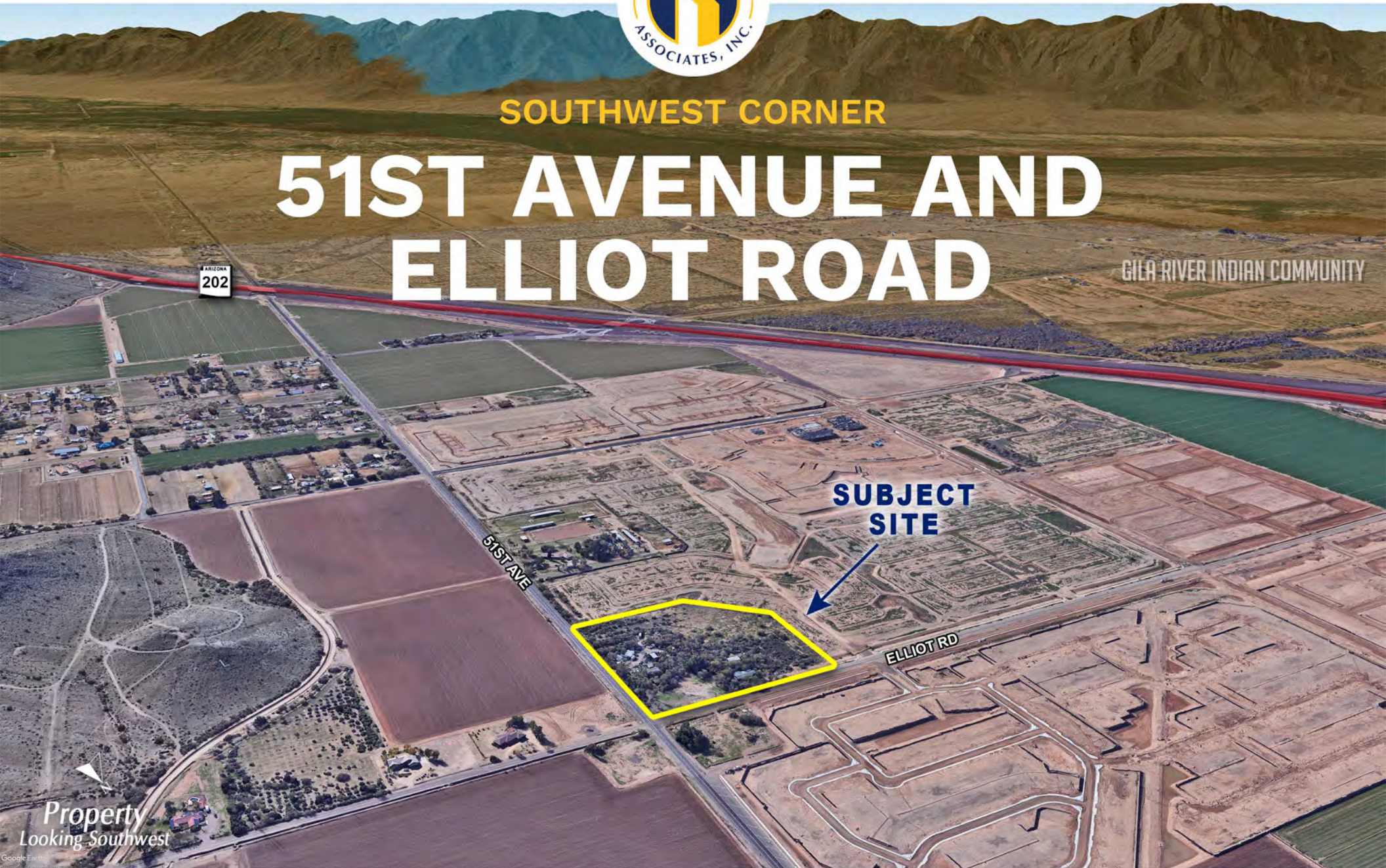




SOUTHWEST CORNER

# 51ST AVENUE AND ELLIOT ROAD

GILA RIVER INDIAN COMMUNITY



ARIZONA  
202

SUBJECT  
SITE

51ST AVE

ELLIOT RD

Property  
Looking Southwest



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

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



## SOUTHWEST CORNER

# 51<sup>ST</sup> AVENUE AND ELLIOT

### LOCATION

Located at the southwest corner of 51<sup>st</sup> Avenue and Elliot Road in Laveen (City of Phoenix), Arizona.

### SIZE

471,241 Square Feet (±10.82 Acres)

### ASSESSOR PARCEL NUMBERS

300-03-008E, 008K, 008M, 008N, 008P

### ZONING

S-1 | City of Phoenix

*\*Laveen Village General Plan shows: Commercial*

### PRICE

\$4,712,410 (\$10 per Square Foot)

### TERMS

Cash

### COMMENTS

This excellent infill site lies approximately 1 mile east of the Loop 202/Elliot Road full diamond interchange. Seller may consider selling subject to rezoning for high density single family use.

