



NORTHEAST CORNER

12TH STREET AND CAREFREE HIGHWAY



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NORTHEAST CORNER

12TH STREET AND CAREFREE HIGHWAY

LOCATION

Located at the northeast corner of 12th Street and Carefree Highway in the Maricopa County, Arizona.

SIZE

±12.47 Acres

ASSESSOR PARCEL NUMBERS

211-52-002A and 211-52-077

ZONING

RU-43 | Maricopa County

** Site has a Special Use Permit to allow for mini-storage and commercial storage of recreational vehicles and boats, with a manager's residence.*

PRICE

\$2,444,369 (\$4.50 per Square Foot)

TERMS

Cash



UTILITIES

- Electricity: APS
- Telephone: CenturyLink
- Gas: Southwest Gas
- Cable: Cox Communications
- Sewer: On-Site Septic System
- Fire: Rural Metro
- Police: Maricopa County Sheriff
- School: Deer Valley Unified School District

PROPERTY TAXES

2019 Assessment: \$6,957.56

ADDITIONAL DOCUMENTS [Please click to view](#)

ALTA Survey

Carefree Highway Scenic Corridor Plan

Daisy Mountain-New River Area Plan

L•E•A•D•S® Power Mini Storage

Project Narrative

Powell Mini Storage Plans

Special Use Permit Stipulations

INTERSTATE 17 CORRIDOR

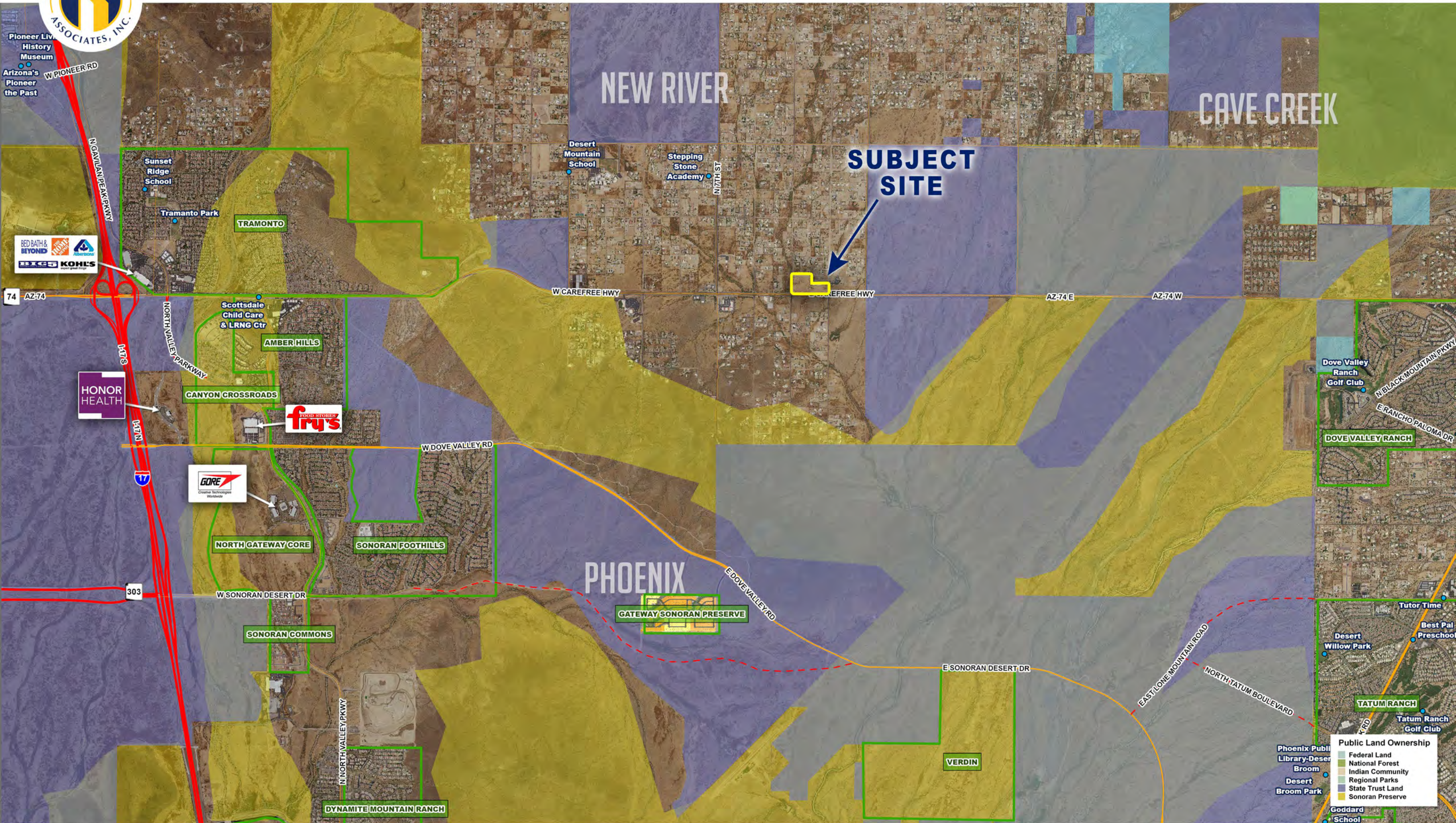
The Subject Property is located in the rapidly expanding North Phoenix Submarket which includes the portion of the Interstate 17 bordered by the Carefree Highway to the north and Loop 101 to the south.

