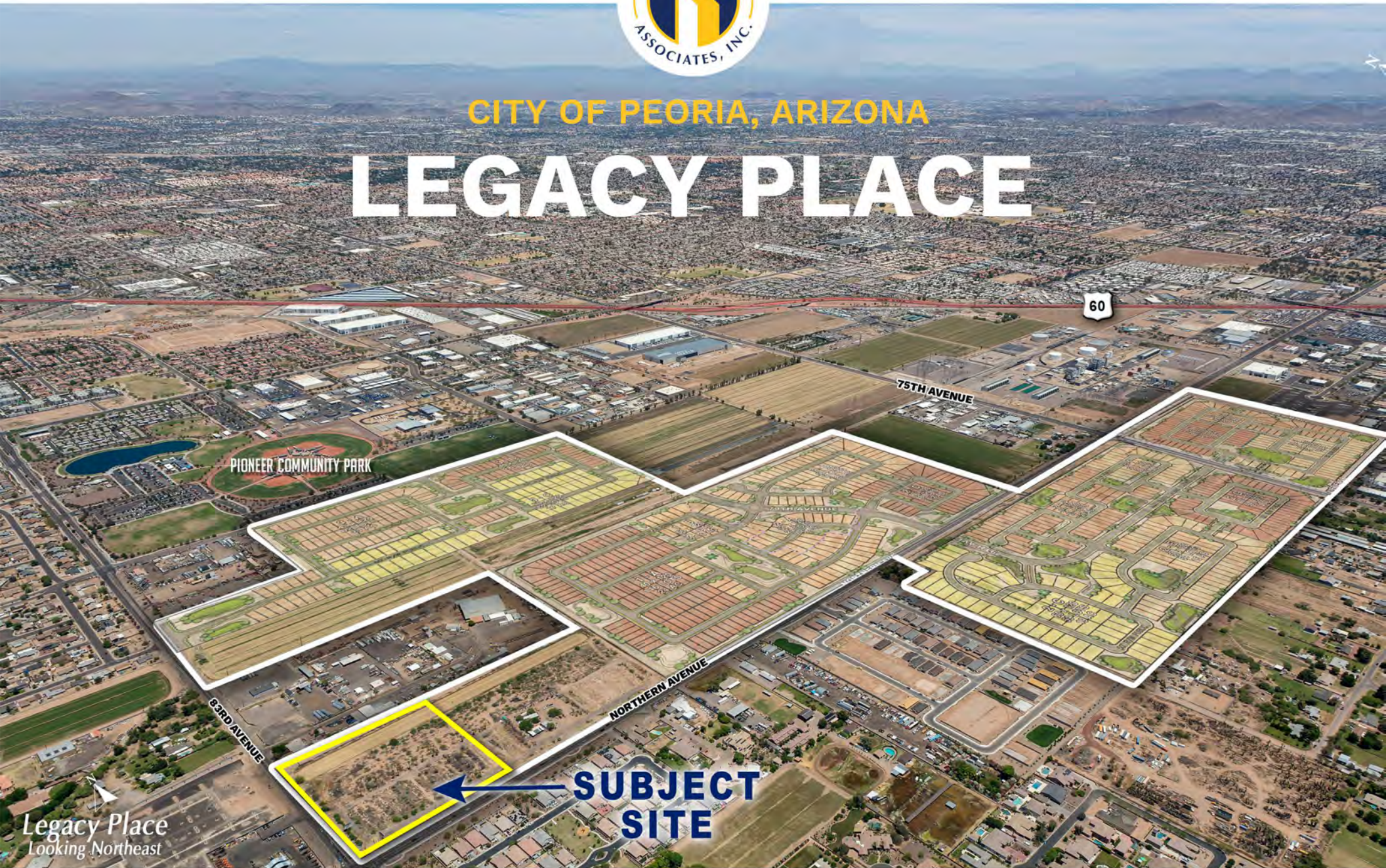




CITY OF PEORIA, ARIZONA

LEGACY PLACE



PIONEER COMMUNITY PARK

75TH AVENUE

60

**SUBJECT
SITE**

Legacy Place
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



10-ACRE MIXED-USE SITE

LEGACY PLACE

PROJECT OVERVIEW

The entire project of Legacy Place is a 346-acre master planned community comprised of Residential, Employment/Industrial and Mixed-Use development.

LOCATION

Located at the northeast corner of 83rd Avenue and Northern Avenue in the City of Peoria, Arizona.

SIZE

8.7539 Gross Acres (376,415 Gross SF)

ZONING

MU (Mixed-Use) PAD | City of Peoria

- Zoning Ordinance 2022-03 ([Click Here](#))
- Mixed-Use Development Standards ([Click Here](#))

ASSESSOR PARCEL NUMBERS

142-22-002N, 002S and 002T, 002U, 002V, 002W

SUGGESTED MINIMUM OFFERING PRICE

\$3,764,150 (\$435,600/Gross Acre or \$10/Gross SF)

TERMS

Cash

COMMENTS

- This parcel is within the third phase of a Shea Home master plan straddling Peoria and Glendale. Van Trust is currently developing the Peoria Logistics Park just north of Legacy Place.
- The 10 acres east of the subject site are currently in escrow with a multi-family developer.

UTILITIES

- Electrical: SRP
- Communications: Cox, Century Link
- Natural Gas: Southwest Gas
- Refuse: City of Peoria
- Police: City of Peoria
- Fire: City of Peoria

SCHOOLS

Cotton Boll Elementary (K-8)
Raymond S. Kellis High School (9-12)

DUE DILIGENCE

[CLICK HERE](#) to view

ALTA Survey

PAD Standards and Guidelines Report

Legacy Place Concept Plans

Site Demographics

Ordinance 2022-03

Mixed Use Development Standards



ALLOWABLE USES (As per PAD, page 16, linked under Due Diligence Section)

Permitted uses for the Mixed-Use parcel shall be in accordance with the Permitted Principal Uses, Permitted Conditional Uses and Permitted Accessory Uses set forth in the Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) (Chapter 21-424) and Intermediate Commercial (C-2) (Chapter 21-500) zoning districts except as modified by this PAD.

Multi-family residential uses shall not be more than 50% of the gross parcel area and shall be appropriately integrated with connectivity, shared common areas and compatible uses. There shall be no limitation on vertical multi-family residential uses.

The following C-2 uses shall not be permitted:

Bonding Companies & Non-Chartered Financial

Automobile Related uses *except:*

Auto Parts and Accessory Store

Auto Sound System Installation, Auto Glass Tinting and Repair and similar uses #

Automobile Rental Facility, limit to six (6) vehicles #

Parking Space with Electric Vehicle Charging Equipment *22 (Accessory use only)

Catering Establishment

Adult Uses

Convention, Exhibition Centers and similar uses

Golf Courses

Resorts

Mini-Storage Warehouses, RV, Boat, and Trailer Storage indoor, and/or screened only

Moving Truck, Trailer and Equipment Rental

Donation/Recycling Drop-Off Boxes

Donation Center

Retail Decorative Rock Sales

Large-Scale Retail

Outdoor Sales and Display Area

Sales and Storage of grain, feed, seed, fertilizer, farm and garden supplies

Ambulance Service Facility

Boarding and Training Kennels

Transportation uses



WEST VALLEY FACTS



POPULATION

2023 population: **1.8 Million**
Median age: **34**
Median Household Income: **\$63,528**



GROWTH

52% of growth in the Phoenix area is expected to occur in the West Valley.

