



MARICOPA COUNTY, ARIZONA

PACIFIC PROVING GROUNDS



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MARICOPA COUNTY, ARIZONA

PACIFIC PROVING GROUNDS

LOCATION

Adjacent to highly successful masterplans Eastmark and Cadence, the Pacific Proving Grounds abuts the much-anticipated Legacy Sports Complex at Ellsworth Road and Pecos Road in Maricopa County.

SIZE

±472 Total Acres

**Please see enclosed conceptual land use plan that shows Employment (Emp), Regional Mixed-Use (RMU), Hotel, Light Industrial and Business Park (BP)*

PARCEL AVAILABILITY

Seller is open to selling various sized parcels for all types of end users.

ENTITLEMENTS

Site currently lies in Maricopa County. Subject to annexation and rezoning.

PRICE

Submit

TERMS

Cash

UTILITIES

Water and Sewer: City of Mesa

COMMENTS

Pacific Proving Grounds is currently in Maricopa County and will need to be annexed into the City of Mesa. Parcels to be sold subject to rezoning at an agreed-upon use between Seller and Buyer.

ARTICLE [Please Click to View](#)
Phoenix-Mesa Gateway Airport Aims to Land Job and Shopping Hub
AZ Central 1.29.2021



PHOENIX MESA GATEWAY AIRPORT

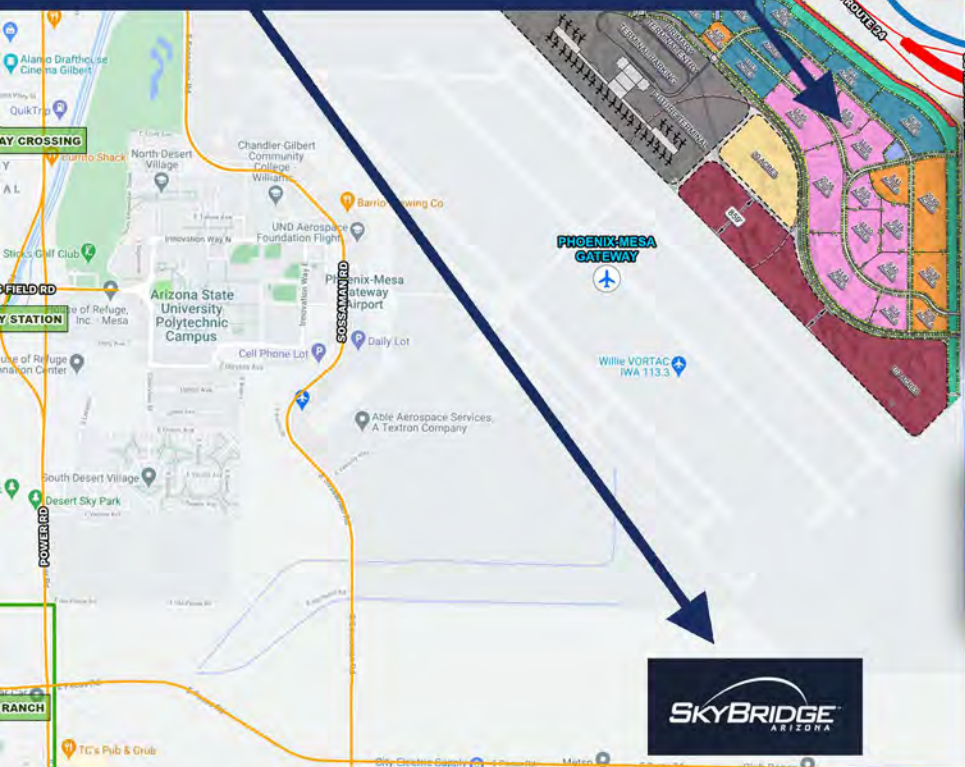
The Phoenix-Mesa Gateway Airport is about to become an economic powerhouse, as a 400-acre office-retail development including a new terminal was unveiled December 2020. The redevelopment will bring retail and entertainment options for Mesa and the entire southeast valley. A new terminal at the NWC of Ray and Hawes is slated to attract new passenger airlines, and a new control tower is currently under construction.

[CLICK HERE](#) for more information.

SKYBRIDGE ARIZONA

The \$230 million SkyBridge Arizona project is also projected to add 6,400 direct jobs and 8,400 indirect jobs, as well as increase 2,000 cargo flights per year, reaching 10,000 by 2036. A 15-year build out plan includes water, sewer, and power expansions as well as water retention basins at Gateway.

[CLICK HERE](#) for more information.



SKYBRIDGE
ARIZONA



STATE ROUTE 24 FREEWAY

Currently, the SR Freeway is in its Interim Phase II of construction, adding five miles of new freeway between Ellsworth Road to Ironwood Drive. Construction began in Fall of 2020 and is expected to be complete in late 2022.

[CLICK HERE](#) for more information.



