



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 | City of Phoenix (Zoning allows for up to 10 DU/Gross Ac)

- Current Site Plan Shows: 114 Build for Rent Units
- [Draft Zoning Ordinance](#), Case Z-72-22-8

*\*Amending the current zoning to allow for standard SFR is feasible, according to Seller's zoning attorney, Withey Morris.*

### 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

2022 Assessment: \$11,020.62

### 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 FACTS



### POPULATION

2020 population: **73,193**  
Population estimate 2025: **80,492**  
Median age of: **30.8**



### HOUSEHOLD INCOME

2020 Median Household Income **\$73,515**  
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





**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...

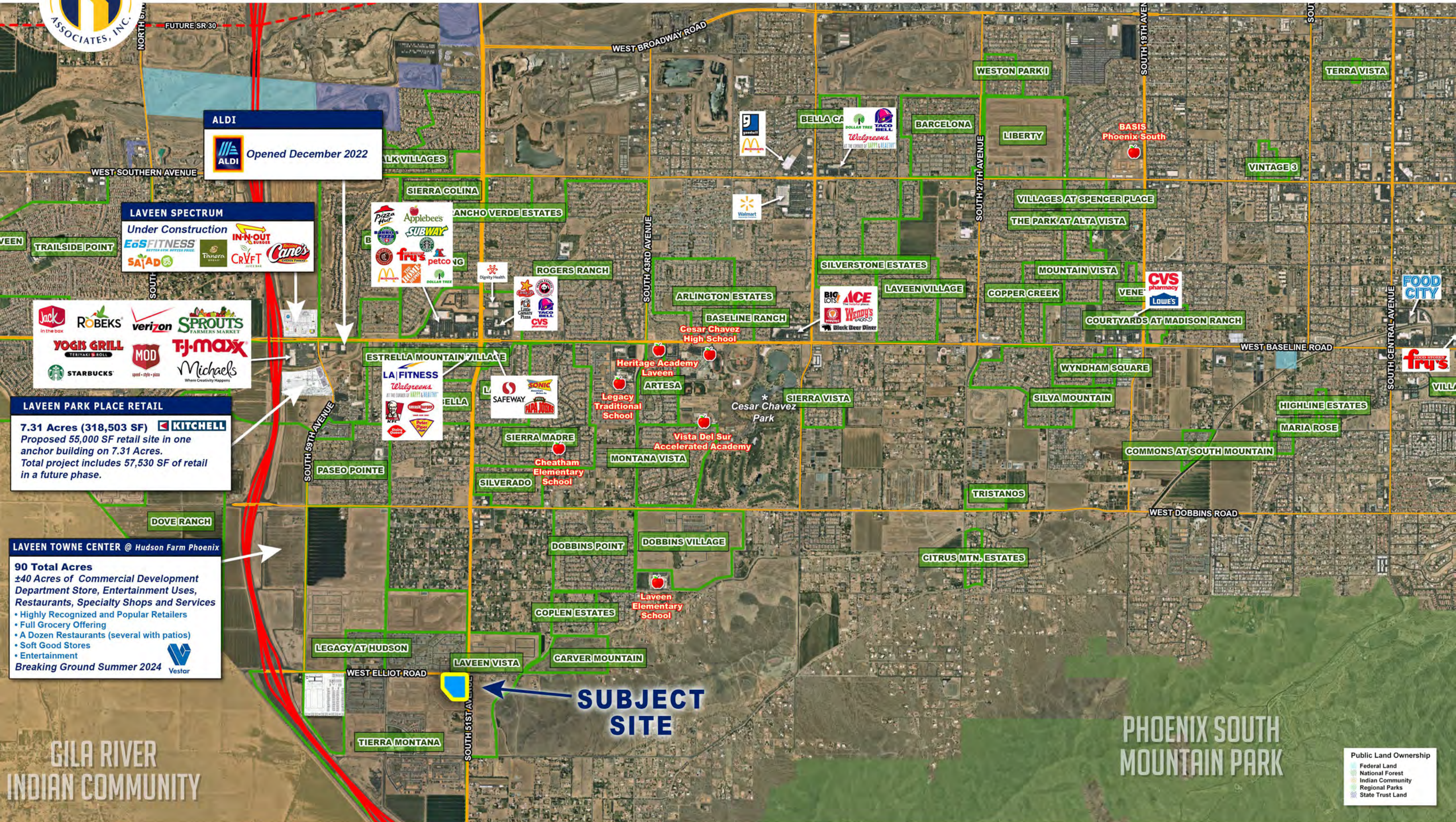
**Breaking Ground Summer 2024**



GILA RIVER INDIAN COMMUNITY

**Public Land Ownership**

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



**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.

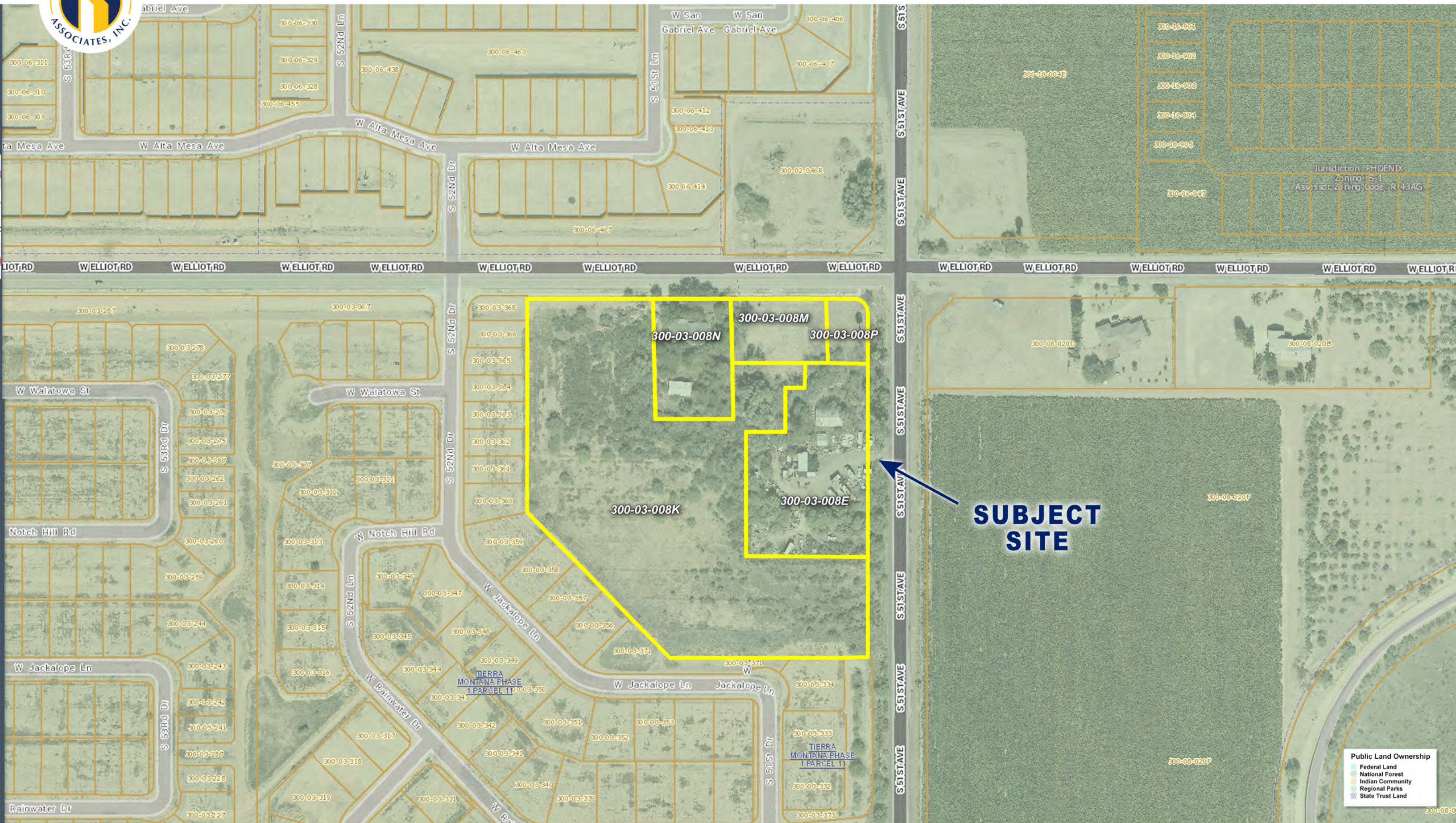
**LAVEEN TOWNE CENTER @ Hudson Farm Phoenix**  
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**SUBJECT SITE**