Source: Greater Phoenix Economic Council



CITY MAKE UP

The West Valley is made up of **14 cities and towns** including:

Avondale	Litchfield Park	Sun City
Buckeye	Glendale	Surprise
El Mirage	Goodyear	Tolleson
Gila Bend	Peoria	Wickenburg



PROJECTIONS

2010-2035: Employment is expected to grow by **812%**
2010-2035: Housing units are expected to grow by **517%**
2010-2035: Population is expected to grow by over 313,000 persons, an increase of **499%**

Source: douglasranchaz.com/west-valley/



COMPANIES EXPANDING TO WEST VALLEY

Williams-Sonoma, Inc. (Glendale) **3,000 employees**
TSMC (Phoenix) **2,000 employees**
KORE Power (Buckeye) **1,700 employees**
Chewy (Goodyear) **1,000 employees**
Factor (Goodyear) **800 employees**
UPS Supply Chain Logistics (Goodyear) **400 employees**
Nestlé USA (Glendale) **350 employees**
KeHE Distributors (Goodyear) **270**

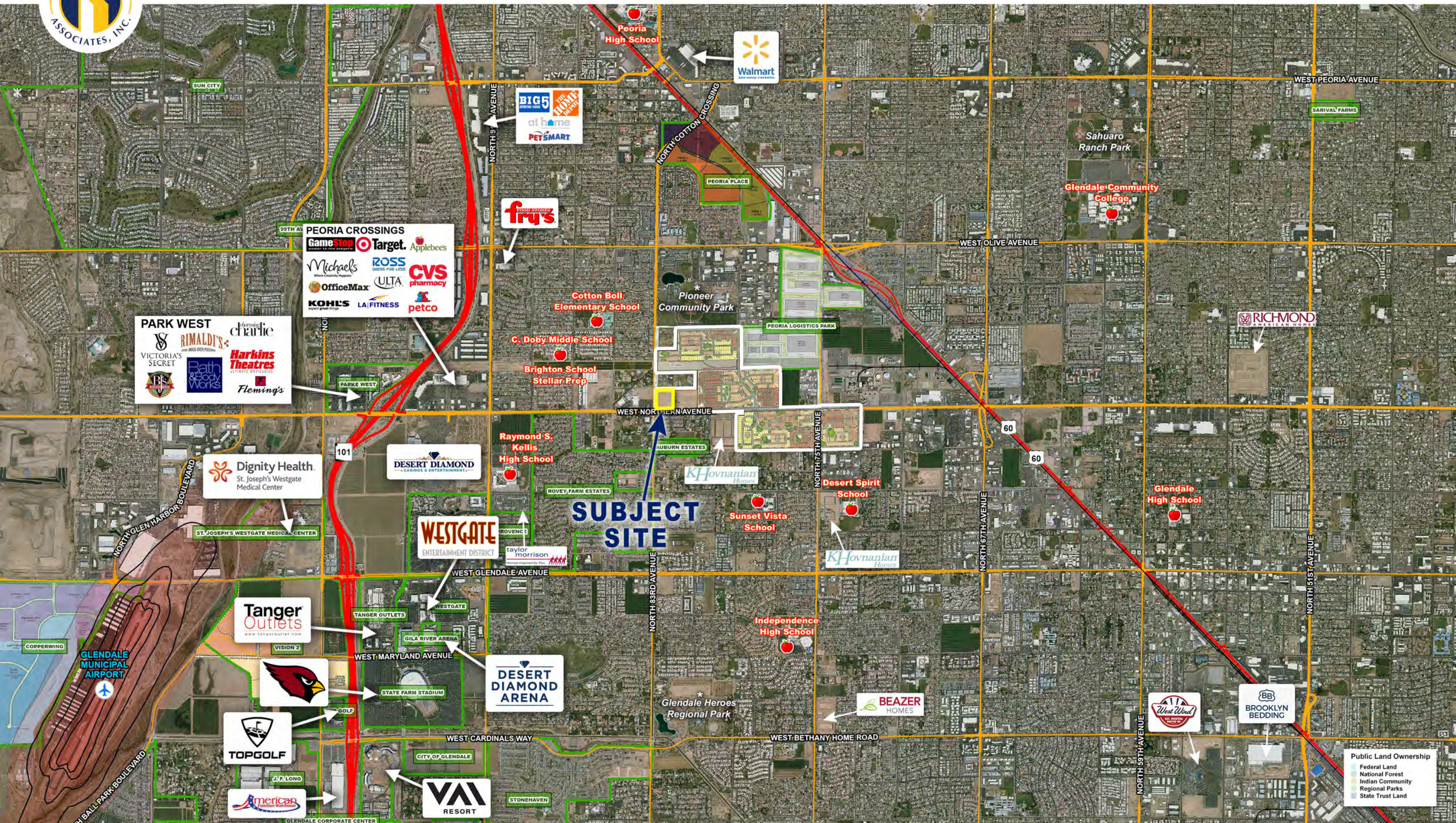
Source: Maricopa Association of Governments

