

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

44TH STREET AND MCKINLEY

SOUTHEAST CORNER

CITY OF PHOENIX, ARIZONA



**SUBJECT
SITE**



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





44TH STREET AND MCKINLEY

CITY OF PHOENIX, ARIZONA

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:

\$5,500,000

TERMS:

Cash

PROPERTY TAXES:

2019 Assessment: \$35,070.92

PARKING ORDINANCE:

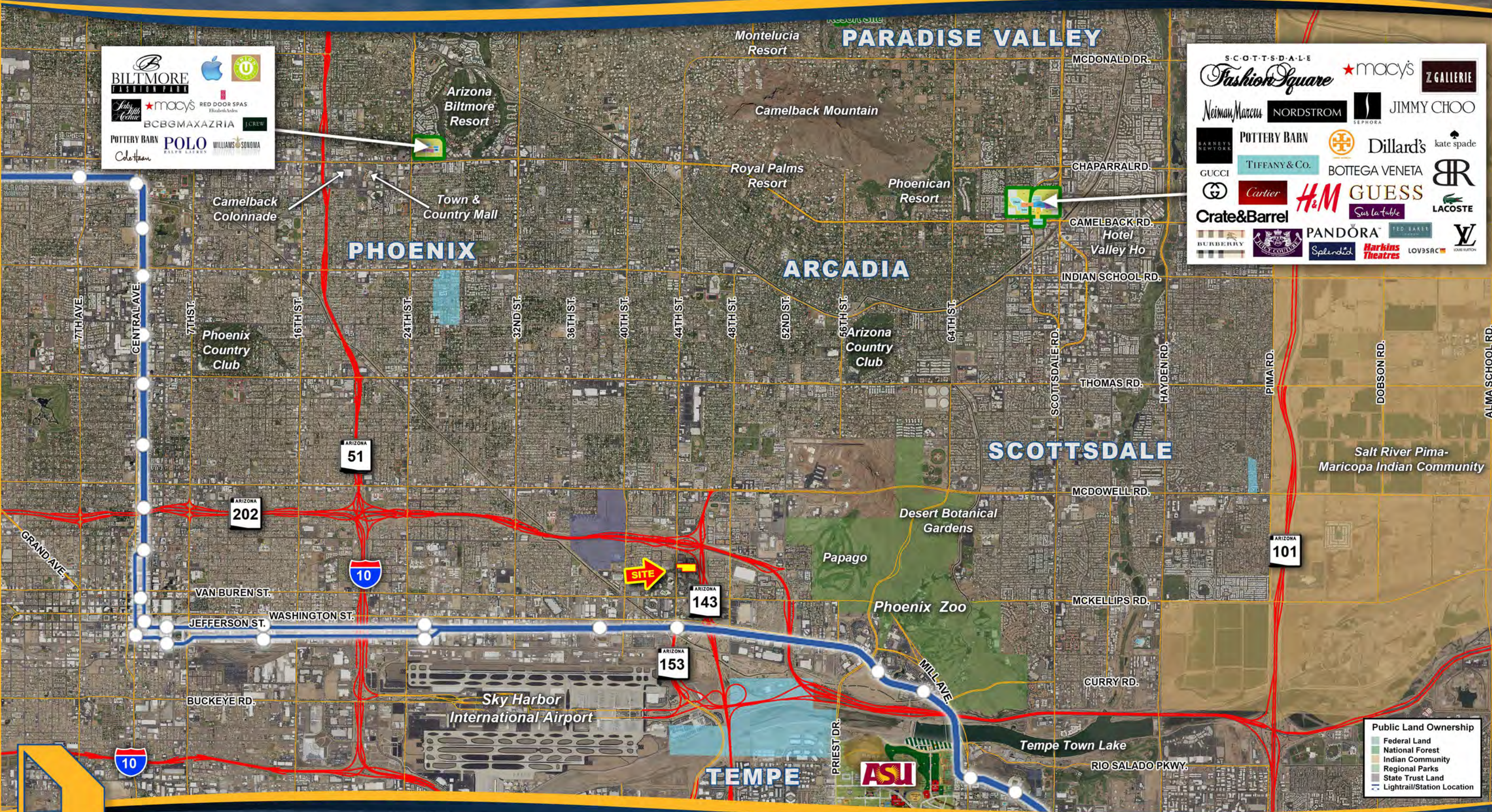
To view CC&R's and Grant of Easements for Opus Gateway please [click here](#).

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.