**Public Land Ownership**  
 Federal Land  
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 State Trust Land



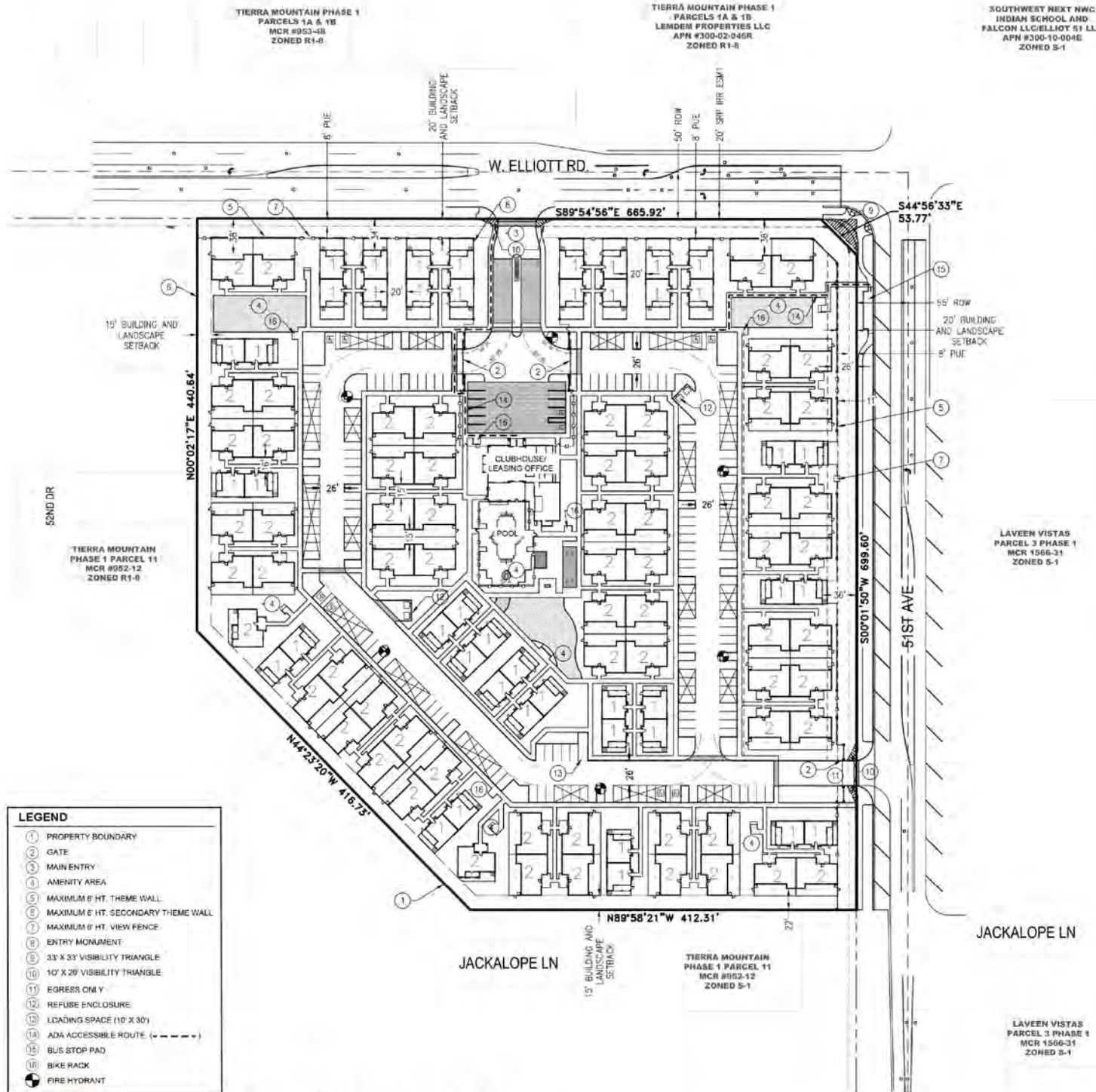
# SOUTHWEST CORNER OF 51ST AVENUE AND ELLIOT ROAD / ASSESSOR PARCEL MAP



**SUBJECT SITE**



THIS DOCUMENT IS THE PROPERTY OF HILGARTWILSON. NO REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF HILGARTWILSON.



BUILDING TYPE	QUANTITY	BLDG FOOTPRINT AREA (SF)	LOT COVERAGE	PERCENTAGE
1 BEDROOM (DUPLX)	38	851	30.43%	24.7%
2 BEDROOM	2	1,094	21.88%	1.7%
3 BEDROOM (DUPLX)	74	1,295	28.43%	70.0%
CLUBHOUSE	1	5,034	5,034	4.0%
POOL EQUIPMENT BUILDING	1	254	254	0.2%
<b>TOTAL</b>	<b>115</b>	<b>-</b>	<b>126,324</b>	<b>100.0%</b>

W/FA AREA	12.7 AC (GROSS)
SUBDIVISION	83.9 AC (NET)
CITY	CITY OF PHOENIX, AZ
APN	833-05-005, E. & S. 41ST P
LOCATION	390' OF S. 51ST AVE. AND W. ELLIOT RD.
2015 CITY OF PHOENIX GENERAL PLAN	COMMERCIAL & RESIDENTIAL 2 - R3
LAND USE	281/AC
EXISTING ZONING	R-1
PROPOSED ZONING	C-1
VILLAGE	LAVEN

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; 5 FOOT INCREASE TO 40 FEET HIGH; 4 STORY MAXIMUM*	EV
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

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

BUILDING TYPE	QUANTITY	PARKING RATIO	PARKING REQUIRED
1 BEDROOM	38	1.5	57
2 BEDROOM	2	1.5	114
<b>SUB-TOTAL</b>	<b>40</b>	<b>-</b>	<b>171</b>
CLUBHOUSE OFFICE	1,035 SF	1,300 SQ. FT.	4
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>175</b>
ACCESSIBLE	2% OF TOTAL	-	4
EV PARKING	2% OF TOTAL	-	4

REQUIRED PARKING	MINIMUM NO PARKING SPACES
BIKE	1 SPACE FOR 25-100 MI UNITS
LOADING SPACE	2% OF REQUIRED PARKING
EV PARKING	2% OF REQUIRED PARKING

COVERED (9' X 18')	116	
OPEN (8.5' X 18')	117	
ACCESSIBLE (11' X 18')	10	
<b>TOTAL</b>	<b>233</b>	<b>2.0 SPACES/UNIT</b>
BIKE PARKING	30	
EV PARKING	12	
LOADING SPACE	1	

