



CITY OF PHOENIX

44TH STREET AND MCKINLEY STREET



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



CITY OF PHOENIX

44TH STREET AND MCKINLEY STREET

LOCATION

Located at the southeast corner of 44th Street and McKinley Street, at 4441-4525 East McKinley Street, in the City of Phoenix, Arizona.

SIZE

±5.15 Acres

ASSESSOR PARCEL NUMBERS

125-27-075C, 125-27-075D, 125-28-017A, 125-28-017B, 125-28-018A, 125-28-018B, 125-28-019

CITY OF PHOENIX ZONING

125-27-075C: Zoned C-2

125-27-075D: Zoned P-2

125-28-017A, 125-28-017B, 125-28-018A, 125-28-018B, 125-28-019: Zoned R-3

PRICE

\$6,500,000

TERMS

Cash

PROPERTY TAXES

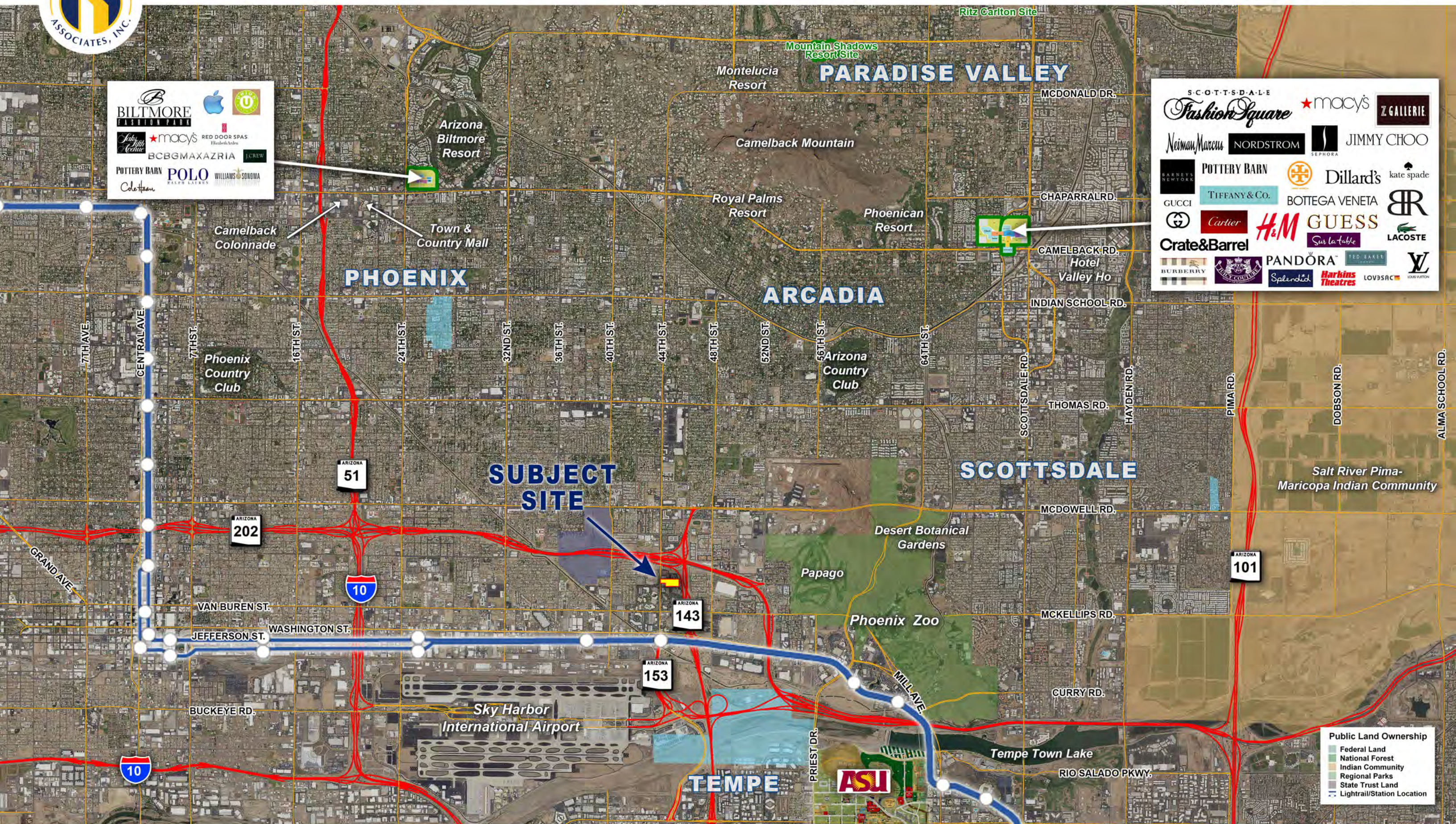
2019 Assessment: \$35,070.92

PARKING ORDINANCE

To view CC&R's and Grant of Easements for Opus Gateway please [click here](#).

COMMENTS

The central location of the subject site offers quick access to several freeway interchanges, including Loop 202 and SR-143. Phoenix Sky Harbor International Airport, is ideally located two miles away. Valley Metro who is responsible for planning and operating the high-capacity transit system (Metro Light Rail), has a stop less than a mile away on Washington Street.



BILTMORE FASHION PLACE

Apple

RED DOOR SPAS

BCBGMAXAZRIA

POTTERY BARN

POLO RALPH LAUREN

WILLIAMS SONOMA

COLE HAAN

S-C-O-T-T-S-D-A-L-E

Fashion Square

MACY'S

Z GALLERY

Neiman Marcus

NORDSTROM

JIMMY CHOO

POTTERY BARN

Dillard's

kate spade

GUCCI

TIFFANY & CO.