LEGACY SPORTS PARK

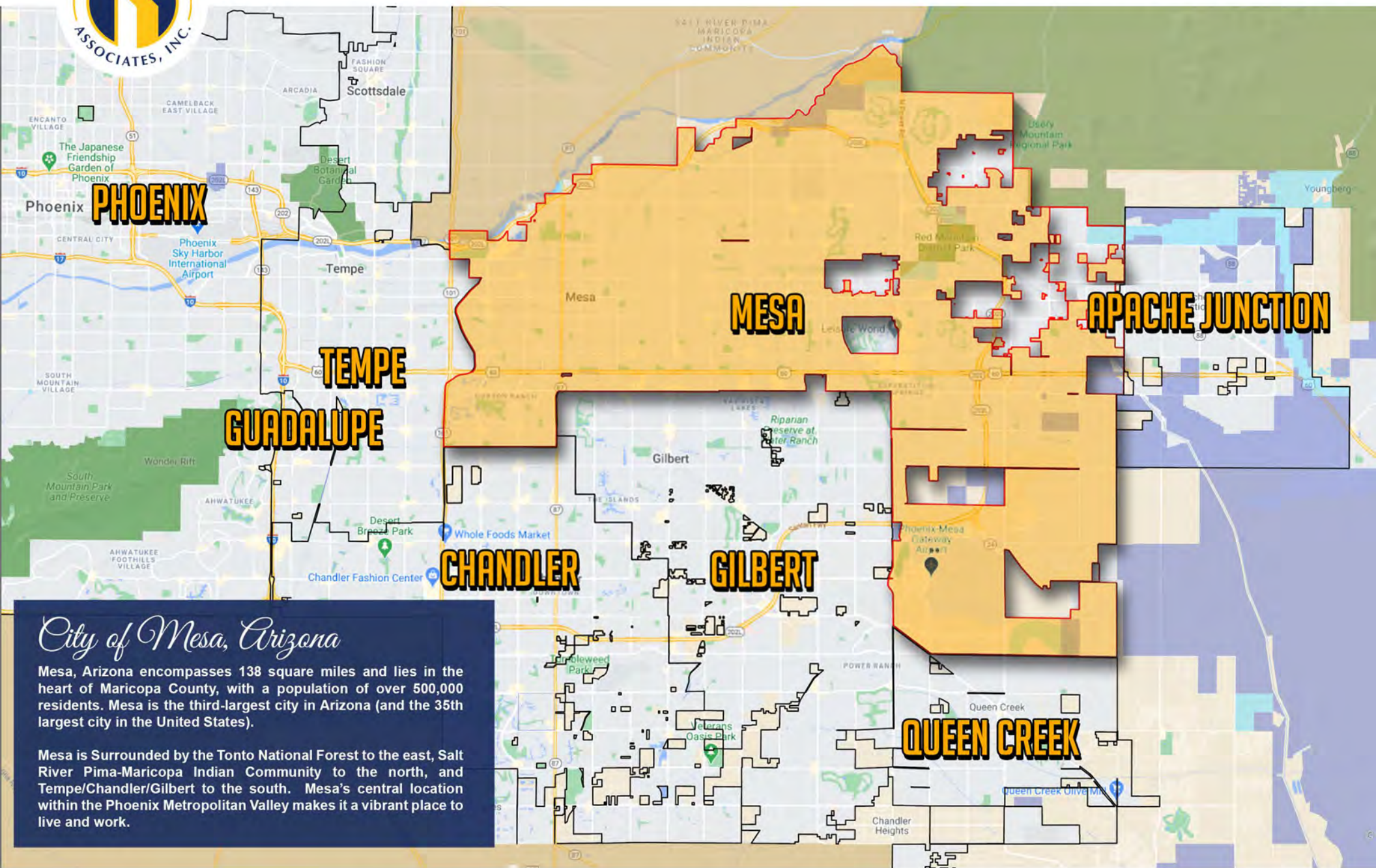
Legacy Sports Park, an impressive 320-acre multi-use family sport and entertainment complex of outdoor and indoor team athletic facilities is scheduled to open January of 2022.

[CLICK HERE](#) for more information.





MESA, ARIZONA / OVERVIEW



City of Mesa, Arizona

Mesa, Arizona encompasses 138 square miles and lies in the heart of Maricopa County, with a population of over 500,000 residents. Mesa is the third-largest city in Arizona (and the 35th largest city in the United States).

Mesa is Surrounded by the Tonto National Forest to the east, Salt River Pima-Maricopa Indian Community to the north, and Tempe/Chandler/Gilbert to the south. Mesa's central location within the Phoenix Metropolitan Valley makes it a vibrant place to live and work.



MESA QUICK FACTS



POPULATION

2020 population: **518,012**
Population growth 2010 - 2020: **17.7%**
Median age of **35.8**



GROWTH

Population estimate 2025: **551,151**
Number of Mesa households: **191,162**



RANKING

19th best run city in the nation.
A top 10 city for startups.
#32 of the **Top 100** Best Places to Live in the country.



TECH

Named one of the Top **10** Digital Cities in the US.