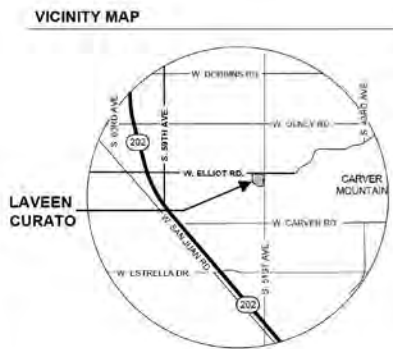
- NOTES**
- DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
  - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
  - STRUCTURES AND LANDSCAPE WITHIN A 10-FOOT BUFFER SHALL BE SET BACK FROM THE PROPERTY LINE AND 20' FROM THE PROPERTY LINE UNLESS THE CITY ENGINEER OR INSPECTOR SHALL BE SATISFIED AT A MINIMUM HEIGHT OF 3'.
  - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE BEHINDING 30' X 30' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
  - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, LIGHT, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, LIGHT, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
  - UTILITIES OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
  - ALL SERVICE EQUIPMENT AND UTILITIES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
  - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
  - ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED FOR THIS PLAN.
  - CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER: PRINTED NAME OF COPYRIGHT OWNER: DATE:

APPLICANT	DEVELOPER	CIVIL ENGINEER
WHITNEY MORRIS P.L.C. 4100 N. JASON MARSH DR LUXAPARC STEPHENIE WAYNE 2501 L. ARIZONA DR. SCOTTSDALE, AZ 85261 PHOENIX, AZ 85016 (602) 270-0800 JACOBSON@WHITNEYMORRIS.COM STEPH@WHITNEYMORRIS.COM	IDM COMPANY CHUCK MACHO 1621 N. SCOTTSDALE RD. SUITE 200 SCOTTSDALE, AZ 85250 (480) 577-3401 CHUCKMACHO@IDMPARTNERS.COM	HILGART WILSON TED LUTHER 2141 E. HIGHWAY AVE., SUITE 200 PHOENIX, AZ 85016 (602) 499-7515 TLUTHER@HILGARTWILSON.COM
BFR ARCHITECT	LANDSCAPE ARCHITECT	
THE DAVIS EXPERIENCE MIKE EDWARDS 880 N. CENTRAL AVE PHOENIX, AZ 85012 (480) 658-1125 MEDI@THEDAVISEXPERIENCE.COM	ANDERSON DESIGN COMPANY, LLC BRETT ANDERSON 870 N. 107 AVE. STE 1 PHOENIX, AZ 85003 (480) 513-8028 BRETT@ANDERSONDESIGN.COM	

