COMMERCIAL CORNER AT
SEDELLA

AVAILABLE
18.09 GROSS ACRES

SOLD
13.48 GROSS ACRES

Camelback Rd.

Citrus Rd.

Indian School Rd.

Perryville Rd.

Belen Soto Elementary School

Microsoft

ARIZONA 303

Sedella
Looking East

COMMERCIAL CORNER AT

SEDELLA

LOCATION:
Sedella is located at the northwest corner of Indian School Road and Citrus Road in the City of Goodyear, Arizona.

SIZE:
18.09 Gross Acres (9.95 Net Acres)

ASSESSOR PARCEL NUMBER:
502-30-001P

ZONING:
PAD | City of Goodyear

PRICE:
$1,403,874 (±$77,605 per Gross Acre)

**TERMS:**
Cash

UTILITIES:
All infrastructure and utilities are to site. Water service is provided by EPCOR Water Arizona, Inc. and Sewer service is provided by City of Goodyear.
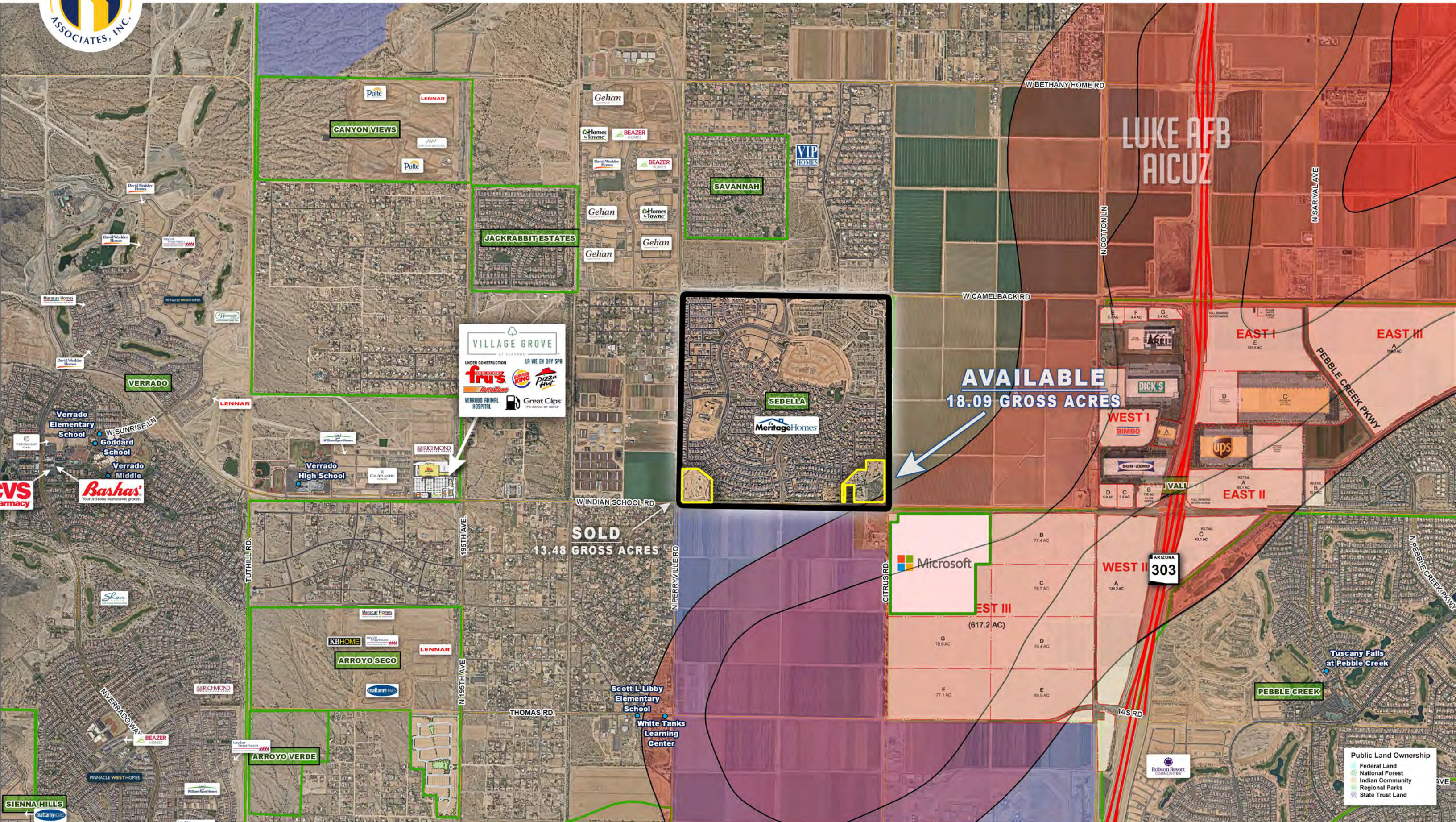
PROPERTY TAXES:
2019 Assessment Parcel 2: $18,289.92

COMMENTS:
Located just west of the Loop 303 and 2 miles north of Interstate-10, this corner is located within Meritage's Sedella Community, and is uniquely positioned adjacent to Microsoft, Sub-Zero, Dick's Sporting Goods and REI Inc.

