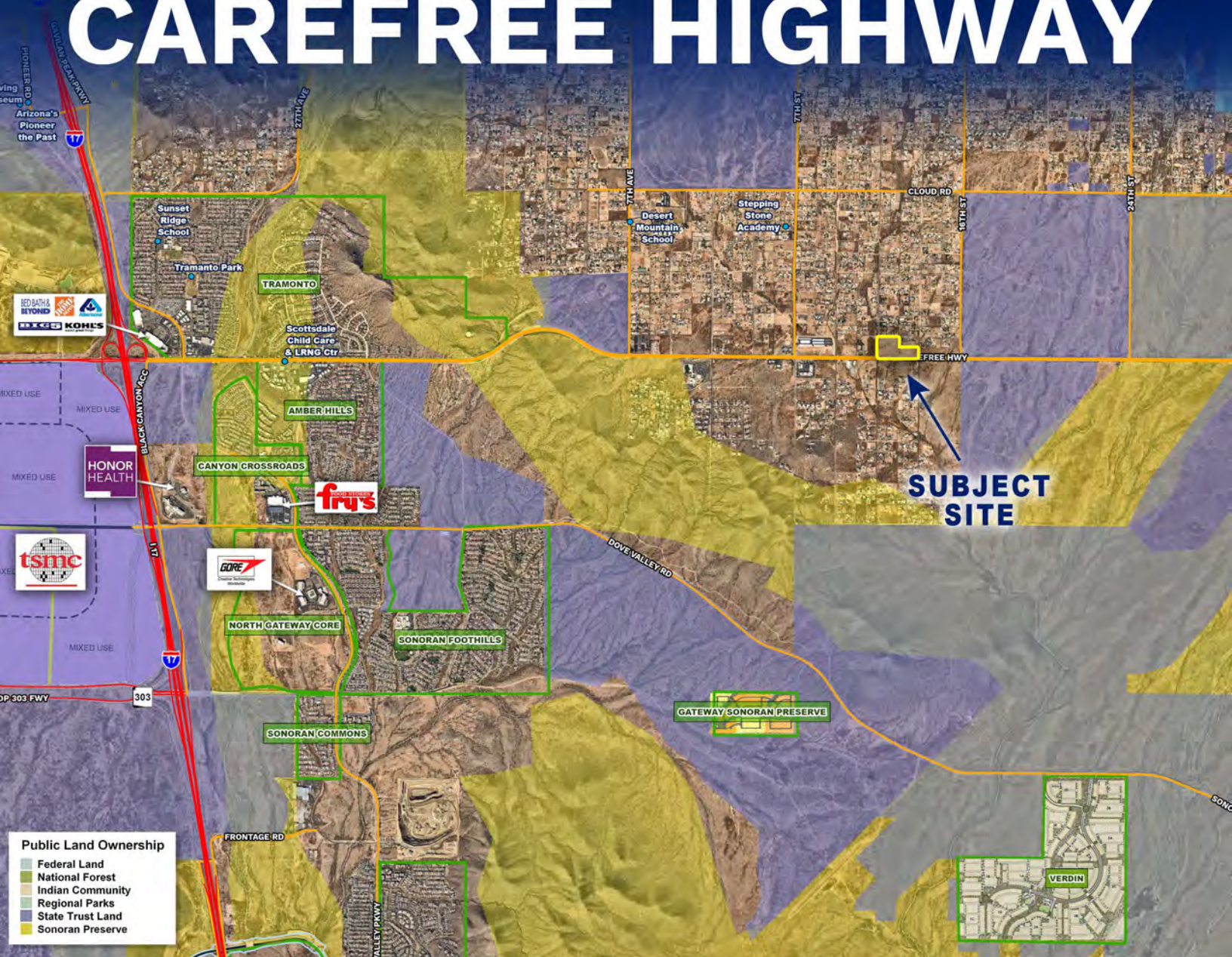




NORTHEAST CORNER

12TH STREET AND CAREFREE HIGHWAY



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
MAX NATHAN / max@nathanlandaz.com

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

2020 Assessment: \$7,177.52

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

COMMENTS:

In December 2020, Taiwan Semiconductor Manufacturing Co. Ltd. purchased 1,128 acres of State Land located at the northwest corner of Interstate 17 and Loop 303 with intention to build a \$12 billion factory, which is projected to create more than 1,600 jobs in the area. For more information:

<https://www.abc15.com/news/business/taiwan-semiconductor-buys-north-phoenix-land-for-89m>



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.