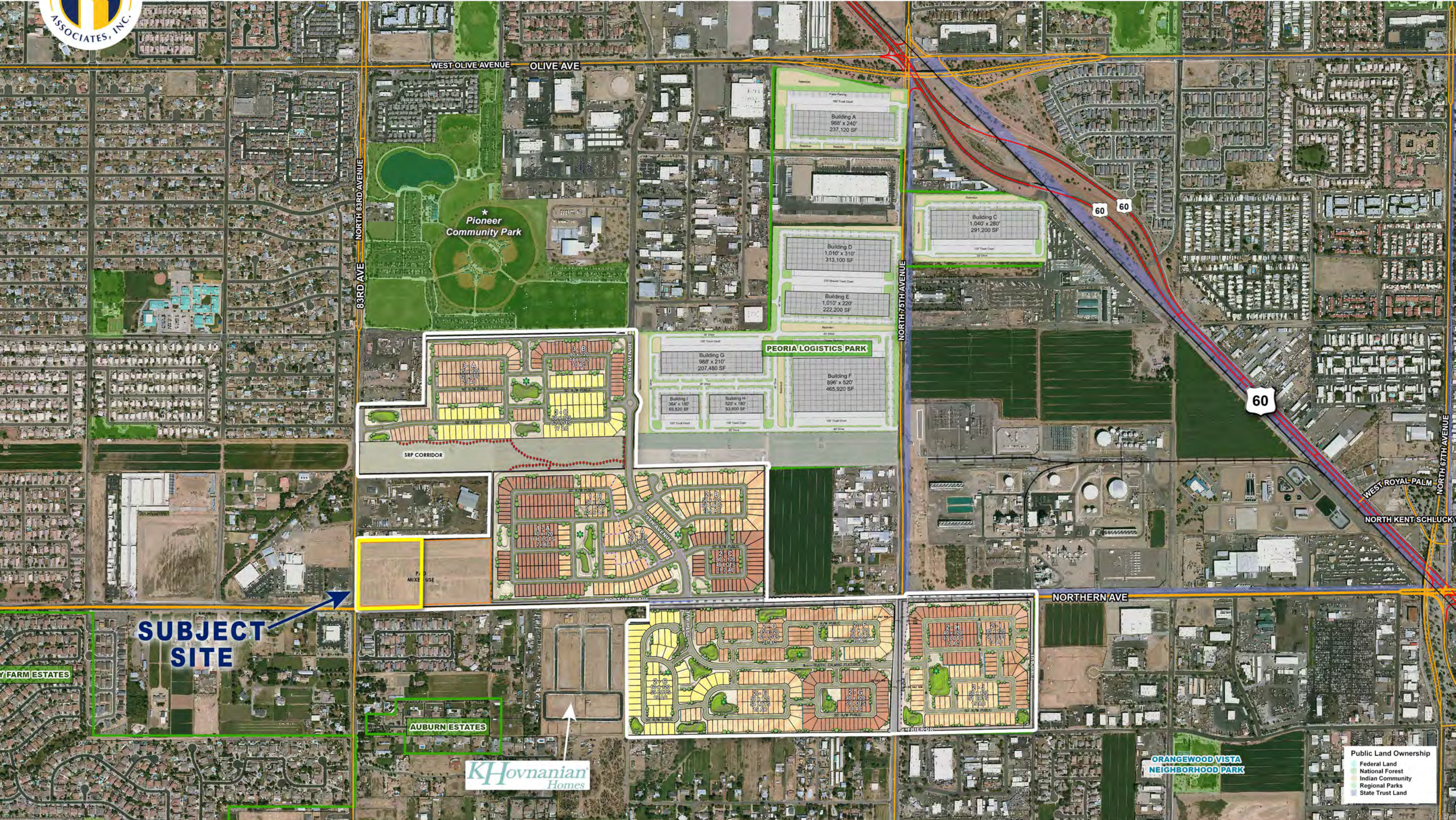


ATTRACTIONS

Wildlife World Zoo And Aquarium **Litchfield Park**
Crystal Lagoons® Island Resort **Glendale**
State Farm Stadium **Glendale**
Arizona Broadway Theatre **Peoria**
Adobe Mountain Desert Railroad Park **Glendale**
Topgolf **Glendale**
Phoenix Raceway **Avondale**
Cactus League Spring Training **Phoenix, Goodyear, Surprise & Peoria**
Westgate Entertainment District **Glendale**
Hurricane Harbor Phoenix - Six Flags **Glendale**







SUBJECT SITE

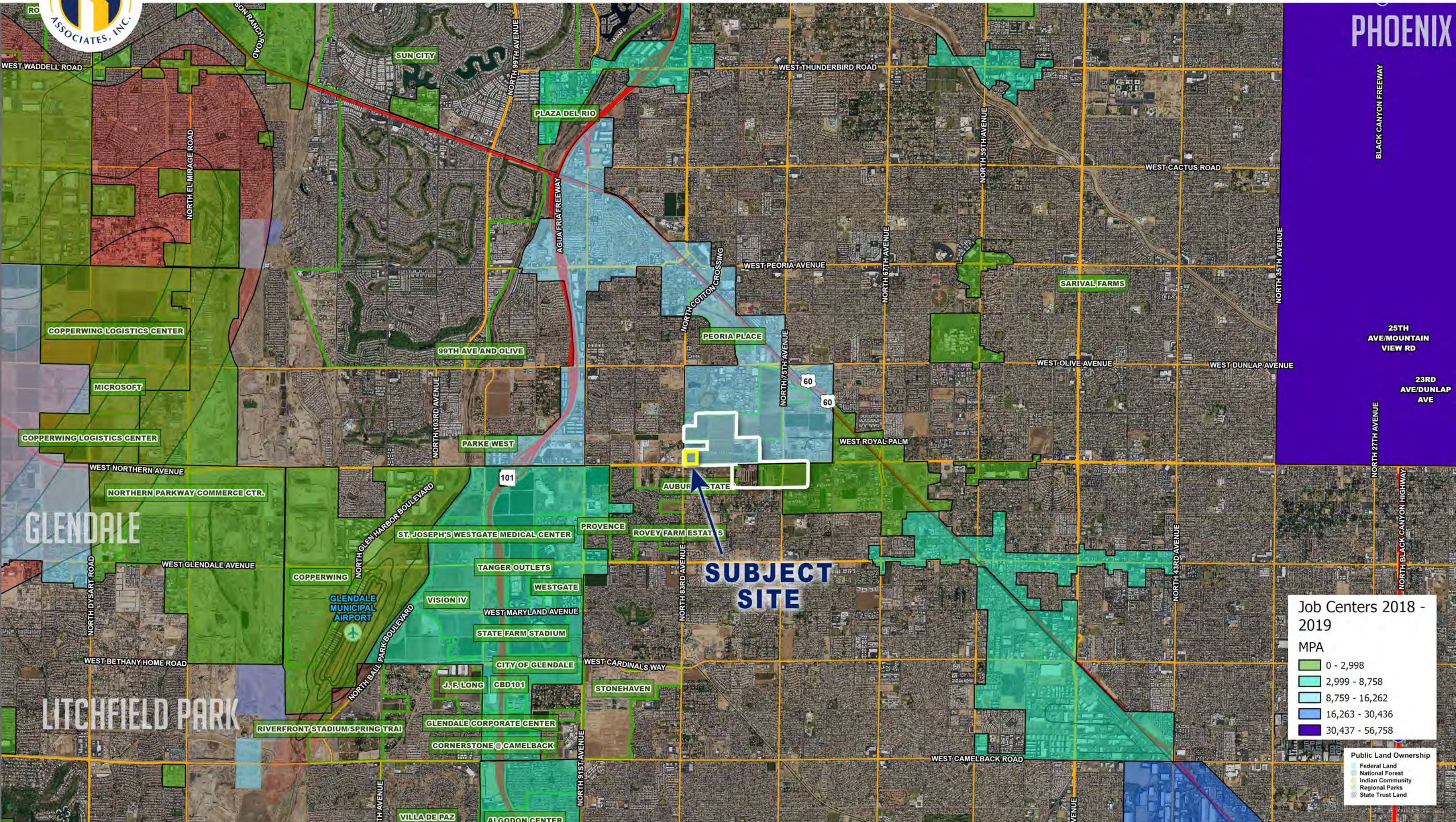
AUBURN ESTATES

KHovnanian
Homes

ORANGEWOOD VISTA
NEIGHBORHOOD PARK

Public Land Ownership

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



PHOENIX

Job Centers 2018 - 2019

MPA

0 - 2,998
2,999 - 8,758
8,759 - 16,262
16,263 - 30,436
30,437 - 56,758

Public Land Ownership

Federal Land
National Forest
Indian Community
Regional Parks
State Trust Land





Park

PIONEER COMMUNITY PARK

Pioneer Community Park is an 83 acre park located near the southeast corner of 83rd Ave and Olive Ave in Peoria. The park features many amenities for Peoria residents and their families including baseball fields and multi-purpose fields, a dog park, and a 5-acre urban lake stocked with fish. The park is also home to a large public art installation, "Forge" by Thomas Sayre, which is visible from 83rd Ave.