BOTTEGA VENETA

Cartier

H&M

GUESS

Crate&Barrel

PANDORA

LACOSTE

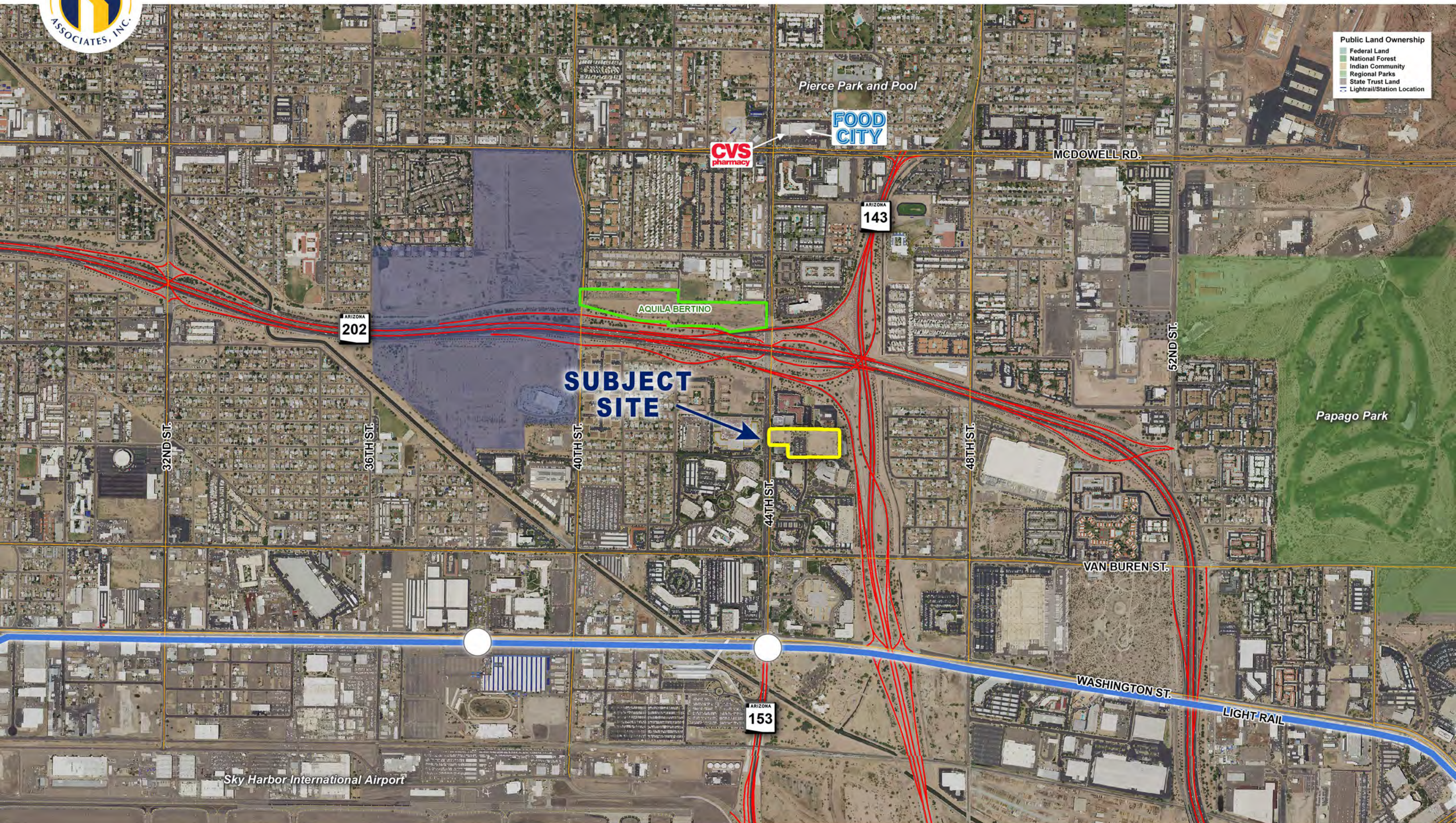
BURBERRY

Splendid

Harbors Theatres

LOVESAC

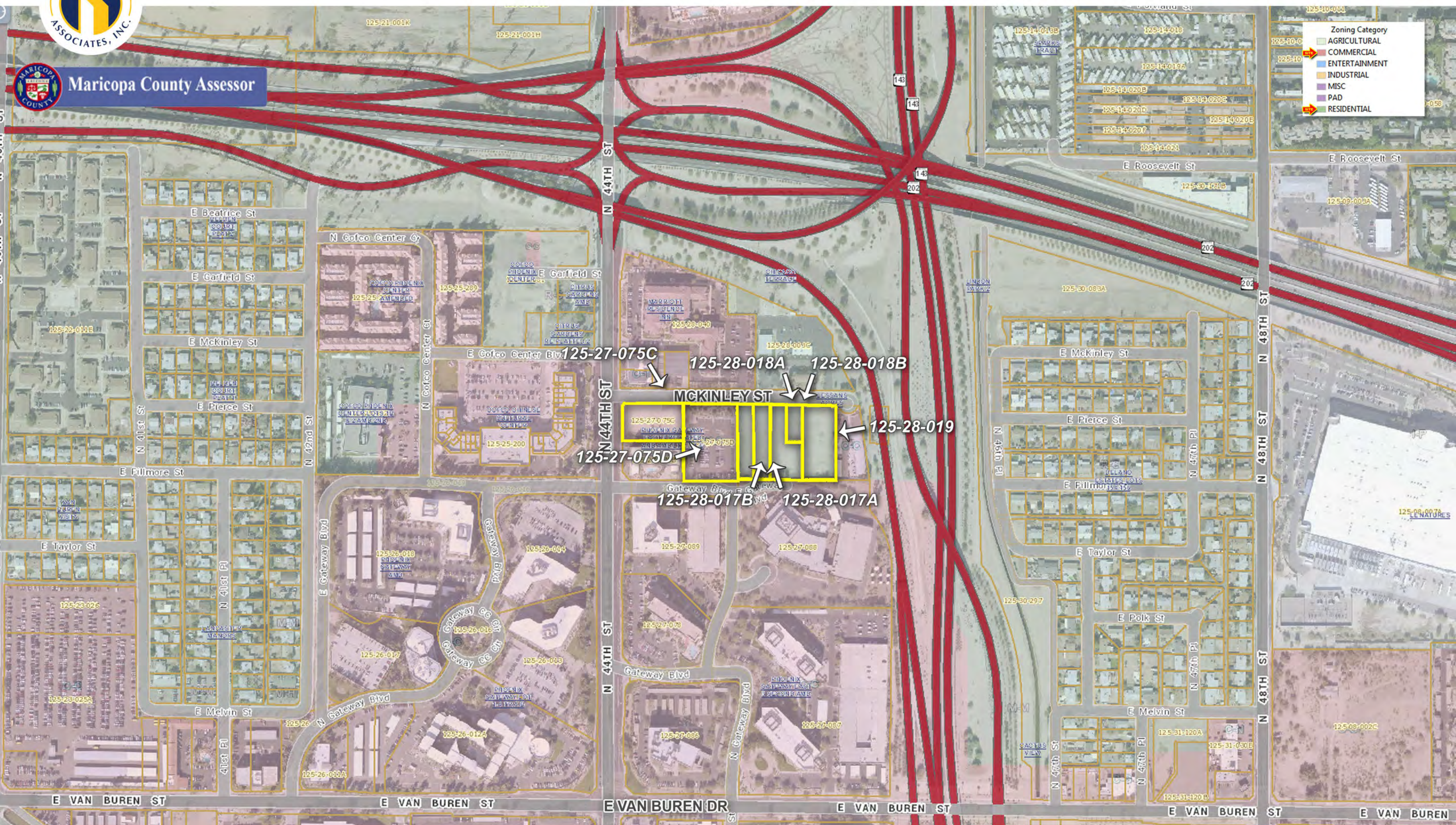
LV





Maricopa County Assessor

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



44TH STREET AND MCKINLEY STREET / LIGHT RAIL LINE MAP



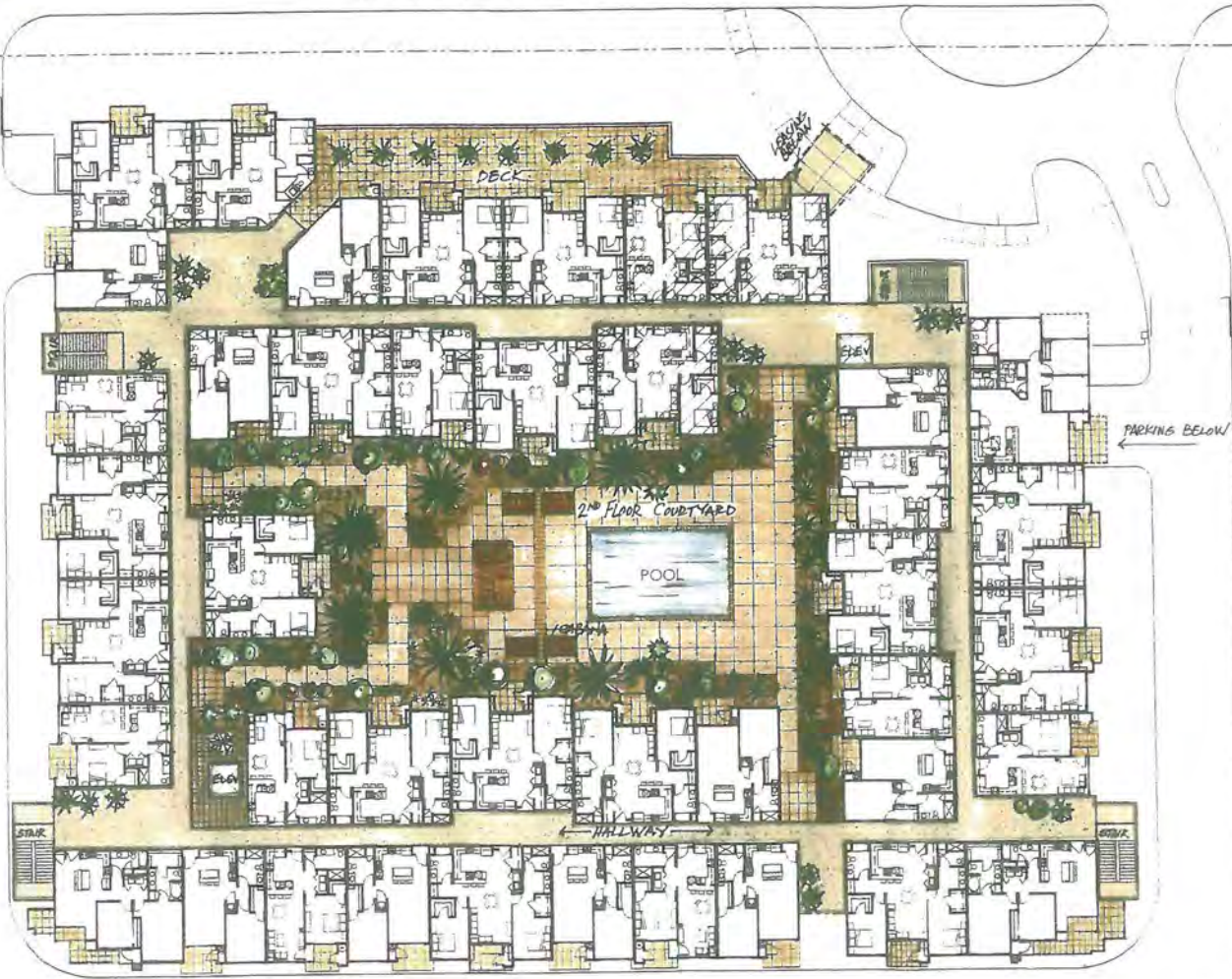
LIGHT RAIL LINE





44TH STREET AND MCKINLEY STREET / PROJECT EXHIBIT

MCKINLEY STREET



PRELIMINARY PROJECT DATA:

TOTAL SITE AREA: ± 133,300 sq. ft. (gross)
 ± 3.06 acres)
 ± 121,300 sq. ft. (net)
 ± 2.78 acres)

UNIT COUNT:
 1-BEDROOM: ± 89 units (± 44.5%)
 2-BEDROOM: ± 106 units (± 53%)
 3-BEDROOM: ± 5 units (± 2.5%)
 TOTAL UNIT COUNT: ± 200 units

DENSITY: ± 1.52 units/acre (gross)
 ± 1.71 units/acre (net)

PARKING:
 SURFACE PARKING: ± 7 spaces
 ON-GRADE GARAGE: ± 170 spaces
 BELOW-GRADE GARAGE: ± 210 spaces