### PROPERTY TAXES

2020 Assessment: \$10,629.62

### UTILITIES

Electricity: Salt River Project

Telephone: CenturyLink

Water: City of Phoenix

Sewer: City of Phoenix

### SCHOOLS

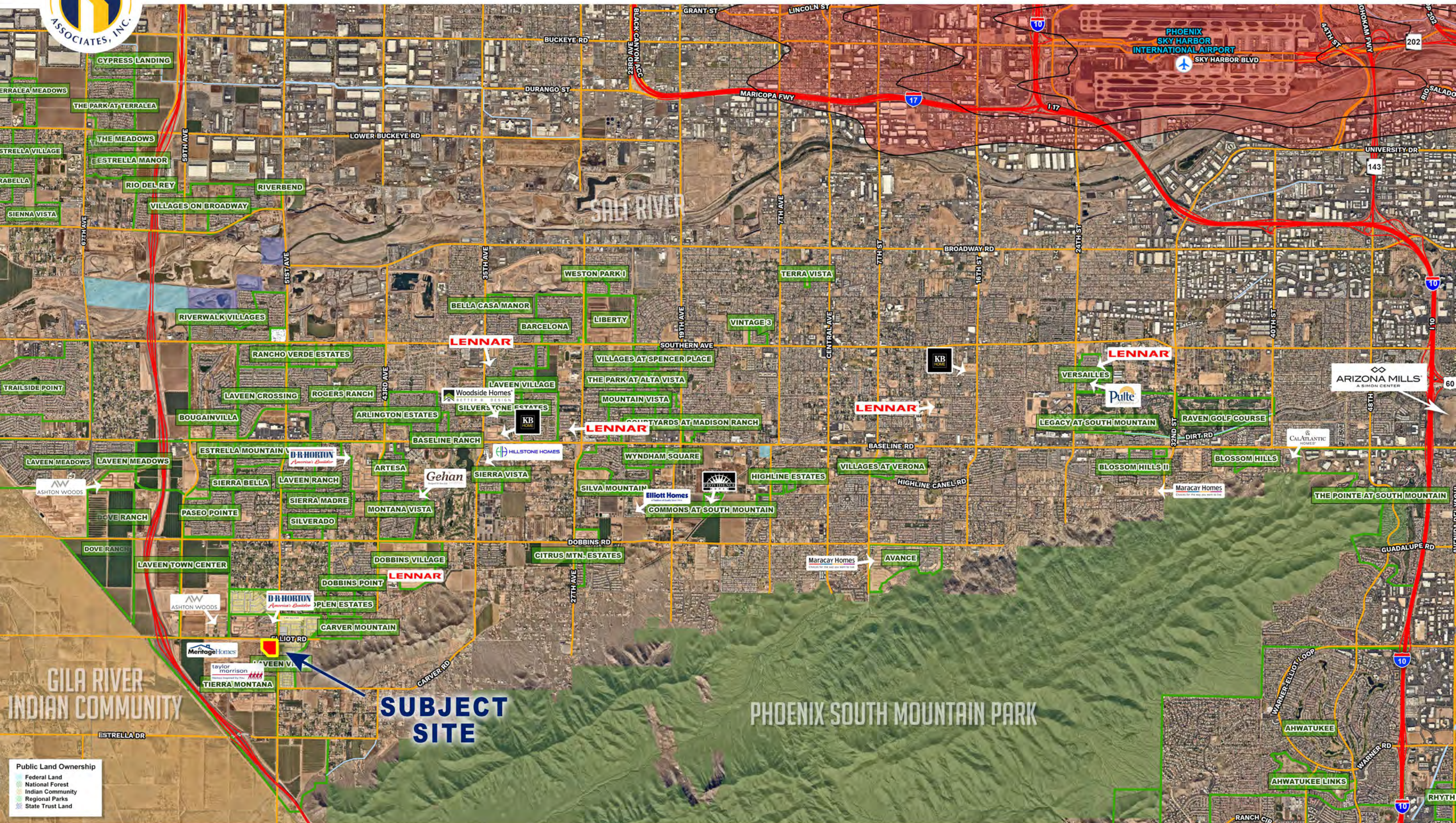
Elementary:

- Laveen Elementary (K-8)

- Estrella Foothills Global Academy (K-6)

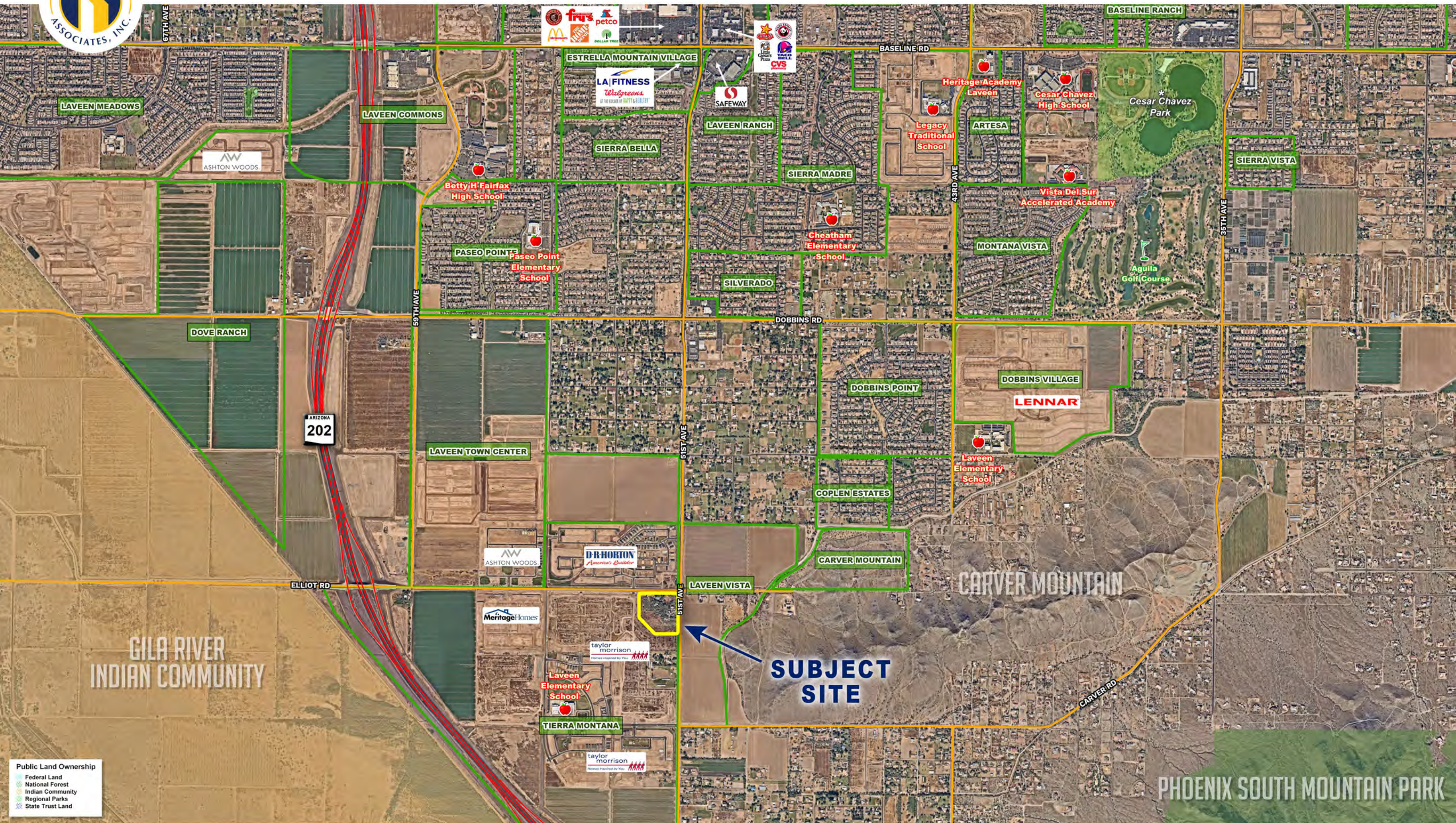
High School:

- Betty H. Fairfax (9-12)



Public Land Ownership

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



**Public Land Ownership**

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



### LAVEEN TRANSPORTATION CORRIDOR TRAFFIC COUNTS - BY THE NUMBERS

Numbers shown are average weekday volume in thousands per 24-hour period. Source: phoenix.gov  
\*Updated: 2018

**SUBJECT SITE**

15.3

14.2

1.8

202

#### LOOP 202/ ELLIOT ROAD

Full diamond interchange at Elliot Road and Loop 202

202

#### LOOP 202/ ESTRELLA DRIVE

Double roundabout interchange at Estrella Drive and Loop 202

\* South Mountain Regional Park

\* Carver Mountain

TIERRA MONTANA

ARIZONA 202

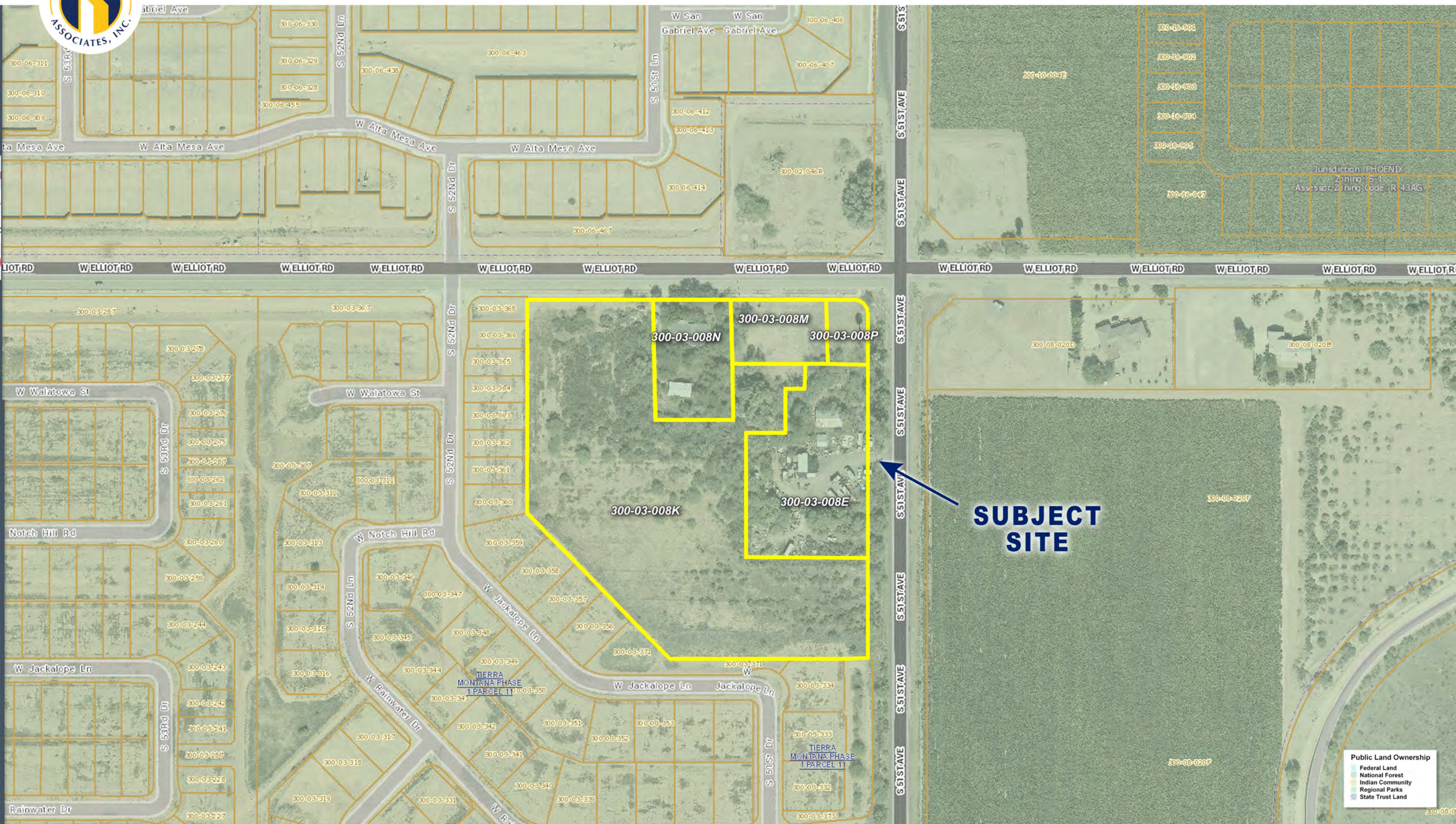
GILA RIVER INDIAN COMMUNITY

**Public Land Ownership**

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# SOUTHWEST CORNER OF 51ST AVENUE AND ELLIOT ROAD / ASSESSOR PARCEL MAP