AMENITIES

- Six Lighted Ball Fields
- Four Lighted Multipurpose Fields
- Dog Park
- 5 acre Urban Lake - Fishing Permit Required
- AZ Community Fishing Program
- Picnic Ramadas and Barbecue Grills
- Shaded Playground/Swing sets
- Splash Pad
- Heritage Court for small events



Splash Pads



Dog Park



Baseball Fields



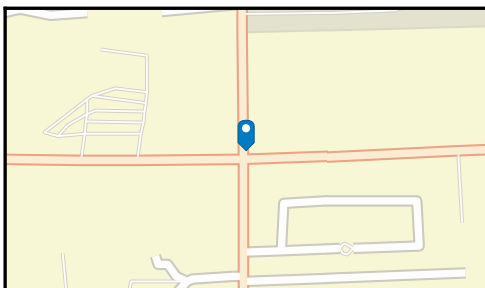
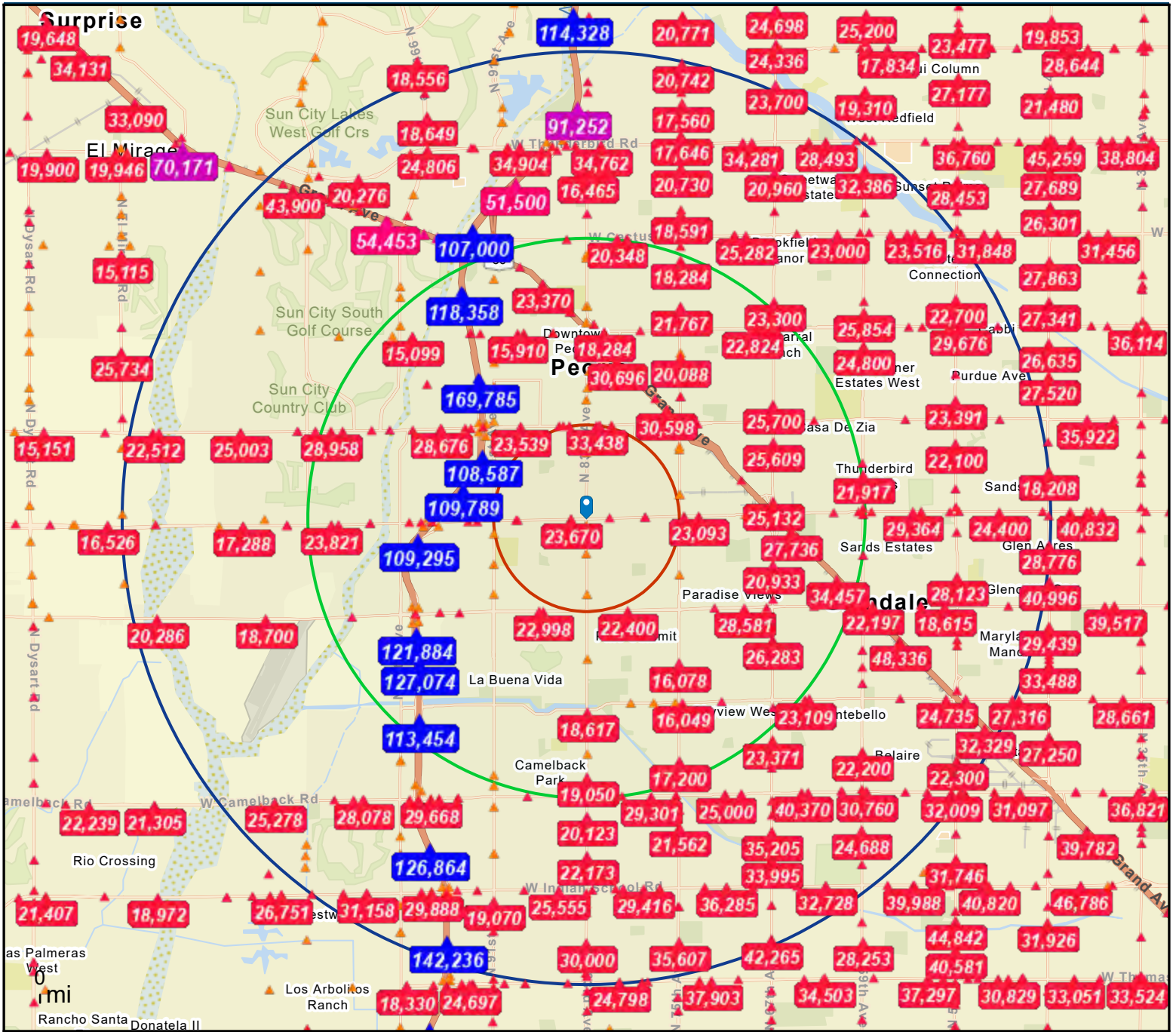
Lake



Lake

83rd Avenue & Northern
 8001-8005 N 83rd Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.55210
 Longitude: -112.23776



- 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 (Q4 2023).



Traffic Count Profile

83rd Avenue & Northern
8001-8005 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.55210
Longitude: -112.23776

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	N 83rd Ave	W Augusta Ave (0.06 miles S)	2014	10,061
0.16	West Northern Avenue	N 85th Ave (0.09 miles W)	2018	23,670
0.17	W Northern Ave	N 85th Ave (0.09 miles W)	2016	23,983
0.18	N 83rd Ave	W Las Palmaritas Dr (0.15 miles N)	2015	8,223
0.24	W Northern Ave	N 81st Dr (0.03 miles W)	2014	18,769
0.38	North 83rd Avenue	W Vista Ave (0.07 miles S)	2018	11,266
0.50	N 87th Ave	W Manzanita Dr (0.03 miles N)	2014	1,827
0.51	North 87th Avenue	W Manzanita Dr (0.04 miles SW)	2019	1,910
0.53	W Butler Dr	N 85th Ave (0.07 miles W)	2016	1,046
0.63	N 87th Ave	W Echo Ln (0.04 miles N)	2014	2,216
0.63	W Northern Ave	N 75th Dr (0.31 miles E)	2016	19,300
0.63	West Northern Avenue	N 75th Dr (0.31 miles E)	2019	22,837
0.68	North 87th Drive	W Echo Ln (0.01 miles N)	2019	1,913
0.71	N 83rd Ave	W Alice Ave (0.04 miles N)	2015	9,517
0.75	West Northern Avenue	N 89th Ave (0.0 miles W)	2018	23,561
0.76	W Northern Ave	N 89th Ave (0.01 miles E)	2016	24,781
0.82	N 83rd Ave	87th Ave (0.05 miles S)	2015	11,100
0.82	North 83rd Avenue	W Alice Ave (0.08 miles S)	2019	10,078
0.87	N 79th Ave	W Golden Ln (0.13 miles N)	2015	525
0.91	N 87th Ave	W Lawrence Ln (0.02 miles N)	2015	2,283
0.94	W Butler Dr	N 89th Ave (0.06 miles E)	2016	1,006
1.00	West Olive Avenue	N 83rd Ave (0.1 miles W)	2019	33,438
1.01	N 91st Ave	W Northern Ave (0.14 miles N)	2015	9,100
1.01	W Olive Ave	N 81st Ave (0.11 miles E)	2016	26,750
1.01	West Olive Avenue	N 81st Ave (0.11 miles E)	2018	28,597
1.01	N 75th Ave	W Frier Dr (0.08 miles S)	2010	12,478
1.01	W Olive Ave	N 85th Ave (0.06 miles W)	2015	24,760
1.01	N 91st Ave	W Royal Palm Rd (0.06 miles S)	2015	9,087
1.02	West Olive Avenue	N 85th Ave (0.0 miles E)	2018	23,732
1.03	North 75th Avenue	W Harmont Dr (0.07 miles S)	2019	9,592

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 (Q4 2023).



