



PARCEL 15

# SYCAMORE FARMS COMMERCIAL CORNER



\*  
Sterling  
Grove by  
Toll Brothers

N COTTON LN

W CACTUS RD

N SARNAI AVE

PARCEL 15  
COMMERCIAL  
±12.41 ACRE SITE

ARIZONA  
303

IN ESCROW

INSTITUTIONAL  
16.5 AC

PARCEL 15  
COMMERCIAL

IN ESCROW

W PEORIA AVE

N  
Sycamore Farms  
Looking North



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

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





FOR MORE INFORMATION, CONTACT:  
NATE NATHAN / nate@nathanlandaz.com  
COURTNEY BUCK / courtney@nathanlandaz.com

## COMMERCIAL PARCEL 15 AT

# SYCAMORE FARMS

### LOCATION

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

### SIZE

Parcel 15: ±12.41 Acres

### ASSESSOR PARCEL NUMBERS

501-07-010A, 011D, 012D and 013A

### ZONING

Commercial (C)

PAD approved 4.5.2019 by the City of Surprise, [please click](#) to view approved uses.

### PRICE

Submit

### TERMS

Cash

### COMMENTS

With vast nearby employment growth, this commercial site is uniquely situated near new master planned communities, Loop 303 and Luke Airforce Base.

### UTILITIES

Electricity: Arizona Public Service

Telephone: CenturyLink

Cable: CenturyLink

Water: Epcor Water

Sewage: City of Surprise

Garbage: City of Surprise

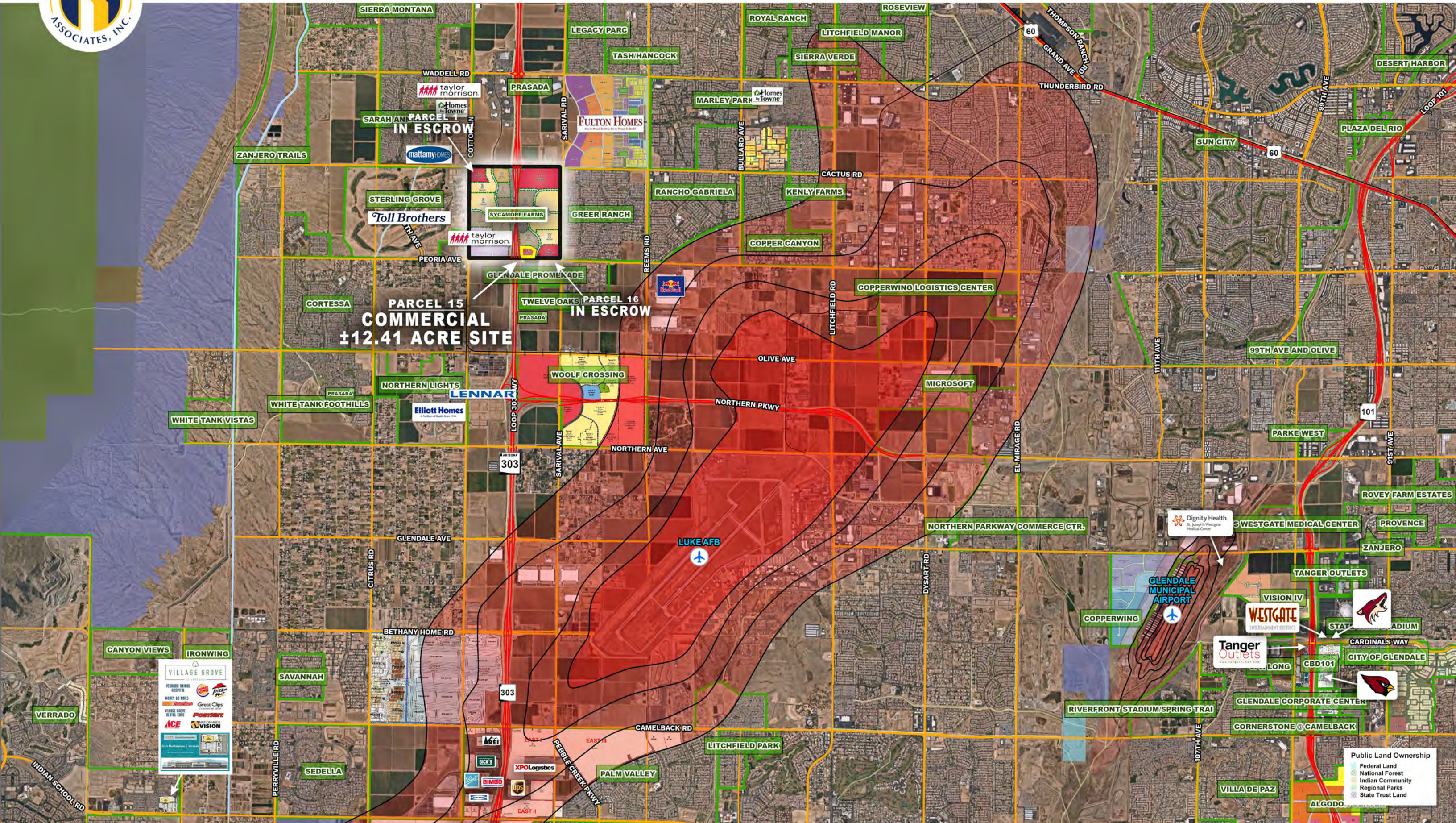
### SCHOOLS

Elementary: Sonoran Heights

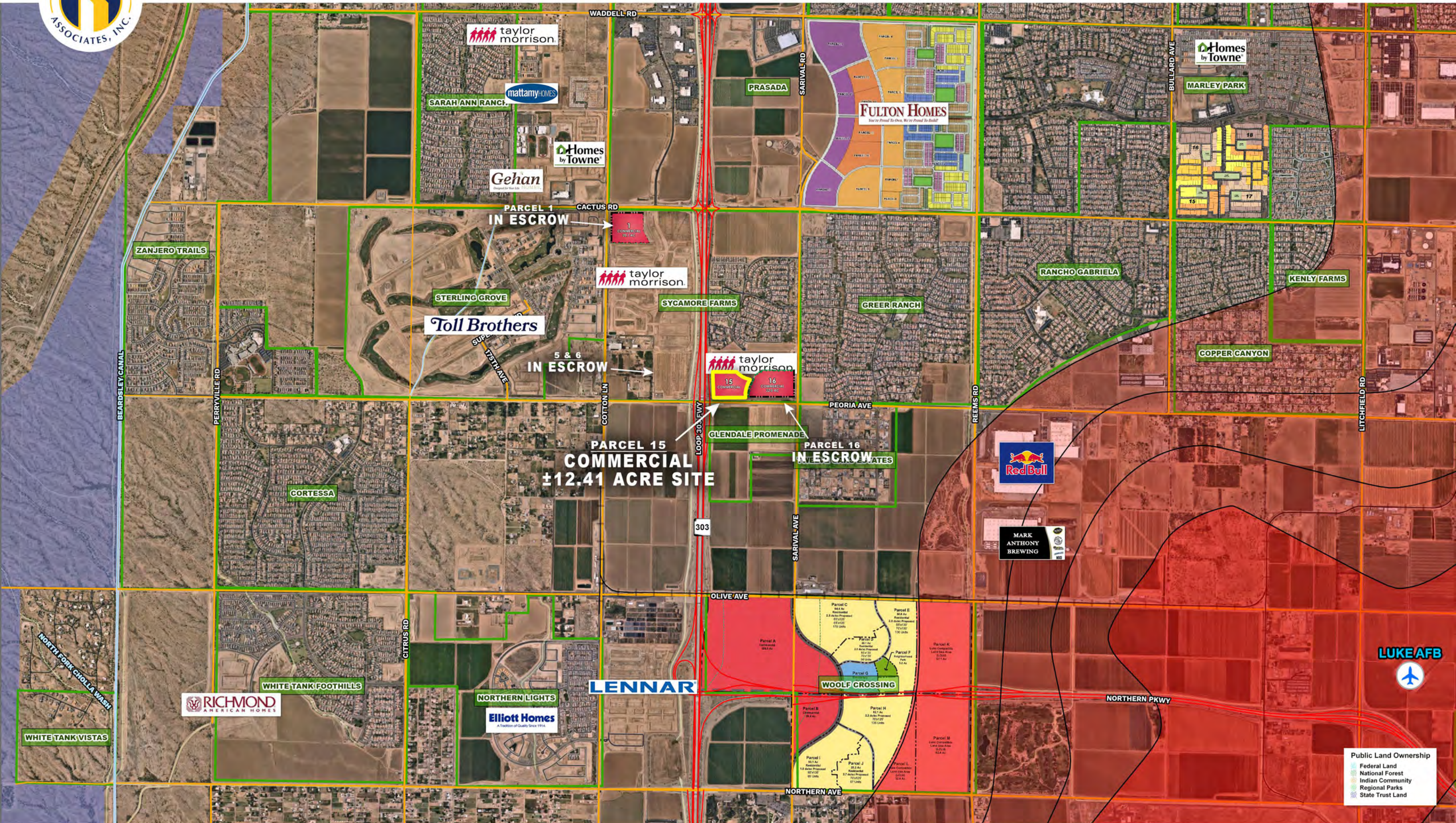
Elementary School (K-8)