LUKE AFB
AICUZ

AVAILABLE
18.09 GROSS ACRES
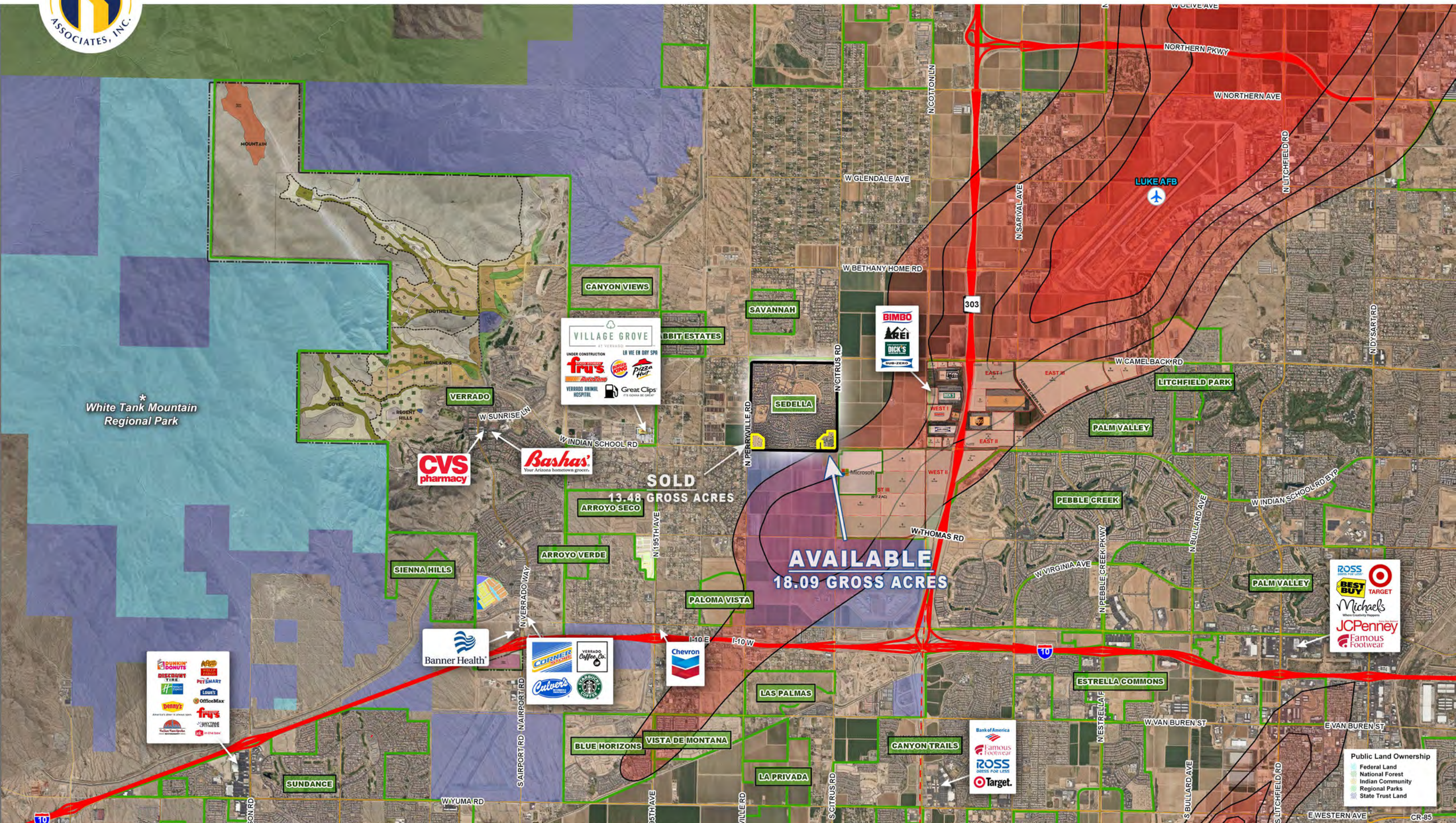
SOLD
13.48 GROSS ACRES

VILLAGE GROVE
AT VERRADO
LA VIE EN DAY SPA
UNDER CONSTRUCTION
Fry's
AutoZone
Burger King
Pizza Hut
VERRADO ANIMAL HOSPITAL
Great Clips
IT'S GONNA BE GREAT

SEDELLA
Meritage Homes

Microsoft

EAST I
EAST III
WEST I
BIMBO
SUB-ZERO
UPS
EAST II
WEST II
WEST III
(617.2 AC)
ARIZONA 303

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

PHONE 480.367.0700 / **FAX** 480.367.8341
www.NathanLandAZ.com

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

All information contained herein is from sources deemed reliable, but not guaranteed.
All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawl.

303

Camelback Rd.

Perryville Rd

Belen Soto
Elementary School

Citrus Rd.

AVAILABLE
18.09 GROSS ACRES

SOLD
13.48 GROSS ACRES

Indian School Rd.

N

TODD

Photography Date 05/20/2019

PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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

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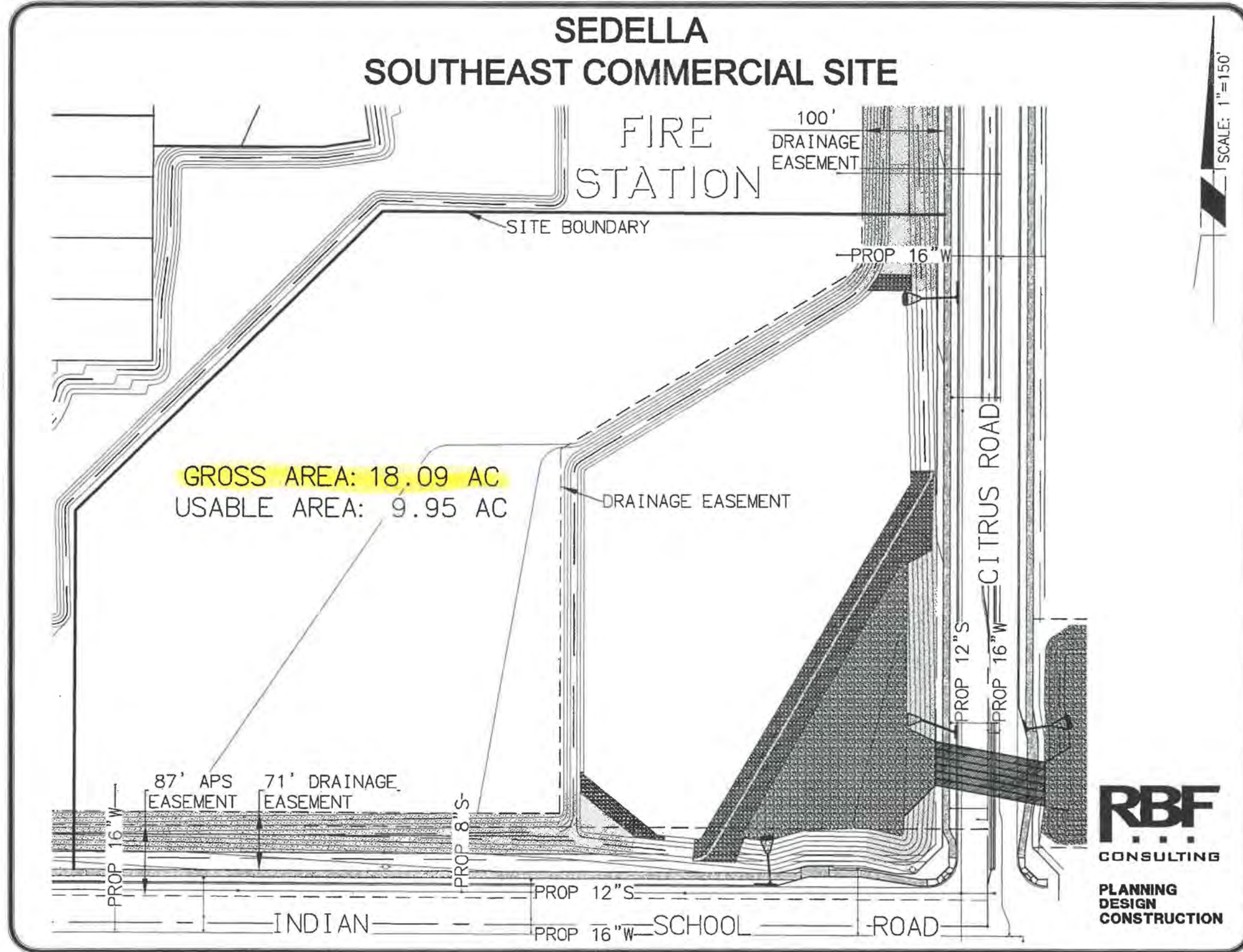All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawl.