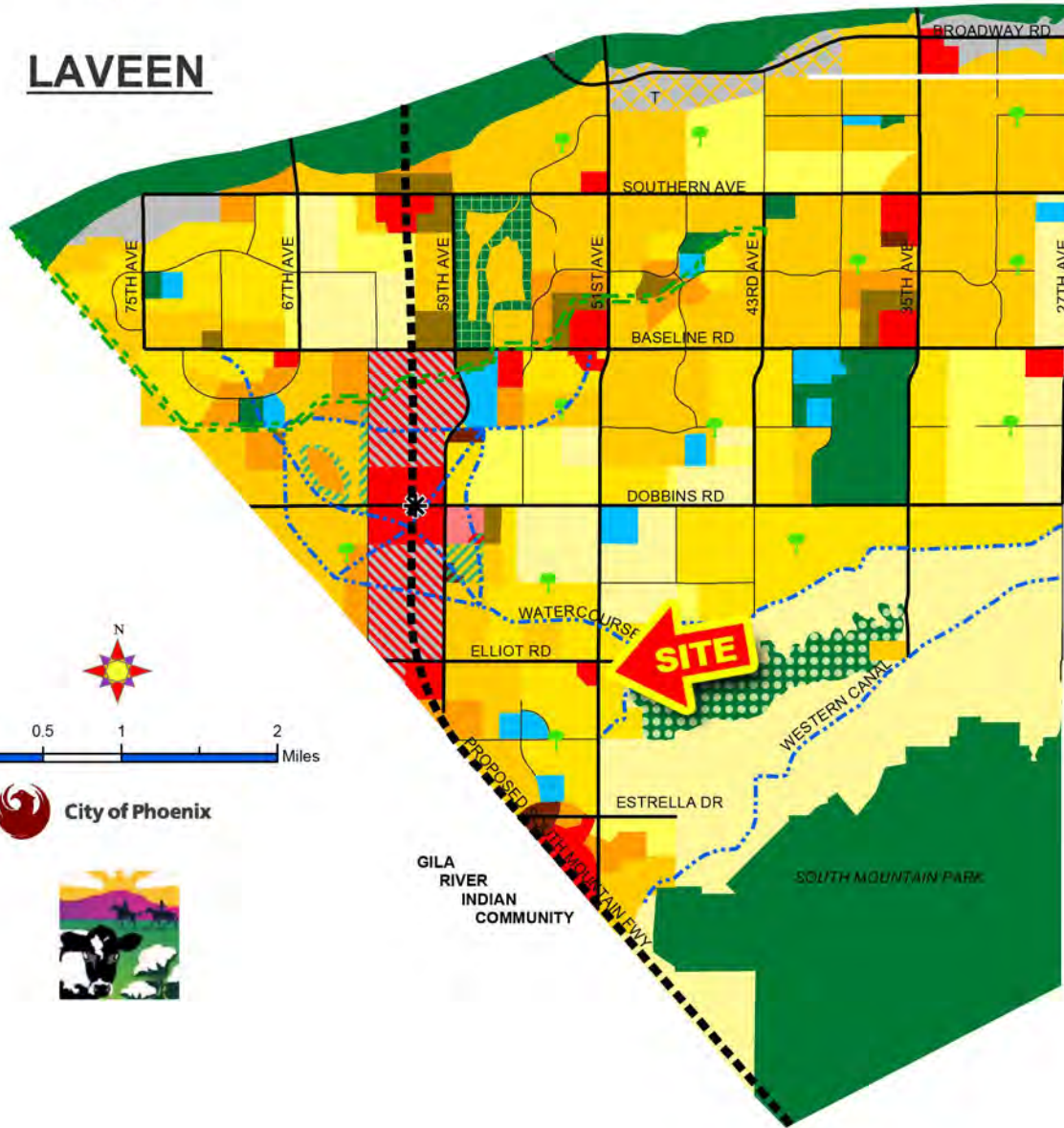
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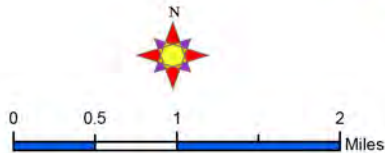
# LAVEEN VILLAGE / GENERAL PLAN MAP

## LAVEEN



### General Plan Categories

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Privately Owned
- Parks/Open Space - Future/1du/acre or color shown in stripe
- Conservation Community (See Laveen Area Plan)
- Mixed Use (Striped)
- Commercial
- Commerce/Business Park
- Public/Quasi-Public
- Primary Core
- Park
- School
- Arterial Streets
- Collector Streets
- Future Transportation
- Canal, Watercourse, Wash
- Laveen Conveyance Channel



City of Phoenix



GILA RIVER INDIAN COMMUNITY

1 Mixed Use is an integrated variation of uses which may include residential, service, and basic commercial, general office, entertainment, and cultural functions, with a compatible relationship. This category would allow any or all of these uses within an area so categorized to be further determined by more specific plans, which would consider General Plan goals, existing zoning and uses, and site consideration.

2 As appropriate, and when in the best interests of the City to protect and preserve mountains and washes as open space, densities adjacent to mountains or washes may be greater than the General Plan category depicted on this plan.

3 Readers of this map are cautioned to refer to the adopted General Plan text and maps in the full document and other Adopted refinements - Special Planning Districts, Redevelopment Plans or Specific Plans for further guidance.

