



CITY OF GLENDALE, ARIZONA

VISION 2, PARCEL A



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CITY OF GLENDALE, ARIZONA

VISION 2, PARCEL A

LOCATION

Site is located west of the southwest corner of 99th Avenue and Glendale Avenue in the City of Glendale, Arizona.

SIZE

17.6 Gross Acres (766,656 SF)

ASSESSOR PARCEL NUMBER

102-60-014E (Portion)

ZONING

[Planned Area Development | City of Glendale](#)

Parcel A: Multi-Family Use Designation

- *Development Standards show preferred use as: Very High Residential with allowable uses of MDR, HDR, Office and Employment.*
- *Minimum Building Stories/Height: 4/55'*

MINIMUM SUGGESTED OFFERING PRICE

\$17,633,088 (\$23.00/SF)

TERMS

Cash

BID DUE BY DATE

All offers are due on or before Thursday, December 15, 2022 by 12pm (noon) MST.

PROPERTY TAXES

2022 Assessment: \$2,263.56 (entire parcel)

COMMENTS

Site lies within the 188-acre Vision 2, a mixed use zoned project located just west of the Loop 101, south of St. Joseph's Westgate Medical Center, directly east of the Loop 101 Glendale exit, Desert Diamond Arena, Westgate, Tanger Outlets and NFL Arizona Cardinals stadium.



UTILITIES

Water:

The City will be the water service provider for the site. Existing water infrastructure consists of a 12-inch waterline in Glendale Avenue, a 12-inch waterline in 99th Avenue, and an 8-inch waterline one-quarter mile south of the Maryland Avenue alignment. Developers of Parcels will be required to connect to the public system, completing waterline loops where necessary to provide sufficient domestic, fire and landscape service to the Parcels.

Wastewater:

The City will be the wastewater service provider for the Property. Existing wastewater infrastructure consists of an 8-inch sewer in the eastern portion of Glendale Avenue, and 15-inch and 42-inch sewers in 99th Avenue. 8-inch sewer stubs will be provided for properties adjacent to Ballpark Boulevard. Due to the site topography and the fact that the city does not have a sewer outfall along the western boundary, a lift station will be required to pump wastewater generated by the Vision 2 Master Plan to the 42-inch sewer in 99th Avenue. As lift stations are site specific, lift stations are not included in the development impact fee schedule for the City water and sewer.

Lift Station:

As part of the Master Development for the Vision 2 PAD, a lift station is required to service the area. Development of all parcels will require the developer/property owner(s) to structure an agreement to establish cost-share amounts to utilize a proportionate share of the lift station. Such agreements will need to be documented and recorded before permits for construction are issued.

Other Infrastructure:

In conjunction with the Vision 2 Master Plan, the Developers will prepare and submit to the City a plan which determines the size and types of infrastructure and associated phasing necessary to develop the Vision 2 Master Plan for approval. Subsequent Plans will be provided as required by the city.



GLENDALE QUICK FACTS



POPULATION

2021 population: **259,659**
Annual population growth: **0.94%**
Median age of **34**



HOUSEHOLDS

Number of households: **85,298**
Median household income: **\$56,991**



TARGETED INDUSTRIES

Aerospace & Aviation
Healthcare & Bioscience
Manufacturing
Tech & Innovation



SPORTS

Glendale is fast becoming the nation's new sports mecca with a lineup of professional football, Spring Training baseball, auto racing, NCAA regionals and home to the VIZIO Fiesta Bowl. *Source: glendaleaz.gov*



ECONOMIC DEVELOPMENTS

303 Logistics
Merit Partners \$1.5B Logistics Park
303 Loop Development Boom
Waste Management Glendale
Red Bull, Ball & Rauch
Topgolf
Crystal Lagoons Island Resort
Source: glendaleaz.gov