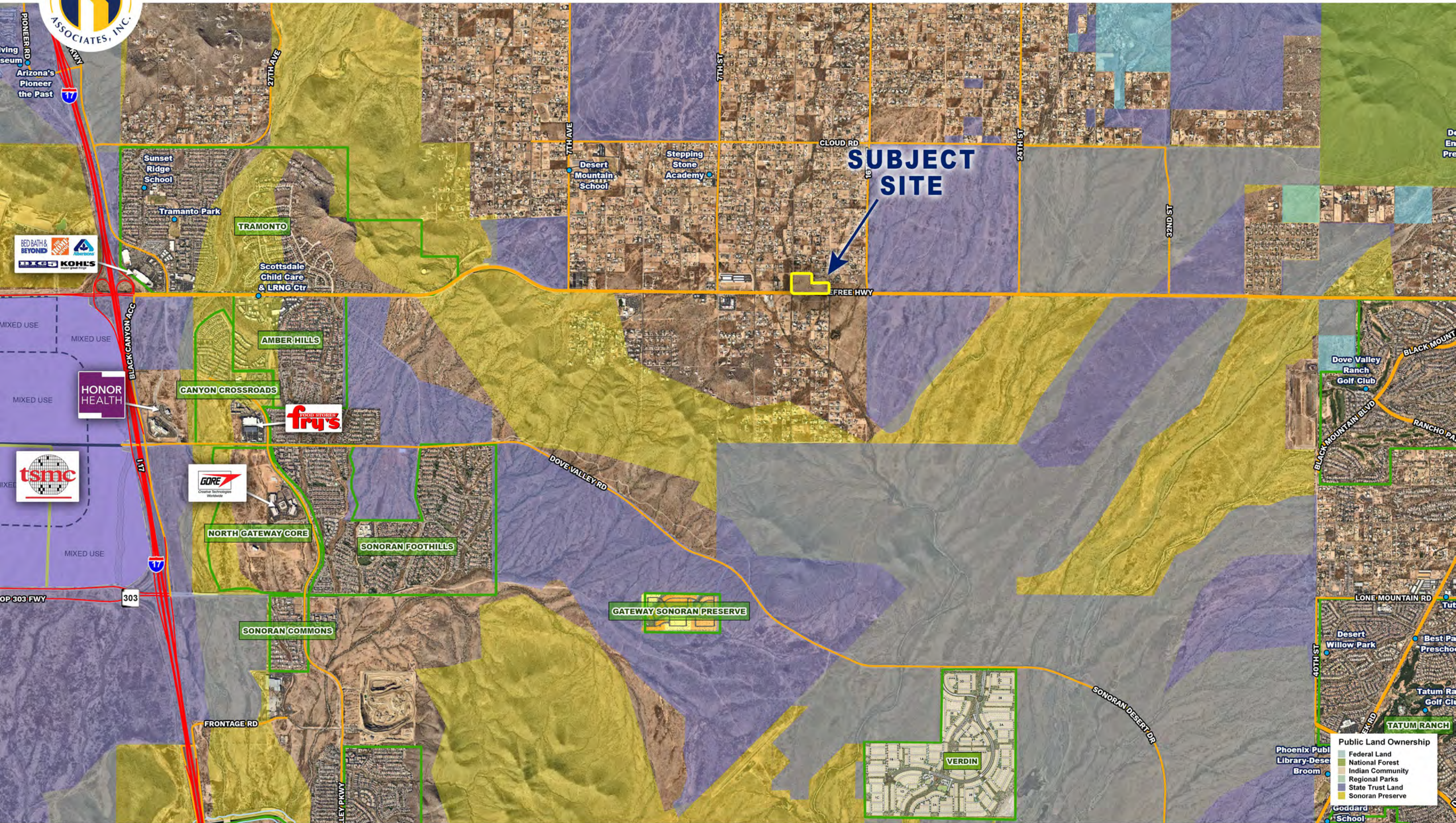
North Phoenix is characterized by strong population growth, above-average household income, excellent schools and numerous regional and corporate headquarters. The employment base in the North Phoenix employment corridor has mirrored this expansion. Several companies have located their operations in 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.

In December 2020, Taiwan Semiconductor Manufacturing Co. Ltd. purchased 1,128 acres of State Land located at the north-west corner of Interstate 17 and Loop 303 with intention to build a \$12 billion factory, which is projected to create more than 1,600 jobs in the area.

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.

