



LAVEEN, ARIZONA

# 51ST AVENUE AND ELLIOT

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





## LAVEEN, ARIZONA

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

### LOCATION

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

### SIZE

12.7 Gross Acres (553,212 Gross SF)

### ZONING

C-1 (Up to 10 DU/Gross Acre) | City of Phoenix

- [Zoning Ordinance](#) G-7089
- Current Site Plan Shows: 114 Build for Rent Units

### PRICE

\$8,298,180 (\$15 per Square Foot)

### SUGGESTED TERMS

- Feasibility Period: 45 Days
- Close of Escrow: 30 Days after expiration of Feasibility Period.

### 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

2023 Assessment: \$11,350.94

### ASSESSOR PARCEL NUMBERS

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

### 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)



## PROJECT DATA

PROJECT DATA		
DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
MAX DENSITY	10.0 DU/AC GROSS	8.9 DU/AC GROSS (114 UNITS)
MAX BUILDING HEIGHT	2 STORIES AND 30 FEET FOR FIRST 150 FEET; 1-FOOT INCREASE TO 48 FEET HIGH, 4-STORY MAXIMUM*	15'
MAX. LOT COVERAGE (GROSS)	45% OR 5.7 AC	23% OR 2.9 AC
MIN. OPEN SPACE (GROSS)	10% OR 1.27 AC	12.4% OR 1.58 AC**
*THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.		
**PROVIDED AMENITIES: SEE LANDSCAPE PLAN		

## SETBACKS

BUILDING SETBACKS		LANDCAPE	NOTE
FRONT (NORTH AND EAST)	20'	20'	PUBLIC STREET
SIDE (WEST)	15'	15'	INTERIOR
REAR (SOUTH)	15'	15'	INTERIOR PERIMETER

## ADDITIONAL DOCUMENTS

[Please Click to view](#)

*ALTA Survey*

*Conceptual Images*

*Clubhouse Pool Plan and Elevations*

*Planting Plan*

*Project Narrative*

*Site Plan – Option 2*

*Zoning Documents*





## LAVEEN VILLAGE FACTS



### POPULATION

2023 population: **79,094**  
Population estimate 2025: **80,492**  
Median age of: **30.8**



### HOUSEHOLD INCOME

2022 Median Household Income **\$78,843**  
2025 Estimated Median Household Income **\$80,421**

Source: Esri.com



### LOCATION

Located in the **southwest valley** nestled between South Mountain and the Salt River, from 27th Avenue to the Gila River Indian Community covering **28 square miles**.



### EDUCATION

Arizona Lutheran Academy **192 students**  
Betty H. Fairfax High School **1,672 students**  
Laveen Elementary School **1,672 students**  
Legacy Traditional School – Laveen Village **1,090 students**  
Laveen Education Center **7,354 students**



### LAVEEN ASSETS

Cesar Chavez District Park & Library  
South Mountain Park  
27th Ave/Baseline Park & Ride  
Arizona General Hospital  
Danzeisen Dairy  
Corona Ranch  
Venue at the Grove  
Agulia Golf Course  
Southern Ridge golf Course  
Laveen Community Parade

Source: phxeastvalley.org



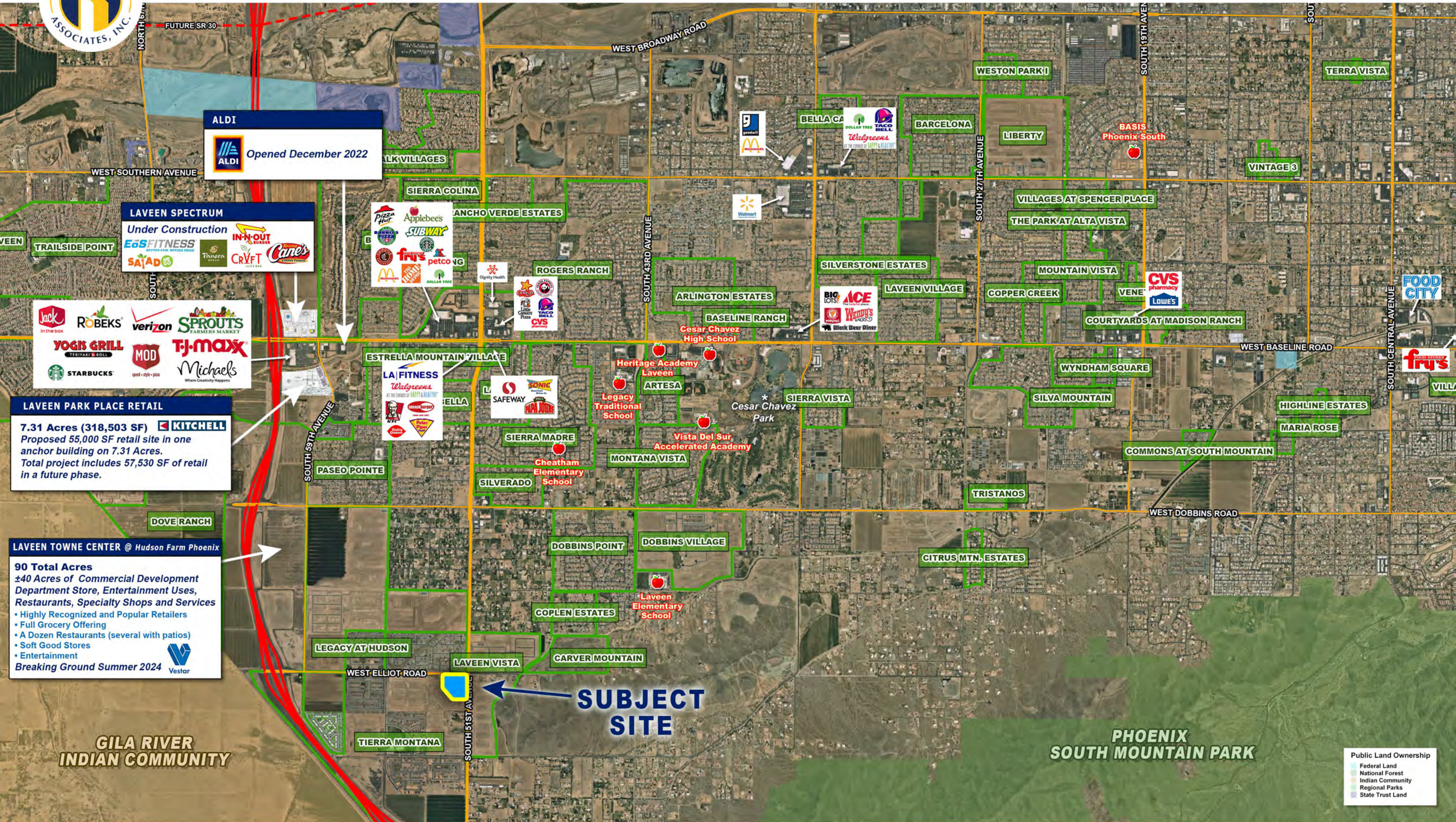
### TRAVEL TIMES

Phoenix **20 mins**  
Phoenix Sky Harbor Airport **20 mins**  
Glendale **25 mins**  
Scottsdale **34 mins**  
Gilbert **37 mins**  
Buckeye **40 mins**  
Phoenix-Mesa Gateway Airport **53 mins**  
Tucson **1 hr 40 mins**

Source: googlemaps.com







**ALDI**  
 Opened December 2022

**LAVEEN SPECTRUM**  
 Under Construction

**LAVEEN PARK PLACE RETAIL**  
 7.31 Acres (318,503 SF)   
 Proposed 55,000 SF retail site in one anchor building on 7.31 Acres.  
 Total project includes 57,530 SF of retail in a future phase.