EDUCATION

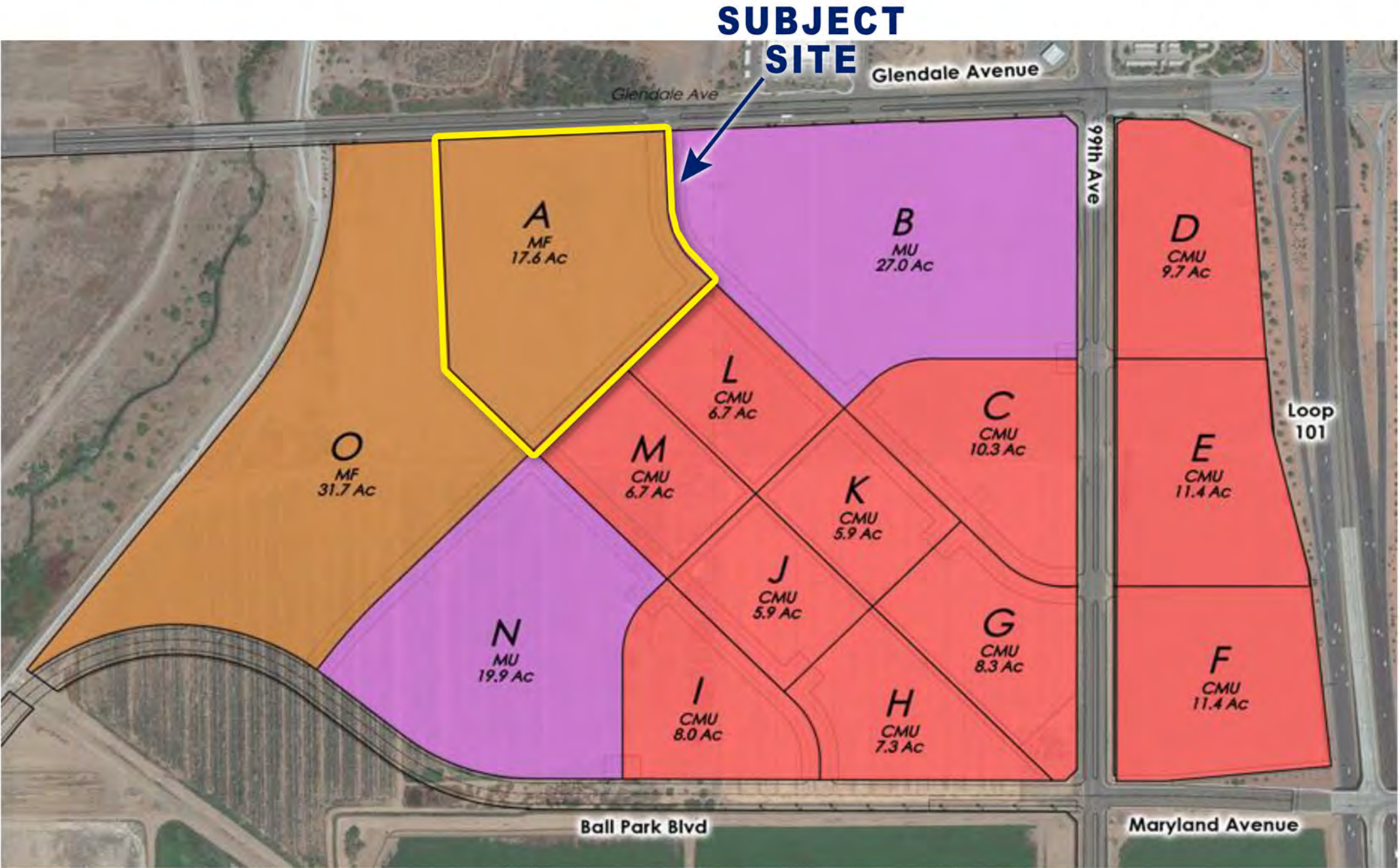
ASU West Campus **15,000**
Midwestern University **6,900**
Grand Canyon University **22,000**
Glendale Community College **15,112**
Arizona Christian University **870**
Embry Riddle Aeronautical University **6,402**
Ottawa University **831**



