

NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# 107TH AVENUE AND VAN BUREN STREET

CITY OF AVONDALE, ARIZONA | COMMERCIAL CORNER



**NATHAN & ASSOCIATES, INC.**  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
[WWW.NATHANANDASSOCIATESINC.COM](http://WWW.NATHANANDASSOCIATESINC.COM)



# 107<sup>TH</sup> AVENUE AND VAN BUREN STREET

**LOCATION:**

Located at the northwest corner of 107<sup>th</sup> Avenue and Van Buren Street in the City of Avondale, Arizona

**SIZE:**

±12.5 Acres

**ASSESSOR PARCEL NUMBER:**

102-56-005V

**ZONING:**

PAD | City of Avondale

[Please click to view: Development Plan and Zoning Stipulations](#)

**PRICE:**

Submit

**TERMS:**

Cash

**PROPERTY TAXES:**

2018 Assessment: \$55,902.12

**COMMENTS:**

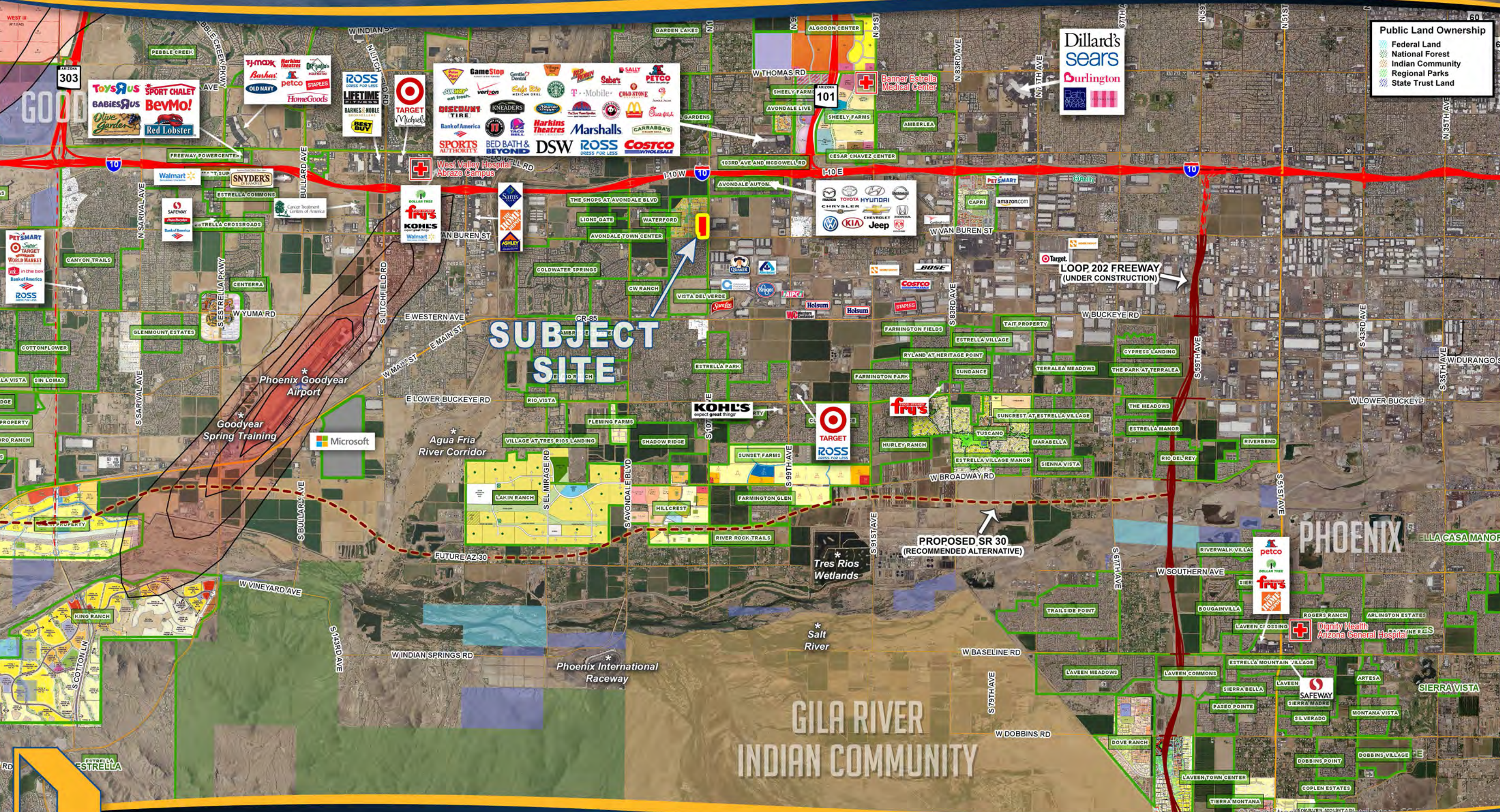
Surrounded by Mattamy Homes brand new 595 lot Roosevelt Park community and located less than a mile south of the Avondale Automall, this commercial corner offers excellent development potential.

# SOUTHWEST VALLEY AMENITIES MAP

107TH AVENUE AND VAN BUREN STREET

**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



**SUBJECT SITE**

LOOP 202 FREEWAY (UNDER CONSTRUCTION)

PROPOSED SR 30 (RECOMMENDED ALTERNATIVE)

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This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