**LAVEEN TOWNE CENTER @ Hudson Farm Phoenix**  
 90 Total Acres  
 ±40 Acres of Commercial Development  
 Department Store, Entertainment Uses, Restaurants, Specialty Shops and Services  
 • Highly Recognized and Popular Retailers  
 • Full Grocery Offering  
 • A Dozen Restaurants (several with patios)  
 • Soft Good Stores  
 • Entertainment  
 Breaking Ground Summer 2024

**SUBJECT SITE**

**GILA RIVER INDIAN COMMUNITY**

**PHOENIX SOUTH MOUNTAIN PARK**

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





**LAVEEN TOWNE CENTER @ Hudson Farm Phoenix**

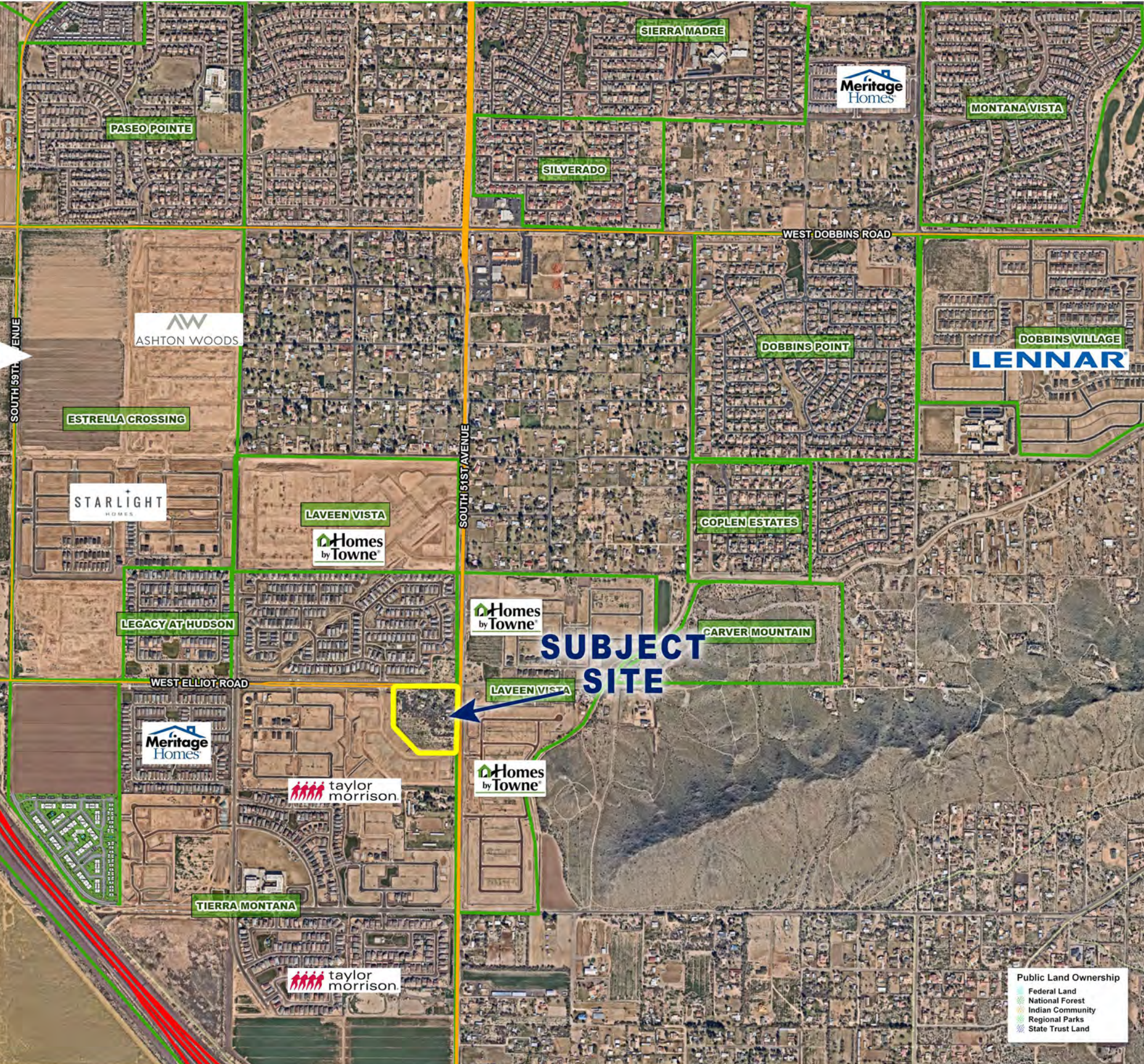
**90 Total Acres**  
**±40 Acres of Commercial Development**  
 Department Store, Entertainment Uses,  
 Restaurants, Specialty Shops and Services

- Highly Recognized and Popular Retailers
- Full Grocery Offering
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- Entertainment...

