



LOCATED IN THE CITY OF MESA, ARIZONA

SR 24 AND MERIDIAN



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



LOCATED IN MESA, ARIZONA

SR 24 AND MERIDIAN

LOCATION:

Located at the north and south of the future State Route 24, west of Meridian Road in the City of Mesa, Arizona.

SIZE:

Total Site: ± 70.09 Acres

- Northern Portion: ± 28.57 Acres
- Southern Portion: ± 41.52 Acres

ASSESSOR PARCEL NUMBERS:

304-34-033B, 304-34-033C, 304-34-057D and 304-34-057E

ZONING:

GI (General Industrial) | City of Mesa

ARIZONA OPPORTUNITY ZONE:

Site is located in an Arizona Opportunity Zone (for more details, see page 7).

MESA EMPLOYMENT DISTRICT:

Site is located in the Mesa Employment Opportunity District. For more details:
<https://www.mesaaz.gov/home/showdocument?id=20555>

PRICE:

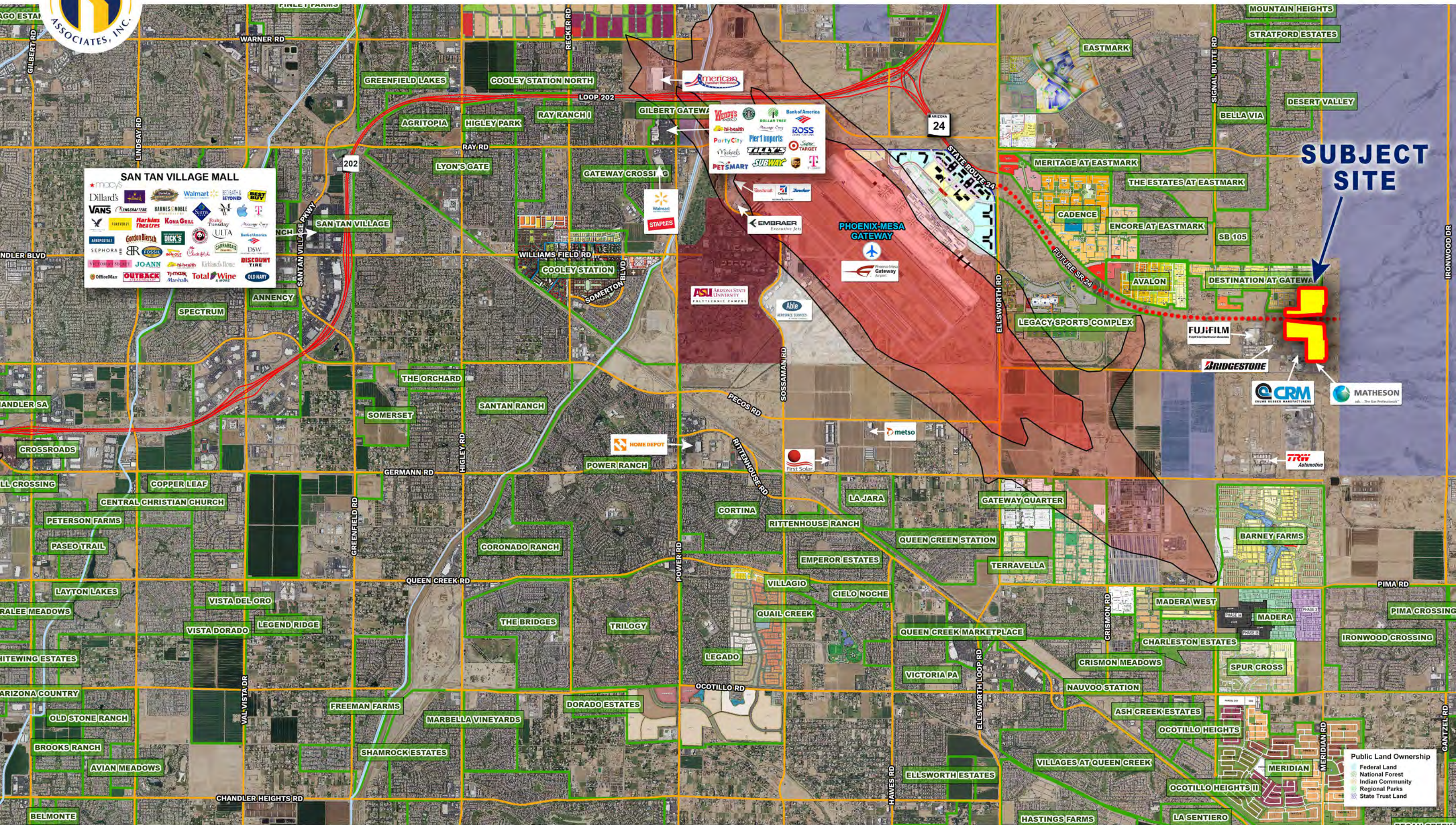
Submit

TERMS:

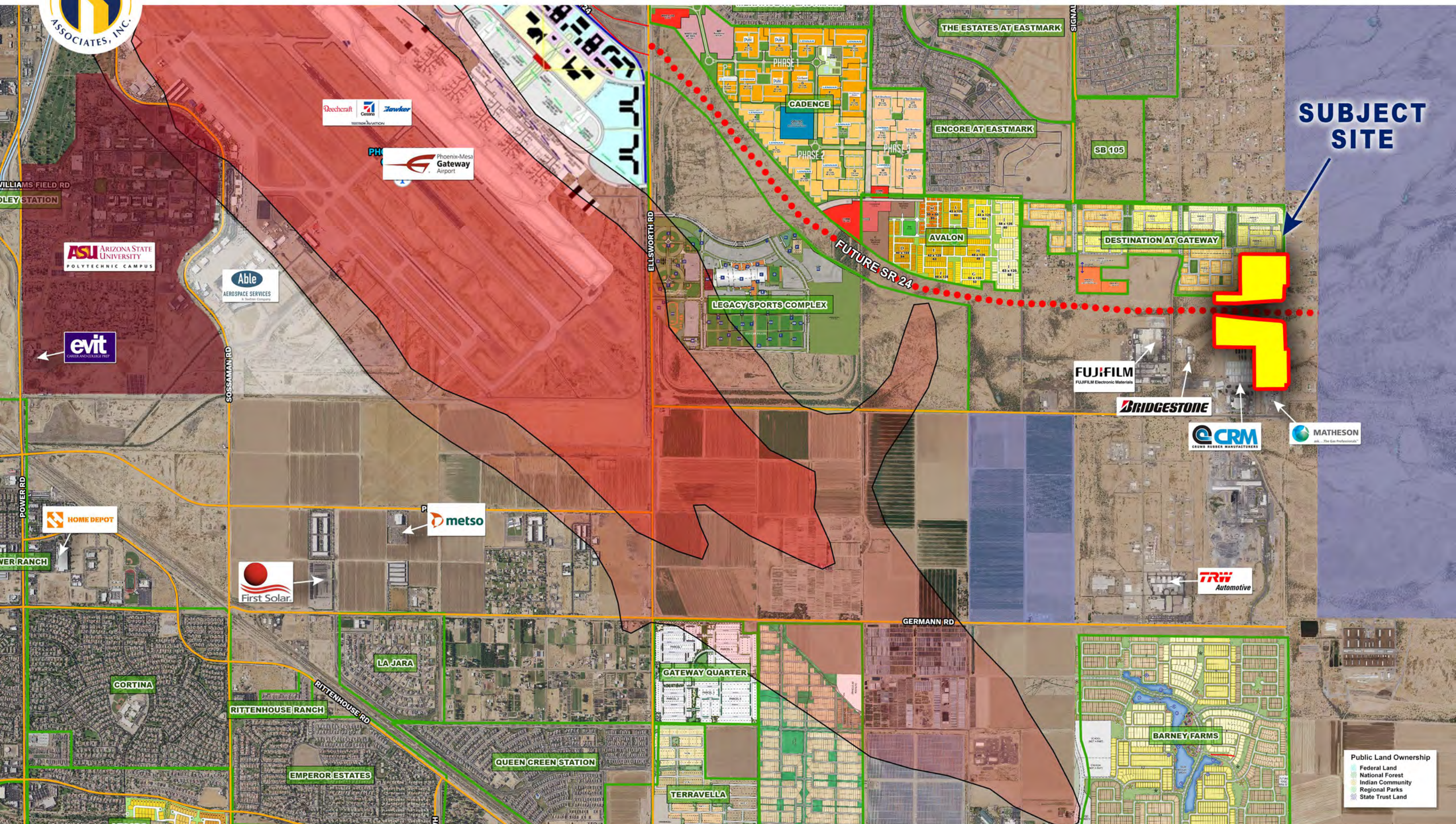
Cash

ADDITIONAL DOCUMENTS: [Please Click to View](#)

- SR 24 Williams Gateway Freeway Schedule - ADOT
- Phoenix Mesa Gateway Airport Strategic Development Plan Summary – 12/2008
- Phoenix Mesa Gateway Airport Construction Update – March 2013