High School: Shadow Ridge High  
School (9-12)





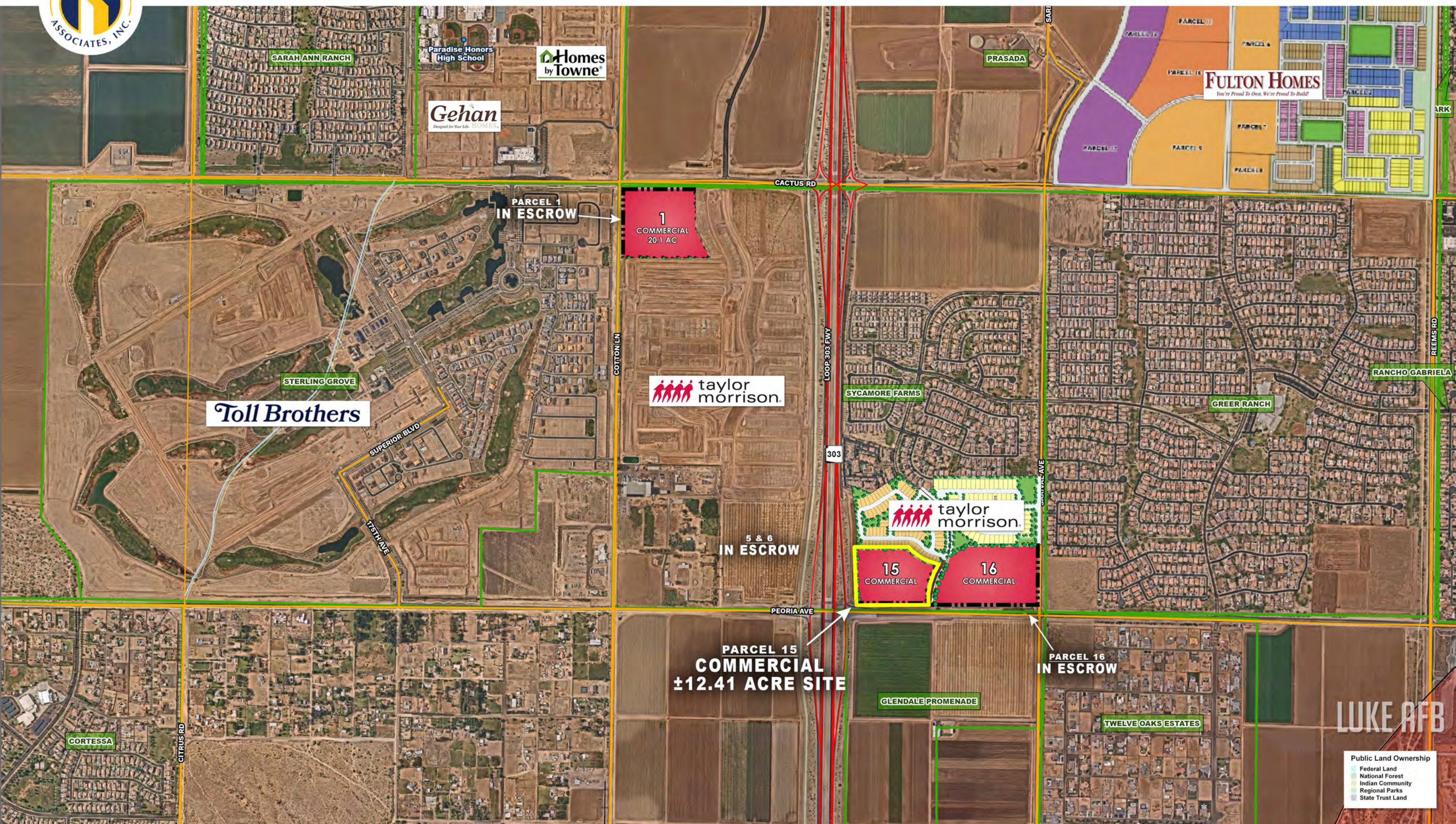




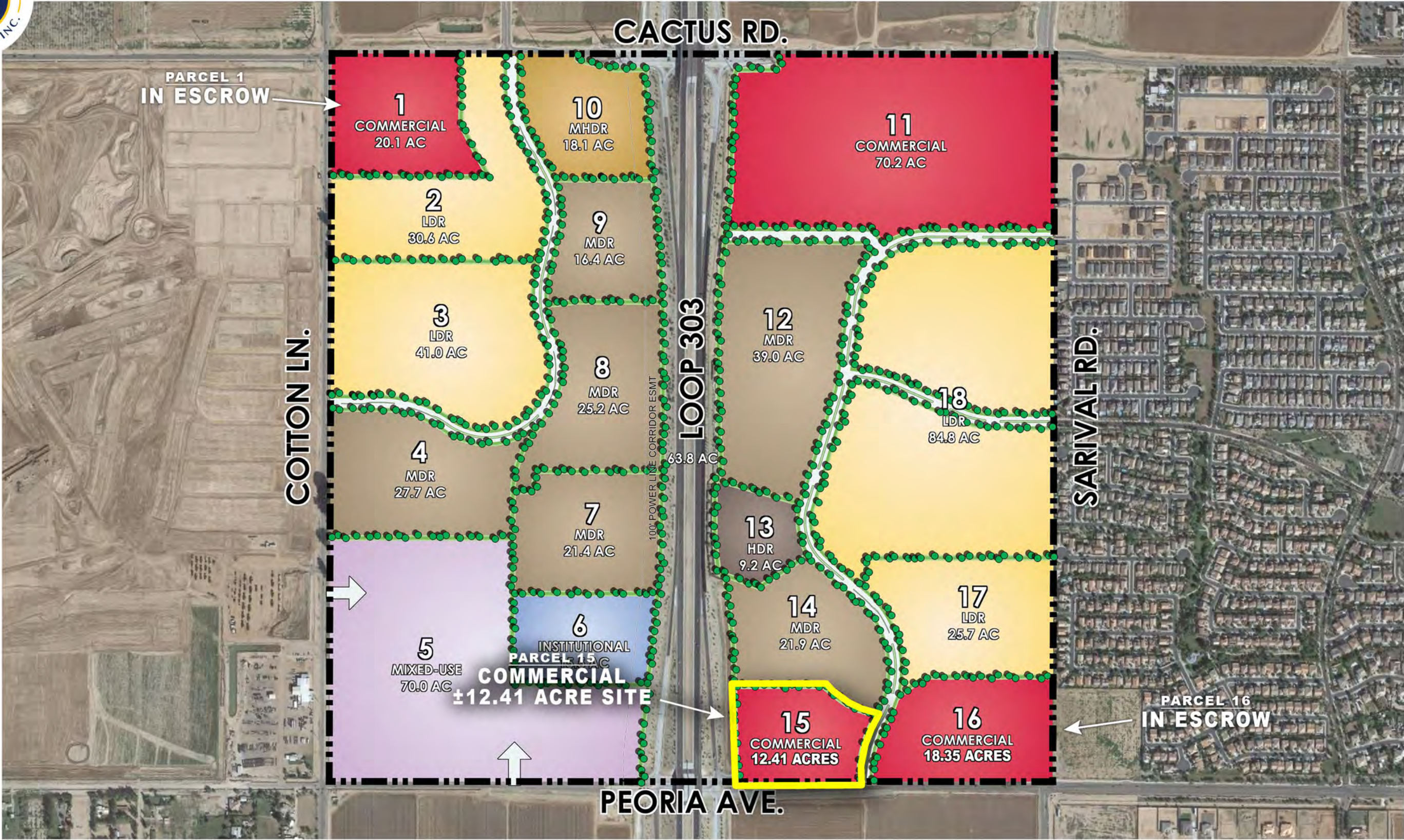




# SYCAMORE FARMS COMMERCIAL CORNER / CITY OF SURPRISE, ARIZONA





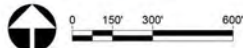


SYCAMORE FARMS • CONCEPTUAL PLAN

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

PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

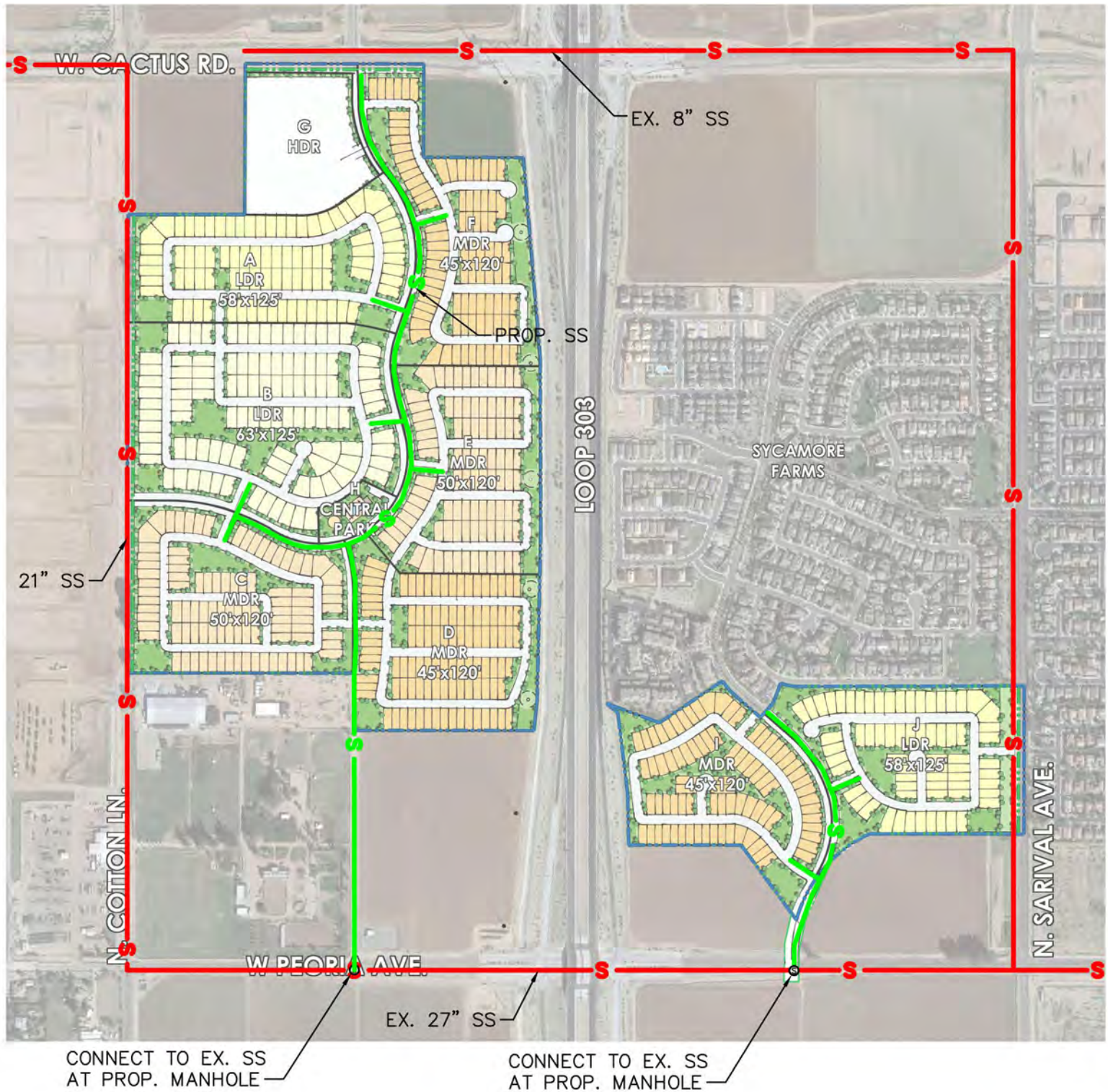
7600 East Doubletree Ranch Road, Suite 150  
Scottsdale, AZ 85258



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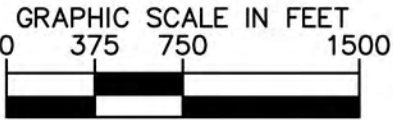
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LEGEND