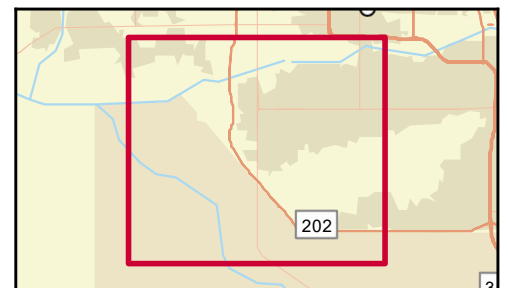
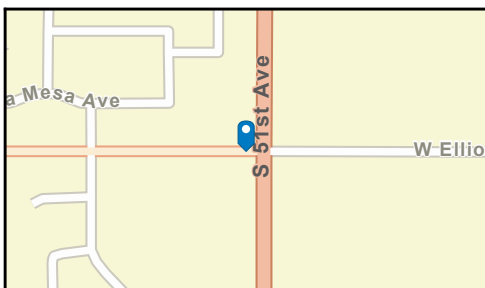
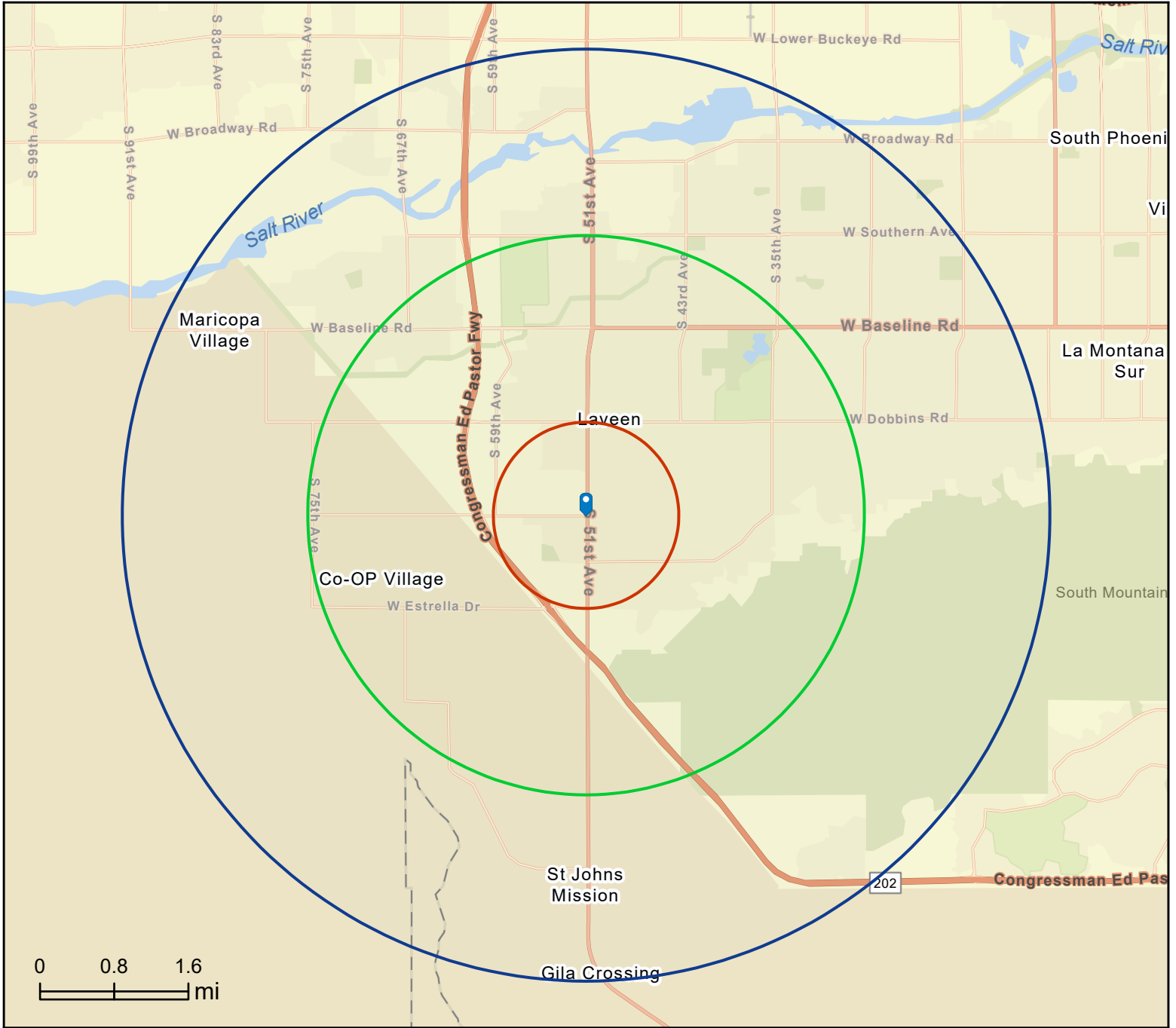
4 For special formats of this publication, call 602-252-4368 or 602-534-5500 TDD.

5 For questions concerning this publication call the Phoenix Planning Department, 602-262-5882.

**Note:**  
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.

51st Avenue & Elliot Road  
5100-5198 W Elliot Rd, Laveen, Arizona, 85339  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.34839  
Longitude: -112.16948







# Executive Summary

51st Avenue & Elliot Road  
 5100-5198 W Elliot Rd, Laveen, Arizona, 85339  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.34839  
 Longitude: -112.16948

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	518	4,036	17,048
2010 Population	1,424	27,523	69,153
2020 Population	1,550	34,300	85,116
2025 Population	1,669	37,678	93,199
2000-2010 Annual Rate	10.64%	21.16%	15.03%
2010-2020 Annual Rate	0.83%	2.17%	2.05%
2020-2025 Annual Rate	1.49%	1.90%	1.83%
2020 Male Population	49.5%	48.8%	48.8%
2020 Female Population	50.5%	51.2%	51.2%
2020 Median Age	37.0	31.9	30.9

In the identified area, the current year population is 85,116. In 2010, the Census count in the area was 69,153. The rate of change since 2010 was 2.05% annually. The five-year projection for the population in the area is 93,199 representing a change of 1.83% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	51.0%	41.7%	42.2%
2020 Black Alone	14.1%	21.0%	18.8%
2020 American Indian/Alaska Native Alone	1.5%	3.2%	4.7%
2020 Asian Alone	9.4%	8.7%	7.0%
2020 Pacific Islander Alone	0.1%	0.3%	0.3%
2020 Other Race	19.2%	19.4%	21.6%
2020 Two or More Races	4.6%	5.8%	5.3%
2020 Hispanic Origin (Any Race)	41.0%	43.1%	48.1%

Persons of Hispanic origin represent 48.1% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.9 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	135	88	81
2000 Households	172	1,294	4,731
2010 Households	454	8,408	20,269
2020 Total Households	492	10,358	24,542
2025 Total Households	528	11,331	26,763
2000-2010 Annual Rate	10.19%	20.58%	15.66%
2010-2020 Annual Rate	0.79%	2.06%	1.88%
2020-2025 Annual Rate	1.42%	1.81%	1.75%
2020 Average Household Size	3.15	3.31	3.47

The household count in this area has changed from 20,269 in 2010 to 24,542 in the current year, a change of 1.88% annually. The five-year projection of households is 26,763, a change of 1.75% annually from the current year total. Average household size is currently 3.47, compared to 3.41 in the year 2010. The number of families in the current year is 19,353 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

51st Avenue & Elliot Road  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.6%	13.1%	13.8%
<b>Median Household Income</b>			
2020 Median Household Income	\$105,666	\$77,730	\$72,512
2025 Median Household Income	\$114,059	\$85,778	\$79,697
2020-2025 Annual Rate	1.54%	1.99%	1.91%
<b>Average Household Income</b>			
2020 Average Household Income	\$120,313	\$94,724	\$89,423
2025 Average Household Income	\$138,872	\$108,175	\$101,631
2020-2025 Annual Rate	2.91%	2.69%	2.59%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$39,157	\$28,463	\$25,793
2025 Per Capita Income	\$45,052	\$32,377	\$29,196
2020-2025 Annual Rate	2.84%	2.61%	2.51%

### Households by Income

Current median household income is \$72,512 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$79,697 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$89,423 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$101,631 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,793 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,196 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	175	181	173
2000 Total Housing Units	174	1,351	5,035
2000 Owner Occupied Housing Units	147	1,084	3,810
2000 Renter Occupied Housing Units	25	210	920
2000 Vacant Housing Units	2	57	305
2010 Total Housing Units	497	9,594	22,945
2010 Owner Occupied Housing Units	393	6,566	15,621
2010 Renter Occupied Housing Units	61	1,842	4,648
2010 Vacant Housing Units	43	1,186	2,676
2020 Total Housing Units	529	11,242	26,409
2020 Owner Occupied Housing Units	426	8,334	19,428
2020 Renter Occupied Housing Units	66	2,024	5,114
2020 Vacant Housing Units	37	884	1,867
2025 Total Housing Units	566	12,260	28,700
2025 Owner Occupied Housing Units	460	9,193	21,375
2025 Renter Occupied Housing Units	68	2,138	5,388
2025 Vacant Housing Units	38	929	1,937

Currently, 73.6% of the 26,409 housing units in the area are owner occupied; 19.4%, renter occupied; and 7.1% 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 22,945 housing units in the area - 68.1% owner occupied, 20.3% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 6.45%. Median home value in the area is \$239,069, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.36% annually to \$268,689.