CENTRAL PHOENIX SUBMARKET

44TH STREET AND MCKINLEY STREET



BILTMORE FASHION PLAZA
 Apple
 Macy's
 RED DOOR SPAS
 Elizabeth Arden
 BCBGMAXAZRIA
 POTTERY BARN
 POLO RALPH LAUREN
 WILLIAMS SONOMA
 Cole Haan

S-C-O-T-T-S-D-A-L-E
Fashion Square
 Neiman Marcus
 NORDSTROM
 POTTERY BARN
 GUCCI
 Cartier
 Crate&Barrel
 BURBERRY
 macy's
 Z GALLERY
 JIMMY CHOO
 SEPHORA
 Dillard's
 kate spade
 BOTTEGA VENETA
 GUESS
 Sus la table
 PANDORA
 Splendid
 Harkins Theatres
 LACOSTE
 TED BAKER
 LOVESAC
 LV

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land
- Lightrail/Station Location

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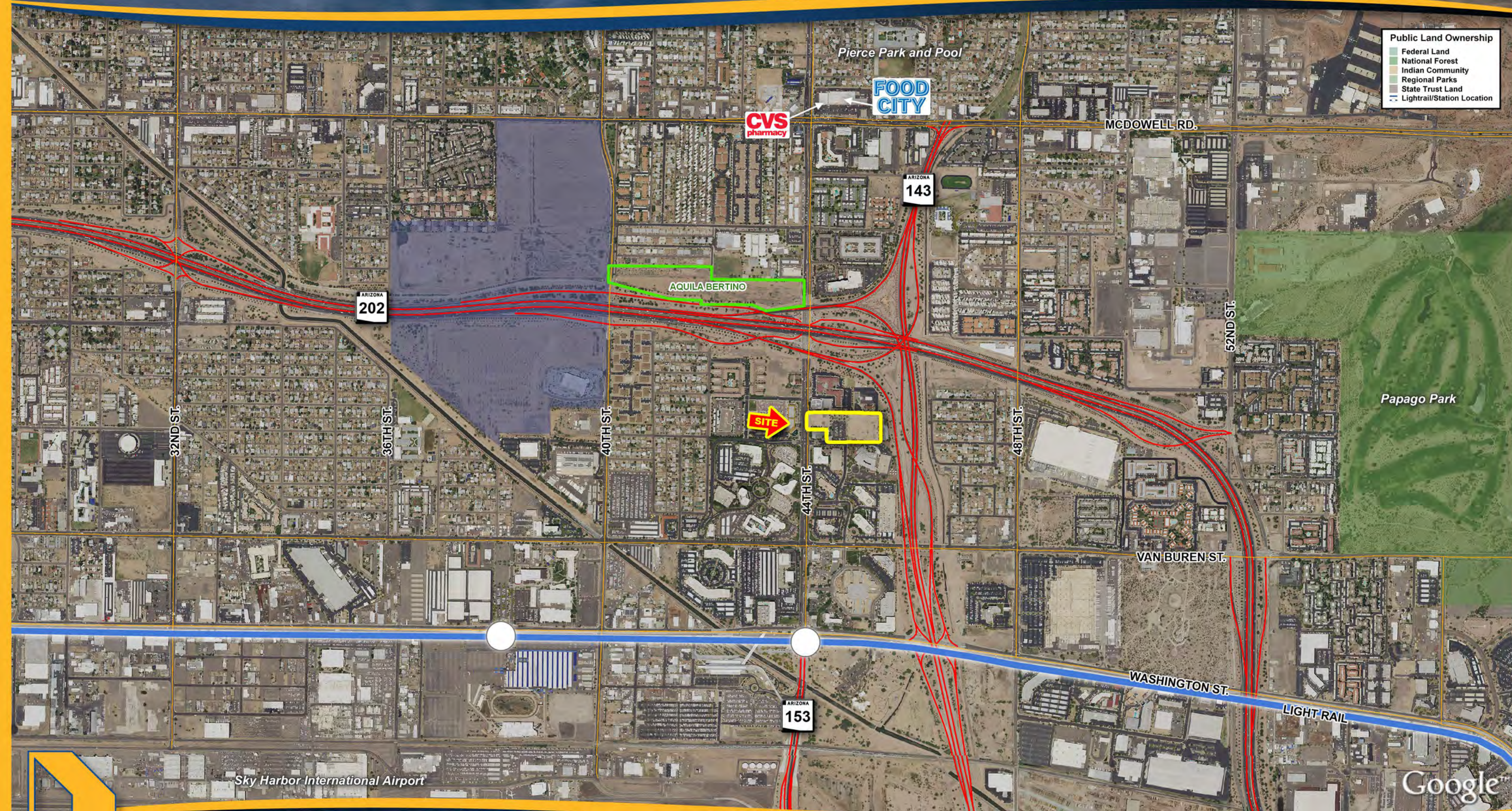
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44TH STREET AND MCKINLEY LANE

SOUTHEAST CORNER

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land
- Lightrail/Station Location