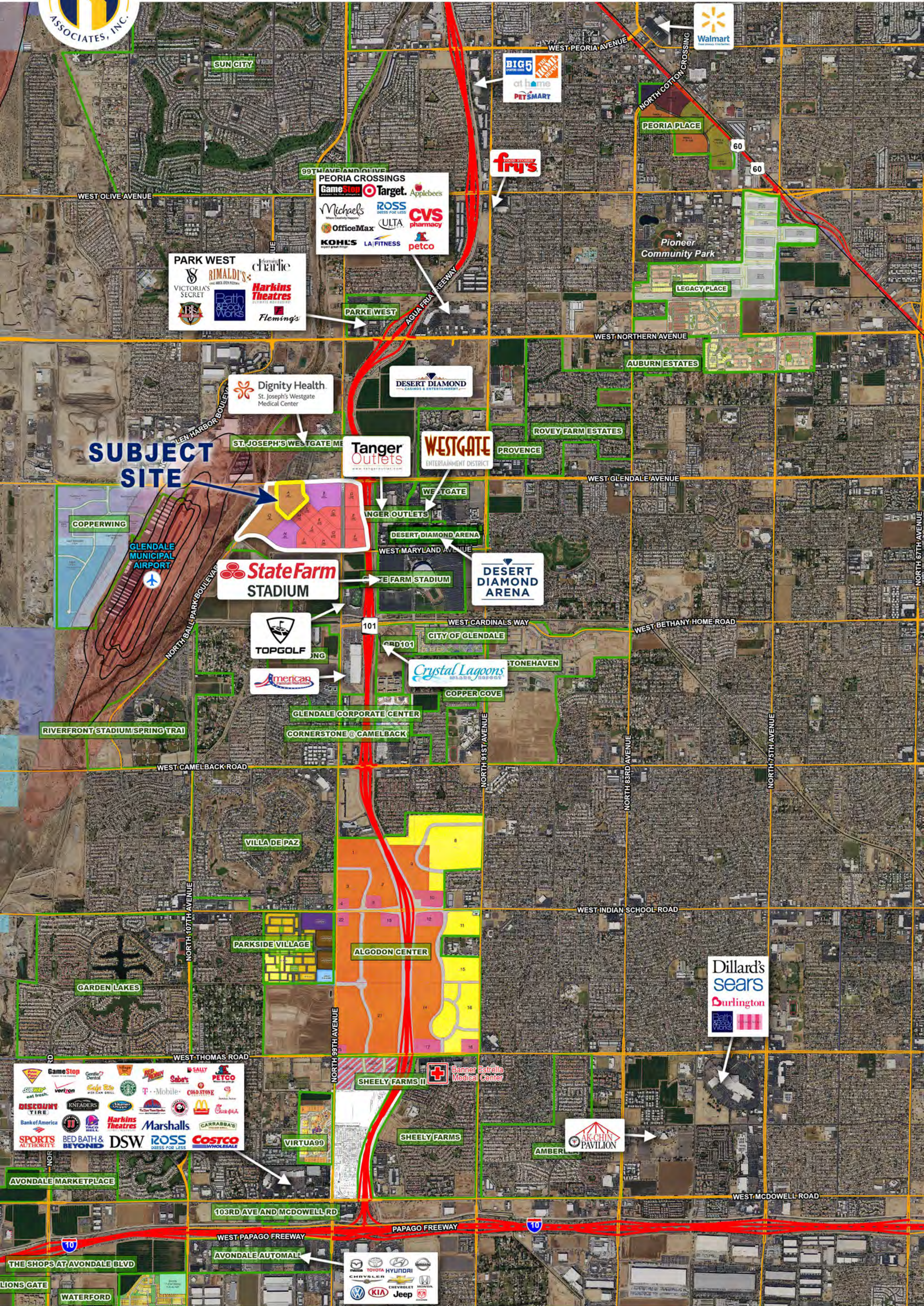
Vision 2

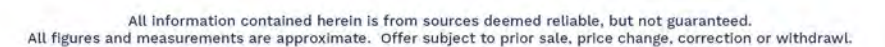
Planned Area Development
Project Narrative

Area	Use	Gross Acres
A	MF	17.6
B	MU	27
C	CMU	10.3
D	CMU	9.7
E	CMU	11.4
F	CMU	11.4
G	CMU	8.3
H	CMU	7.3
I	CMU	8
J	CMU	5.9
K	CMU	5.9
L	CMU	6.7
M	CMU	6.7
N	MU	19.9
O	MF	31.7