# 107TH AVENUE AND VAN BUREN STREET NORTHWEST CORNER

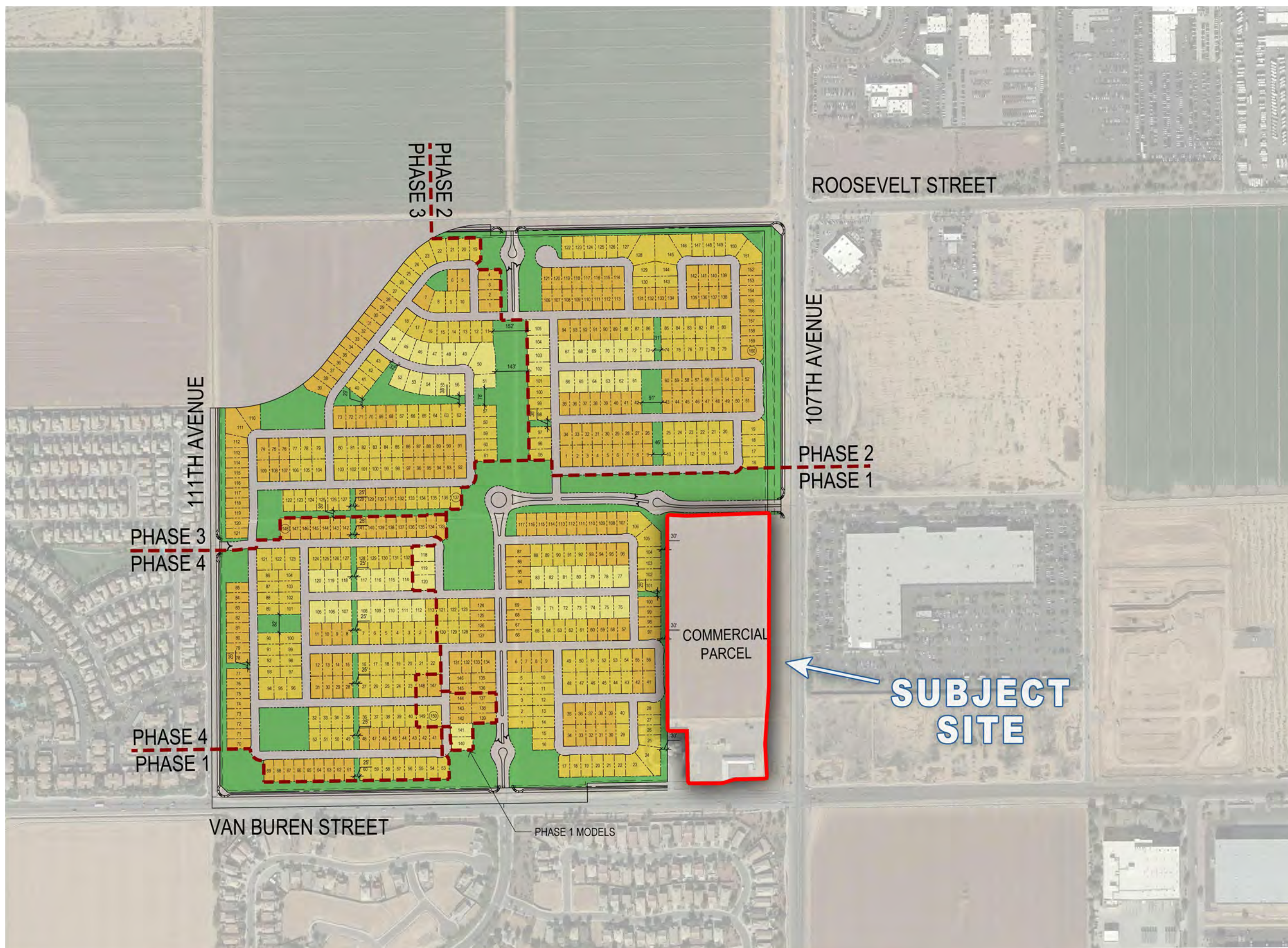


GameStop, Petco, Sabers, Sally's Beauty Supply, Costco Wholesale, Ross Dress for Less, DSW, Bed Bath & Beyond, DSW, Marshalls, Harkins Theatres, Bank of America, Verizon, Sprint, Cricket, Youfit Health Clubs, Verizon, Alltiance, Sleep America, Honey Baked Ham, Family, Studio Academy, Desert Oasis, Sleep America, Verizon, Alltiance, Youfit Health Clubs, Verizon, Alltiance, Sleep America, Honey Baked Ham, Family, Studio Academy.

Comenca, GNC, David's Bridal, Old Navy, Best Buy, Justice, Massage Envy, Pacific, WaBa, Mattress Firm, Best Buy, Justice, Old Navy, Best Buy, Justice.

Mazda, Toyota, Hyundai, Chevrolet, Kia, Jeep, Volkswagen, Chevrolet, Jeep.

**SUBJECT SITE**



Summary		
PHASE 1		
GROSS ACREAGE	41.54 Ac.	3.61 U.P.A.
NET ACREAGE	37.63 Ac.	3.99 U.P.A.
OPEN SPACE	11.24 Ac.	29.87%
USE	AMOUNT	PERCENTAGE
45'x97' SF	74 D.U.	49.33%
50'x97' SF	57 D.U.	38.00%
60'x97' SF	19 D.U.	12.67%
TOTAL UNIT COUNT	150 D.U.	
UNITS PER ACRE	3.61	

PHASE 2		
GROSS ACREAGE	33.88 Ac.	4.72 U.P.A.
NET ACREAGE	29.95 Ac.	5.34 U.P.A.
OPEN SPACE	5.08 Ac.	16.96%
USE	AMOUNT	PERCENTAGE
45'x97' SF	87 D.U.	54.38%
50'x97' SF	56 D.U.	35.00%
60'x97' SF	17 D.U.	10.63%
TOTAL UNIT COUNT	160 D.U.	
UNITS PER ACRE	4.72	

PHASE 3		
GROSS ACREAGE	27.58 Ac.	4.97 U.P.A.
NET ACREAGE	27.00 Ac.	5.07 U.P.A.
OPEN SPACE	5.88 Ac.	21.78%
USE	AMOUNT	PERCENTAGE
45'x97' SF	60 D.U.	43.80%
50'x97' SF	64 D.U.	46.72%
60'x97' SF	13 D.U.	9.49%
TOTAL UNIT COUNT	137 D.U.	
UNITS PER ACRE	4.97	

PHASE 4		
GROSS ACREAGE	25.14 Ac.	5.89 U.P.A.
NET ACREAGE	24.32 Ac.	6.09 U.P.A.
OPEN SPACE	2.90 Ac.	11.92%
USE	AMOUNT	PERCENTAGE
45'x97' SF	65 D.U.	43.92%
50'x97' SF	68 D.U.	45.95%
60'x97' SF	15 D.U.	10.14%
TOTAL UNIT COUNT	148 D.U.	
UNITS PER ACRE	5.89	

TOTAL		
GROSS ACREAGE	128.14 Ac.	4.64 U.P.A.
NET ACREAGE	118.90 Ac.	5.00 U.P.A.
OPEN SPACE	25.10 Ac.	21.11%
USE	AMOUNT	PERCENTAGE
45'x97' SF	286 D.U.	48.07%
50'x97' SF	245 D.U.	41.18%
60'x97' SF	64 D.U.	10.76%
TOTAL UNIT COUNT	595 D.U.	
UNITS PER ACRE	4.64	



# ROOSEVELT PARK

Conceptual Site  
Plan Option 3G

100' 200'  
plan scale 1:200'  
date: 03.14.18

andersonbaron  
plan · design · achieve  
50 n. mcclintock drive, ste 1  
chandler, arizona 85226  
ph. 480.699.7956 f. 480.699.7986

# 107TH AVENUE AND VAN BUREN STREET

CITY OF AVONDALE, ARIZONA



Maricopa County Assessor  
Paul D. Petersen

Zoning Category	
Green	AGRICULTURAL
Red	COMMERCIAL
Blue	ENTERTAINMENT
Yellow	INDUSTRIAL
Purple	MISC
Light Blue	PAD
Light Green	RESIDENTIAL