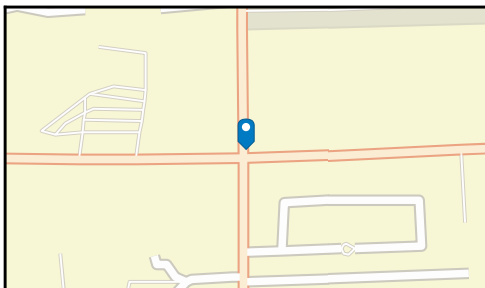
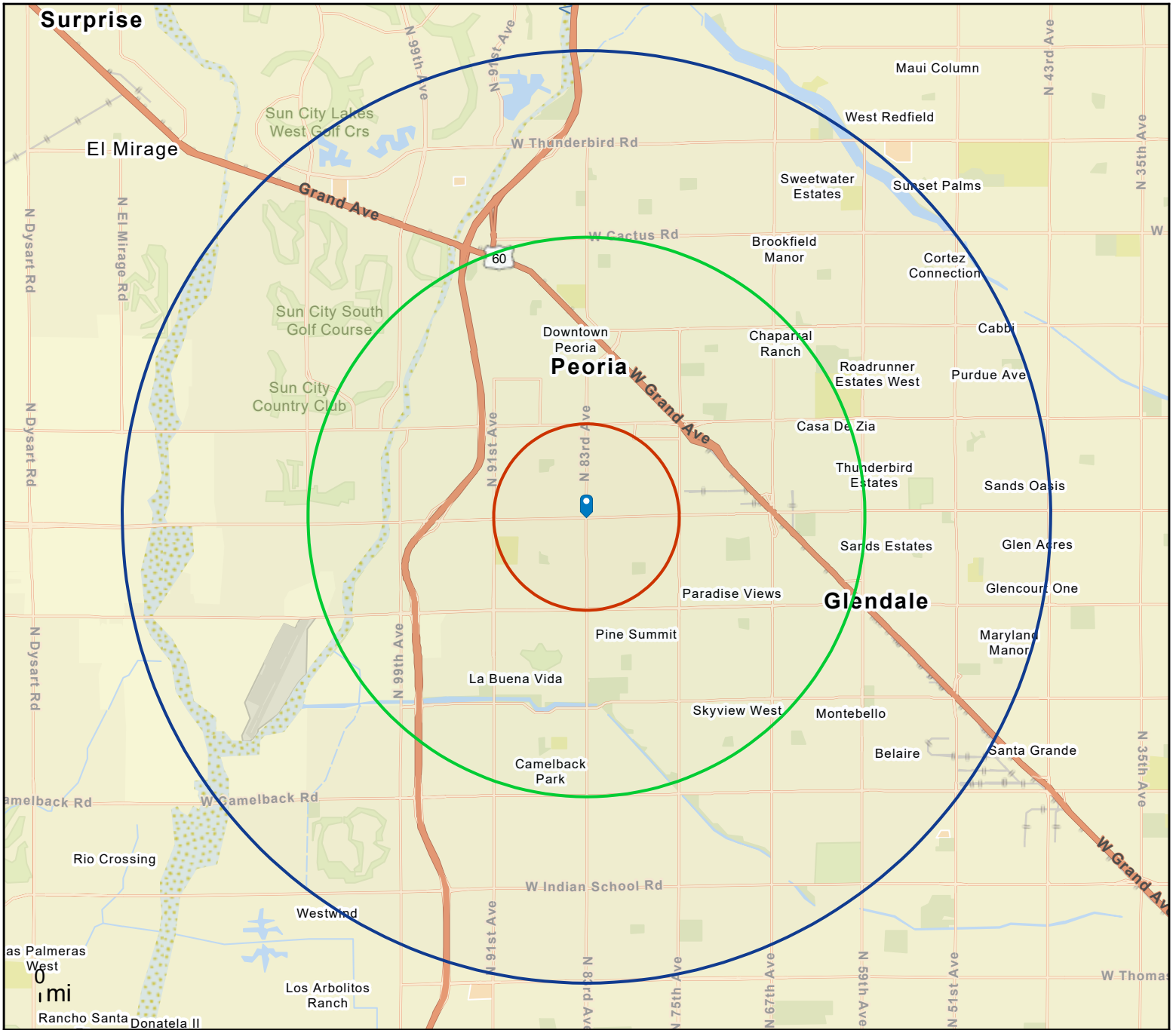
Site Map

83rd Avenue & Northern
8001-8005 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.55210

Longitude: -112.23776



June 25, 2024



Executive Summary

83rd Avenue & Northern
8001-8005 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.55210
Longitude: -112.23776

	1 mile	3 miles	5 miles
Population			
2010 Population	7,571	113,824	335,272
2020 Population	9,077	128,426	372,766
2023 Population	10,234	135,315	383,693
2028 Population	10,855	139,081	388,955
2010-2020 Annual Rate	1.83%	1.21%	1.07%
2020-2023 Annual Rate	3.76%	1.62%	0.89%
2023-2028 Annual Rate	1.19%	0.55%	0.27%
2020 Male Population	49.0%	48.6%	48.6%
2020 Female Population	51.0%	51.4%	51.4%
2020 Median Age	35.0	34.0	34.8
2023 Male Population	49.7%	49.0%	48.9%
2023 Female Population	50.3%	51.0%	51.1%
2023 Median Age	34.4	33.4	34.4

In the identified area, the current year population is 383,693. In 2020, the Census count in the area was 372,766. The rate of change since 2020 was 0.89% annually. The five-year projection for the population in the area is 388,955 representing a change of 0.27% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	48.3%	44.5%	44.4%
2023 Black Alone	6.0%	9.2%	7.7%
2023 American Indian/Alaska Native Alone	1.7%	2.4%	2.2%
2023 Asian Alone	7.7%	4.6%	3.5%
2023 Pacific Islander Alone	0.3%	0.2%	0.2%
2023 Other Race	16.6%	21.3%	24.1%
2023 Two or More Races	19.3%	17.9%	17.9%
2023 Hispanic Origin (Any Race)	42.1%	45.9%	49.5%

Persons of Hispanic origin represent 49.5% 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 85.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	105	58	62
2010 Households	2,313	39,092	114,692
2020 Households	2,838	44,375	127,640
2023 Households	3,196	47,348	132,928
2028 Households	3,423	48,955	136,121
2010-2020 Annual Rate	2.07%	1.28%	1.08%
2020-2023 Annual Rate	3.72%	2.02%	1.26%
2023-2028 Annual Rate	1.38%	0.67%	0.48%
2023 Average Household Size	3.18	2.84	2.86

The household count in this area has changed from 127,640 in 2020 to 132,928 in the current year, a change of 1.26% annually. The five-year projection of households is 136,121, a change of 0.48% annually from the current year total. Average household size is currently 2.86, compared to 2.90 in the year 2020. The number of families in the current year is 89,818 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.