SUBJECT SITE





**SUBJECT
SITE**

DESTINATION AT GATEWAY

Signal Butte Road

THE ESTATES AT EASTMARK

ENCORE AT EASTMARK

AVALON

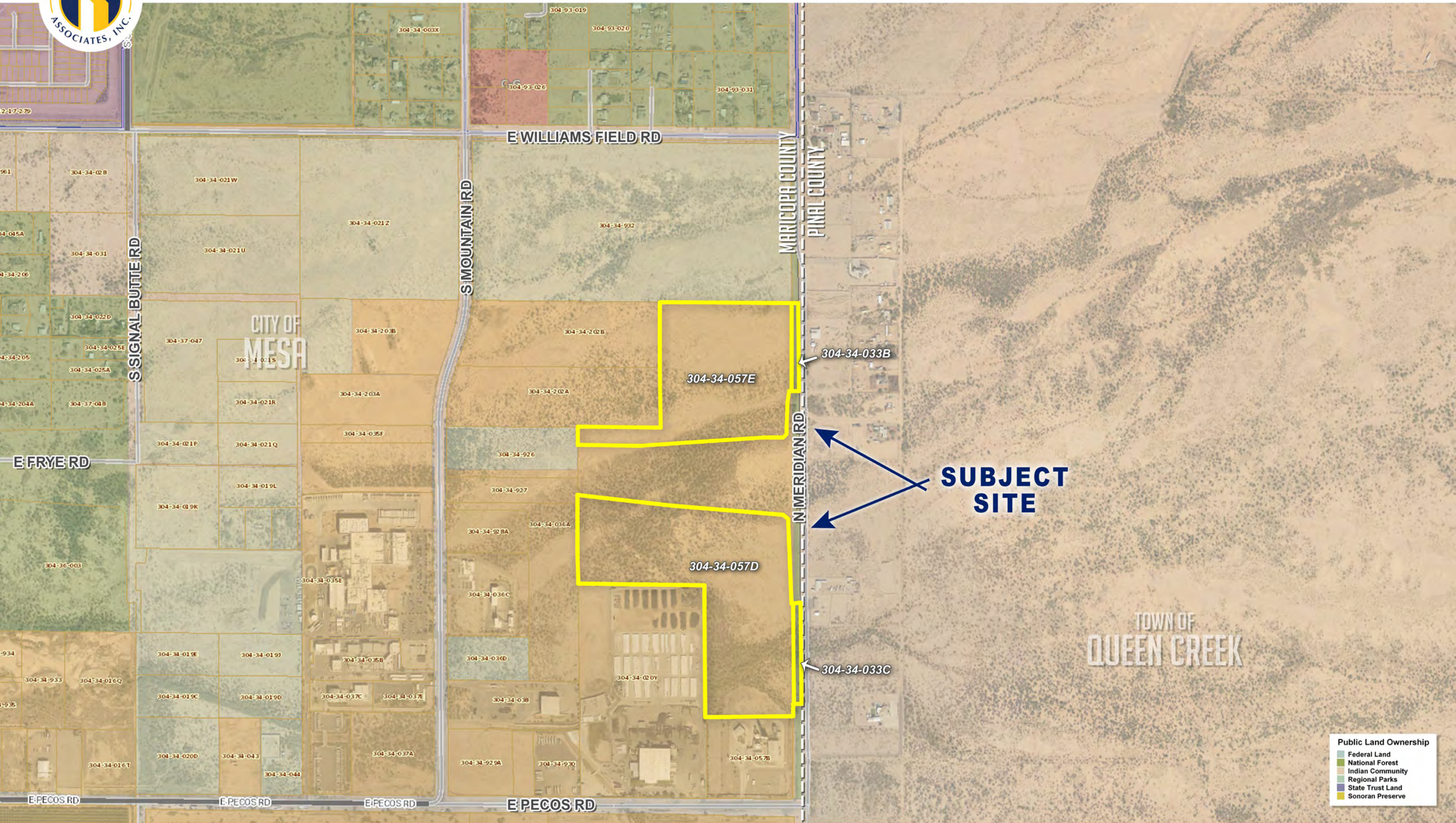
EASTMARK

MERITAGE HOMES
INNOVATION PARK AT EASTMARK

CADENCE

FUTURE STATE ROUTE 24

FUTURE
LEGACY SPORTS COMPLEX

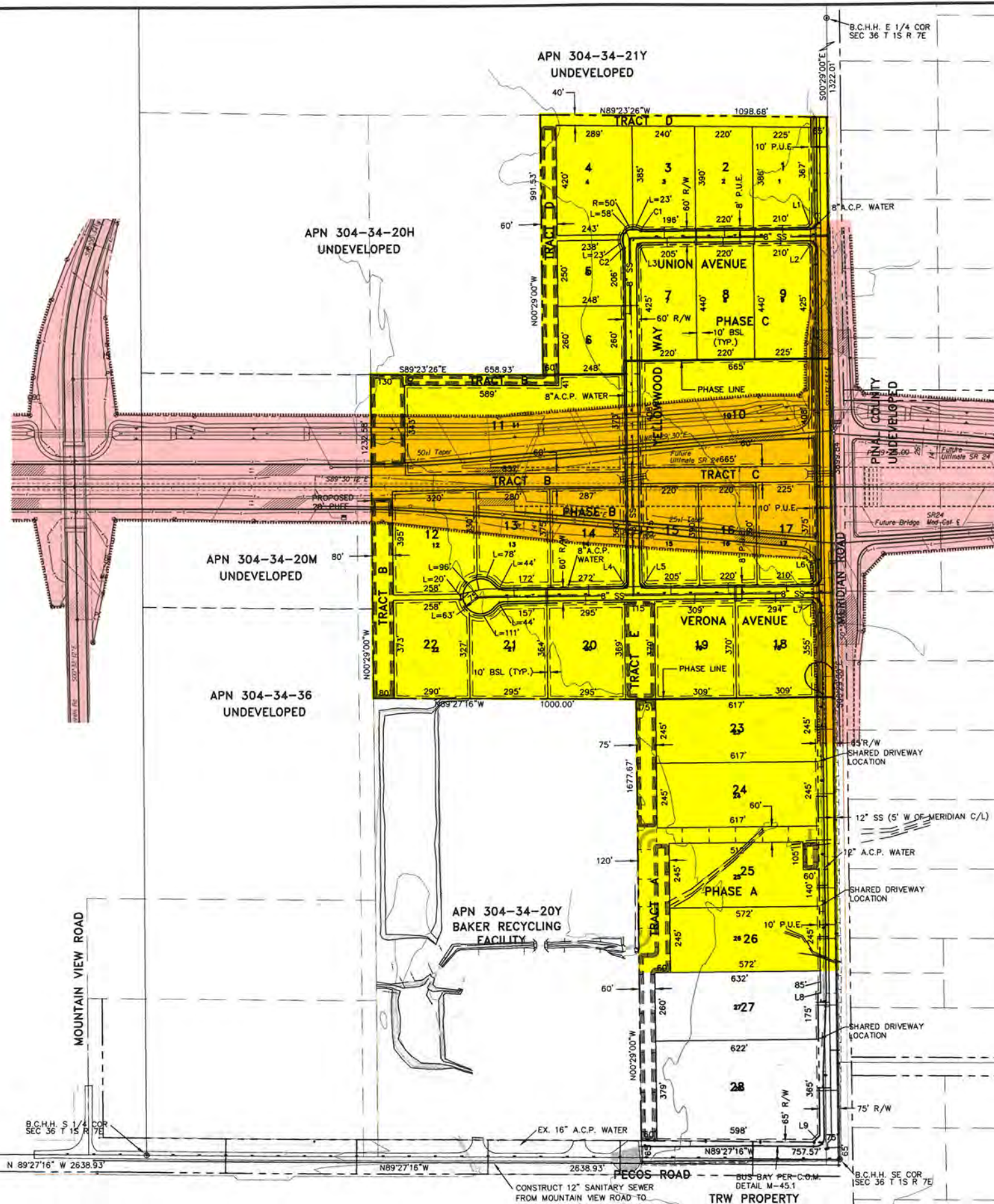




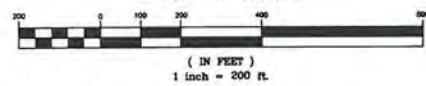
LEGEND



- SECTION LINE
- PROPOSED CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BACK OF CURB
- PROPOSED LOT LINE
- PROPOSED PARCEL LINE
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SETBACK LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED MANHOLE
- SECTION CORNER



GRAPHIC SCALE



TRACT TABLE

TRACT	AREA (AC)	USE
A	4.17	DRAINAGE / RETENTION
B	4.58	DRAINAGE / RETENTION
C	0.91	DRAINAGE / RETENTION
D	2.36	DRAINAGE / RETENTION
E	0.97	DRAINAGE / RETENTION

LOT TABLE

LOT	AREA (SF)	AREA (AC)
1	86,279	1.98
2	85,405	1.96
3	94,004	2.15
4	119,486	2.74
5	61,901	1.42
6	64,604	1.48
7	96,687	2.21
8	96,800	2.22
9	98,887	2.27
10	271,301	6.22
11	291,367	6.68
12	123,619	2.83
13	102,134	2.34
14	107,512	2.46
15	85,688	1.96
16	85,800	1.96
17	87,638	2.01
18	114,115	2.62
19	114,228	2.62
20	108,157	2.48
21	102,533	2.35
22	107,913	2.47
23	151,275	3.47
24	151,275	3.47
25	133,950	3.07
26	140,213	3.21
27	162,687	3.73
28	238,917	5.48

LINE AND CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.21	N44°31'00"E
L2	21.21	S45°29'00"E
L3	21.21	N44°31'00"E
L4	21.21	N44°31'00"E
L5	21.21	S45°29'00"E
L6	21.21	N44°31'00"E
L7	21.21	S45°29'00"E
L8	10.00	S89°31'00"W
L9	35.04	S45°01'52"W

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	25°50'31"	22.55	50.00	11.47
C2	25°50'31"	22.55	50.00	11.47

Kimley-Horn
and Associates, Inc.
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Phoenix, Arizona 85020 (602) 944-5500
Engineering, Planning, and
Environmental Consultants

MERIDIAN INDUSTRIAL PARK
PRELIMINARY PLAT AND
SITE PLAN



PROJECT NO.
091331009
DRAWING NAME
3109PP02.dwg
2 of 2



ARIZONA OPPORTUNITY ZONES

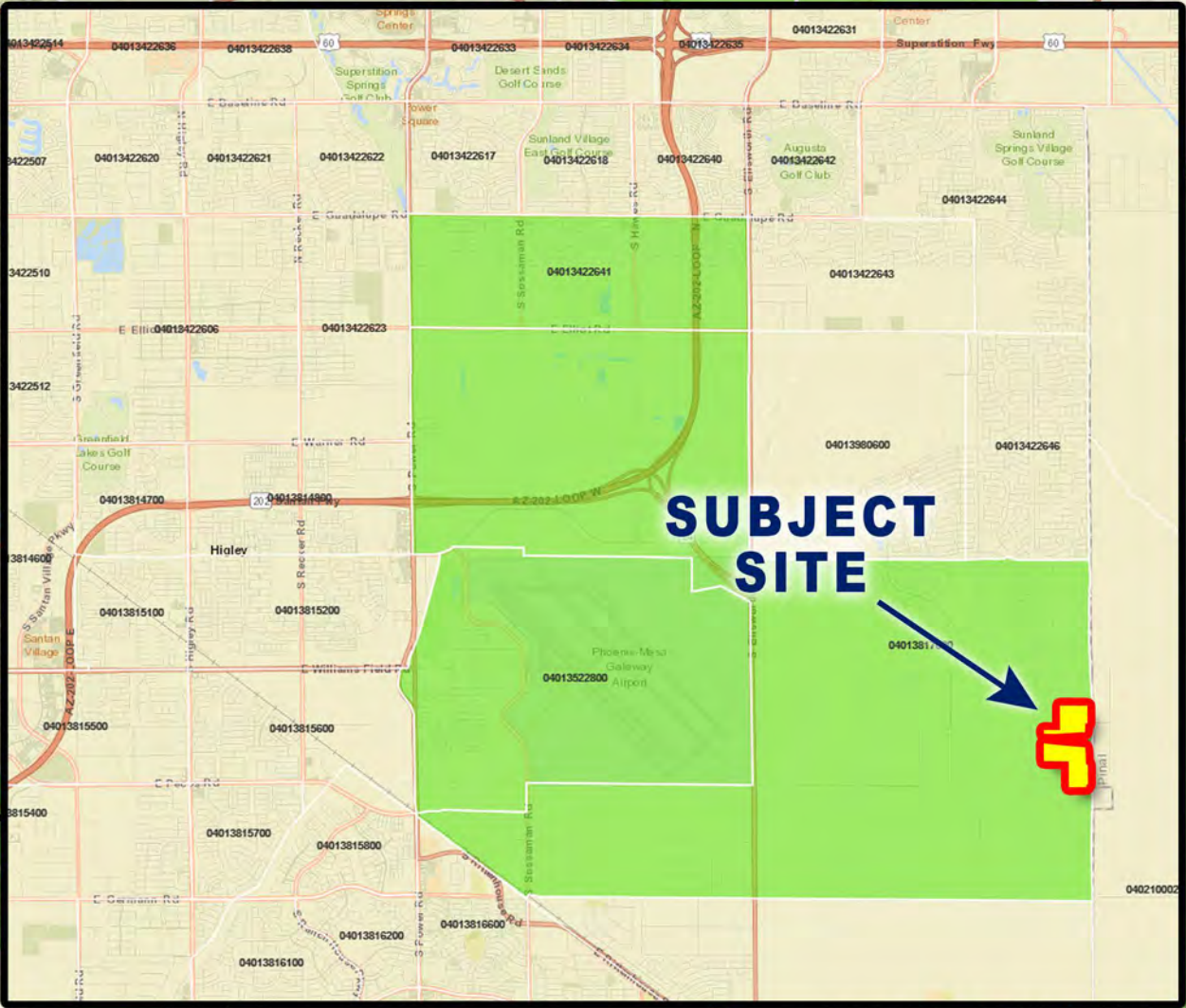
Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment:

Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.*

Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.*

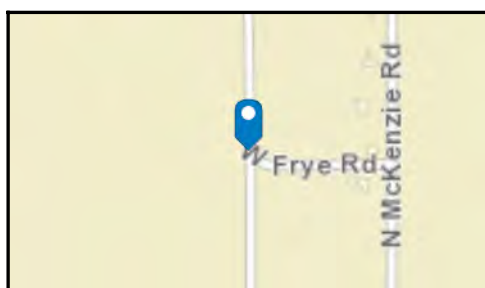
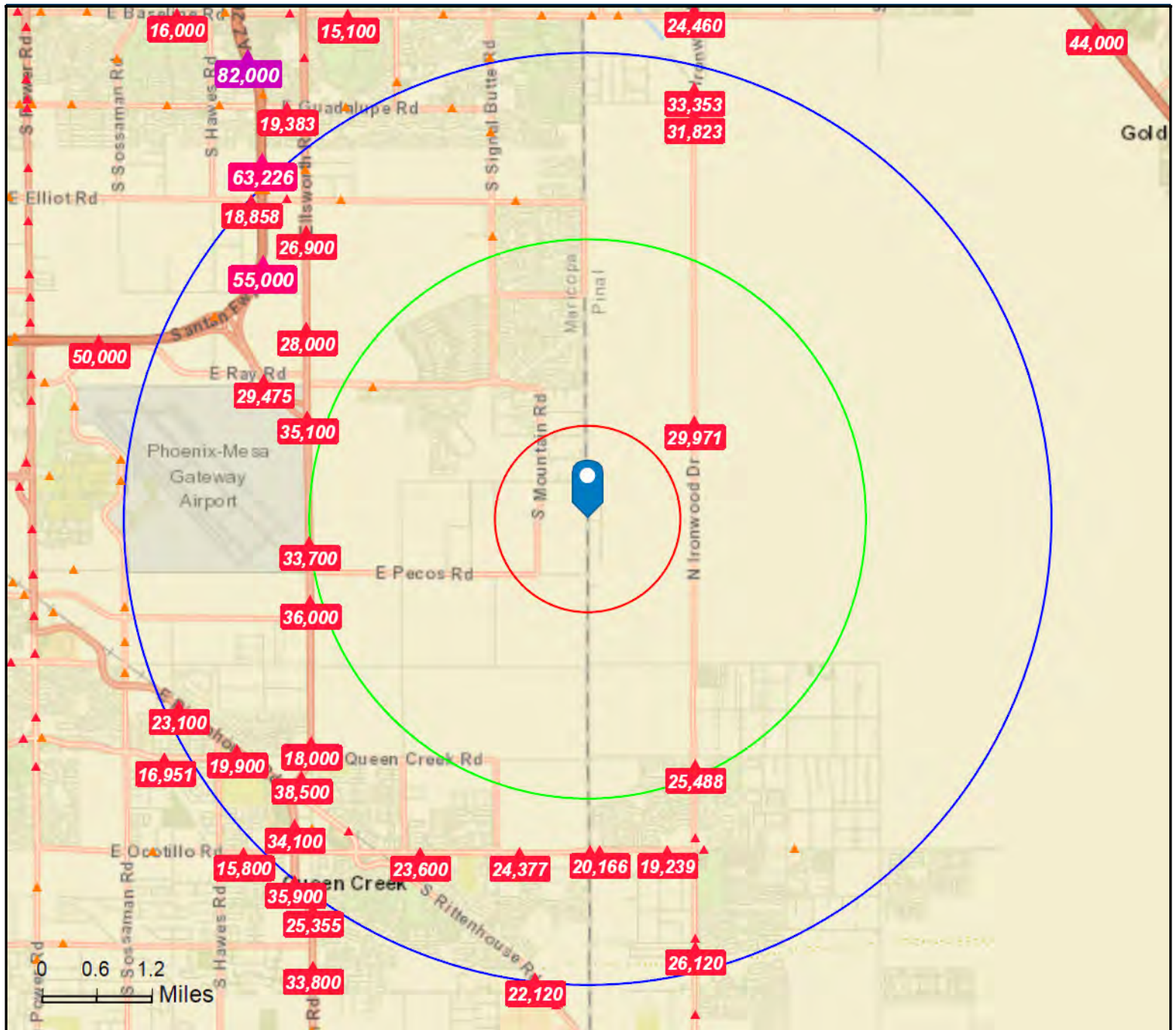


SR 24 and Meridian Road
 46700-46988 S Meridian Rd, Mesa, Arizona, 85212
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

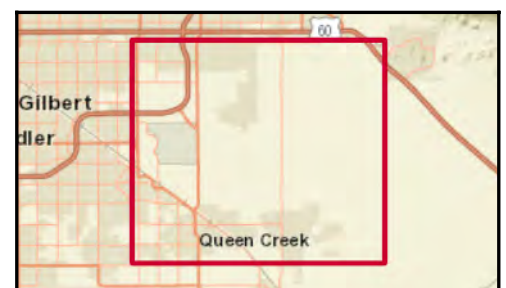
Latitude: 33.30040

Longitude: -111.58321



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).