**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
<b>Population Summary</b>			
2000 Total Population	518	4,036	17,048
2010 Total Population	1,424	27,523	69,153
2020 Total Population	1,550	34,300	85,116
2020 Group Quarters	2	7	32
2025 Total Population	1,669	37,678	93,199
2020-2025 Annual Rate	1.49%	1.90%	1.83%
2020 Total Daytime Population	1,310	28,080	69,631
Workers	513	9,476	22,417
Residents	797	18,604	47,214
<b>Household Summary</b>			
2000 Households	172	1,294	4,731
2000 Average Household Size	3.01	3.11	3.59
2010 Households	454	8,408	20,269
2010 Average Household Size	3.13	3.27	3.41
2020 Households	492	10,358	24,542
2020 Average Household Size	3.15	3.31	3.47
2025 Households	528	11,331	26,763
2025 Average Household Size	3.16	3.32	3.48
2020-2025 Annual Rate	1.42%	1.81%	1.75%
2010 Families	352	6,653	16,127
2010 Average Family Size	3.49	3.61	3.75
2020 Families	377	8,130	19,353
2020 Average Family Size	3.53	3.66	3.82
2025 Families	404	8,884	21,076
2025 Average Family Size	3.54	3.67	3.83
2020-2025 Annual Rate	1.39%	1.79%	1.72%
<b>Housing Unit Summary</b>			
2000 Housing Units	174	1,351	5,035
Owner Occupied Housing Units	84.5%	80.2%	75.7%
Renter Occupied Housing Units	14.4%	15.5%	18.3%
Vacant Housing Units	1.1%	4.2%	6.1%
2010 Housing Units	497	9,594	22,945
Owner Occupied Housing Units	79.1%	68.4%	68.1%
Renter Occupied Housing Units	12.3%	19.2%	20.3%
Vacant Housing Units	8.7%	12.4%	11.7%
2020 Housing Units	529	11,242	26,409
Owner Occupied Housing Units	80.5%	74.1%	73.6%
Renter Occupied Housing Units	12.5%	18.0%	19.4%
Vacant Housing Units	7.0%	7.9%	7.1%
2025 Housing Units	566	12,260	28,700
Owner Occupied Housing Units	81.3%	75.0%	74.5%
Renter Occupied Housing Units	12.0%	17.4%	18.8%
Vacant Housing Units	6.7%	7.6%	6.7%
<b>Median Household Income</b>			
2020	\$105,666	\$77,730	\$72,512
2025	\$114,059	\$85,778	\$79,697
<b>Median Home Value</b>			
2020	\$343,137	\$243,730	\$239,069
2025	\$375,203	\$273,655	\$268,689
<b>Per Capita Income</b>			
2020	\$39,157	\$28,463	\$25,793
2025	\$45,052	\$32,377	\$29,196
<b>Median Age</b>			
2010	35.3	29.5	28.9
2020	37.0	31.9	30.9
2025	37.0	31.1	30.6

**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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	1 mile	3 miles	5 miles
<b>2020 Households by Income</b>			
Household Income Base	492	10,358	24,542
<\$15,000	2.2%	4.5%	6.2%
\$15,000 - \$24,999	5.9%	5.0%	5.5%
\$25,000 - \$34,999	4.1%	7.3%	7.3%
\$35,000 - \$49,999	5.9%	11.2%	11.5%
\$50,000 - \$74,999	13.2%	19.6%	20.9%
\$75,000 - \$99,999	13.0%	17.0%	16.8%
\$100,000 - \$149,999	30.1%	21.7%	19.4%
\$150,000 - \$199,999	14.6%	7.2%	6.5%
\$200,000+	10.8%	6.5%	5.8%
Average Household Income	\$120,313	\$94,724	\$89,423
<b>2025 Households by Income</b>			
Household Income Base	528	11,331	26,763
<\$15,000	2.1%	3.8%	5.2%
\$15,000 - \$24,999	4.7%	4.3%	4.8%
\$25,000 - \$34,999	3.2%	6.2%	6.3%
\$35,000 - \$49,999	4.7%	9.7%	10.3%
\$50,000 - \$74,999	11.2%	17.5%	19.4%
\$75,000 - \$99,999	11.9%	16.6%	16.7%
\$100,000 - \$149,999	30.3%	24.4%	21.9%
\$150,000 - \$199,999	17.0%	9.1%	8.1%
\$200,000+	14.8%	8.4%	7.4%
Average Household Income	\$138,872	\$108,175	\$101,631
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	426	8,334	19,428
<\$50,000	0.2%	0.8%	2.9%
\$50,000 - \$99,999	0.2%	0.9%	2.7%
\$100,000 - \$149,999	0.9%	5.9%	7.4%
\$150,000 - \$199,999	2.1%	16.1%	16.5%
\$200,000 - \$249,999	14.3%	30.1%	26.3%
\$250,000 - \$299,999	21.8%	16.9%	17.8%
\$300,000 - \$399,999	23.9%	15.1%	12.5%
\$400,000 - \$499,999	26.3%	8.0%	6.7%
\$500,000 - \$749,999	7.3%	4.7%	5.6%
\$750,000 - \$999,999	0.9%	0.6%	0.5%
\$1,000,000 - \$1,499,999	0.5%	0.3%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%
\$2,000,000 +	1.4%	0.3%	0.5%
Average Home Value	\$390,728	\$289,491	\$281,676
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	460	9,193	21,375
<\$50,000	0.0%	0.3%	1.6%
\$50,000 - \$99,999	0.0%	0.3%	1.8%
\$100,000 - \$149,999	0.2%	2.8%	3.7%
\$150,000 - \$199,999	0.9%	8.9%	9.1%
\$200,000 - \$249,999	8.9%	28.2%	25.4%
\$250,000 - \$299,999	19.8%	20.0%	22.5%
\$300,000 - \$399,999	26.7%	19.9%	16.8%
\$400,000 - \$499,999	32.0%	10.3%	9.4%
\$500,000 - \$749,999	8.7%	7.5%	7.9%
\$750,000 - \$999,999	0.9%	0.8%	0.7%
\$1,000,000 - \$1,499,999	0.7%	0.4%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.2%
\$2,000,000 +	1.1%	0.3%	0.4%
Average Home Value	\$409,096	\$323,575	\$316,857