Executive Summary

83rd Avenue & Northern
 8001-8005 N 83rd Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	27.1%	28.5%	27.8%
Median Household Income			
2023 Median Household Income	\$90,949	\$59,351	\$59,495
2028 Median Household Income	\$102,922	\$71,191	\$71,240
2023-2028 Annual Rate	2.50%	3.70%	3.67%
Average Household Income			
2023 Average Household Income	\$120,636	\$80,478	\$80,913
2028 Average Household Income	\$139,607	\$95,429	\$95,905
2023-2028 Annual Rate	2.96%	3.47%	3.46%
Per Capita Income			
2023 Per Capita Income	\$37,801	\$28,108	\$28,081
2028 Per Capita Income	\$44,170	\$33,518	\$33,618
2023-2028 Annual Rate	3.16%	3.58%	3.66%
GINI Index			
2023 Gini Index	35.9	39.5	39.8

Households by Income

Current median household income is \$59,495 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$71,240 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$80,913 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$95,905 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$28,081 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$33,618 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	94	90	92
2010 Total Housing Units	2,613	45,359	132,598
2010 Owner Occupied Housing Units	1,749	22,909	71,541
2010 Renter Occupied Housing Units	563	16,183	43,151
2010 Vacant Housing Units	300	6,267	17,906
2020 Total Housing Units	3,001	47,739	136,905
2020 Owner Occupied Housing Units	2,020	24,838	75,718
2020 Renter Occupied Housing Units	818	19,537	51,922
2020 Vacant Housing Units	156	3,401	9,201
2023 Total Housing Units	3,566	50,663	141,389
2023 Owner Occupied Housing Units	2,203	26,329	77,975
2023 Renter Occupied Housing Units	993	21,019	54,953
2023 Vacant Housing Units	370	3,315	8,461
2028 Total Housing Units	3,713	52,075	144,771
2028 Owner Occupied Housing Units	2,297	27,509	80,583
2028 Renter Occupied Housing Units	1,127	21,446	55,538
2028 Vacant Housing Units	290	3,120	8,650

Socioeconomic Status Index

2023 Socioeconomic Status Index	49.0	41.0	41.0
---------------------------------	------	------	------

Currently, 55.1% of the 141,389 housing units in the area are owner occupied; 38.9%, renter occupied; and 6.0% 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 136,905 housing units in the area and 6.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.00%. Median home value in the area is \$275,637, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.26% annually to \$293,503.

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

83rd Avenue & Northern
 8001-8005 N 83rd Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.55210
 Longitude: -112.23776

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,571	113,824	335,272
2020 Total Population	9,077	128,426	372,766
2020 Group Quarters	76	1,037	3,219
2023 Total Population	10,234	135,315	383,693
2023 Group Quarters	76	1,037	3,219
2028 Total Population	10,855	139,081	388,955
2023-2028 Annual Rate	1.19%	0.55%	0.27%
2023 Total Daytime Population	7,407	112,718	315,492
Workers	2,187	39,030	101,767
Residents	5,220	73,688	213,725
Household Summary			
2010 Households	2,313	39,092	114,692
2010 Average Household Size	3.25	2.89	2.90
2020 Total Households	2,838	44,375	127,640
2020 Average Household Size	3.17	2.87	2.90
2023 Households	3,196	47,348	132,928
2023 Average Household Size	3.18	2.84	2.86
2028 Households	3,423	48,955	136,121
2028 Average Household Size	3.15	2.82	2.83
2023-2028 Annual Rate	1.38%	0.67%	0.48%
2010 Families	1,853	26,804	79,104
2010 Average Family Size	3.56	3.47	3.48
2023 Families	2,503	31,806	89,818
2023 Average Family Size	3.53	3.43	3.45
2028 Families	2,689	32,937	92,183
2028 Average Family Size	3.48	3.40	3.41
2023-2028 Annual Rate	1.44%	0.70%	0.52%
Housing Unit Summary			
2000 Housing Units	1,608	37,427	115,696
Owner Occupied Housing Units	71.4%	61.2%	66.5%
Renter Occupied Housing Units	19.4%	31.8%	27.1%
Vacant Housing Units	9.2%	6.9%	6.3%
2010 Housing Units	2,613	45,359	132,598
Owner Occupied Housing Units	66.9%	50.5%	54.0%
Renter Occupied Housing Units	21.5%	35.7%	32.5%
Vacant Housing Units	11.5%	13.8%	13.5%
2020 Housing Units	3,001	47,739	136,905
Owner Occupied Housing Units	67.3%	52.0%	55.3%
Renter Occupied Housing Units	27.3%	40.9%	37.9%
Vacant Housing Units	5.2%	7.1%	6.7%
2023 Housing Units	3,566	50,663	141,389
Owner Occupied Housing Units	61.8%	52.0%	55.1%
Renter Occupied Housing Units	27.8%	41.5%	38.9%
Vacant Housing Units	10.4%	6.5%	6.0%
2028 Housing Units	3,713	52,075	144,771
Owner Occupied Housing Units	61.9%	52.8%	55.7%
Renter Occupied Housing Units	30.4%	41.2%	38.4%
Vacant Housing Units	7.8%	6.0%	6.0%

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



Market Profile

83rd Avenue & Northern
 8001-8005 N 83rd Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.55210
 Longitude: -112.23776

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	3,196	47,348	132,927
<\$15,000	4.8%	9.4%	9.5%
\$15,000 - \$24,999	4.1%	7.7%	7.7%
\$25,000 - \$34,999	5.4%	8.4%	8.7%
\$35,000 - \$49,999	7.8%	15.6%	14.8%
\$50,000 - \$74,999	17.6%	18.9%	19.2%
\$75,000 - \$99,999	14.7%	13.5%	14.1%
\$100,000 - \$149,999	22.8%	17.1%	16.4%
\$150,000 - \$199,999	10.2%	5.7%	5.5%
\$200,000+	12.6%	3.7%	4.0%
Average Household Income	\$120,636	\$80,478	\$80,913
2028 Households by Income			
Household Income Base	3,423	48,955	136,121
<\$15,000	3.2%	7.0%	7.1%
\$15,000 - \$24,999	2.7%	5.7%	6.0%
\$25,000 - \$34,999	3.6%	7.1%	7.3%
\$35,000 - \$49,999	6.8%	14.1%	13.2%
\$50,000 - \$74,999	17.1%	18.2%	18.3%
\$75,000 - \$99,999	14.4%	14.2%	14.8%
\$100,000 - \$149,999	24.1%	20.9%	20.1%
\$150,000 - \$199,999	12.6%	8.0%	7.8%
\$200,000+	15.5%	4.9%	5.3%
Average Household Income	\$139,607	\$95,429	\$95,905
2023 Owner Occupied Housing Units by Value			
Total	2,203	26,329	77,961
<\$50,000	1.8%	12.1%	8.0%
\$50,000 - \$99,999	0.4%	2.7%	4.0%
\$100,000 - \$149,999	3.6%	4.5%	6.5%
\$150,000 - \$199,999	5.2%	9.4%	10.8%
\$200,000 - \$249,999	9.4%	13.4%	13.9%
\$250,000 - \$299,999	8.2%	12.4%	13.3%
\$300,000 - \$399,999	18.9%	20.8%	20.7%
\$400,000 - \$499,999	23.9%	12.1%	10.7%
\$500,000 - \$749,999	16.2%	6.6%	7.0%
\$750,000 - \$999,999	11.6%	2.8%	2.1%
\$1,000,000 - \$1,499,999	0.5%	1.2%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.8%	0.9%
\$2,000,000 +	0.0%	1.1%	1.0%
Average Home Value	\$443,015	\$338,743	\$334,348
2028 Owner Occupied Housing Units by Value			
Total	2,297	27,509	80,568
<\$50,000	1.3%	10.7%	7.3%
\$50,000 - \$99,999	0.8%	4.6%	6.7%
\$100,000 - \$149,999	0.9%	2.0%	2.1%
\$150,000 - \$199,999	4.3%	8.1%	9.8%
\$200,000 - \$249,999	8.4%	12.2%	13.0%
\$250,000 - \$299,999	7.1%	11.8%	12.7%
\$300,000 - \$399,999	16.2%	20.1%	20.4%
\$400,000 - \$499,999	25.8%	14.0%	12.5%
\$500,000 - \$749,999	19.9%	8.2%	8.4%
\$750,000 - \$999,999	14.7%	3.9%	2.9%
\$1,000,000 - \$1,499,999	0.6%	1.8%	1.6%
\$1,500,000 - \$1,999,999	0.0%	1.2%	1.1%
\$2,000,000 +	0.0%	1.4%	1.4%
Average Home Value	\$481,032	\$375,579	\$367,081

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.