June 19, 2020



Traffic Count Profile

SR 24 and Meridian Road
46700-46988 S Meridian Rd, Mesa, Arizona, 85212
Rings: 1, 3, 5 mile radii

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Latitude: 33.30040
Longitude: -111.58321

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.59	S Mountain Rd	E Pecos Rd (0.37 miles S)	2014	1,843
0.72	S Mountain Rd	E Williams Field Rd (0.1 miles S)	2015	1,590
0.84	E Pecos Rd	S Mountain Rd (0.04 miles E)	2015	2,300
1.56	N Vineyard Rd	E Ray Rd (0.38999999 miles N)	2011	29,971
1.61	E Ray Rd	E Santino Ave (0.09 miles E)	2015	3,500
1.90	Not Available	(0.0 miles)	2015	869
1.95	E Ray Rd	S Signal Butte Rd (0.31999999 miles E)	2015	7,100
1.98	E Pecos Rd	S Crismon Rd (0.11 miles W)	2015	2,800
2.17	S Mountain Rd	E Sloan Ave (0.06 miles N)	2014	4,265
2.18	E Germann Rd	N Terrace View Ave (0.05 miles E)	2014	3,987
2.34	E Germann Rd	S Merrill Rd (0.23999999 miles E)	1999	3,763
2.36	E Ranch Rd	N Ironwood Rd (0.03 miles W)	1992	705
2.43	E Warner Rd	S Clancy (0.02 miles W)	2015	500
2.50	S Signal Butte Rd	S Simone Ave (0.09 miles S)	2014	1,945
2.55	E Warner Rd	S Veneto (0.03 miles E)	2015	5,000
2.70	E Queen Creek Rd	108th St (0.19 miles W)	1999	307
2.72	E Ray Rd	S Ellsworth Rd (0.70999998 miles W)	2015	11,200
2.81	E Pecos Rd	S Ellsworth Rd (0.23 miles W)	2015	2,900
2.82	Pima Rd	W Pima Rd (0.06 miles W)	2014	2,125
2.87	Ironwood Rd	N Ironwood Rd (0.34 miles S)	2014	25,488
3.00	S Ellsworth Rd	E Pecos Rd (0.33000001 miles S)	2015	33,700
3.11	S Ellsworth Rd	E Haddington St (0.18000001 miles S)	2015	36,000
3.13	E Queen Creek Rd	S Crismon Rd (0.2 miles W)	2007	3,000
3.14	Moeur Rd	E Quintana Ave (0.02 miles N)	2015	1,774
3.18	E Germann Rd	S Ellsworth Rd (0.20999999 miles W)	2015	3,074
3.21	S Signal Butte Rd	E Reuben Ave (0.07 miles S)	2014	10,365
3.21	S Mountain Rd	E Queensborough Ave (0.02 miles N)	2014	2,558
3.22	S Ellsworth Rd	E Williams Air Force Base (0.2 miles S)	2015	35,100
3.28	S Signal Butte Rd	E Nightingale Dr (0.14 miles N)	2010	7,499
3.43	E Elliot Rd	S Oxley St (0.02 miles E)	2015	4,500

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 1919 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 (Q4 2019).

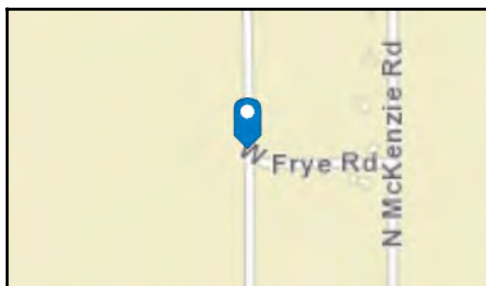
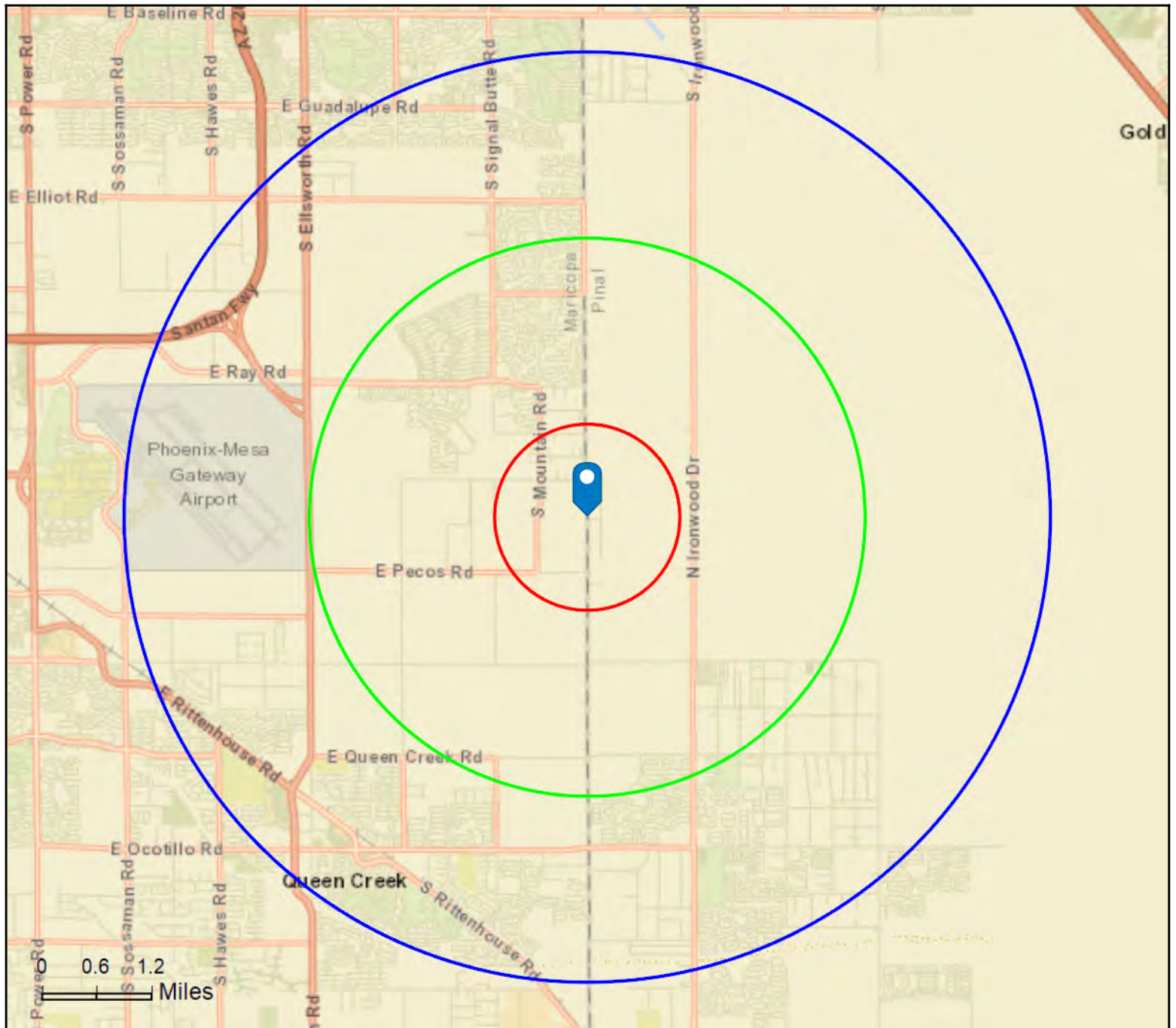
June 19, 2020

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46700-46988 S Meridian Rd, Mesa, Arizona, 85212
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Executive Summary

SR 24 and Meridian Road
46700-46988 S Meridian Rd, Mesa, Arizona, 85212
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.30040
Longitude: -111.58321