- S— PROP. SS
- ⊙ PROP. MANHOLE
- S— EX. SS



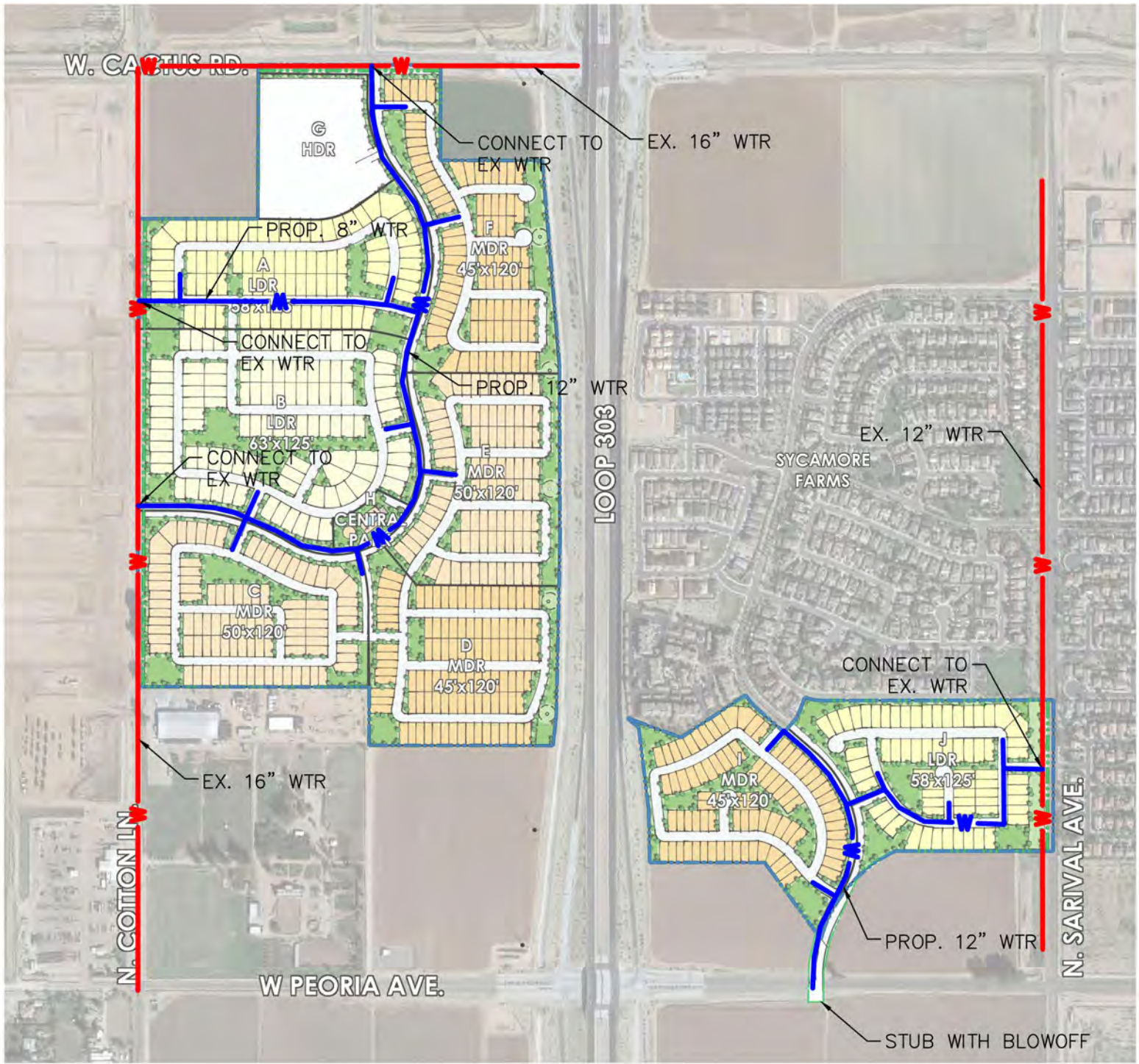
SYCAMORE FARMS CONCEPTUAL SEWER LAYOUT SURPRISE, AZ			
PROJECT NO.		DRAWING NAME	
OF 1		DATE: AUG. 2019	
SCALE (H): 1"=750'		SCALE (V): NONE	
DESIGNED BY:		DRAWN BY:	
CHECKED BY:		DATE: AUG. 2019	
NO.		REVISION	
DATE			

Kimley»Horn

C 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
1001 West Southern Avenue, Suite 131  
Mesa, Arizona 85210 (480) 207-2666

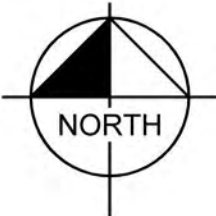
K:\EVG\_Civil\191009042 - Sycamore Farms\CD\191009042 Exhibit\sewer conceptual.dwg Aug 19, 2019 dan.recker  
XREFS: 191009042.dwg  
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LEGEND

- EX. WTR
- PROP. WTR



Kimley»Horn

C 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
1001 West Southern Avenue, Suite 131  
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): 1"=750'  
SCALE (V): NONE  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
DATE: AUG. 2019

SYCAMORE FARMS  
CONCEPTUAL WATER LAYOUT  
SURPRISE, AZ

PROJECT NO.  
DRAWING NAME





PARCEL 16  
IN ESCROW

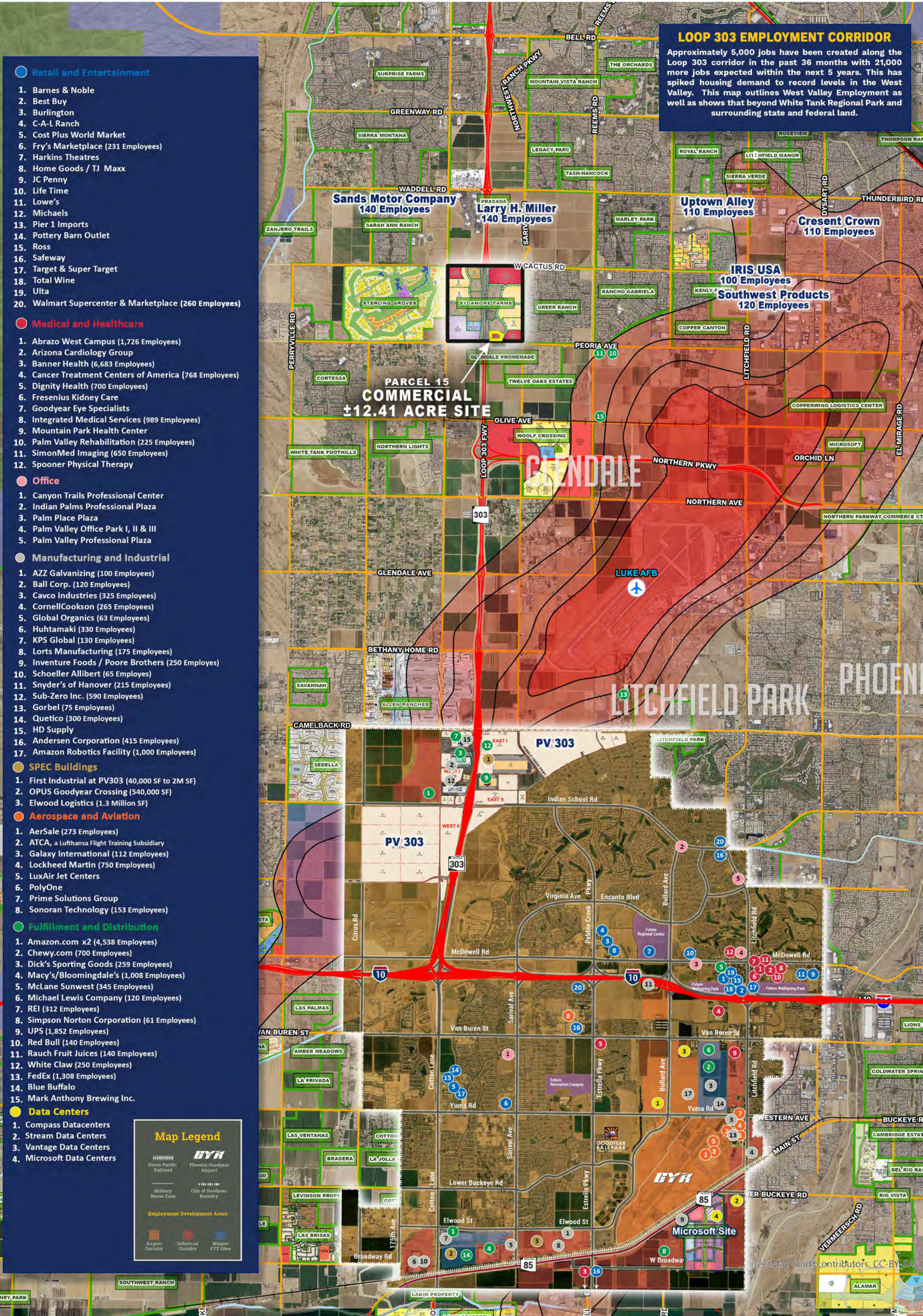
PARCEL 15  
COMMERCIAL  
±12.41 ACRE SITE