**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.



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	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	1,421	27,524	69,154
0 - 4	8.7%	10.6%	10.6%
5 - 9	7.8%	9.2%	9.6%
10 - 14	7.2%	8.6%	8.6%
15 - 24	12.0%	13.6%	14.4%
25 - 34	13.9%	19.0%	18.3%
35 - 44	17.5%	16.3%	15.5%
45 - 54	13.4%	10.8%	11.0%
55 - 64	12.1%	7.6%	7.6%
65 - 74	5.9%	3.2%	3.1%
75 - 84	1.4%	0.9%	1.1%
85 +	0.3%	0.3%	0.3%
18 +	72.3%	66.8%	66.2%
<b>2020 Population by Age</b>			
Total	1,550	34,302	85,117
0 - 4	7.7%	9.3%	9.6%
5 - 9	7.7%	9.4%	9.6%
10 - 14	6.8%	8.5%	8.6%
15 - 24	10.5%	12.3%	12.8%
25 - 34	13.7%	15.4%	15.8%
35 - 44	16.3%	17.3%	16.5%
45 - 54	12.7%	12.1%	11.6%
55 - 64	12.5%	8.5%	8.3%
65 - 74	8.8%	5.3%	5.2%
75 - 84	2.9%	1.7%	1.6%
85 +	0.5%	0.3%	0.3%
18 +	74.1%	68.8%	68.0%
<b>2025 Population by Age</b>			
Total	1,670	37,676	93,200
0 - 4	7.8%	9.4%	9.7%
5 - 9	7.5%	9.2%	9.5%
10 - 14	7.0%	9.0%	9.2%
15 - 24	10.5%	12.3%	12.9%
25 - 34	13.7%	17.2%	17.0%
35 - 44	17.1%	16.3%	15.8%
45 - 54	11.6%	11.5%	11.2%
55 - 64	11.6%	7.5%	7.4%
65 - 74	8.9%	5.1%	4.9%
75 - 84	3.7%	2.0%	2.0%
85 +	0.6%	0.4%	0.4%
18 +	73.7%	67.8%	67.0%
<b>2010 Population by Sex</b>			
Males	701	13,411	33,805
Females	723	14,112	35,348
<b>2020 Population by Sex</b>			
Males	767	16,726	41,573
Females	783	17,573	43,543
<b>2025 Population by Sex</b>			
Males	827	18,372	45,474
Females	842	19,305	47,725

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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Prepared by Nathan and Associates, Inc.

Latitude: 33.34839  
 Longitude: -112.16948

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	1,424	27,522	69,153
White Alone	57.3%	46.8%	46.8%
Black Alone	11.9%	18.5%	16.5%
American Indian Alone	1.5%	3.4%	4.9%
Asian Alone	7.6%	7.5%	6.0%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	17.4%	18.2%	20.6%
Two or More Races	4.2%	5.3%	4.9%
Hispanic Origin	37.9%	41.1%	46.5%
Diversity Index	81.6	86.6	87.3
<b>2020 Population by Race/Ethnicity</b>			
Total	1,550	34,301	85,116
White Alone	51.0%	41.7%	42.2%
Black Alone	14.1%	21.0%	18.8%
American Indian Alone	1.5%	3.2%	4.7%
Asian Alone	9.4%	8.7%	7.0%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	19.2%	19.4%	21.6%
Two or More Races	4.6%	5.8%	5.3%
Hispanic Origin	41.0%	43.1%	48.1%
Diversity Index	85.1	88.4	88.9
<b>2025 Population by Race/Ethnicity</b>			
Total	1,670	37,677	93,200
White Alone	48.1%	39.5%	40.3%
Black Alone	15.3%	22.2%	19.8%
American Indian Alone	1.6%	3.2%	4.6%
Asian Alone	10.3%	9.4%	7.7%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	19.8%	19.6%	21.8%
Two or More Races	4.8%	5.9%	5.5%
Hispanic Origin	42.2%	43.8%	48.6%
Diversity Index	86.4	89.1	89.5
<b>2010 Population by Relationship and Household Type</b>			
Total	1,424	27,523	69,153
In Households	99.9%	100.0%	100.0%
In Family Households	89.5%	90.9%	91.2%
Householder	25.4%	24.0%	23.3%
Spouse	20.1%	16.7%	15.7%
Child	34.4%	38.9%	40.1%
Other relative	6.5%	7.6%	8.2%
Nonrelative	3.1%	3.7%	3.9%
In Nonfamily Households	10.4%	9.1%	8.7%
In Group Quarters	0.1%	0.0%	0.0%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.1%	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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