	1 mile	3 miles	5 miles
Population			
2000 Population	210	1,168	6,050
2010 Population	292	7,771	49,733
2019 Population	319	18,198	88,278
2024 Population	385	21,376	102,856
2000-2010 Annual Rate	3.35%	20.87%	23.45%
2010-2019 Annual Rate	0.96%	9.64%	6.40%
2019-2024 Annual Rate	3.83%	3.27%	3.10%
2019 Male Population	49.2%	49.2%	49.2%
2019 Female Population	50.8%	50.8%	50.8%
2019 Median Age	36.2	34.0	32.0

In the identified area, the current year population is 88,278. In 2010, the Census count in the area was 49,733. The rate of change since 2010 was 6.40% annually. The five-year projection for the population in the area is 102,856 representing a change of 3.10% 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 36.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	70.9%	74.8%	78.0%
2019 Black Alone	1.2%	4.1%	4.5%
2019 American Indian/Alaska Native Alone	2.2%	1.4%	1.1%
2019 Asian Alone	1.6%	4.6%	3.1%
2019 Pacific Islander Alone	0.0%	0.3%	0.3%
2019 Other Race	20.9%	10.5%	8.6%
2019 Two or More Races	3.1%	4.3%	4.4%
2019 Hispanic Origin (Any Race)	40.4%	25.7%	22.5%

Persons of Hispanic origin represent 22.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	140	130	106
2000 Households	59	432	1,967
2010 Households	87	2,396	15,448
2019 Total Households	93	5,542	26,379
2024 Total Households	112	6,486	30,458
2000-2010 Annual Rate	3.96%	18.69%	22.89%
2010-2019 Annual Rate	0.72%	9.49%	5.96%
2019-2024 Annual Rate	3.79%	3.20%	2.92%
2019 Average Household Size	3.43	3.28	3.35

The household count in this area has changed from 15,448 in 2010 to 26,379 in the current year, a change of 5.96% annually. The five-year projection of households is 30,458, a change of 2.92% annually from the current year total. Average household size is currently 3.35, compared to 3.22 in the year 2010. The number of families in the current year is 21,170 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.

June 19, 2020



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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	19.5%	16.4%	17.0%
Median Household Income			
2019 Median Household Income	\$83,792	\$95,834	\$82,880
2024 Median Household Income	\$102,685	\$104,678	\$94,153
2019-2024 Annual Rate	4.15%	1.78%	2.58%
Average Household Income			
2019 Average Household Income	\$106,316	\$113,605	\$100,635
2024 Average Household Income	\$127,179	\$129,561	\$117,054
2019-2024 Annual Rate	3.65%	2.66%	3.07%
Per Capita Income			
2019 Per Capita Income	\$29,999	\$34,349	\$30,239
2024 Per Capita Income	\$35,787	\$39,052	\$34,887
2019-2024 Annual Rate	3.59%	2.60%	2.90%

Households by Income

Current median household income is \$82,880 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$94,153 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$100,635 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$117,054 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,239 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,887 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	128	151	145
2000 Total Housing Units	65	536	2,352
2000 Owner Occupied Housing Units	53	375	1,788
2000 Renter Occupied Housing Units	6	56	180
2000 Vacant Housing Units	6	105	384
2010 Total Housing Units	95	2,717	17,651
2010 Owner Occupied Housing Units	70	2,192	12,323
2010 Renter Occupied Housing Units	17	204	3,125
2010 Vacant Housing Units	8	321	2,203
2019 Total Housing Units	96	5,969	28,955
2019 Owner Occupied Housing Units	88	5,212	22,544
2019 Renter Occupied Housing Units	5	330	3,835
2019 Vacant Housing Units	3	427	2,576
2024 Total Housing Units	114	6,973	33,392
2024 Owner Occupied Housing Units	107	6,128	26,451
2024 Renter Occupied Housing Units	5	358	4,007
2024 Vacant Housing Units	2	487	2,934

Currently, 77.9% of the 28,955 housing units in the area are owner occupied; 13.2%, renter occupied; and 8.9% 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 17,651 housing units in the area - 69.8% owner occupied, 17.7% renter occupied, and 12.5% vacant. The annual rate of change in housing units since 2010 is 24.60%. Median home value in the area is \$288,356, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.22% annually to \$321,853.

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.

June 19, 2020



Market Profile

SR 24 and Meridian Road
46700-46988 S Meridian Rd, Mesa, Arizona, 85212
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.30040
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	210	1,168	6,050
2010 Total Population	292	7,771	49,733
2019 Total Population	319	18,198	88,278
2019 Group Quarters	0	3	13
2024 Total Population	385	21,376	102,856
2019-2024 Annual Rate	3.83%	3.27%	3.10%
2019 Total Daytime Population	1,106	14,382	63,890
Workers	934	2,670	14,416
Residents	172	11,712	49,474
Household Summary			
2000 Households	59	432	1,967
2000 Average Household Size	3.56	2.70	3.08
2010 Households	87	2,396	15,448
2010 Average Household Size	3.36	3.24	3.22
2019 Households	93	5,542	26,379
2019 Average Household Size	3.43	3.28	3.35
2024 Households	112	6,486	30,458
2024 Average Household Size	3.44	3.30	3.38
2019-2024 Annual Rate	3.79%	3.20%	2.92%
2010 Families	73	2,016	12,627
2010 Average Family Size	3.63	3.53	3.53
2019 Families	77	4,523	21,170
2019 Average Family Size	3.74	3.61	3.70
2024 Families	93	5,291	24,415
2024 Average Family Size	3.73	3.62	3.74
2019-2024 Annual Rate	3.85%	3.19%	2.89%
Housing Unit Summary			
2000 Housing Units	65	536	2,352
Owner Occupied Housing Units	81.5%	70.0%	76.0%
Renter Occupied Housing Units	9.2%	10.4%	7.7%
Vacant Housing Units	9.2%	19.6%	16.3%
2010 Housing Units	95	2,717	17,651
Owner Occupied Housing Units	73.7%	80.7%	69.8%
Renter Occupied Housing Units	17.9%	7.5%	17.7%
Vacant Housing Units	8.4%	11.8%	12.5%
2019 Housing Units	96	5,969	28,955
Owner Occupied Housing Units	91.7%	87.3%	77.9%
Renter Occupied Housing Units	5.2%	5.5%	13.2%
Vacant Housing Units	3.1%	7.2%	8.9%
2024 Housing Units	114	6,973	33,392
Owner Occupied Housing Units	93.9%	87.9%	79.2%
Renter Occupied Housing Units	4.4%	5.1%	12.0%
Vacant Housing Units	1.8%	7.0%	8.8%
Median Household Income			
2019	\$83,792	\$95,834	\$82,880
2024	\$102,685	\$104,678	\$94,153
Median Home Value			
2019	\$333,333	\$321,545	\$288,356
2024	\$350,000	\$344,647	\$321,853
Per Capita Income			
2019	\$29,999	\$34,349	\$30,239
2024	\$35,787	\$39,052	\$34,887
Median Age			
2010	30.4	31.3	30.1
2019	36.2	34.0	32.0
2024	36.9	33.8	31.1

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.