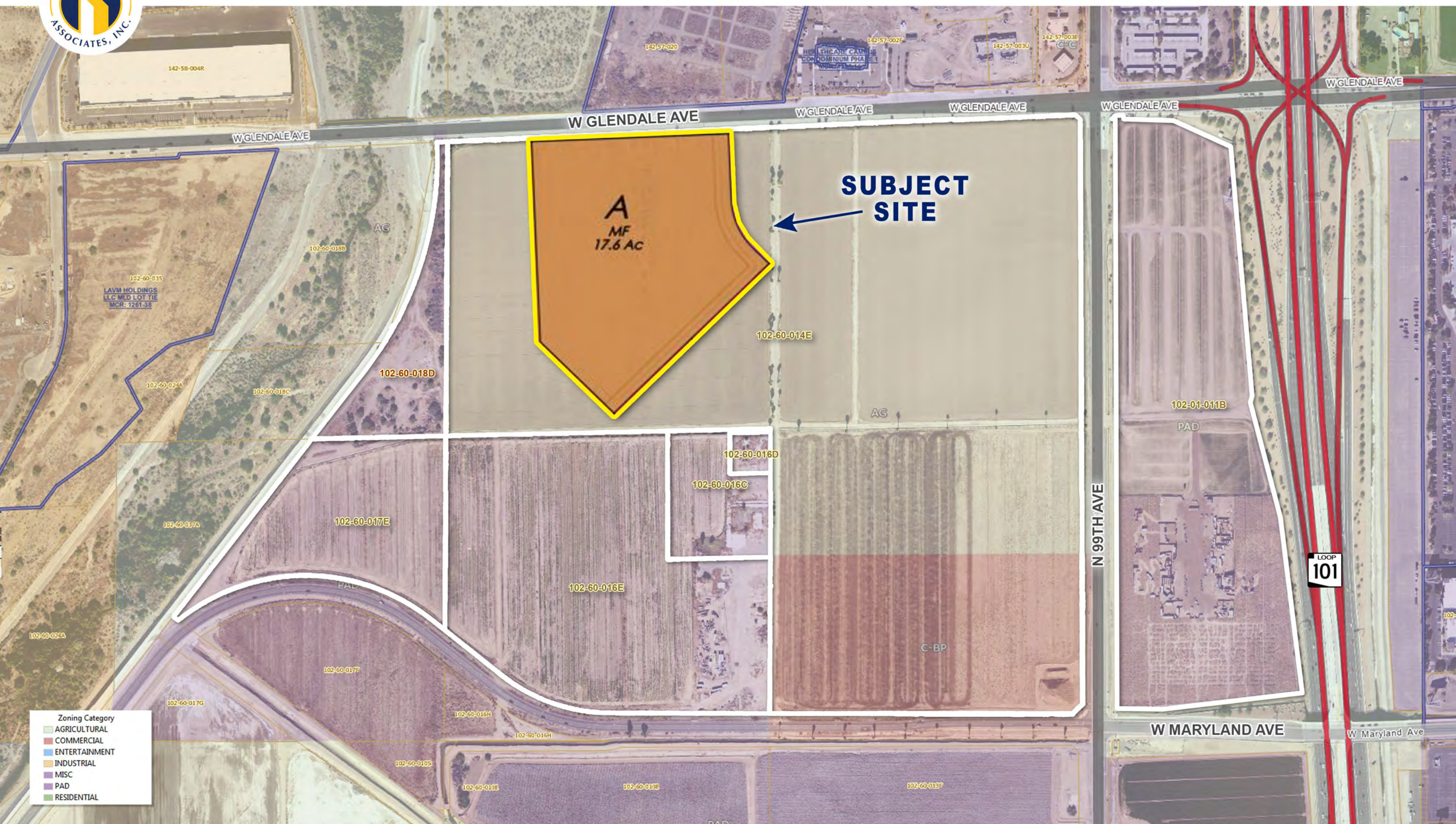


Vision 2 PAD zoning and land use shall be based upon the Gross Acres as set forth in the Vision 2 Master Plan Concept “Gross Acreage”, so as to allow for the movement of rights of way when developing the Vision 2 Master Plan.







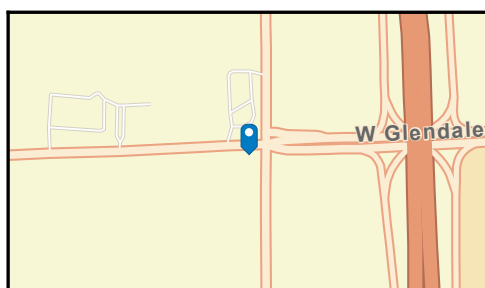
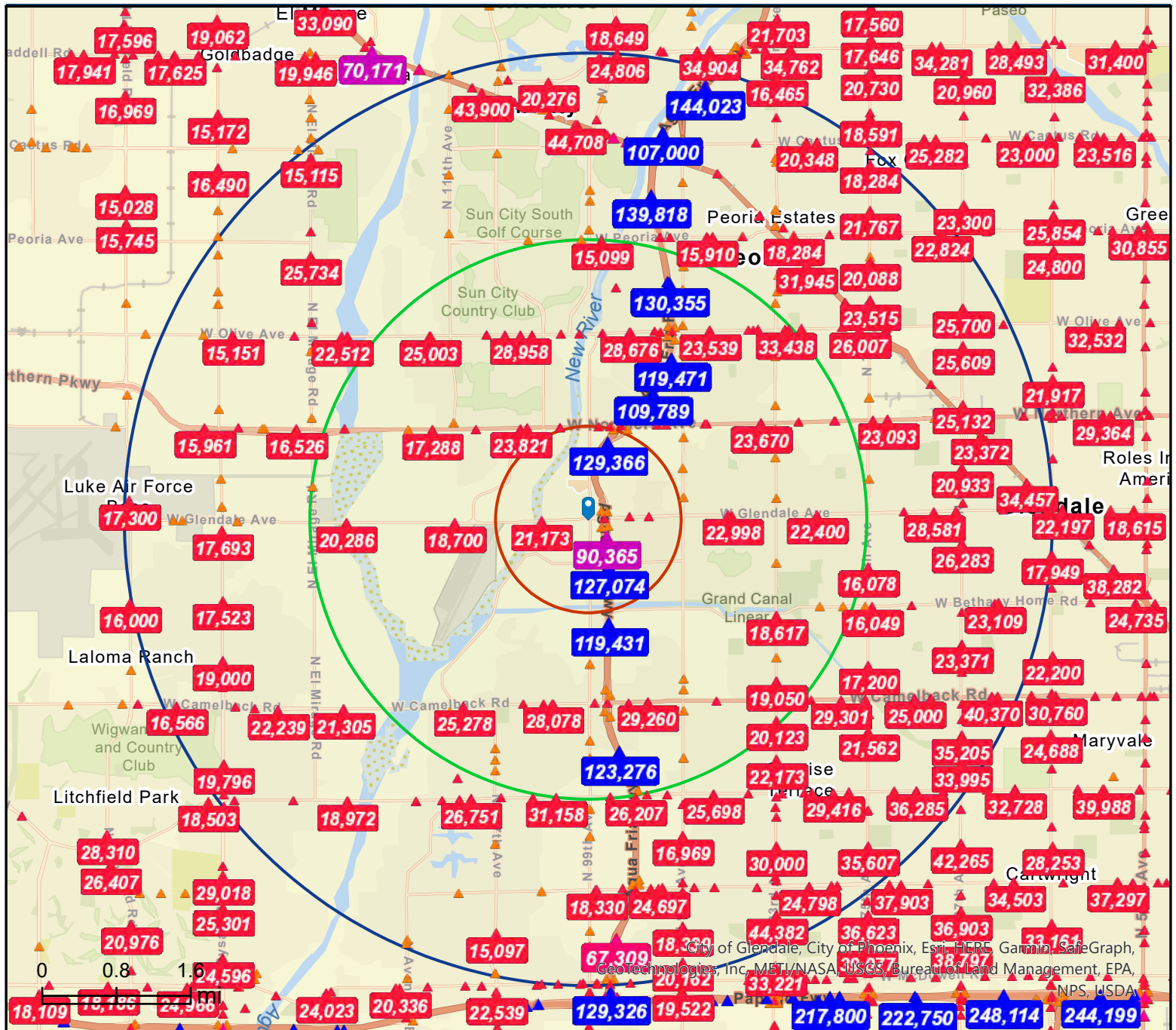