**Breaking Ground Summer 2024**



**GILA RIVER INDIAN COMMUNITY**



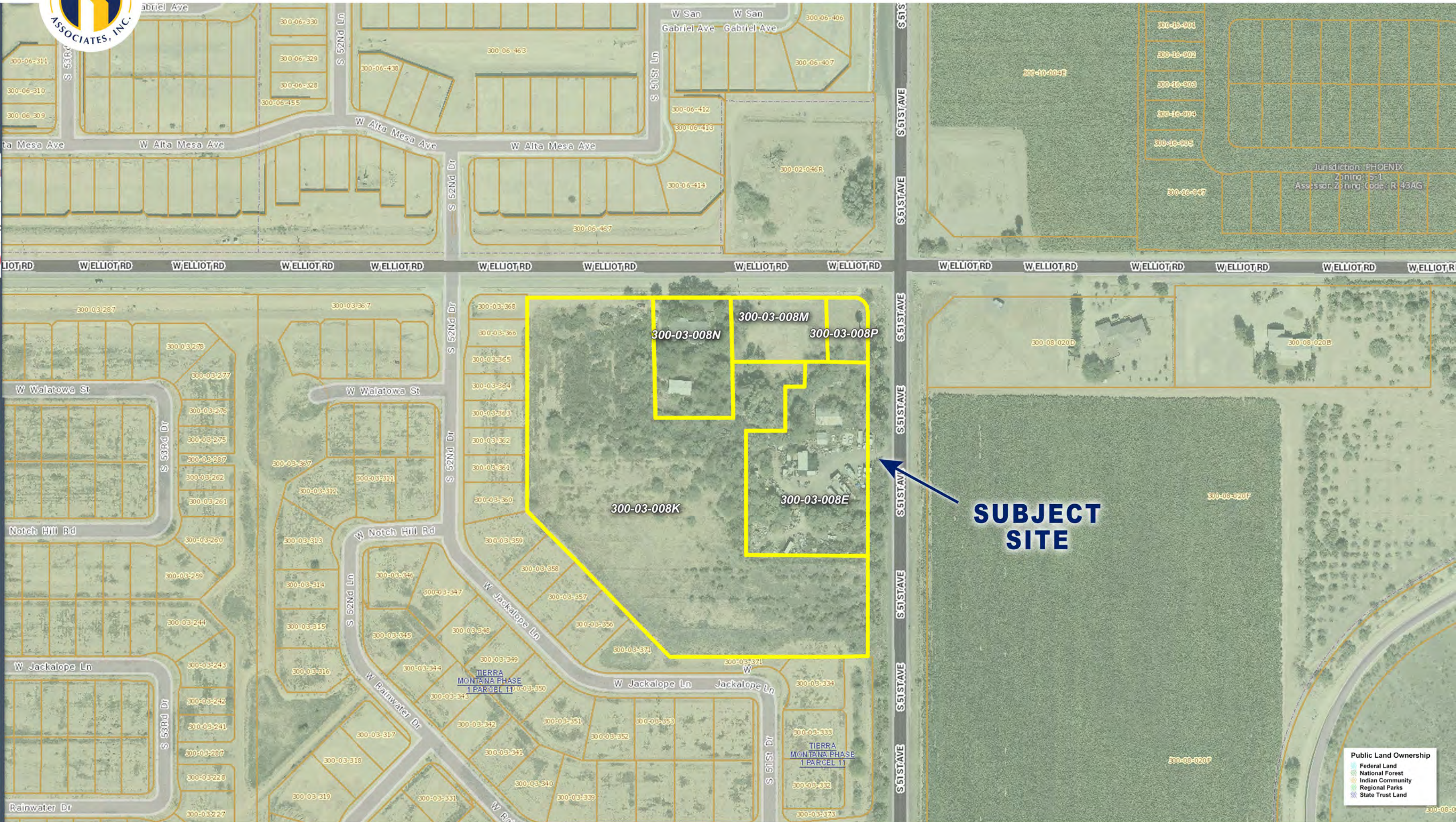
**Public Land Ownership**

Federal Land
National Forest
Indian Community
Regional Parks
State Trust Land





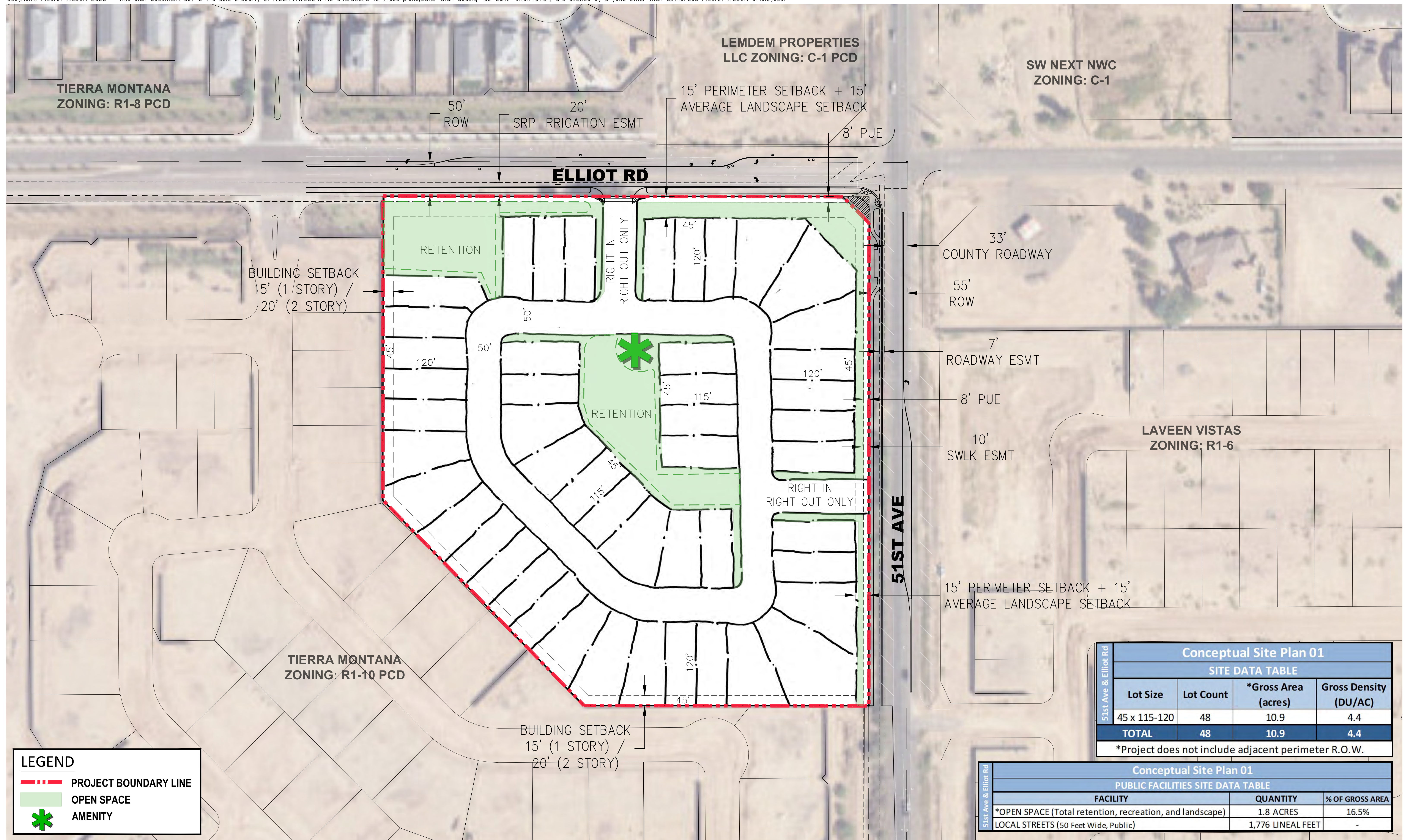
SOUTHWEST CORNER OF 51ST AVENUE AND ELLIOT ROAD / ASSESSOR PARCEL MAP



Jurisdiction: PHOENIX  
Zoning: S-1  
Assessor Zoning Code: R-43AG

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





**LEGEND**

- - - PROJECT BOUNDARY LINE
- OPEN SPACE
- ✱ AMENITY

Conceptual Site Plan 01				
SITE DATA TABLE				
Lot Size	Lot Count	*Gross Area (acres)	Gross Density (DU/AC)	
45 x 115-120	48	10.9	4.4	
<b>TOTAL</b>	<b>48</b>	<b>10.9</b>	<b>4.4</b>	
*Project does not include adjacent perimeter R.O.W.				

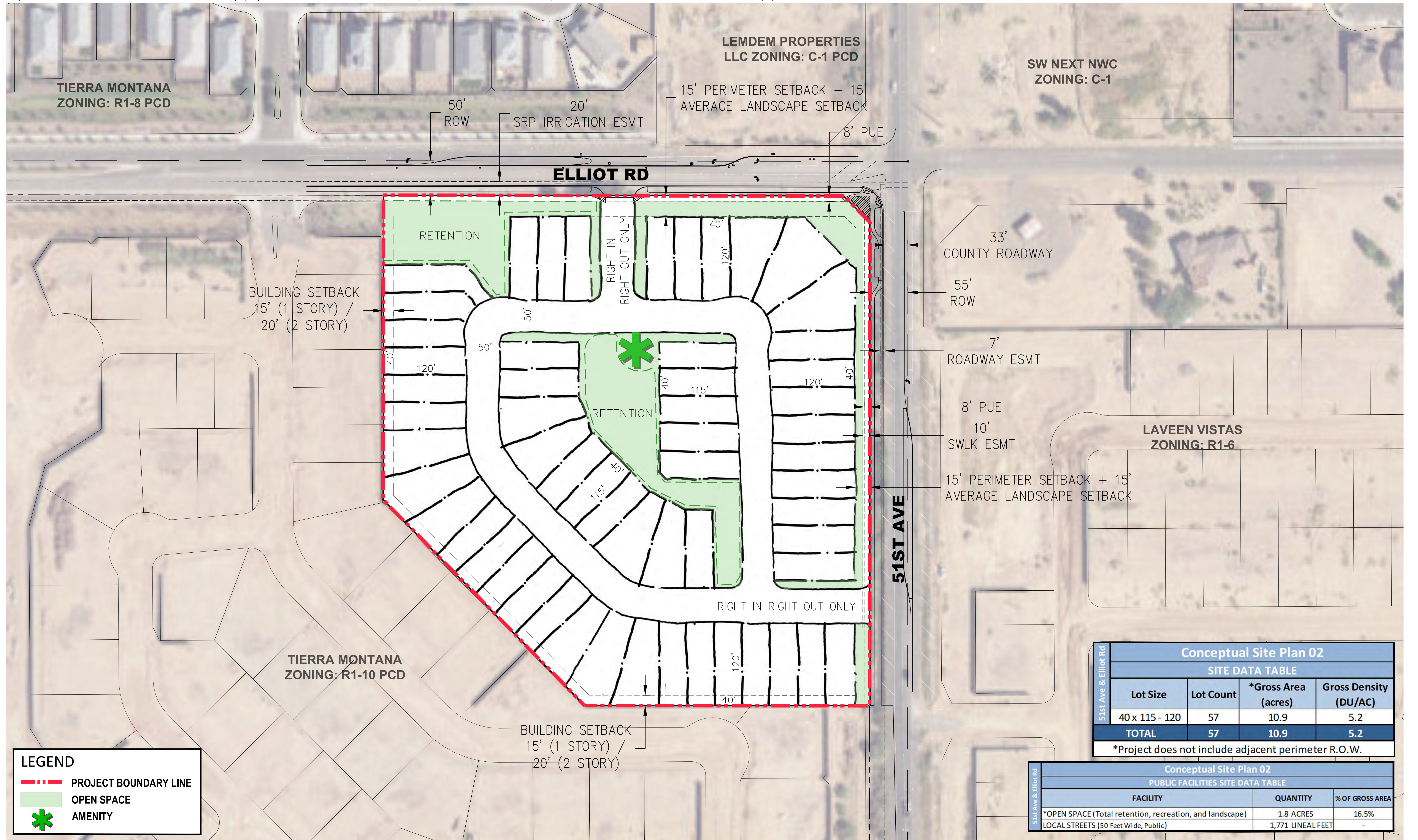
Conceptual Site Plan 01			
PUBLIC FACILITIES SITE DATA TABLE			
FACILITY	QUANTITY	% OF GROSS AREA	
*OPEN SPACE (Total retention, recreation, and landscape)	1.8 ACRES	16.5%	
LOCAL STREETS (50 Feet Wide, Public)	1,776 LINEAL FEET	-	