June 19, 2020



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Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.30040
Longitude: -111.58321

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	93	5,542	26,379
<\$15,000	4.3%	2.7%	4.2%
\$15,000 - \$24,999	2.2%	2.8%	4.0%
\$25,000 - \$34,999	9.7%	5.1%	5.3%
\$35,000 - \$49,999	15.1%	8.7%	11.2%
\$50,000 - \$74,999	14.0%	15.6%	18.7%
\$75,000 - \$99,999	12.9%	17.5%	16.9%
\$100,000 - \$149,999	20.4%	24.6%	23.0%
\$150,000 - \$199,999	14.0%	14.1%	9.6%
\$200,000+	8.6%	9.0%	7.1%
Average Household Income	\$106,316	\$113,605	\$100,635
2024 Households by Income			
Household Income Base	112	6,486	30,458
<\$15,000	2.7%	2.2%	3.6%
\$15,000 - \$24,999	0.9%	2.3%	3.2%
\$25,000 - \$34,999	7.1%	4.1%	4.2%
\$35,000 - \$49,999	11.6%	7.5%	9.3%
\$50,000 - \$74,999	12.5%	14.0%	16.5%
\$75,000 - \$99,999	12.5%	16.3%	16.2%
\$100,000 - \$149,999	21.4%	24.7%	24.7%
\$150,000 - \$199,999	17.9%	17.2%	12.6%
\$200,000+	11.6%	11.7%	9.7%
Average Household Income	\$127,179	\$129,561	\$117,054
2019 Owner Occupied Housing Units by Value			
Total	88	5,212	22,544
<\$50,000	1.1%	2.4%	1.0%
\$50,000 - \$99,999	0.0%	2.6%	1.1%
\$100,000 - \$149,999	2.3%	2.2%	3.7%
\$150,000 - \$199,999	4.5%	3.7%	10.7%
\$200,000 - \$249,999	11.4%	13.1%	17.9%
\$250,000 - \$299,999	14.8%	17.2%	20.3%
\$300,000 - \$399,999	47.7%	41.1%	28.4%
\$400,000 - \$499,999	11.4%	12.5%	9.6%
\$500,000 - \$749,999	5.7%	4.5%	6.1%
\$750,000 - \$999,999	1.1%	0.4%	0.9%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.3%	0.1%
Average Home Value	\$340,909	\$328,275	\$313,087
2024 Owner Occupied Housing Units by Value			
Total	107	6,128	26,451
<\$50,000	0.0%	0.3%	0.1%
\$50,000 - \$99,999	0.0%	0.7%	0.3%
\$100,000 - \$149,999	0.0%	3.9%	1.7%
\$150,000 - \$199,999	1.9%	1.8%	4.7%
\$200,000 - \$249,999	8.4%	8.2%	14.0%
\$250,000 - \$299,999	14.0%	15.5%	21.9%
\$300,000 - \$399,999	50.5%	43.9%	33.2%
\$400,000 - \$499,999	15.9%	18.2%	14.0%
\$500,000 - \$749,999	7.5%	6.9%	9.0%
\$750,000 - \$999,999	0.9%	0.4%	0.9%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.0%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.2%	0.0%
Average Home Value	\$367,217	\$355,834	\$347,563

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.

June 19, 2020



Market Profile

SR 24 and Meridian Road
46700-46988 S Meridian Rd, Mesa, Arizona, 85212
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.30040
Longitude: -111.58321

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	290	7,771	49,735
0 - 4	9.3%	10.9%	10.7%
5 - 9	10.7%	10.7%	10.7%
10 - 14	10.0%	8.9%	9.5%
15 - 24	14.5%	10.3%	11.7%
25 - 34	12.1%	16.4%	16.7%
35 - 44	14.1%	16.6%	16.0%
45 - 54	12.8%	11.1%	9.7%
55 - 64	9.7%	8.5%	7.6%
65 - 74	4.5%	4.3%	5.0%
75 - 84	2.1%	2.1%	2.1%
85 +	0.7%	0.4%	0.4%
18 +	66.2%	65.4%	64.6%
2019 Population by Age			
Total	320	18,198	88,277
0 - 4	7.5%	9.1%	9.4%
5 - 9	7.5%	9.5%	9.6%
10 - 14	7.5%	9.1%	9.1%
15 - 24	12.5%	11.3%	12.4%
25 - 34	13.4%	12.4%	13.7%
35 - 44	12.8%	16.6%	16.2%
45 - 54	12.8%	12.2%	11.7%
55 - 64	12.5%	9.6%	8.3%
65 - 74	9.1%	6.9%	6.5%
75 - 84	3.4%	2.7%	2.6%
85 +	0.9%	0.6%	0.5%
18 +	73.4%	68.1%	67.4%
2024 Population by Age			
Total	387	21,378	102,856
0 - 4	7.2%	9.2%	9.8%
5 - 9	7.5%	9.7%	9.7%
10 - 14	7.8%	9.0%	9.1%
15 - 24	11.9%	11.2%	12.3%
25 - 34	13.2%	12.6%	16.0%
35 - 44	12.7%	16.6%	15.3%
45 - 54	12.1%	11.9%	10.9%
55 - 64	12.1%	8.8%	7.4%
65 - 74	9.8%	7.2%	6.2%
75 - 84	4.7%	3.3%	2.8%
85 +	1.0%	0.6%	0.5%
18 +	73.1%	67.6%	66.8%
2010 Population by Sex			
Males	142	3,851	24,644
Females	150	3,920	25,089
2019 Population by Sex			
Males	157	8,954	43,389
Females	162	9,243	44,888
2024 Population by Sex			
Males	190	10,471	50,274
Females	195	10,905	52,582

