



CITY OF SURPRISE, ARIZONA

LOOP 303

AND PEORIA AVENUE



Property
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF SURPRISE, ARIZONA

LOOP 303 AND PEORIA AVENUE

LOCATION

Located at the northwest corner of Loop 303 and Peoria Avenue in the City of Surprise, Arizona.

SIZE

±29.2 Total Acres

- Parcel A: ±15.5 Acres
- Parcel B: ±13.7 Acres

ASSESSOR PARCEL NUMBERS

501-08-021, 501-08-022, 501-08-023, 501-08-024d, 501-08-025d, 501-08-026a, 501-08-027a and 501-08-028a

ZONING

PAD | City of Surprise

- Parcel A: Institutional
- Parcel B: Mixed-Use

PRICE

\$12,719,520 (\$10 per Square Foot)

TERMS

Cash



PROPERTY TAXES

2020 Assessment: \$781.06

COMMENTS

Located right off the Loop 303, surrounded by master planned communities and near the fastest growing employment hub in West Phoenix Metro, this site offers tremendous development potential.

SURPRISE FARMS PAD [Please click to view](#)

Approved PAD

City Council Item Report

00 - FS19-787 - Sycamore Farms PADA - CC Staff Report - 050520

01 - FS19-787 - Sycamore Farms PADA - Case Map - 050520

02 - FS19-787 - Sycamore Farms PADA - Vicinity - 050520

03 - FS19-787 - Sycamore Farms PADA - Project Narrative - 050520

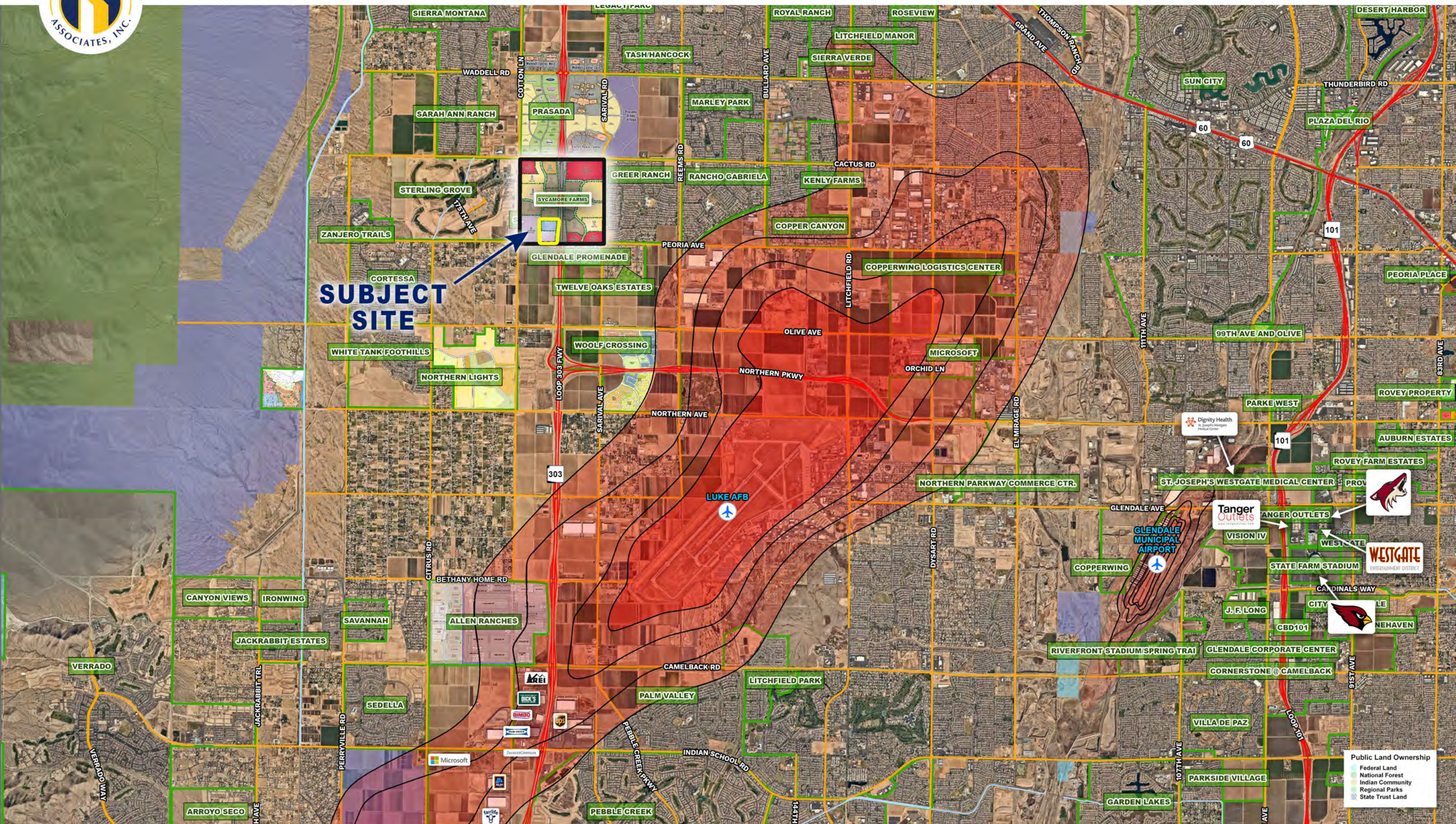
04 - FS19-787 - Sycamore Farms PADA - Citizen Participation (Redacted Info) - 050520

