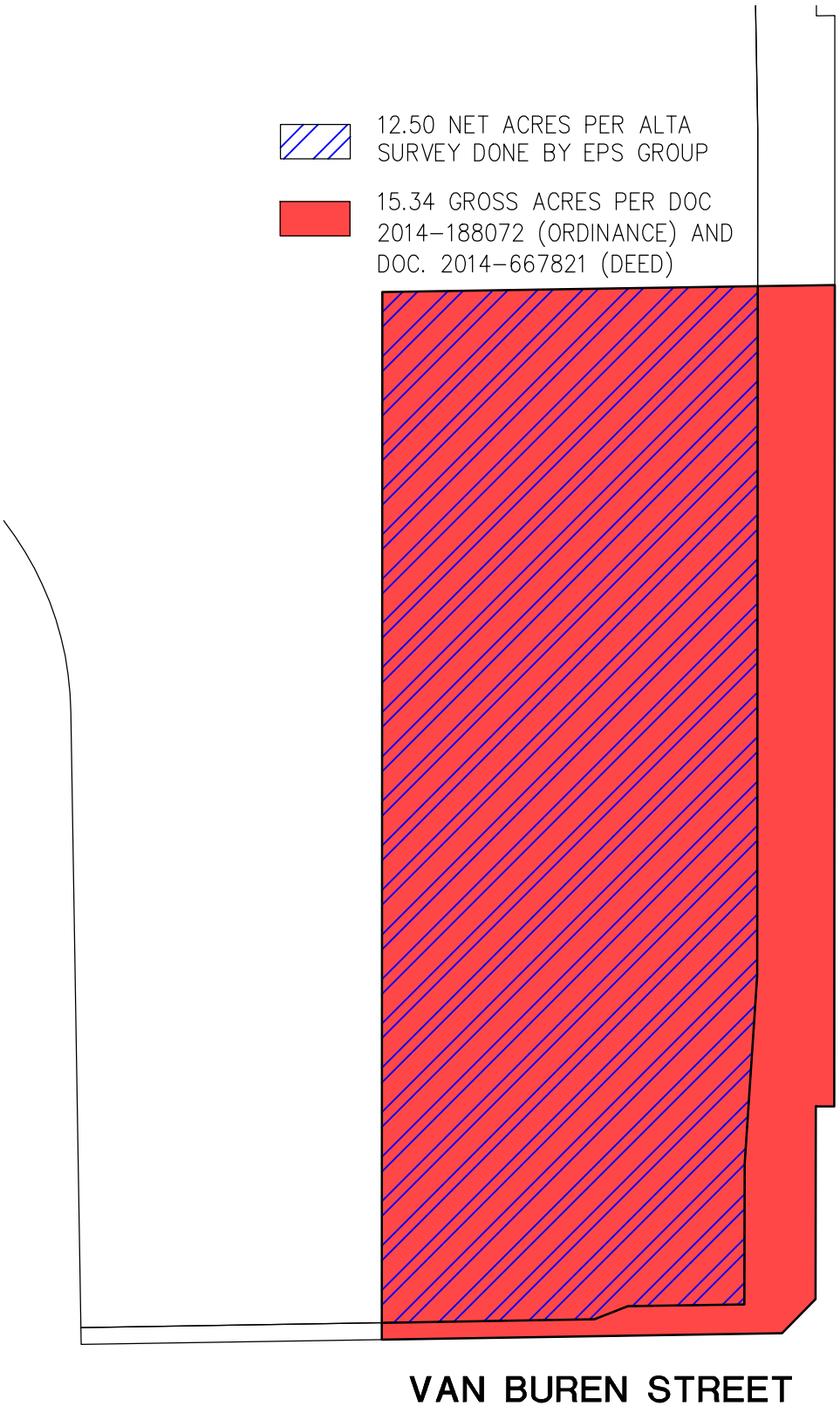


16-133	ROOSEVELT	EPS GROUP
	COMMERCIAL CORNER EXHIBIT	2045 S. Vineyard Ave. Ste. 101 Mesa, AZ 85210 T:480.503.2250 | F:480.503.2258 www.epsgroupinc.com