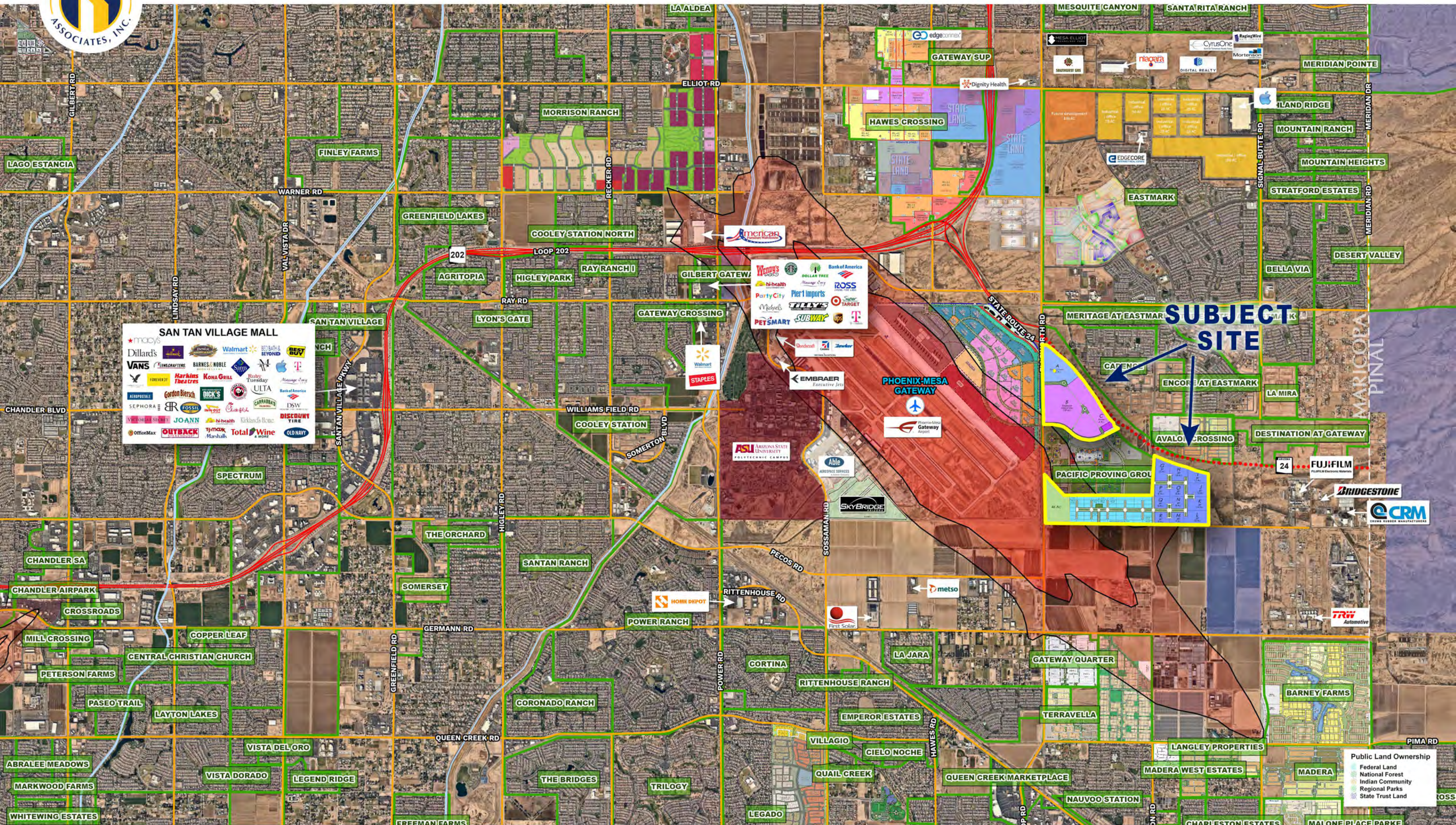
EDUCATION

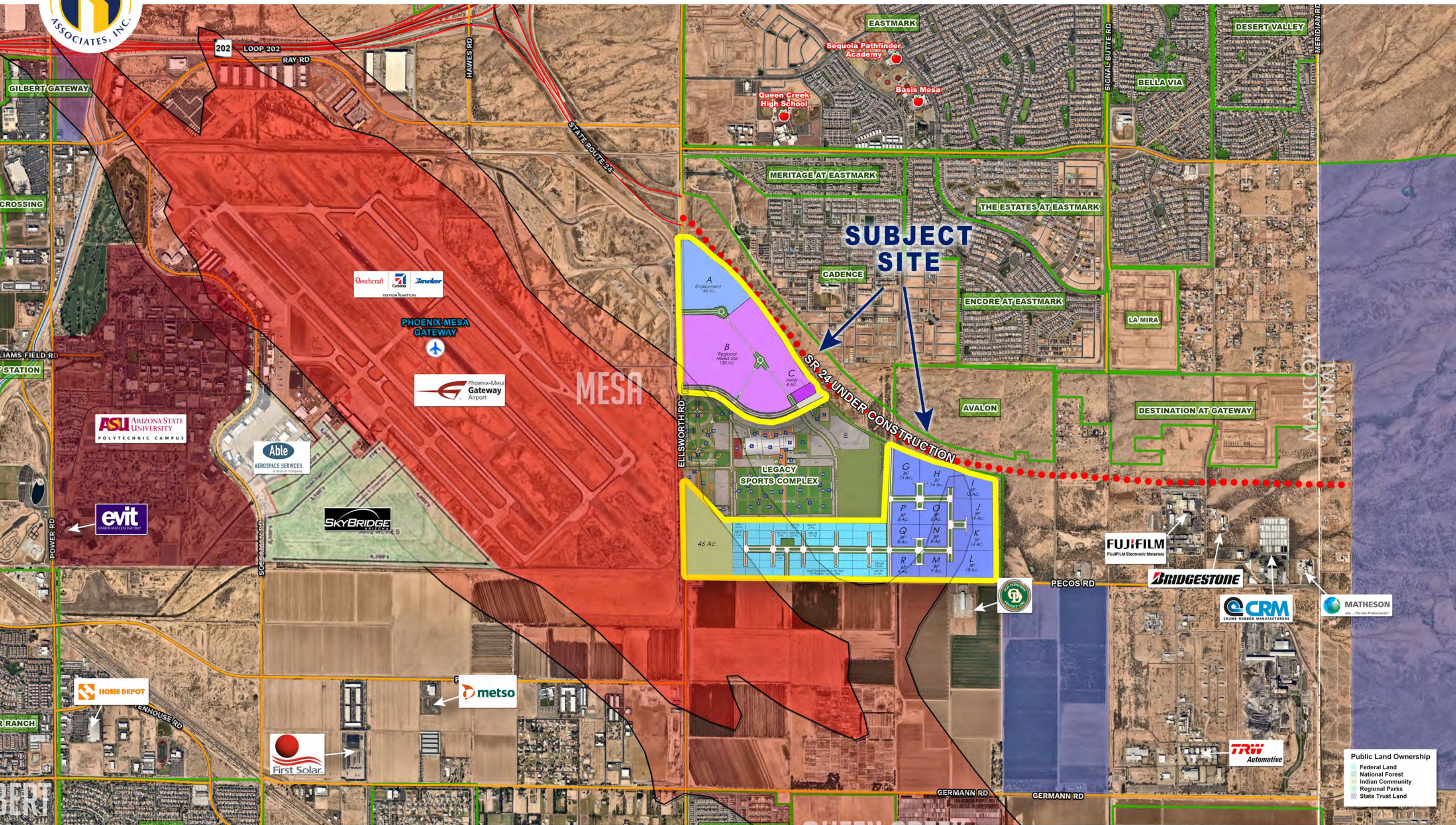
Mesa Community College **30,000**
East Valley Institute of Technology **5,000**
Arizona State University– Polytechnic **4,380**
Chandler-Gilbert Community College **20,000**
A.T. Still University **1,920**
Northern Arizona University– Mesa **451**
Benedictine University **508**
Upper Iowa University **350**