Maricopa County Assessor

Zoning Category
- AGRICULTURAL
- COMMERCIAL
- ENTERTAINMENT
- INDUSTRIAL
- MISC
- PAD
- RESIDENTIAL
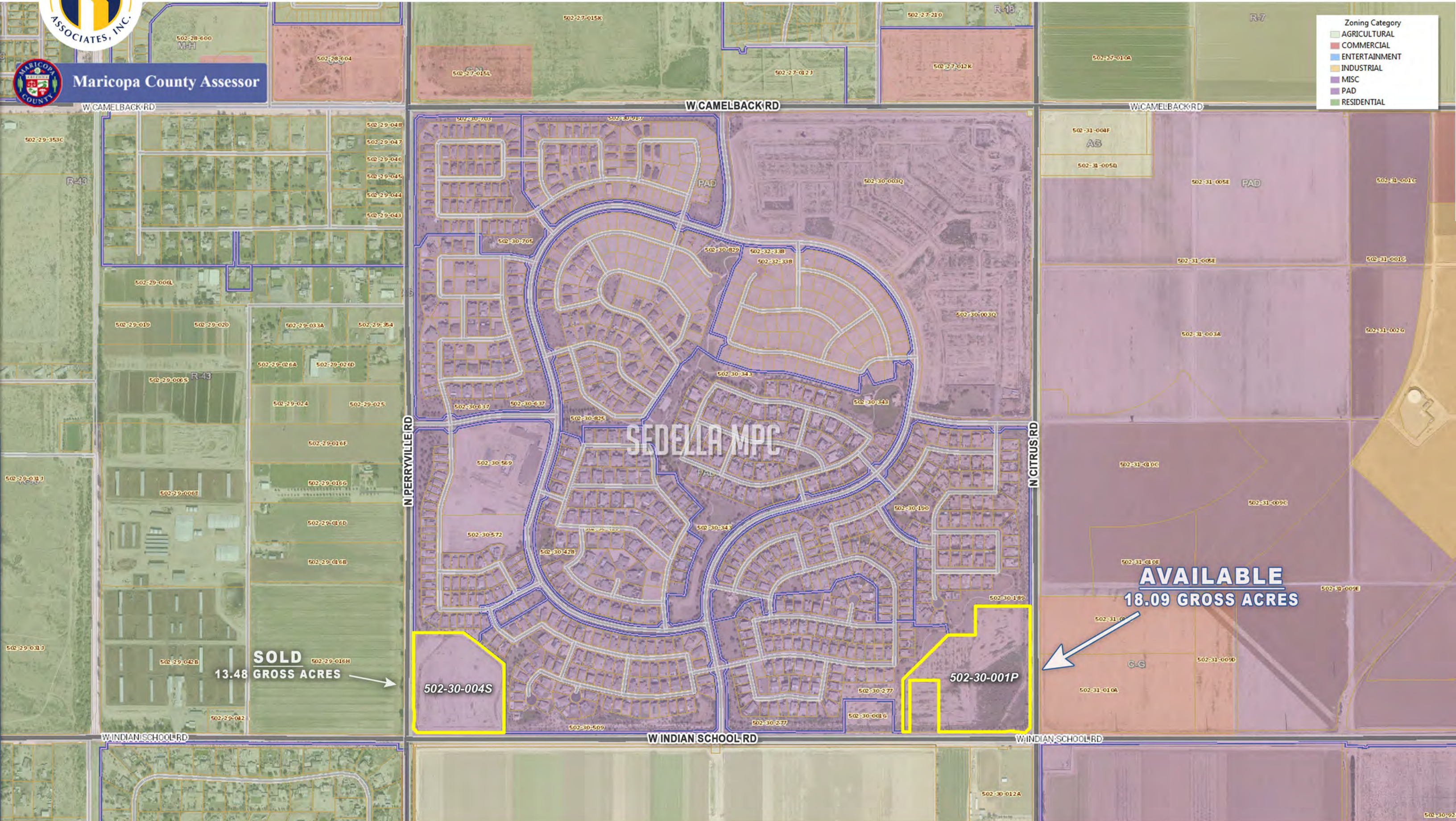
W CAMELBACK RD

SEDELLA MPC

AVAILABLE
18.09 GROSS ACRES

SOLD
13.48 GROSS ACRES

502-30-004S

502-30-001P

W INDIAN SCHOOL RD

N PERRYVILLE RD

N CITRUS RD

NATHAN & ASSOCIATES, INC.

SCALE: 1" = 150'