**SUBJECT SITE**



102-56-005V

102-53-005T

102-53-005U

102-53-005T

102-53-005U

102-55-004

102-55-005

102-55-006

102-55-007

102-55-009

W VAN BUREN ST

W VAN BUREN ST

W VAN BUREN ST

W VAN BUREN ST

W VAN BUREN ST

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W VAN BUREN ST

N 107TH AVE

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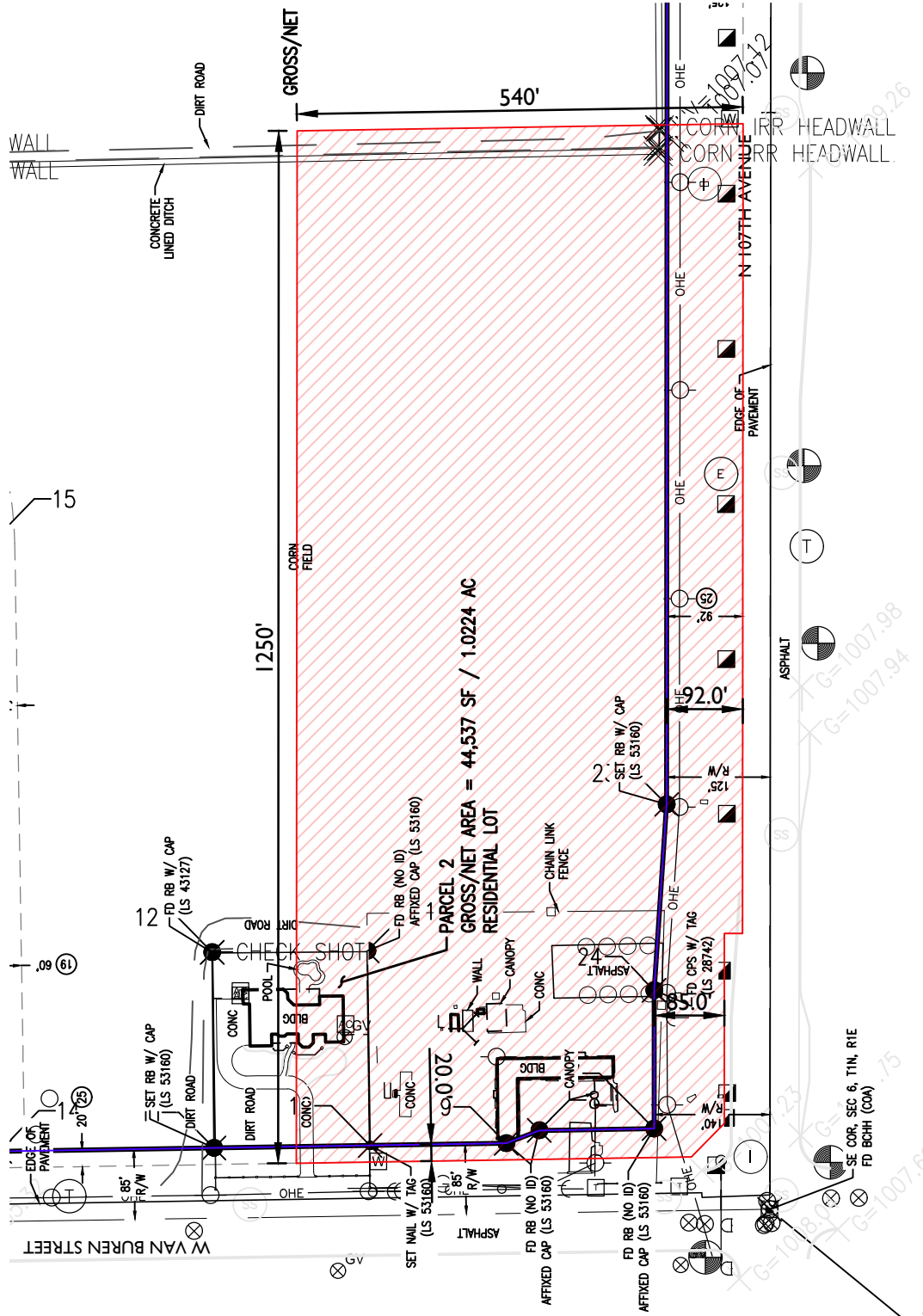
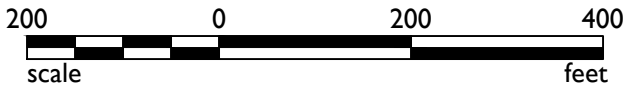
16-133

ROOSEVELT

COMMERCIAL CORNER EXHIBIT



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Ste. 101 Mesa, AZ 85210  
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www.epsgroupinc.com



IRR HEADWALL  
CORNER IRR HEADWALL

ASPHALT  
TG=1007.98  
TG=1007.94

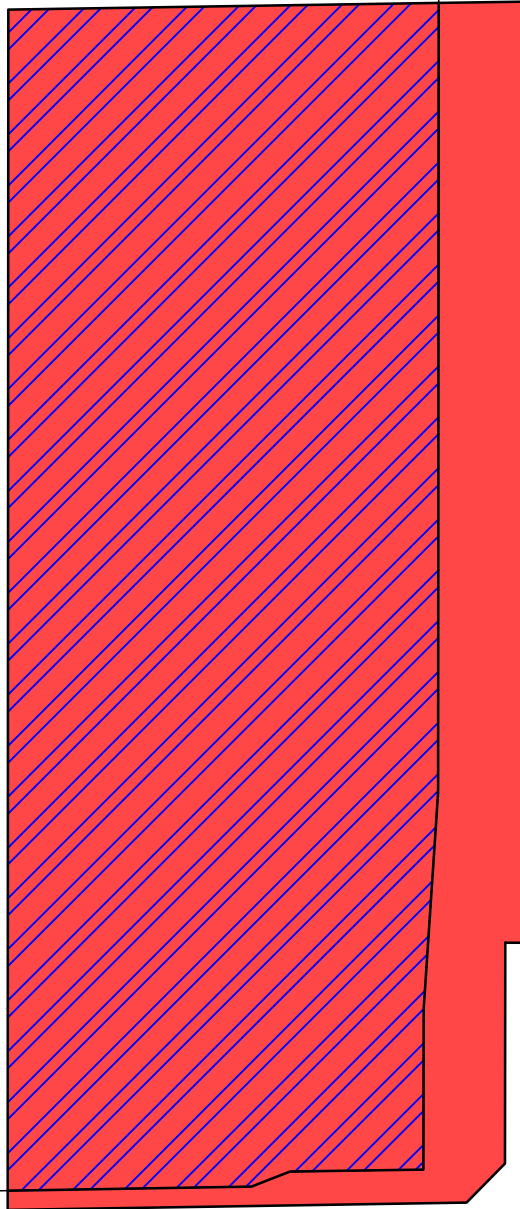
SE COR, SEC 6, T1N, R1E  
FD BCHH (CON)