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



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

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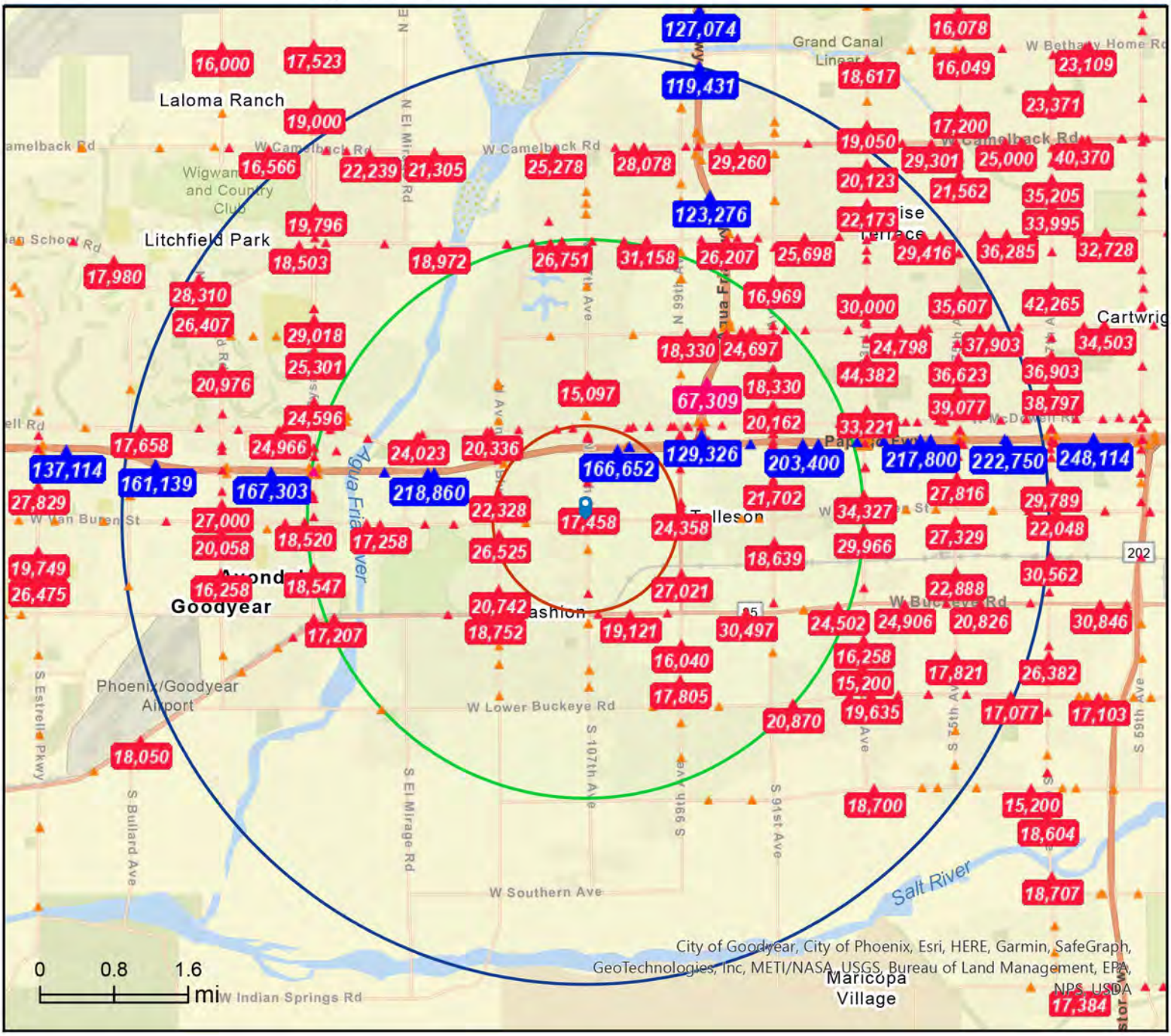
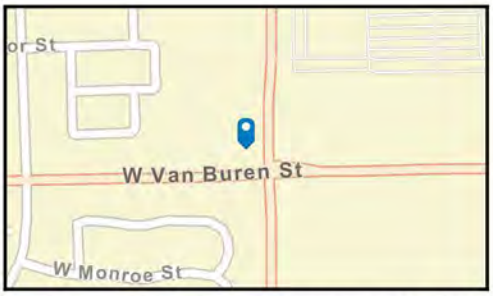
Traffic Count Map

Van Buren & 107th Avenue
10702 West Van Buren Street, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