SEDELLA
SOUTHEAST COMMERCIAL SITE

FIRE STATION

100' DRAINAGE EASEMENT

SITE BOUNDARY

PROP 16"W

GROSS AREA: 18.09 AC
USABLE AREA: 9.95 AC

DRAINAGE EASEMENT

CITRUS ROAD

PROP 12"S

PROP 16"W

87' APS EASEMENT

71' DRAINAGE EASEMENT

PROP 16"W

PROP 8"S

PROP 12"S

PROP 16"W

INDIAN — SCHOOL — ROAD

RBF
CONSULTING

PLANNING
DESIGN
CONSTRUCTION

Traffic Count Map

Citrus Road & Indian School Road
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.49365
Longitude: -112.44434
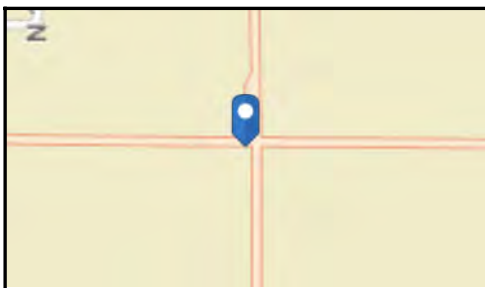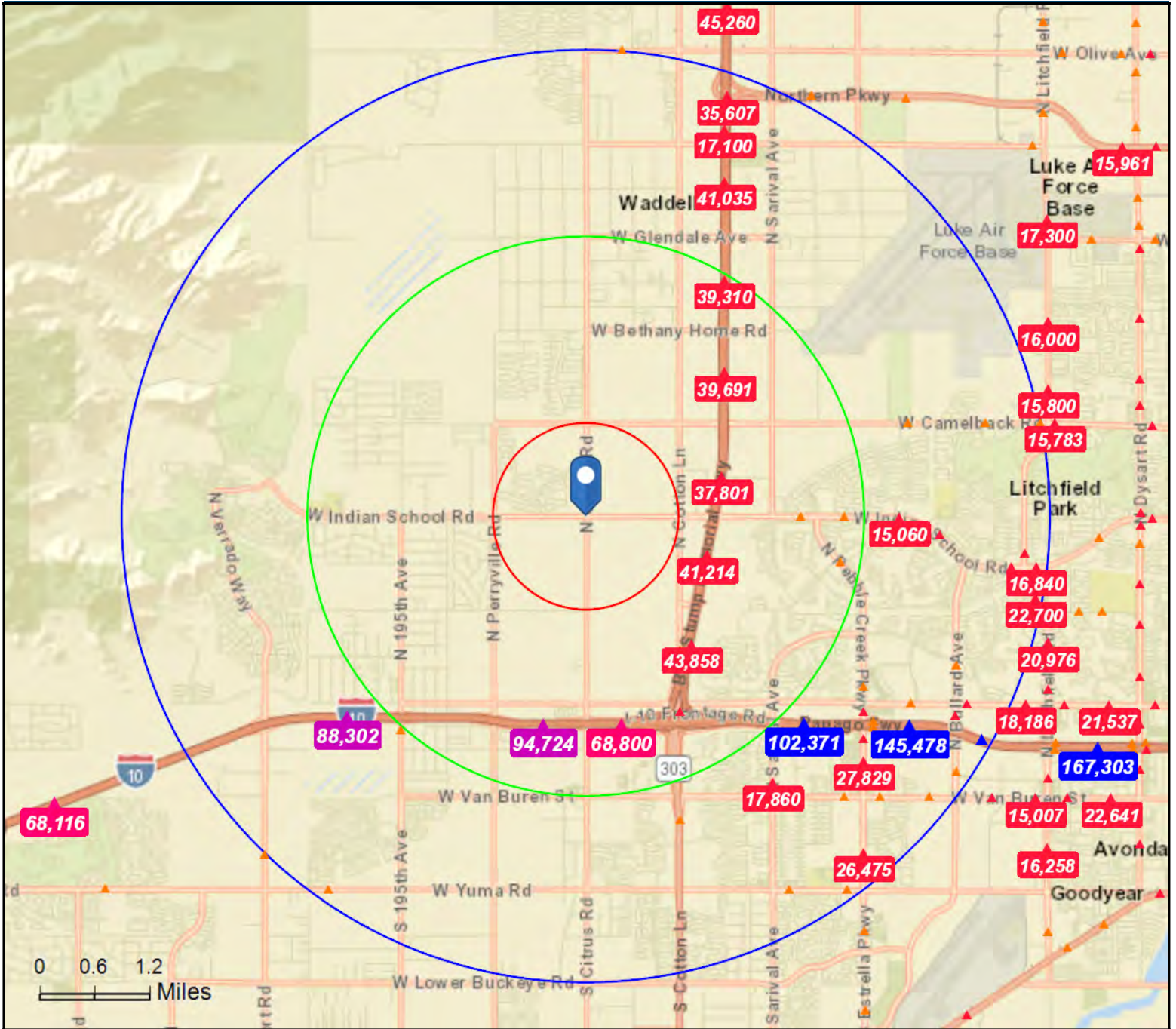
Average Daily Traffic Volume
- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day

February 07, 2020

Citrus Road & Indian School Road
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.49365
Longitude: -112.44434

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.33	N Citrus Rd	W Campbell Ave (0.17 miles N)	2008	2,705
0.44	N Citrus Rd	Wigwam Blvd (0.44 miles N)	2008	2,295
0.47	Wigwam Blvd	N Citrus Rd (0.46000001 miles W)	2008	5,626
0.64	Wigwam Blvd	N Sedella Pkwy (0.16 miles E)	2013	5,110
1.03	N Cotton Ln	W Montecito Ave (0.09 miles N)	2015	1,000
1.04	N Perryville Rd	Wigwam Blvd (0.31 miles S)	2013	2,270
1.04	W Camelback Rd	N Citrus Rd (0.27000001 miles W)	2011	2,000
1.05	N Cotton Ln	W Osborn Rd (0.2 miles S)	2007	3,000
1.14	W Camelback Rd	N 183rd Ave (0.06 miles E)	2013	1,450
1.15	187th Ave	N Perryville Rd (0.05 miles N)	2015	3,507
1.20	N Citrus Rd	W Oregon Ave (0.11 miles N)	2015	2,466
1.20	Wigwam Blvd	N 169th Dr (0.01 miles W)	2015	7,370
1.21	W Thomas Rd	187th Ave (0.30000001 miles W)	2011	1,410
1.24	N Cotton Ln	Thomas Rd (0.2 miles S)	2015	570
1.36	Loop 303	W Osborn Rd (0.09 miles S)	2015	41,214
1.44		(0.0 miles)	2015	1,551
1.46	Thomas Rd	Estrella Fwy (0.09 miles E)	2008	1,725
1.52	Loop 303	Thomas Rd (0.1 miles S)	2015	313
1.52	Loop 303	Wigwam Blvd (0.44 miles S)	2015	37,801
1.60	W Camelback Rd	Loop 303 (0.23 miles E)	2011	2,000
1.68	N Cotton Ln	W Camelback Rd (0.34 miles S)	2015	813
1.71	Indian School Rd	Wigwam Blvd (0.20999999 miles W)	2015	7,640
1.75	N Cotton Ln	Thomas Rd (0.50999999 miles N)	2004	14,000
1.78	Loop 303	Thomas Rd (0.40000001 miles N)	2017	43,858
1.84	W Thomas Rd	N 191st Ave (0.06 miles E)	2015	1,750
1.87	187th Ave	W McDowell Rd (0.41999999 miles S)	2015	2,589
1.99	N 195th Ave	W Indian School Rd (0.13 miles S)	2015	4,521
2.02	W McDowell Rd	N Citrus Rd (0.23 miles W)	2015	2,860
2.02	W Bethany Home Rd	N Citrus Rd (0.22 miles W)	2015	1,577
2.02	W Camelback Rd	N Sarival Ave (0.25 miles E)	2013	2,210