Market Profile

83rd Avenue & Northern
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	1 mile	3 miles	5 miles
Median Household Income			
2023	\$90,949	\$59,351	\$59,495
2028	\$102,922	\$71,191	\$71,240
Median Home Value			
2023	\$409,772	\$281,519	\$275,637
2028	\$442,664	\$302,292	\$293,503
Per Capita Income			
2023	\$37,801	\$28,108	\$28,081
2028	\$44,170	\$33,518	\$33,618
Median Age			
2010	33.2	31.6	32.8
2020	35.0	34.0	34.8
2023	34.4	33.4	34.4
2028	34.7	34.2	35.4
2020 Population by Age			
Total	9,077	128,426	372,766
0 - 4	6.0%	6.7%	6.5%
5 - 9	7.1%	7.3%	7.1%
10 - 14	8.3%	7.8%	7.8%
15 - 24	15.5%	14.9%	14.8%
25 - 34	13.2%	14.8%	14.0%
35 - 44	13.0%	12.2%	12.1%
45 - 54	13.3%	11.8%	11.4%
55 - 64	12.9%	11.6%	11.4%
65 - 74	7.4%	7.9%	8.6%
75 - 84	2.4%	3.6%	4.5%
85 +	0.9%	1.3%	1.7%
18 +	73.4%	73.8%	73.9%
2023 Population by Age			
Total	10,234	135,315	383,693
0 - 4	6.8%	7.3%	7.2%
5 - 9	7.2%	7.1%	7.2%
10 - 14	7.3%	6.8%	6.9%
15 - 24	13.0%	14.3%	13.7%
25 - 34	16.7%	17.2%	15.9%
35 - 44	13.2%	12.2%	12.0%
45 - 54	11.9%	10.5%	10.3%
55 - 64	12.2%	10.7%	10.5%
65 - 74	8.1%	8.4%	9.1%
75 - 84	2.7%	4.0%	5.0%
85 +	0.8%	1.6%	2.2%
18 +	74.5%	74.7%	74.8%
2028 Population by Age			
Total	10,855	139,080	388,954
0 - 4	7.1%	7.5%	7.3%
5 - 9	7.2%	7.1%	7.1%
10 - 14	7.4%	7.0%	7.1%
15 - 24	12.0%	13.2%	12.9%
25 - 34	16.8%	16.6%	15.1%
35 - 44	14.8%	13.8%	13.4%
45 - 54	11.4%	10.1%	10.1%
55 - 64	10.3%	9.6%	9.5%
65 - 74	8.3%	8.6%	9.1%
75 - 84	3.9%	4.9%	6.1%
85 +	0.9%	1.7%	2.4%
18 +	74.3%	74.7%	74.7%
2020 Population by Sex			

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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Males	4,452	62,380	181,148
Females	4,625	66,046	191,618
2023 Population by Sex			
Males	5,082	66,350	187,684
Females	5,152	68,965	196,009
2028 Population by Sex			
Males	5,365	68,057	189,922
Females	5,490	71,024	199,033
2010 Population by Race/Ethnicity			
Total	7,570	113,824	335,272
White Alone	66.5%	63.3%	64.9%
Black Alone	4.7%	6.8%	5.9%
American Indian Alone	1.9%	1.8%	1.7%
Asian Alone	6.3%	3.3%	2.6%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	15.7%	20.5%	20.8%
Two or More Races	4.6%	4.1%	3.9%
Hispanic Origin	35.8%	42.6%	45.2%
Diversity Index	74.3	77.0	76.2
2020 Population by Race/Ethnicity			
Total	9,077	128,426	372,766
White Alone	50.0%	46.2%	45.8%
Black Alone	5.7%	8.7%	7.2%
American Indian Alone	1.7%	2.4%	2.2%
Asian Alone	7.7%	4.5%	3.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	15.8%	20.5%	23.6%
Two or More Races	18.9%	17.6%	17.6%
Hispanic Origin	40.8%	44.9%	48.8%
Diversity Index	83.4	85.0	84.8
2023 Population by Race/Ethnicity			
Total	10,234	135,314	383,693
White Alone	48.3%	44.5%	44.4%
Black Alone	6.0%	9.2%	7.7%
American Indian Alone	1.7%	2.4%	2.2%
Asian Alone	7.7%	4.6%	3.5%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	16.6%	21.3%	24.1%
Two or More Races	19.3%	17.9%	17.9%
Hispanic Origin	42.1%	45.9%	49.5%
Diversity Index	84.2	85.6	85.2
2028 Population by Race/Ethnicity			
Total	10,856	139,079	388,955
White Alone	46.0%	41.9%	42.1%
Black Alone	6.4%	9.8%	8.2%
American Indian Alone	1.7%	2.4%	2.2%
Asian Alone	8.2%	4.9%	3.8%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	17.6%	22.3%	24.9%
Two or More Races	19.8%	18.5%	18.7%
Hispanic Origin	42.9%	46.8%	50.2%
Diversity Index	85.1	86.3	85.9

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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2020 Population by Relationship and Household Type			
Total	9,077	128,426	372,766
In Households	99.2%	99.2%	99.1%
Householder	30.8%	34.5%	34.3%
Opposite-Sex Spouse	16.9%	14.0%	14.3%
Same-Sex Spouse	0.3%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.6%	3.1%	2.9%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	30.5%	30.2%	29.7%
Adopted Child	1.1%	0.7%	0.7%
Stepchild	1.8%	1.6%	1.6%
Grandchild	3.8%	3.4%	3.8%
Brother or Sister	1.7%	2.1%	2.2%
Parent	2.4%	2.1%	2.1%
Parent-in-law	0.7%	0.4%	0.4%
Son-in-law or Daughter-in-law	0.7%	0.7%	0.7%
Other Relatives	2.2%	2.2%	2.4%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.3%	3.6%	3.6%
In Group Quarters	0.8%	0.8%	0.9%
Institutionalized	0.3%	0.5%	0.6%
Noninstitutionalized	0.6%	0.3%	0.3%
2023 Population 25+ by Educational Attainment			
Total	6,724	87,335	249,745
Less than 9th Grade	4.6%	6.8%	7.6%
9th - 12th Grade, No Diploma	6.5%	8.5%	9.0%
High School Graduate	20.6%	27.9%	26.6%
GED/Alternative Credential	5.4%	5.9%	5.8%
Some College, No Degree	25.6%	22.6%	22.0%
Associate Degree	13.4%	10.7%	10.5%
Bachelor's Degree	14.5%	11.7%	12.1%
Graduate/Professional Degree	9.5%	5.9%	6.6%
2023 Population 15+ by Marital Status			
Total	8,055	106,667	302,347
Never Married	32.9%	38.1%	36.6%
Married	53.3%	44.4%	45.9%
Widowed	3.9%	5.3%	5.7%
Divorced	9.9%	12.2%	11.8%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,204	65,241	180,753
Population 16+ Employed	96.9%	96.0%	95.7%
Population 16+ Unemployment rate	3.1%	4.0%	4.3%
Population 16-24 Employed	13.1%	15.5%	15.9%
Population 16-24 Unemployment rate	6.4%	8.0%	9.3%
Population 25-54 Employed	68.3%	65.6%	64.5%
Population 25-54 Unemployment rate	2.9%	3.5%	3.4%
Population 55-64 Employed	15.7%	14.4%	14.0%
Population 55-64 Unemployment rate	0.3%	1.7%	2.7%
Population 65+ Employed	2.9%	4.5%	5.7%
Population 65+ Unemployment rate	7.5%	4.0%	2.7%