 TOTAL: ± 387 spaces

PARKING RATIO: ± 1.94 spaces/unit

PRELIMINARY UPPER FLOORS





44TH STREET AND MCKINLEY STREET / PROJECT EXHIBIT



THE EDGE

44TH STREET & MCKINLEY
PHOENIX, ARIZONA

PRELIMINARY

WHITNEYBELL PERRY INC
ARCHITECTURE & PLANNING



PHOENIX ■ CHANDLER
P: 602.265.1801 F: 602.230.8456

1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014-2784
176 WEST CHANDLER BLVD., SUITE 102
CHANDLER, ARIZONA 85226-7532

CONCEPTUAL NORTH ELEVATION

SCALE 1/8" = 1'-0" 0 5 10 20

1226

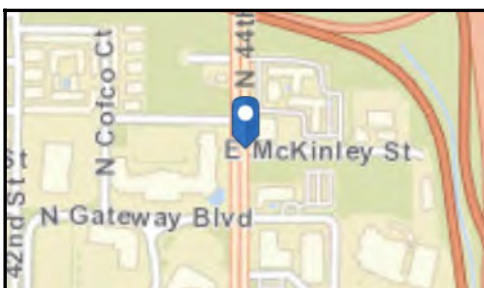
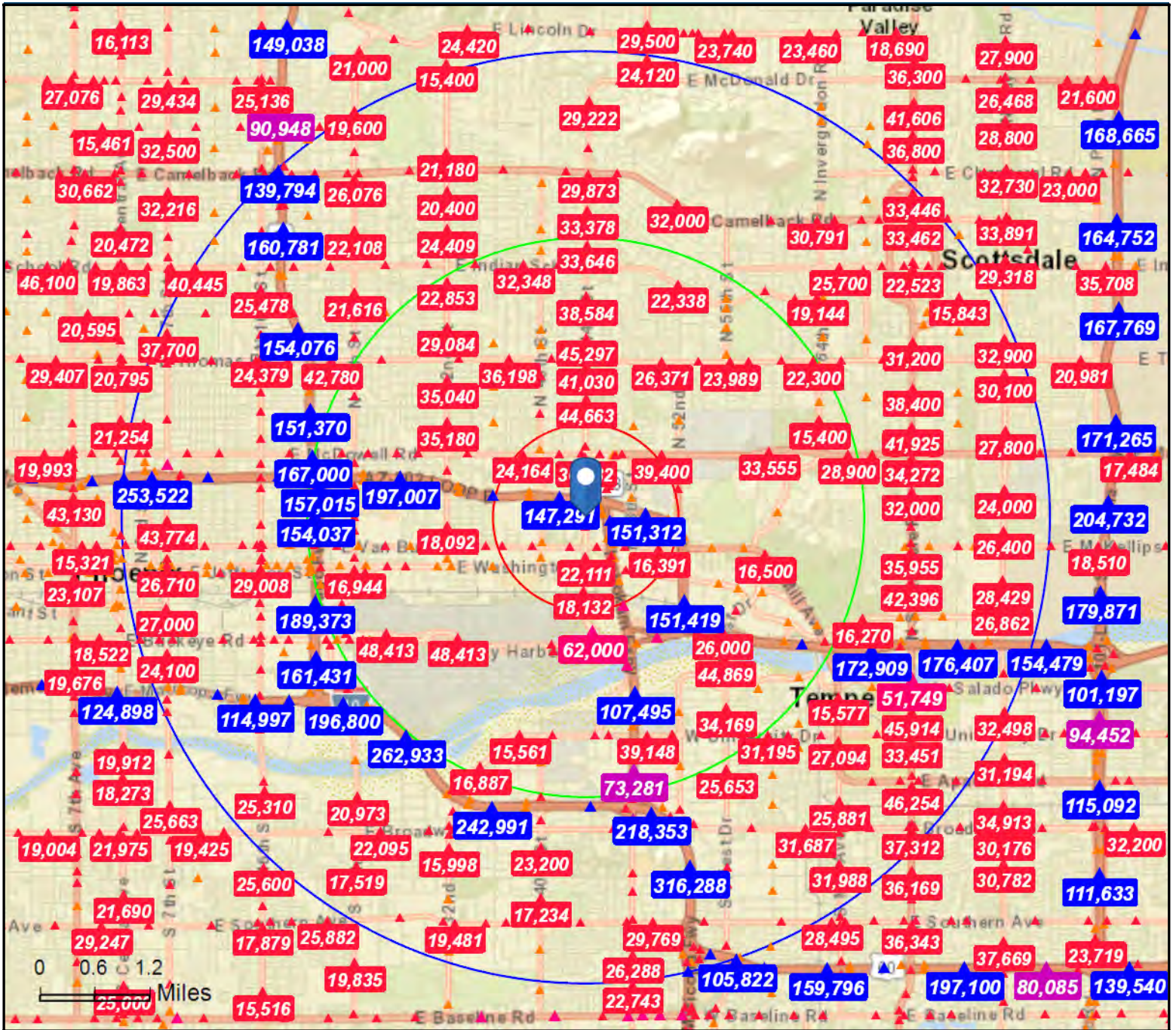
COPYRIGHT © WHITNEYBELL PERRY INC
13 May 2014

CONCEPTUAL ELEVATION

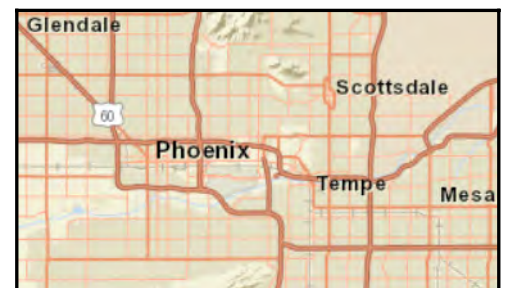
44th Street & McKinley Street
 4400-4422 E McKinley St, Phoenix, Arizona, 85008
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45572
 Longitude: -111.98704



- 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 (Q2 2019).