12.50 NET ACRES PER ALTA SURVEY DONE BY EPS GROUP



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



107TH AVENUE

VAN BUREN STREET

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

ROOSEVELT

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EXHIBIT

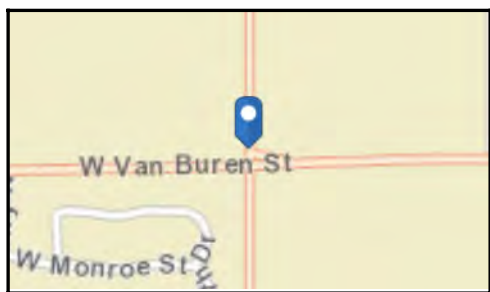
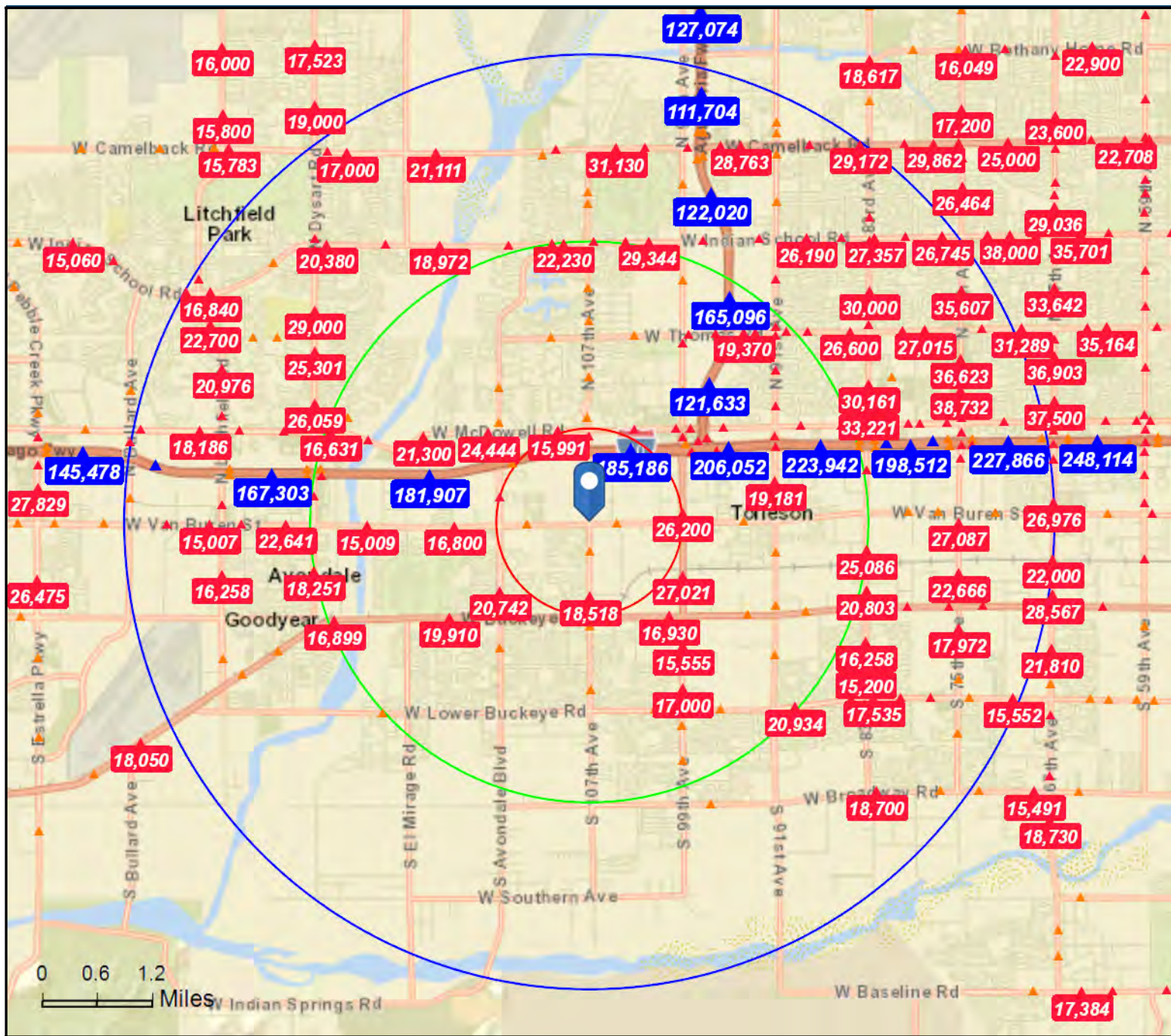


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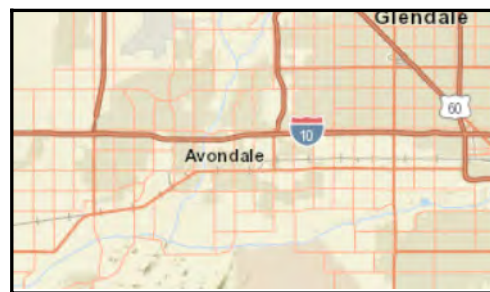


107th Avenue and Van Buren Street  
 320-364 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.45017  
 Longitude: -112.28981



- 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: ©2019 Kalibrate Technologies (Q1 2019).



# Traffic Count Profile

107th Avenue and Van Buren Street  
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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
0.29	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
0.54	N 107th Ave	Roosevelt St (0.05 miles S)	2014	16,005
0.67	W Van Buren St	111th Ave (0.17 miles E)	2014	9,602
0.67	Roosevelt St	103rd Ave (0.06 miles E)	2014	3,002
0.74	I- 10	N 107th Ave (0.1 miles E)	2015	4,801
0.75	Frontage Rd	N 107th Ave (0.14 miles W)	2013	2,895
0.78	Frontage Rd	N 107th Ave (0.20999999 miles W)	2015	5,244
0.79	S 107th Ave	W Tonto Ln (0.16 miles S)	2015	18,518
0.80	I- 10	N 107th Ave (0.1 miles E)	2015	5,447
0.82	Frontage Rd	N 107th Ave (0.16 miles W)	2013	2,448
0.89	I- 10	N 107th Ave (0.40000001 miles W)	2013	6,391
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
0.92	Frontage Rd	N 99th Ave (0.46000001 miles E)	2010	6,694
1.00	N 115th Ave	W Roosevelt St (0.2 miles N)	2015	33,937
1.00	N 99th Ave	W Van Buren St (0.1 miles S)	2015	26,200
1.02	Mc 85	Buckeye Rd (0.1 miles W)	2015	15,859
1.04	W McDowell Rd	N 109th Ave (0.08 miles E)	2014	15,991
1.05	I- 10	N Avondale Blvd (0.14 miles W)	2015	14,318
1.08	I- 10	N Avondale Blvd (0.15000001 miles W)	2015	14,573
1.11	W McDowell Rd	N 103rd Ave (0.01 miles E)	2014	22,379
1.11	S 107th Ave	W Papago St (0.09 miles S)	2015	12,236
1.12	N 107th Ave	Crystal Gardens Pkwy (0.12 miles NW)	2014	11,990
1.15	S 99th Ave	W Harrison St (0.12 miles N)	2015	27,021
1.21	S 115th Ave	Coldwater Ranch Blvd (0.03 miles S)	2014	20,742
1.22	I- 10	N Avondale Blvd (0.11 miles NE)	2015	3,661
1.24		(0.0 miles )	2015	3,711
1.25	Harbor Shore Blvd	W Granada Rd (0.02 miles N)	2014	1,667