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.
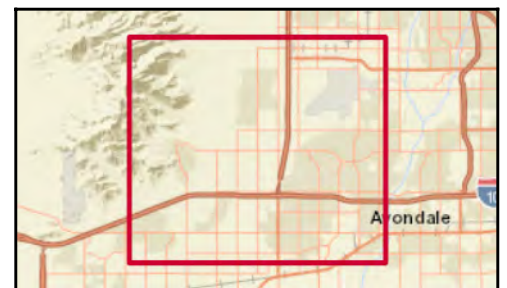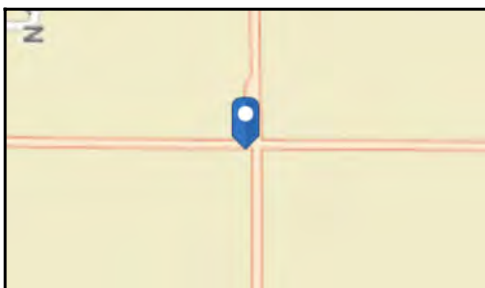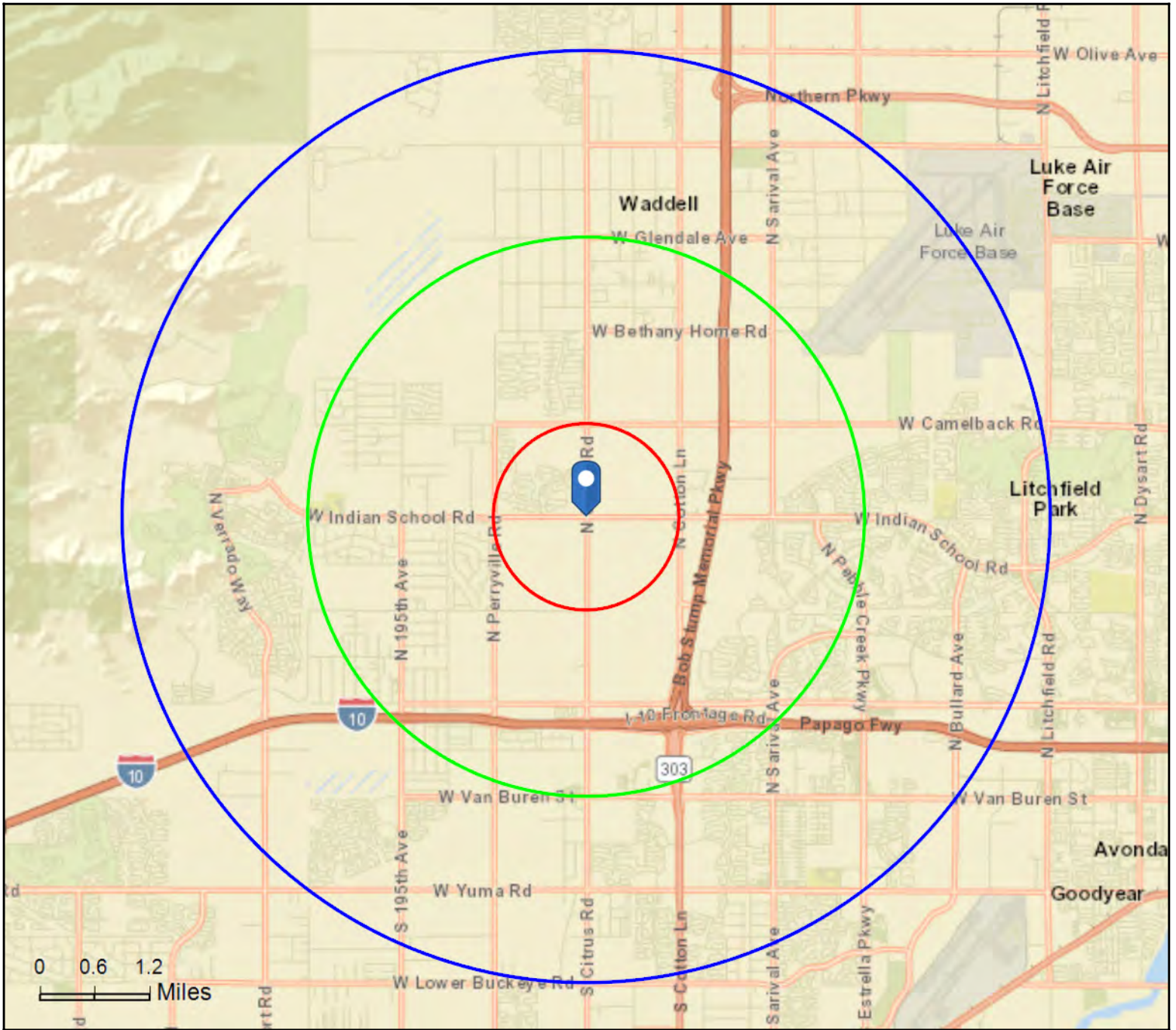**Source:** ©2019 Kalibrate Technologies (Q3 2019).

February 07, 2020

Site Map

Citrus Road & Indian School Road
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.49365
Longitude: -112.44434

0   0.6   1.2   Miles

Citrus Road & Indian School Road   Prepared by Nathan and Associates, Inc.
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395   Latitude: 33.49365
Rings: 1, 3, 5 mile radii   Longitude: -112.44434

	1 mile	3 miles	5 miles
Population			
2000 Population	0	6,478	16,763
2010 Population	5	16,155	61,190
2019 Population	1,852	25,676	92,012
2024 Population	2,245	29,487	106,748
2000-2010 Annual Rate	0.00%	9.57%	13.82%
2010-2019 Annual Rate	89.54%	5.14%	4.51%
2019-2024 Annual Rate	3.92%	2.81%	3.02%
2019 Male Population	48.9%	41.3%	47.0%
2019 Female Population	51.1%	58.7%	53.0%
2019 Median Age	30.7	42.4	36.7

In the identified area, the current year population is 92,012. In 2010, the Census count in the area was 61,190. The rate of change since 2010 was 4.51% annually. The five-year projection for the population in the area is 106,748 representing a change of 3.02% annually from 2019 to 2024. Currently, the population is 47.0% male and 53.0% female.

Median Age			

The median age in this area is 30.7, compared to U.S. median age of 38.5.

Race and Ethnicity			
2019 White Alone	58.7%	72.4%	69.4%
2019 Black Alone	9.9%	6.5%	6.8%
2019 American Indian/Alaska Native Alone	0.6%	2.1%	1.4%
2019 Asian Alone	15.9%	4.8%	5.3%
2019 Pacific Islander Alone	0.2%	0.1%	0.2%
2019 Other Race	10.2%	11.0%	12.5%
2019 Two or More Races	4.5%	3.2%	4.3%
2019 Hispanic Origin (Any Race)	25.3%	25.2%	29.0%

Persons of Hispanic origin represent 29.0% 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 71.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households			
2019 Wealth Index	146	197	144
2000 Households	0	1,537	5,331
2010 Households	3	4,672	20,015
2019 Total Households	523	7,897	30,062
2024 Total Households	633	9,306	34,981
2000-2010 Annual Rate	0.00%	11.76%	14.14%
2010-2019 Annual Rate	74.71%	5.84%	4.50%
2019-2024 Annual Rate	3.89%	3.34%	3.08%
2019 Average Household Size	3.54	2.73	2.92

The household count in this area has changed from 20,015 in 2010 to 30,062 in the current year, a change of 4.50% annually. The five-year projection of households is 34,981, a change of 3.08% annually from the current year total. Average household size is currently 2.92, compared to 2.88 in the year 2010. The number of families in the current year is 23,853 in the specified area.