**SHEET INDEX**

SHEET 1 - SITE PLAN  
SHEET 2 - OPEN SPACE PLAN



**LEGAL DESCRIPTION**  
A portion of land being situated within the Northeast Quarter of Section 17, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Maricopa County Highway Department brass cap in hand hole accepted as the Northeast corner of said Section 17, from which a found Maricopa County Highway Department brass cap in hand hole accepted as the East Quarter corner thereof bears South 00°01'50" West, 2630.60 feet;

Thence South 00°01'50" West, 787.54 feet along the east line of said Northeast Quarter to the northern boundary line of the Final Plat of Tierra Montana-Phase 1-Parcel 11, as recorded in Book 852, Page 12, records of Maricopa County, Arizona;

Thence North 89°58'21" West, 467.31 feet along said northern boundary line to an angle point thereon;

Thence North 44°23'20" West, 416.73 feet to the easterly boundary line of said Final Plat;

Thence North 00°02'17" East, 490.64 feet along said easterly boundary line to the north line of said Northeast Quarter;

Thence South 89°54'56" East, 758.92 feet along said north line to the POINT OF BEGINNING.

The above described parcel contains a computed area of 554,593 sq. ft. (12.7317 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

KIVA #05-4228 SOEV #2100323 PAPP#FACT #2200521

**LEGEND**

- PROPERTY BOUNDARY
- GATE
- MAIN ENTRY
- AMENITY AREA
- MAXIMUM 6' HT. THEME WALL
- MAXIMUM 6' HT. SECONDARY THEME WALL
- MAXIMUM 6' HT. VIEW FENCE
- ENTRY MONUMENT
- 33' X 33' VISIBILITY TRIANGLE
- 10' X 20' VISIBILITY TRIANGLE
- EGRESS ONLY
- REFUSE ENCLOSURE
- LOADING SPACE (10' X 30')
- ADA ACCESSIBLE ROUTE (--- --)
- BUS STOP PAD
- BIKE RACK
- FIRE HYDRANT

**CURATO ON ELLIOT**  
PHOENIX, AZ  
**SITE PLAN - OPTION 2**



OPEN SPACE	
SITE AREA	12.7 AC GROSS (553,212 SF)
	10.9 AC NET (474,804 SF)
OPEN SPACE REQUIRED	55,321 (10.0% OF GROSS SITE)
OPEN SPACE PROVIDED	68,676 (12.4% OF GROSS SITE)
LEGEND	
	OPEN SPACE AREAS (PER CITY REQUIREMENTS)

KVA #05-4228    SDEV #2106323    FACT #2268521

**CURATO ON ELLIOT**  
PHOENIX, AZ  
**OPEN SPACE PLAN**

JACKALOPE LN

SCALE: 1" = 40' (24X36)

2363 APRIL 2023 NORTH

**IDM HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
This plan is conceptual and subject to change through the planning and development process.

SHEET 2 OF 2





# Traffic Count Profile

51st Avenue and Elliot Road  
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

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 2021 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.

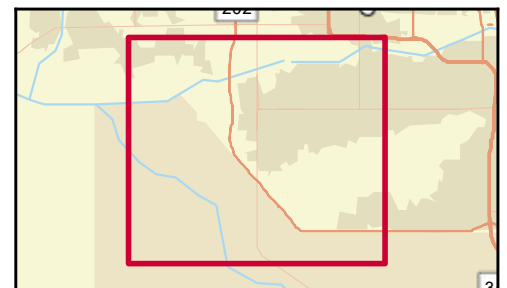
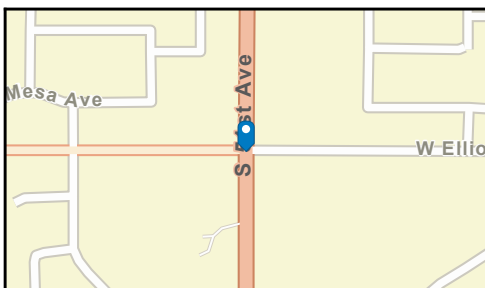
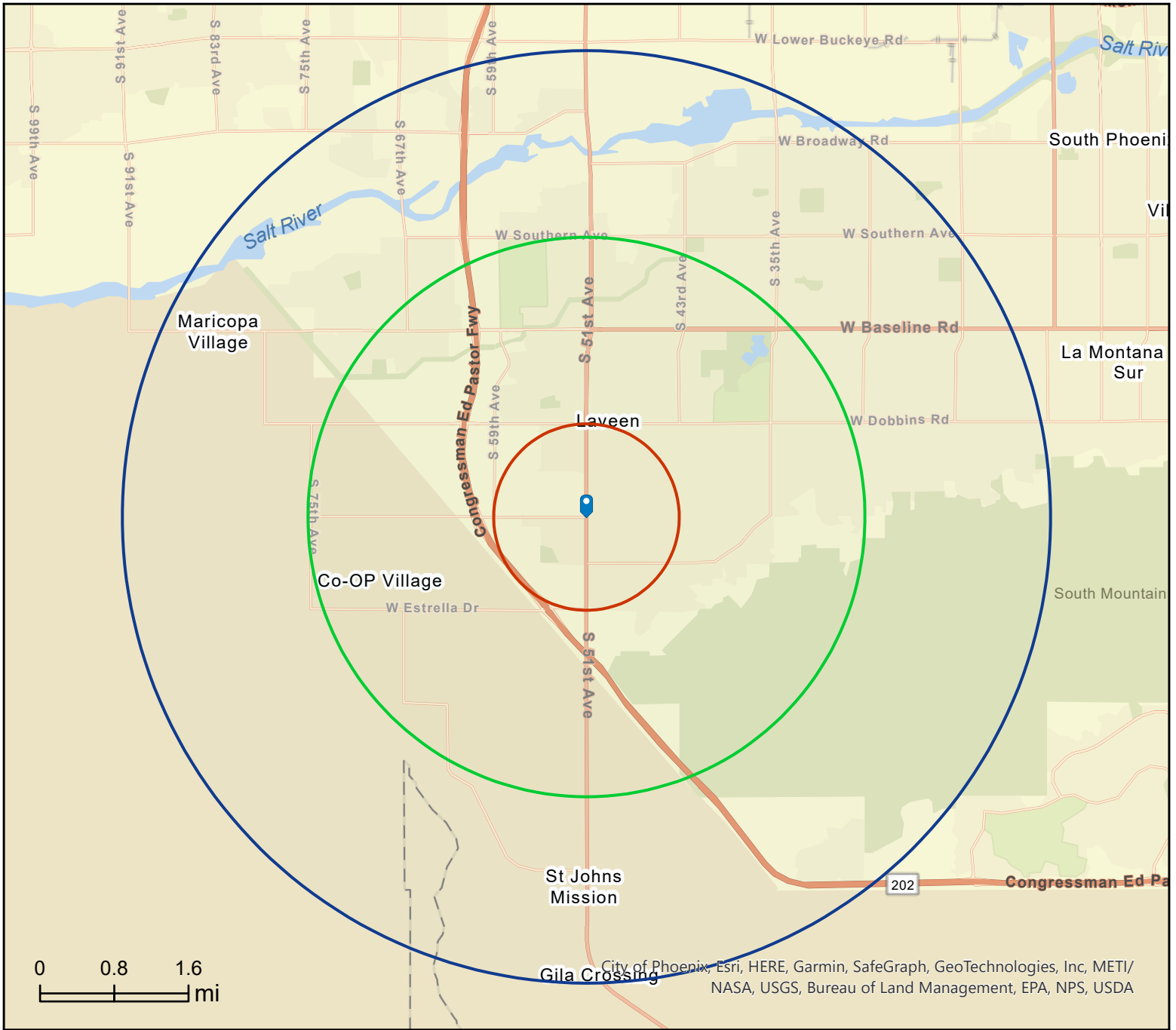
**Source:** ©2022 Kalibrate Technologies (Q3 2022).