North Phoenix is characterized by strong population growth, above-average household income, excellent schools and numerous regional and corporate headquarters. The employment base in the North Phoenix employment corridor has mirrored this expansion. Several companies have located their operations in the area including: USAA (3,060 jobs), American Express (3,000 jobs), Cox Communications (2,500 jobs), Discover Card (2,500 jobs), Tri West Healthcare Alliance (1,600 jobs), Honeywell (1,500 jobs), PetSmart (1,200 jobs), JW Marriott (1,200 jobs) and Cigna (600 jobs). The Deer Valley Airpark encompasses nearly 33,000 jobs.

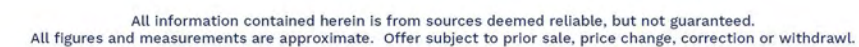
The site is located within minutes of the submarkets most prominent power centers. These retail centers include The Shops at Norterra (353,000 SF), Happy Valley Towne Center (800,000 SF), Deer Valley Towne Center (523,000 SF) and Tramonto Marketplace (113,494 SF). The new Loop 303 (that runs west from I-17 along the Lone Mountain Road Alignment) creates the potential for new office and retail development with freeway visibility while connecting the North Valley to the West Valley.

North Phoenix is also home to many other amenities, including Wet 'n' Wild, Adobe Dam Regional Park, Arizona Indoor Sports Complex, Victory Lane Sports Complex, Adobe Mountain Museum & Desert Railroad as well as numerous business parks, education facilities, golf and healthcare.



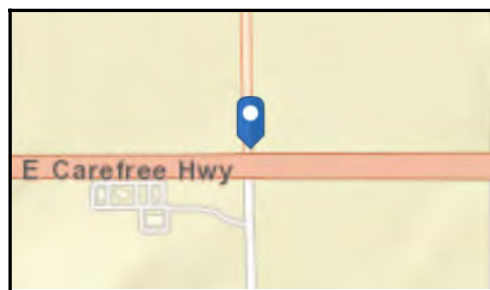








Prepared by Nathan and Associates, Inc.
Latitude: 33.79935
Longitude: -112.06534



A map of the Colorado Desert region in Arizona. A red rectangle highlights a specific area of interest. To the right of the rectangle, the labels 'Cave Creek' and 'Carefree' are visible. The map shows topographical features like hills and a network of roads.

February 26, 2020



Traffic Count Profile

12th Street & Carefree Highway
34801-34805 N 7th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.79935
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.12	N 7th St	E Carefree Hwy (0.13 miles S)	2015	8,158
0.12	E Carefree Hwy	N 10th St (0.12 miles E)	2015	15,960
0.16	E Carefree Hwy	N 3rd St (0.09 miles W)	2015	20,621
0.19	N 7th St	E Carefree Hwy (0.17 miles N)	2007	182
0.36	E Carefree Hwy	N 10th St (0.12 miles W)	2011	15,033
0.51	N Central Ave	W Carefree Hwy (0.11 miles N)	2015	721
0.52	N 12th St	E Tumbleweed Dr (0.05 miles S)	2007	409
0.68	N Central Ave	W Night Glow Dr (0.03 miles S)	2007	1,000
0.76	N 14th St	E Carefree Hwy (0.13 miles N)	2007	331
0.76	W Carefree Hwy	N 3rd Ave (0.02 miles NE)	2015	23,006
0.86	E Carefree Hwy	N 14th St (0.12 miles W)	2015	14,933
0.99	N 16th St	E Carefree Hwy (0.1 miles S)	2015	2,706
0.99	E Cloud Rd	N 7th St (0.08 miles W)	2015	730
1.00	E Cloud Rd	N 7th St (0.12 miles E)	2015	705
1.01	N 7th Ave	W Carefree Hwy (0.14 miles S)	2015	7,045
1.06	N 16th St	E Galvin St (0.09 miles N)	2004	1,627
1.08	E Cloud Rd	N 12th St (0.06 miles E)	2015	1,300
1.17	N 7th St	E Dolores Rd (0.15000001 miles N)	2015	6,585
1.33	N 7th Ave	Desert Mountain Middle School Rd (0.08 miles S)	2015	4,665
1.37	E Cloud Rd	N 16th St (0.05 miles E)	2015	861
1.46	W Carefree Hwy	N 7th Ave (0.47999999 miles E)	2012	23,302
1.49	E Carefree Hwy	N 16th St (0.49000001 miles W)	2015	14,454
1.50	W Cloud Rd	N 11th Ave (0.12 miles W)	2015	1,091
1.51	N 16th St	E Cloud Rd (0.14 miles S)	2015	2,025
1.53	N 7th Ave	W Cloud Rd (0.17 miles S)	2015	3,394
1.99	E Joy Ranch Rd	N 7th St (0.06 miles W)	2015	1,742
1.99	E Joy Ranch Rd	N 4th St (0.1 miles W)	2015	1,066
2.02	N 24th St	E Carefree Hwy (0.25999999 miles S)	2015	2,442
2.16	W Joy Ranch Rd	N 3rd Ave (0.08 miles E)	2015	1,574
2.16	N 7th St	E Blue Eagle Ln (0.02 miles N)	2015	4,418