**51ST AVE AND ELLIOT RD**  
 PHOENIX, AZ  
 SF Detached (45'x115'-120' Lot)  
 CONCEPTUAL SITE PLAN - 01



**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE  
 HAS JOINED COLLIER'S ENGINEERING & DESIGN  
 DECEMBER 22, 2023  
 24X36  
 Scale: 1" = 60'  
 This plan is conceptual and subject to change through the planning and development process.  
 U:\2300\2363\2363.02 Richmond American Homes\PLANNING\LANDUSE&SITEPLANS\2363-CSP-01.dwg 12/22/2023 4:02 PM





**LEGEND**

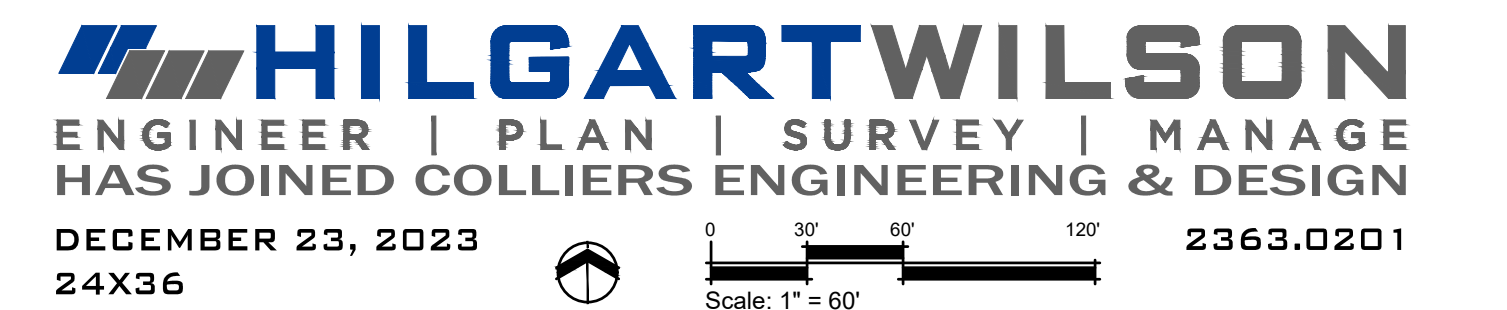
- - - - PROJECT BOUNDARY LINE
- OPEN SPACE
- \* AMENITY

Conceptual Site Plan 02			
SITE DATA TABLE			
Lot Size	Lot Count	*Gross Area (acres)	Gross Density (DU/AC)
40 x 115 - 120	57	10.9	5.2
<b>TOTAL</b>	<b>57</b>	<b>10.9</b>	<b>5.2</b>

\*Project does not include adjacent perimeter R.O.W.

Conceptual Site Plan 02		
PUBLIC FACILITIES SITE DATA TABLE		
FACILITY	QUANTITY	% OF GROSS AREA
*OPEN SPACE (Total retention, recreation, and landscape)	1.8 ACRES	16.5%
LOCAL STREETS (50 Feet Wide, Public)	1,771 LINEAL FEET	-

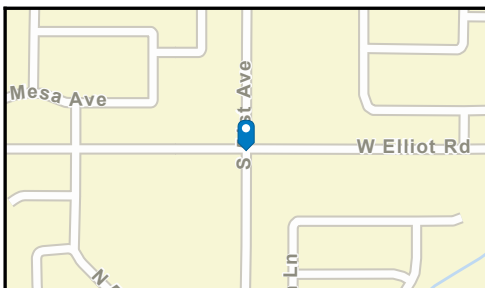
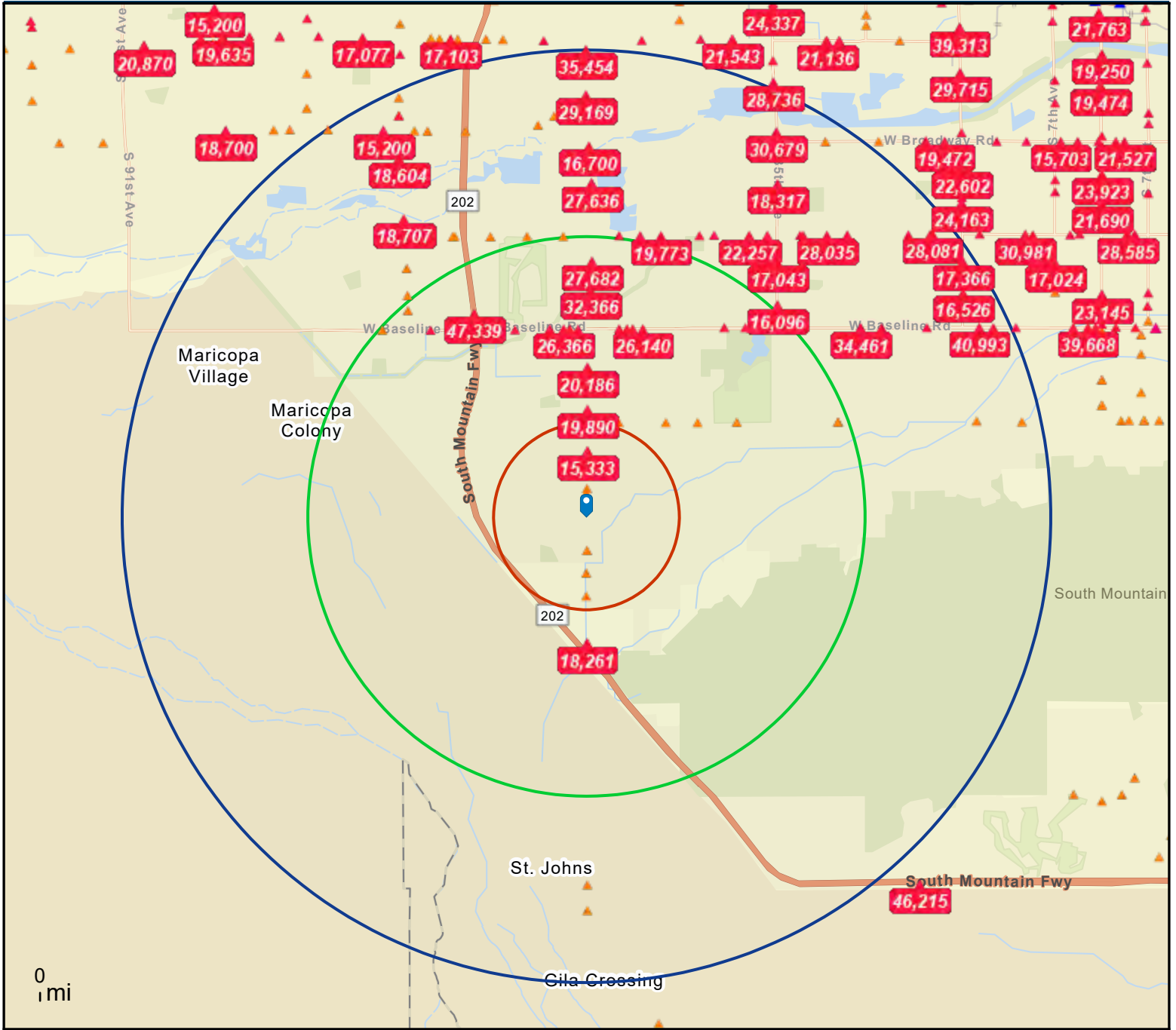
**51ST AVE AND ELLIOT RD**  
 PHOENIX, AZ  
 SF Detached (40'x115'-120' Lot)  
 CONCEPTUAL SITE PLAN - 02



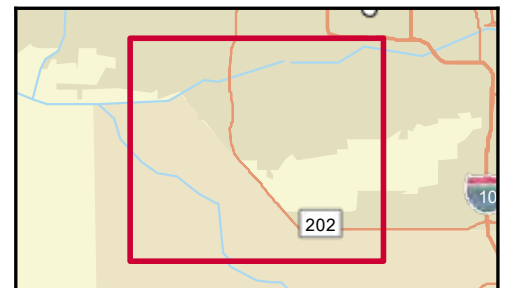


51st Avenue & Elliot  
 S 51st Ave & W Elliot Rd, Laveen, Arizona, 85339  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.34838  
 Longitude: -112.16917



- 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: ©2023 Kalibrate Technologies (Q3 2023).