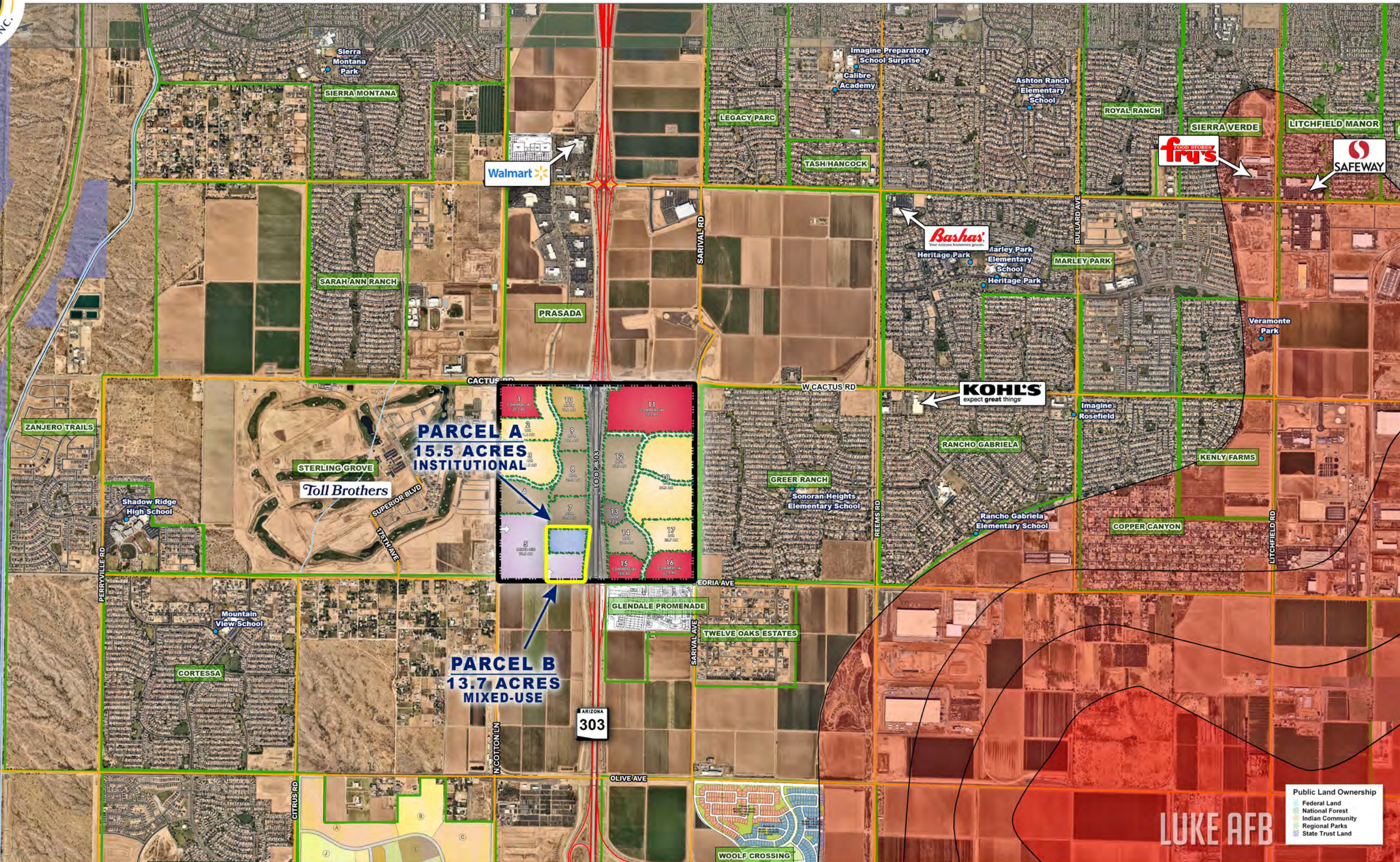
05 - FS19-787 - Sycamore Farms PADA - Luke Letter - 050520

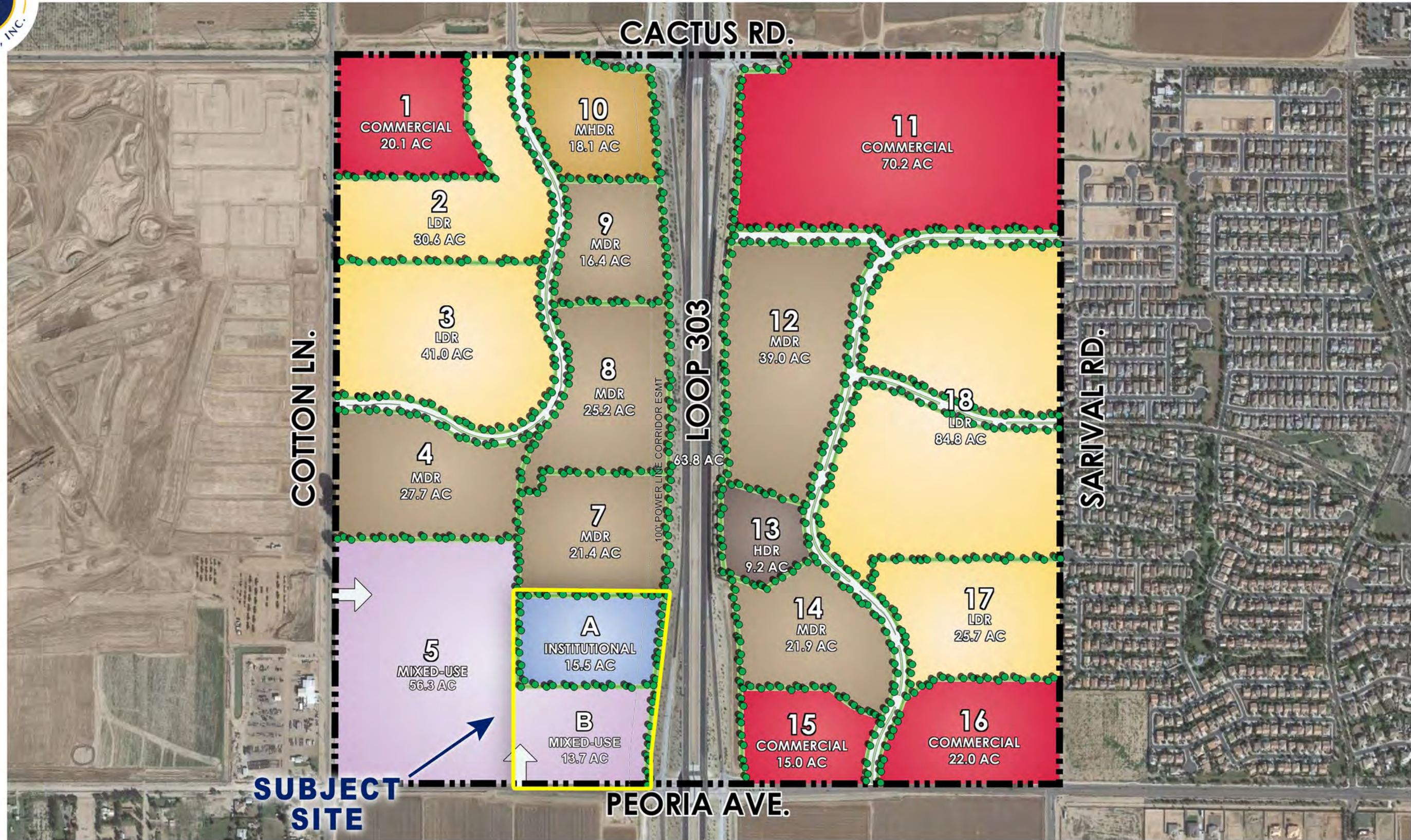
06 - FS19-787 - Sycamore Farms PADA - School Letter - 050520