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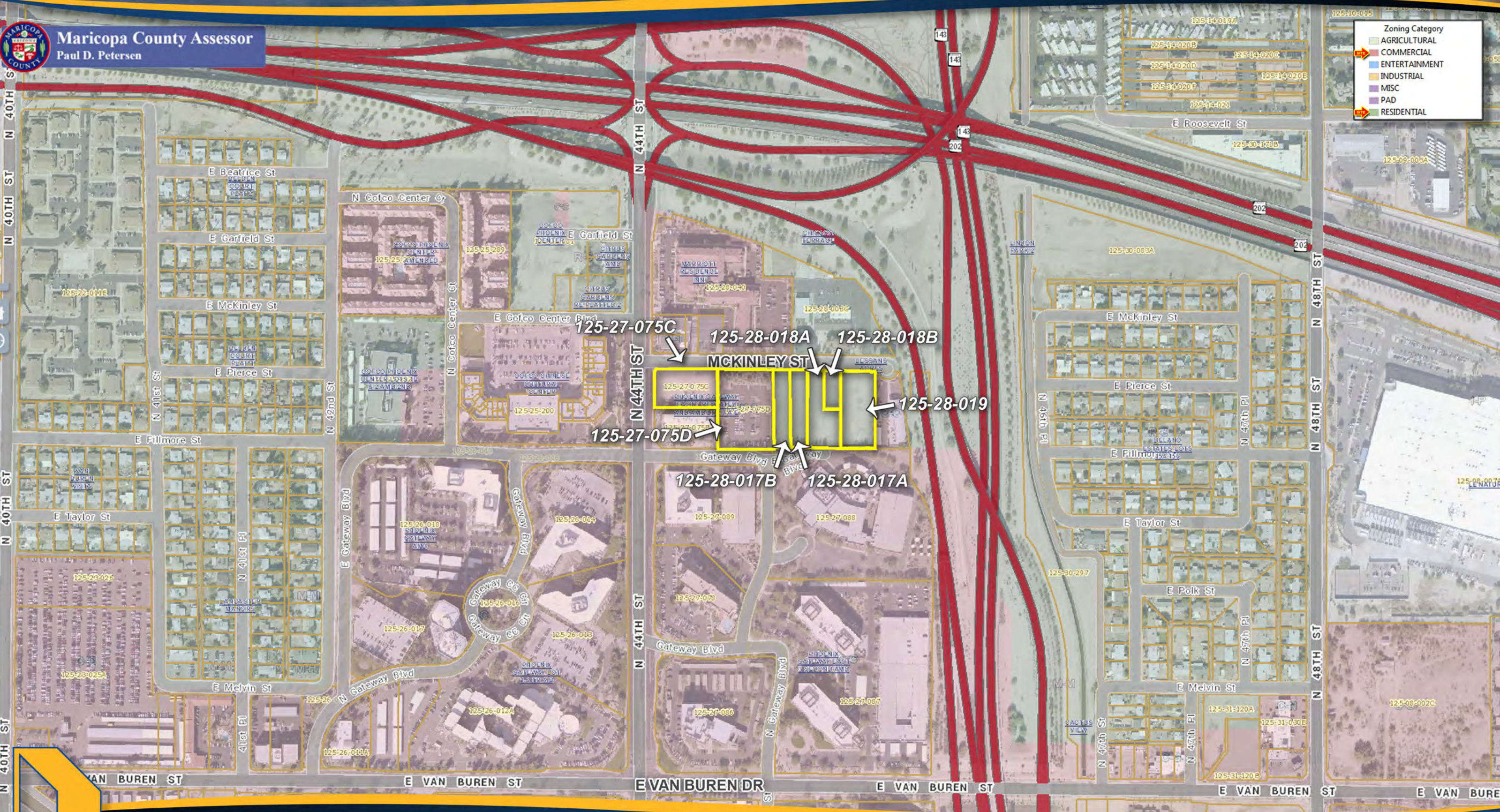
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44TH STREET AND MCKINLEY STREET

4441-4525 EAST MCKINLEY STREET

 **Maricopa County Assessor**
Paul D. Petersen

Zoning Category	
	AGRICULTURAL
	COMMERCIAL
	ENTERTAINMENT
	INDUSTRIAL
	MISC
	PAD
	RESIDENTIAL



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44TH STREET AND MCKINLEY STREET