February 06, 2024





# Traffic Count Profile

51st Avenue & Elliot  
S 51st Ave & W Elliot Rd, Laveen, Arizona, 85339  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	South 51st Avenue	W San Gabriel Ave (0.05 miles W)	2018	13,967
0.21	W Elliot Rd	S 51st Ave (0.2 miles E)	2018	574
0.25	South 51st Avenue	W Sunrise Dr (0.01 miles N)	2018	12,114
0.30	S 51st Ave	W Sunrise Dr (0.05 miles S)	2007	14,831
0.37	S 51st Ave	Shawnee Dr (0.03 miles N)	2018	14,156
0.51	W Carver Rd	S 51st Ave (0.08 miles W)	2015	1,820
0.55	W Olney Ave	S 49th Ave (0.04 miles W)	2013	661
0.61	S 51st Ave	W Kiva St (0.08 miles S)	2007	15,000
0.69	S 47th Ave	W Steinway Dr (0.03 miles S)	2010	610
0.69	W Carver Rd	S 51st Ave (0.48 miles E)	2007	1,000
0.71	South 51st Avenue	W Piedmont Rd (0.05 miles N)	2018	15,333
0.71	S 51st Ave	W Piedmont Rd (0.05 miles N)	2015	19,041
0.86	South 51st Avenue	W Estrella Dr (0.14 miles S)	2018	13,615
0.86	S 47th Ave	W Piedmont St (0.05 miles N)	2012	777
0.91	W Olney Ave	S 44th Ln (0.02 miles E)	2013	600
1.01	West Estrella Drive	S 51st Ave (0.12 miles E)	2018	594
1.02	S 59th Ave	W Elliot Rd (0.23 miles N)	2007	1,000
1.03	W Dobbins Rd	S 53rd Ave (0.04 miles W)	2018	4,214
1.06	W Dobbins Rd	S 48th Dr (0.0 miles E)	2015	8,182
1.07	W Estrella Dr	S 47th Ave (0.13 miles E)	2015	842
1.08	South 59th Avenue	W Elliot Rd (0.43 miles S)	2018	1,085
1.09	West Elliot Road	S 59th Ave (0.1 miles E)	2018	402
1.09	South 59th Avenue	W Elliot Rd (0.45 miles S)	2018	482
1.15	S 43rd Ave	W Carver Rd (0.05 miles N)	2015	969
1.15	S 51st Ave	W Gwen St (0.02 miles N)	2011	19,890
1.18	West Dobbins Road	S 47th Ave (0.11 miles W)	2018	6,419
1.18	W Dobbins Rd	S 47th Ave (0.11 miles W)	2011	6,037
1.24	W Elliot Rd	W Carver Rd (0.15 miles W)	2012	223
1.24	W Carver Rd	S 42nd Ln (0.0 miles )	2015	2,556
1.30	W Dobbins Rd	S 59th Ave (0.16 miles W)	2014	1,476

**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 2022 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:** ©2023 Kalibrate Technologies (Q3 2023).

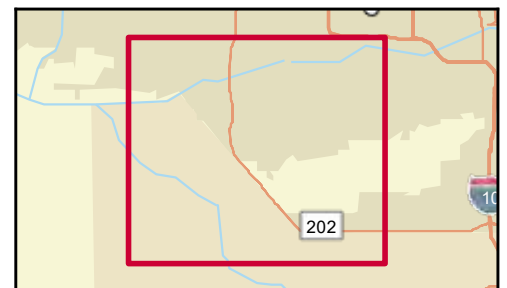
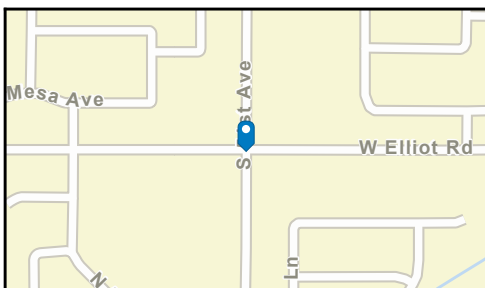
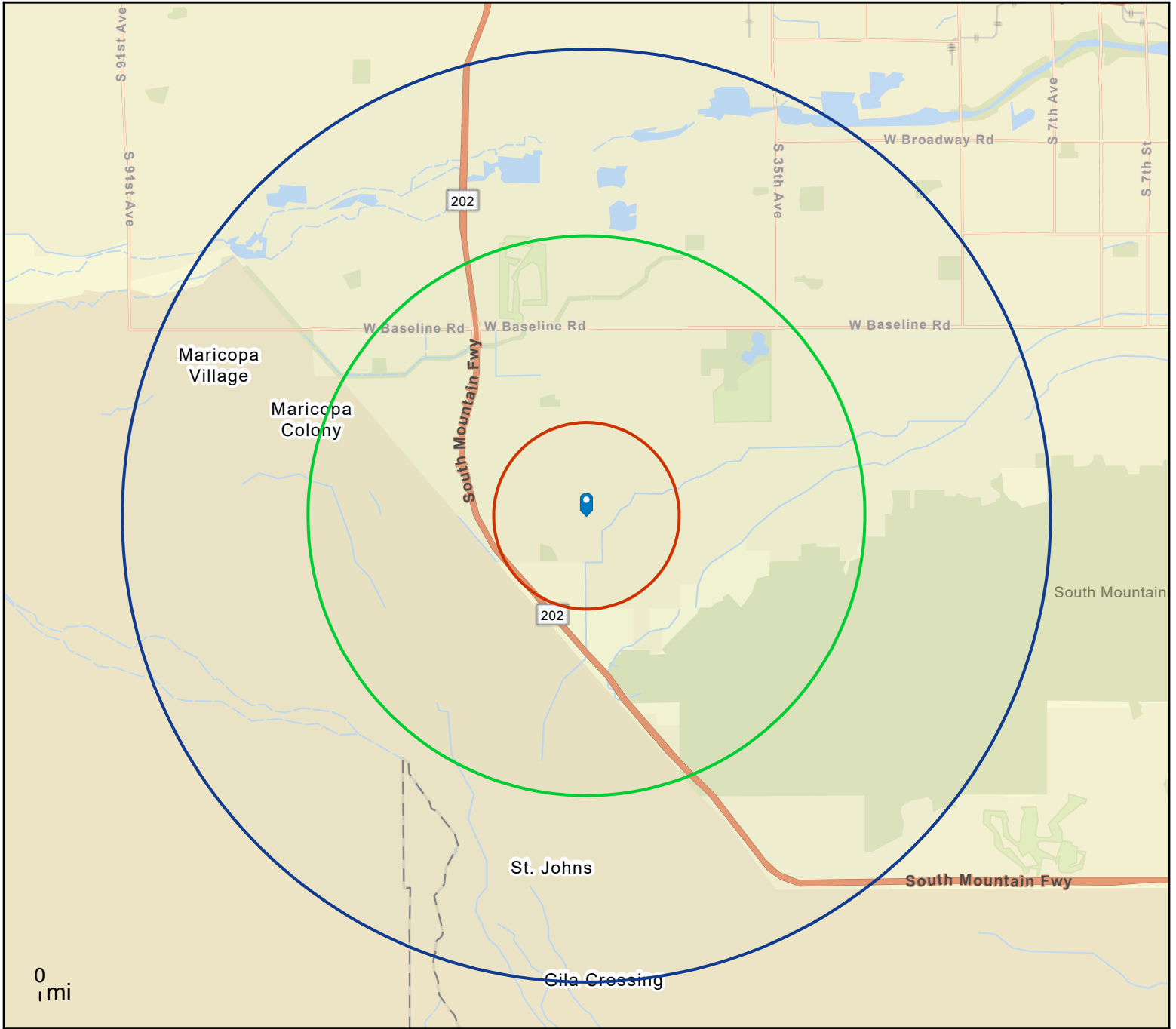


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S 51st Ave & W Elliot Rd, Laveen, Arizona, 85339  
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# Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	1,339	27,716	68,929
2020 Population	1,754	38,427	91,991
2023 Population	4,389	44,685	102,286
2028 Population	5,795	52,317	111,992
2010-2020 Annual Rate	2.74%	3.32%	2.93%
2020-2023 Annual Rate	32.61%	4.75%	3.32%
2023-2028 Annual Rate	5.72%	3.20%	1.83%
2020 Male Population	50.0%	49.0%	49.1%
2020 Female Population	50.0%	51.0%	50.9%
2020 Median Age	38.0	31.7	31.4
2023 Male Population	48.8%	48.9%	49.0%
2023 Female Population	51.2%	51.1%	51.0%
2023 Median Age	34.4	32.3	31.7