MESA'S LARGE EMPLOYERS

Banner Health System **8,275**
The Boeing Company **3,642**
Drivetime Automotive **1,276**
24-7 Intouch **1,200**
Mountain Vista Medical Center **820**
Empire Southwest **733**
Salt River Project **614**
Dexcom **580**
AT&T **576**
On Source Virtual HR **557**
Santander Consumer USA **515**







Pacific Proving Grounds
Mesa, Arizona
Conceptual Land Use Plan

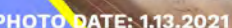






FUTURE STATE ROUTE 24

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 withdrawal.





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STATE ROUTE 24 FREEWAY

Currently, the SR Freeway is in its Interim Phase II of construction, adding five miles of new freeway between Ellsworth Road to Ironwood Drive. Construction began in Fall of 2020 and is expected to be complete in late 2022.

[CLICK HERE](#) for more information. Source: ADOT.gov

STATE LAND

IRONWOOD DRIVE

DESTINATION GATEWAY

LA MIRA

SIGNAL BUTTE ROAD

ENCORE AT EASTMARK

AVALON

CADENCE

WILLIAMS FIELD ROAD

FUTURE STATE ROUTE 24

SUBJECT SITE

PACIFIC PROVING GROUNDS

PHOTO DATE: 1.13.2021



**GATEWAY TRANSPORTATION CORRIDOR
TRAFFIC COUNTS - BY THE NUMBERS**

Numbers shown are average weekday volume in thousands per 24-hour period. Source: MesaAZ.gov
*Updated January 2020





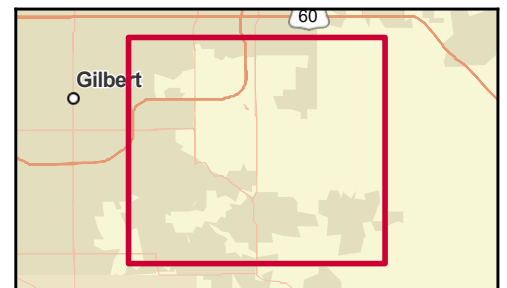
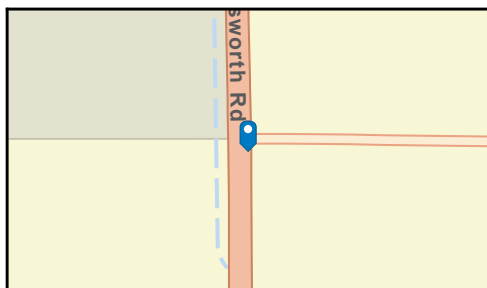
Site Map

Ellsworth Road & Pecos Road
9209 E Pecos Rd, Mesa, Arizona, 85212
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.29209

Longitude: -111.63481



January 26, 2021



Executive Summary

Ellsworth Road & Pecos Road
9209 E Pecos Rd, Mesa, Arizona, 85212
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.29209
Longitude: -111.63481

	1 mile	3 miles	5 miles
Population			
2000 Population	2	1,828	11,333
2010 Population	2	10,954	84,889
2020 Population	16	28,889	146,152
2025 Population	18	32,541	163,920
2000-2010 Annual Rate	0.00%	19.61%	22.31%
2010-2020 Annual Rate	22.49%	9.92%	5.44%
2020-2025 Annual Rate	2.38%	2.41%	2.32%
2020 Male Population	50.0%	49.8%	49.2%
2020 Female Population	50.0%	50.2%	50.8%
2020 Median Age	37.5	31.4	32.0

In the identified area, the current year population is 146,152. In 2010, the Census count in the area was 84,889. The rate of change since 2010 was 5.44% annually. The five-year projection for the population in the area is 163,920 representing a change of 2.32% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	73.3%	74.1%	76.5%
2020 Black Alone	0.0%	3.8%	4.8%
2020 American Indian/Alaska Native Alone	0.0%	1.7%	1.2%
2020 Asian Alone	0.0%	3.5%	4.9%
2020 Pacific Islander Alone	0.0%	0.1%	0.3%
2020 Other Race	26.7%	12.2%	7.9%
2020 Two or More Races	0.0%	4.5%	4.5%
2020 Hispanic Origin (Any Race)	43.8%	27.4%	21.7%