METROPOLITAN PHOENIX LIGHT RAIL LINE



LIGHT RAIL LINE

LEGEND

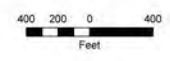
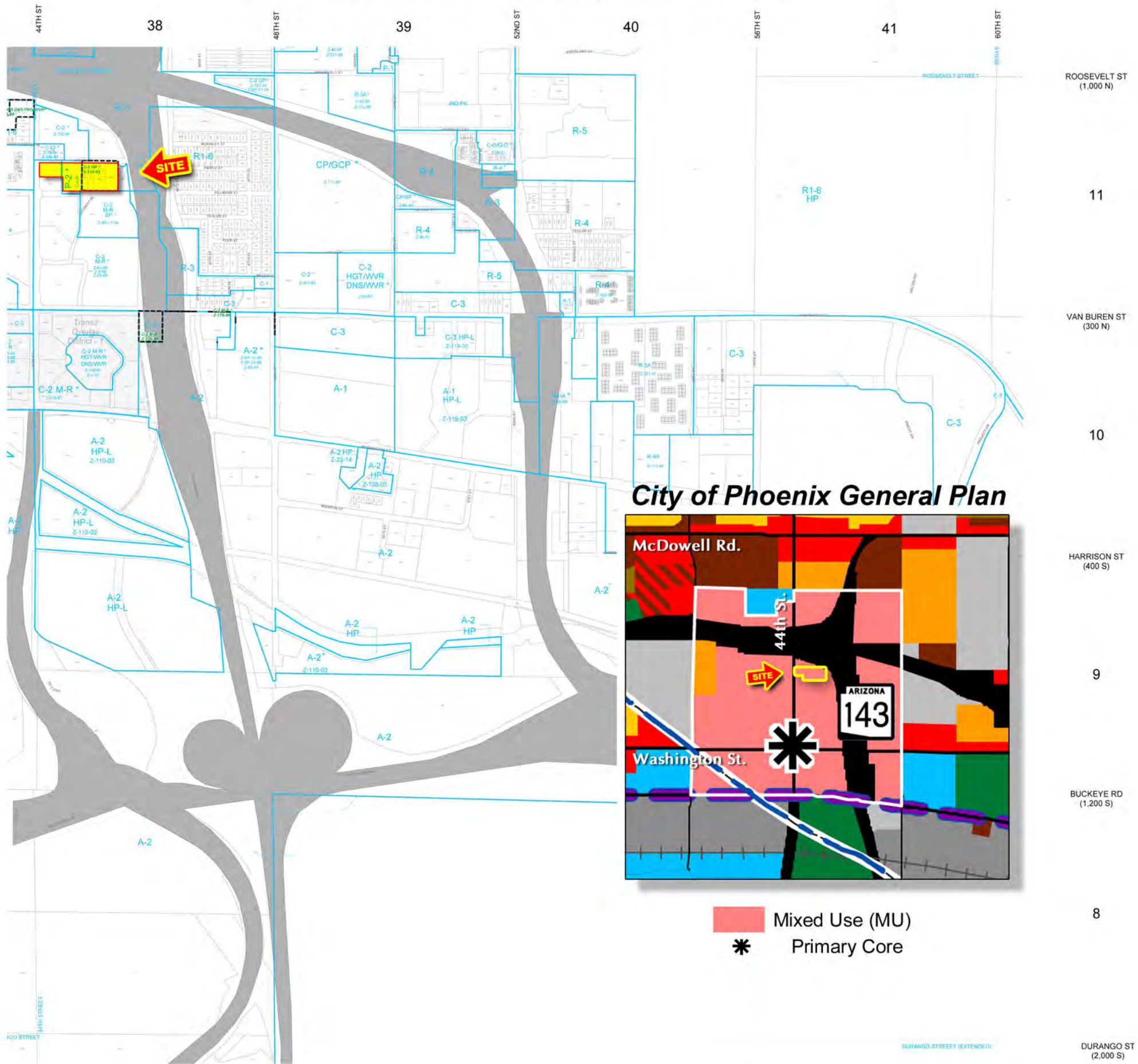
- Light Rail Line
- PHX Airport Shuttle
- Station Location
- Park-and-Ride Location