51st Ave and Elliot Rd  
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





# Executive Summary

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

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Latitude: 33.34838  
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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
2022 Population	3,188	40,704	97,753
2027 Population	3,452	42,323	102,444
2010-2020 Annual Rate	2.74%	3.32%	2.93%
2020-2022 Annual Rate	30.42%	2.59%	2.74%
2022-2027 Annual Rate	1.60%	0.78%	0.94%
2022 Male Population	49.1%	48.8%	48.9%
2022 Female Population	50.9%	51.2%	51.1%
2022 Median Age	35.7	32.2	31.3

In the identified area, the current year population is 97,753. In 2020, the Census count in the area was 91,991. The rate of change since 2020 was 2.74% annually. The five-year projection for the population in the area is 102,444 representing a change of 0.94% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 31.3, compared to U.S. median age of 38.9.

<b>Race and Ethnicity</b>			
2022 White Alone	38.9%	29.8%	28.7%
2022 Black Alone	15.1%	19.8%	17.4%
2022 American Indian/Alaska Native Alone	2.1%	4.2%	5.5%
2022 Asian Alone	4.1%	5.2%	4.6%
2022 Pacific Islander Alone	0.4%	0.4%	0.3%
2022 Other Race	19.4%	21.5%	24.7%
2022 Two or More Races	19.9%	19.0%	18.7%
2022 Hispanic Origin (Any Race)	46.0%	47.4%	51.3%

Persons of Hispanic origin represent 51.3% of the population in the identified area compared to 19.0% 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 89.3 in the identified area, compared to 71.6 for the U.S. as a whole.

<b>Households</b>			
2022 Wealth Index	145	90	84
2010 Households	439	8,421	20,222
2020 Households	517	10,777	25,606
2022 Households	897	11,378	27,190
2027 Households	967	11,792	28,454
2010-2020 Annual Rate	1.65%	2.50%	2.39%
2020-2022 Annual Rate	27.75%	2.44%	2.70%
2022-2027 Annual Rate	1.51%	0.72%	0.91%
2022 Average Household Size	3.55	3.57	3.59

The household count in this area has changed from 25,606 in 2020 to 27,190 in the current year, a change of 2.70% annually. The five-year projection of households is 28,454, a change of 0.91% annually from the current year total. Average household size is currently 3.59, compared to 3.59 in the year 2020. The number of families in the current year is 21,095 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	18.2%	18.7%	18.6%
<b>Median Household Income</b>			
2022 Median Household Income	\$114,752	\$88,318	\$82,279
2027 Median Household Income	\$132,274	\$105,059	\$99,041
2022-2027 Annual Rate	2.88%	3.53%	3.78%
<b>Average Household Income</b>			
2022 Average Household Income	\$142,419	\$109,114	\$104,590
2027 Average Household Income	\$161,900	\$129,868	\$124,789
2022-2027 Annual Rate	2.60%	3.54%	3.59%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$41,004	\$30,554	\$29,107
2027 Per Capita Income	\$46,501	\$36,249	\$34,683
2022-2027 Annual Rate	2.55%	3.48%	3.57%

### Households by Income

Current median household income is \$82,279 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$99,041 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$104,590 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$124,789 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$29,107 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$34,683 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	136	132	133
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 Vacant Housing Units	28	293	842
2022 Total Housing Units	931	11,601	27,877
2022 Owner Occupied Housing Units	838	8,511	20,003
2022 Renter Occupied Housing Units	60	2,867	7,187
2022 Vacant Housing Units	34	223	687
2027 Total Housing Units	1,000	12,014	29,152
2027 Owner Occupied Housing Units	873	8,916	21,355
2027 Renter Occupied Housing Units	94	2,876	7,099
2027 Vacant Housing Units	33	222	698

Currently, 71.8% of the 27,877 housing units in the area are owner occupied; 25.8%, renter occupied; and 2.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% 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 2.37%. Median home value in the area is \$290,247, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.96% annually to \$352,523.