Persons of Hispanic origin represent 21.7% 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 61.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	117	126	120
2000 Households	1	542	3,508
2010 Households	1	3,163	26,632
2020 Total Households	5	8,263	44,364
2025 Total Households	6	9,272	49,636
2000-2010 Annual Rate	0.00%	19.29%	22.47%
2010-2020 Annual Rate	17.00%	9.82%	5.10%
2020-2025 Annual Rate	3.71%	2.33%	2.27%
2020 Average Household Size	3.20	3.46	3.28

The household count in this area has changed from 26,632 in 2010 to 44,364 in the current year, a change of 5.10% annually. The five-year projection of households is 49,636, a change of 2.27% annually from the current year total. Average household size is currently 3.28, compared to 3.17 in the year 2010. The number of families in the current year is 35,397 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.

January 26, 2021



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9209 E Pecos Rd, Mesa, Arizona, 85212
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	0.0%	15.7%	14.0%
Median Household Income			
2020 Median Household Income	\$75,000	\$94,372	\$95,707
2025 Median Household Income	\$85,357	\$104,556	\$104,452
2020-2025 Annual Rate	2.62%	2.07%	1.76%
Average Household Income			
2020 Average Household Income	\$95,722	\$115,544	\$113,942
2025 Average Household Income	\$99,967	\$131,627	\$129,356
2020-2025 Annual Rate	0.87%	2.64%	2.57%
Per Capita Income			
2020 Per Capita Income	\$27,086	\$32,777	\$34,685
2025 Per Capita Income	\$30,173	\$37,188	\$39,296
2020-2025 Annual Rate	2.18%	2.56%	2.53%

Households by Income

Current median household income is \$95,707 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$104,452 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$113,942 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$129,356 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$34,685 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,296 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	0	154	174
2000 Total Housing Units	1	910	4,500
2000 Owner Occupied Housing Units	1	245	2,908
2000 Renter Occupied Housing Units	0	297	600
2000 Vacant Housing Units	0	368	992
2010 Total Housing Units	1	3,596	29,583
2010 Owner Occupied Housing Units	1	2,226	20,405
2010 Renter Occupied Housing Units	0	937	6,227
2010 Vacant Housing Units	0	433	2,951
2020 Total Housing Units	5	8,728	46,961
2020 Owner Occupied Housing Units	5	7,108	37,102
2020 Renter Occupied Housing Units	0	1,155	7,262
2020 Vacant Housing Units	0	465	2,597
2025 Total Housing Units	5	9,679	52,283
2025 Owner Occupied Housing Units	5	7,908	41,139
2025 Renter Occupied Housing Units	0	1,364	8,497
2025 Vacant Housing Units	0	407	2,647

Currently, 79.0% of the 46,961 housing units in the area are owner occupied; 15.5%, renter occupied; and 5.5% 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 29,583 housing units in the area - 69.0% owner occupied, 21.0% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 22.80%. Median home value in the area is \$320,094, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.24% annually to \$340,427.

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.

January 26, 2021



Market Profile

Ellsworth Road & Pecos Road
9209 E Pecos Rd, Mesa, Arizona, 85212
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.29209
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2	1,828	11,333
2010 Total Population	2	10,954	84,889
2020 Total Population	16	28,889	146,152
2020 Group Quarters	0	323	417
2025 Total Population	18	32,541	163,920
2020-2025 Annual Rate	2.38%	2.41%	2.32%
2020 Total Daytime Population	91	30,243	126,611
Workers	82	12,556	46,882
Residents	9	17,687	79,729
Household Summary			
2000 Households	1	542	3,508
2000 Average Household Size	2.00	3.26	3.21
2010 Households	1	3,163	26,632
2010 Average Household Size	2.00	3.38	3.17
2020 Households	5	8,263	44,364
2020 Average Household Size	3.20	3.46	3.28
2025 Households	6	9,272	49,636
2025 Average Household Size	3.00	3.47	3.29
2020-2025 Annual Rate	3.71%	2.33%	2.27%
2010 Families	1	2,660	21,559
2010 Average Family Size	2.00	3.67	3.51
2020 Families	4	6,633	35,397
2020 Average Family Size	3.50	3.84	3.65
2025 Families	5	7,451	39,514
2025 Average Family Size	3.20	3.85	3.66
2020-2025 Annual Rate	4.56%	2.35%	2.22%
Housing Unit Summary			
2000 Housing Units	1	910	4,500
Owner Occupied Housing Units	100.0%	26.9%	64.6%
Renter Occupied Housing Units	0.0%	32.6%	13.3%
Vacant Housing Units	0.0%	40.4%	22.0%
2010 Housing Units	1	3,596	29,583
Owner Occupied Housing Units	100.0%	61.9%	69.0%
Renter Occupied Housing Units	0.0%	26.1%	21.0%
Vacant Housing Units	0.0%	12.0%	10.0%
2020 Housing Units	5	8,728	46,961
Owner Occupied Housing Units	100.0%	81.4%	79.0%
Renter Occupied Housing Units	0.0%	13.2%	15.5%
Vacant Housing Units	0.0%	5.3%	5.5%
2025 Housing Units	5	9,679	52,283
Owner Occupied Housing Units	100.0%	81.7%	78.7%
Renter Occupied Housing Units	0.0%	14.1%	16.3%
Vacant Housing Units	0.0%	4.2%	5.1%
Median Household Income			
2020	\$75,000	\$94,372	\$95,707
2025	\$85,357	\$104,556	\$104,452
Median Home Value			
2020	\$350,000	\$354,457	\$320,094
2025	\$350,000	\$369,560	\$340,427
Per Capita Income			
2020	\$27,086	\$32,777	\$34,685
2025	\$30,173	\$37,188	\$39,296
Median Age			
2010	0.0	26.2	29.9
2020	37.5	31.4	32.0
2025	40.0	31.3	31.3

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.