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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2023 Employed Population 16+ by Industry			
Total	5,043	62,622	173,050
Agriculture/Mining	0.3%	0.7%	0.5%
Construction	7.9%	10.2%	10.8%
Manufacturing	7.3%	8.6%	8.2%
Wholesale Trade	0.9%	1.8%	1.7%
Retail Trade	11.4%	12.9%	13.6%
Transportation/Utilities	7.5%	8.2%	8.2%
Information	1.7%	2.2%	1.8%
Finance/Insurance/Real Estate	11.0%	7.3%	7.5%
Services	47.9%	43.9%	43.8%
Public Administration	4.0%	4.1%	3.9%
2023 Employed Population 16+ by Occupation			
Total	5,042	62,622	173,050
White Collar	63.0%	52.3%	52.1%
Management/Business/Financial	13.0%	12.2%	12.0%
Professional	21.1%	17.2%	17.2%
Sales	10.1%	8.8%	9.3%
Administrative Support	18.7%	14.1%	13.6%
Services	12.5%	18.5%	18.7%
Blue Collar	24.5%	29.2%	29.2%
Farming/Forestry/Fishing	0.2%	0.5%	0.3%
Construction/Extraction	6.7%	6.7%	7.7%
Installation/Maintenance/Repair	2.5%	4.9%	4.3%
Production	7.2%	7.1%	6.9%
Transportation/Material Moving	7.8%	10.0%	9.9%
2020 Households by Type			
Total	2,838	44,375	127,640
Married Couple Households	54.8%	41.2%	42.2%
With Own Children <18	23.8%	17.6%	17.2%
Without Own Children <18	31.0%	23.6%	24.9%
Cohabiting Couple Households	8.7%	9.5%	8.9%
With Own Children <18	3.6%	4.0%	3.9%
Without Own Children <18	5.1%	5.5%	5.0%
Male Householder, No Spouse/Partner	15.4%	19.4%	19.0%
Living Alone	7.2%	11.2%	10.9%
65 Years and over	2.0%	3.3%	3.8%
With Own Children <18	2.5%	2.4%	2.4%
Without Own Children <18, With Relatives	4.2%	4.0%	4.0%
No Relatives Present	1.4%	1.8%	1.7%
Female Householder, No Spouse/Partner	21.1%	30.0%	29.9%
Living Alone	7.5%	13.1%	13.6%
65 Years and over	3.0%	6.6%	7.6%
With Own Children <18	5.4%	7.4%	6.9%
Without Own Children <18, With Relatives	6.9%	8.2%	8.2%
No Relatives Present	1.4%	1.3%	1.3%
2020 Households by Size			
Total	2,838	44,375	127,640
1 Person Household	14.7%	24.2%	24.5%
2 Person Household	29.4%	28.8%	29.2%
3 Person Household	19.5%	16.4%	15.5%
4 Person Household	16.1%	14.1%	13.5%
5 Person Household	9.6%	8.7%	8.9%
6 Person Household	6.3%	4.5%	4.7%
7 + Person Household	4.5%	3.4%	3.7%

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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2020 Households by Tenure and Mortgage Status			
Total	2,838	44,375	127,640
Owner Occupied	71.2%	56.0%	59.3%
Owned with a Mortgage/Loan	58.5%	42.2%	43.9%
Owned Free and Clear	12.6%	13.8%	15.4%
Renter Occupied	28.8%	44.0%	40.7%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	94	90	92
Percent of Income for Mortgage	27.1%	28.5%	27.8%
Wealth Index	105	58	62
2020 Housing Units By Urban/ Rural Status			
Total	3,001	47,739	136,905
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
2020 Population By Urban/ Rural Status			
Total	9,077	128,426	372,766
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

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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Top 3 Tapestry Segments			
1.	Home Improvement (4B)	Urban Edge Families (7C)	Urban Edge Families (7C)
2.	Urban Edge Families (7C)	NeWest Residents (13C)	Forging Opportunity (7D)
3.	Middleburg (4C)	Metro Fusion (11C)	Home Improvement (4B)
2023 Consumer Spending			
Apparel & Services: Total \$	\$7,882,690	\$81,447,212	\$227,082,363
Average Spent	\$2,466.42	\$1,720.18	\$1,708.31
Spending Potential Index	112	78	78
Education: Total \$	\$5,828,457	\$58,297,784	\$164,098,118
Average Spent	\$1,823.67	\$1,231.26	\$1,234.49
Spending Potential Index	102	69	69
Entertainment/Recreation: Total \$	\$13,522,007	\$132,519,382	\$375,799,785
Average Spent	\$4,230.92	\$2,798.84	\$2,827.09
Spending Potential Index	112	74	75
Food at Home: Total \$	\$23,774,958	\$248,885,953	\$697,428,152
Average Spent	\$7,438.97	\$5,256.53	\$5,246.66
Spending Potential Index	109	77	77
Food Away from Home: Total \$	\$13,792,876	\$141,339,485	\$394,737,865
Average Spent	\$4,315.67	\$2,985.12	\$2,969.56
Spending Potential Index	116	80	80
Health Care: Total \$	\$25,900,277	\$260,335,866	\$748,480,238
Average Spent	\$8,103.97	\$5,498.35	\$5,630.72
Spending Potential Index	110	75	77
HH Furnishings & Equipment: Total \$	\$10,740,134	\$106,414,591	\$299,759,009
Average Spent	\$3,360.49	\$2,247.50	\$2,255.05
Spending Potential Index	114	76	76
Personal Care Products & Services: Total \$	\$3,473,621	\$35,512,658	\$100,395,086
Average Spent	\$1,086.87	\$750.04	\$755.26
Spending Potential Index	114	78	79
Shelter: Total \$	\$89,593,015	\$909,725,003	\$2,553,933,344
Average Spent	\$28,032.86	\$19,213.59	\$19,212.91
Spending Potential Index	113	78	78
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,412,068	\$109,011,160	\$315,905,667
Average Spent	\$3,570.73	\$2,302.34	\$2,376.52
Spending Potential Index	114	74	76
Travel: Total \$	\$8,321,762	\$79,329,127	\$223,765,683
Average Spent	\$2,603.81	\$1,675.45	\$1,683.36
Spending Potential Index	116	74	75
Vehicle Maintenance & Repairs: Total \$	\$4,810,593	\$49,315,259	\$138,575,831
Average Spent	\$1,505.19	\$1,041.55	\$1,042.49
Spending Potential Index	115	79	80

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.