# Market Profile

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	1 mile	3 miles	5 miles
<b>2020 Population 25+ by Educational Attainment</b>			
Total	1,040	20,753	50,518
Less than 9th Grade	4.2%	6.3%	7.8%
9th - 12th Grade, No Diploma	4.3%	6.7%	8.2%
High School Graduate	18.1%	20.1%	21.2%
GED/Alternative Credential	3.8%	4.7%	4.9%
Some College, No Degree	21.0%	22.3%	22.3%
Associate Degree	12.8%	12.2%	11.0%
Bachelor's Degree	23.6%	18.1%	16.0%
Graduate/Professional Degree	12.2%	9.6%	8.6%
<b>2020 Population 15+ by Marital Status</b>			
Total	1,204	24,969	61,445
Never Married	29.8%	35.3%	38.0%
Married	55.2%	50.8%	48.7%
Widowed	5.6%	3.7%	3.5%
Divorced	9.3%	10.1%	9.9%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	862	18,044	43,438
Population 16+ Employed	87.8%	87.5%	87.9%
Population 16+ Unemployment rate	12.2%	12.5%	12.1%
Population 16-24 Employed	10.0%	10.1%	11.0%
Population 16-24 Unemployment rate	24.8%	28.3%	25.5%
Population 25-54 Employed	67.8%	75.5%	74.6%
Population 25-54 Unemployment rate	10.8%	10.1%	10.1%
Population 55-64 Employed	15.5%	11.0%	11.2%
Population 55-64 Unemployment rate	10.7%	12.1%	11.2%
Population 65+ Employed	6.6%	3.4%	3.3%
Population 65+ Unemployment rate	7.4%	8.2%	8.1%
<b>2020 Employed Population 16+ by Industry</b>			
Total	757	15,789	38,167
Agriculture/Mining	0.0%	0.2%	0.4%
Construction	5.5%	6.5%	6.2%
Manufacturing	11.8%	8.3%	9.1%
Wholesale Trade	3.3%	3.2%	2.5%
Retail Trade	12.2%	8.9%	8.5%
Transportation/Utilities	4.4%	8.4%	8.8%
Information	3.2%	2.5%	2.6%
Finance/Insurance/Real Estate	6.9%	9.0%	10.2%
Services	43.7%	45.5%	45.7%
Public Administration	9.1%	7.5%	6.0%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	760	15,787	38,169
White Collar	70.7%	66.0%	61.6%
Management/Business/Financial	13.6%	12.2%	12.1%
Professional	25.9%	24.2%	20.8%
Sales	15.1%	9.7%	9.0%
Administrative Support	16.1%	19.8%	19.8%
Services	13.3%	14.7%	16.8%
Blue Collar	16.4%	19.3%	21.6%
Farming/Forestry/Fishing	0.0%	0.0%	0.2%
Construction/Extraction	3.7%	4.2%	5.0%
Installation/Maintenance/Repair	3.6%	3.0%	2.6%
Production	3.2%	4.0%	5.3%
Transportation/Material Moving	5.9%	8.1%	8.6%

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

February 04, 2021



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<b>2010 Households by Type</b>			
Total	454	8,408	20,269
Households with 1 Person	15.2%	14.0%	13.4%
Households with 2+ People	84.8%	86.0%	86.6%
Family Households	77.5%	79.1%	79.6%
Husband-wife Families	61.2%	55.1%	53.5%
With Related Children	30.0%	33.0%	32.9%
Other Family (No Spouse Present)	16.3%	24.0%	26.1%
Other Family with Male Householder	6.8%	7.6%	7.8%
With Related Children	4.6%	5.0%	5.3%
Other Family with Female Householder	9.5%	16.4%	18.3%
With Related Children	5.9%	12.6%	13.9%
Nonfamily Households	7.3%	6.9%	7.1%
All Households with Children	41.4%	51.3%	53.0%
Multigenerational Households	7.3%	8.9%	10.2%
Unmarried Partner Households	9.3%	10.3%	10.7%
Male-female	7.3%	8.6%	9.1%
Same-sex	2.0%	1.6%	1.6%
<b>2010 Households by Size</b>			
Total	452	8,409	20,268
1 Person Household	15.3%	13.9%	13.4%
2 Person Household	33.8%	27.0%	25.7%
3 Person Household	17.7%	18.9%	18.1%
4 Person Household	16.8%	17.4%	17.6%
5 Person Household	7.3%	11.6%	12.4%
6 Person Household	4.6%	6.4%	6.9%
7 + Person Household	4.4%	4.8%	5.9%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	454	8,408	20,269
Owner Occupied	86.6%	78.1%	77.1%
Owned with a Mortgage/Loan	76.0%	71.3%	68.5%
Owned Free and Clear	10.6%	6.8%	8.6%
Renter Occupied	13.4%	21.9%	22.9%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	175	181	173
Percent of Income for Mortgage	13.6%	13.1%	13.8%
Wealth Index	135	88	81
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	497	9,594	22,945
Housing Units Inside Urbanized Area	95.2%	97.8%	97.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	4.8%	2.2%	2.9%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	1,424	27,523	69,153
Population Inside Urbanized Area	95.9%	97.8%	96.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	4.1%	2.2%	3.1%

**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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<b>Top 3 Tapestry Segments</b>			
1.	Boomburbs (1C)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Green Acres (6A)	Green Acres (6A)	Barrios Urbanos (7D)
3.	Up and Coming Families (7A)	Boomburbs (1C)	Green Acres (6A)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,433,457	\$24,415,706	\$54,943,360
Average Spent	\$2,913.53	\$2,357.18	\$2,238.75
Spending Potential Index	136	110	104
Education: Total \$	\$1,131,779	\$17,345,352	\$38,973,738
Average Spent	\$2,300.36	\$1,674.59	\$1,588.04
Spending Potential Index	129	94	89
Entertainment/Recreation: Total \$	\$2,115,245	\$35,300,598	\$78,660,190
Average Spent	\$4,299.28	\$3,408.05	\$3,205.13
Spending Potential Index	132	105	99
Food at Home: Total \$	\$3,365,629	\$57,749,233	\$130,158,122
Average Spent	\$6,840.71	\$5,575.33	\$5,303.48
Spending Potential Index	128	104	99
Food Away from Home: Total \$	\$2,483,607	\$42,150,687	\$95,026,740
Average Spent	\$5,047.98	\$4,069.38	\$3,872.00
Spending Potential Index	134	108	103
Health Care: Total \$	\$3,704,013	\$62,819,229	\$140,277,723
Average Spent	\$7,528.48	\$6,064.80	\$5,715.82
Spending Potential Index	131	106	99
HH Furnishings & Equipment: Total \$	\$1,496,848	\$25,421,462	\$56,865,446
Average Spent	\$3,042.37	\$2,454.28	\$2,317.07
Spending Potential Index	139	112	106
Personal Care Products & Services: Total \$	\$625,195	\$10,556,336	\$23,596,003
Average Spent	\$1,270.72	\$1,019.15	\$961.45
Spending Potential Index	138	111	105
Shelter: Total \$	\$12,296,268	\$205,042,917	\$462,897,393
Average Spent	\$24,992.41	\$19,795.61	\$18,861.44
Spending Potential Index	129	102	97
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,633,331	\$27,818,371	\$61,313,126
Average Spent	\$3,319.78	\$2,685.69	\$2,498.29
Spending Potential Index	142	115	107
Travel: Total \$	\$1,614,845	\$26,041,742	\$57,734,840
Average Spent	\$3,282.21	\$2,514.17	\$2,352.49
Spending Potential Index	136	104	98
Vehicle Maintenance & Repairs: Total \$	\$736,216	\$12,692,850	\$28,407,071
Average Spent	\$1,496.37	\$1,225.42	\$1,157.49
Spending Potential Index	129	106	100

**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.