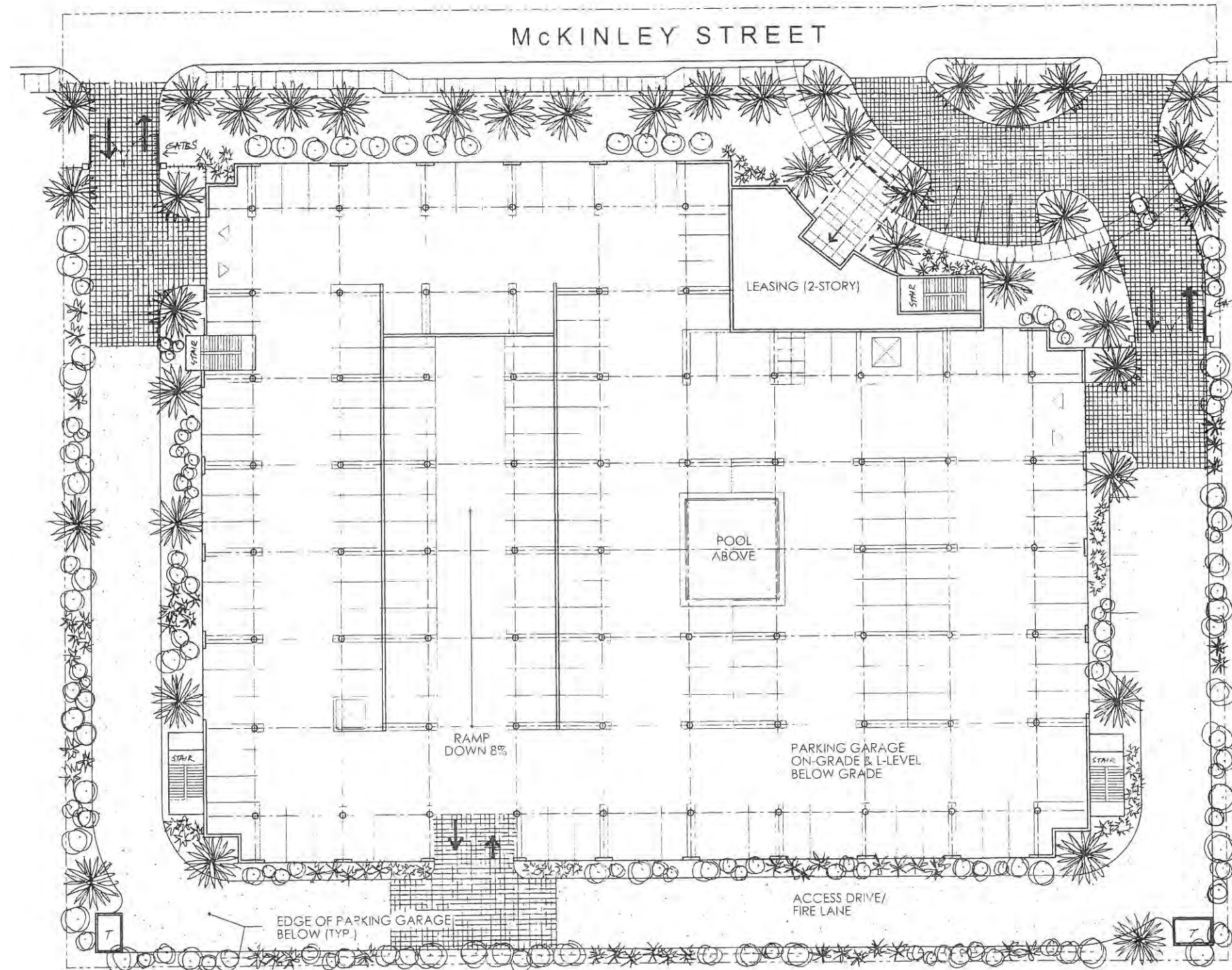
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PHOENIX PLANNING DEPARTMENT MAP: F11



Contractor must verify all dimensions of project before proceeding with site work.
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PRELIMINARY PROJECT DATA:

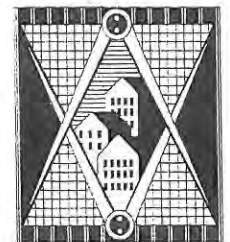
TOTAL SITE AREA:	± 133,300 sq. ft. (gross) (± 3.06 acres) ± 121,300 sq. ft. (net) (± 2.78 acres)
UNIT COUNT:	
1-BEDROOM:	± 89 units (± 44.5%)
2-BEDROOM:	± 106 units (± 53%)
3-BEDROOM:	± 5 units (± 2.5%)
TOTAL UNIT COUNT:	± 200 units
DENSITY:	± 65.3 d.u. / acre (gross) ± 71.9 d.u. / acre (net)
PARKING:	
SURFACE PARKING:	± 7 spaces
ON-GRADE GARAGE:	± 170 spaces
BELOW-GRADE GARAGE:	± 210 spaces
TOTAL:	± 387 spaces
PARKING RATIO:	± 1.94 spaces / unit

THE EDGE

44TH STREET & McKINLEY
 PHOENIX, ARIZONA

PRELIMINARY

WHITNEYBELL PERRY INC
 ARCHITECTURE & PLANNING

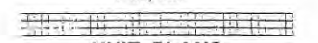
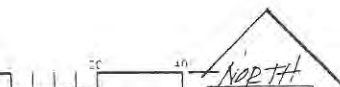


PHOENIX ■ CHANDLER
 P 502.265.1891 F 502.230.6458

1102 EAST MISSOURI AVENUE
 PHOENIX, ARIZONA 85014-2784
 576 WEST CHANDLER BLVD., SUITE 223
 CHANDLER, ARIZONA 85225-7532

PRELIMINARY GROUND FLOOR

SCALE 1/4" = 20'-0"



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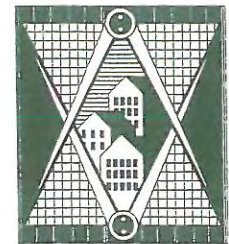