Ord. 2020-13 Sycamore Farms PADA-final

PP - FS19-787 - Sycamore Farms PADA - CC PowerPoint - 050520





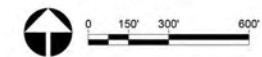


L:\19002272\SYCAMORE FARMS\565-PLAN\565-CAD\CONCEPTUAL DESIGN\RV-2722 LOTTING PLAN CONCEPT 2019-10-09.rvt



SYCAMORE FARMS • CONCEPTUAL PLAN

📍 SURPRISE, AZ
📅 2019-10-09
19002272
👤 TAYLOR MORRISON



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



W Edinburg St
W Middlebury St

Maricopa County Assessor



SUBJECT SITE

Zoning Category

- AGRICULTURAL
- COMMERCIAL
- ENTERTAINMENT
- INDUSTRIAL
- MISC
- PAD
- RESIDENTIAL







- Retail and Entertainment**
 1. Barnes & Noble
 2. Best Buy
 3. Burlington
 4. C-A-L Ranch
 5. Cost Plus World Market
 6. Fry's Marketplace (231 Employees)
 7. Harkins Theatres
 8. Home Goods / TJ Maxx
 9. JC Penny
 10. Life Time
 11. Lowe's
 12. Michaels
 13. Pier 1 Imports
 14. Pottery Barn Outlet
 15. Ross
 16. Safeway
 17. Target & Super Target
 18. Total Wine
 19. Ulta
 20. Walmart Supercenter & Marketplace (260 Employees)
- Medical and Healthcare**
 1. Abrazo West Campus (1,009 Employees)
 2. Arizona Cardiology Group
 3. Banner Health
 4. Cancer Treatment Centers of America (768 Employees)
 5. Dignity Health (700 Employees)
 6. Fresenius Kidney Care
 7. Goodyear Eye Specialists
 8. Integrated Medical Services (989 Employees)
 9. Mountain Park Health Center
 10. Palm Valley Rehabilitation (225 Employees)
 11. SimonMed Imaging (650 Employees)
 12. Spooner Physical Therapy
- Office**
 1. Canyon Trails Professional Center
 2. Indian Palms Professional Plaza
 3. Palm Place Plaza
 4. Palm Valley Office Park I, II & III
 5. Palm Valley Professional Plaza
- Manufacturing and Industrial**
 1. AZZ Galvanizing (100 Employees)
 2. Ball Corp. (120 Employees)
 3. Cavco Industries (325 Employees)
 4. CornellCookson
 5. Global Organics (63 Employees)
 6. Huhtamaki (300 Employees)
 7. KPS Global (130 Employees)
 8. Lorts Manufacturing (175 Employees)
 9. Inventure Foods / Poore Brothers (250 Employees)
 10. Schoeller Allibert (65 Employees)
 11. Snyder's of Hanover (215 Employees)
 12. Sub-Zero Inc. (500 Employees)
 13. Nike (505 Employees)
 14. Quetico (300 Employees)
 15. HD Supply
 16. Andersen Corporation (415 Employees)
- SPEC Buildings**
 1. First Industrial at PV303
 2. OPUS Goodyear Crossing
- Aerospace and Aviation**
 1. AerSale (273 Employees)
 2. ATCA, a Lufthansa Flight Training Subsidiary
 3. Galaxy International (112 Employees)
 4. Lockheed Martin (750 Employees)
 5. LuxAir Jet Centers
 6. PolyOne
 7. Prime Solutions Group
 8. Sonoran Technology (153 Employees)
- Fulfillment and Distribution**
 1. Amazon.com (1,100 Employees)
 2. Chewy.com (700 Employees)
 3. Dicks Sporting Goods (259 Employees)
 4. Macy's - Bloomingdale's (1,008 Employees)
 5. McLane Sunwest (345 Employees)
 6. Michael Lewis Company (100 Employees)
 7. REI (312 Employees)
 8. Simpson Norton Corporation
 9. UPS (1500 Employees)
 10. Red Bull (140 Employees)
 11. Rauch Fruit Juices (140 Employees)
 12. White Claw (250 employees)
 13. FedEx (450 employees)