February 07, 2020

Citrus Road & Indian School Road
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.49365
Longitude: -112.44434

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.9%	19.4%	18.6%
Median Household Income			
2019 Median Household Income	$106,117	$93,883	$86,092
2024 Median Household Income	$115,110	$103,433	$98,149
2019-2024 Annual Rate	1.64%	1.96%	2.66%
Average Household Income			
2019 Average Household Income	$128,685	$121,100	$109,815
2024 Average Household Income	$147,648	$136,905	$127,073
2019-2024 Annual Rate	2.79%	2.48%	2.96%
Per Capita Income			
2019 Per Capita Income	$37,194	$37,400	$35,838
2024 Per Capita Income	$42,609	$43,295	$41,551
2019-2024 Annual Rate	2.76%	2.97%	3.00%

Households by Income

Current median household income is $86,092 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $98,149 in five years, compared to $69,180 for all U.S. households

Current average household income is $109,815 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $127,073 in five years, compared to $99,638 for all U.S. households

Current per capita income is $35,838 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $41,551 in five years, compared to $36,530 for all U.S. households

Housing	1 mile	3 miles	5 miles
2019 Housing Affordability Index	150	125	131
2000 Total Housing Units	0	1,656	5,824
2000 Owner Occupied Housing Units	0	1,395	4,880
2000 Renter Occupied Housing Units	0	142	451
2000 Vacant Housing Units	0	119	493
2010 Total Housing Units	4	5,454	23,417
2010 Owner Occupied Housing Units	3	4,201	16,081
2010 Renter Occupied Housing Units	0	471	3,934
2010 Vacant Housing Units	1	782	3,402
2019 Total Housing Units	545	8,692	33,211
2019 Owner Occupied Housing Units	468	7,254	25,450
2019 Renter Occupied Housing Units	55	642	4,612
2019 Vacant Housing Units	22	795	3,149
2024 Total Housing Units	657	10,166	38,328
2024 Owner Occupied Housing Units	567	8,618	29,758
2024 Renter Occupied Housing Units	66	689	5,223
2024 Vacant Housing Units	24	860	3,347

Currently, 76.6% of the 33,211 housing units in the area are owner occupied; 13.9%, renter occupied; and 9.5% 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 23,417 housing units in the area - 68.7% owner occupied, 16.8% renter occupied, and 14.5% vacant. The annual rate of change in housing units since 2010 is 16.80%. Median home value in the area is $326,719, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 1.83% annually to $357,654.

February 07, 2020

Market Profile

Citrus Road & Indian School Road   Prepared by Nathan and Associates, Inc.
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395   Latitude: 33.49365
Rings: 1, 3, 5 mile radii   Longitude: -112.44434

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	0	6,478	16,763
2010 Total Population	5	16,155	61,190
2019 Total Population	1,852	25,676	92,012
2019 Group Quarters	0	4,146	4,195
2024 Total Population	2,245	29,487	106,748
2019-2024 Annual Rate	3.92%	2.81%	3.02%
2019 Total Daytime Population	1,024	15,106	63,528
Workers	48	2,651	15,960
Residents	976	12,455	47,568
Household Summary			
2000 Households	0	1,537	5,331
2000 Average Household Size	0.00	2.83	2.74
2010 Households	3	4,672	20,015
2010 Average Household Size	1.67	2.70	2.88
2019 Households	523	7,897	30,062
2019 Average Household Size	3.54	2.73	2.92
2024 Households	633	9,306	34,981
2024 Average Household Size	3.55	2.72	2.93
2019-2024 Annual Rate	3.89%	3.34%	3.08%
2010 Families	3	3,778	15,924
2010 Average Family Size	2.00	2.98	3.20
2019 Families	451	6,358	23,853
2019 Average Family Size	3.78	3.01	3.25
2024 Families	545	7,479	27,709
2024 Average Family Size	3.79	3.01	3.26
2019-2024 Annual Rate	3.86%	3.30%	3.04%
Housing Unit Summary			
2000 Housing Units	0	1,656	5,824
Owner Occupied Housing Units	0.0%	84.2%	83.8%
Renter Occupied Housing Units	0.0%	8.6%	7.7%
Vacant Housing Units	0.0%	7.2%	8.5%
2010 Housing Units	4	5,454	23,417
Owner Occupied Housing Units	75.0%	77.0%	68.7%
Renter Occupied Housing Units	0.0%	8.6%	16.8%
Vacant Housing Units	25.0%	14.3%	14.5%
2019 Housing Units	545	8,692	33,211
Owner Occupied Housing Units	85.9%	83.5%	76.6%
Renter Occupied Housing Units	10.1%	7.4%	13.9%
Vacant Housing Units	4.0%	9.1%	9.5%
2024 Housing Units	657	10,166	38,328
Owner Occupied Housing Units	86.3%	84.8%	77.6%
Renter Occupied Housing Units	10.0%	6.8%	13.6%
Vacant Housing Units	3.7%	8.5%	8.7%
Median Household Income			
2019	$106,117	$93,883	$86,092
2024	$115,110	$103,433	$98,149
Median Home Value			
2019	$345,506	$372,924	$326,719
2024	$375,472	$397,646	$357,654
Per Capita Income			
2019	$37,194	$37,400	$35,838
2024	$42,609	$43,295	$41,551
Median Age			
2010	7.5	41.3	35.7
2019	30.7	42.4	36.7
2024	31.2	42.3	35.7

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.

February 07, 2020

Market Profile

Citrus Road & Indian School Road
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.49365
Longitude: -112.44434