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 1963 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 (Q3 2019).

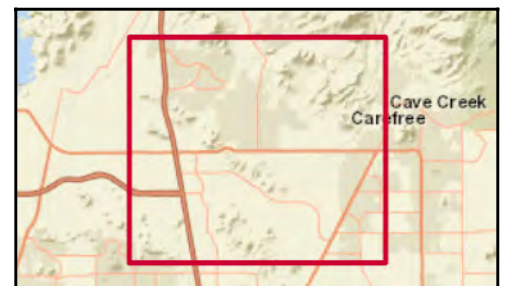
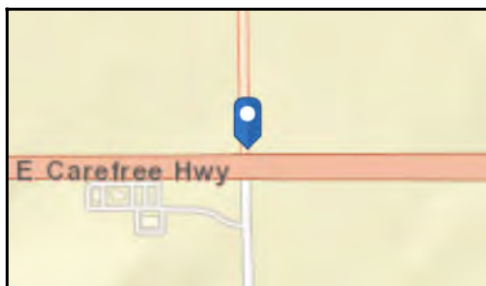
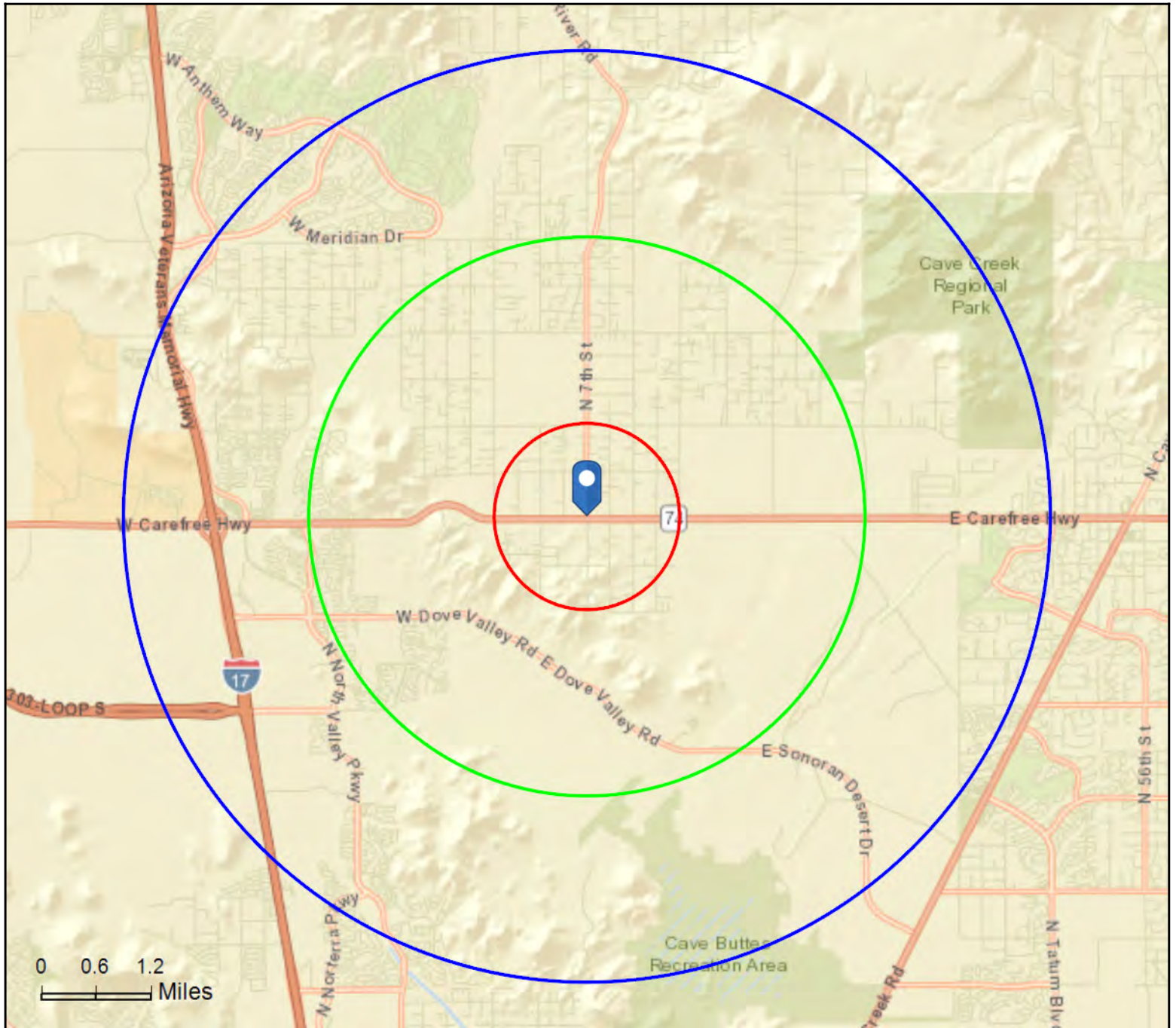
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34801-34805 N 7th St, Phoenix, Arizona, 85086
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Executive Summary