Map Legend

GYR
Phoenix-Goodyear Airport

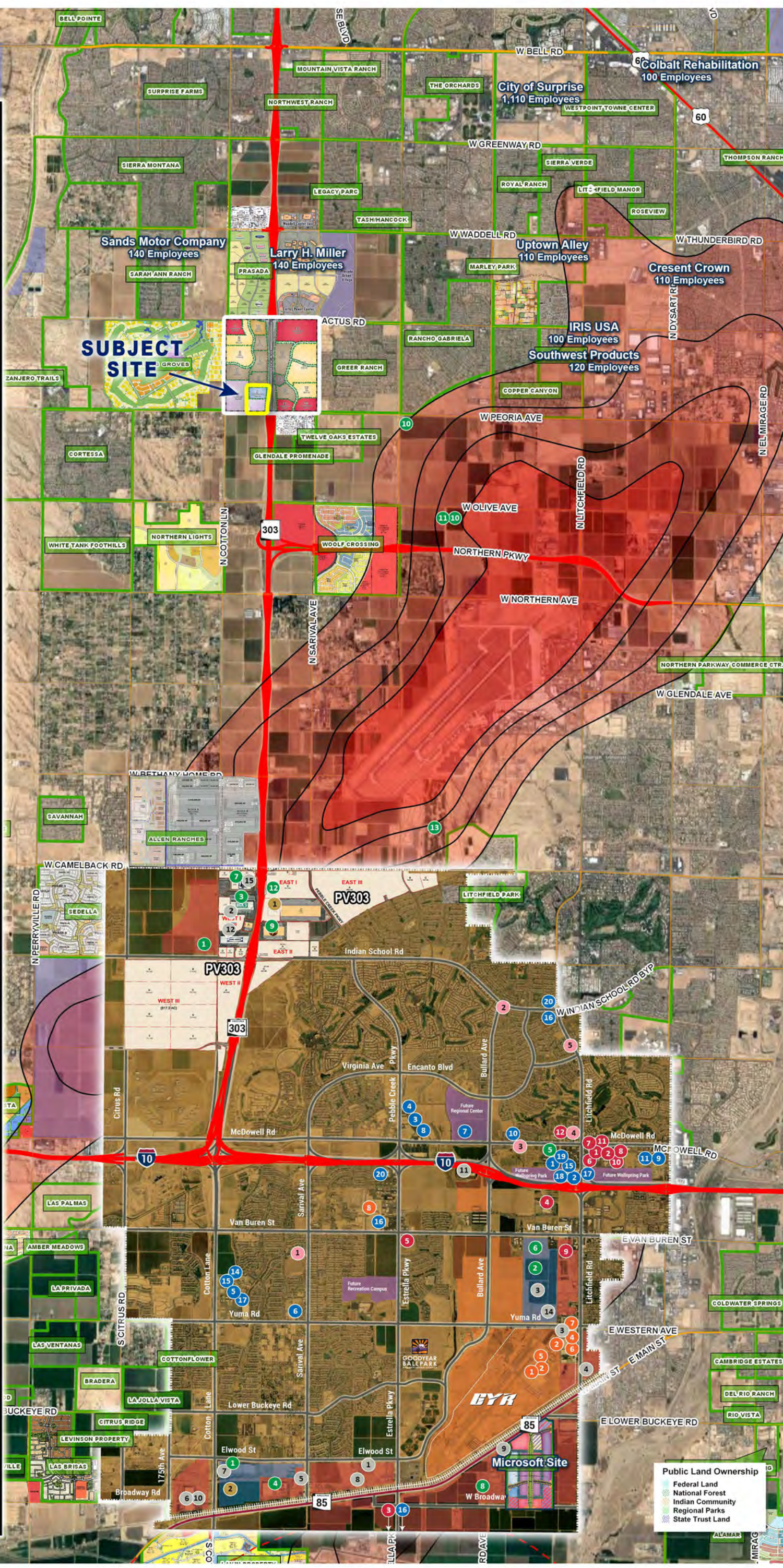
Union Pacific Railroad

Military Reuse Zone

City of Goodyear Boundary

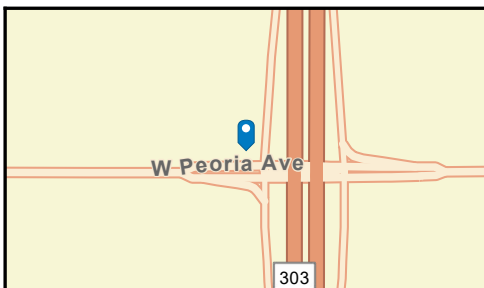
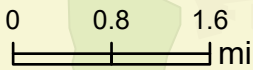
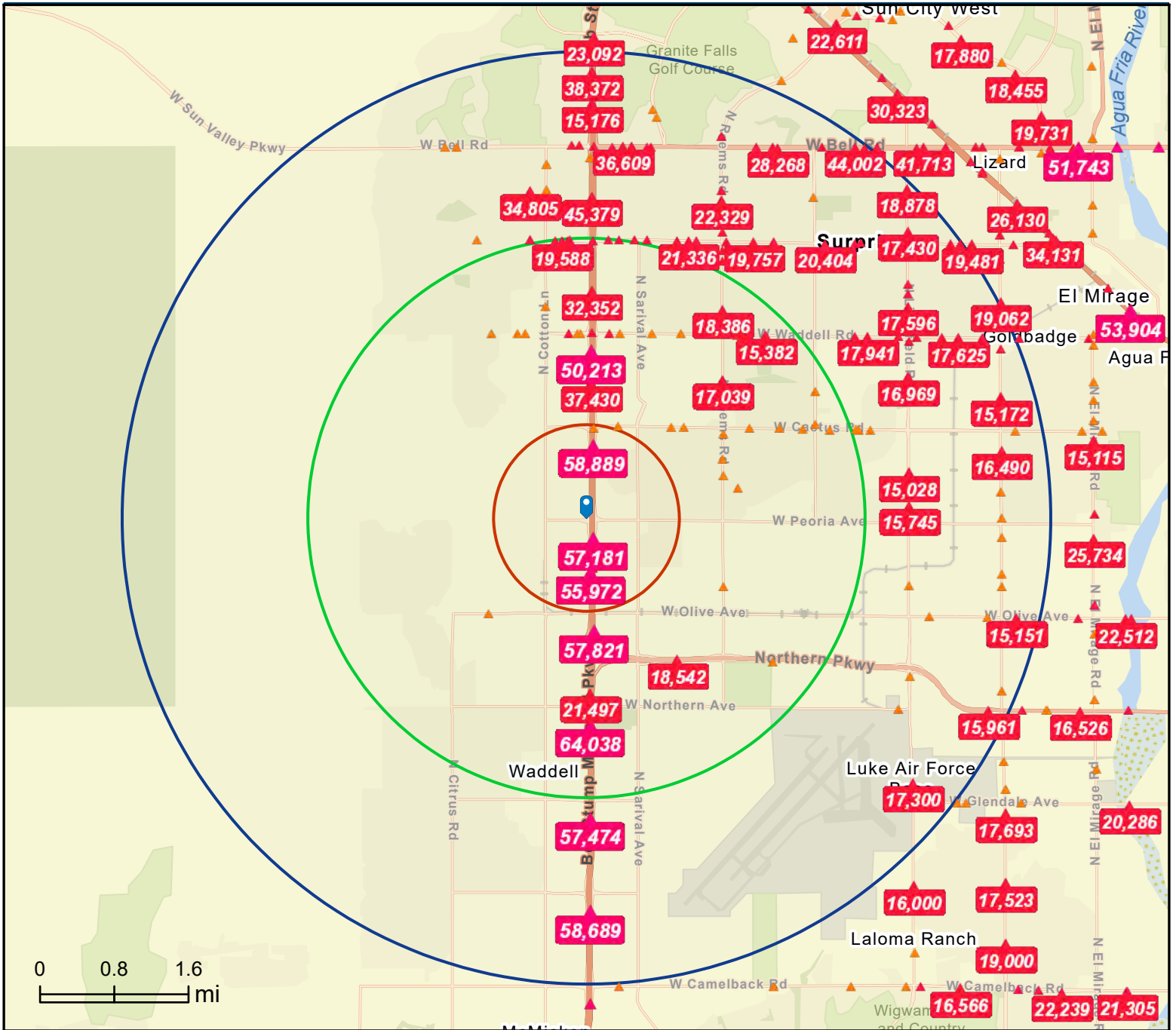
Employment Development Areas

Airport Corridor Industrial Corridor Magnet FTZ Sites

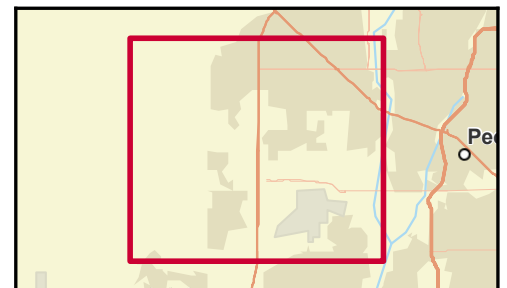


Loop 303 & Peoria Avenue
 16700-16740 W Peoria Ave, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.58106
 Longitude: -112.41918



- 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).



Traffic Count Profile

Loop 303 & Peoria Avenue
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	West Peoria Avenue	Bob Stump Memorial Pkwy (0.02 miles W)	2018	4,741
0.21	Bob Stump Memorial Pkwy	W Peoria Ave (0.19 miles N)	2018	1,465
0.22	Bob Stump Memorial Parkway	Bob Stump Memorial Pkwy (0.19 miles N)	2018	57,181
0.24	N 166th Ln	W Mescal St (0.2 miles N)	2018	2,421
0.25	N 166th Ln	W Mescal St (0.19 miles NE)	2018	2,339
0.29	W Peoria Ave	N Cotton Ln (0.16 miles W)	2016	4,408
0.29	West Peoria Avenue	N Cotton Ln (0.16 miles W)	2019	4,093
0.33	W Peoria Ave	Bob Stump Memorial Pkwy (0.28999999 miles N)	2018	1,597
0.35	W Peoria Ave	N Sarival Ave (0.2 miles E)	2016	4,127
0.35	West Peoria Avenue	N Sarival Ave (0.2 miles E)	2019	5,403
0.49	Loop 303	W Cactus Rd (0.5 miles N)	2016	44,446
0.55	Loop 303	W Olive Ave (0.47999999 miles S)	2016	45,260
0.56	N Sarival Ave	W Peoria Ave (0.1 miles S)	2016	3,638
0.56	North Sarival Avenue	W Peoria Ave (0.1 miles S)	2018	2,811
0.57	Bob Stump Memorial Parkway	W Olive Ave (0.0 miles)	2019	55,972
0.61	N Cotton Ln	W Peoria Ave (0.44999999 miles S)	2016	3,811
0.62	North Cotton Lane	W Peoria Ave (0.44999999 miles S)	2018	4,208
0.74	W Peoria Ave	N Sarival Ave (0.19 miles W)	2016	3,415
0.74	West Peoria Avenue	N Sarival Ave (0.19 miles W)	2018	2,109
0.77	North Sarival Avenue	W Cameron Dr (0.0 miles)	2019	3,614
0.77	Bob Stump Memorial Parkway	W Jenan Rd (0.08 miles SE)	2018	2,485
0.78	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2018	2,376
0.80	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2018	58,889
0.84	N Cotton Ln	W Mountain View Rd (0.18000001 miles N)	2015	6,137
0.97	Bob Stump Memorial Pkwy	W Cactus Rd (0.01 miles NW)	2018	10,540
0.97	N Sarival Ave	W Brown St (0.47 miles N)	2015	2,572
0.98	W Peoria Ave	N 175th Ave (0.03 miles E)	2016	3,137
0.98	West Cactus Road	Autoshow Ave (0.1 miles W)	2018	937
0.99	North Cotton Lane	W Cactus Rd (0.09 miles N)	2019	3,580
0.99	West Cactus Road	Bob Stump Memorial Pkwy (0.12 miles W)	2018	2,441

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).