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	523	7,897	30,062
<$15,000	4.0%	4.9%	4.2%
$15,000 - $24,999	1.0%	2.4%	3.3%
$25,000 - $34,999	2.3%	5.3%	4.7%
$35,000 - $49,999	10.5%	9.7%	10.5%
$50,000 - $74,999	16.1%	14.4%	18.1%
$75,000 - $99,999	10.9%	16.4%	17.5%
$100,000 - $149,999	27.3%	23.3%	22.6%
$150,000 - $199,999	12.4%	10.5%	8.8%
$200,000+	15.5%	13.0%	10.3%
Average Household Income	$128,685	$121,100	$109,815
2024 Households by Income			
Household Income Base	633	9,306	34,981
<$15,000	4.1%	3.9%	3.5%
$15,000 - $24,999	0.8%	1.9%	2.5%
$25,000 - $34,999	1.9%	4.1%	3.6%
$35,000 - $49,999	9.2%	8.3%	8.7%
$50,000 - $74,999	13.7%	12.9%	15.9%
$75,000 - $99,999	9.5%	16.2%	16.7%
$100,000 - $149,999	26.1%	24.7%	24.4%
$150,000 - $199,999	14.5%	12.6%	11.4%
$200,000+	20.1%	15.3%	13.2%
Average Household Income	$147,648	$136,905	$127,073
2019 Owner Occupied Housing Units by Value			
Total	468	7,254	25,450
<$50,000	0.2%	0.2%	0.2%
$50,000 - $99,999	0.0%	0.3%	0.3%
$100,000 - $149,999	0.4%	1.9%	1.6%
$150,000 - $199,999	1.1%	2.8%	8.0%
$200,000 - $249,999	8.8%	7.4%	14.4%
$250,000 - $299,999	22.2%	12.8%	17.1%
$300,000 - $399,999	38.0%	33.7%	31.3%
$400,000 - $499,999	20.5%	25.3%	16.5%
$500,000 - $749,999	7.7%	13.2%	8.3%
$750,000 - $999,999	1.1%	2.0%	1.2%
$1,000,000 - $1,499,999	0.0%	0.1%	0.3%
$1,500,000 - $1,999,999	0.0%	0.0%	0.1%
$2,000,000 +	0.0%	0.3%	0.6%
Average Home Value	$366,132	$399,624	$361,433
2024 Owner Occupied Housing Units by Value			
Total	567	8,618	29,758
<$50,000	0.0%	0.0%	0.0%
$50,000 - $99,999	0.0%	0.1%	0.1%
$100,000 - $149,999	0.0%	0.3%	0.3%
$150,000 - $199,999	0.4%	2.1%	3.3%
$200,000 - $249,999	4.2%	4.8%	10.1%
$250,000 - $299,999	17.1%	10.5%	16.3%
$300,000 - $399,999	37.4%	33.0%	34.7%
$400,000 - $499,999	29.6%	31.9%	23.0%
$500,000 - $749,999	10.4%	15.9%	11.1%
$750,000 - $999,999	0.7%	1.1%	0.7%
$1,000,000 - $1,499,999	0.0%	0.1%	0.1%
$1,500,000 - $1,999,999	0.0%	0.0%	0.1%
$2,000,000 +	0.0%	0.2%	0.4%
Average Home Value	$393,286	$416,944	$384,828

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.

February 07, 2020

Market Profile

Citrus Road & Indian School Road
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.49365
Longitude: -112.44434

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	0	16,154	61,189
0 - 4	0.0%	4.3%	7.1%
5 - 9	0.0%	4.9%	7.7%
10 - 14	0.0%	5.1%	7.7%
15 - 24	0.0%	16.0%	13.2%
25 - 34	0.0%	11.3%	13.3%
35 - 44	0.0%	13.9%	15.5%
45 - 54	0.0%	14.5%	12.9%
55 - 64	0.0%	13.9%	11.1%
65 - 74	0.0%	11.6%	7.8%
75 - 84	0.0%	3.6%	2.9%
85 +	0.0%	0.9%	0.8%
18 +	0.0%	81.8%	73.1%
2019 Population by Age			
Total	1,851	25,673	92,011
0 - 4	9.5%	4.7%	6.8%
5 - 9	10.5%	5.1%	7.2%
10 - 14	10.2%	5.4%	7.1%
15 - 24	12.2%	14.1%	12.6%
25 - 34	13.1%	12.5%	13.9%
35 - 44	16.3%	11.5%	13.7%
45 - 54	14.6%	13.4%	13.0%
55 - 64	7.7%	12.0%	10.9%
65 - 74	4.1%	14.7%	10.1%
75 - 84	1.4%	5.6%	3.8%
85 +	0.4%	1.1%	0.9%
18 +	65.2%	81.5%	74.9%
2024 Population by Age			
Total	2,243	29,487	106,749
0 - 4	9.9%	4.9%	7.2%
5 - 9	10.4%	5.1%	7.3%
10 - 14	9.7%	5.3%	7.1%
15 - 24	11.4%	12.8%	11.7%
25 - 34	16.5%	13.0%	15.7%
35 - 44	15.1%	11.8%	14.1%
45 - 54	13.8%	11.8%	11.4%
55 - 64	7.3%	10.7%	9.8%
65 - 74	3.8%	14.3%	9.7%
75 - 84	1.6%	8.5%	5.0%
85 +	0.3%	1.5%	1.0%
18 +	65.1%	81.3%	74.5%
2010 Population by Sex			
Males	2	6,254	28,530
Females	3	9,901	32,660
2019 Population by Sex			
Males	906	10,604	43,281
Females	946	15,072	48,731
2024 Population by Sex			
Males	1,090	12,418	50,363
Females	1,156	17,069	56,385

February 07, 2020

Market Profile

Citrus Road & Indian School Road
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.49365
Longitude: -112.44434

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	4	16,156	61,190
White Alone	75.0%	76.8%	73.8%
Black Alone	0.0%	5.2%	5.8%
American Indian Alone	0.0%	2.3%	1.4%
Asian Alone	25.0%	2.9%	4.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.0%	10.1%	11.0%
Two or More Races	0.0%	2.6%	3.7%
Hispanic Origin	20.0%	23.4%	26.1%
Diversity Index	72.8	61.9	66.2
2019 Population by Race/Ethnicity			
Total	1,851	25,676	92,011
White Alone	58.7%	72.4%	69.4%
Black Alone	9.9%	6.5%	6.8%
American Indian Alone	0.6%	2.1%	1.4%
Asian Alone	15.9%	4.8%	5.3%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	10.2%	11.0%	12.5%
Two or More Races	4.5%	3.2%	4.3%
Hispanic Origin	25.3%	25.2%	29.0%
Diversity Index	76.4	66.9	71.2
2024 Population by Race/Ethnicity			
Total	2,245	29,487	106,749
White Alone	55.2%	70.5%	66.9%
Black Alone	10.9%	7.0%	7.5%
American Indian Alone	0.6%	2.0%	1.4%
Asian Alone	17.6%	5.6%	6.0%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	10.6%	11.3%	13.2%
Two or More Races	4.9%	3.5%	4.7%
Hispanic Origin	26.5%	26.2%	30.7%
Diversity Index	78.8	68.9	73.7
2010 Population by Relationship and Household Type			
Total	5	16,155	61,190
In Households	100.0%	78.2%	94.2%
In Family Households	100.0%	71.0%	85.4%
Householder	20.0%	23.5%	25.9%
Spouse	20.0%	21.0%	21.6%
Child	40.0%	22.0%	31.6%
Other relative	0.0%	3.1%	4.2%
Nonrelative	0.0%	1.3%	2.1%
In Nonfamily Households	0.0%	7.3%	8.7%
In Group Quarters	0.0%	21.8%	5.8%
Institutionalized Population	0.0%	21.8%	5.8%
Noninstitutionalized Population	0.0%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Market Profile

Citrus Road & Indian School Road   Prepared by Nathan and Associates, Inc.
17901-17915 W Indian School Rd, Goodyear, Arizona, 85395   Latitude: 33.49365
Rings: 1, 3, 5 mile radii   Longitude: -112.44434