In the identified area, the current year population is 102,286. In 2020, the Census count in the area was 91,991. The rate of change since 2020 was 3.32% annually. The five-year projection for the population in the area is 111,992 representing a change of 1.83% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 31.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	38.3%	29.7%	28.6%
2023 Black Alone	16.3%	20.6%	18.2%
2023 American Indian/Alaska Native Alone	2.0%	3.9%	5.2%
2023 Asian Alone	4.1%	5.1%	4.5%
2023 Pacific Islander Alone	0.4%	0.4%	0.3%
2023 Other Race	19.7%	21.7%	24.9%
2023 Two or More Races	19.3%	18.5%	18.3%
2023 Hispanic Origin (Any Race)	46.5%	47.6%	51.4%

Persons of Hispanic origin represent 51.4% of the population in the identified area compared to 19.4% 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 89.2 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	129	95	86
2010 Households	439	8,421	20,222
2020 Households	517	10,777	25,606
2023 Households	1,234	12,566	28,678
2028 Households	1,652	14,864	31,683
2010-2020 Annual Rate	1.65%	2.50%	2.39%
2020-2023 Annual Rate	30.69%	4.84%	3.55%
2023-2028 Annual Rate	6.01%	3.42%	2.01%
2023 Average Household Size	3.55	3.55	3.56

The household count in this area has changed from 25,606 in 2020 to 28,678 in the current year, a change of 3.55% annually. The five-year projection of households is 31,683, a change of 2.01% annually from the current year total. Average household size is currently 3.56, compared to 3.59 in the year 2020. The number of families in the current year is 22,432 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.





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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	23.4%	22.9%	24.4%
<b>Median Household Income</b>			
2023 Median Household Income	\$111,146	\$96,284	\$87,488
2028 Median Household Income	\$121,707	\$107,916	\$102,271
2023-2028 Annual Rate	1.83%	2.31%	3.17%
<b>Average Household Income</b>			
2023 Average Household Income	\$142,401	\$119,026	\$111,383
2028 Average Household Income	\$159,478	\$139,428	\$131,251
2023-2028 Annual Rate	2.29%	3.21%	3.34%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$41,140	\$33,538	\$31,237
2028 Per Capita Income	\$46,714	\$39,685	\$37,157
2023-2028 Annual Rate	2.57%	3.42%	3.53%
<b>GINI Index</b>			
2023 Gini Index	29.4	32.2	34.5

### Households by Income

Current median household income is \$87,488 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$102,271 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$111,383 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$131,251 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$31,237 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,157 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	108	110	103
2010 Total Housing Units	508	9,625	22,895
2010 Owner Occupied Housing Units	378	6,585	15,609
2010 Renter Occupied Housing Units	60	1,836	4,613
2010 Vacant Housing Units	69	1,204	2,673
2020 Total Housing Units	545	11,070	26,448
2020 Owner Occupied Housing Units	455	8,181	19,209
2020 Renter Occupied Housing Units	62	2,596	6,397
2020 Vacant Housing Units	18	287	845
2023 Total Housing Units	1,271	12,780	29,349
2023 Owner Occupied Housing Units	1,109	9,628	21,504
2023 Renter Occupied Housing Units	125	2,938	7,174
2023 Vacant Housing Units	37	214	671
2028 Total Housing Units	1,678	15,043	32,201
2028 Owner Occupied Housing Units	1,319	10,964	23,629
2028 Renter Occupied Housing Units	333	3,900	8,054
2028 Vacant Housing Units	26	179	518

### Socioeconomic Status Index

2023 Socioeconomic Status Index	52.9	48.5	44.8
---------------------------------	------	------	------

Currently, 73.3% of the 29,349 housing units in the area are owner occupied; 24.4%, renter occupied; and 2.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 26,448 housing units in the area and 3.2% vacant housing units. The annual rate of change in housing units since 2020 is 3.25%. Median home value in the area is \$355,070, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.25% annually to \$377,876.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.





# Market Profile

51st Avenue & Elliot  
 S 51st Ave & W Elliot Rd, Laveen, Arizona, 85339  
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Prepared by Nathan and Associates, Inc.

Latitude: 33.34838  
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	1,339	27,716	68,929
2020 Total Population	1,754	38,427	91,991
2020 Group Quarters	3	37	143
2023 Total Population	4,389	44,685	102,286
2023 Group Quarters	3	38	142
2028 Total Population	5,795	52,317	111,992
2023-2028 Annual Rate	5.72%	3.20%	1.83%
2023 Total Daytime Population	2,969	31,183	72,936
Workers	576	7,200	16,565
Residents	2,393	23,983	56,371
<b>Household Summary</b>			
2010 Households	439	8,421	20,222
2010 Average Household Size	3.05	3.29	3.41
2020 Total Households	517	10,777	25,606
2020 Average Household Size	3.39	3.56	3.59
2023 Households	1,234	12,566	28,678
2023 Average Household Size	3.55	3.55	3.56
2028 Households	1,652	14,864	31,683
2028 Average Household Size	3.51	3.52	3.53
2023-2028 Annual Rate	6.01%	3.42%	2.01%
2010 Families	339	6,659	16,078
2010 Average Family Size	3.41	3.63	3.74
2023 Families	955	9,798	22,432
2023 Average Family Size	3.94	3.93	3.94
2028 Families	1,280	11,592	24,812
2028 Average Family Size	3.88	3.89	3.89
2023-2028 Annual Rate	6.03%	3.42%	2.04%
<b>Housing Unit Summary</b>			
2000 Housing Units	185	1,452	5,014
Owner Occupied Housing Units	77.8%	79.3%	75.4%
Renter Occupied Housing Units	13.5%	15.6%	18.3%
Vacant Housing Units	8.6%	5.1%	6.2%
2010 Housing Units	508	9,625	22,895
Owner Occupied Housing Units	74.4%	68.4%	68.2%
Renter Occupied Housing Units	11.8%	19.1%	20.1%
Vacant Housing Units	13.6%	12.5%	11.7%
2020 Housing Units	545	11,070	26,448
Owner Occupied Housing Units	83.5%	73.9%	72.6%
Renter Occupied Housing Units	11.4%	23.5%	24.2%
Vacant Housing Units	3.3%	2.6%	3.2%
2023 Housing Units	1,271	12,780	29,349
Owner Occupied Housing Units	87.3%	75.3%	73.3%
Renter Occupied Housing Units	9.8%	23.0%	24.4%
Vacant Housing Units	2.9%	1.7%	2.3%
2028 Housing Units	1,678	15,043	32,201
Owner Occupied Housing Units	78.6%	72.9%	73.4%
Renter Occupied Housing Units	19.8%	25.9%	25.0%
Vacant Housing Units	1.5%	1.2%	1.6%

**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:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





# Market Profile

51st Avenue & Elliot  
 S 51st Ave & W Elliot Rd, Laveen, Arizona, 85339  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
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 Longitude: -112.16917