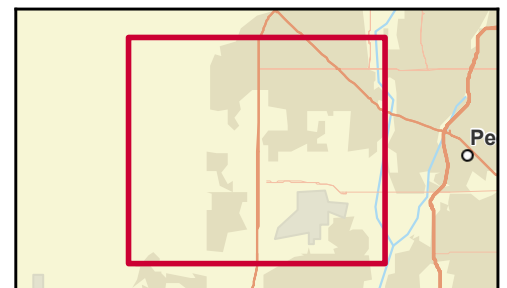
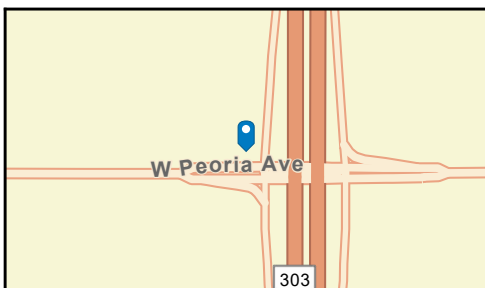
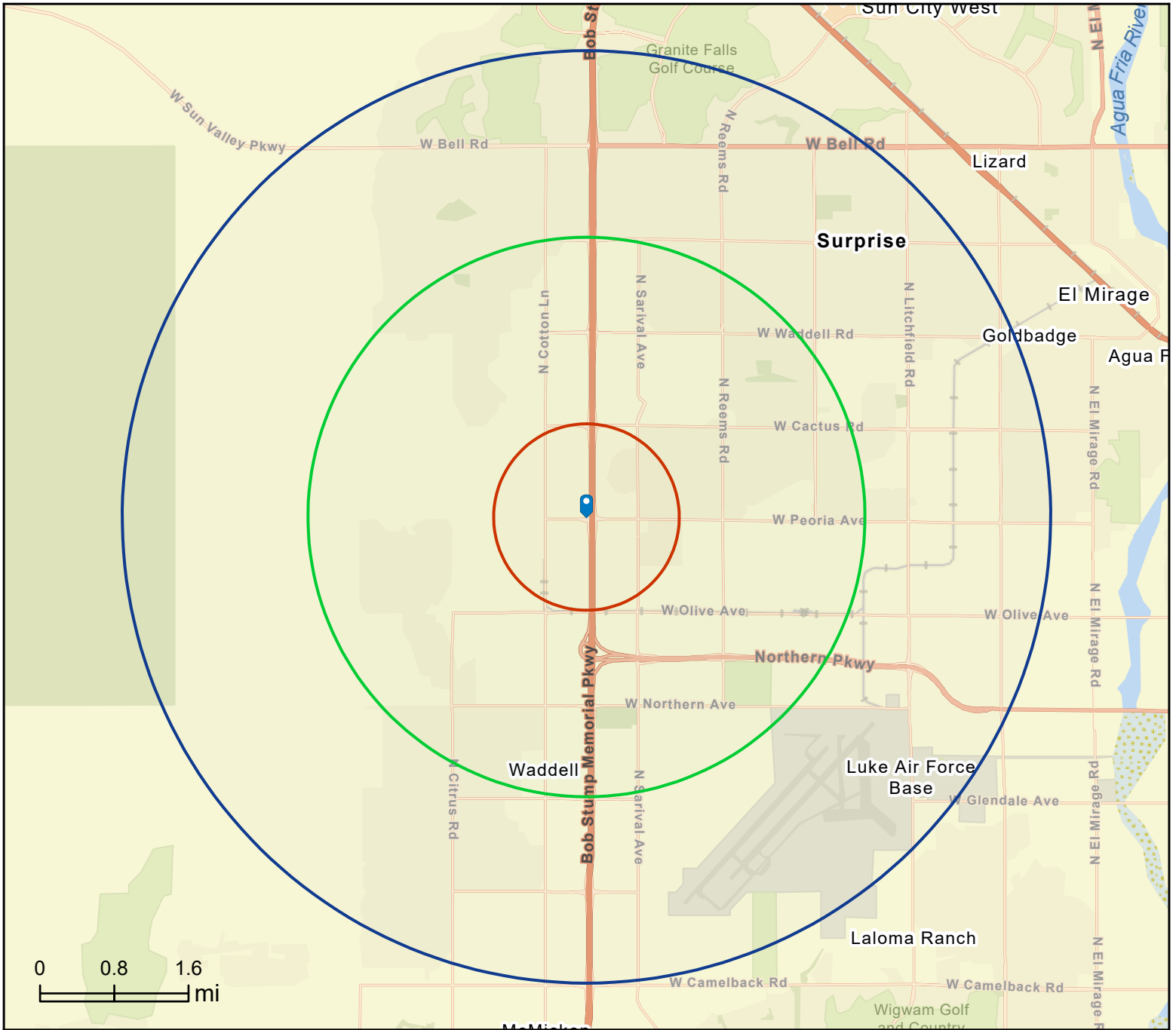
Site Map

Loop 303 & Peoria Avenue
16700-16740 W Peoria Ave, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58106

Longitude: -112.41918



December 15, 2020



Executive Summary

Loop 303 & Peoria Avenue
 16700-16740 W Peoria Ave, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

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Latitude: 33.58106
 Longitude: -112.41918

	1 mile	3 miles	5 miles
Population			
2000 Population	182	2,621	18,019
2010 Population	2,250	33,403	100,400
2020 Population	3,384	45,274	122,394
2025 Population	5,036	55,655	139,599
2000-2010 Annual Rate	28.59%	28.98%	18.74%
2010-2020 Annual Rate	4.06%	3.01%	1.95%
2020-2025 Annual Rate	8.28%	4.22%	2.67%
2020 Male Population	48.3%	49.2%	48.9%
2020 Female Population	51.7%	50.8%	51.1%
2020 Median Age	32.2	31.6	34.2

In the identified area, the current year population is 122,394. In 2010, the Census count in the area was 100,400. The rate of change since 2010 was 1.95% annually. The five-year projection for the population in the area is 139,599 representing a change of 2.67% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 32.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	67.3%	71.3%	73.8%
2020 Black Alone	8.5%	7.8%	7.4%
2020 American Indian/Alaska Native Alone	1.3%	0.9%	0.9%
2020 Asian Alone	7.5%	5.1%	4.2%
2020 Pacific Islander Alone	0.1%	0.3%	0.2%
2020 Other Race	9.8%	8.8%	8.1%
2020 Two or More Races	5.4%	5.9%	5.3%
2020 Hispanic Origin (Any Race)	26.1%	24.9%	22.2%

Persons of Hispanic origin represent 22.2% 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 63.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	99	98	95
2000 Households	65	827	6,762
2010 Households	740	10,358	33,048
2020 Total Households	1,130	13,925	40,086
2025 Total Households	1,747	17,213	45,557
2000-2010 Annual Rate	27.54%	28.76%	17.19%
2010-2020 Annual Rate	4.22%	2.93%	1.90%
2020-2025 Annual Rate	9.10%	4.33%	2.59%
2020 Average Household Size	2.99	3.25	3.03

The household count in this area has changed from 33,048 in 2010 to 40,086 in the current year, a change of 1.90% annually. The five-year projection of households is 45,557, a change of 2.59% annually from the current year total. Average household size is currently 3.03, compared to 3.01 in the year 2010. The number of families in the current year is 31,901 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.