THE EDGE

44TH STREET & MCKINLEY
 PHOENIX, ARIZONA

PRELIMINARY

WHITNEYBELL PERRY INC
 ARCHITECTURE & PLANNING



PHOENIX ■ CHANDLER
 ☎ 602.265.1891 ☎ 602.230.8458

1102 EAST MISSOURI AVENUE
 PHOENIX, ARIZONA 85014-2784
 576 WEST CHANDLER BLVD., SUITE 122
 CHANDLER, ARIZONA 85225-7532

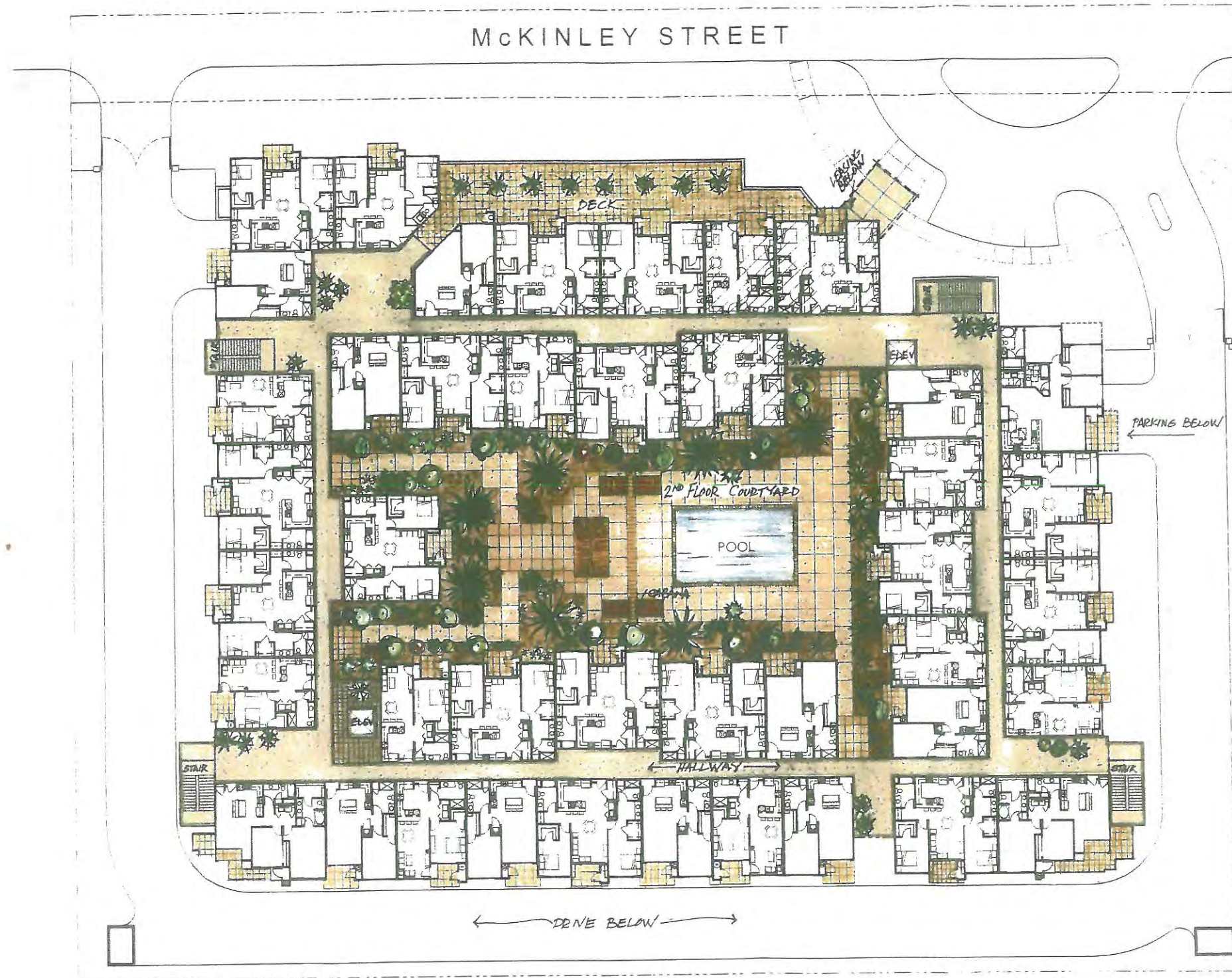
CONCEPTUAL NORTH ELEVATION
 SCALE 1/16" = 1'-0" 0 16 32'

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 13 May 2014

CONCEPTUAL
 ELEVATION



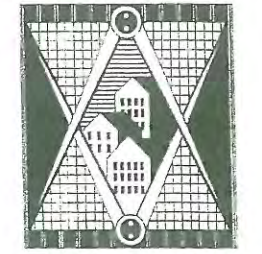
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THE EDGE
44TH STREET & McKINLEY
PHOENIX, ARIZONA

PRELIMINARY

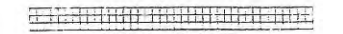
WHITNEYBELL PERRY INC
ARCHITECTURE & PLANNING



PHOENIX ■ CHANDLER
P 602.265.1891 F 602.230.8456

115 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014-2784
575 WEST CHANDLER BLVD., SUITE 120
CHANDLER, ARIZONA 85225-7532