	1 mile	3 miles	5 miles
<b>2023 Households by Income</b>			
Household Income Base	1,234	12,566	28,678
<\$15,000	2.4%	3.2%	4.8%
\$15,000 - \$24,999	1.4%	2.3%	3.2%
\$25,000 - \$34,999	3.2%	4.7%	5.1%
\$35,000 - \$49,999	3.6%	7.6%	9.3%
\$50,000 - \$74,999	12.7%	16.9%	18.0%
\$75,000 - \$99,999	17.3%	17.2%	16.7%
\$100,000 - \$149,999	28.9%	27.3%	24.5%
\$150,000 - \$199,999	14.7%	10.4%	9.1%
\$200,000+	15.9%	10.4%	9.4%
Average Household Income	\$142,401	\$119,026	\$111,383
<b>2028 Households by Income</b>			
Household Income Base	1,652	14,864	31,683
<\$15,000	1.6%	2.2%	3.3%
\$15,000 - \$24,999	1.0%	1.5%	2.2%
\$25,000 - \$34,999	1.6%	2.7%	3.6%
\$35,000 - \$49,999	2.4%	5.1%	7.1%
\$50,000 - \$74,999	8.9%	13.3%	15.0%
\$75,000 - \$99,999	17.1%	17.6%	16.6%
\$100,000 - \$149,999	30.9%	30.5%	27.7%
\$150,000 - \$199,999	19.2%	14.2%	12.4%
\$200,000+	17.3%	12.9%	12.1%
Average Household Income	\$159,478	\$139,428	\$131,251
<b>2023 Owner Occupied Housing Units by Value</b>			
Total	1,109	9,628	21,504
<\$50,000	1.4%	1.0%	2.2%
\$50,000 - \$99,999	0.4%	0.2%	1.1%
\$100,000 - \$149,999	0.8%	0.9%	2.4%
\$150,000 - \$199,999	1.8%	2.8%	4.3%
\$200,000 - \$249,999	9.9%	9.2%	10.1%
\$250,000 - \$299,999	7.9%	12.5%	13.5%
\$300,000 - \$399,999	20.6%	34.4%	30.0%
\$400,000 - \$499,999	21.9%	17.9%	15.1%
\$500,000 - \$749,999	27.6%	15.5%	15.0%
\$750,000 - \$999,999	4.9%	2.7%	3.2%
\$1,000,000 - \$1,499,999	1.5%	1.5%	1.4%
\$1,500,000 - \$1,999,999	0.3%	0.7%	0.6%
\$2,000,000 +	1.2%	0.6%	1.2%
Average Home Value	\$484,369	\$427,189	\$422,413
<b>2028 Owner Occupied Housing Units by Value</b>			
Total	1,319	10,964	23,629
<\$50,000	1.2%	1.0%	1.9%
\$50,000 - \$99,999	0.8%	0.7%	1.5%
\$100,000 - \$149,999	0.2%	0.2%	0.5%
\$150,000 - \$199,999	1.4%	2.1%	4.3%
\$200,000 - \$249,999	6.4%	6.9%	8.3%
\$250,000 - \$299,999	6.7%	10.6%	11.7%
\$300,000 - \$399,999	19.2%	31.4%	28.1%
\$400,000 - \$499,999	23.1%	20.1%	17.2%
\$500,000 - \$749,999	30.1%	19.0%	17.8%
\$750,000 - \$999,999	6.7%	4.0%	4.4%
\$1,000,000 - \$1,499,999	2.4%	2.3%	2.0%
\$1,500,000 - \$1,999,999	0.5%	1.0%	0.8%
\$2,000,000 +	1.4%	0.7%	1.5%
Average Home Value	\$522,557	\$466,049	\$460,257

**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:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





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<b>Median Household Income</b>			
2023	\$111,146	\$96,284	\$87,488
2028	\$121,707	\$107,916	\$102,271
<b>Median Home Value</b>			
2023	\$433,333	\$367,679	\$355,070
2028	\$460,984	\$390,720	\$377,876
<b>Per Capita Income</b>			
2023	\$41,140	\$33,538	\$31,237
2028	\$46,714	\$39,685	\$37,157
<b>Median Age</b>			
2010	35.8	29.6	29.0
2020	38.0	31.7	31.4
2023	34.4	32.3	31.7
2028	33.9	31.7	31.2
<b>2020 Population by Age</b>			
Total	1,754	38,427	91,991
0 - 4	5.4%	7.2%	7.3%
5 - 9	8.3%	8.7%	8.7%
10 - 14	8.8%	9.6%	9.6%
15 - 24	13.9%	15.4%	15.5%
25 - 34	9.9%	14.1%	14.4%
35 - 44	14.4%	15.1%	14.8%
45 - 54	15.0%	12.6%	12.4%
55 - 64	11.7%	8.8%	9.2%
65 - 74	8.6%	5.8%	5.5%
75 - 84	3.4%	2.2%	2.0%
85 +	0.8%	0.5%	0.5%
18 +	72.6%	68.9%	68.9%
<b>2023 Population by Age</b>			
Total	4,390	44,686	102,286
0 - 4	7.9%	8.9%	9.1%
5 - 9	8.5%	9.3%	9.4%
10 - 14	8.2%	8.6%	8.6%
15 - 24	11.2%	12.1%	12.6%
25 - 34	15.1%	15.5%	15.8%
35 - 44	16.9%	17.7%	17.1%
45 - 54	12.5%	11.7%	11.2%
55 - 64	9.1%	8.1%	8.1%
65 - 74	7.4%	5.7%	5.7%
75 - 84	2.8%	2.0%	1.9%
85 +	0.4%	0.4%	0.4%
18 +	71.5%	69.1%	68.6%
<b>2028 Population by Age</b>			
Total	5,794	52,316	111,992
0 - 4	8.2%	9.0%	9.2%
5 - 9	8.3%	9.0%	9.3%
10 - 14	8.2%	9.0%	9.1%
15 - 24	11.4%	12.2%	12.8%
25 - 34	15.7%	16.6%	16.4%
35 - 44	17.0%	16.8%	16.5%
45 - 54	12.1%	11.7%	11.5%
55 - 64	8.3%	7.3%	7.2%
65 - 74	6.8%	5.4%	5.3%
75 - 84	3.4%	2.4%	2.3%
85 +	0.6%	0.5%	0.5%
18 +	71.1%	68.4%	67.9%
<b>2020 Population by Sex</b>			

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

February 06, 2024





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Males	877	18,818	45,143
Females	877	19,609	46,848
<b>2023 Population by Sex</b>			
Males	2,141	21,835	50,120
Females	2,248	22,850	52,166
<b>2028 Population by Sex</b>			
Males	2,809	25,479	54,659
Females	2,986	26,837	57,333
<b>2010 Population by Race/Ethnicity</b>			
Total	1,339	27,716	68,930
White Alone	57.4%	46.8%	46.9%
Black Alone	11.5%	18.2%	16.4%
American Indian Alone	1.5%	3.8%	5.1%
Asian Alone	7.9%	7.4%	6.0%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	17.5%	18.2%	20.5%
Two or More Races	4.1%	5.3%	4.9%
Hispanic Origin	38.1%	41.1%	46.3%
Diversity Index	79.9	84.8	85.1
<b>2020 Population by Race/Ethnicity</b>			
Total	1,754	38,427	91,991
White Alone	39.9%	30.3%	29.3%
Black Alone	13.7%	20.0%	17.5%
American Indian Alone	2.0%	4.2%	5.6%
Asian Alone	4.4%	5.2%	4.6%
Pacific Islander Alone	0.3%	0.4%	0.3%
Some Other Race Alone	19.6%	21.4%	24.5%
Two or More Races	20.1%	18.5%	18.2%
Hispanic Origin	45.5%	47.1%	50.8%
Diversity Index	87.0	89.1	89.3
<b>2023 Population by Race/Ethnicity</b>			
Total	4,389	44,685	102,285
White Alone	38.3%	29.7%	28.6%
Black Alone	16.3%	20.6%	18.2%
American Indian Alone	2.0%	3.9%	5.2%
Asian Alone	4.1%	5.1%	4.5%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	19.7%	21.7%	24.9%
Two or More Races	19.3%	18.5%	18.3%
Hispanic Origin	46.5%	47.6%	51.4%
Diversity Index	87.4	89.1	89.2
<b>2028 Population by Race/Ethnicity</b>			
Total	5,796	52,318	111,991
White Alone	37.0%	28.7%	27.1%
Black Alone	16.6%	21.3%	19.2%
American Indian Alone	2.0%	3.6%	4.8%
Asian Alone	4.1%	5.2%	4.7%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	20.6%	22.3%	25.4%
Two or More Races	19.4%	18.6%	18.4%
Hispanic Origin	47.1%	47.7%	51.4%
Diversity Index	87.6	89.2	89.3