January 26, 2021



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	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	5	8,263	44,364
<\$15,000	0.0%	3.5%	3.3%
\$15,000 - \$24,999	0.0%	2.5%	3.0%
\$25,000 - \$34,999	0.0%	5.9%	4.6%
\$35,000 - \$49,999	20.0%	9.9%	8.3%
\$50,000 - \$74,999	20.0%	14.6%	16.0%
\$75,000 - \$99,999	20.0%	16.5%	17.1%
\$100,000 - \$149,999	20.0%	22.6%	25.1%
\$150,000 - \$199,999	0.0%	13.5%	12.9%
\$200,000+	0.0%	10.9%	9.7%
Average Household Income	\$95,722	\$115,544	\$113,942
2025 Households by Income			
Household Income Base	6	9,272	49,636
<\$15,000	0.0%	2.9%	2.8%
\$15,000 - \$24,999	0.0%	2.1%	2.5%
\$25,000 - \$34,999	0.0%	4.8%	3.8%
\$35,000 - \$49,999	16.7%	8.2%	7.0%
\$50,000 - \$74,999	16.7%	13.0%	14.1%
\$75,000 - \$99,999	16.7%	15.7%	16.0%
\$100,000 - \$149,999	16.7%	23.7%	26.1%
\$150,000 - \$199,999	16.7%	16.0%	15.3%
\$200,000+	0.0%	13.6%	12.3%
Average Household Income	\$99,967	\$131,627	\$129,356
2020 Owner Occupied Housing Units by Value			
Total	5	7,108	37,102
<\$50,000	0.0%	0.6%	0.6%
\$50,000 - \$99,999	0.0%	0.2%	0.2%
\$100,000 - \$149,999	0.0%	0.6%	0.8%
\$150,000 - \$199,999	0.0%	2.8%	4.7%
\$200,000 - \$249,999	0.0%	9.4%	16.3%
\$250,000 - \$299,999	20.0%	12.9%	20.4%
\$300,000 - \$399,999	60.0%	43.2%	34.8%
\$400,000 - \$499,999	20.0%	17.1%	13.3%
\$500,000 - \$749,999	0.0%	11.4%	7.6%
\$750,000 - \$999,999	0.0%	1.9%	1.0%
\$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%	0.0%	0.2%
Average Home Value	\$355,000	\$378,190	\$345,810
2025 Owner Occupied Housing Units by Value			
Total	5	7,908	41,139
<\$50,000	0.0%	0.2%	0.2%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.0%	0.2%	0.3%
\$150,000 - \$199,999	0.0%	1.1%	2.0%
\$200,000 - \$249,999	0.0%	5.7%	11.4%
\$250,000 - \$299,999	20.0%	11.9%	20.4%
\$300,000 - \$399,999	60.0%	44.5%	38.6%
\$400,000 - \$499,999	20.0%	20.4%	16.2%
\$500,000 - \$749,999	0.0%	14.4%	9.6%
\$750,000 - \$999,999	0.0%	1.7%	1.0%
\$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%	0.0%	0.1%
Average Home Value	\$355,000	\$399,861	\$366,904

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.

January 26, 2021



Market Profile

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9209 E Pecos Rd, Mesa, Arizona, 85212
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.29209
Longitude: -111.63481

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	0	10,952	84,889
0 - 4	0.0%	11.6%	10.6%
5 - 9	0.0%	12.3%	10.8%
10 - 14	0.0%	9.8%	9.3%
15 - 24	0.0%	14.5%	11.9%
25 - 34	0.0%	16.8%	16.7%
35 - 44	0.0%	16.8%	17.3%
45 - 54	0.0%	8.7%	9.8%
55 - 64	0.0%	5.6%	7.5%
65 - 74	0.0%	2.9%	4.4%
75 - 84	0.0%	0.7%	1.4%
85 +	0.0%	0.3%	0.3%
18 +	0.0%	61.7%	64.9%
2020 Population by Age			
Total	15	28,891	146,152
0 - 4	6.7%	9.1%	9.3%
5 - 9	6.7%	9.6%	9.8%
10 - 14	6.7%	8.9%	9.3%
15 - 24	13.3%	13.5%	12.4%
25 - 34	13.3%	14.1%	13.8%
35 - 44	13.3%	16.0%	17.0%
45 - 54	13.3%	11.8%	12.0%
55 - 64	13.3%	8.6%	8.0%
65 - 74	13.3%	5.7%	5.9%
75 - 84	0.0%	2.1%	2.1%
85 +	0.0%	0.5%	0.5%
18 +	80.0%	68.0%	67.3%
2025 Population by Age			
Total	16	32,539	163,922
0 - 4	6.2%	9.3%	9.6%
5 - 9	6.2%	9.6%	9.7%
10 - 14	6.2%	8.8%	9.2%
15 - 24	12.5%	13.2%	12.4%
25 - 34	12.5%	15.6%	15.7%
35 - 44	12.5%	15.6%	16.3%
45 - 54	12.5%	11.2%	11.3%
55 - 64	12.5%	8.1%	7.3%
65 - 74	12.5%	5.6%	5.5%
75 - 84	6.2%	2.6%	2.6%
85 +	0.0%	0.5%	0.5%
18 +	87.5%	67.8%	66.9%
2010 Population by Sex			
Males	1	5,544	42,031
Females	1	5,410	42,858
2020 Population by Sex			
Males	8	14,382	71,887
Females	8	14,507	74,265
2025 Population by Sex			
Males	9	16,141	80,261
Females	9	16,400	83,659