October 03, 2019



Traffic Count Profile

44th Street & McKinley Street
4400-4422 E McKinley St, Phoenix, Arizona, 85008
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45572
Longitude: -111.98704

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
|-----------|-----------------|--------------------------------|----------------|---------|
| 0.09 | N 44th St | Gateway Blvd (0.02 miles N) | 2012 | 26,115 |
| 0.19 | Loop 202 | N 44th St (0.12 miles W) | 2015 | 10,600 |
| 0.19 | | (0.0 miles) | 2015 | 12,973 |
| 0.19 | | (0.0 miles) | 2015 | 8,432 |
| 0.24 | Loop 202 | N 44th St (0.11 miles W) | 2015 | 10,678 |
| 0.26 | Hohokam Expy | Loop 202 (0.19 miles N) | 2008 | 101,397 |
| 0.31 | | (0.0 miles) | 2015 | 6,190 |
| 0.32 | Hohokam Expy | E Van Buren St (0.09 miles S) | 2015 | 10,451 |
| 0.33 | E Van Buren St | Gateway Blvd (0.03 miles W) | 2012 | 16,154 |
| 0.34 | | (0.0 miles) | 2013 | 6,216 |
| 0.35 | E Van Buren St | N Gateway Blvd (0.08 miles W) | 2010 | 17,440 |
| 0.37 | Loop 202 | N 40th St (0.19 miles W) | 2017 | 147,291 |
| 0.38 | Loop 202 | N 40th St (0.19 miles W) | 2013 | 5,166 |
| 0.38 | Hohokam Expy | Loop 202 (0.13 miles S) | 2017 | 20,999 |
| 0.41 | | (0.0 miles) | 2017 | 12,809 |
| 0.42 | N 44th St | E Van Buren St (0.1 miles N) | 2014 | 22,111 |
| 0.42 | N 44th St | E Belleview St (0.01 miles N) | 2015 | 36,100 |
| 0.42 | | (0.0 miles) | 1992 | 22,000 |
| 0.47 | N 40th St | E Fillmore St (0.1 miles S) | 2015 | 11,687 |
| 0.49 | Hohokam Expy | E Van Buren St (0.09 miles N) | 2010 | 44,500 |
| 0.50 | | (0.0 miles) | 2013 | 2,327 |
| 0.51 | N 48th St | E Fillmore St (0.06 miles N) | 2014 | 6,112 |
| 0.52 | Hohokam Expy | E Washington St (0.11 miles S) | 2015 | 2,991 |
| 0.52 | E Van Buren St | N 47th Pl (0.01 miles W) | 2015 | 19,690 |
| 0.53 | | (0.0 miles) | 2013 | 9,990 |
| 0.54 | N 48th St | E Roosevelt St (0.04 miles S) | 2012 | 8,047 |
| 0.55 | N 40th St | E Van Buren St (0.04 miles S) | 2011 | 10,056 |
| 0.56 | E Washington St | Hohokam Expy (0.12 miles E) | 2015 | 18,033 |
| 0.57 | E Washington St | S 42nd St (0.02 miles E) | 2015 | 25,589 |
| 0.58 | E Washington St | Hohokam Expy (0.05 miles SE) | 2015 | 1,015 |

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.

Source: ©2019 Kalibrate Technologies (Q2 2019).

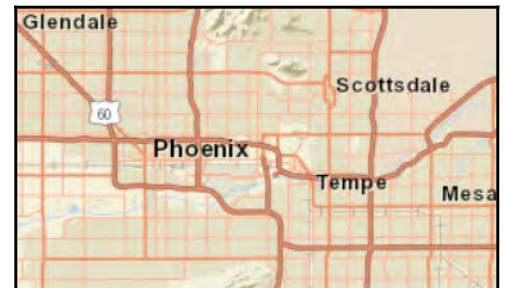
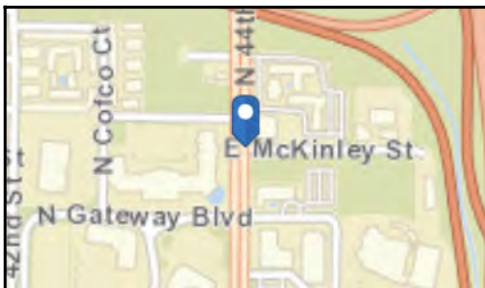
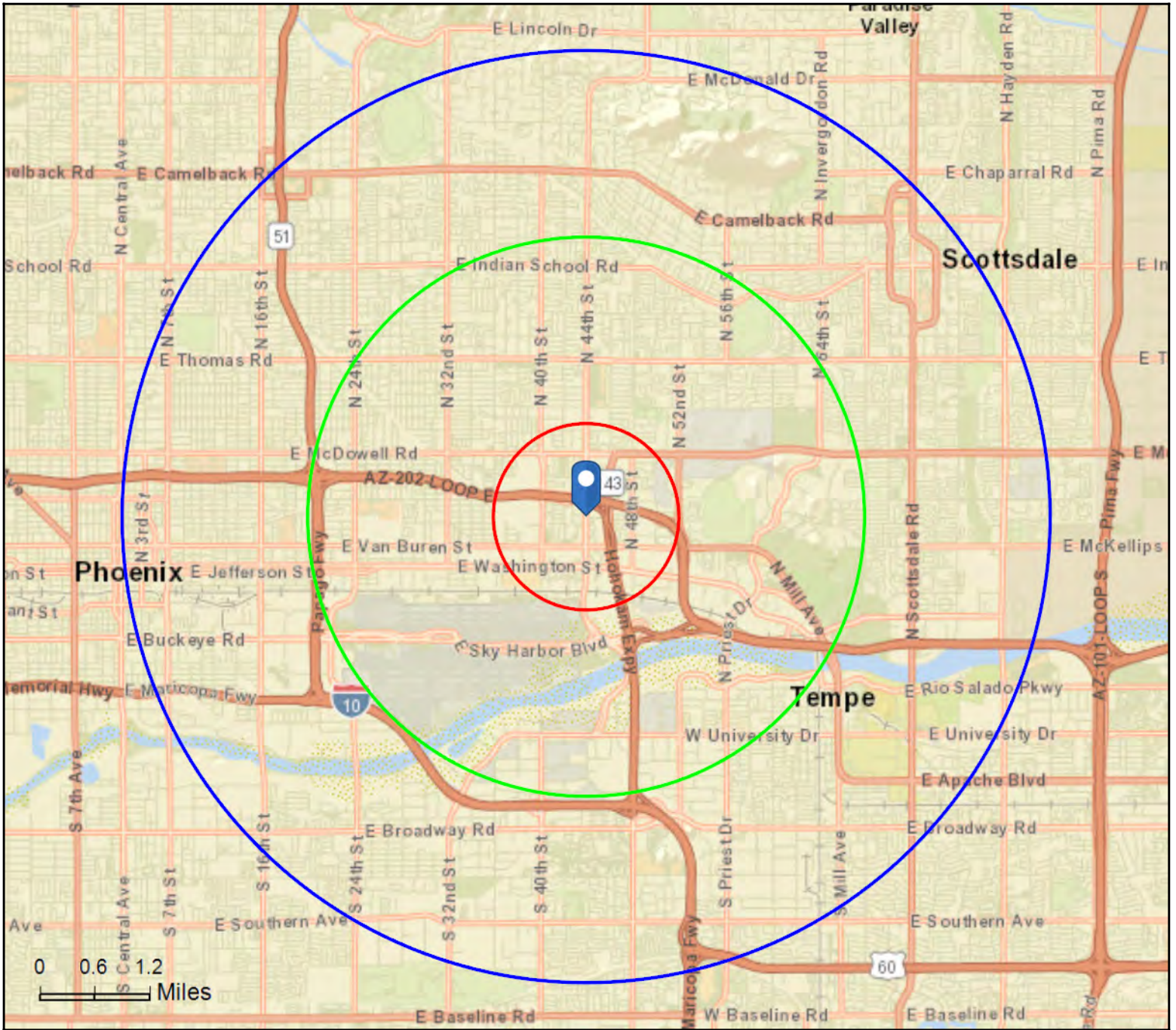