SWC of 99th Avenue & Glendale Avenue
 9901-9903 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

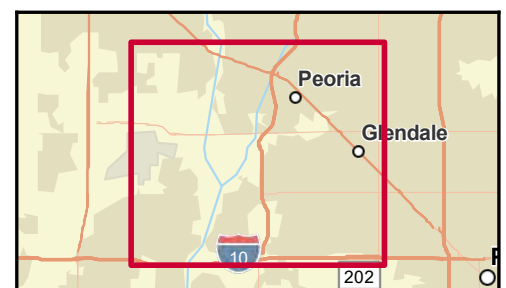
Latitude: 33.53696

Longitude: -112.27274



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: ©2022 Kalibrate Technologies (Q1 2022).

October 28, 2022



Traffic Count Profile

SWC of 99th Avenue & Glendale Avenue
9901-9903 W Glendale Ave, Glendale, Arizona, 85307
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53696
Longitude: -112.27274

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.16	SR-101 Exit 7 J-Ramp	W Glendale Ave (0.11 miles N)	2020	9,757
0.16	SR-101 Exit 7 C-Ramp	W Glendale Ave (0.1 miles S)	2020	8,957
0.17	Glendale Ave	Agua Fria Fwy (0.01 miles SE)	2020	35,033
0.22	SR-101 Exit 7 A-Ramp	W Glendale Ave (0.11 miles N)	2020	10,420
0.22	SR-101 Exit 7 G-Ramp	W Glendale Ave (0.0 miles)	2020	9,521
0.26	Agua Fria Freeway	Agua Fria Fwy (0.18000001 miles N)	2018	90,365
0.44	West Glendale Avenue	N 95th Ave (0.0 miles)	2019	31,444
0.51	Glendale Ave	W Glendale Ave (0.02 miles W)	2018	21,173
0.52	99th Ave	W Maryland Ave (0.04 miles N)	2015	6,400
0.55	Agua Fria Fwy	W Maryland Ave (0.03 miles N)	2017	127,074
0.56	Agua Fria Fwy	W Northern Ave (0.51999998 miles NE)	2017	121,519
0.65	W Glendale Ave	N 95th Ave (0.12 miles W)	2015	23,900
0.75	N 99th Ave	W Northern Ave (0.23999999 miles N)	2015	4,300
0.84	SR-101 Exit 6 C-Ramp	W Bethany Home Rd (0.0 miles)	2020	1,793
0.85	SR-101 Exit 6 G-Ramp	W Bethany Home Rd (0.1 miles S)	2020	1,305
0.86	Agua Fria Freeway	Agua Fria Fwy (0.22 miles NE)	2018	129,366
0.98	W Bethany Home Rd	N 99th Ave (0.09 miles W)	2012	2,000
0.99	SR-101 Exit 8 J-Ramp	W Northern Ave (0.12 miles NE)	2020	8,708
1.00	W Northern Ave	N 99th Ave (0.09 miles W)	2016	27,809
1.02	West Northern Avenue	Agua Fria Fwy (0.11 miles E)	2018	28,697
1.03	W Bethany Home Rd	N 95th Ave (0.14 miles E)	2015	4,300
1.03	N 91st Ave	W Ocotillo Rd (0.06 miles S)	2012	7,300
1.03	West Northern Avenue	N Glen Harbor Blvd (0.17 miles W)	2018	25,836
1.03	W Northern Ave	N Glen Harbor Blvd (0.17 miles W)	2016	26,419
1.05	N 91st Ave	Northview Ave (0.09 miles N)	2012	9,600
1.05	SR-101 Exit 8 A-Ramp	Agua Fria Fwy (0.0 miles)	2020	9,184
1.06	N Glen Harbor Blvd	N 106th Ave (0.03 miles NE)	2007	2,397
1.07	Northern Ave	Agua Fria Fwy (0.01 miles SW)	2020	30,398
1.09	SR-101 Exit 8 C-Ramp	Agua Fria Fwy (0.0 miles)	2020	7,584
1.13	Agua Fria Freeway	W Bethany Home Rd (0.13 miles N)	2018	119,431

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: ©2022 Kalibrate Technologies (Q1 2022).