Executive Summary

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16700-16740 W Peoria Ave, Surprise, Arizona, 85388
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	14.2%	13.8%	14.1%
Median Household Income			
2020 Median Household Income	\$84,935	\$84,107	\$77,633
2025 Median Household Income	\$89,470	\$90,754	\$83,422
2020-2025 Annual Rate	1.05%	1.53%	1.45%
Average Household Income			
2020 Average Household Income	\$102,136	\$101,066	\$92,208
2025 Average Household Income	\$113,652	\$113,630	\$103,987
2020-2025 Annual Rate	2.16%	2.37%	2.43%
Per Capita Income			
2020 Per Capita Income	\$32,477	\$31,021	\$30,363
2025 Per Capita Income	\$36,591	\$35,080	\$34,088
2020-2025 Annual Rate	2.41%	2.49%	2.34%

Households by Income

Current median household income is \$77,633 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$83,422 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$92,208 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$103,987 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,363 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,088 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	174	177	173
2000 Total Housing Units	71	859	8,528
2000 Owner Occupied Housing Units	58	750	6,015
2000 Renter Occupied Housing Units	7	77	747
2000 Vacant Housing Units	6	32	1,766
2010 Total Housing Units	853	11,826	38,756
2010 Owner Occupied Housing Units	587	8,290	25,831
2010 Renter Occupied Housing Units	153	2,068	7,217
2010 Vacant Housing Units	113	1,468	5,708
2020 Total Housing Units	1,220	15,128	45,132
2020 Owner Occupied Housing Units	963	11,704	32,066
2020 Renter Occupied Housing Units	166	2,222	8,020
2020 Vacant Housing Units	90	1,203	5,046
2025 Total Housing Units	1,825	18,372	50,681
2025 Owner Occupied Housing Units	1,578	14,671	36,984
2025 Renter Occupied Housing Units	168	2,542	8,574
2025 Vacant Housing Units	78	1,159	5,124

Currently, 71.0% of the 45,132 housing units in the area are owner occupied; 17.8%, renter occupied; and 11.2% 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 38,756 housing units in the area - 66.7% owner occupied, 18.6% renter occupied, and 14.7% vacant. The annual rate of change in housing units since 2010 is 7.00%. Median home value in the area is \$262,051, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.61% annually to \$283,905.

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.



Market Profile

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	182	2,621	18,019
2010 Total Population	2,250	33,403	100,400
2020 Total Population	3,384	45,274	122,394
2020 Group Quarters	4	57	1,048
2025 Total Population	5,036	55,655	139,599
2020-2025 Annual Rate	8.28%	4.22%	2.67%
2020 Total Daytime Population	2,591	36,412	109,358
Workers	731	11,795	40,614
Residents	1,860	24,617	68,744
Household Summary			
2000 Households	65	827	6,762
2000 Average Household Size	2.80	3.17	2.56
2010 Households	740	10,358	33,048
2010 Average Household Size	3.04	3.22	3.01
2020 Households	1,130	13,925	40,086
2020 Average Household Size	2.99	3.25	3.03
2025 Households	1,747	17,213	45,557
2025 Average Household Size	2.88	3.23	3.04
2020-2025 Annual Rate	9.10%	4.33%	2.59%
2010 Families	603	8,547	26,408
2010 Average Family Size	3.35	3.50	3.31
2020 Families	911	11,399	31,901
2020 Average Family Size	3.32	3.54	3.36
2025 Families	1,389	14,002	36,238
2025 Average Family Size	3.22	3.54	3.37
2020-2025 Annual Rate	8.80%	4.20%	2.58%
Housing Unit Summary			
2000 Housing Units	71	859	8,528
Owner Occupied Housing Units	81.7%	87.3%	70.5%
Renter Occupied Housing Units	9.9%	9.0%	8.8%
Vacant Housing Units	8.5%	3.7%	20.7%
2010 Housing Units	853	11,826	38,756
Owner Occupied Housing Units	68.8%	70.1%	66.7%
Renter Occupied Housing Units	17.9%	17.5%	18.6%
Vacant Housing Units	13.2%	12.4%	14.7%
2020 Housing Units	1,220	15,128	45,132
Owner Occupied Housing Units	78.9%	77.4%	71.0%
Renter Occupied Housing Units	13.6%	14.7%	17.8%
Vacant Housing Units	7.4%	8.0%	11.2%
2025 Housing Units	1,825	18,372	50,681
Owner Occupied Housing Units	86.5%	79.9%	73.0%
Renter Occupied Housing Units	9.2%	13.8%	16.9%
Vacant Housing Units	4.3%	6.3%	10.1%
Median Household Income			
2020	\$84,935	\$84,107	\$77,633
2025	\$89,470	\$90,754	\$83,422
Median Home Value			
2020	\$288,474	\$278,134	\$262,051
2025	\$290,335	\$294,487	\$283,905
Per Capita Income			
2020	\$32,477	\$31,021	\$30,363
2025	\$36,591	\$35,080	\$34,088
Median Age			
2010	30.7	30.4	32.5
2020	32.2	31.6	34.2
2025	30.6	30.6	32.7