12th Street & Carefree Highway
34801-34805 N 7th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2000 Population	830	4,482	9,660
2010 Population	1,674	12,632	43,325
2019 Population	1,910	14,354	53,265
2024 Population	2,225	16,263	59,754
2000-2010 Annual Rate	7.27%	10.92%	16.19%
2010-2019 Annual Rate	1.44%	1.39%	2.26%
2019-2024 Annual Rate	3.10%	2.53%	2.33%
2019 Male Population	49.3%	49.7%	49.2%
2019 Female Population	50.6%	50.3%	50.8%
2019 Median Age	44.3	41.4	38.2

In the identified area, the current year population is 53,265. In 2010, the Census count in the area was 43,325. The rate of change since 2010 was 2.26% annually. The five-year projection for the population in the area is 59,754 representing a change of 2.33% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 44.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	89.3%	87.2%	86.6%
2019 Black Alone	1.6%	2.0%	2.1%
2019 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2019 Asian Alone	4.0%	4.6%	4.5%
2019 Pacific Islander Alone	0.2%	0.2%	0.1%
2019 Other Race	2.4%	2.5%	2.5%
2019 Two or More Races	2.2%	2.9%	3.5%
2019 Hispanic Origin (Any Race)	9.1%	9.8%	10.2%

Persons of Hispanic origin represent 10.2% 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 38.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	177	170	150
2000 Households	308	1,612	3,571
2010 Households	653	4,520	15,762
2019 Total Households	741	5,085	19,182
2024 Total Households	863	5,733	21,466
2000-2010 Annual Rate	7.80%	10.86%	16.01%
2010-2019 Annual Rate	1.38%	1.28%	2.15%
2019-2024 Annual Rate	3.10%	2.43%	2.28%
2019 Average Household Size	2.58	2.82	2.78

The household count in this area has changed from 15,762 in 2010 to 19,182 in the current year, a change of 2.15% annually. The five-year projection of households is 21,466, a change of 2.28% annually from the current year total. Average household size is currently 2.78, compared to 2.75 in the year 2010. The number of families in the current year is 14,147 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.

February 26, 2020



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Mortgage Income			
2019 Percent of Income for Mortgage	19.5%	18.4%	18.7%
Median Household Income			
2019 Median Household Income	\$109,381	\$105,409	\$98,462
2024 Median Household Income	\$121,512	\$116,760	\$109,055
2019-2024 Annual Rate	2.13%	2.07%	2.06%
Average Household Income			
2019 Average Household Income	\$133,444	\$129,488	\$122,490
2024 Average Household Income	\$154,534	\$149,252	\$140,942
2019-2024 Annual Rate	2.98%	2.88%	2.85%
Per Capita Income			
2019 Per Capita Income	\$46,715	\$46,239	\$44,593
2024 Per Capita Income	\$53,618	\$53,027	\$51,145
2019-2024 Annual Rate	2.79%	2.78%	2.78%