**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 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

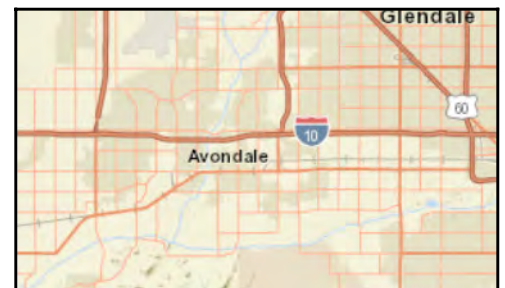
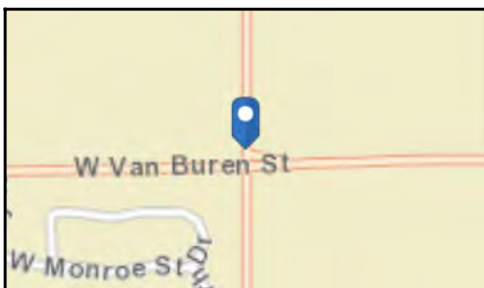
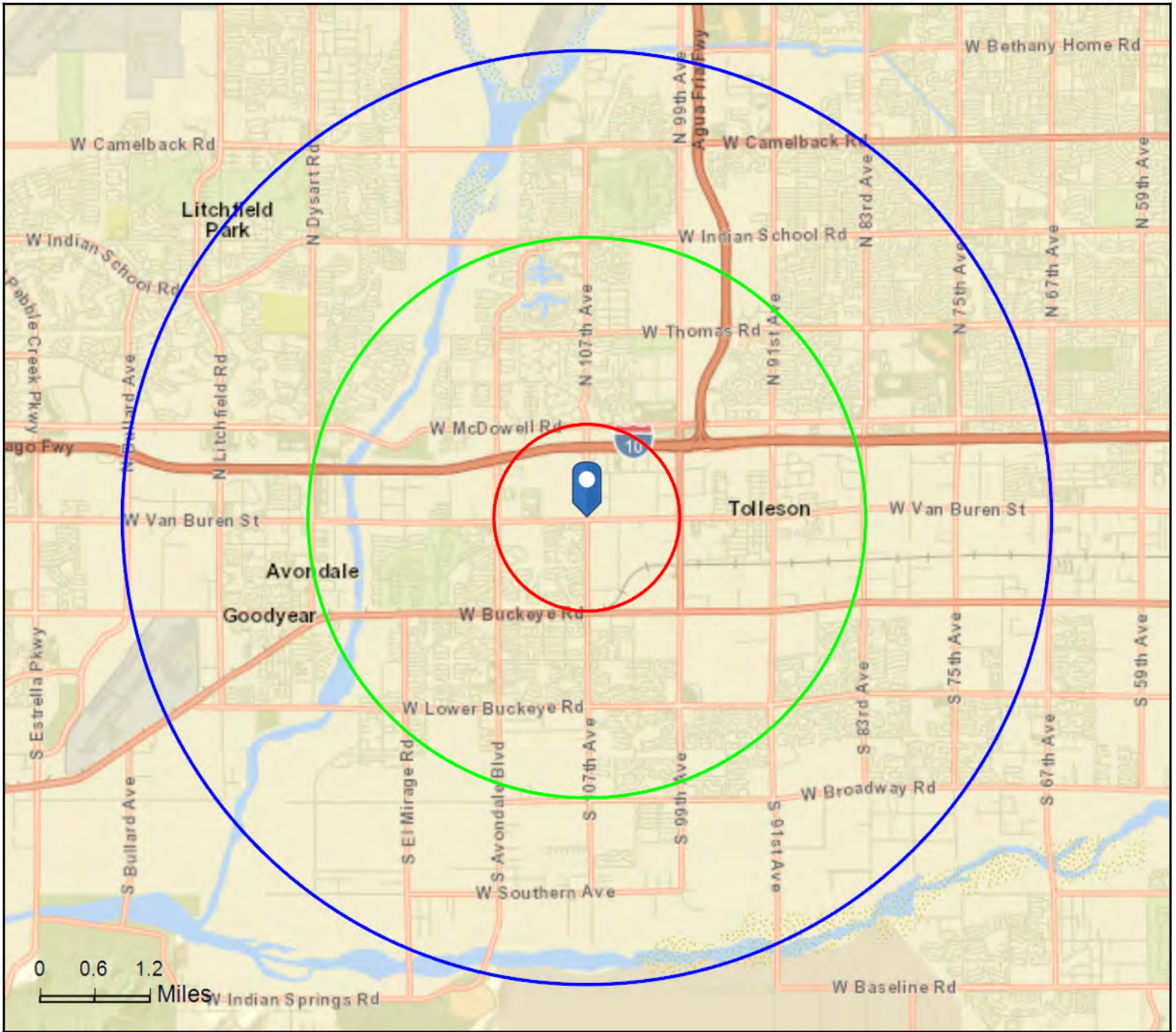
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320-364 N 107th Ave, Avondale, Arizona, 85323  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45017

Longitude: -112.28981





# Executive Summary

107th Avenue and Van Buren Street  
 320-364 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45017  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	50	32,319	114,730
2010 Population	3,201	84,410	213,670
2019 Population	3,702	96,632	243,589
2024 Population	4,021	104,950	264,347
2000-2010 Annual Rate	51.58%	10.08%	6.42%
2010-2019 Annual Rate	1.58%	1.47%	1.43%
2019-2024 Annual Rate	1.67%	1.67%	1.65%
2019 Male Population	50.9%	49.3%	49.4%
2019 Female Population	49.1%	50.7%	50.6%
2019 Median Age	26.8	29.8	29.5