PARCEL 1  
IN ESCROW











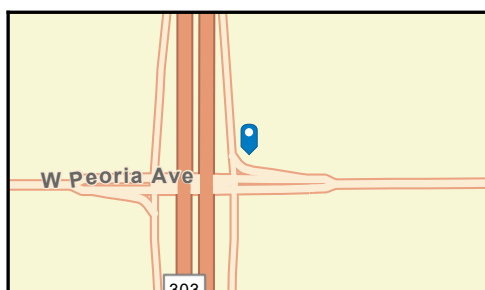
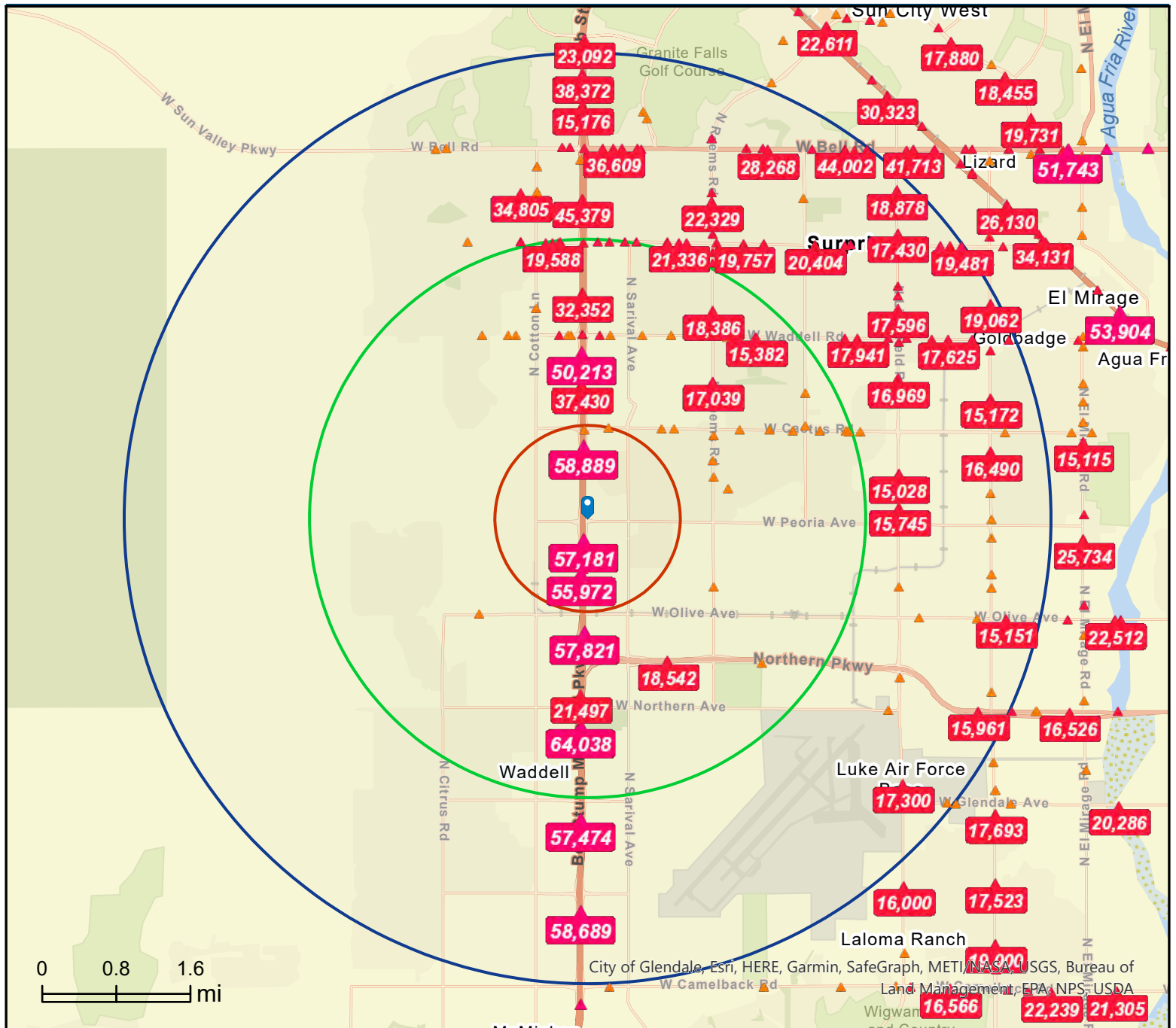
# Traffic Count Map

Loop 303 and Peoria Avenue  
W Peoria Ave, Surprise, Arizona, 85388  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

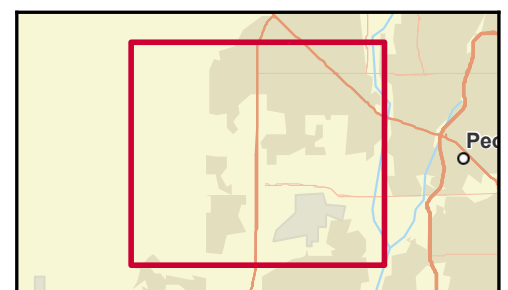
Latitude: 33.58118

Longitude: -112.41719



**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: ©2021 Kalibrate Technologies (Q3 2021).

November 16, 2021





## Traffic Count Profile

Loop 303 and Peoria Avenue  
W Peoria Ave, Surprise, Arizona, 85388  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58118  
Longitude: -112.41719

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	West Peoria Avenue	Bob Stump Memorial Pkwy (0.02 miles W)	2018	4,741
0.22	Bob Stump Memorial Parkway	Bob Stump Memorial Pkwy (0.19 miles N)	2018	57,181
0.23	N 166th Ln	W Mescal St (0.2 miles N)	2018	2,421
0.23	Bob Stump Memorial Pkwy	W Peoria Ave (0.19 miles N)	2018	1,465
0.24	W Peoria Ave	N Sarival Ave (0.2 miles E)	2016	4,127
0.24	West Peoria Avenue	N Sarival Ave (0.2 miles E)	2019	5,403
0.25	N 166th Ln	W Mescal St (0.19 miles NE)	2018	2,339
0.33	W Peoria Ave	Bob Stump Memorial Pkwy (0.28999999 miles N)	2018	1,597
0.40	W Peoria Ave	N Cotton Ln (0.16 miles W)	2016	4,408
0.40	West Peoria Avenue	N Cotton Ln (0.16 miles W)	2019	4,093
0.44	N Sarival Ave	W Peoria Ave (0.1 miles S)	2016	3,638
0.44	North Sarival Avenue	W Peoria Ave (0.1 miles S)	2018	2,811
0.47	Loop 303	W Cactus Rd (0.5 miles N)	2016	44,446
0.55	Loop 303	W Olive Ave (0.47999999 miles S)	2016	45,260
0.58	Bob Stump Memorial Parkway	W Olive Ave (0.0 miles )	2019	55,972
0.62	W Peoria Ave	N Sarival Ave (0.19 miles W)	2016	3,415
0.63	West Peoria Avenue	N Sarival Ave (0.19 miles W)	2018	2,109
0.69	North Sarival Avenue	W Cameron Dr (0.0 miles )	2019	3,614
0.70	N Cotton Ln	W Peoria Ave (0.44999999 miles S)	2016	3,811
0.70	North Cotton Lane	W Peoria Ave (0.44999999 miles S)	2018	4,208
0.76	Bob Stump Memorial Parkway	W Jenan Rd (0.08 miles SE)	2018	2,485
0.77	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2018	2,376
0.78	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2018	58,889
0.91	N Cotton Ln	W Mountain View Rd (0.18000001 miles N)	2015	6,137
0.92	N Sarival Ave	W Brown St (0.47 miles N)	2015	2,572
0.94	North Sarival Avenue	W Jenan Dr (0.11 miles S)	2018	3,223
0.94	N Sarival Ave	W Jenan Dr (0.11 miles S)	2012	3,037
0.96	Bob Stump Memorial Pkwy	W Cactus Rd (0.01 miles NW)	2018	10,540
0.97	West Cactus Road	Bob Stump Memorial Pkwy (0.12 miles W)	2018	2,441
0.99	West Cactus Road	Autoshow Ave (0.1 miles W)	2018	937

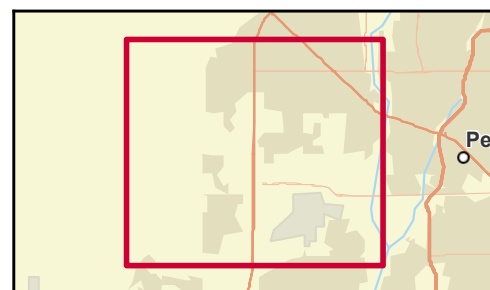
**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2021 Kalibrate Technologies (Q3 2021).