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

January 26, 2021



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Rings: 1, 3, 5 mile radii

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Latitude: 33.29209
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1	10,954	84,890
White Alone	100.0%	81.1%	81.8%
Black Alone	0.0%	3.7%	3.7%
American Indian Alone	0.0%	1.5%	0.9%
Asian Alone	0.0%	3.4%	4.0%
Pacific Islander Alone	0.0%	0.2%	0.2%
Some Other Race Alone	0.0%	6.2%	5.5%
Two or More Races	0.0%	4.1%	3.8%
Hispanic Origin	50.0%	17.6%	17.0%
Diversity Index	87.5	53.2	51.7
2020 Population by Race/Ethnicity			
Total	15	28,889	146,152
White Alone	73.3%	74.1%	76.5%
Black Alone	0.0%	3.8%	4.8%
American Indian Alone	0.0%	1.7%	1.2%
Asian Alone	0.0%	3.5%	4.9%
Pacific Islander Alone	0.0%	0.1%	0.3%
Some Other Race Alone	26.7%	12.2%	7.9%
Two or More Races	0.0%	4.5%	4.5%
Hispanic Origin	43.8%	27.4%	21.7%
Diversity Index	76.0	66.7	61.0
2025 Population by Race/Ethnicity			
Total	18	32,541	163,921
White Alone	66.7%	71.9%	74.0%
Black Alone	0.0%	4.2%	5.4%
American Indian Alone	0.0%	1.7%	1.2%
Asian Alone	0.0%	4.0%	5.6%
Pacific Islander Alone	0.0%	0.1%	0.3%
Some Other Race Alone	27.8%	13.1%	8.5%
Two or More Races	5.6%	5.0%	5.0%
Hispanic Origin	50.0%	29.4%	23.4%
Diversity Index	77.8	69.6	64.5
2010 Population by Relationship and Household Type			
Total	2	10,953	84,889
In Households	100.0%	97.6%	99.6%
In Family Households	100.0%	91.1%	91.2%
Householder	0.0%	23.7%	25.4%
Spouse	0.0%	19.4%	20.7%
Child	50.0%	42.4%	39.6%
Other relative	0.0%	3.5%	3.4%
Nonrelative	0.0%	2.0%	2.1%
In Nonfamily Households	0.0%	6.6%	8.4%
In Group Quarters	0.0%	2.4%	0.4%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	2.4%	0.4%

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.

January 26, 2021



Market Profile

Ellsworth Road & Pecos Road
9209 E Pecos Rd, Mesa, Arizona, 85212
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.29209
Longitude: -111.63481

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	11	16,998	86,720
Less than 9th Grade	9.1%	2.4%	2.1%
9th - 12th Grade, No Diploma	9.1%	3.2%	2.9%
High School Graduate	18.2%	16.7%	15.6%
GED/Alternative Credential	0.0%	2.8%	2.4%
Some College, No Degree	27.3%	27.2%	26.2%
Associate Degree	9.1%	8.8%	10.7%
Bachelor's Degree	18.2%	25.1%	26.5%
Graduate/Professional Degree	9.1%	13.8%	13.6%
2020 Population 15+ by Marital Status			
Total	13	20,906	104,802
Never Married	30.8%	31.4%	28.6%
Married	46.2%	57.6%	59.5%
Widowed	7.7%	3.5%	3.3%
Divorced	15.4%	7.5%	8.6%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8	14,320	74,094
Population 16+ Employed	87.5%	90.1%	90.1%
Population 16+ Unemployment rate	12.5%	9.9%	9.9%
Population 16-24 Employed	14.3%	12.3%	12.2%
Population 16-24 Unemployment rate	0.0%	19.6%	19.0%
Population 25-54 Employed	71.4%	71.9%	73.3%
Population 25-54 Unemployment rate	0.0%	7.7%	8.0%
Population 55-64 Employed	14.3%	11.4%	10.9%
Population 55-64 Unemployment rate	0.0%	9.7%	9.6%
Population 65+ Employed	14.3%	4.3%	3.5%
Population 65+ Unemployment rate	0.0%	14.8%	11.9%
2020 Employed Population 16+ by Industry			
Total	7	12,901	66,795
Agriculture/Mining	0.0%	1.0%	0.5%
Construction	14.3%	7.0%	5.7%
Manufacturing	14.3%	9.6%	9.1%
Wholesale Trade	0.0%	2.5%	2.8%
Retail Trade	14.3%	10.3%	9.8%
Transportation/Utilities	0.0%	4.9%	5.0%
Information	0.0%	3.0%	2.0%
Finance/Insurance/Real Estate	14.3%	10.9%	11.1%
Services	57.1%	46.9%	49.3%
Public Administration	0.0%	3.9%	4.7%
2020 Employed Population 16+ by Occupation			
Total	3	12,902	66,795
White Collar	42.9%	69.8%	72.4%
Management/Business/Financial	14.3%	21.8%	19.8%
Professional	0.0%	24.0%	25.4%
Sales	14.3%	9.7%	11.3%
Administrative Support	14.3%	14.4%	15.9%
Services	0.0%	14.3%	14.3%
Blue Collar	0.0%	15.9%	13.3%
Farming/Forestry/Fishing	0.0%	0.9%	0.3%
Construction/Extraction	0.0%	4.2%	2.8%
Installation/Maintenance/Repair	0.0%	3.6%	3.4%
Production	0.0%	3.1%	2.9%
Transportation/Material Moving	0.0%	4.2%	4.0%