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



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2020 Households by Income			
Household Income Base	1,130	13,925	40,086
<\$15,000	2.4%	2.9%	3.5%
\$15,000 - \$24,999	3.5%	2.5%	4.0%
\$25,000 - \$34,999	5.1%	4.7%	6.8%
\$35,000 - \$49,999	7.9%	9.2%	10.8%
\$50,000 - \$74,999	18.1%	20.6%	21.9%
\$75,000 - \$99,999	26.0%	22.1%	19.8%
\$100,000 - \$149,999	20.1%	22.7%	21.2%
\$150,000 - \$199,999	10.4%	8.7%	6.8%
\$200,000+	6.5%	6.5%	5.1%
Average Household Income	\$102,136	\$101,066	\$92,208
2025 Households by Income			
Household Income Base	1,747	17,213	45,557
<\$15,000	2.7%	2.6%	3.1%
\$15,000 - \$24,999	3.5%	2.4%	3.5%
\$25,000 - \$34,999	4.5%	4.1%	5.8%
\$35,000 - \$49,999	8.6%	8.3%	9.6%
\$50,000 - \$74,999	17.2%	18.4%	20.1%
\$75,000 - \$99,999	20.3%	20.2%	19.2%
\$100,000 - \$149,999	21.2%	24.4%	23.5%
\$150,000 - \$199,999	13.1%	11.3%	8.8%
\$200,000+	8.8%	8.4%	6.5%
Average Household Income	\$113,652	\$113,630	\$103,987
2020 Owner Occupied Housing Units by Value			
Total	963	11,704	32,065
<\$50,000	0.2%	0.4%	0.8%
\$50,000 - \$99,999	0.1%	0.3%	0.6%
\$100,000 - \$149,999	0.9%	1.6%	3.5%
\$150,000 - \$199,999	5.7%	10.6%	13.4%
\$200,000 - \$249,999	18.5%	23.4%	26.1%
\$250,000 - \$299,999	32.0%	24.3%	22.9%
\$300,000 - \$399,999	32.9%	25.8%	20.9%
\$400,000 - \$499,999	6.7%	8.5%	7.2%
\$500,000 - \$749,999	3.0%	4.0%	3.4%
\$750,000 - \$999,999	0.0%	0.0%	0.4%
\$1,000,000 - \$1,499,999	0.0%	1.0%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$304,927	\$307,818	\$291,320
2025 Owner Occupied Housing Units by Value			
Total	1,578	14,671	36,983
<\$50,000	0.2%	0.2%	0.3%
\$50,000 - \$99,999	0.1%	0.1%	0.3%
\$100,000 - \$149,999	0.6%	0.7%	1.6%
\$150,000 - \$199,999	5.1%	5.2%	6.7%
\$200,000 - \$249,999	18.1%	20.0%	23.2%
\$250,000 - \$299,999	32.1%	26.7%	26.4%
\$300,000 - \$399,999	33.8%	30.4%	26.2%
\$400,000 - \$499,999	6.5%	10.4%	9.5%
\$500,000 - \$749,999	3.4%	5.2%	4.5%
\$750,000 - \$999,999	0.0%	0.0%	0.4%
\$1,000,000 - \$1,499,999	0.0%	1.1%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$308,001	\$328,291	\$317,580

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.



Market Profile

Loop 303 & Peoria Avenue
 16700-16740 W Peoria Ave, Surprise, Arizona, 85388
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58106
 Longitude: -112.41918

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	2,251	33,404	100,401
0 - 4	10.0%	10.2%	8.8%
5 - 9	10.7%	10.5%	9.4%
10 - 14	9.2%	9.2%	8.4%
15 - 24	10.9%	11.4%	12.3%
25 - 34	17.1%	17.5%	15.4%
35 - 44	17.9%	17.1%	15.6%
45 - 54	11.0%	10.9%	10.3%
55 - 64	8.0%	7.9%	8.8%
65 - 74	3.5%	3.5%	7.0%
75 - 84	0.9%	1.2%	3.1%
85 +	0.7%	0.5%	0.8%
18 +	66.0%	65.6%	69.1%
2020 Population by Age			
Total	3,383	45,273	122,395
0 - 4	9.2%	9.2%	8.2%
5 - 9	9.0%	9.2%	8.2%
10 - 14	8.5%	8.7%	7.8%
15 - 24	13.4%	13.4%	12.9%
25 - 34	14.0%	14.1%	13.9%
35 - 44	16.0%	16.5%	14.8%
45 - 54	13.2%	12.8%	11.9%
55 - 64	8.5%	8.2%	8.8%
65 - 74	5.8%	5.5%	8.4%
75 - 84	2.0%	1.9%	4.1%
85 +	0.4%	0.5%	1.0%
18 +	68.3%	68.2%	71.4%
2025 Population by Age			
Total	5,035	55,656	139,597
0 - 4	9.6%	9.5%	8.6%
5 - 9	9.3%	9.3%	8.4%
10 - 14	8.9%	9.0%	8.1%
15 - 24	12.9%	12.9%	12.4%
25 - 34	16.6%	17.2%	16.8%
35 - 44	15.8%	15.4%	14.1%
45 - 54	11.2%	11.7%	10.9%
55 - 64	7.8%	7.4%	7.9%
65 - 74	4.9%	4.9%	7.1%
75 - 84	2.5%	2.2%	4.7%
85 +	0.4%	0.4%	1.1%
18 +	67.4%	67.5%	70.7%
2010 Population by Sex			
Males	1,104	16,452	49,548
Females	1,146	16,951	50,852
2020 Population by Sex			
Males	1,633	22,279	59,896
Females	1,751	22,995	62,498
2025 Population by Sex			
Males	2,421	27,332	68,135
Females	2,615	28,323	71,465

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 Population by Race/Ethnicity			
Total	2,250	33,404	100,400
White Alone	71.9%	77.0%	79.2%
Black Alone	7.2%	6.1%	5.8%
American Indian Alone	1.2%	0.8%	0.8%
Asian Alone	6.6%	3.5%	3.0%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	8.5%	7.6%	6.8%
Two or More Races	4.4%	4.8%	4.3%
Hispanic Origin	22.1%	21.3%	18.7%
Diversity Index	65.5	60.2	56.1
2020 Population by Race/Ethnicity			
Total	3,384	45,273	122,393
White Alone	67.3%	71.3%	73.8%
Black Alone	8.5%	7.8%	7.4%
American Indian Alone	1.3%	0.9%	0.9%
Asian Alone	7.5%	5.1%	4.2%
Pacific Islander Alone	0.1%	0.3%	0.2%
Some Other Race Alone	9.8%	8.8%	8.1%
Two or More Races	5.4%	5.9%	5.3%
Hispanic Origin	26.1%	24.9%	22.2%
Diversity Index	71.4	67.6	63.9
2025 Population by Race/Ethnicity			
Total	5,036	55,656	139,599
White Alone	65.2%	68.3%	70.8%
Black Alone	9.5%	8.7%	8.3%
American Indian Alone	1.4%	1.0%	0.9%
Asian Alone	7.9%	6.0%	5.1%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	10.0%	9.3%	8.7%
Two or More Races	5.9%	6.3%	5.9%
Hispanic Origin	28.0%	26.9%	24.1%
Diversity Index	73.8	71.0	67.6
2010 Population by Relationship and Household Type			
Total	2,250	33,403	100,400
In Households	99.9%	99.8%	99.1%
In Family Households	92.4%	92.4%	89.6%
Householder	25.2%	25.5%	26.4%
Spouse	20.9%	20.4%	21.1%
Child	38.7%	39.2%	35.6%
Other relative	5.1%	4.6%	4.0%
Nonrelative	2.4%	2.7%	2.5%
In Nonfamily Households	7.5%	7.5%	9.5%
In Group Quarters	0.1%	0.2%	0.9%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.1%	0.1%	0.8%

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.