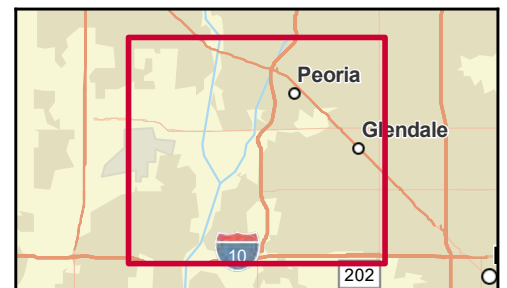
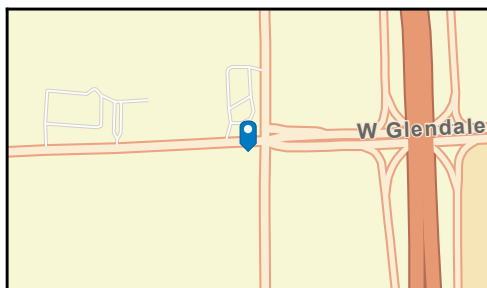
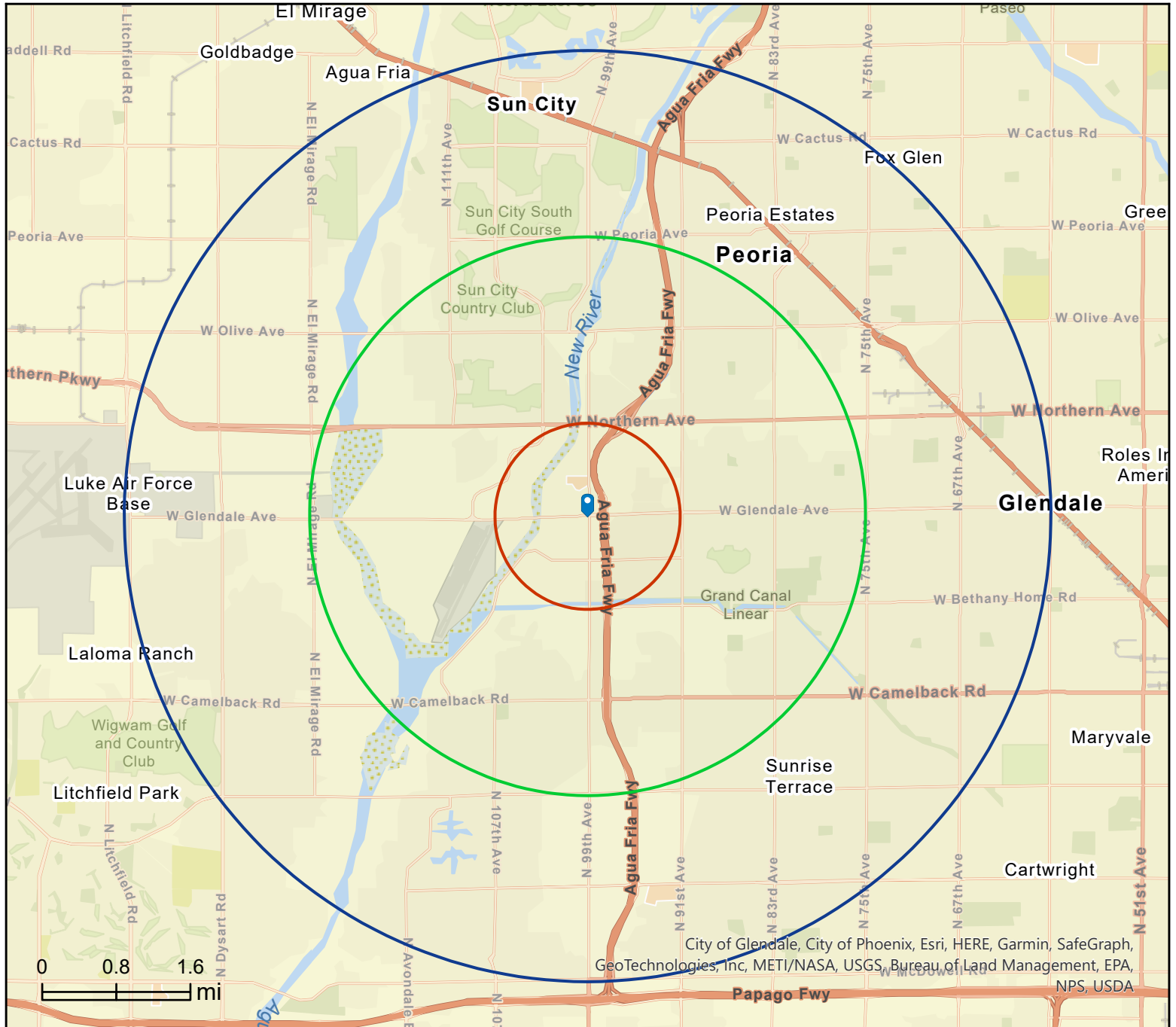
Site Map

SWC of 99th Avenue & Glendale Avenue
9901-9903 W Glendale Ave, Glendale, Arizona, 85307
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53696

Longitude: -112.27274



October 28, 2022



Executive Summary

SWC of 99th Avenue & Glendale Avenue
9901-9903 W Glendale Ave, Glendale, Arizona, 85307
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53696
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	1 mile	3 miles	5 miles
Population			
2010 Population	1,120	68,905	287,429
2020 Population	1,825	80,268	323,727
2022 Population	1,915	84,834	332,074
2027 Population	2,071	90,703	344,005
2010-2020 Annual Rate	5.00%	1.54%	1.20%
2020-2022 Annual Rate	2.16%	2.49%	1.14%
2022-2027 Annual Rate	1.58%	1.35%	0.71%
2022 Male Population	51.2%	48.5%	48.9%
2022 Female Population	48.8%	51.5%	51.1%
2022 Median Age	32.7	34.9	32.7