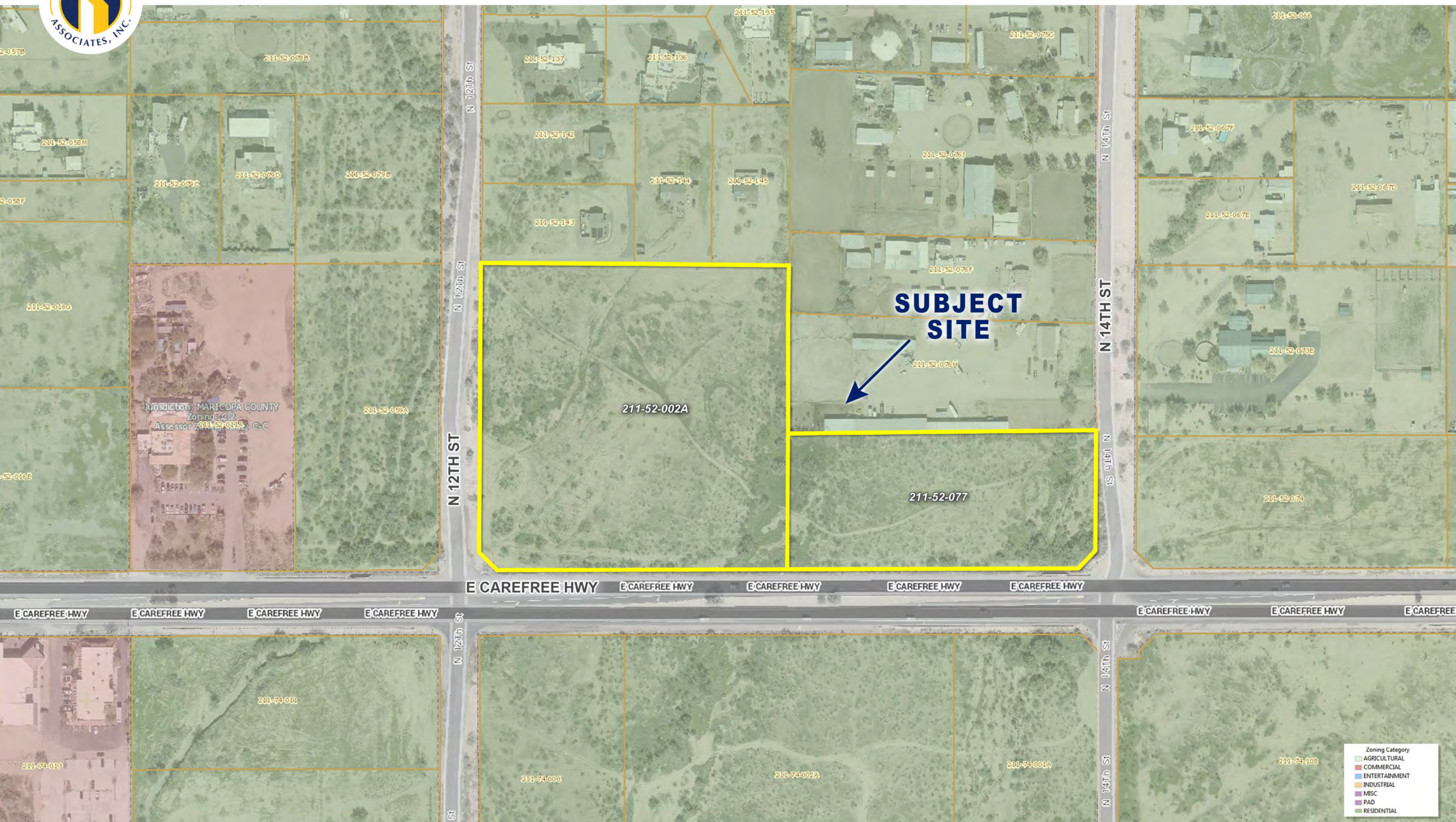








12TH STREET AND CAREFREE HIGHWAY / ASSESSOR PARCEL MAP





CORINA VANEK

Covers commercial real estate
and the economy

✉ CVANEK@BIZJOURNALS.COM

☎ 602.308.6523

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MANUFACTURING

\$89M LAND DEAL

Taiwan Semiconductor buys massive north Phoenix parcel for plant

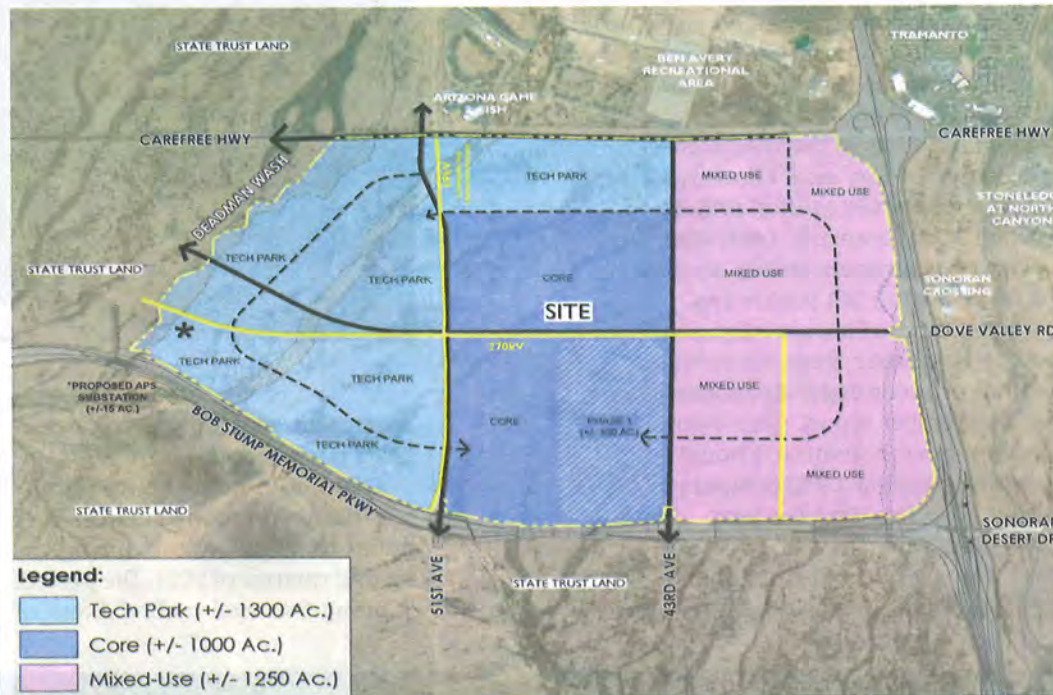
Taiwan Semiconductor Manufacturing Co. Ltd. bought 1,128 acres of land in north Phoenix at a Dec. 8 state land auction on which it intends to build a \$12 billion factory that is projected to create more than 1,600 jobs.

The purchase was made under the entity, TSMC AZ Corp., which was the only bidder in the auction. The land was purchased for \$89 million, which was the minimum bid.

Taiwan Semiconductor (NYSE: TSM), which makes silicon chips for Apple Inc. and several other major technology companies, announced preliminary plans for a Phoenix facility in May.

"TSMC is looking forward to bringing the advanced semiconductor fab to life," company officials said in a statement after the auction. "This fab not only enables us to better support our customers and partners, it also gives us more opportunities to attract global talents."

Christine Mackay, economic development director for the city of



CITY OF PHOENIX

Phoenix, said that Taiwan Semiconductor is planning to break ground on the site in 2021 and begin production by 2024.

Over a five-year period, the company plans to hire 1,900 people to work in the factory.

"We are just so excited for them to have selected Phoenix," Mackay said. "It's a great day for Phoenix, for Arizona and the whole country."

An aerial map shows a large swath of state land, including the parcel bought by TSMC, that could become an employment corridor.

TSMC's plant represents the largest foreign direct investment ever in Phoenix and in the state of Arizona, Phoenix Mayor Kate Gallego said.

"The timing is really meaningful to us," she said. "We are looking at how we exit this economic downturn, and we want Phoenix to be the next smart city, with high-wage jobs. We are a global city and this is how we are going to come out

of 2020 stronger and smarter."

Tech ecosystem

Gallego said TSMC's plant will increase the quality of jobs for the entire business ecosystem in Phoenix, and will attract other companies to the city and state as well.

"This is a place people all over the globe are looking at," she said.

The land purchased by Taiwan Semiconductor is part of a larger, 3,500 acre parcel land that was owned by the state. It underwent a rezoning for employment uses that includes three districts: a technology campus, a technology park and freeway mixed-use development.

The 1,128-acre parcel purchased by Taiwan Semiconductor is located near the northwest corner of Loop 303 and the 43rd Avenue alignment.

The rezoning of the 3,500 acres for employment uses was approved by Phoenix City Council on Oct. 21, but rezoning documents did not list the user for the site.

Mackay said the remainder of the massive stretch of land that was subject to the rezoning will eventually be sites for other "like-minded" companies that are interested in locating near TSMC. At full build-out of the 3,500 acres, Mackay said the area could contain 150,000 to 200,000 jobs by companies interested in working alongside TSMC, but no companies have been identified yet.