Households by Income

Current median household income is \$98,462 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$109,055 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$122,490 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$140,942 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$44,593 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$51,145 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	126	134	132
2000 Total Housing Units	335	1,724	3,907
2000 Owner Occupied Housing Units	285	1,496	3,319
2000 Renter Occupied Housing Units	23	116	252
2000 Vacant Housing Units	27	112	336
2010 Total Housing Units	734	5,030	17,871
2010 Owner Occupied Housing Units	577	3,672	12,042
2010 Renter Occupied Housing Units	76	848	3,720
2010 Vacant Housing Units	81	510	2,109
2019 Total Housing Units	794	5,388	20,781
2019 Owner Occupied Housing Units	657	4,202	14,432
2019 Renter Occupied Housing Units	84	883	4,750
2019 Vacant Housing Units	53	303	1,599
2024 Total Housing Units	913	6,021	23,076
2024 Owner Occupied Housing Units	696	4,567	16,175
2024 Renter Occupied Housing Units	167	1,167	5,290
2024 Vacant Housing Units	50	288	1,610

Currently, 69.4% of the 20,781 housing units in the area are owner occupied; 22.9%, renter occupied; and 7.7% 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 17,871 housing units in the area - 67.4% owner occupied, 20.8% renter occupied, and 11.8% vacant. The annual rate of change in housing units since 2010 is 6.93%. Median home value in the area is \$375,364, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.36% annually to \$401,677.

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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Market Profile

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	830	4,482	9,660
2010 Total Population	1,674	12,632	43,325
2019 Total Population	1,910	14,354	53,265
2019 Group Quarters	0	20	31
2024 Total Population	2,225	16,263	59,754
2019-2024 Annual Rate	3.10%	2.53%	2.33%
2019 Total Daytime Population	1,644	9,176	34,041
Workers	775	2,699	7,873
Residents	869	6,477	26,168
Household Summary			
2000 Households	308	1,612	3,571
2000 Average Household Size	2.69	2.78	2.70
2010 Households	653	4,520	15,762
2010 Average Household Size	2.56	2.79	2.75
2019 Households	741	5,085	19,182
2019 Average Household Size	2.58	2.82	2.78
2024 Households	863	5,733	21,466
2024 Average Household Size	2.58	2.83	2.78
2019-2024 Annual Rate	3.10%	2.43%	2.28%
2010 Families	515	3,444	11,843
2010 Average Family Size	2.83	3.12	3.14
2019 Families	578	3,840	14,147
2019 Average Family Size	2.85	3.16	3.20
2024 Families	675	4,329	15,746
2024 Average Family Size	2.85	3.18	3.21
2019-2024 Annual Rate	3.15%	2.43%	2.16%
Housing Unit Summary			
2000 Housing Units	335	1,724	3,907
Owner Occupied Housing Units	85.1%	86.8%	85.0%
Renter Occupied Housing Units	6.9%	6.7%	6.4%
Vacant Housing Units	8.1%	6.5%	8.6%
2010 Housing Units	734	5,030	17,871
Owner Occupied Housing Units	78.6%	73.0%	67.4%
Renter Occupied Housing Units	10.4%	16.9%	20.8%
Vacant Housing Units	11.0%	10.1%	11.8%
2019 Housing Units	794	5,388	20,781
Owner Occupied Housing Units	82.7%	78.0%	69.4%
Renter Occupied Housing Units	10.6%	16.4%	22.9%
Vacant Housing Units	6.7%	5.6%	7.7%
2024 Housing Units	913	6,021	23,076
Owner Occupied Housing Units	76.2%	75.9%	70.1%
Renter Occupied Housing Units	18.3%	19.4%	22.9%
Vacant Housing Units	5.5%	4.8%	7.0%
Median Household Income			
2019	\$109,381	\$105,409	\$98,462
2024	\$121,512	\$116,760	\$109,055
Median Home Value			
2019	\$435,256	\$396,511	\$375,364
2024	\$456,481	\$423,380	\$401,677
Per Capita Income			
2019	\$46,715	\$46,239	\$44,593
2024	\$53,618	\$53,027	\$51,145
Median Age			
2010	41.7	39.0	37.1
2019	44.3	41.4	38.2
2024	44.8	40.9	38.1