Longitude: -112.41719



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## Executive Summary

Loop 303 and Peoria Avenue  
W Peoria Ave, Surprise, Arizona, 85388  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58118  
Longitude: -112.41719

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	172	2,598	19,397
2010 Population	2,425	33,944	104,784
2021 Population	5,040	47,365	130,819
2026 Population	6,438	55,445	144,913
2000-2010 Annual Rate	30.29%	29.30%	18.37%
2010-2021 Annual Rate	6.72%	3.01%	1.99%
2021-2026 Annual Rate	5.02%	3.20%	2.07%
2021 Male Population	48.4%	49.2%	49.0%
2021 Female Population	51.6%	50.8%	51.0%
2021 Median Age	32.3	32.0	34.4

In the identified area, the current year population is 130,819. In 2010, the Census count in the area was 104,784. The rate of change since 2010 was 1.99% annually. The five-year projection for the population in the area is 144,913 representing a change of 2.07% annually from 2021 to 2026. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 32.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	65.6%	71.0%	73.0%
2021 Black Alone	8.9%	7.9%	7.6%
2021 American Indian/Alaska Native Alone	1.1%	1.0%	0.9%
2021 Asian Alone	10.0%	5.1%	4.3%
2021 Pacific Islander Alone	0.2%	0.3%	0.2%
2021 Other Race	8.4%	8.9%	8.5%
2021 Two or More Races	5.9%	5.9%	5.5%
2021 Hispanic Origin (Any Race)	24.7%	25.1%	22.8%

Persons of Hispanic origin represent 22.8% of the population in the identified area compared to 18.9% 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 65.0 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	103	95	94
2000 Households	62	824	7,422
2010 Households	790	10,538	34,699
2021 Total Households	1,617	14,775	43,285
2026 Total Households	2,107	17,326	47,766
2000-2010 Annual Rate	28.98%	29.03%	16.68%
2010-2021 Annual Rate	6.57%	3.05%	1.98%
2021-2026 Annual Rate	5.44%	3.24%	1.99%
2021 Average Household Size	3.11	3.20	3.00

The household count in this area has changed from 34,699 in 2010 to 43,285 in the current year, a change of 1.98% annually. The five-year projection of households is 47,766, a change of 1.99% annually from the current year total. Average household size is currently 3.00, compared to 2.99 in the year 2010. The number of families in the current year is 34,251 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

November 16, 2021





## Executive Summary

Loop 303 and Peoria Avenue  
W Peoria Ave, Surprise, Arizona, 85388  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

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Longitude: -112.41719

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	15.0%	15.1%	15.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$93,377	\$86,244	\$79,346
2026 Median Household Income	\$101,126	\$95,517	\$87,775
2021-2026 Annual Rate	1.61%	2.06%	2.04%
<b>Average Household Income</b>			
2021 Average Household Income	\$108,446	\$101,012	\$94,266
2026 Average Household Income	\$120,876	\$114,577	\$107,707
2021-2026 Annual Rate	2.19%	2.55%	2.70%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$34,038	\$31,429	\$31,324
2026 Per Capita Income	\$38,206	\$35,717	\$35,627
2021-2026 Annual Rate	2.34%	2.59%	2.61%

### Households by Income

Current median household income is \$79,346 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$87,775 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$94,266 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$107,707 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$31,324 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,627 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	165	163	158
2000 Total Housing Units	68	853	9,256
2000 Owner Occupied Housing Units	55	749	6,381
2000 Renter Occupied Housing Units	7	76	1,041
2000 Vacant Housing Units	6	28	1,834
2010 Total Housing Units	919	12,016	40,732
2010 Owner Occupied Housing Units	626	8,413	26,857
2010 Renter Occupied Housing Units	164	2,125	7,842
2010 Vacant Housing Units	129	1,478	6,033
2021 Total Housing Units	1,746	16,024	48,648
2021 Owner Occupied Housing Units	1,444	12,546	34,905
2021 Renter Occupied Housing Units	172	2,229	8,380
2021 Vacant Housing Units	129	1,249	5,363
2026 Total Housing Units	2,230	18,602	53,289
2026 Owner Occupied Housing Units	1,828	14,763	39,133
2026 Renter Occupied Housing Units	279	2,562	8,633
2026 Vacant Housing Units	123	1,276	5,523

Currently, 71.8% of the 48,648 housing units in the area are owner occupied; 17.2%, renter occupied; and 11.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 40,732 housing units in the area - 65.9% owner occupied, 19.3% renter occupied, and 14.8% vacant. The annual rate of change in housing units since 2010 is 8.21%. Median home value in the area is \$293,840, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.32% annually to \$329,596.

**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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

November 16, 2021





## Market Profile

Loop 303 and Peoria Avenue  
W Peoria Ave, Surprise, Arizona, 85388  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	172	2,598	19,397
2010 Total Population	2,425	33,944	104,784
2021 Total Population	5,040	47,365	130,819
2021 Group Quarters	4	61	1,089
2026 Total Population	6,438	55,445	144,913
2021-2026 Annual Rate	5.02%	3.20%	2.07%
2021 Total Daytime Population	3,890	37,758	114,640
Workers	1,203	13,128	44,438
Residents	2,687	24,630	70,202
<b>Household Summary</b>			
2000 Households	62	824	7,422
2000 Average Household Size	2.77	3.15	2.52
2010 Households	790	10,538	34,699
2010 Average Household Size	3.06	3.22	2.99
2021 Households	1,617	14,775	43,285
2021 Average Household Size	3.11	3.20	3.00
2026 Households	2,107	17,326	47,766
2026 Average Household Size	3.05	3.20	3.01
2021-2026 Annual Rate	5.44%	3.24%	1.99%
2010 Families	645	8,688	27,582
2010 Average Family Size	3.38	3.50	3.30
2021 Families	1,308	12,045	34,251
2021 Average Family Size	3.44	3.50	3.33
2026 Families	1,692	14,073	37,801
2026 Average Family Size	3.39	3.50	3.35
2021-2026 Annual Rate	5.28%	3.16%	1.99%
<b>Housing Unit Summary</b>			
2000 Housing Units	68	853	9,256
Owner Occupied Housing Units	80.9%	87.8%	68.9%
Renter Occupied Housing Units	10.3%	8.9%	11.2%
Vacant Housing Units	8.8%	3.3%	19.8%
2010 Housing Units	919	12,016	40,732
Owner Occupied Housing Units	68.1%	70.0%	65.9%
Renter Occupied Housing Units	17.8%	17.7%	19.3%
Vacant Housing Units	14.0%	12.3%	14.8%
2021 Housing Units	1,746	16,024	48,648
Owner Occupied Housing Units	82.7%	78.3%	71.8%
Renter Occupied Housing Units	9.9%	13.9%	17.2%
Vacant Housing Units	7.4%	7.8%	11.0%
2026 Housing Units	2,230	18,602	53,289
Owner Occupied Housing Units	82.0%	79.4%	73.4%
Renter Occupied Housing Units	12.5%	13.8%	16.2%
Vacant Housing Units	5.5%	6.9%	10.4%
<b>Median Household Income</b>			
2021	\$93,377	\$86,244	\$79,346
2026	\$101,126	\$95,517	\$87,775
<b>Median Home Value</b>			
2021	\$332,910	\$310,667	\$293,840
2026	\$348,875	\$341,339	\$329,596
<b>Per Capita Income</b>			
2021	\$34,038	\$31,429	\$31,324
2026	\$38,206	\$35,717	\$35,627
<b>Median Age</b>			
2010	30.6	30.4	32.4
2021	32.3	32.0	34.4
2026	30.7	30.9	33.0