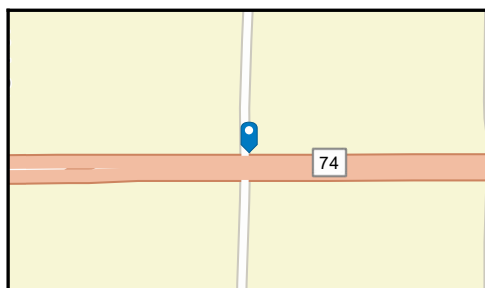
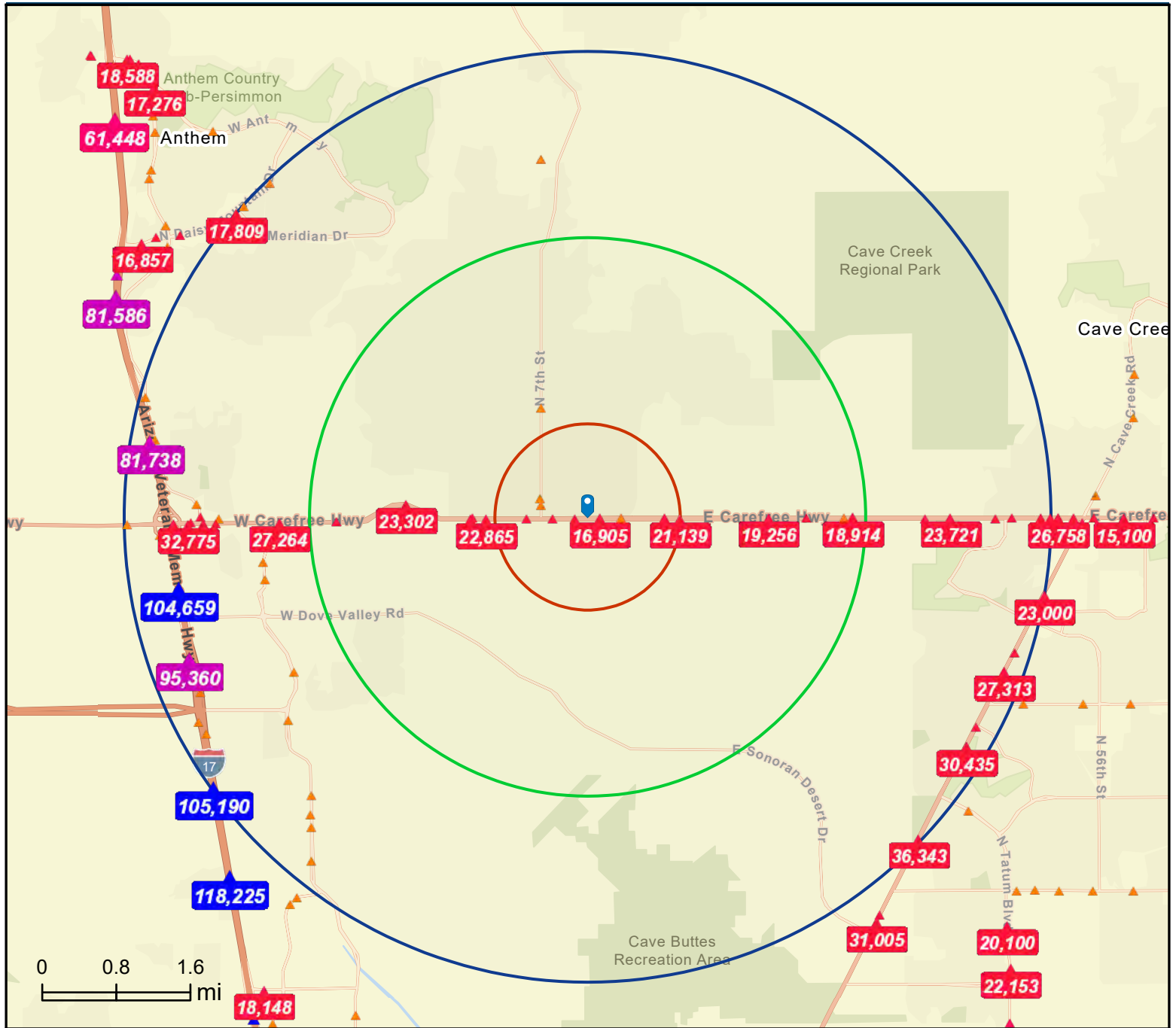
"We were interested in working with our great partner, TSMC, first," Mackay said.

12th Street and Carefree Highway
 34601-34783 N 12th St, Phoenix, Arizona, 85086
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

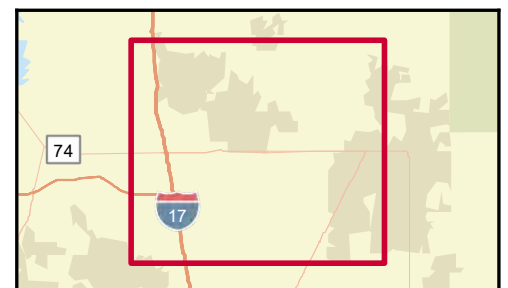
Latitude: 33.79934

Longitude: -112.05663



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: ©2020 Kalibrate Technologies (Q4 2020).

December 15, 2020



Traffic Count Profile

12th Street and Carefree Highway
34601-34783 N 12th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.79934
Longitude: -112.05663

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13	East Carefree Highway	N 14th St (0.11 miles E)	2018	16,905
0.14	E Carefree Hwy	N 10th St (0.12 miles W)	2018	18,792
0.16	N 12th St	E Tumbleweed Dr (0.05 miles S)	2007	409
0.28	N 14th St	E Carefree Hwy (0.13 miles N)	2007	331
0.36	E Carefree Hwy	N 14th St (0.12 miles W)	2015	14,933
0.38	E Carefree Hwy	N 10th St (0.12 miles E)	2015	15,960
0.50	N 16th St	E Carefree Hwy (0.1 miles S)	2015	2,706
0.52	N 7th St	E Carefree Hwy (0.13 miles S)	2015	8,158
0.53	N 7th St	E Carefree Hwy (0.17 miles N)	2007	182
0.55	North 7th Street	E Carefree Hwy (0.13 miles S)	2019	8,475
0.63	N 16th St	E Galvin St (0.09 miles N)	2004	1,627
0.66	E Carefree Hwy	N 3rd St (0.09 miles W)	2015	20,621
0.82	East Carefree Highway	N 16th St (0.33000001 miles W)	2018	16,562
0.99	E Carefree Hwy	N 16th St (0.49000001 miles W)	2015	14,454
0.99	East Carefree Highway	N 16th St (0.49000001 miles W)	2018	21,139
0.99	East Cloud Road	N 12th St (0.06 miles E)	2018	1,319
0.99	E Cloud Rd	N 12th St (0.06 miles E)	2015	1,300
1.01	N Central Ave	W Carefree Hwy (0.11 miles N)	2015	721
1.07	E Cloud Rd	N 7th St (0.08 miles W)	2015	730
1.09	E Cloud Rd	N 16th St (0.05 miles E)	2015	861
1.09	West Carefree Highway	E Carefree Hwy (0.0 miles)	2019	22,865
1.10	N Central Ave	W Night Glow Dr (0.03 miles S)	2007	1,000
1.17	E Cloud Rd	N 7th St (0.12 miles E)	2015	705
1.24	West Carefree Highway	N 3rd Ave (0.0 miles W)	2018	18,178
1.24	N 16th St	E Cloud Rd (0.14 miles S)	2015	2,025
1.26	W Carefree Hwy	N 3rd Ave (0.02 miles NE)	2015	23,006
1.28	N 7th St	E Dolores Rd (0.15000001 miles N)	2015	6,585
1.28	North 7th Street	E Dolores Rd (0.15000001 miles N)	2018	8,635
1.50	N 7th Ave	W Carefree Hwy (0.14 miles S)	2015	7,045
1.53	N 24th St	E Carefree Hwy (0.25999999 miles S)	2015	2,442