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
2019 Households by Income			
Household Income Base	741	5,085	19,182
<\$15,000	2.6%	2.9%	3.2%
\$15,000 - \$24,999	2.7%	2.1%	2.7%
\$25,000 - \$34,999	3.5%	4.0%	4.6%
\$35,000 - \$49,999	8.2%	9.7%	10.5%
\$50,000 - \$74,999	11.9%	13.3%	14.7%
\$75,000 - \$99,999	13.8%	13.8%	15.0%
\$100,000 - \$149,999	26.3%	25.5%	24.0%
\$150,000 - \$199,999	15.1%	13.8%	11.8%
\$200,000+	15.8%	15.0%	13.5%
Average Household Income	\$133,444	\$129,488	\$122,490
2024 Households by Income			
Household Income Base	863	5,733	21,466
<\$15,000	2.0%	2.1%	2.5%
\$15,000 - \$24,999	2.1%	1.6%	2.0%
\$25,000 - \$34,999	2.8%	3.0%	3.4%
\$35,000 - \$49,999	6.6%	7.8%	8.8%
\$50,000 - \$74,999	10.2%	11.2%	12.6%
\$75,000 - \$99,999	12.3%	12.5%	14.0%
\$100,000 - \$149,999	25.8%	26.3%	25.3%
\$150,000 - \$199,999	18.0%	16.8%	14.8%
\$200,000+	20.3%	18.7%	16.7%
Average Household Income	\$154,534	\$149,252	\$140,942
2019 Owner Occupied Housing Units by Value			
Total	657	4,202	14,432
<\$50,000	0.2%	0.1%	0.1%
\$50,000 - \$99,999	0.2%	0.1%	0.1%
\$100,000 - \$149,999	0.6%	0.5%	0.5%
\$150,000 - \$199,999	2.7%	2.7%	2.7%
\$200,000 - \$249,999	10.7%	7.9%	7.2%
\$250,000 - \$299,999	8.7%	12.7%	15.8%
\$300,000 - \$399,999	18.7%	26.9%	31.4%
\$400,000 - \$499,999	23.7%	24.1%	23.4%
\$500,000 - \$749,999	26.8%	19.1%	15.6%
\$750,000 - \$999,999	7.9%	5.3%	2.6%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.2%
\$2,000,000 +	0.0%	0.3%	0.3%
Average Home Value	\$461,892	\$438,467	\$411,813
2024 Owner Occupied Housing Units by Value			
Total	696	4,567	16,175
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.1%	0.1%	0.1%
\$150,000 - \$199,999	0.9%	0.8%	0.8%
\$200,000 - \$249,999	5.5%	4.1%	3.7%
\$250,000 - \$299,999	6.9%	10.0%	12.7%
\$300,000 - \$399,999	19.1%	27.6%	32.2%
\$400,000 - \$499,999	31.0%	31.4%	30.2%
\$500,000 - \$749,999	32.0%	22.3%	17.8%
\$750,000 - \$999,999	4.5%	3.3%	2.2%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.2%	0.1%
Average Home Value	\$478,700	\$450,690	\$429,398

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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Latitude: 33.79935
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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,674	12,635	43,324
0 - 4	6.0%	7.0%	7.8%
5 - 9	8.0%	7.8%	8.6%
10 - 14	7.2%	7.1%	7.8%
15 - 24	9.1%	10.1%	9.8%
25 - 34	8.6%	11.2%	12.3%
35 - 44	16.8%	17.3%	18.2%
45 - 54	18.9%	17.8%	15.4%
55 - 64	15.5%	13.2%	11.6%
65 - 74	7.0%	6.0%	6.2%
75 - 84	2.0%	1.7%	1.9%
85 +	0.8%	0.7%	0.6%
18 +	75.2%	74.7%	72.0%
2019 Population by Age			
Total	1,910	14,355	53,264
0 - 4	5.0%	5.9%	6.9%
5 - 9	6.9%	7.0%	8.1%
10 - 14	8.2%	7.8%	8.3%
15 - 24	10.2%	10.8%	10.9%
25 - 34	7.9%	10.1%	10.9%
35 - 44	12.9%	13.9%	15.5%
45 - 54	17.0%	16.6%	14.9%
55 - 64	16.8%	14.7%	12.1%
65 - 74	11.0%	9.5%	8.5%
75 - 84	3.2%	2.8%	3.2%
85 +	1.0%	0.8%	0.7%
18 +	75.8%	75.5%	72.7%
2024 Population by Age			
Total	2,225	16,261	59,755
0 - 4	5.2%	6.1%	7.0%
5 - 9	6.7%	6.8%	7.8%
10 - 14	7.8%	7.5%	8.0%
15 - 24	10.0%	11.2%	10.9%
25 - 34	8.1%	10.7%	11.6%
35 - 44	12.6%	13.5%	15.3%
45 - 54	15.5%	14.9%	13.6%
55 - 64	16.0%	14.0%	11.6%
65 - 74	12.4%	10.5%	9.1%
75 - 84	4.6%	3.9%	4.2%
85 +	1.0%	0.9%	0.9%
18 +	76.3%	75.7%	73.2%
2010 Population by Sex			
Males	831	6,278	21,383
Females	843	6,354	21,942
2019 Population by Sex			
Males	942	7,134	26,225
Females	967	7,221	27,040
2024 Population by Sex			
Males	1,098	8,080	29,409
Females	1,127	8,183	30,345