**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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Market Profile

51st Avenue and Elliot Road  
 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

	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
2022 Total Population	3,188	40,704	97,753
2022 Group Quarters	3	37	142
2027 Total Population	3,452	42,323	102,444
2022-2027 Annual Rate	1.60%	0.78%	0.94%
2022 Total Daytime Population	2,124	28,916	70,028
Workers	679	8,023	19,055
Residents	1,445	20,893	50,973
<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
2022 Total Households	897	11,378	27,190
2022 Average Household Size	3.55	3.57	3.59
2027 Total Households	967	11,792	28,454
2027 Average Household Size	3.57	3.59	3.60
2022-2027 Annual Rate	1.51%	0.72%	0.91%
2010 Families	339	6,659	16,078
2010 Average Family Size	3.41	3.63	3.74
2022 Total Families	686	8,798	21,095
2022 Average Family Size	3.98	4.00	4.00
2027 Total Families	740	9,125	22,087
2027 Average Family Size	3.99	4.01	4.01
2022-2027 Annual Rate	1.53%	0.73%	0.92%
<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
Vacant Housing Units	5.1%	2.6%	3.2%
2022 Housing Units	931	11,601	27,877
Owner Occupied Housing Units	90.0%	73.4%	71.8%
Renter Occupied Housing Units	6.4%	24.7%	25.8%
Vacant Housing Units	3.7%	1.9%	2.5%
2027 Housing Units	1,000	12,014	29,152
Owner Occupied Housing Units	87.3%	74.2%	73.3%
Renter Occupied Housing Units	9.4%	23.9%	24.4%
Vacant Housing Units	3.3%	1.8%	2.4%
<b>Median Household Income</b>			
2022	\$114,752	\$88,318	\$82,279
2027	\$132,274	\$105,059	\$99,041
<b>Median Home Value</b>			
2022	\$397,059	\$313,270	\$290,247
2027	\$432,085	\$363,213	\$352,523
<b>Per Capita Income</b>			
2022	\$41,004	\$30,554	\$29,107
2027	\$46,501	\$36,249	\$34,683
<b>Median Age</b>			
2010	35.8	29.6	29.0
2022	35.7	32.2	31.3
2027	34.8	31.3	30.9

**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 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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	1 mile	3 miles	5 miles
<b>2022 Households by Income</b>			
Household Income Base	897	11,378	27,190
<\$15,000	1.1%	3.2%	4.7%
\$15,000 - \$24,999	1.9%	3.2%	4.0%
\$25,000 - \$34,999	3.2%	5.1%	5.5%
\$35,000 - \$49,999	3.8%	9.3%	9.8%
\$50,000 - \$74,999	10.4%	18.7%	19.5%
\$75,000 - \$99,999	17.1%	17.2%	17.8%
\$100,000 - \$149,999	30.4%	25.9%	22.7%
\$150,000 - \$199,999	18.2%	9.7%	8.3%
\$200,000+	14.2%	7.6%	7.7%
Average Household Income	\$142,419	\$109,114	\$104,590
<b>2027 Households by Income</b>			
Household Income Base	967	11,792	28,454
<\$15,000	0.5%	1.8%	2.7%
\$15,000 - \$24,999	0.8%	1.8%	2.2%
\$25,000 - \$34,999	0.9%	2.3%	2.8%
\$35,000 - \$49,999	1.9%	6.8%	7.9%
\$50,000 - \$74,999	5.3%	15.9%	18.2%
\$75,000 - \$99,999	12.2%	15.9%	16.7%
\$100,000 - \$149,999	37.5%	31.7%	27.6%
\$150,000 - \$199,999	27.0%	14.2%	12.1%
\$200,000+	13.9%	9.5%	9.8%
Average Household Income	\$161,900	\$129,868	\$124,789
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	838	8,511	20,003
<\$50,000	0.0%	0.6%	2.6%
\$50,000 - \$99,999	0.1%	0.3%	1.6%
\$100,000 - \$149,999	1.7%	2.4%	3.3%
\$150,000 - \$199,999	0.2%	5.0%	5.8%
\$200,000 - \$249,999	7.2%	20.8%	21.3%
\$250,000 - \$299,999	13.2%	17.6%	19.2%
\$300,000 - \$399,999	28.4%	25.2%	20.9%
\$400,000 - \$499,999	28.5%	13.0%	10.8%
\$500,000 - \$749,999	16.0%	11.9%	11.2%
\$750,000 - \$999,999	3.6%	1.5%	1.3%
\$1,000,000 - \$1,499,999	0.1%	0.9%	1.2%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.3%
\$2,000,000 +	1.0%	0.4%	0.6%
Average Home Value	\$437,112	\$369,579	\$354,049
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	873	8,916	21,355
<\$50,000	0.0%	0.0%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.0%	1.0%	1.6%
\$200,000 - \$249,999	2.5%	13.0%	14.4%
\$250,000 - \$299,999	8.5%	16.5%	19.5%
\$300,000 - \$399,999	27.6%	30.9%	26.9%
\$400,000 - \$499,999	35.2%	16.5%	16.3%
\$500,000 - \$749,999	22.1%	18.7%	17.2%
\$750,000 - \$999,999	3.4%	1.7%	1.7%
\$1,000,000 - \$1,499,999	0.1%	1.1%	1.3%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.4%
\$2,000,000 +	0.3%	0.2%	0.4%
Average Home Value	\$462,313	\$416,787	\$409,779

**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 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

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 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