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
2010 Households by Type			
Total	1	3,163	26,632
Households with 1 Person	0.0%	10.1%	13.3%
Households with 2+ People	100.0%	89.9%	86.7%
Family Households	100.0%	84.1%	81.0%
Husband-wife Families	100.0%	68.5%	66.0%
With Related Children	0.0%	47.8%	40.6%
Other Family (No Spouse Present)	0.0%	15.6%	14.9%
Other Family with Male Householder	0.0%	5.0%	4.7%
With Related Children	0.0%	3.7%	3.5%
Other Family with Female Householder	0.0%	10.5%	10.2%
With Related Children	0.0%	8.4%	7.8%
Nonfamily Households	0.0%	5.8%	5.7%
All Households with Children	0.0%	60.1%	52.4%
Multigenerational Households	0.0%	5.6%	4.5%
Unmarried Partner Households	0.0%	6.4%	6.7%
Male-female	0.0%	5.8%	6.0%
Same-sex	0.0%	0.6%	0.6%
2010 Households by Size			
Total	0	3,164	26,633
1 Person Household	0.0%	10.1%	13.3%
2 Person Household	0.0%	24.3%	29.4%
3 Person Household	0.0%	19.5%	17.8%
4 Person Household	0.0%	21.2%	20.0%
5 Person Household	0.0%	13.1%	10.9%
6 Person Household	0.0%	7.0%	5.3%
7 + Person Household	0.0%	4.7%	3.3%
2010 Households by Tenure and Mortgage Status			
Total	1	3,163	26,632
Owner Occupied	100.0%	70.4%	76.6%
Owned with a Mortgage/Loan	100.0%	65.6%	69.5%
Owned Free and Clear	0.0%	4.7%	7.1%
Renter Occupied	0.0%	29.6%	23.4%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	0	154	174
Percent of Income for Mortgage	0.0%	15.7%	14.0%
Wealth Index	117	126	120
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1	3,596	29,583
Housing Units Inside Urbanized Area	100.0%	95.4%	98.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	4.6%	1.7%
2010 Population By Urban/ Rural Status			
Total Population	2	10,954	84,889
Population Inside Urbanized Area	50.0%	95.6%	98.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	50.0%	4.4%	1.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 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.	Southern Satellites (10A)	Up and Coming Families (7A)	Up and Coming Families (7A)	
2.		Boomburbs (1C)	Boomburbs (1C)	
3.		Southern Satellites (10A)	Southern Satellites (10A)	
2020 Consumer Spending				
Apparel & Services: Total \$		\$14,044	\$23,490,188	\$124,672,042
Average Spent		\$2,808.80	\$2,842.82	\$2,810.21
Spending Potential Index		131	133	131
Education: Total \$		\$10,209	\$17,210,160	\$90,067,115
Average Spent		\$2,041.80	\$2,082.80	\$2,030.18
Spending Potential Index		114	116	114
Entertainment/Recreation: Total \$		\$22,641	\$34,508,448	\$181,322,635
Average Spent		\$4,528.20	\$4,176.26	\$4,087.16
Spending Potential Index		139	129	126
Food at Home: Total \$		\$37,422	\$56,234,398	\$294,825,648
Average Spent		\$7,484.40	\$6,805.57	\$6,645.61
Spending Potential Index		140	127	124
Food Away from Home: Total \$		\$25,746	\$41,083,431	\$216,412,825
Average Spent		\$5,149.20	\$4,971.98	\$4,878.12
Spending Potential Index		137	132	129
Health Care: Total \$		\$42,765	\$61,231,487	\$320,829,740
Average Spent		\$8,553.00	\$7,410.32	\$7,231.76
Spending Potential Index		149	129	126
HH Furnishings & Equipment: Total \$		\$15,052	\$24,356,029	\$129,565,789
Average Spent		\$3,010.40	\$2,947.60	\$2,920.52
Spending Potential Index		138	135	134
Personal Care Products & Services: Total \$		\$6,153	\$10,174,508	\$54,305,214
Average Spent		\$1,230.60	\$1,231.33	\$1,224.08
Spending Potential Index		134	134	133
Shelter: Total \$		\$115,001	\$196,780,385	\$1,052,316,295
Average Spent		\$23,000.20	\$23,814.64	\$23,720.05
Spending Potential Index		119	123	122
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$17,417	\$26,970,162	\$144,462,885
Average Spent		\$3,483.40	\$3,263.97	\$3,256.31
Spending Potential Index		149	139	139
Travel: Total \$		\$15,025	\$25,136,859	\$135,502,216
Average Spent		\$3,005.00	\$3,042.10	\$3,054.33
Spending Potential Index		125	126	127
Vehicle Maintenance & Repairs: Total \$		\$8,054	\$12,315,567	\$64,579,597
Average Spent		\$1,610.80	\$1,490.45	\$1,455.68
Spending Potential Index		139	129	126

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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