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 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2020 Kalibrate Technologies (Q4 2020).



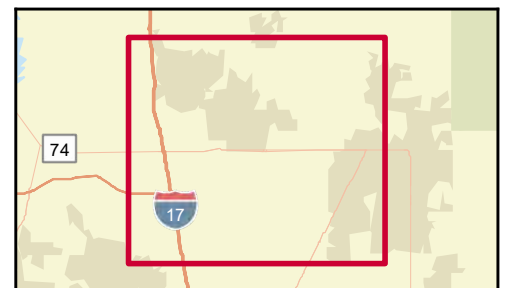
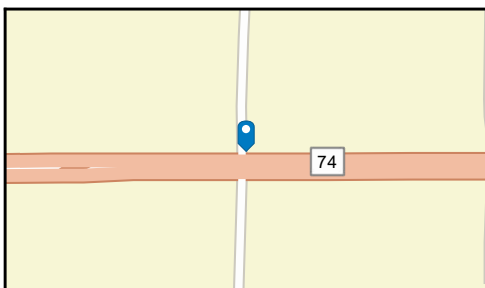
Site Map

12th Street and Carefree Highway
34601-34783 N 12th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.79934

Longitude: -112.05663



December 15, 2020



Executive Summary

12th Street and Carefree Highway
34601-34783 N 12th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.79934
Longitude: -112.05663

	1 mile	3 miles	5 miles
Population			
2000 Population	717	4,216	11,447
2010 Population	1,430	8,238	42,140
2020 Population	1,767	9,869	53,577
2025 Population	1,976	10,925	58,432
2000-2010 Annual Rate	7.15%	6.93%	13.92%
2010-2020 Annual Rate	2.09%	1.78%	2.37%
2020-2025 Annual Rate	2.26%	2.05%	1.75%
2020 Male Population	49.7%	49.9%	49.3%
2020 Female Population	50.3%	50.1%	50.7%
2020 Median Age	44.7	44.9	39.1

In the identified area, the current year population is 53,577. In 2010, the Census count in the area was 42,140. The rate of change since 2010 was 2.37% annually. The five-year projection for the population in the area is 58,432 representing a change of 1.75% annually from 2020 to 2025. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 44.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	89.0%	89.0%	86.5%
2020 Black Alone	1.5%	1.5%	2.1%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2020 Asian Alone	4.3%	4.0%	4.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.2%
2020 Other Race	2.3%	2.4%	2.5%
2020 Two or More Races	2.4%	2.5%	3.5%
2020 Hispanic Origin (Any Race)	9.2%	9.2%	10.1%

Persons of Hispanic origin represent 10.1% of the population in the identified area compared to 18.8% 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 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	180	182	153
2000 Households	263	1,515	4,288
2010 Households	560	2,984	15,628
2020 Total Households	690	3,551	19,641
2025 Total Households	771	3,916	21,371
2000-2010 Annual Rate	7.85%	7.01%	13.81%
2010-2020 Annual Rate	2.06%	1.71%	2.25%
2020-2025 Annual Rate	2.24%	1.98%	1.70%
2020 Average Household Size	2.56	2.78	2.73

The household count in this area has changed from 15,628 in 2010 to 19,641 in the current year, a change of 2.25% annually. The five-year projection of households is 21,371, a change of 1.70% annually from the current year total. Average household size is currently 2.73, compared to 2.69 in the year 2010. The number of families in the current year is 14,443 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

December 15, 2020



Executive Summary

12th Street and Carefree Highway
34601-34783 N 12th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	16.3%	16.3%	15.8%
Median Household Income			
2020 Median Household Income	\$111,423	\$110,572	\$101,824
2025 Median Household Income	\$125,151	\$121,915	\$109,673
2020-2025 Annual Rate	2.35%	1.97%	1.50%
Average Household Income			
2020 Average Household Income	\$140,572	\$137,617	\$127,996
2025 Average Household Income	\$162,655	\$157,862	\$144,646
2020-2025 Annual Rate	2.96%	2.78%	2.48%
Per Capita Income			
2020 Per Capita Income	\$49,395	\$48,934	\$47,171
2025 Per Capita Income	\$56,683	\$55,822	\$53,156
2020-2025 Annual Rate	2.79%	2.67%	2.42%

Households by Income

Current median household income is \$101,824 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$109,673 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$127,996 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$144,646 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$47,171 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$53,156 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	148	149	154
2000 Total Housing Units	287	1,620	4,650
2000 Owner Occupied Housing Units	244	1,408	3,992
2000 Renter Occupied Housing Units	19	108	296
2000 Vacant Housing Units	24	104	362
2010 Total Housing Units	624	3,321	17,655
2010 Owner Occupied Housing Units	494	2,648	12,039
2010 Renter Occupied Housing Units	66	336	3,589
2010 Vacant Housing Units	64	337	2,027
2020 Total Housing Units	737	3,760	21,057
2020 Owner Occupied Housing Units	561	2,998	14,733
2020 Renter Occupied Housing Units	130	552	4,908
2020 Vacant Housing Units	47	209	1,416
2025 Total Housing Units	820	4,133	22,757
2025 Owner Occupied Housing Units	625	3,304	16,233
2025 Renter Occupied Housing Units	146	612	5,138
2025 Vacant Housing Units	49	217	1,386