In the identified area, the current year population is 332,074. In 2020, the Census count in the area was 323,727. The rate of change since 2020 was 1.14% annually. The five-year projection for the population in the area is 344,005 representing a change of 0.71% 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 32.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	47.0%	46.1%	42.2%
2022 Black Alone	15.2%	7.7%	8.0%
2022 American Indian/Alaska Native Alone	4.9%	2.3%	2.2%
2022 Asian Alone	4.2%	4.6%	3.7%
2022 Pacific Islander Alone	0.2%	0.2%	0.2%
2022 Other Race	12.5%	19.1%	24.4%
2022 Two or More Races	16.0%	20.1%	19.3%
2022 Hispanic Origin (Any Race)	35.2%	45.8%	51.4%

Persons of Hispanic origin represent 51.4% 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 85.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	46	64	57
2010 Households	649	24,347	94,878
2020 Households	1,023	28,000	107,566
2022 Households	1,071	29,622	110,774
2027 Households	1,161	31,631	114,786
2010-2020 Annual Rate	4.66%	1.41%	1.26%
2020-2022 Annual Rate	2.06%	2.53%	1.31%
2022-2027 Annual Rate	1.63%	1.32%	0.71%
2022 Average Household Size	1.79	2.84	2.98

The household count in this area has changed from 107,566 in 2020 to 110,774 in the current year, a change of 1.31% annually. The five-year projection of households is 114,786, a change of 0.71% annually from the current year total. Average household size is currently 2.98, compared to 2.99 in the year 2020. The number of families in the current year is 76,208 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.

October 28, 2022



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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	30.7%	19.5%	21.2%
Median Household Income			
2022 Median Household Income	\$63,249	\$66,841	\$59,211
2027 Median Household Income	\$76,699	\$79,592	\$71,872
2022-2027 Annual Rate	3.93%	3.55%	3.95%
Average Household Income			
2022 Average Household Income	\$82,488	\$85,299	\$77,934
2027 Average Household Income	\$99,314	\$103,046	\$93,865
2022-2027 Annual Rate	3.78%	3.85%	3.79%
Per Capita Income			
2022 Per Capita Income	\$39,644	\$29,654	\$26,014
2027 Per Capita Income	\$46,966	\$35,772	\$31,335
2022-2027 Annual Rate	3.45%	3.82%	3.79%

Households by Income

Current median household income is \$59,211 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$71,872 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$77,934 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$93,865 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$26,014 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$31,335 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	83	129	119
2010 Total Housing Units	811	27,730	111,212
2010 Owner Occupied Housing Units	55	16,303	58,282
2010 Renter Occupied Housing Units	594	8,045	36,596
2010 Vacant Housing Units	162	3,383	16,334
2020 Total Housing Units	1,295	30,309	116,015
2020 Vacant Housing Units	272	2,309	8,449
2022 Total Housing Units	1,396	32,172	118,779
2022 Owner Occupied Housing Units	137	19,124	64,302
2022 Renter Occupied Housing Units	934	10,498	46,472
2022 Vacant Housing Units	325	2,550	8,005
2027 Total Housing Units	1,490	34,147	122,815
2027 Owner Occupied Housing Units	137	19,855	67,136
2027 Renter Occupied Housing Units	1,024	11,776	47,649
2027 Vacant Housing Units	329	2,516	8,029

Currently, 54.1% of the 118,779 housing units in the area are owner occupied; 39.1%, renter occupied; and 6.7% 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 116,015 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.05%. Median home value in the area is \$237,746, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.06% annually to \$290,040.

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.

October 28, 2022



Market Profile

SWC of 99th Avenue & Glendale Avenue
9901-9903 W Glendale Ave, Glendale, Arizona, 85307
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53696
Longitude: -112.27274