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	1,340	27,713	68,930
0 - 4	8.6%	10.5%	10.6%
5 - 9	7.8%	9.2%	9.6%
10 - 14	7.0%	8.6%	8.6%
15 - 24	12.1%	13.6%	14.3%
25 - 34	13.1%	18.8%	18.3%
35 - 44	17.7%	16.3%	15.5%
45 - 54	13.5%	10.9%	11.0%
55 - 64	12.4%	7.7%	7.6%
65 - 74	6.1%	3.3%	3.2%
75 - 84	1.4%	0.9%	1.1%
85 +	0.3%	0.3%	0.3%
18 +	72.2%	67.0%	66.3%
<b>2022 Population by Age</b>			
Total	3,187	40,703	97,754
0 - 4	7.9%	9.1%	9.4%
5 - 9	8.1%	9.3%	9.5%
10 - 14	7.3%	8.4%	8.5%
15 - 24	10.9%	12.2%	12.7%
25 - 34	14.5%	15.6%	15.9%
35 - 44	17.2%	17.5%	16.8%
45 - 54	12.1%	11.7%	11.3%
55 - 64	10.9%	8.4%	8.3%
65 - 74	8.0%	5.5%	5.5%
75 - 84	2.7%	1.8%	1.8%
85 +	0.4%	0.4%	0.4%
18 +	73.1%	69.1%	68.4%
<b>2027 Population by Age</b>			
Total	3,450	42,323	102,445
0 - 4	8.3%	9.3%	9.5%
5 - 9	8.0%	9.2%	9.4%
10 - 14	7.7%	9.0%	9.1%
15 - 24	11.0%	12.2%	12.8%
25 - 34	15.4%	17.1%	16.8%
35 - 44	17.6%	16.8%	16.3%
45 - 54	11.6%	11.5%	11.2%
55 - 64	9.2%	7.3%	7.2%
65 - 74	7.6%	5.2%	5.1%
75 - 84	3.2%	2.1%	2.1%
85 +	0.5%	0.4%	0.4%
18 +	71.9%	68.0%	67.4%
<b>2010 Population by Sex</b>			
Males	660	13,500	33,688
Females	678	14,215	35,241
<b>2022 Population by Sex</b>			
Males	1,565	19,866	47,806
Females	1,623	20,837	49,947
<b>2027 Population by Sex</b>			
Males	1,692	20,662	50,066
Females	1,759	21,661	52,378

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

51st Avenue and Elliot Road  
 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

	1 mile	3 miles	5 miles
<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>2022 Population by Race/Ethnicity</b>			
Total	3,188	40,703	97,753
White Alone	38.9%	29.8%	28.7%
Black Alone	15.1%	19.8%	17.4%
American Indian Alone	2.1%	4.2%	5.5%
Asian Alone	4.1%	5.2%	4.6%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	19.4%	21.5%	24.7%
Two or More Races	19.9%	19.0%	18.7%
Hispanic Origin	46.0%	47.4%	51.3%
Diversity Index	87.2	89.2	89.3
<b>2027 Population by Race/Ethnicity</b>			
Total	3,451	42,324	102,444
White Alone	36.7%	28.0%	26.9%
Black Alone	15.6%	20.3%	17.8%
American Indian Alone	2.2%	4.3%	5.5%
Asian Alone	4.2%	5.2%	4.7%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	19.7%	21.7%	25.0%
Two or More Races	21.1%	20.1%	19.8%
Hispanic Origin	46.2%	47.4%	51.3%
Diversity Index	87.7	89.4	89.4
<b>2010 Population by Relationship and Household Type</b>			
Total	1,339	27,716	68,930
In Households	99.9%	100.0%	100.0%
In Family Households	89.4%	90.9%	91.2%
Householder	25.2%	24.1%	23.4%
Spouse	19.9%	16.8%	15.7%
Child	34.4%	38.8%	40.0%
Other relative	6.8%	7.6%	8.2%
Nonrelative	3.1%	3.6%	3.9%
In Nonfamily Households	10.5%	9.1%	8.8%
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:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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