Currently, 70.0% of the 21,057 housing units in the area are owner occupied; 23.3%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 17,655 housing units in the area - 68.2% owner occupied, 20.3% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2010 is 8.15%. Median home value in the area is \$383,877, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.92% annually to \$401,950.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

December 15, 2020



Market Profile

12th Street and Carefree Highway
34601-34783 N 12th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.79934
Longitude: -112.05663

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	717	4,216	11,447
2010 Total Population	1,430	8,238	42,140
2020 Total Population	1,767	9,869	53,577
2020 Group Quarters	0	3	27
2025 Total Population	1,976	10,925	58,432
2020-2025 Annual Rate	2.26%	2.05%	1.75%
2020 Total Daytime Population	1,718	8,109	45,068
Workers	928	3,712	18,343
Residents	790	4,397	26,725
Household Summary			
2000 Households	263	1,515	4,288
2000 Average Household Size	2.73	2.78	2.67
2010 Households	560	2,984	15,628
2010 Average Household Size	2.55	2.76	2.69
2020 Households	690	3,551	19,641
2020 Average Household Size	2.56	2.78	2.73
2025 Households	771	3,916	21,371
2025 Average Household Size	2.56	2.79	2.73
2020-2025 Annual Rate	2.24%	1.98%	1.70%
2010 Families	439	2,341	11,653
2010 Average Family Size	2.82	3.04	3.09
2020 Families	539	2,767	14,443
2020 Average Family Size	2.83	3.07	3.14
2025 Families	602	3,051	15,670
2025 Average Family Size	2.83	3.08	3.15
2020-2025 Annual Rate	2.24%	1.97%	1.64%
Housing Unit Summary			
2000 Housing Units	287	1,620	4,650
Owner Occupied Housing Units	85.0%	86.9%	85.8%
Renter Occupied Housing Units	6.6%	6.7%	6.4%
Vacant Housing Units	8.4%	6.4%	7.8%
2010 Housing Units	624	3,321	17,655
Owner Occupied Housing Units	79.2%	79.7%	68.2%
Renter Occupied Housing Units	10.6%	10.1%	20.3%
Vacant Housing Units	10.3%	10.1%	11.5%
2020 Housing Units	737	3,760	21,057
Owner Occupied Housing Units	76.1%	79.7%	70.0%
Renter Occupied Housing Units	17.6%	14.7%	23.3%
Vacant Housing Units	6.4%	5.6%	6.7%
2025 Housing Units	820	4,133	22,757
Owner Occupied Housing Units	76.2%	79.9%	71.3%
Renter Occupied Housing Units	17.8%	14.8%	22.6%
Vacant Housing Units	6.0%	5.3%	6.1%
Median Household Income			
2020	\$111,423	\$110,572	\$101,824
2025	\$125,151	\$121,915	\$109,673
Median Home Value			
2020	\$435,827	\$430,200	\$383,877
2025	\$461,656	\$451,346	\$401,950
Per Capita Income			
2020	\$49,395	\$48,934	\$47,171
2025	\$56,683	\$55,822	\$53,156
Median Age			
2010	42.0	42.3	37.7
2020	44.7	44.9	39.1
2025	45.6	45.4	39.0

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

December 15, 2020



Market Profile

12th Street and Carefree Highway
34601-34783 N 12th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.79934
Longitude: -112.05663

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	690	3,551	19,641
<\$15,000	2.0%	2.1%	2.6%
\$15,000 - \$24,999	2.3%	2.3%	2.5%
\$25,000 - \$34,999	3.0%	2.9%	4.3%
\$35,000 - \$49,999	7.5%	7.7%	9.7%
\$50,000 - \$74,999	12.5%	13.0%	14.6%
\$75,000 - \$99,999	14.8%	14.2%	15.0%
\$100,000 - \$149,999	24.5%	25.6%	23.3%
\$150,000 - \$199,999	15.2%	15.5%	13.2%
\$200,000+	18.3%	16.7%	15.0%
Average Household Income	\$140,572	\$137,617	\$127,996
2025 Households by Income			
Household Income Base	771	3,916	21,371
<\$15,000	1.6%	1.7%	2.2%
\$15,000 - \$24,999	1.8%	1.8%	2.1%
\$25,000 - \$34,999	2.3%	2.3%	3.6%
\$35,000 - \$49,999	6.1%	6.4%	8.7%
\$50,000 - \$74,999	10.5%	11.1%	13.1%
\$75,000 - \$99,999	13.0%	12.7%	13.9%
\$100,000 - \$149,999	24.1%	25.4%	23.3%
\$150,000 - \$199,999	17.1%	17.4%	14.8%
\$200,000+	23.5%	21.2%	18.3%
Average Household Income	\$162,655	\$157,862	\$144,646
2020 Owner Occupied Housing Units by Value			
Total	561	2,998	14,733
<\$50,000	0.2%	0.3%	0.4%
\$50,000 - \$99,999	0.2%	0.2%	0.1%
\$100,000 - \$149,999	0.9%	0.7%	0.5%
\$150,000 - \$199,999	2.7%	2.3%	2.2%
\$200,000 - \$249,999	9.8%	7.0%	6.3%
\$250,000 - \$299,999	8.4%	9.6%	14.8%
\$300,000 - \$399,999	19.8%	22.5%	30.6%
\$400,000 - \$499,999	22.6%	25.0%	23.2%
\$500,000 - \$749,999	28.2%	25.1%	17.8%
\$750,000 - \$999,999	6.6%	5.4%	2.6%
\$1,000,000 - \$1,499,999	0.2%	0.5%	0.6%
\$1,500,000 - \$1,999,999	0.5%	0.9%	0.4%
\$2,000,000 +	0.0%	0.6%	0.4%
Average Home Value	\$467,513	\$478,851	\$429,505
2025 Owner Occupied Housing Units by Value			
Total	625	3,304	16,233
<\$50,000	0.0%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.3%	0.2%	0.2%
\$150,000 - \$199,999	1.0%	0.8%	0.8%
\$200,000 - \$249,999	5.6%	4.1%	4.2%
\$250,000 - \$299,999	6.9%	7.7%	12.8%
\$300,000 - \$399,999	20.2%	22.7%	31.4%
\$400,000 - \$499,999	26.1%	28.1%	26.1%
\$500,000 - \$749,999	33.8%	30.1%	21.0%
\$750,000 - \$999,999	5.6%	4.6%	2.3%
\$1,000,000 - \$1,499,999	0.2%	0.4%	0.5%
\$1,500,000 - \$1,999,999	0.5%	0.7%	0.4%
\$2,000,000 +	0.0%	0.5%	0.3%
Average Home Value	\$491,920	\$494,991	\$444,533