**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:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2020 Population by Relationship and Household Type</b>			
Total	1,754	38,427	91,991
In Households	99.8%	99.9%	99.8%
Householder	29.0%	28.1%	27.9%
Opposite-Sex Spouse	17.6%	14.6%	14.2%
Same-Sex Spouse	0.5%	0.4%	0.3%
Opposite-Sex Unmarried Partner	1.8%	2.2%	2.4%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	31.6%	34.2%	34.1%
Adopted Child	1.8%	1.2%	1.0%
Stepchild	2.0%	1.9%	1.8%
Grandchild	3.6%	4.0%	4.5%
Brother or Sister	2.0%	2.4%	2.5%
Parent	2.6%	2.8%	2.6%
Parent-in-law	0.5%	0.6%	0.6%
Son-in-law or Daughter-in-law	0.7%	0.8%	0.8%
Other Relatives	1.9%	2.9%	3.0%
Foster Child	0.2%	0.3%	0.2%
Other Nonrelatives	3.9%	3.5%	3.7%
In Group Quarters	0.2%	0.1%	0.2%
Institutionalized	0.0%	0.0%	0.0%
Noninstitutionalized	0.2%	0.1%	0.1%
<b>2023 Population 25+ by Educational Attainment</b>			
Total	2,815	27,305	61,627
Less than 9th Grade	4.9%	4.8%	5.9%
9th - 12th Grade, No Diploma	3.2%	5.1%	6.5%
High School Graduate	19.8%	22.7%	22.8%
GED/Alternative Credential	4.8%	5.3%	5.1%
Some College, No Degree	19.5%	21.5%	21.7%
Associate Degree	8.4%	10.1%	10.4%
Bachelor's Degree	24.7%	19.1%	17.9%
Graduate/Professional Degree	14.6%	11.3%	9.8%
<b>2023 Population 15+ by Marital Status</b>			
Total	3,305	32,732	74,539
Never Married	33.5%	35.8%	36.9%
Married	57.7%	53.4%	51.8%
Widowed	3.7%	2.7%	2.9%
Divorced	5.1%	8.1%	8.4%
<b>2023 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	2,083	21,892	48,925
Population 16+ Employed	97.4%	96.2%	95.4%
Population 16+ Unemployment rate	2.6%	3.8%	4.6%
Population 16-24 Employed	11.9%	11.2%	12.0%
Population 16-24 Unemployment rate	4.4%	11.8%	11.4%
Population 25-54 Employed	72.4%	74.7%	74.5%
Population 25-54 Unemployment rate	2.8%	2.5%	3.7%
Population 55-64 Employed	13.6%	11.2%	10.5%
Population 55-64 Unemployment rate	0.0%	2.4%	1.8%
Population 65+ Employed	2.1%	2.9%	2.9%
Population 65+ Unemployment rate	0.0%	7.8%	4.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2023 Employed Population 16+ by Industry</b>			
Total	2,029	21,057	46,698
Agriculture/Mining	2.0%	1.0%	0.6%
Construction	9.5%	8.0%	8.1%
Manufacturing	6.9%	8.2%	8.9%
Wholesale Trade	3.4%	2.0%	1.9%
Retail Trade	6.9%	10.7%	10.5%
Transportation/Utilities	4.9%	7.9%	8.2%
Information	5.4%	3.2%	2.3%
Finance/Insurance/Real Estate	10.8%	9.0%	9.5%
Services	44.6%	44.0%	43.8%
Public Administration	5.5%	6.0%	6.2%
<b>2023 Employed Population 16+ by Occupation</b>			
Total	2,029	21,059	46,699
White Collar	65.8%	67.8%	64.4%
Management/Business/Financial	23.8%	18.1%	16.9%
Professional	24.4%	25.4%	23.6%
Sales	8.4%	10.0%	9.4%
Administrative Support	9.3%	14.3%	14.5%
Services	13.0%	12.8%	14.4%
Blue Collar	21.2%	19.4%	21.1%
Farming/Forestry/Fishing	0.3%	0.6%	0.4%
Construction/Extraction	4.5%	5.7%	5.3%
Installation/Maintenance/Repair	3.6%	2.5%	2.5%
Production	4.5%	4.3%	5.8%
Transportation/Material Moving	8.2%	6.4%	7.3%
<b>2020 Households by Type</b>			
Total	517	10,777	25,606
Married Couple Households	62.7%	53.4%	52.1%
With Own Children <18	28.2%	27.5%	26.8%
Without Own Children <18	34.4%	25.9%	25.3%
Cohabiting Couple Households	6.6%	8.6%	9.2%
With Own Children <18	2.1%	3.9%	4.3%
Without Own Children <18	4.4%	4.7%	4.9%
Male Householder, No Spouse/Partner	12.4%	14.5%	15.0%
Living Alone	5.6%	5.7%	6.1%
65 Years and over	1.5%	1.1%	1.2%
With Own Children <18	2.5%	3.5%	3.3%
Without Own Children <18, With Relatives	3.1%	3.6%	3.9%
No Relatives Present	1.4%	1.6%	1.7%
Female Householder, No Spouse/Partner	18.2%	23.5%	23.7%
Living Alone	6.0%	6.0%	5.7%
65 Years and over	2.5%	1.8%	2.0%
With Own Children <18	5.0%	8.1%	8.1%
Without Own Children <18, With Relatives	6.2%	8.3%	8.8%
No Relatives Present	1.0%	1.0%	1.1%
<b>2020 Households by Size</b>			
Total	517	10,777	25,606
1 Person Household	11.4%	11.8%	11.8%
2 Person Household	28.4%	25.0%	24.8%
3 Person Household	19.1%	17.7%	17.9%
4 Person Household	18.4%	20.2%	19.4%
5 Person Household	12.0%	12.8%	12.7%
6 Person Household	5.4%	6.6%	6.9%
7 + Person Household	5.0%	5.9%	6.4%

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	1 mile	3 miles	5 miles
<b>2020 Households by Tenure and Mortgage Status</b>			
Total	517	10,777	25,606
Owner Occupied	88.0%	75.9%	75.0%
Owned with a Mortgage/Loan	74.1%	67.4%	64.7%
Owned Free and Clear	13.7%	8.5%	10.3%
Renter Occupied	12.0%	24.1%	25.0%
<b>2023 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	108	110	103
Percent of Income for Mortgage	23.4%	22.9%	24.4%
Wealth Index	129	95	86
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	545	11,070	26,448
Urban Housing Units	96.9%	97.8%	96.4%
Rural Housing Units	3.1%	2.2%	3.6%
<b>2020 Population By Urban/ Rural Status</b>			
Total	1,754	38,427	91,991
Urban Population	96.2%	97.4%	96.0%
Rural Population	3.8%	2.6%	4.0%

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

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





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<b>Top 3 Tapestry Segments</b>			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Boomburbs (1C)	Green Acres (6A)	Forging Opportunity (7D)
3.	Green Acres (6A)	Boomburbs (1C)	Green Acres (6A)
<b>2023 Consumer Spending</b>			
Apparel & Services: Total \$	\$3,598,808	\$30,948,748	\$66,614,217
Average Spent	\$2,916.38	\$2,462.90	\$2,322.83
Spending Potential Index	133	112	106
Education: Total \$	\$2,648,496	\$22,152,167	\$47,243,845
Average Spent	\$2,146.27	\$1,762.87	\$1,647.39
Spending Potential Index	120	98	92
Entertainment/Recreation: Total \$	\$6,255,577	\$53,279,113	\$113,186,110
Average Spent	\$5,069.35	\$4,239.94	\$3,946.79
Spending Potential Index	134	112	104
Food at Home: Total \$	\$10,559,394	\$91,077,636	\$196,311,999
Average Spent	\$8,557.05	\$7,247.94	\$6,845.39
Spending Potential Index	126	107	101
Food Away from Home: Total \$	\$6,333,594	\$54,472,426	\$117,382,623
Average Spent	\$5,132.57	\$4,334.91	\$4,093.12
Spending Potential Index	138	116	110
Health Care: Total \$	\$11,711,886	\$100,656,992	\$215,226,453
Average Spent	\$9,490.99	\$8,010.27	\$7,504.93
Spending Potential Index	129	109	102
HH Furnishings & Equipment: Total \$	\$4,936,740	\$42,267,880	\$90,055,472
Average Spent	\$4,000.60	\$3,363.67	\$3,140.23
Spending Potential Index	135	114	106
Personal Care Products & Services: Total \$	\$1,581,145	\$13,545,619	\$29,008,933
Average Spent	\$1,281.32	\$1,077.96	\$1,011.54
Spending Potential Index	134	113	106
Shelter: Total \$	\$40,006,514	\$342,459,656	\$735,798,311
Average Spent	\$32,420.19	\$27,252.88	\$25,657.24
Spending Potential Index	131	110	104
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,411,081	\$46,036,764	\$96,927,459
Average Spent	\$4,384.99	\$3,663.60	\$3,379.85
Spending Potential Index	140	117	108
Travel: Total \$	\$3,858,291	\$32,577,953	\$68,876,023
Average Spent	\$3,126.65	\$2,592.55	\$2,401.70
Spending Potential Index	139	115	107
Vehicle Maintenance & Repairs: Total \$	\$2,194,676	\$18,996,369	\$40,788,654
Average Spent	\$1,778.51	\$1,511.73	\$1,422.30
Spending Potential Index	136	115	109

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.