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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Market Profile

12th Street & Carefree Highway
34801-34805 N 7th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.79935
Longitude: -112.06534

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,673	12,631	43,327
White Alone	91.8%	90.1%	89.8%
Black Alone	1.2%	1.5%	1.6%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	3.0%	3.5%	3.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.9%	2.0%	2.1%
Two or More Races	1.7%	2.2%	2.7%
Hispanic Origin	7.3%	8.0%	8.4%
Diversity Index	27.3	30.7	31.5
2019 Population by Race/Ethnicity			
Total	1,911	14,356	53,264
White Alone	89.3%	87.2%	86.6%
Black Alone	1.6%	2.0%	2.1%
American Indian Alone	0.5%	0.6%	0.6%
Asian Alone	4.0%	4.6%	4.5%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	2.4%	2.5%	2.5%
Two or More Races	2.2%	2.9%	3.5%
Hispanic Origin	9.1%	9.8%	10.2%
Diversity Index	33.2	37.1	38.5
2024 Population by Race/Ethnicity			
Total	2,225	16,263	59,754
White Alone	87.2%	85.2%	84.5%
Black Alone	1.9%	2.4%	2.5%
American Indian Alone	0.5%	0.6%	0.7%
Asian Alone	5.1%	5.6%	5.4%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	2.5%	2.7%	2.8%
Two or More Races	2.7%	3.4%	4.0%
Hispanic Origin	10.0%	10.8%	11.3%
Diversity Index	37.4	41.2	42.6
2010 Population by Relationship and Household Type			
Total	1,674	12,632	43,325
In Households	100.0%	99.9%	99.9%
In Family Households	88.9%	87.3%	87.8%
Householder	28.3%	27.6%	27.6%
Spouse	24.4%	23.2%	22.9%
Child	30.8%	30.8%	32.4%
Other relative	3.6%	3.5%	2.9%
Nonrelative	2.0%	2.3%	1.9%
In Nonfamily Households	11.1%	12.5%	12.1%
In Group Quarters	0.0%	0.1%	0.1%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.1%	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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2019 Population 25+ by Educational Attainment			
Total	1,332	9,818	35,056
Less than 9th Grade	0.3%	1.0%	0.9%
9th - 12th Grade, No Diploma	2.7%	2.5%	2.0%
High School Graduate	17.0%	15.8%	14.5%
GED/Alternative Credential	2.3%	2.4%	2.1%
Some College, No Degree	28.8%	28.2%	24.9%
Associate Degree	9.5%	8.7%	9.1%
Bachelor's Degree	26.9%	28.8%	31.4%
Graduate/Professional Degree	12.5%	12.6%	15.0%
2019 Population 15+ by Marital Status			
Total	1,526	11,374	40,848
Never Married	18.9%	20.9%	21.7%
Married	60.8%	61.9%	62.8%
Widowed	7.1%	4.7%	4.7%
Divorced	13.1%	12.6%	10.9%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	97.0%	96.8%	97.0%
Civilian Unemployed (Unemployment Rate)	3.0%	3.2%	3.0%
2019 Employed Population 16+ by Industry			
Total	1,060	8,018	27,577
Agriculture/Mining	0.9%	0.7%	0.5%
Construction	7.8%	7.3%	6.1%
Manufacturing	8.2%	7.8%	7.5%
Wholesale Trade	3.9%	3.0%	2.7%
Retail Trade	9.9%	10.3%	11.3%
Transportation/Utilities	8.8%	8.4%	6.5%
Information	1.4%	1.2%	1.6%
Finance/Insurance/Real Estate	11.9%	11.6%	13.3%
Services	40.0%	42.3%	45.6%
Public Administration	6.9%	7.4%	4.9%
2019 Employed Population 16+ by Occupation			
Total	1,059	8,019	27,580
White Collar	70.1%	72.5%	77.0%
Management/Business/Financial	19.2%	22.7%	24.0%
Professional	21.2%	21.7%	24.6%
Sales	12.5%	11.1%	14.2%
Administrative Support	17.2%	17.0%	14.3%
Services	12.5%	12.7%	12.2%
Blue Collar	17.3%	14.8%	10.8%
Farming/Forestry/Fishing	0.0%	0.1%	0.0%
Construction/Extraction	6.0%	3.7%	2.2%
Installation/Maintenance/Repair	0.6%	1.5%	1.7%
Production	1.7%	2.7%	2.4%
Transportation/Material Moving	9.0%	6.9%	4.5%
2010 Population By Urban/ Rural Status			
Total Population	1,674	12,632	43,325
Population Inside Urbanized Area	91.2%	92.1%	89.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	8.8%	7.9%	10.4%