Site Map

44th Street & McKinley Street
4400-4422 E McKinley St, Phoenix, Arizona, 85008
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45572
Longitude: -111.98704



October 03, 2019



Executive Summary

44th Street & McKinley Street
 4400-4422 E McKinley St, Phoenix, Arizona, 85008
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45572
 Longitude: -111.98704

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 13,869 | 99,425 | 289,406 |
| 2010 Population | 15,379 | 95,000 | 275,964 |
| 2019 Population | 17,916 | 105,915 | 321,525 |
| 2024 Population | 19,387 | 113,355 | 349,916 |
| 2000-2010 Annual Rate | 1.04% | -0.45% | -0.47% |
| 2010-2019 Annual Rate | 1.66% | 1.18% | 1.67% |
| 2019-2024 Annual Rate | 1.59% | 1.37% | 1.71% |
| 2019 Male Population | 51.2% | 51.6% | 51.5% |
| 2019 Female Population | 48.8% | 48.4% | 48.5% |
| 2019 Median Age | 28.0 | 31.2 | 31.4 |

In the identified area, the current year population is 321,525. In 2010, the Census count in the area was 275,964. The rate of change since 2010 was 1.67% annually. The five-year projection for the population in the area is 349,916 representing a change of 1.71% annually from 2019 to 2024. Currently, the population is 51.5% male and 48.5% female.

Median Age

The median age in this area is 28.0, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2019 White Alone | 44.2% | 57.3% | 61.7% |
| 2019 Black Alone | 18.4% | 8.9% | 8.2% |
| 2019 American Indian/Alaska Native Alone | 5.0% | 3.9% | 3.5% |
| 2019 Asian Alone | 2.6% | 2.2% | 3.3% |
| 2019 Pacific Islander Alone | 0.2% | 0.2% | 0.2% |
| 2019 Other Race | 24.8% | 23.1% | 18.8% |
| 2019 Two or More Races | 4.7% | 4.4% | 4.3% |
| 2019 Hispanic Origin (Any Race) | 52.1% | 51.3% | 41.5% |

Persons of Hispanic origin represent 41.5% 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 80.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|---------|
| 2019 Wealth Index | 30 | 56 | 69 |
| 2000 Households | 4,907 | 36,325 | 110,283 |
| 2010 Households | 6,065 | 36,870 | 109,570 |
| 2019 Total Households | 7,177 | 41,244 | 129,456 |
| 2024 Total Households | 7,773 | 44,272 | 142,583 |
| 2000-2010 Annual Rate | 2.14% | 0.15% | -0.06% |
| 2010-2019 Annual Rate | 1.84% | 1.22% | 1.82% |
| 2019-2024 Annual Rate | 1.61% | 1.43% | 1.95% |
| 2019 Average Household Size | 2.50 | 2.53 | 2.36 |

The household count in this area has changed from 109,570 in 2010 to 129,456 in the current year, a change of 1.82% annually. The five-year projection of households is 142,583, a change of 1.95% annually from the current year total. Average household size is currently 2.36, compared to 2.40 in the year 2010. The number of families in the current year is 59,916 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

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| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2019 Percent of Income for Mortgage | 18.0% | 29.7% | 27.3% |
| Median Household Income | | | |
| 2019 Median Household Income | \$37,639 | \$43,217 | \$48,101 |
| 2024 Median Household Income | \$43,165 | \$50,459 | \$55,610 |
| 2019-2024 Annual Rate | 2.78% | 3.15% | 2.94% |
| Average Household Income | | | |
| 2019 Average Household Income | \$47,809 | \$62,984 | \$73,583 |
| 2024 Average Household Income | \$56,422 | \$72,907 | \$84,883 |
| 2019-2024 Annual Rate | 3.37% | 2.97% | 2.90% |
| Per Capita Income | | | |
| 2019 Per Capita Income | \$19,119 | \$24,538 | \$30,028 |
| 2024 Per Capita Income | \$22,576 | \$28,478 | \$34,948 |
| 2019-2024 Annual Rate | 3.38% | 3.02% | 3.08% |

Households by Income

Current median household income is \$48,101 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$55,610 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$73,583 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$84,883 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,028 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,948 in five years, compared to \$36,530 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|---------|
| 2019 Housing Affordability Index | 140 | 84 | 91 |
| 2000 Total Housing Units | 5,303 | 38,913 | 120,075 |
| 2000 Owner Occupied Housing Units | 1,502 | 15,155 | 49,686 |
| 2000 Renter Occupied Housing Units | 3,405 | 21,169 | 60,597 |
| 2000 Vacant Housing Units | 396 | 2,589 | 9,792 |
| 2010 Total Housing Units | 7,431 | 43,472 | 129,935 |
| 2010 Owner Occupied Housing Units | 1,153 | 14,046 | 46,189 |
| 2010 Renter Occupied Housing Units | 4,912 | 22,824 | 63,381 |
| 2010 Vacant Housing Units | 1,366 | 6,602 | 20,365 |
| 2019 Total Housing Units | 8,555 | 47,265 | 148,125 |
| 2019 Owner Occupied Housing Units | 1,215 | 14,781 | 49,704 |
| 2019 Renter Occupied Housing Units | 5,961 | 26,463 | 79,752 |
| 2019 Vacant Housing Units | 1,378 | 6,021 | 18,669 |
| 2024 Total Housing Units | 9,232 | 50,501 | 162,053 |
| 2024 Owner Occupied Housing Units | 1,343 | 16,053 | 54,474 |
| 2024 Renter Occupied Housing Units | 6,430 | 28,219 | 88,109 |
| 2024 Vacant Housing Units | 1,459 | 6,229 | 19,470 |

Currently, 33.6% of the 148,125 housing units in the area are owner occupied; 53.8%, renter occupied; and 12.6% 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 129,935 housing units in the area - 35.5% owner occupied, 48.8% renter occupied, and 15.7% vacant. The annual rate of change in housing units since 2010 is 6.00%. Median home value in the area is \$268,661, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.02% annually to \$296,966.