In the identified area, the current year population is 243,589. In 2010, the Census count in the area was 213,670. The rate of change since 2010 was 1.43% annually. The five-year projection for the population in the area is 264,347 representing a change of 1.65% annually from 2019 to 2024. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 26.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	44.1%	52.0%	51.6%
2019 Black Alone	15.7%	11.3%	9.7%
2019 American Indian/Alaska Native Alone	2.3%	1.7%	1.8%
2019 Asian Alone	5.8%	3.8%	3.4%
2019 Pacific Islander Alone	0.4%	0.4%	0.2%
2019 Other Race	27.1%	25.9%	28.6%
2019 Two or More Races	4.5%	4.9%	4.8%
2019 Hispanic Origin (Any Race)	53.6%	57.8%	60.8%

Persons of Hispanic origin represent 60.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.5 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	60	60	60
2000 Households	14	9,672	34,032
2010 Households	997	25,220	62,960
2019 Total Households	1,157	28,523	71,153
2024 Total Households	1,255	30,896	76,984
2000-2010 Annual Rate	53.20%	10.06%	6.35%
2010-2019 Annual Rate	1.62%	1.34%	1.33%
2019-2024 Annual Rate	1.64%	1.61%	1.59%
2019 Average Household Size	3.20	3.39	3.42

The household count in this area has changed from 62,960 in 2010 to 71,153 in the current year, a change of 1.33% annually. The five-year projection of households is 76,984, a change of 1.59% annually from the current year total. Average household size is currently 3.42, compared to 3.39 in the year 2010. The number of families in the current year is 55,077 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

107th Avenue and Van Buren Street  
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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.1%	16.5%	17.0%
<b>Median Household Income</b>			
2019 Median Household Income	\$72,129	\$61,756	\$56,977
2024 Median Household Income	\$81,545	\$69,738	\$64,019
2019-2024 Annual Rate	2.48%	2.46%	2.36%
<b>Average Household Income</b>			
2019 Average Household Income	\$82,794	\$73,766	\$70,894
2024 Average Household Income	\$94,496	\$84,565	\$81,872
2019-2024 Annual Rate	2.68%	2.77%	2.92%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$25,729	\$21,783	\$20,750
2024 Per Capita Income	\$29,326	\$24,907	\$23,891
2019-2024 Annual Rate	2.65%	2.72%	2.86%

### Households by Income

Current median household income is \$56,977 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$64,019 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$70,894 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$81,872 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$20,750 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$23,891 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	168	147	143
2000 Total Housing Units	16	10,351	35,903
2000 Owner Occupied Housing Units	6	8,177	26,376
2000 Renter Occupied Housing Units	7	1,494	7,657
2000 Vacant Housing Units	3	680	1,870
2010 Total Housing Units	1,182	28,516	72,471
2010 Owner Occupied Housing Units	546	15,876	38,852
2010 Renter Occupied Housing Units	451	9,344	24,108
2010 Vacant Housing Units	185	3,296	9,511
2019 Total Housing Units	1,304	31,252	79,378
2019 Owner Occupied Housing Units	621	18,019	43,679
2019 Renter Occupied Housing Units	537	10,504	27,474
2019 Vacant Housing Units	147	2,729	8,225
2024 Total Housing Units	1,411	33,654	85,486
2024 Owner Occupied Housing Units	681	19,796	48,262
2024 Renter Occupied Housing Units	574	11,099	28,722
2024 Vacant Housing Units	156	2,758	8,502

Currently, 55.0% of the 79,378 housing units in the area are owner occupied; 34.6%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 72,471 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 4.13%. Median home value in the area is \$198,216, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.99% annually to \$229,651.

**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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Market Profile

107th Avenue and Van Buren Street  
 320-364 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	50	32,319	114,730
2010 Total Population	3,201	84,410	213,670
2019 Total Population	3,702	96,632	243,589
2019 Group Quarters	0	58	433
2024 Total Population	4,021	104,950	264,347
2019-2024 Annual Rate	1.67%	1.67%	1.65%
2019 Total Daytime Population	7,321	83,172	209,264
Workers	5,402	33,060	78,621
Residents	1,919	50,112	130,643
<b>Household Summary</b>			
2000 Households	14	9,672	34,032
2000 Average Household Size	3.57	3.34	3.37
2010 Households	997	25,220	62,960
2010 Average Household Size	3.21	3.35	3.39
2019 Households	1,157	28,523	71,153
2019 Average Household Size	3.20	3.39	3.42
2024 Households	1,255	30,896	76,984
2024 Average Household Size	3.20	3.40	3.43
2019-2024 Annual Rate	1.64%	1.61%	1.59%
2010 Families	722	19,795	49,313
2010 Average Family Size	3.67	3.70	3.76
2019 Families	826	22,223	55,077
2019 Average Family Size	3.68	3.75	3.81
2024 Families	893	23,990	59,420
2024 Average Family Size	3.69	3.77	3.82
2019-2024 Annual Rate	1.57%	1.54%	1.53%
<b>Housing Unit Summary</b>			
2000 Housing Units	16	10,351	35,903
Owner Occupied Housing Units	37.5%	79.0%	73.5%
Renter Occupied Housing Units	43.8%	14.4%	21.3%
Vacant Housing Units	18.8%	6.6%	5.2%
2010 Housing Units	1,182	28,516	72,471
Owner Occupied Housing Units	46.2%	55.7%	53.6%
Renter Occupied Housing Units	38.2%	32.8%	33.3%
Vacant Housing Units	15.7%	11.6%	13.1%
2019 Housing Units	1,304	31,252	79,378
Owner Occupied Housing Units	47.6%	57.7%	55.0%
Renter Occupied Housing Units	41.2%	33.6%	34.6%
Vacant Housing Units	11.3%	8.7%	10.4%
2024 Housing Units	1,411	33,654	85,486
Owner Occupied Housing Units	48.3%	58.8%	56.5%
Renter Occupied Housing Units	40.7%	33.0%	33.6%
Vacant Housing Units	11.1%	8.2%	9.9%
<b>Median Household Income</b>			
2019	\$72,129	\$61,756	\$56,977
2024	\$81,545	\$69,738	\$64,019
<b>Median Home Value</b>			
2019	\$207,743	\$208,296	\$198,216
2024	\$229,893	\$237,193	\$229,651
<b>Per Capita Income</b>			
2019	\$25,729	\$21,783	\$20,750
2024	\$29,326	\$24,907	\$23,891
<b>Median Age</b>			
2010	25.6	27.5	27.5
2019	26.8	29.8	29.5
2024	26.5	30.5	30.2