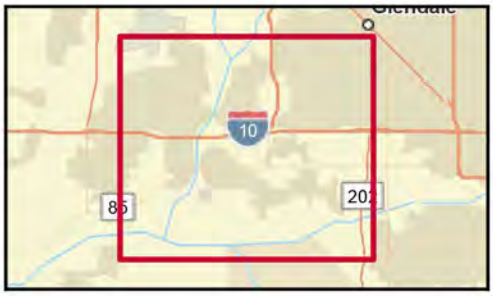
Prepared by Nathan and Associates, Inc.
Latitude: 33.45034
Longitude: -112.29025





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***



Source: ©2022 Kalibrate Technologies (Q3 2022).

January 25, 2023

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Traffic Count Profile

Van Buren & 107th Avenue
10702 West Van Buren Street, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

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Latitude: 33.45034
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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).

January 25, 2023

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Site Map

Van Buren & 107th Avenue
10702 West Van Buren Street, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

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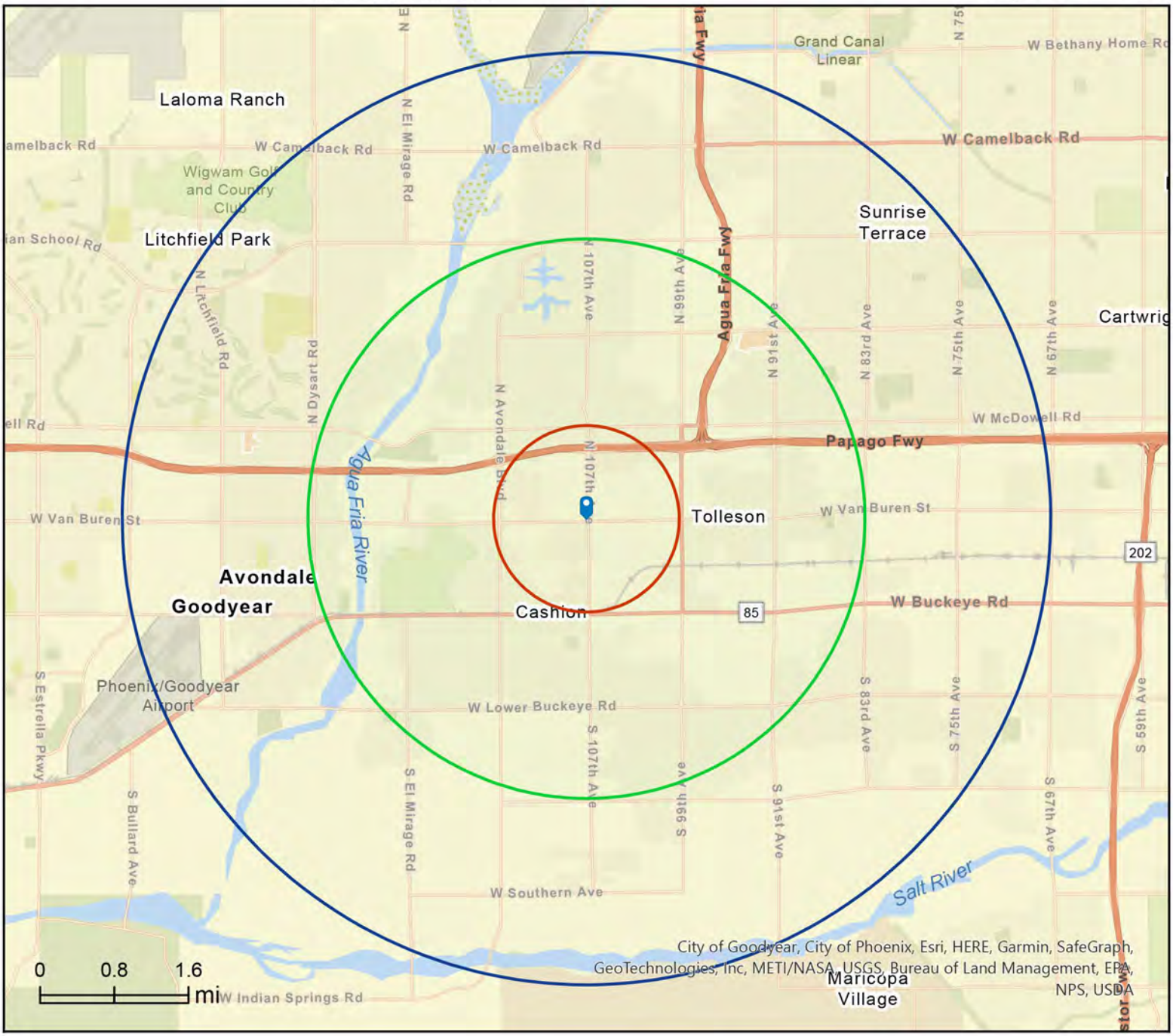