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

44th Street & McKinley Street
 4400-4422 E McKinley St, Phoenix, Arizona, 85008
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45572
 Longitude: -111.98704

| | 1 mile | 3 miles | 5 miles |
|--------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2000 Total Population | 13,869 | 99,425 | 289,406 |
| 2010 Total Population | 15,379 | 95,000 | 275,964 |
| 2019 Total Population | 17,916 | 105,915 | 321,525 |
| 2019 Group Quarters | 3 | 1,603 | 15,668 |
| 2024 Total Population | 19,387 | 113,355 | 349,916 |
| 2019-2024 Annual Rate | 1.59% | 1.37% | 1.71% |
| 2019 Total Daytime Population | 26,675 | 164,065 | 572,935 |
| Workers | 17,987 | 112,038 | 415,408 |
| Residents | 8,688 | 52,027 | 157,527 |
| Household Summary | | | |
| 2000 Households | 4,907 | 36,325 | 110,283 |
| 2000 Average Household Size | 2.82 | 2.67 | 2.53 |
| 2010 Households | 6,065 | 36,870 | 109,570 |
| 2010 Average Household Size | 2.54 | 2.54 | 2.40 |
| 2019 Households | 7,177 | 41,244 | 129,456 |
| 2019 Average Household Size | 2.50 | 2.53 | 2.36 |
| 2024 Households | 7,773 | 44,272 | 142,583 |
| 2024 Average Household Size | 2.49 | 2.52 | 2.34 |
| 2019-2024 Annual Rate | 1.61% | 1.43% | 1.95% |
| 2010 Families | 3,009 | 19,280 | 53,183 |
| 2010 Average Family Size | 3.57 | 3.47 | 3.32 |
| 2019 Families | 3,393 | 20,906 | 59,916 |
| 2019 Average Family Size | 3.58 | 3.49 | 3.33 |
| 2024 Families | 3,635 | 22,170 | 64,626 |
| 2024 Average Family Size | 3.59 | 3.50 | 3.32 |
| 2019-2024 Annual Rate | 1.39% | 1.18% | 1.52% |
| Housing Unit Summary | | | |
| 2000 Housing Units | 5,303 | 38,913 | 120,075 |
| Owner Occupied Housing Units | 28.3% | 38.9% | 41.4% |
| Renter Occupied Housing Units | 64.2% | 54.4% | 50.5% |
| Vacant Housing Units | 7.5% | 6.7% | 8.2% |
| 2010 Housing Units | 7,431 | 43,472 | 129,935 |
| Owner Occupied Housing Units | 15.5% | 32.3% | 35.5% |
| Renter Occupied Housing Units | 66.1% | 52.5% | 48.8% |
| Vacant Housing Units | 18.4% | 15.2% | 15.7% |
| 2019 Housing Units | 8,555 | 47,265 | 148,125 |
| Owner Occupied Housing Units | 14.2% | 31.3% | 33.6% |
| Renter Occupied Housing Units | 69.7% | 56.0% | 53.8% |
| Vacant Housing Units | 16.1% | 12.7% | 12.6% |
| 2024 Housing Units | 9,232 | 50,501 | 162,053 |
| Owner Occupied Housing Units | 14.5% | 31.8% | 33.6% |
| Renter Occupied Housing Units | 69.6% | 55.9% | 54.4% |
| Vacant Housing Units | 15.8% | 12.3% | 12.0% |
| Median Household Income | | | |
| 2019 | \$37,639 | \$43,217 | \$48,101 |
| 2024 | \$43,165 | \$50,459 | \$55,610 |
| Median Home Value | | | |
| 2019 | \$138,107 | \$261,896 | \$268,661 |
| 2024 | \$172,934 | \$292,534 | \$296,966 |
| Per Capita Income | | | |
| 2019 | \$19,119 | \$24,538 | \$30,028 |
| 2024 | \$22,576 | \$28,478 | \$34,948 |
| Median Age | | | |
| 2010 | 26.7 | 30.1 | 30.2 |
| 2019 | 28.0 | 31.2 | 31.4 |
| 2024 | 27.8 | 31.3 | 31.8 |

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.



Market Profile

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 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45572
 Longitude: -111.98704

| | 1 mile | 3 miles | 5 miles |
|---|-----------|-----------|-----------|
| 2019 Households by Income | | | |
| Household Income Base | 7,177 | 41,240 | 129,450 |
| <\$15,000 | 16.2% | 14.6% | 14.9% |
| \$15,000 - \$24,999 | 14.3% | 12.6% | 11.2% |
| \$25,000 - \$34,999 | 14.7% | 12.2% | 10.2% |
| \$35,000 - \$49,999 | 19.6% | 16.8% | 15.0% |
| \$50,000 - \$74,999 | 17.7% | 17.8% | 16.8% |
| \$75,000 - \$99,999 | 9.4% | 9.4% | 10.5% |
| \$100,000 - \$149,999 | 6.3% | 9.9% | 11.4% |
| \$150,000 - \$199,999 | 1.1% | 3.2% | 4.3% |
| \$200,000+ | 0.6% | 3.3% | 5.6% |
| Average Household Income | \$47,809 | \$62,984 | \$73,583 |
| 2024 Households by Income | | | |
| Household Income Base | 7,773 | 44,268 | 142,577 |
| <\$15,000 | 12.8% | 11.7% | 12.0% |
| \$15,000 - \$24,999 | 11.9% | 10.5% | 9.4% |
| \$25,000 - \$34,999 | 13.0% | 10.6% | 8.8% |
| \$35,000 - \$49,999 | 19.5% | 16.5% | 14.5% |
| \$50,000 - \$74,999 | 20.1% | 19.2% | 17.7% |
| \$75,000 - \$99,999 | 11.6% | 10.9% | 11.9% |
| \$100,000 - \$149,999 | 8.6% | 12.3% | 13.7% |
| \$150,000 - \$199,999 | 1.7% | 4.3% | 5.5% |
| \$200,000+ | 0.9% | 4.0% | 6.5% |
| Average Household Income | \$56,422 | \$72,907 | \$84,883 |
| 2019 Owner Occupied Housing Units by Value | | | |
| Total | 1,211 | 14,774 | 49,685 |
| <\$50,000 | 17.3% | 3.4% | 3.8% |
| \$50,000 - \$99,999 | 13.2% | 6.7% | 5.1% |
| \$100,000 - \$149,999 | 25.5% | 9.5% | 7.7% |
| \$150,000 - \$199,999 | 20.2% | 12.4% | 12.8% |
| \$200,000 - \$249,999 | 4.9% | 14.8% | 15.5% |
| \$250,000 - \$299,999 | 4.5% | 13.3% | 13.7% |
| \$300,000 - \$399,999 | 11.6% | 16.1% | 15.0% |
| \$400,000 - \$499,999 | 1.0% | 7.9% | 7.7% |
| \$500,000 - \$749,999 | 1.0% | 12.0% | 10.0% |
| \$750,000 - \$999,999 | 0.3% | 1.8% | 3.5% |
| \$1,000,000 - \$1,499,999 | 0.4% | 1.1% | 2.8% |
| \$1,500,000 - \$1,999,999 | 0.0% | 0.7% | 1.3% |
| \$2,000,000 + | 0.0% | 0.3% | 1.0% |
| Average Home Value | \$164,224 | \$324,289 | \$370,946 |
| 2024 Owner Occupied Housing Units by Value | | | |
| Total | 1,338 | 16,045 | 54,452 |
| <\$50,000 | 15.0% | 2.2% | 2.6% |
| \$50,000 - \$99,999 | 8.6% | 4.1% | 3.3% |
| \$100,000 - \$149,999 | 18.1% | 6.8% | 4.4% |
| \$150,000 - \$199,999 | 18.1% | 8.2% | 9.1% |
| \$200,000 - \$249,999 | 17.6% | 15.5% | 15.6% |
| \$250,000 - \$299,999 | 5.3% | 15.5% | 15.9% |
| \$300,000 - \$399,999 | 11.9% | 18.0% | 18.0% |
| \$400,000 - \$499,999 | 2.0% | 10.8% | 10.5% |
| \$500,000 - \$749,999 | 2.0% | 15.6% | 11.5% |
| \$750,000 - \$999,999 | 0.6% | 1.3% | 3.9% |
| \$1,000,000 - \$1,499,999 | 0.7% | 1.0% | 2.9% |
| \$1,500,000 - \$1,999,999 | 0.0% | 0.6% | 1.4% |
| \$2,000,000 + | 0.0% | 0.3% | 0.9% |
| Average Home Value | \$196,599 | \$354,601 | \$400,286 |