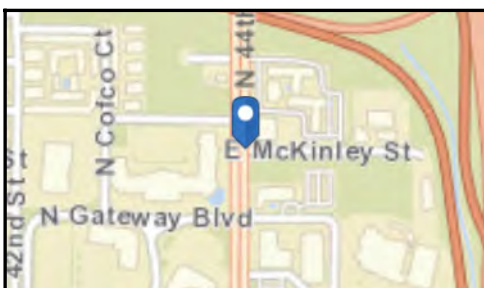
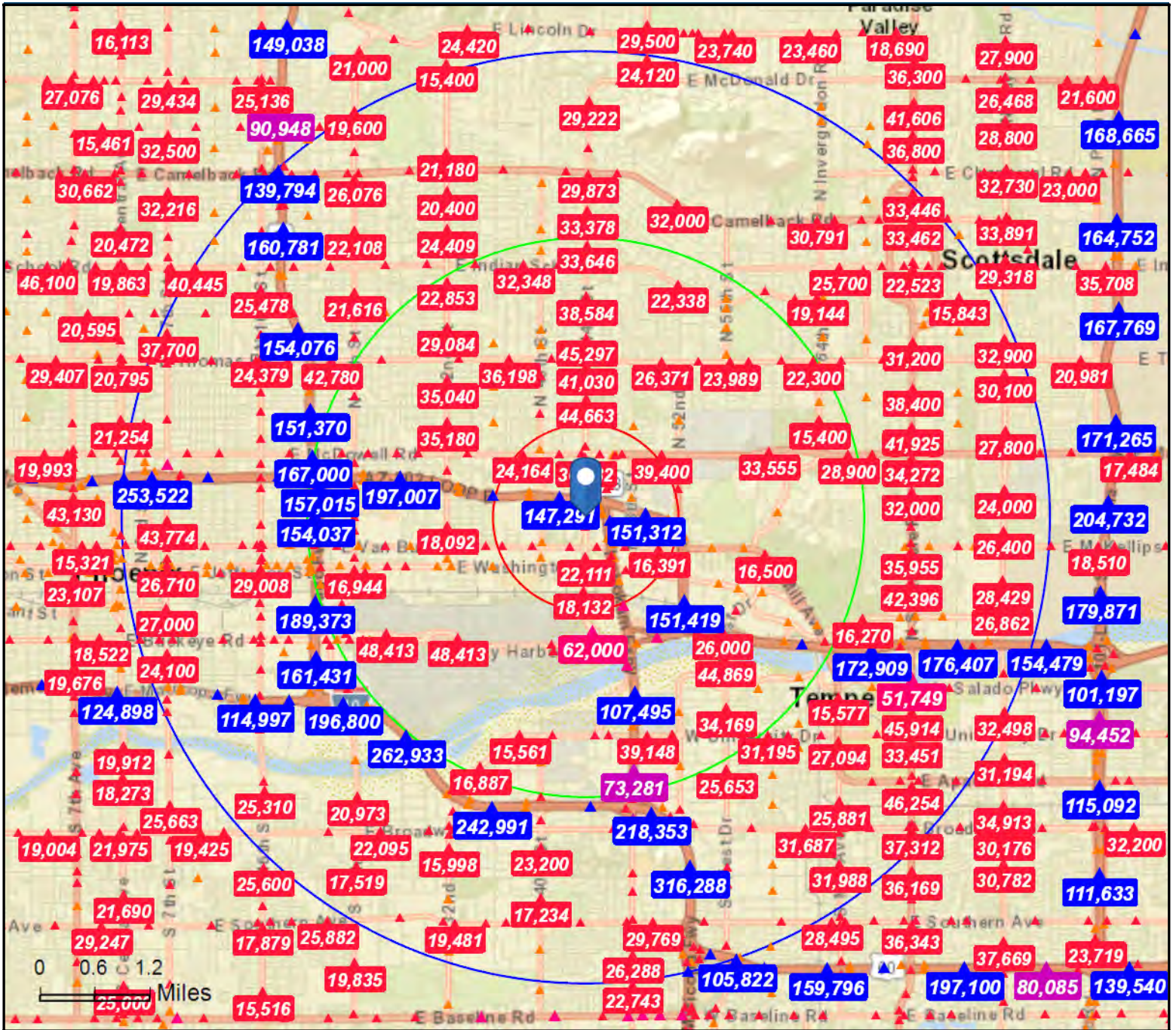
PRELIMINARY UPPER FLOORS
SCALE: 1" = 20'-0"



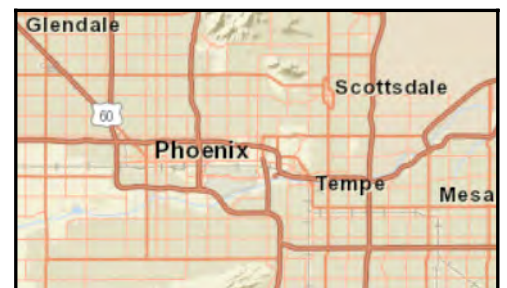
44th Street & McKinley Street
 4400-4422 E McKinley St, Phoenix, Arizona, 85008
 Rings: 1, 3, 5 mile radii

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).