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	652	4,520	15,761
Households with 1 Person	14.3%	16.3%	18.0%
Households with 2+ People	85.7%	83.7%	82.0%
Family Households	79.0%	76.2%	75.1%
Husband-wife Families	68.4%	64.2%	62.3%
With Related Children	29.6%	28.9%	30.8%
Other Family (No Spouse Present)	10.7%	11.9%	12.8%
Other Family with Male Householder	4.1%	4.6%	4.6%
With Related Children	2.8%	3.2%	3.1%
Other Family with Female Householder	6.4%	7.3%	8.3%
With Related Children	3.7%	4.5%	5.9%
Nonfamily Households	6.7%	7.5%	6.8%
All Households with Children	36.8%	37.2%	40.3%
Multigenerational Households	3.8%	3.7%	3.1%
Unmarried Partner Households	7.2%	7.9%	7.3%
Male-female	6.1%	6.8%	6.4%
Same-sex	1.1%	1.0%	0.9%
2010 Households by Size			
Total	652	4,519	15,760
1 Person Household	14.3%	16.3%	18.0%
2 Person Household	39.0%	38.1%	36.5%
3 Person Household	17.5%	17.1%	17.1%
4 Person Household	19.2%	18.1%	17.9%
5 Person Household	6.4%	6.8%	7.0%
6 Person Household	2.1%	2.2%	2.3%
7 + Person Household	1.5%	1.4%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	653	4,520	15,762
Owner Occupied	88.4%	81.2%	76.4%
Owned with a Mortgage/Loan	78.3%	72.7%	68.0%
Owned Free and Clear	10.1%	8.6%	8.4%
Renter Occupied	11.6%	18.8%	23.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	734	5,030	17,871
Housing Units Inside Urbanized Area	90.1%	91.4%	88.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	9.9%	8.6%	11.7%

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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Top 3 Tapestry Segments			
1.	Green Acres (6A)	Green Acres (6A)	Up and Coming Families (7A)
2.	Boomburbs (1C)	Savvy Suburbanites (1D)	Boomburbs (1C)
3.	Savvy Suburbanites (1D)	Up and Coming Families (7A)	Savvy Suburbanites (1D)
2019 Consumer Spending			
Apparel & Services: Total \$	\$2,357,691	\$16,017,390	\$58,139,354
Average Spent	\$3,181.77	\$3,149.93	\$3,030.93
Spending Potential Index	149	147	141
Education: Total \$	\$1,879,676	\$12,068,975	\$42,234,200
Average Spent	\$2,536.67	\$2,373.45	\$2,201.76
Spending Potential Index	159	149	138
Entertainment/Recreation: Total \$	\$3,661,783	\$24,422,927	\$86,855,834
Average Spent	\$4,941.68	\$4,802.94	\$4,527.99
Spending Potential Index	151	147	138
Food at Home: Total \$	\$5,480,028	\$37,424,999	\$134,303,058
Average Spent	\$7,395.45	\$7,359.88	\$7,001.51
Spending Potential Index	143	142	135
Food Away from Home: Total \$	\$4,066,848	\$27,627,926	\$100,200,922
Average Spent	\$5,488.32	\$5,433.22	\$5,223.70
Spending Potential Index	149	148	142
Health Care: Total \$	\$6,556,669	\$43,767,726	\$153,738,141
Average Spent	\$8,848.41	\$8,607.22	\$8,014.71
Spending Potential Index	149	145	135
HH Furnishings & Equipment: Total \$	\$2,455,837	\$16,520,875	\$59,348,871
Average Spent	\$3,314.22	\$3,248.94	\$3,093.99
Spending Potential Index	155	152	145
Personal Care Products & Services: Total \$	\$1,019,701	\$6,864,807	\$24,781,779
Average Spent	\$1,376.11	\$1,350.01	\$1,291.93
Spending Potential Index	155	152	146
Shelter: Total \$	\$20,113,616	\$135,295,830	\$485,254,372
Average Spent	\$27,143.88	\$26,606.85	\$25,297.38
Spending Potential Index	147	144	137
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,797,823	\$18,695,189	\$66,505,093
Average Spent	\$3,775.74	\$3,676.54	\$3,467.06
Spending Potential Index	152	148	140
Travel: Total \$	\$2,662,968	\$17,402,418	\$61,924,395
Average Spent	\$3,593.75	\$3,422.30	\$3,228.26
Spending Potential Index	160	152	144
Vehicle Maintenance & Repairs: Total \$	\$1,235,525	\$8,457,032	\$30,410,334
Average Spent	\$1,667.38	\$1,663.13	\$1,585.36
Spending Potential Index	146	145	139

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.

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