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

December 15, 2020



Market Profile

12th Street and Carefree Highway
34601-34783 N 12th St, Phoenix, Arizona, 85086
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.79934
Longitude: -112.05663

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,429	8,238	42,140
0 - 4	6.1%	5.7%	7.6%
5 - 9	7.8%	7.5%	8.3%
10 - 14	7.2%	7.3%	7.5%
15 - 24	9.0%	9.6%	9.7%
25 - 34	8.3%	8.3%	12.0%
35 - 44	16.9%	16.6%	18.0%
45 - 54	19.3%	19.9%	15.8%
55 - 64	15.3%	15.4%	12.1%
65 - 74	7.1%	7.0%	6.4%
75 - 84	2.1%	2.0%	2.0%
85 +	0.8%	0.7%	0.6%
18 +	75.4%	75.8%	72.9%
2020 Population by Age			
Total	1,766	9,869	53,577
0 - 4	5.5%	5.1%	6.8%
5 - 9	6.6%	6.5%	7.9%
10 - 14	6.3%	6.6%	7.8%
15 - 24	8.7%	9.0%	10.3%
25 - 34	9.3%	8.9%	10.8%
35 - 44	14.0%	14.1%	15.7%
45 - 54	16.0%	16.7%	14.8%
55 - 64	17.6%	17.7%	12.8%
65 - 74	11.7%	11.4%	8.9%
75 - 84	3.3%	3.1%	3.3%
85 +	1.0%	1.0%	0.8%
18 +	78.3%	78.4%	73.8%
2025 Population by Age			
Total	1,975	10,925	58,432
0 - 4	5.5%	5.2%	6.8%
5 - 9	6.3%	6.2%	7.5%
10 - 14	5.6%	6.1%	7.4%
15 - 24	8.3%	8.8%	10.3%
25 - 34	9.8%	9.2%	11.5%
35 - 44	13.6%	13.9%	15.5%
45 - 54	14.4%	15.2%	13.5%
55 - 64	17.3%	17.1%	12.4%
65 - 74	13.1%	12.8%	9.5%
75 - 84	5.0%	4.5%	4.5%
85 +	1.1%	1.1%	1.0%
18 +	79.3%	79.2%	74.5%
2010 Population by Sex			
Males	711	4,106	20,760
Females	719	4,132	21,380
2020 Population by Sex			
Males	879	4,929	26,420
Females	888	4,940	27,157
2025 Population by Sex			
Males	985	5,472	28,830
Females	991	5,454	29,602

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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Latitude: 33.79934
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,431	8,238	42,140
White Alone	92.0%	92.0%	90.3%
Black Alone	1.0%	1.0%	1.5%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	2.9%	2.7%	3.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.9%	1.9%	2.0%
Two or More Races	1.7%	1.8%	2.6%
Hispanic Origin	7.4%	7.4%	8.1%
Diversity Index	26.7	26.9	30.5
2020 Population by Race/Ethnicity			
Total	1,767	9,869	53,577
White Alone	89.0%	89.0%	86.5%
Black Alone	1.5%	1.5%	2.1%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	4.3%	4.0%	4.7%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	2.3%	2.4%	2.5%
Two or More Races	2.4%	2.5%	3.5%
Hispanic Origin	9.2%	9.2%	10.1%
Diversity Index	33.9	33.9	38.5
2025 Population by Race/Ethnicity			
Total	1,976	10,926	58,432
White Alone	87.0%	87.2%	84.5%
Black Alone	1.7%	1.7%	2.5%
American Indian Alone	0.5%	0.6%	0.6%
Asian Alone	5.4%	4.9%	5.5%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	2.5%	2.7%	2.7%
Two or More Races	2.8%	2.8%	4.0%
Hispanic Origin	10.2%	10.2%	11.1%
Diversity Index	37.8	37.7	42.3
2010 Population by Relationship and Household Type			
Total	1,430	8,238	42,140
In Households	100.0%	100.0%	99.9%
In Family Households	88.5%	88.7%	87.4%
Householder	28.3%	28.2%	27.8%
Spouse	24.3%	24.4%	23.1%
Child	30.4%	30.3%	31.7%
Other relative	3.5%	3.5%	2.9%
Nonrelative	2.0%	2.2%	1.9%
In Nonfamily Households	11.5%	11.3%	12.5%
In Group Quarters	0.0%	0.0%	0.1%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.1%