**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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

November 16, 2021





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W Peoria Ave, Surprise, Arizona, 85388  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58118  
Longitude: -112.41719

	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	1,617	14,775	43,285
<\$15,000	2.7%	3.0%	3.6%
\$15,000 - \$24,999	2.8%	2.6%	3.8%
\$25,000 - \$34,999	5.6%	4.0%	5.9%
\$35,000 - \$49,999	7.9%	10.0%	11.4%
\$50,000 - \$74,999	15.9%	19.3%	20.8%
\$75,000 - \$99,999	19.0%	20.8%	19.2%
\$100,000 - \$149,999	22.6%	24.1%	22.1%
\$150,000 - \$199,999	16.4%	10.1%	7.5%
\$200,000+	7.1%	6.2%	5.7%
Average Household Income	\$108,446	\$101,012	\$94,266
<b>2026 Households by Income</b>			
Household Income Base	2,107	17,326	47,766
<\$15,000	2.1%	2.2%	2.7%
\$15,000 - \$24,999	2.1%	1.9%	2.8%
\$25,000 - \$34,999	3.2%	2.7%	4.6%
\$35,000 - \$49,999	6.2%	7.9%	9.7%
\$50,000 - \$74,999	16.9%	17.9%	18.9%
\$75,000 - \$99,999	18.6%	20.3%	19.1%
\$100,000 - \$149,999	24.3%	26.8%	25.3%
\$150,000 - \$199,999	18.2%	12.8%	9.9%
\$200,000+	8.4%	7.6%	7.0%
Average Household Income	\$120,876	\$114,577	\$107,707
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	1,444	12,546	34,904
<\$50,000	0.1%	0.1%	0.3%
\$50,000 - \$99,999	0.0%	0.0%	0.2%
\$100,000 - \$149,999	0.1%	0.3%	0.9%
\$150,000 - \$199,999	0.9%	3.1%	5.0%
\$200,000 - \$249,999	7.5%	17.2%	21.1%
\$250,000 - \$299,999	25.3%	25.4%	25.7%
\$300,000 - \$399,999	49.0%	35.5%	30.7%
\$400,000 - \$499,999	13.6%	11.4%	9.5%
\$500,000 - \$749,999	3.5%	5.3%	5.1%
\$750,000 - \$999,999	0.0%	0.2%	0.6%
\$1,000,000 - \$1,499,999	0.0%	1.1%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$342,850	\$344,628	\$331,849
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	1,828	14,763	39,132
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.1%	0.3%	0.9%
\$200,000 - \$249,999	3.7%	9.5%	13.4%
\$250,000 - \$299,999	20.1%	22.9%	24.6%
\$300,000 - \$399,999	53.5%	41.7%	37.3%
\$400,000 - \$499,999	17.4%	15.4%	13.4%
\$500,000 - \$749,999	5.3%	7.7%	7.6%
\$750,000 - \$999,999	0.0%	0.3%	1.0%
\$1,000,000 - \$1,499,999	0.0%	1.7%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.2%
\$2,000,000 +	0.0%	0.4%	0.7%
Average Home Value	\$362,008	\$380,959	\$376,131

**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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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## Market Profile

Loop 303 and Peoria Avenue  
W Peoria Ave, Surprise, Arizona, 85388  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58118  
Longitude: -112.41719

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	2,424	33,941	104,783
0 - 4	10.0%	10.2%	8.8%
5 - 9	10.9%	10.5%	9.4%
10 - 14	9.3%	9.3%	8.4%
15 - 24	10.9%	11.5%	12.4%
25 - 34	17.1%	17.5%	15.5%
35 - 44	18.1%	17.1%	15.5%
45 - 54	10.9%	10.9%	10.4%
55 - 64	7.9%	7.8%	8.8%
65 - 74	3.3%	3.5%	7.0%
75 - 84	0.9%	1.2%	3.1%
85 +	0.7%	0.5%	0.8%
18 +	65.8%	65.5%	69.1%
<b>2021 Population by Age</b>			
Total	5,039	47,365	130,817
0 - 4	9.0%	9.0%	8.1%
5 - 9	8.9%	9.1%	8.2%
10 - 14	8.4%	8.6%	7.8%
15 - 24	13.3%	13.2%	12.8%
25 - 34	14.8%	14.3%	14.0%
35 - 44	16.5%	16.7%	15.1%
45 - 54	12.6%	12.5%	11.6%
55 - 64	8.4%	8.3%	8.7%
65 - 74	5.8%	5.8%	8.5%
75 - 84	2.0%	2.0%	4.2%
85 +	0.4%	0.5%	1.0%
18 +	68.8%	68.6%	71.7%
<b>2026 Population by Age</b>			
Total	6,438	55,446	144,914
0 - 4	9.5%	9.4%	8.4%
5 - 9	9.3%	9.2%	8.3%
10 - 14	8.7%	8.8%	8.0%
15 - 24	12.9%	12.9%	12.4%
25 - 34	17.1%	17.1%	16.4%
35 - 44	16.2%	15.6%	14.4%
45 - 54	11.1%	11.7%	10.9%
55 - 64	7.5%	7.4%	7.9%
65 - 74	4.8%	5.1%	7.3%
75 - 84	2.3%	2.4%	4.9%
85 +	0.4%	0.5%	1.2%
18 +	67.8%	68.0%	71.1%
<b>2010 Population by Sex</b>			
Males	1,189	16,715	51,703
Females	1,236	17,229	53,081
<b>2021 Population by Sex</b>			
Males	2,438	23,304	64,060
Females	2,603	24,060	66,759
<b>2026 Population by Sex</b>			
Males	3,095	27,230	70,741
Females	3,342	28,215	74,172

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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## Market Profile

Loop 303 and Peoria Avenue  
W Peoria Ave, Surprise, Arizona, 85388  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58118  
Longitude: -112.41719

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	2,425	33,945	104,785
White Alone	71.5%	77.1%	78.8%
Black Alone	7.3%	6.0%	5.9%
American Indian Alone	1.2%	0.8%	0.8%
Asian Alone	6.8%	3.5%	2.9%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	8.6%	7.6%	7.0%
Two or More Races	4.4%	4.8%	4.3%
Hispanic Origin	21.9%	21.2%	19.2%
Diversity Index	65.7	60.1	56.8
<b>2021 Population by Race/Ethnicity</b>			
Total	5,040	47,364	130,817
White Alone	65.6%	71.0%	73.0%
Black Alone	8.9%	7.9%	7.6%
American Indian Alone	1.1%	1.0%	0.9%
Asian Alone	10.0%	5.1%	4.3%
Pacific Islander Alone	0.2%	0.3%	0.2%
Some Other Race Alone	8.4%	8.9%	8.5%
Two or More Races	5.9%	5.9%	5.5%
Hispanic Origin	24.7%	25.1%	22.8%
Diversity Index	71.9	68.0	65.0
<b>2026 Population by Race/Ethnicity</b>			
Total	6,437	55,444	144,913
White Alone	63.0%	68.1%	70.1%
Black Alone	9.8%	8.8%	8.5%
American Indian Alone	1.1%	1.0%	1.0%
Asian Alone	10.8%	5.9%	5.0%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	8.7%	9.5%	9.1%
Two or More Races	6.4%	6.4%	6.0%
Hispanic Origin	26.4%	27.0%	24.6%
Diversity Index	74.5	71.2	68.4
<b>2010 Population by Relationship and Household Type</b>			
Total	2,425	33,944	104,784
In Households	99.8%	99.8%	99.2%
In Family Households	92.4%	92.3%	89.5%
Householder	25.2%	25.5%	26.3%
Spouse	20.9%	20.3%	21.0%
Child	38.8%	39.2%	35.6%
Other relative	5.1%	4.6%	4.1%
Nonrelative	2.4%	2.7%	2.5%
In Nonfamily Households	7.4%	7.5%	9.7%
In Group Quarters	0.2%	0.2%	0.8%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.2%	0.1%	0.8%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Prepared by Nathan and Associates, Inc.