**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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	1,157	28,523	71,153
<\$15,000	2.9%	6.3%	7.7%
\$15,000 - \$24,999	3.5%	5.6%	7.1%
\$25,000 - \$34,999	9.9%	8.9%	10.1%
\$35,000 - \$49,999	13.1%	14.8%	16.2%
\$50,000 - \$74,999	22.6%	24.6%	23.6%
\$75,000 - \$99,999	16.9%	17.3%	15.4%
\$100,000 - \$149,999	23.6%	16.2%	13.9%
\$150,000 - \$199,999	5.3%	4.4%	3.7%
\$200,000+	2.4%	1.8%	2.4%
Average Household Income	\$82,794	\$73,766	\$70,894
<b>2024 Households by Income</b>			
Household Income Base	1,255	30,896	76,984
<\$15,000	2.1%	5.0%	6.1%
\$15,000 - \$24,999	2.8%	4.5%	5.7%
\$25,000 - \$34,999	7.6%	7.2%	8.2%
\$35,000 - \$49,999	11.0%	13.2%	14.6%
\$50,000 - \$74,999	20.9%	23.7%	23.2%
\$75,000 - \$99,999	17.1%	18.5%	16.9%
\$100,000 - \$149,999	28.4%	19.2%	16.8%
\$150,000 - \$199,999	6.9%	6.4%	5.2%
\$200,000+	3.2%	2.4%	3.2%
Average Household Income	\$94,496	\$84,565	\$81,872
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	621	18,019	43,673
<\$50,000	0.3%	2.8%	3.4%
\$50,000 - \$99,999	0.5%	2.8%	6.0%
\$100,000 - \$149,999	5.0%	7.8%	13.5%
\$150,000 - \$199,999	38.5%	32.0%	28.2%
\$200,000 - \$249,999	36.4%	28.5%	23.1%
\$250,000 - \$299,999	17.6%	16.2%	12.1%
\$300,000 - \$399,999	1.4%	8.1%	8.7%
\$400,000 - \$499,999	0.0%	1.0%	2.6%
\$500,000 - \$749,999	0.2%	0.1%	1.5%
\$750,000 - \$999,999	0.0%	0.4%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$210,605	\$219,474	\$220,057
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	681	19,796	48,255
<\$50,000	0.1%	2.2%	1.9%
\$50,000 - \$99,999	0.1%	1.8%	3.3%
\$100,000 - \$149,999	1.3%	1.9%	5.9%
\$150,000 - \$199,999	23.8%	20.7%	22.9%
\$200,000 - \$249,999	41.3%	31.5%	27.1%
\$250,000 - \$299,999	29.7%	24.0%	17.7%
\$300,000 - \$399,999	3.4%	14.2%	12.8%
\$400,000 - \$499,999	0.0%	2.3%	4.6%
\$500,000 - \$749,999	0.4%	0.3%	2.7%
\$750,000 - \$999,999	0.0%	0.6%	0.6%
\$1,000,000 - \$1,499,999	0.0%	0.5%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$232,075	\$250,658	\$256,235

**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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



# Market Profile

107th Avenue and Van Buren Street  
 320-364 N 107th Ave, Avondale, Arizona, 85323  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45017  
 Longitude: -112.28981

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	3,204	84,409	213,671
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%	1.2%	1.4%
85 +	0.0%	0.3%	0.4%
18 +	66.2%	66.4%	65.7%
<b>2019 Population by Age</b>			
Total	3,703	96,634	243,589
0 - 4	10.7%	9.2%	9.3%
5 - 9	9.9%	8.8%	8.9%
10 - 14	8.1%	8.2%	8.3%
15 - 24	17.5%	14.7%	15.1%
25 - 34	20.7%	18.6%	18.1%
35 - 44	15.5%	14.5%	13.8%
45 - 54	9.0%	10.9%	11.0%
55 - 64	5.0%	8.2%	8.3%
65 - 74	2.8%	4.9%	5.0%
75 - 84	0.6%	1.6%	1.8%
85 +	0.1%	0.4%	0.5%
18 +	67.1%	69.4%	69.1%
<b>2024 Population by Age</b>			
Total	4,021	104,951	264,346
0 - 4	10.8%	9.4%	9.4%
5 - 9	9.9%	8.8%	8.9%
10 - 14	8.6%	8.4%	8.4%
15 - 24	17.9%	13.8%	14.2%
25 - 34	20.2%	18.6%	18.2%
35 - 44	16.1%	15.8%	14.9%
45 - 54	8.6%	10.1%	10.2%
55 - 64	4.5%	7.6%	7.8%
65 - 74	2.7%	5.1%	5.1%
75 - 84	0.6%	2.0%	2.2%
85 +	0.1%	0.4%	0.5%
18 +	66.1%	69.0%	68.7%
<b>2010 Population by Sex</b>			
Males	1,611	41,621	105,607
Females	1,590	42,789	108,063
<b>2019 Population by Sex</b>			
Males	1,885	47,623	120,343
Females	1,817	49,008	123,246
<b>2024 Population by Sex</b>			
Males	2,056	51,573	130,326
Females	1,965	53,377	134,021