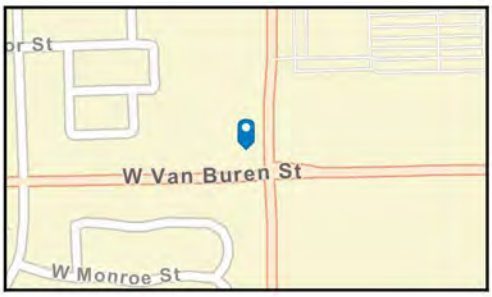

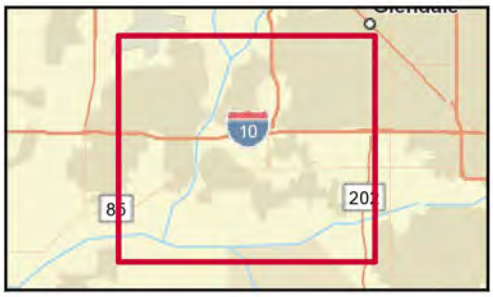

January 25, 2023

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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

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.

Households			
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.

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	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.

January 25, 2023

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Market Profile

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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 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			
2000 Housing Units	16	10,276	35,963
Owner Occupied Housing Units	43.8%	79.2%	73.5%
Renter Occupied Housing Units	50.0%	14.4%	21.3%
Vacant Housing Units	6.2%	6.4%	5.2%
2010 Housing Units	1,157	28,454	72,869
Owner Occupied Housing Units	44.5%	55.7%	53.6%
Renter Occupied Housing Units	38.7%	32.8%	33.3%
Vacant Housing Units	16.4%	11.6%	13.1%
2020 Housing Units	1,340	31,230	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.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Latitude: 33.45034
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	1 mile	3 miles	5 miles
2022 Households by Income			
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			
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	0.2%	0.3%	0.4%
$2,000,000 +	0.3%	0.3%	0.6%
Average Home Value	$370,213	$343,345	$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.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 25, 2023

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Market 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

	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			
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%	15.6%
45 - 54	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

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market 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