Latitude: 33.58118  
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	1 mile	3 miles	5 miles
<b>2021 Population 25+ by Educational Attainment</b>			
Total	3,048	28,432	82,650
Less than 9th Grade	1.7%	2.6%	2.2%
9th - 12th Grade, No Diploma	5.0%	4.1%	4.9%
High School Graduate	17.4%	20.8%	21.0%
GED/Alternative Credential	2.5%	3.7%	3.9%
Some College, No Degree	31.1%	29.9%	29.7%
Associate Degree	11.7%	11.4%	10.6%
Bachelor's Degree	20.1%	17.7%	18.5%
Graduate/Professional Degree	10.4%	9.7%	9.2%
<b>2021 Population 15+ by Marital Status</b>			
Total	3,714	34,704	99,422
Never Married	25.3%	27.8%	28.6%
Married	60.4%	57.9%	56.9%
Widowed	4.0%	3.5%	4.2%
Divorced	10.3%	10.8%	10.3%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	2,452	23,957	63,352
Population 16+ Employed	95.6%	94.7%	94.1%
Population 16+ Unemployment rate	4.4%	5.3%	5.9%
Population 16-24 Employed	11.4%	12.4%	12.1%
Population 16-24 Unemployment rate	6.9%	10.7%	11.7%
Population 25-54 Employed	74.8%	73.3%	71.7%
Population 25-54 Unemployment rate	3.3%	4.1%	4.6%
Population 55-64 Employed	11.2%	11.0%	11.9%
Population 55-64 Unemployment rate	7.1%	4.6%	5.8%
Population 65+ Employed	2.6%	3.3%	4.3%
Population 65+ Unemployment rate	12.9%	11.2%	10.9%
<b>2021 Employed Population 16+ by Industry</b>			
Total	2,344	22,693	59,610
Agriculture/Mining	0.3%	0.3%	0.4%
Construction	5.3%	6.9%	7.3%
Manufacturing	4.7%	6.0%	5.8%
Wholesale Trade	1.3%	2.5%	2.6%
Retail Trade	13.1%	13.7%	14.3%
Transportation/Utilities	8.1%	6.6%	6.4%
Information	0.9%	1.3%	1.5%
Finance/Insurance/Real Estate	12.2%	11.2%	11.1%
Services	43.7%	43.5%	44.7%
Public Administration	10.5%	7.9%	5.9%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	2,346	22,691	59,609
White Collar	71.1%	69.2%	68.0%
Management/Business/Financial	19.0%	19.9%	18.3%
Professional	26.4%	23.6%	22.8%
Sales	10.8%	10.7%	11.8%
Administrative Support	15.0%	15.0%	15.1%
Services	14.4%	13.7%	13.6%
Blue Collar	14.6%	17.1%	18.4%
Farming/Forestry/Fishing	0.1%	0.0%	0.1%
Construction/Extraction	3.5%	4.2%	4.3%
Installation/Maintenance/Repair	2.9%	3.7%	3.6%
Production	2.4%	2.7%	3.1%
Transportation/Material Moving	5.7%	6.3%	7.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	789	10,537	34,700
Households with 1 Person	13.1%	12.3%	15.4%
Households with 2+ People	86.9%	87.7%	84.6%
Family Households	81.7%	82.5%	79.5%
Husband-wife Families	67.8%	65.7%	63.4%
With Related Children	43.0%	40.8%	33.4%
Other Family (No Spouse Present)	14.1%	16.8%	16.1%
Other Family with Male Householder	5.1%	5.7%	5.0%
With Related Children	3.7%	4.5%	3.7%
Other Family with Female Householder	9.0%	11.0%	11.1%
With Related Children	6.6%	8.3%	8.2%
Nonfamily Households	5.2%	5.2%	5.1%
All Households with Children	53.5%	54.2%	45.9%
Multigenerational Households	5.2%	6.2%	5.2%
Unmarried Partner Households	7.8%	7.7%	7.1%
Male-female	6.6%	6.9%	6.3%
Same-sex	1.3%	0.9%	0.8%
<b>2010 Households by Size</b>			
Total	790	10,538	34,698
1 Person Household	13.0%	12.3%	15.4%
2 Person Household	26.7%	27.7%	33.6%
3 Person Household	18.1%	18.5%	16.6%
4 Person Household	21.4%	21.3%	18.0%
5 Person Household	12.2%	12.0%	9.8%
6 Person Household	5.4%	5.1%	4.1%
7 + Person Household	3.2%	3.1%	2.5%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	790	10,538	34,699
Owner Occupied	79.2%	79.8%	77.4%
Owned with a Mortgage/Loan	71.4%	74.0%	66.1%
Owned Free and Clear	7.7%	5.9%	11.3%
Renter Occupied	20.8%	20.2%	22.6%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	165	163	158
Percent of Income for Mortgage	15.0%	15.1%	15.5%
Wealth Index	103	95	94
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	919	12,016	40,732
Housing Units Inside Urbanized Area	98.3%	98.4%	98.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	1.7%	1.6%	1.6%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	2,425	33,944	104,784
Population Inside Urbanized Area	98.6%	98.7%	98.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	1.4%	1.3%	1.5%

**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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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	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.	Workday Drive (4A)	Workday Drive (4A)	The Elders (9C)
3.		Boomburbs (1C)	Workday Drive (4A)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$4,049,595	\$34,402,450	\$93,493,899
Average Spent	\$2,504.39	\$2,328.42	\$2,159.96
Spending Potential Index	118	110	102
Education: Total \$	\$2,793,316	\$24,061,114	\$65,860,062
Average Spent	\$1,727.47	\$1,628.50	\$1,521.54
Spending Potential Index	100	94	88
Entertainment/Recreation: Total \$	\$6,031,064	\$51,360,973	\$140,862,021
Average Spent	\$3,729.79	\$3,476.21	\$3,254.29
Spending Potential Index	115	108	101
Food at Home: Total \$	\$10,059,772	\$85,491,438	\$235,947,145
Average Spent	\$6,221.26	\$5,786.22	\$5,451.01
Spending Potential Index	114	106	100
Food Away from Home: Total \$	\$7,331,655	\$62,253,456	\$169,761,159
Average Spent	\$4,534.11	\$4,213.43	\$3,921.94
Spending Potential Index	119	111	103
Health Care: Total \$	\$11,639,716	\$99,038,445	\$276,935,908
Average Spent	\$7,198.34	\$6,703.11	\$6,397.96
Spending Potential Index	115	107	103
HH Furnishings & Equipment: Total \$	\$4,505,442	\$38,275,902	\$104,233,192
Average Spent	\$2,786.30	\$2,590.59	\$2,408.07
Spending Potential Index	124	115	107
Personal Care Products & Services: Total \$	\$1,714,787	\$14,574,634	\$40,418,181
Average Spent	\$1,060.47	\$986.44	\$933.77
Spending Potential Index	118	110	104
Shelter: Total \$	\$37,276,651	\$317,085,849	\$871,902,832
Average Spent	\$23,052.97	\$21,460.97	\$20,143.30
Spending Potential Index	114	106	100
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,131,877	\$43,502,025	\$119,784,966
Average Spent	\$3,173.70	\$2,944.30	\$2,767.36
Spending Potential Index	133	123	116
Travel: Total \$	\$4,870,252	\$41,525,058	\$114,327,462
Average Spent	\$3,011.91	\$2,810.49	\$2,641.27
Spending Potential Index	119	111	104
Vehicle Maintenance & Repairs: Total \$	\$2,195,346	\$18,603,445	\$50,900,346
Average Spent	\$1,357.67	\$1,259.12	\$1,175.93
Spending Potential Index	123	114	106

**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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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