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 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
<b>2010 Population by Race/Ethnicity</b>			
Total	3,201	84,411	213,670
White Alone	48.6%	56.2%	55.5%
Black Alone	13.9%	9.8%	8.4%
American Indian Alone	2.2%	1.7%	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%	24.2%	26.9%
Two or More Races	4.2%	4.5%	4.4%
Hispanic Origin	51.3%	55.0%	58.2%
Diversity Index	87.0	83.5	83.8
<b>2019 Population by Race/Ethnicity</b>			
Total	3,703	96,631	243,588
White Alone	44.1%	52.0%	51.6%
Black Alone	15.7%	11.3%	9.7%
American Indian Alone	2.3%	1.7%	1.8%
Asian Alone	5.8%	3.8%	3.4%
Pacific Islander Alone	0.4%	0.4%	0.2%
Some Other Race Alone	27.1%	25.9%	28.6%
Two or More Races	4.5%	4.9%	4.8%
Hispanic Origin	53.6%	57.8%	60.8%
Diversity Index	88.8	85.4	85.5
<b>2024 Population by Race/Ethnicity</b>			
Total	4,021	104,951	264,348
White Alone	42.0%	50.0%	49.7%
Black Alone	16.7%	12.1%	10.4%
American Indian Alone	2.4%	1.8%	1.8%
Asian Alone	6.1%	4.1%	3.7%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	27.7%	26.5%	29.1%
Two or More Races	4.7%	5.2%	5.0%
Hispanic Origin	54.6%	59.1%	62.1%
Diversity Index	89.5	86.2	86.3
<b>2010 Population by Relationship and Household Type</b>			
Total	3,201	84,410	213,670
In Households	100.0%	99.9%	99.8%
In Family Households	86.6%	90.6%	90.8%
Householder	22.4%	23.5%	23.1%
Spouse	15.0%	15.8%	15.2%
Child	37.1%	40.3%	40.8%
Other relative	8.3%	7.3%	7.7%
Nonrelative	3.7%	3.8%	4.0%
In Nonfamily Households	13.4%	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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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<b>2019 Population 25+ by Educational Attainment</b>			
Total	1,989	57,153	142,365
Less than 9th Grade	4.8%	7.3%	9.6%
9th - 12th Grade, No Diploma	9.5%	10.3%	12.4%
High School Graduate	22.7%	24.7%	24.7%
GED/Alternative Credential	4.2%	4.4%	4.3%
Some College, No Degree	26.6%	26.3%	24.3%
Associate Degree	12.4%	8.6%	8.1%
Bachelor's Degree	11.9%	12.8%	11.3%
Graduate/Professional Degree	7.9%	5.7%	5.4%
<b>2019 Population 15+ by Marital Status</b>			
Total	2,639	71,346	179,265
Never Married	48.2%	37.4%	38.6%
Married	43.0%	48.6%	47.4%
Widowed	2.3%	3.0%	3.2%
Divorced	6.6%	11.0%	10.7%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	97.5%	95.3%	94.2%
Civilian Unemployed (Unemployment Rate)	2.5%	4.7%	5.8%
<b>2019 Employed Population 16+ by Industry</b>			
Total	1,820	47,253	114,581
Agriculture/Mining	0.0%	0.7%	0.6%
Construction	7.4%	8.7%	9.9%
Manufacturing	8.1%	7.7%	7.4%
Wholesale Trade	0.6%	3.2%	3.0%
Retail Trade	19.6%	13.8%	13.4%
Transportation/Utilities	10.1%	10.2%	9.3%
Information	0.5%	1.6%	1.5%
Finance/Insurance/Real Estate	5.9%	8.6%	7.8%
Services	37.9%	39.7%	41.5%
Public Administration	9.9%	6.0%	5.5%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	1,822	47,253	114,581
White Collar	63.4%	56.3%	52.5%
Management/Business/Financial	6.5%	11.1%	10.3%
Professional	17.0%	14.0%	13.4%
Sales	19.5%	9.9%	10.4%
Administrative Support	20.4%	21.3%	18.4%
Services	15.0%	17.2%	19.5%
Blue Collar	21.8%	26.5%	28.0%
Farming/Forestry/Fishing	0.0%	0.4%	0.5%
Construction/Extraction	4.4%	5.4%	7.1%
Installation/Maintenance/Repair	4.6%	3.8%	4.1%
Production	3.3%	4.7%	5.5%
Transportation/Material Moving	9.5%	12.2%	10.7%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	3,201	84,410	213,670
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%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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<b>2010 Households by Type</b>			
Total	997	25,220	62,960
Households with 1 Person	16.8%	14.5%	15.1%
Households with 2+ People	83.2%	85.5%	84.9%
Family Households	72.4%	78.5%	78.3%
Husband-wife Families	48.5%	52.7%	51.7%
With Related Children	34.2%	32.8%	32.6%
Other Family (No Spouse Present)	23.9%	25.8%	26.6%
Other Family with Male Householder	7.2%	8.1%	8.6%
With Related Children	4.6%	5.7%	6.1%
Other Family with Female Householder	16.6%	17.7%	18.1%
With Related Children	13.8%	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	11.6%	10.4%	10.4%
Male-female	10.7%	9.4%	9.5%
Same-sex	0.9%	0.9%	0.8%
<b>2010 Households by Size</b>			
Total	996	25,220	62,959
1 Person Household	16.8%	14.5%	15.1%
2 Person Household	24.8%	25.1%	24.3%
3 Person Household	18.5%	18.3%	17.5%
4 Person Household	18.7%	18.4%	18.1%
5 Person Household	10.4%	12.1%	12.3%
6 Person Household	5.8%	6.2%	6.5%
7 + Person Household	5.0%	5.5%	6.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	997	25,220	62,960
Owner Occupied	54.8%	63.0%	61.7%
Owned with a Mortgage/Loan	53.1%	56.5%	54.4%
Owned Free and Clear	1.7%	6.5%	7.3%
Renter Occupied	45.2%	37.0%	38.3%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	1,182	28,516	72,471
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%

**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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Up and Coming Families (7A)Up and Coming Families (7A)Up and Coming Families (7A)		
2.	NeWest Residents (13C)	Metro Fusion (11C)	Barrios Urbanos (7D)
3.	Top Tier (1A)	Soccer Moms (4A)	American Dreamers (7C)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$2,627,302	\$54,521,027	\$131,969,348
Average Spent	\$2,270.79	\$1,911.48	\$1,854.73
Spending Potential Index	106	89	87
Education: Total \$	\$1,586,895	\$35,332,934	\$84,459,999
Average Spent	\$1,371.56	\$1,238.75	\$1,187.02
Spending Potential Index	86	78	74
Entertainment/Recreation: Total \$	\$3,510,852	\$77,848,924	\$186,649,577
Average Spent	\$3,034.44	\$2,729.34	\$2,623.21
Spending Potential Index	93	83	80
Food at Home: Total \$	\$6,091,108	\$127,886,869	\$309,132,255
Average Spent	\$5,264.57	\$4,483.64	\$4,344.61
Spending Potential Index	102	87	84
Food Away from Home: Total \$	\$4,455,848	\$93,346,224	\$226,017,004
Average Spent	\$3,851.21	\$3,272.67	\$3,176.49
Spending Potential Index	105	89	86
Health Care: Total \$	\$6,103,717	\$138,894,057	\$334,374,197
Average Spent	\$5,275.47	\$4,869.55	\$4,699.37
Spending Potential Index	89	82	79
HH Furnishings & Equipment: Total \$	\$2,472,441	\$54,007,818	\$130,476,245
Average Spent	\$2,136.94	\$1,893.48	\$1,833.74
Spending Potential Index	100	89	86
Personal Care Products & Services: Total \$	\$1,038,797	\$22,490,639	\$53,970,338
Average Spent	\$897.84	\$788.51	\$758.51
Spending Potential Index	101	89	86
Shelter: Total \$	\$21,101,294	\$449,539,237	\$1,077,912,792
Average Spent	\$18,237.94	\$15,760.59	\$15,149.22
Spending Potential Index	99	85	82
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,560,243	\$58,243,510	\$139,121,158
Average Spent	\$2,212.83	\$2,041.98	\$1,955.24
Spending Potential Index	89	82	79
Travel: Total \$	\$2,318,979	\$53,162,182	\$126,086,616
Average Spent	\$2,004.30	\$1,863.84	\$1,772.05
Spending Potential Index	89	83	79
Vehicle Maintenance & Repairs: Total \$	\$1,295,996	\$28,036,999	\$67,760,293
Average Spent	\$1,120.13	\$982.96	\$952.32
Spending Potential Index	98	86	83

**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 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.