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	291	7,771	49,734
White Alone	74.9%	81.6%	82.0%
Black Alone	1.0%	3.4%	3.6%
American Indian Alone	1.7%	0.8%	0.8%
Asian Alone	1.4%	4.3%	2.4%
Pacific Islander Alone	0.0%	0.3%	0.2%
Some Other Race Alone	18.2%	5.8%	7.0%
Two or More Races	2.7%	3.7%	3.9%
Hispanic Origin	35.6%	17.2%	19.1%
Diversity Index	69.8	52.2	53.4
2019 Population by Race/Ethnicity			
Total	320	18,197	88,277
White Alone	70.9%	74.8%	78.0%
Black Alone	1.2%	4.1%	4.5%
American Indian Alone	2.2%	1.4%	1.1%
Asian Alone	1.6%	4.6%	3.1%
Pacific Islander Alone	0.0%	0.3%	0.3%
Some Other Race Alone	20.9%	10.5%	8.6%
Two or More Races	3.1%	4.3%	4.4%
Hispanic Origin	40.4%	25.7%	22.5%
Diversity Index	73.7	65.1	60.1
2024 Population by Race/Ethnicity			
Total	384	21,376	102,856
White Alone	69.3%	72.4%	76.1%
Black Alone	1.3%	4.6%	5.1%
American Indian Alone	2.1%	1.5%	1.2%
Asian Alone	1.6%	5.2%	3.5%
Pacific Islander Alone	0.0%	0.3%	0.3%
Some Other Race Alone	22.4%	11.3%	9.2%
Two or More Races	3.4%	4.7%	4.8%
Hispanic Origin	43.4%	27.7%	24.3%
Diversity Index	75.7	68.3	63.1
2010 Population by Relationship and Household Type			
Total	292	7,771	49,733
In Households	100.0%	100.0%	100.0%
In Family Households	93.8%	93.5%	92.2%
Householder	23.6%	25.6%	25.4%
Spouse	19.2%	22.3%	20.6%
Child	41.4%	39.6%	39.7%
Other relative	6.2%	4.0%	3.9%
Nonrelative	3.1%	2.0%	2.5%
In Nonfamily Households	6.2%	6.5%	7.8%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized Population	0.0%	0.0%	0.0%
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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2019 Population 25+ by Educational Attainment			
Total	207	11,096	52,477
Less than 9th Grade	4.8%	3.8%	2.8%
9th - 12th Grade, No Diploma	6.3%	3.6%	4.5%
High School Graduate	19.8%	19.0%	20.7%
GED/Alternative Credential	3.9%	2.7%	3.3%
Some College, No Degree	24.2%	27.6%	26.9%
Associate Degree	10.1%	10.1%	10.8%
Bachelor's Degree	19.8%	21.4%	20.2%
Graduate/Professional Degree	11.1%	11.9%	10.8%
2019 Population 15+ by Marital Status			
Total	247	13,152	63,464
Never Married	39.3%	27.5%	29.8%
Married	49.4%	61.6%	57.5%
Widowed	3.6%	4.2%	4.1%
Divorced	7.7%	6.6%	8.6%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	94.3%	95.8%	95.7%
Civilian Unemployed (Unemployment Rate)	5.1%	4.1%	4.3%
2019 Employed Population 16+ by Industry			
Total	148	8,661	39,459
Agriculture/Mining	2.7%	1.3%	0.6%
Construction	7.4%	6.5%	7.3%
Manufacturing	6.8%	7.7%	7.0%
Wholesale Trade	2.0%	2.2%	2.2%
Retail Trade	13.5%	12.0%	13.3%
Transportation/Utilities	6.8%	5.4%	5.9%
Information	1.4%	1.5%	1.5%
Finance/Insurance/Real Estate	9.5%	10.9%	9.4%
Services	45.3%	46.6%	47.3%
Public Administration	4.7%	6.0%	5.6%
2019 Employed Population 16+ by Occupation			
Total	147	8,662	39,459
White Collar	59.5%	67.1%	67.5%
Management/Business/Financial	14.2%	19.4%	17.4%
Professional	18.9%	20.6%	22.0%
Sales	11.5%	13.8%	12.4%
Administrative Support	14.9%	13.3%	15.8%
Services	20.3%	16.5%	16.6%
Blue Collar	19.6%	16.4%	16.0%
Farming/Forestry/Fishing	3.4%	1.1%	0.3%
Construction/Extraction	4.1%	2.7%	3.6%
Installation/Maintenance/Repair	3.4%	5.6%	4.7%
Production	3.4%	2.6%	2.9%
Transportation/Material Moving	5.4%	4.4%	4.4%
2010 Population By Urban/ Rural Status			
Total Population	292	7,771	49,733
Population Inside Urbanized Area	66.4%	92.4%	96.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	33.6%	7.6%	3.5%

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	86	2,396	15,448
Households with 1 Person	11.6%	11.7%	13.1%
Households with 2+ People	88.4%	88.3%	86.9%
Family Households	84.9%	84.1%	81.7%
Husband-wife Families	68.6%	73.0%	66.4%
With Related Children	38.4%	42.4%	40.2%
Other Family (No Spouse Present)	16.3%	11.1%	15.3%
Other Family with Male Householder	7.0%	3.6%	5.5%
With Related Children	4.7%	2.3%	4.0%
Other Family with Female Householder	9.3%	7.5%	9.8%
With Related Children	7.0%	5.0%	7.3%
Nonfamily Households	3.5%	4.1%	5.2%
All Households with Children	50.6%	50.3%	51.9%
Multigenerational Households	8.0%	6.1%	5.2%
Unmarried Partner Households	6.9%	5.6%	7.5%
Male-female	6.9%	5.1%	6.8%
Same-sex	0.0%	0.5%	0.7%
2010 Households by Size			
Total	87	2,398	15,447
1 Person Household	11.5%	11.7%	13.1%
2 Person Household	27.6%	30.2%	29.4%
3 Person Household	17.2%	16.4%	17.1%
4 Person Household	14.9%	20.0%	19.1%
5 Person Household	13.8%	11.3%	11.7%
6 Person Household	8.0%	6.3%	5.7%
7 + Person Household	6.9%	4.1%	3.8%
2010 Households by Tenure and Mortgage Status			
Total	87	2,396	15,448
Owner Occupied	80.5%	91.5%	79.8%
Owned with a Mortgage/Loan	62.1%	79.7%	70.3%
Owned Free and Clear	18.4%	11.8%	9.4%
Renter Occupied	19.5%	8.5%	20.2%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	95	2,717	17,651
Housing Units Inside Urbanized Area	68.4%	91.2%	96.6%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	31.6%	8.8%	3.4%

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.	Southern Satellites (10A)	Boomburbs (1C)	Up and Coming Families (7A)
2.	Up and Coming Families (7A)	Southern Satellites (10A)	Boomburbs (1C)
3.	Top Tier (1A)	Senior Escapes (9D)	Southern Satellites (10A)
2019 Consumer Spending			
Apparel & Services: Total \$	\$243,700	\$15,732,793	\$67,008,428
Average Spent	\$2,620.43	\$2,838.83	\$2,540.22
Spending Potential Index	122	133	119
Education: Total \$	\$159,033	\$10,752,237	\$43,265,801
Average Spent	\$1,710.03	\$1,940.14	\$1,640.16
Spending Potential Index	107	122	103
Entertainment/Recreation: Total \$	\$379,061	\$23,598,672	\$99,254,050
Average Spent	\$4,075.92	\$4,258.15	\$3,762.62
Spending Potential Index	125	130	115
Food at Home: Total \$	\$606,858	\$36,551,685	\$155,693,647
Average Spent	\$6,525.35	\$6,595.40	\$5,902.18
Spending Potential Index	126	127	114
Food Away from Home: Total \$	\$424,425	\$27,123,620	\$115,751,992
Average Spent	\$4,563.71	\$4,894.19	\$4,388.04
Spending Potential Index	124	133	119
Health Care: Total \$	\$720,679	\$42,118,598	\$177,913,024
Average Spent	\$7,749.24	\$7,599.89	\$6,744.49
Spending Potential Index	131	128	114
HH Furnishings & Equipment: Total \$	\$244,623	\$15,924,925	\$68,741,118
Average Spent	\$2,630.35	\$2,873.50	\$2,605.90
Spending Potential Index	123	135	122
Personal Care Products & Services: Total \$	\$102,910	\$6,713,155	\$28,782,337
Average Spent	\$1,106.56	\$1,211.32	\$1,091.11
Spending Potential Index	125	137	123
Shelter: Total \$	\$1,899,318	\$127,250,851	\$545,320,406
Average Spent	\$20,422.77	\$22,961.18	\$20,672.52
Spending Potential Index	110	124	112
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$297,344	\$17,964,581	\$76,824,159
Average Spent	\$3,197.25	\$3,241.53	\$2,912.32
Spending Potential Index	129	131	117
Travel: Total \$	\$239,707	\$16,517,963	\$69,570,112
Average Spent	\$2,577.49	\$2,980.51	\$2,637.33
Spending Potential Index	115	133	118
Vehicle Maintenance & Repairs: Total \$	\$131,253	\$8,051,357	\$34,759,696
Average Spent	\$1,411.32	\$1,452.79	\$1,317.70
Spending Potential Index	123	127	115

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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