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

44th Street & McKinley Street
 4400-4422 E McKinley St, Phoenix, Arizona, 85008
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45572
 Longitude: -111.98704

| | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| 2010 Population by Age | | | |
| Total | 15,379 | 94,999 | 275,961 |
| 0 - 4 | 10.7% | 8.9% | 7.1% |
| 5 - 9 | 8.8% | 7.6% | 6.4% |
| 10 - 14 | 6.9% | 6.7% | 5.9% |
| 15 - 24 | 19.1% | 17.0% | 20.4% |
| 25 - 34 | 22.3% | 17.8% | 17.5% |
| 35 - 44 | 13.4% | 13.8% | 12.9% |
| 45 - 54 | 9.4% | 12.3% | 11.9% |
| 55 - 64 | 5.4% | 8.2% | 8.7% |
| 65 - 74 | 2.4% | 4.0% | 4.7% |
| 75 - 84 | 1.2% | 2.6% | 3.2% |
| 85 + | 0.4% | 1.1% | 1.4% |
| 18 + | 69.7% | 72.8% | 77.0% |
| 2019 Population by Age | | | |
| Total | 17,914 | 105,914 | 321,527 |
| 0 - 4 | 9.6% | 8.1% | 6.5% |
| 5 - 9 | 8.2% | 7.2% | 5.8% |
| 10 - 14 | 7.2% | 6.6% | 5.5% |
| 15 - 24 | 18.3% | 16.5% | 20.1% |
| 25 - 34 | 21.1% | 17.9% | 17.7% |
| 35 - 44 | 14.3% | 13.1% | 12.4% |
| 45 - 54 | 9.7% | 11.1% | 10.6% |
| 55 - 64 | 6.4% | 9.7% | 9.7% |
| 65 - 74 | 3.4% | 5.9% | 6.6% |
| 75 - 84 | 1.3% | 2.7% | 3.4% |
| 85 + | 0.4% | 1.2% | 1.7% |
| 18 + | 70.9% | 74.3% | 78.9% |
| 2024 Population by Age | | | |
| Total | 19,389 | 113,355 | 349,918 |
| 0 - 4 | 9.7% | 8.1% | 6.5% |
| 5 - 9 | 8.1% | 7.1% | 5.7% |
| 10 - 14 | 6.8% | 6.4% | 5.3% |
| 15 - 24 | 18.7% | 16.5% | 19.7% |
| 25 - 34 | 20.4% | 18.0% | 17.9% |
| 35 - 44 | 14.4% | 13.1% | 12.4% |
| 45 - 54 | 9.5% | 10.5% | 10.1% |
| 55 - 64 | 6.8% | 9.4% | 9.3% |
| 65 - 74 | 3.6% | 6.6% | 7.2% |
| 75 - 84 | 1.6% | 3.3% | 4.1% |
| 85 + | 0.4% | 1.2% | 1.7% |
| 18 + | 71.6% | 74.8% | 79.5% |
| 2010 Population by Sex | | | |
| Males | 7,890 | 49,010 | 142,287 |
| Females | 7,489 | 45,990 | 133,677 |
| 2019 Population by Sex | | | |
| Males | 9,180 | 54,677 | 165,618 |
| Females | 8,736 | 51,238 | 155,907 |
| 2024 Population by Sex | | | |
| Males | 9,764 | 58,114 | 179,235 |
| Females | 9,623 | 55,241 | 170,681 |

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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Prepared by Nathan and Associates, Inc.
 Latitude: 33.45572
 Longitude: -111.98704

| | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| 2010 Population by Race/Ethnicity | | | |
| Total | 15,379 | 94,999 | 275,964 |
| White Alone | 48.1% | 61.3% | 65.2% |
| Black Alone | 16.2% | 7.6% | 7.1% |
| American Indian Alone | 4.9% | 3.6% | 3.2% |
| Asian Alone | 2.2% | 1.8% | 2.7% |
| Pacific Islander Alone | 0.2% | 0.2% | 0.2% |
| Some Other Race Alone | 24.1% | 21.5% | 17.7% |
| Two or More Races | 4.4% | 3.9% | 3.8% |
| Hispanic Origin | 51.2% | 48.9% | 39.7% |
| Diversity Index | 87.0 | 80.8 | 77.5 |
| 2019 Population by Race/Ethnicity | | | |
| Total | 17,916 | 105,915 | 321,525 |
| White Alone | 44.2% | 57.3% | 61.7% |
| Black Alone | 18.4% | 8.9% | 8.2% |
| American Indian Alone | 5.0% | 3.9% | 3.5% |
| Asian Alone | 2.6% | 2.2% | 3.3% |
| Pacific Islander Alone | 0.2% | 0.2% | 0.2% |
| Some Other Race Alone | 24.8% | 23.1% | 18.8% |
| Two or More Races | 4.7% | 4.4% | 4.3% |
| Hispanic Origin | 52.1% | 51.3% | 41.5% |
| Diversity Index | 88.3 | 83.1 | 80.0 |
| 2024 Population by Race/Ethnicity | | | |
| Total | 19,387 | 113,357 | 349,915 |
| White Alone | 42.3% | 55.4% | 59.8% |
| Black Alone | 19.6% | 9.6% | 8.8% |
| American Indian Alone | 5.1% | 4.0% | 3.6% |
| Asian Alone | 2.8% | 2.5% | 3.7% |
| Pacific Islander Alone | 0.2% | 0.2% | 0.3% |
| Some Other Race Alone | 25.1% | 23.7% | 19.2% |
| Two or More Races | 4.9% | 4.6% | 4.6% |
| Hispanic Origin | 52.8% | 52.6% | 42.6% |
| Diversity Index | 88.9 | 84.0 | 81.2 |
| 2010 Population by Relationship and Household Type | | | |
| Total | 15,379 | 95,000 | 275,964 |
| In Households | 100.0% | 98.6% | 95.2% |
| In Family Households | 73.7% | 74.1% | 67.2% |
| Householder | 19.5% | 20.3% | 19.3% |
| Spouse | 10.0% | 11.8% | 11.5% |
| Child | 33.7% | 31.9% | 27.7% |
| Other relative | 6.7% | 6.4% | 5.5% |
| Nonrelative | 3.9% | 3.7% | 3.2% |
| In Nonfamily Households | 26.2% | 24.5% | 28.0% |
| In Group Quarters | 0.0% | 1.4% | 4.8% |
| Institutionalized Population | 0.0% | 1.0% | 0.5% |
| Noninstitutionalized Population | 0.0% | 0.4% | 4.3% |

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

Source: 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

44th Street & McKinley Street
 4400-4422 E McKinley St, Phoenix, Arizona, 85008
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45572
 Longitude: -111.98704