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

December 15, 2020



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2020 Population 25+ by Educational Attainment			
Total	1,286	7,183	36,000
Less than 9th Grade	0.8%	1.1%	1.2%
9th - 12th Grade, No Diploma	1.7%	1.9%	1.6%
High School Graduate	13.9%	14.2%	13.1%
GED/Alternative Credential	1.6%	1.7%	1.8%
Some College, No Degree	29.5%	28.8%	24.2%
Associate Degree	10.1%	9.6%	9.7%
Bachelor's Degree	32.2%	31.2%	32.1%
Graduate/Professional Degree	10.1%	11.4%	16.4%
2020 Population 15+ by Marital Status			
Total	1,440	8,075	41,530
Never Married	20.6%	20.2%	21.0%
Married	63.4%	62.8%	62.8%
Widowed	6.0%	5.9%	5.2%
Divorced	10.0%	11.0%	11.0%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,068	6,041	29,678
Population 16+ Employed	92.1%	91.2%	91.0%
Population 16+ Unemployment rate	7.9%	8.8%	9.0%
Population 16-24 Employed	8.5%	9.0%	10.8%
Population 16-24 Unemployment rate	14.3%	16.5%	15.2%
Population 25-54 Employed	60.5%	59.6%	67.1%
Population 25-54 Unemployment rate	7.0%	7.8%	8.1%
Population 55-64 Employed	23.1%	22.7%	16.1%
Population 55-64 Unemployment rate	7.3%	8.8%	8.4%
Population 65+ Employed	8.0%	8.7%	6.1%
Population 65+ Unemployment rate	7.1%	7.3%	8.5%
2020 Employed Population 16+ by Industry			
Total	984	5,507	27,016
Agriculture/Mining	1.1%	0.8%	0.6%
Construction	8.1%	8.0%	6.2%
Manufacturing	8.1%	9.3%	8.3%
Wholesale Trade	3.5%	3.2%	2.6%
Retail Trade	10.0%	8.6%	9.5%
Transportation/Utilities	8.3%	8.5%	6.4%
Information	1.9%	1.7%	1.7%
Finance/Insurance/Real Estate	11.1%	11.1%	14.1%
Services	40.7%	41.8%	45.9%
Public Administration	7.3%	7.0%	4.8%
2020 Employed Population 16+ by Occupation			
Total	980	5,508	27,016
White Collar	71.5%	71.5%	77.4%
Management/Business/Financial	18.5%	20.9%	24.7%
Professional	23.5%	22.6%	25.5%
Sales	12.2%	10.6%	12.9%
Administrative Support	17.4%	17.5%	14.4%
Services	10.2%	11.4%	11.6%
Blue Collar	17.9%	17.1%	11.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	6.5%	5.1%	2.5%
Installation/Maintenance/Repair	0.5%	1.4%	1.6%
Production	2.0%	2.5%	2.6%
Transportation/Material Moving	8.8%	8.0%	4.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	560	2,984	15,627
Households with 1 Person	14.6%	14.6%	18.5%
Households with 2+ People	85.4%	85.4%	81.5%
Family Households	78.4%	78.5%	74.6%
Husband-wife Families	67.7%	67.8%	61.8%
With Related Children	29.3%	28.5%	29.7%
Other Family (No Spouse Present)	10.7%	10.6%	12.8%
Other Family with Male Householder	4.1%	4.3%	4.5%
With Related Children	2.9%	3.0%	3.0%
Other Family with Female Householder	6.6%	6.4%	8.3%
With Related Children	3.8%	3.5%	5.8%
Nonfamily Households	7.0%	7.0%	6.9%
All Households with Children	36.4%	35.7%	39.0%
Multigenerational Households	3.9%	4.0%	3.1%
Unmarried Partner Households	7.1%	7.2%	7.3%
Male-female	6.1%	6.1%	6.4%
Same-sex	1.1%	1.1%	0.9%
2010 Households by Size			
Total	558	2,985	15,628
1 Person Household	14.7%	14.6%	18.5%
2 Person Household	39.1%	39.4%	37.3%
3 Person Household	17.2%	17.2%	16.9%
4 Person Household	19.0%	18.6%	17.5%
5 Person Household	6.5%	6.5%	6.6%
6 Person Household	2.2%	2.2%	2.2%
7 + Person Household	1.4%	1.5%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	560	2,984	15,628
Owner Occupied	88.2%	88.7%	77.0%
Owned with a Mortgage/Loan	78.0%	78.2%	68.4%
Owned Free and Clear	10.0%	10.6%	8.7%
Renter Occupied	11.8%	11.3%	23.0%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	148	149	154
Percent of Income for Mortgage	16.3%	16.3%	15.8%
Wealth Index	180	182	153
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	624	3,321	17,655
Housing Units Inside Urbanized Area	89.7%	87.9%	87.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	10.3%	12.1%	12.1%
2010 Population By Urban/ Rural Status			
Total Population	1,430	8,238	42,140
Population Inside Urbanized Area	90.8%	88.9%	89.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	9.2%	11.1%	11.0%

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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
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)	Boomburbs (1C)	Savvy Suburbanites (1D)
2020 Consumer Spending			
Apparel & Services: Total \$	\$2,279,565	\$11,360,393	\$60,792,991
Average Spent	\$3,303.72	\$3,199.21	\$3,095.21
Spending Potential Index	154	149	144
Education: Total \$	\$1,963,049	\$10,157,803	\$49,456,944
Average Spent	\$2,845.00	\$2,860.55	\$2,518.05
Spending Potential Index	159	160	141
Entertainment/Recreation: Total \$	\$3,463,377	\$17,437,391	\$89,339,122
Average Spent	\$5,019.39	\$4,910.56	\$4,548.60
Spending Potential Index	154	151	140
Food at Home: Total \$	\$5,429,424	\$27,227,010	\$143,708,493
Average Spent	\$7,868.73	\$7,667.42	\$7,316.76
Spending Potential Index	147	144	137
Food Away from Home: Total \$	\$3,952,799	\$19,663,141	\$105,285,231
Average Spent	\$5,728.69	\$5,537.35	\$5,360.48
Spending Potential Index	152	147	142
Health Care: Total \$	\$6,103,964	\$30,758,932	\$156,052,470
Average Spent	\$8,846.32	\$8,662.05	\$7,945.24
Spending Potential Index	154	151	138
HH Furnishings & Equipment: Total \$	\$2,413,970	\$12,104,706	\$62,924,144
Average Spent	\$3,498.51	\$3,408.82	\$3,203.71
Spending Potential Index	160	156	147
Personal Care Products & Services: Total \$	\$998,976	\$4,974,719	\$26,307,120
Average Spent	\$1,447.79	\$1,400.93	\$1,339.40
Spending Potential Index	158	152	146
Shelter: Total \$	\$20,027,524	\$101,037,306	\$528,959,764
Average Spent	\$29,025.40	\$28,453.20	\$26,931.41
Spending Potential Index	150	147	139
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,609,760	\$13,023,368	\$67,871,817
Average Spent	\$3,782.26	\$3,667.52	\$3,455.62
Spending Potential Index	162	157	148
Travel: Total \$	\$2,684,772	\$13,619,517	\$68,206,152
Average Spent	\$3,890.97	\$3,835.40	\$3,472.64
Spending Potential Index	161	159	144
Vehicle Maintenance & Repairs: Total \$	\$1,193,900	\$6,005,304	\$31,648,757
Average Spent	\$1,730.29	\$1,691.16	\$1,611.36
Spending Potential Index	149	146	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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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