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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	2,026	26,940	76,898
Less than 9th Grade	2.9%	3.0%	2.5%
9th - 12th Grade, No Diploma	4.9%	4.2%	4.8%
High School Graduate	19.3%	21.0%	21.3%
GED/Alternative Credential	3.0%	3.7%	3.7%
Some College, No Degree	29.1%	29.9%	30.2%
Associate Degree	12.1%	10.6%	10.7%
Bachelor's Degree	17.5%	17.9%	17.5%
Graduate/Professional Degree	11.2%	9.7%	9.4%
2020 Population 15+ by Marital Status			
Total	2,478	33,005	92,745
Never Married	28.6%	27.9%	27.4%
Married	58.3%	58.1%	57.8%
Widowed	4.6%	4.1%	4.7%
Divorced	8.5%	9.9%	10.2%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,679	23,010	59,171
Population 16+ Employed	90.9%	89.6%	89.0%
Population 16+ Unemployment rate	9.1%	10.4%	11.0%
Population 16-24 Employed	12.8%	12.9%	12.3%
Population 16-24 Unemployment rate	16.3%	18.4%	19.5%
Population 25-54 Employed	74.6%	74.0%	72.4%
Population 25-54 Unemployment rate	7.7%	9.0%	9.6%
Population 55-64 Employed	10.0%	10.2%	11.5%
Population 55-64 Unemployment rate	9.5%	10.1%	10.4%
Population 65+ Employed	2.6%	2.9%	3.7%
Population 65+ Unemployment rate	9.3%	9.7%	9.8%
2020 Employed Population 16+ by Industry			
Total	1,527	20,609	52,650
Agriculture/Mining	0.3%	0.3%	0.3%
Construction	5.3%	6.7%	7.0%
Manufacturing	4.8%	6.7%	6.3%
Wholesale Trade	1.2%	2.4%	2.5%
Retail Trade	12.0%	12.1%	12.7%
Transportation/Utilities	8.5%	6.5%	6.2%
Information	1.0%	1.5%	1.8%
Finance/Insurance/Real Estate	13.0%	10.6%	10.7%
Services	43.3%	45.8%	47.0%
Public Administration	10.6%	7.4%	5.4%
2020 Employed Population 16+ by Occupation			
Total	1,527	20,609	52,651
White Collar	72.0%	67.5%	66.9%
Management/Business/Financial	16.8%	16.5%	15.3%
Professional	23.4%	21.8%	21.2%
Sales	11.9%	11.3%	12.5%
Administrative Support	19.8%	17.9%	17.9%
Services	15.3%	16.2%	15.9%
Blue Collar	12.7%	16.3%	17.2%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.4%	4.2%	4.1%
Installation/Maintenance/Repair	3.5%	4.0%	4.0%
Production	2.6%	3.1%	3.5%
Transportation/Material Moving	3.3%	4.9%	5.6%

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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2010 Households by Type			
Total	739	10,358	33,048
Households with 1 Person	13.1%	12.3%	15.1%
Households with 2+ People	86.9%	87.7%	84.9%
Family Households	81.6%	82.5%	79.9%
Husband-wife Families	67.5%	65.9%	64.1%
With Related Children	42.4%	40.9%	33.8%
Other Family (No Spouse Present)	14.1%	16.6%	15.8%
Other Family with Male Householder	5.1%	5.7%	4.9%
With Related Children	3.8%	4.4%	3.6%
Other Family with Female Householder	9.1%	11.0%	10.9%
With Related Children	6.6%	8.2%	8.1%
Nonfamily Households	5.3%	5.2%	5.0%
All Households with Children	53.0%	54.1%	46.1%
Multigenerational Households	5.3%	6.2%	5.2%
Unmarried Partner Households	7.8%	7.7%	7.0%
Male-female	6.6%	6.8%	6.2%
Same-sex	1.2%	0.9%	0.8%
2010 Households by Size			
Total	740	10,357	33,048
1 Person Household	13.1%	12.3%	15.1%
2 Person Household	27.3%	27.8%	33.8%
3 Person Household	18.0%	18.4%	16.6%
4 Person Household	21.1%	21.3%	18.1%
5 Person Household	12.0%	12.0%	9.8%
6 Person Household	5.3%	5.1%	4.1%
7 + Person Household	3.2%	3.1%	2.6%
2010 Households by Tenure and Mortgage Status			
Total	740	10,358	33,048
Owner Occupied	79.3%	80.0%	78.2%
Owned with a Mortgage/Loan	71.4%	74.1%	66.7%
Owned Free and Clear	8.0%	5.9%	11.4%
Renter Occupied	20.7%	20.0%	21.8%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	174	177	173
Percent of Income for Mortgage	14.2%	13.8%	14.1%
Wealth Index	99	98	95
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	853	11,826	38,756
Housing Units Inside Urbanized Area	97.9%	98.4%	98.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	2.1%	1.6%	1.7%
2010 Population By Urban/ Rural Status			
Total Population	2,250	33,403	100,400
Population Inside Urbanized Area	98.3%	98.7%	98.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	1.7%	1.3%	1.6%

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.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Soccer Moms (4A)	Soccer Moms (4A)	The Elders (9C)
3.		Boomburbs (1C)	Boomburbs (1C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$2,882,120	\$35,091,279	\$90,996,662
Average Spent	\$2,550.55	\$2,520.02	\$2,270.04
Spending Potential Index	119	117	106
Education: Total \$	\$2,014,127	\$24,643,092	\$63,882,054
Average Spent	\$1,782.41	\$1,769.70	\$1,593.63
Spending Potential Index	100	99	89
Entertainment/Recreation: Total \$	\$4,159,472	\$50,671,261	\$133,033,964
Average Spent	\$3,680.95	\$3,638.87	\$3,318.71
Spending Potential Index	113	112	102
Food at Home: Total \$	\$6,794,672	\$82,738,543	\$218,515,604
Average Spent	\$6,012.98	\$5,941.73	\$5,451.17
Spending Potential Index	113	111	102
Food Away from Home: Total \$	\$4,971,309	\$60,533,986	\$158,507,180
Average Spent	\$4,399.39	\$4,347.14	\$3,954.18
Spending Potential Index	117	115	105
Health Care: Total \$	\$7,382,542	\$89,863,363	\$240,012,062
Average Spent	\$6,533.22	\$6,453.38	\$5,987.43
Spending Potential Index	114	112	104
HH Furnishings & Equipment: Total \$	\$3,003,939	\$36,564,505	\$95,194,943
Average Spent	\$2,658.35	\$2,625.82	\$2,374.77
Spending Potential Index	122	120	109
Personal Care Products & Services: Total \$	\$1,247,255	\$15,180,593	\$40,092,745
Average Spent	\$1,103.77	\$1,090.17	\$1,000.17
Spending Potential Index	120	119	109
Shelter: Total \$	\$24,069,205	\$293,156,636	\$775,179,028
Average Spent	\$21,300.18	\$21,052.54	\$19,337.90
Spending Potential Index	110	109	100
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,306,621	\$40,268,210	\$107,379,421
Average Spent	\$2,926.21	\$2,891.79	\$2,678.73
Spending Potential Index	125	123	114
Travel: Total \$	\$3,069,105	\$37,381,077	\$99,398,152
Average Spent	\$2,716.02	\$2,684.46	\$2,479.62
Spending Potential Index	113	111	103
Vehicle Maintenance & Repairs: Total \$	\$1,498,435	\$18,222,464	\$48,059,475
Average Spent	\$1,326.05	\$1,308.62	\$1,198.91
Spending Potential Index	114	113	103

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.