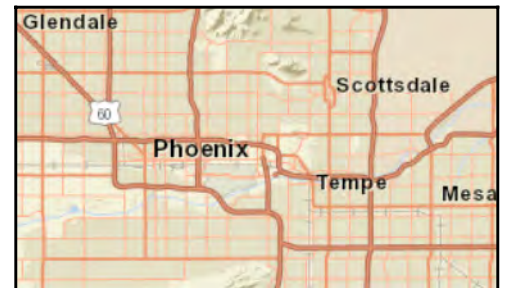
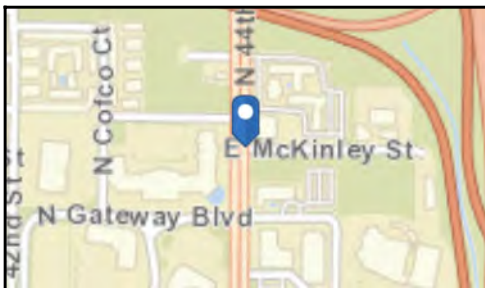
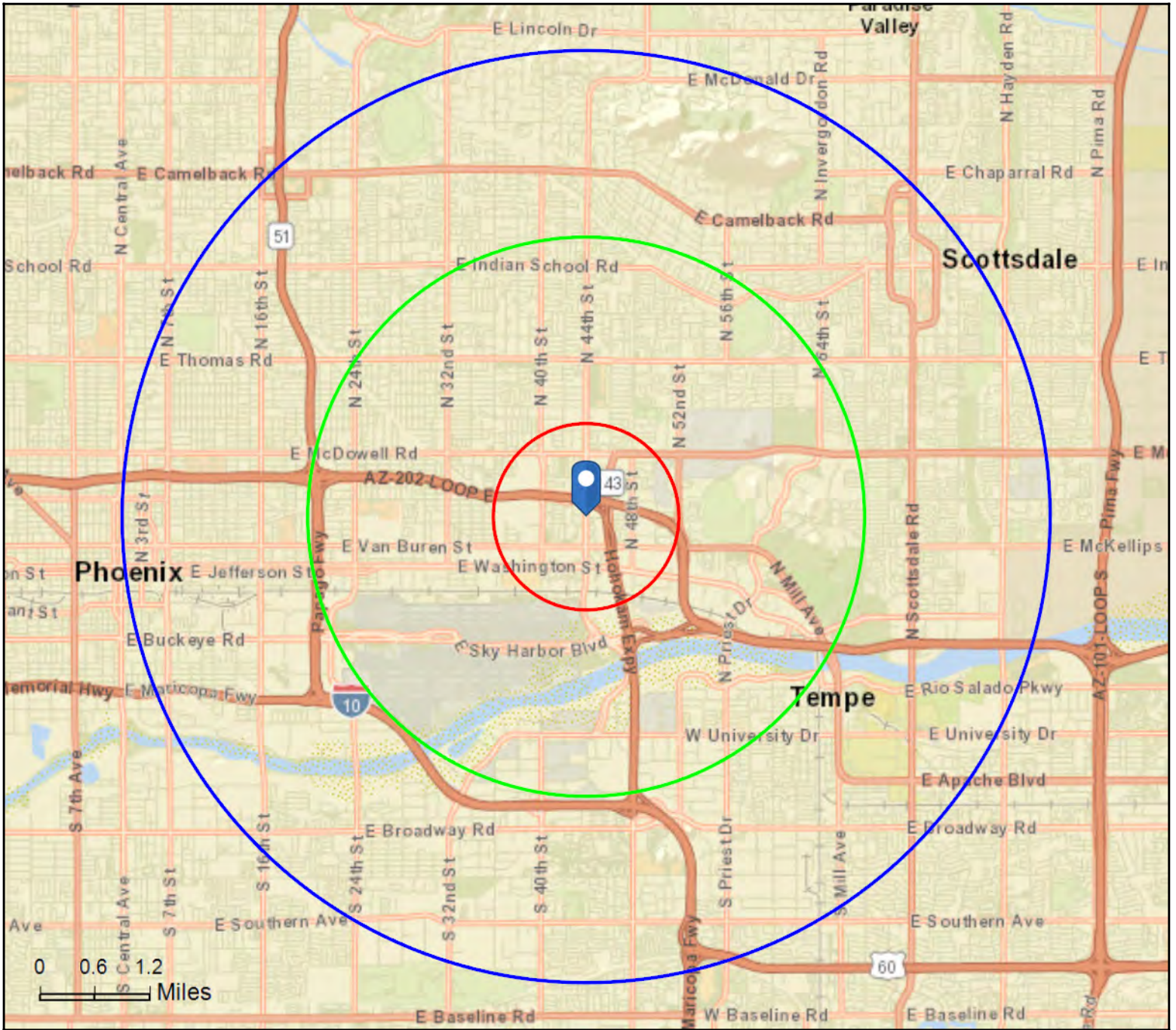


Site Map

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
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	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.



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 4400-4422 E McKinley St, Phoenix, Arizona, 85008
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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

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 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

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	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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	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.



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Prepared by Nathan and Associates, Inc.

Latitude: 33.45572
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	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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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.



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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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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.