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Latitude: 33.34838  
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	1 mile	3 miles	5 miles
<b>2022 Population 25+ by Educational Attainment</b>			
Total	2,097	24,825	58,650
Less than 9th Grade	1.8%	5.7%	6.9%
9th - 12th Grade, No Diploma	2.3%	6.3%	7.7%
High School Graduate	19.4%	19.9%	20.9%
GED/Alternative Credential	4.6%	5.8%	5.5%
Some College, No Degree	22.9%	20.3%	21.0%
Associate Degree	12.9%	12.2%	10.8%
Bachelor's Degree	22.4%	19.9%	17.9%
Graduate/Professional Degree	13.7%	9.7%	9.3%
<b>2022 Population 15+ by Marital Status</b>			
Total	2,445	29,783	71,032
Never Married	33.8%	36.3%	38.9%
Married	56.1%	51.9%	49.3%
Widowed	2.6%	3.3%	3.3%
Divorced	7.5%	8.5%	8.4%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	1,819	21,022	49,419
Population 16+ Employed	96.8%	95.5%	96.0%
Population 16+ Unemployment rate	3.2%	4.5%	4.0%
Population 16-24 Employed	13.6%	12.0%	12.6%
Population 16-24 Unemployment rate	6.6%	13.3%	11.5%
Population 25-54 Employed	67.9%	73.9%	73.4%
Population 25-54 Unemployment rate	3.3%	3.2%	2.9%
Population 55-64 Employed	13.7%	10.4%	10.5%
Population 55-64 Unemployment rate	0.0%	3.9%	2.6%
Population 65+ Employed	4.8%	3.7%	3.5%
Population 65+ Unemployment rate	0.0%	0.7%	0.8%
<b>2022 Employed Population 16+ by Industry</b>			
Total	1,760	20,074	47,447
Agriculture/Mining	0.0%	0.2%	0.4%
Construction	5.7%	6.8%	6.5%
Manufacturing	10.3%	7.6%	8.3%
Wholesale Trade	3.9%	3.3%	2.7%
Retail Trade	11.9%	10.2%	9.8%
Transportation/Utilities	6.8%	9.2%	9.5%
Information	2.8%	2.2%	2.2%
Finance/Insurance/Real Estate	5.7%	8.9%	10.0%
Services	45.3%	44.0%	44.4%
Public Administration	7.7%	7.4%	6.1%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	1,760	20,074	47,446
White Collar	66.8%	65.0%	60.6%
Management/Business/Financial	15.0%	14.7%	14.3%
Professional	26.1%	24.8%	21.6%
Sales	11.8%	9.1%	8.3%
Administrative Support	13.9%	16.4%	16.4%
Services	13.1%	13.2%	15.1%
Blue Collar	20.1%	21.8%	24.3%
Farming/Forestry/Fishing	0.0%	0.0%	0.2%
Construction/Extraction	4.5%	4.7%	5.4%
Installation/Maintenance/Repair	4.5%	3.0%	2.6%
Production	2.4%	3.6%	4.8%
Transportation/Material Moving	8.6%	10.4%	11.3%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	438	8,422	20,222
Households with 1 Person	15.3%	14.0%	13.4%
Households with 2+ People	84.7%	86.0%	86.6%
Family Households	77.4%	79.1%	79.5%
Husband-wife Families	61.2%	55.0%	53.5%
With Related Children	30.1%	32.7%	32.8%
Other Family (No Spouse Present)	16.2%	24.0%	26.0%
Other Family with Male Householder	7.1%	7.6%	7.8%
With Related Children	4.8%	5.0%	5.3%
Other Family with Female Householder	9.4%	16.4%	18.2%
With Related Children	5.9%	12.5%	13.8%
Nonfamily Households	7.3%	6.9%	7.1%
All Households with Children	41.5%	51.0%	52.7%
Multigenerational Households	7.5%	8.9%	10.2%
Unmarried Partner Households	9.1%	10.3%	10.7%
Male-female	7.3%	8.6%	9.1%
Same-sex	1.8%	1.6%	1.6%
<b>2010 Households by Size</b>			
Total	438	8,421	20,222
1 Person Household	15.3%	14.0%	13.4%
2 Person Household	33.3%	27.1%	25.9%
3 Person Household	17.8%	18.8%	18.1%
4 Person Household	16.9%	17.4%	17.6%
5 Person Household	7.3%	11.6%	12.3%
6 Person Household	4.8%	6.3%	6.9%
7 + Person Household	4.6%	4.8%	5.9%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	438	8,421	20,222
Owner Occupied	86.3%	78.2%	77.2%
Owned with a Mortgage/Loan	75.6%	71.1%	68.6%
Owned Free and Clear	11.0%	7.1%	8.6%
Renter Occupied	13.7%	21.8%	22.8%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	136	132	133
Percent of Income for Mortgage	18.2%	18.7%	18.6%
Wealth Index	145	90	84
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	508	9,625	22,895
Housing Units Inside Urbanized Area	94.9%	97.5%	97.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	5.1%	2.5%	2.9%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	1,339	27,716	68,929
Population Inside Urbanized Area	95.4%	97.4%	96.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	4.6%	2.6%	3.2%

**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 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Market Profile

51st Avenue and Elliot Road  
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 Rings: 1, 3, 5 mile radii

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 Longitude: -112.16917

	1 mile	3 miles	5 miles
<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)	Boomburbs (1C)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$2,907,245	\$28,638,067	\$65,865,140
Average Spent	\$3,241.08	\$2,516.97	\$2,422.40
Spending Potential Index	135	104	101
Education: Total \$	\$2,129,146	\$20,151,979	\$46,351,045
Average Spent	\$2,373.63	\$1,771.14	\$1,704.71
Spending Potential Index	121	90	87
Entertainment/Recreation: Total \$	\$4,384,751	\$42,752,684	\$97,549,672
Average Spent	\$4,888.24	\$3,757.49	\$3,587.70
Spending Potential Index	133	102	98
Food at Home: Total \$	\$7,190,896	\$71,382,142	\$164,988,180
Average Spent	\$8,016.61	\$6,273.70	\$6,067.97
Spending Potential Index	129	101	98
Food Away from Home: Total \$	\$5,256,176	\$51,804,727	\$119,682,676
Average Spent	\$5,859.73	\$4,553.06	\$4,401.72
Spending Potential Index	136	106	102
Health Care: Total \$	\$8,371,460	\$82,701,983	\$189,371,998
Average Spent	\$9,332.73	\$7,268.59	\$6,964.77
Spending Potential Index	132	103	98
HH Furnishings & Equipment: Total \$	\$3,224,571	\$31,713,877	\$72,435,993
Average Spent	\$3,594.84	\$2,787.30	\$2,664.07
Spending Potential Index	140	109	104
Personal Care Products & Services: Total \$	\$1,235,702	\$12,139,254	\$27,857,722
Average Spent	\$1,377.59	\$1,066.91	\$1,024.56
Spending Potential Index	135	105	100
Shelter: Total \$	\$27,073,498	\$264,573,121	\$610,513,415
Average Spent	\$30,182.27	\$23,253.04	\$22,453.60
Spending Potential Index	132	102	98
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,650,861	\$35,803,092	\$80,996,223
Average Spent	\$4,070.08	\$3,146.69	\$2,978.90
Spending Potential Index	150	116	110
Travel: Total \$	\$3,583,920	\$34,443,430	\$78,205,209
Average Spent	\$3,995.45	\$3,027.20	\$2,876.25
Spending Potential Index	139	105	100
Vehicle Maintenance & Repairs: Total \$	\$1,548,330	\$15,459,722	\$35,479,876
Average Spent	\$1,726.12	\$1,358.74	\$1,304.89
Spending Potential Index	137	108	104

**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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.