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	3,137	83,995	214,314
White Alone	48.3%	56.3%	55.6%
Black Alone	13.5%	9.8%	8.4%
American Indian Alone	2.5%	1.6%	1.7%
Asian Alone	5.6%	3.3%	3.0%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	25.9%	24.1%	26.7%
Two or More Races	4.0%	4.5%	4.4%
Hispanic Origin	51.6%	54.9%	57.9%
Diversity Index	83.8	80.4	80.0
2020 Population by Race/Ethnicity			
Total	4,140	102,101	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%	21.4%
Hispanic Origin	53.7%	60.6%	62.2%
Diversity Index	88.1	86.9	86.3
2022 Population by Race/Ethnicity			
Total	4,910	107,284	269,558
White Alone	32.9%	32.8%	33.0%
Black Alone	16.6%	10.6%	9.5%
American Indian Alone	2.0%	2.2%	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%	22.1%	21.9%
Hispanic Origin	53.5%	61.0%	62.2%
Diversity Index	88.3	86.9	86.5
2027 Population by Race/Ethnicity			
Total	6,106	114,174	284,119
White Alone	30.6%	30.5%	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%
Some Other Race Alone	25.9%	28.7%	30.0%
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			
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	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.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	2,805	64,214	160,293
Less than 9th Grade	5.1%	7.0%	8.4%
9th - 12th Grade, No Diploma	9.2%	9.3%	11.3%
High School Graduate	18.1%	25.1%	24.5%
GED/Alternative Credential	3.1%	4.6%	4.7%
Some College, No Degree	25.2%	24.7%	23.3%
Associate Degree	16.0%	10.5%	9.9%
Bachelor's Degree	13.8%	12.6%	12.1%
Graduate/Professional Degree	9.4%	6.0%	5.8%
2022 Population 15+ by Marital Status			
Total	3,489	79,464	199,790
Never Married	46.4%	38.1%	39.1%
Married	44.8%	48.6%	47.7%
Widowed	3.3%	3.2%	3.3%
Divorced	5.5%	10.2%	9.9%
2022 Civilian Population 16+ in Labor Force			
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 16-24 Employed	15.8%	15.5%	16.0%
Population 16-24 Unemployment rate	6.0%	6.8%	7.8%
Population 25-54 Employed	76.2%	71.9%	71.1%
Population 25-54 Unemployment rate	0.8%	2.1%	2.7%
Population 55-64 Employed	6.2%	10.2%	10.2%
Population 55-64 Unemployment rate	0.0%	2.0%	2.0%
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			
Total	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%
Services	37.2%	38.9%	40.6%
Public Administration	9.6%	5.7%	5.4%
2022 Employed Population 16+ by Occupation			
Total	2,481	54,621	132,490
White Collar	60.7%	54.2%	51.6%
Management/Business/Financial	8.0%	13.3%	12.8%
Professional	18.8%	15.0%	14.8%
Sales	16.6%	8.2%	8.8%
Administrative Support	17.3%	17.8%	15.2%
Services	13.9%	15.0%	16.9%
Blue Collar	25.4%	30.8%	31.5%
Farming/Forestry/Fishing	0.0%	0.3%	0.5%
Construction/Extraction	5.2%	6.4%	8.0%
Installation/Maintenance/Repair	4.1%	3.4%	3.6%
Production	3.2%	4.4%	5.1%
Transportation/Material Moving	12.9%	16.3%	14.3%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market 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

	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%
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 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 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Market Profile

Van Buren & 107th Avenue
10702 West Van Buren Street, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Up and Coming Families (7A)	Metro Fusion (11C)	Forging Opportunity (7D)
3.		Workday Drive (4A)	Urban Edge Families (7C)
2022 Consumer Spending			
Apparel & Services: Total $	$3,029,266	$65,265,149	$163,744,886
Average Spent	$2,102.20	$2,096.00	$2,069.37
Spending Potential Index	87	87	86
Education: Total $	$2,100,394	$47,694,204	$117,701,690
Average Spent	$1,457.59	$1,531.70	$1,487.48
Spending Potential Index	74	78	76
Entertainment/Recreation: Total $	$4,070,015	$94,111,070	$235,958,625
Average Spent	$2,824.44	$3,022.39	$2,981.99
Spending Potential Index	77	82	81
Food at Home: Total $	$7,553,478	$164,224,423	$413,598,092
Average Spent	$5,241.83	$5,274.08	$5,226.95
Spending Potential Index	85	85	84
Food Away from Home: Total $	$5,474,115	$118,382,161	$298,853,754
Average Spent	$3,798.83	$3,801.86	$3,776.84
Spending Potential Index	88	88	88
Health Care: Total $	$7,679,917	$181,108,910	$457,923,086
Average Spent	$5,329.57	$5,816.33	$5,787.12
Spending Potential Index	75	82	82
HH Furnishings & Equipment: Total $	$3,025,882	$69,093,798	$173,637,506
Average Spent	$2,099.85	$2,218.95	$2,194.39
Spending Potential Index	82	87	86
Personal Care Products & Services: Total $	$1,210,225	$27,236,726	$68,386,572
Average Spent	$839.85	$874.71	$864.25
Spending Potential Index	82	86	85
Shelter: Total $	$27,588,864	$608,581,628	$1,526,189,042
Average Spent	$19,145.64	$19,544.66	$19,287.60
Spending Potential Index	84	85	84
Support Payments/Cash Contributions/Gifts in Kind: Total $	$3,163,528	$74,404,163	$187,132,439
Average Spent	$2,195.37	$2,389.50	$2,364.93
Spending Potential Index	81	88	87
Travel: Total $	$3,128,427	$74,638,972	$186,151,855
Average Spent	$2,171.01	$2,397.04	$2,352.54
Spending Potential Index	76	83	82
Vehicle Maintenance & Repairs: Total $	$1,536,946	$34,272,371	$86,589,726
Average Spent	$1,066.58	$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.

January 25, 2023

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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).

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