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2019 Population 25+ by Educational Attainment | | | |
| Total | 10,162 | 65,255 | 199,761 |
| Less than 9th Grade | 13.6% | 11.3% | 8.3% |
| 9th - 12th Grade, No Diploma | 13.7% | 11.1% | 8.5% |
| High School Graduate | 20.7% | 18.8% | 16.6% |
| GED/Alternative Credential | 2.1% | 3.4% | 3.2% |
| Some College, No Degree | 22.7% | 22.2% | 21.2% |
| Associate Degree | 5.9% | 6.0% | 6.6% |
| Bachelor's Degree | 16.1% | 18.0% | 22.9% |
| Graduate/Professional Degree | 5.2% | 9.3% | 12.7% |
| 2019 Population 15+ by Marital Status | | | |
| Total | 13,448 | 82,755 | 264,247 |
| Never Married | 58.4% | 51.1% | 53.1% |
| Married | 29.3% | 33.1% | 31.0% |
| Widowed | 2.3% | 3.7% | 3.8% |
| Divorced | 10.0% | 12.2% | 12.1% |
| 2019 Civilian Population 16+ in Labor Force | | | |
| Civilian Employed | 94.8% | 94.2% | 94.1% |
| Civilian Unemployed (Unemployment Rate) | 5.2% | 5.8% | 5.9% |
| 2019 Employed Population 16+ by Industry | | | |
| Total | 9,386 | 54,165 | 166,737 |
| Agriculture/Mining | 1.0% | 0.4% | 0.4% |
| Construction | 5.9% | 8.1% | 6.3% |
| Manufacturing | 4.7% | 4.6% | 5.2% |
| Wholesale Trade | 2.1% | 2.4% | 2.4% |
| Retail Trade | 13.1% | 12.4% | 11.0% |
| Transportation/Utilities | 7.6% | 5.9% | 5.2% |
| Information | 1.0% | 1.8% | 2.2% |
| Finance/Insurance/Real Estate | 9.9% | 9.0% | 9.7% |
| Services | 52.4% | 52.8% | 54.3% |
| Public Administration | 2.3% | 2.7% | 3.2% |
| 2019 Employed Population 16+ by Occupation | | | |
| Total | 9,388 | 54,163 | 166,735 |
| White Collar | 53.2% | 55.7% | 62.4% |
| Management/Business/Financial | 11.4% | 13.2% | 15.3% |
| Professional | 14.7% | 17.3% | 21.1% |
| Sales | 12.8% | 11.3% | 11.9% |
| Administrative Support | 14.3% | 13.9% | 14.1% |
| Services | 26.8% | 26.8% | 22.3% |
| Blue Collar | 20.1% | 17.5% | 15.3% |
| Farming/Forestry/Fishing | 1.5% | 0.5% | 0.4% |
| Construction/Extraction | 3.9% | 5.6% | 4.4% |
| Installation/Maintenance/Repair | 2.8% | 2.4% | 2.5% |
| Production | 4.4% | 3.5% | 3.3% |
| Transportation/Material Moving | 7.4% | 5.5% | 4.8% |
| 2010 Population By Urban/ Rural Status | | | |
| Total Population | 15,379 | 95,000 | 275,964 |
| Population Inside Urbanized Area | 100.0% | 100.0% | 100.0% |
| Population Inside Urbanized Cluster | 0.0% | 0.0% | 0.0% |
| Rural Population | 0.0% | 0.0% | 0.0% |

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 |
|--|--------|---------|---------|
| 2010 Households by Type | | | |
| Total | 6,065 | 36,870 | 109,570 |
| Households with 1 Person | 36.7% | 35.4% | 37.2% |
| Households with 2+ People | 63.3% | 64.6% | 62.8% |
| Family Households | 49.6% | 52.3% | 48.5% |
| Husband-wife Families | 25.4% | 30.4% | 29.0% |
| With Related Children | 16.3% | 16.9% | 14.4% |
| Other Family (No Spouse Present) | 24.2% | 21.9% | 19.5% |
| Other Family with Male Householder | 7.7% | 7.4% | 6.4% |
| With Related Children | 5.2% | 4.6% | 3.7% |
| Other Family with Female Householder | 16.5% | 14.5% | 13.1% |
| With Related Children | 12.8% | 10.4% | 8.9% |
| Nonfamily Households | 13.7% | 12.3% | 14.3% |
| All Households with Children | 34.8% | 32.4% | 27.5% |
| Multigenerational Households | 4.2% | 4.6% | 4.0% |
| Unmarried Partner Households | 12.8% | 10.4% | 9.8% |
| Male-female | 11.6% | 9.2% | 8.4% |
| Same-sex | 1.2% | 1.2% | 1.3% |
| 2010 Households by Size | | | |
| Total | 6,067 | 36,868 | 109,571 |
| 1 Person Household | 36.7% | 35.4% | 37.2% |
| 2 Person Household | 25.9% | 27.5% | 29.3% |
| 3 Person Household | 12.6% | 13.4% | 12.9% |
| 4 Person Household | 10.5% | 10.2% | 9.5% |
| 5 Person Household | 6.3% | 6.6% | 5.4% |
| 6 Person Household | 3.9% | 3.4% | 2.8% |
| 7 + Person Household | 4.1% | 3.6% | 2.8% |
| 2010 Households by Tenure and Mortgage Status | | | |
| Total | 6,065 | 36,870 | 109,570 |
| Owner Occupied | 19.0% | 38.1% | 42.2% |
| Owned with a Mortgage/Loan | 12.2% | 28.1% | 30.3% |
| Owned Free and Clear | 6.8% | 10.0% | 11.8% |
| Renter Occupied | 81.0% | 61.9% | 57.8% |
| 2010 Housing Units By Urban/ Rural Status | | | |
| Total Housing Units | 7,431 | 43,472 | 129,935 |
| Housing Units Inside Urbanized Area | 100.0% | 100.0% | 100.0% |
| Housing Units Inside Urbanized Cluster | 0.0% | 0.0% | 0.0% |
| Rural Housing Units | 0.0% | 0.0% | 0.0% |

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 |
|---|--------------------------|--------------------------|--------------------------|
| Top 3 Tapestry Segments | | | |
| 1. | Metro Fusion (11C) | Young and Restless (11B) | Young and Restless (11B) |
| 2. | Young and Restless (11B) | NeWest Residents (13C) | Emerald City (8B) |
| 3. | NeWest Residents (13C) | Metro Fusion (11C) | Metro Fusion (11C) |
| 2019 Consumer Spending | | | |
| Apparel & Services: Total \$ | \$9,636,067 | \$69,907,236 | \$251,908,463 |
| Average Spent | \$1,342.63 | \$1,694.97 | \$1,945.90 |
| Spending Potential Index | 63 | 79 | 91 |
| Education: Total \$ | \$5,945,941 | \$46,112,876 | \$174,050,322 |
| Average Spent | \$828.47 | \$1,118.05 | \$1,344.47 |
| Spending Potential Index | 52 | 70 | 84 |
| Entertainment/Recreation: Total \$ | \$12,485,245 | \$95,227,934 | \$349,703,418 |
| Average Spent | \$1,739.62 | \$2,308.89 | \$2,701.33 |
| Spending Potential Index | 53 | 71 | 83 |
| Food at Home: Total \$ | \$22,645,552 | \$165,495,894 | \$595,351,128 |
| Average Spent | \$3,155.29 | \$4,012.61 | \$4,598.87 |
| Spending Potential Index | 61 | 78 | 89 |
| Food Away from Home: Total \$ | \$16,358,050 | \$118,917,878 | \$430,286,901 |
| Average Spent | \$2,279.23 | \$2,883.28 | \$3,323.81 |
| Spending Potential Index | 62 | 78 | 90 |
| Health Care: Total \$ | \$21,485,710 | \$167,702,426 | \$616,223,298 |
| Average Spent | \$2,993.69 | \$4,066.10 | \$4,760.10 |
| Spending Potential Index | 50 | 69 | 80 |
| HH Furnishings & Equipment: Total \$ | \$8,594,176 | \$64,857,156 | \$235,921,852 |
| Average Spent | \$1,197.46 | \$1,572.52 | \$1,822.41 |
| Spending Potential Index | 56 | 74 | 85 |
| Personal Care Products & Services: Total \$ | \$3,708,509 | \$27,473,394 | \$100,040,109 |
| Average Spent | \$516.72 | \$666.12 | \$772.77 |
| Spending Potential Index | 58 | 75 | 87 |
| Shelter: Total \$ | \$78,940,603 | \$585,188,292 | \$2,136,521,051 |
| Average Spent | \$10,999.11 | \$14,188.45 | \$16,503.84 |
| Spending Potential Index | 59 | 77 | 89 |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$8,787,099 | \$69,574,279 | \$259,062,026 |
| Average Spent | \$1,224.34 | \$1,686.89 | \$2,001.16 |
| Spending Potential Index | 49 | 68 | 81 |
| Travel: Total \$ | \$7,852,657 | \$61,806,668 | \$230,444,388 |
| Average Spent | \$1,094.14 | \$1,498.56 | \$1,780.10 |
| Spending Potential Index | 49 | 67 | 79 |
| Vehicle Maintenance & Repairs: Total \$ | \$4,880,267 | \$36,534,171 | \$133,760,405 |
| Average Spent | \$679.99 | \$885.81 | \$1,033.25 |
| Spending Potential Index | 59 | 77 | 90 |

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.