	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	1,066	18,171	60,989
Less than 9th Grade	2.5%	3.0%	3.1%
9th - 12th Grade, No Diploma	2.2%	6.4%	4.9%
High School Graduate	20.1%	16.4%	19.2%
GED/Alternative Credential	0.8%	3.6%	3.0%
Some College, No Degree	21.8%	28.5%	27.7%
Associate Degree	10.5%	9.3%	10.5%
Bachelor's Degree	26.0%	18.7%	18.9%
Graduate/Professional Degree	16.1%	14.1%	12.6%
2019 Population 15+ by Marital Status			
Total	1,291	21,787	72,558
Never Married	25.7%	27.1%	26.9%
Married	63.5%	59.3%	60.0%
Widowed	2.5%	4.4%	4.4%
Divorced	8.3%	9.1%	8.6%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.0%	95.5%	96.1%
Civilian Unemployed (Unemployment Rate)	5.0%	4.5%	3.9%
2019 Employed Population 16+ by Industry			
Total	885	9,200	40,635
Agriculture/Mining	2.6%	1.4%	1.1%
Construction	6.1%	8.2%	6.4%
Manufacturing	3.3%	6.0%	6.2%
Wholesale Trade	2.3%	2.2%	2.4%
Retail Trade	11.9%	10.4%	12.6%
Transportation/Utilities	9.9%	12.5%	11.1%
Information	1.4%	1.1%	1.2%
Finance/Insurance/Real Estate	7.9%	9.7%	8.2%
Services	49.0%	42.8%	44.1%
Public Administration	5.8%	5.7%	6.7%
2019 Employed Population 16+ by Occupation			
Total	884	9,197	40,634
White Collar	72.2%	68.7%	64.3%
Management/Business/Financial	20.0%	18.9%	17.2%
Professional	28.5%	23.4%	22.0%
Sales	8.9%	12.5%	11.6%
Administrative Support	14.8%	13.8%	13.5%
Services	13.9%	13.7%	16.6%
Blue Collar	13.8%	17.6%	19.1%
Farming/Forestry/Fishing	0.0%	0.6%	0.3%
Construction/Extraction	2.6%	3.3%	3.1%
Installation/Maintenance/Repair	3.6%	2.9%	3.7%
Production	3.5%	4.5%	4.7%
Transportation/Material Moving	4.1%	6.2%	7.4%
2010 Population By Urban/ Rural Status			
Total Population	5	16,155	61,190
Population Inside Urbanized Area	100.0%	97.3%	97.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	2.7%	2.6%

February 07, 2020

Market Profile

Citrus Road & Indian School Road
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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	3	4,672	20,015
Households with 1 Person	0.0%	14.4%	15.5%
Households with 2+ People	100.0%	85.6%	84.5%
Family Households	100.0%	80.9%	79.6%
Husband-wife Families	66.7%	72.3%	66.3%
With Related Children	66.7%	23.7%	30.7%
Other Family (No Spouse Present)	0.0%	8.5%	13.3%
Other Family with Male Householder	0.0%	3.6%	4.6%
With Related Children	0.0%	2.2%	3.1%
Other Family with Female Householder	0.0%	4.9%	8.7%
With Related Children	0.0%	3.1%	6.3%
Nonfamily Households	0.0%	4.7%	5.0%
All Households with Children	66.7%	29.4%	40.7%
Multigenerational Households	0.0%	4.9%	5.3%
Unmarried Partner Households	0.0%	5.0%	6.3%
Male-female	0.0%	4.1%	5.4%
Same-sex	0.0%	0.9%	0.9%
2010 Households by Size			
Total	3	4,671	20,014
1 Person Household	0.0%	14.4%	15.5%
2 Person Household	33.3%	49.0%	37.8%
3 Person Household	33.3%	12.5%	15.3%
4 Person Household	33.3%	11.7%	15.8%
5 Person Household	0.0%	6.9%	8.9%
6 Person Household	0.0%	3.3%	4.0%
7 + Person Household	0.0%	2.3%	2.6%
2010 Households by Tenure and Mortgage Status			
Total	3	4,672	20,015
Owner Occupied	100.0%	89.9%	80.3%
Owned with a Mortgage/Loan	100.0%	70.3%	68.1%
Owned Free and Clear	0.0%	19.6%	12.2%
Renter Occupied	0.0%	10.1%	19.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4	5,454	23,417
Housing Units Inside Urbanized Area	100.0%	96.5%	97.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	3.5%	3.0%

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.	Boomburbs (1C)	Silver & Gold (9A)	Up and Coming Families (7A)
2.	Top Tier (1A)	Boomburbs (1C)	Boomburbs (1C)
3.	Professional Pride (1B)	Professional Pride (1B)	Silver & Gold (9A)
2019 Consumer Spending			
Apparel & Services: Total $	$1,686,056	$22,876,259	$81,312,634
Average Spent	$3,223.82	$2,896.83	$2,704.83
Spending Potential Index	150	135	126
Education: Total $	$1,226,516	$16,104,796	$55,026,672
Average Spent	$2,345.15	$2,039.36	$1,830.44
Spending Potential Index	147	128	115
Entertainment/Recreation: Total $	$2,456,263	$35,753,870	$123,236,398
Average Spent	$4,696.49	$4,527.53	$4,099.41
Spending Potential Index	144	138	125
Food at Home: Total $	$3,702,566	$54,774,942	$191,300,018
Average Spent	$7,079.48	$6,936.17	$6,363.52
Spending Potential Index	137	134	123
Food Away from Home: Total $	$2,892,786	$39,604,632	$140,638,834
Average Spent	$5,531.14	$5,015.15	$4,678.29
Spending Potential Index	151	136	127
Health Care: Total $	$4,170,048	$66,551,301	$224,482,280
Average Spent	$7,973.32	$8,427.42	$7,467.31
Spending Potential Index	134	142	126
HH Furnishings & Equipment: Total $	$1,702,276	$23,815,639	$84,087,269
Average Spent	$3,254.83	$3,015.78	$2,797.13
Spending Potential Index	153	141	131
Personal Care Products & Services: Total $	$718,317	$10,140,570	$35,397,301
Average Spent	$1,373.46	$1,284.10	$1,177.48
Spending Potential Index	155	145	133
Shelter: Total $	$13,661,752	$196,508,396	$679,031,873
Average Spent	$26,121.90	$24,883.93	$22,587.71
Spending Potential Index	141	134	122
Support Payments/Cash Contributions/Gifts in Kind: Total $	$1,833,246	$28,807,134	$96,989,203
Average Spent	$3,505.25	$3,647.86	$3,226.31
Spending Potential Index	141	147	130
Travel: Total $	$1,813,661	$25,902,079	$87,688,331
Average Spent	$3,467.80	$3,279.99	$2,916.92
Spending Potential Index	155	146	130
Vehicle Maintenance & Repairs: Total $	$821,424	$12,256,853	$42,857,565
Average Spent	$1,570.60	$1,552.09	$1,425.64
Spending Potential Index	137	136	125

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