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,120	68,905	287,429
2020 Total Population	1,825	80,268	323,727
2020 Group Quarters	0	618	2,231
2022 Total Population	1,915	84,834	332,074
2022 Group Quarters	0	617	2,231
2027 Total Population	2,071	90,703	344,005
2022-2027 Annual Rate	1.58%	1.35%	0.71%
2022 Total Daytime Population	7,051	68,640	268,168
Workers	6,496	25,845	89,794
Residents	555	42,795	178,374
Household Summary			
2010 Households	649	24,347	94,878
2010 Average Household Size	1.73	2.82	3.01
2020 Total Households	1,023	28,000	107,566
2020 Average Household Size	1.78	2.84	2.99
2022 Households	1,071	29,622	110,774
2022 Average Household Size	1.79	2.84	2.98
2027 Households	1,161	31,631	114,786
2027 Average Household Size	1.78	2.85	2.98
2022-2027 Annual Rate	1.63%	1.32%	0.71%
2010 Families	246	16,965	67,409
2010 Average Family Size	2.50	3.35	3.56
2022 Families	401	20,048	76,208
2022 Average Family Size	2.68	3.44	3.58
2027 Families	441	21,508	79,129
2027 Average Family Size	2.67	3.43	3.57
2022-2027 Annual Rate	1.92%	1.42%	0.76%
Housing Unit Summary			
2000 Housing Units	52	20,437	84,093
Owner Occupied Housing Units	76.9%	78.5%	66.4%
Renter Occupied Housing Units	23.1%	15.5%	25.8%
Vacant Housing Units	0.0%	6.0%	7.8%
2010 Housing Units	811	27,730	111,212
Owner Occupied Housing Units	6.8%	58.8%	52.4%
Renter Occupied Housing Units	73.2%	29.0%	32.9%
Vacant Housing Units	20.0%	12.2%	14.7%
2020 Housing Units	1,295	30,309	116,015
Vacant Housing Units	21.0%	7.6%	7.3%
2022 Housing Units	1,396	32,172	118,779
Owner Occupied Housing Units	9.8%	59.4%	54.1%
Renter Occupied Housing Units	66.9%	32.6%	39.1%
Vacant Housing Units	23.3%	7.9%	6.7%
2027 Housing Units	1,490	34,147	122,815
Owner Occupied Housing Units	9.2%	58.1%	54.7%
Renter Occupied Housing Units	68.7%	34.5%	38.8%
Vacant Housing Units	22.1%	7.4%	6.5%
Median Household Income			
2022	\$63,249	\$66,841	\$59,211
2027	\$76,699	\$79,592	\$71,872
Median Home Value			
2022	\$368,103	\$247,120	\$237,746
2027	\$387,500	\$293,832	\$290,040
Per Capita Income			
2022	\$39,644	\$29,654	\$26,014
2027	\$46,966	\$35,772	\$31,335
Median Age			
2010	28.0	33.0	30.9
2022	32.7	34.9	32.7
2027	34.2	35.5	33.4

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.

October 28, 2022



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Latitude: 33.53696
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	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	1,071	29,621	110,771
<\$15,000	4.2%	5.5%	7.5%
\$15,000 - \$24,999	7.4%	6.8%	8.3%
\$25,000 - \$34,999	5.7%	6.7%	8.7%
\$35,000 - \$49,999	16.8%	14.7%	15.4%
\$50,000 - \$74,999	24.9%	21.6%	21.3%
\$75,000 - \$99,999	17.6%	17.1%	15.0%
\$100,000 - \$149,999	10.6%	17.2%	15.3%
\$150,000 - \$199,999	10.7%	7.1%	5.6%
\$200,000+	2.0%	3.4%	2.9%
Average Household Income	\$82,488	\$85,299	\$77,934
2027 Households by Income			
Household Income Base	1,161	31,631	114,784
<\$15,000	2.4%	3.2%	5.1%
\$15,000 - \$24,999	5.9%	4.5%	6.5%
\$25,000 - \$34,999	2.4%	5.0%	6.6%
\$35,000 - \$49,999	12.2%	11.7%	12.9%
\$50,000 - \$74,999	25.2%	21.5%	20.7%
\$75,000 - \$99,999	20.1%	17.3%	16.2%
\$100,000 - \$149,999	13.7%	21.1%	19.3%
\$150,000 - \$199,999	15.6%	10.9%	8.6%
\$200,000+	2.6%	4.8%	4.0%
Average Household Income	\$99,314	\$103,046	\$93,865
2022 Owner Occupied Housing Units by Value			
Total	137	19,123	64,291
<\$50,000	0.0%	3.4%	6.5%
\$50,000 - \$99,999	0.0%	5.7%	6.3%
\$100,000 - \$149,999	0.0%	6.0%	7.4%
\$150,000 - \$199,999	0.7%	11.6%	13.4%
\$200,000 - \$249,999	4.4%	24.7%	21.8%
\$250,000 - \$299,999	16.1%	17.8%	17.0%
\$300,000 - \$399,999	42.3%	17.2%	13.7%
\$400,000 - \$499,999	28.5%	6.1%	5.7%
\$500,000 - \$749,999	8.0%	4.7%	4.6%
\$750,000 - \$999,999	0.0%	1.0%	1.6%
\$1,000,000 - \$1,499,999	0.0%	0.6%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.4%
\$2,000,000 +	0.0%	0.7%	0.6%
Average Home Value	\$381,752	\$293,225	\$284,226
2027 Owner Occupied Housing Units by Value			
Total	137	19,854	67,123
<\$50,000	0.0%	1.5%	2.1%
\$50,000 - \$99,999	0.0%	2.0%	1.5%
\$100,000 - \$149,999	0.0%	2.4%	3.0%
\$150,000 - \$199,999	0.0%	4.3%	7.3%
\$200,000 - \$249,999	2.2%	20.8%	19.3%
\$250,000 - \$299,999	12.4%	21.6%	20.9%
\$300,000 - \$399,999	40.9%	24.5%	21.2%
\$400,000 - \$499,999	35.0%	10.2%	10.2%
\$500,000 - \$749,999	10.2%	9.0%	8.7%
\$750,000 - \$999,999	0.0%	1.7%	2.8%
\$1,000,000 - \$1,499,999	0.0%	0.8%	1.7%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.6%
\$2,000,000 +	0.0%	0.7%	0.6%
Average Home Value	\$400,725	\$354,722	\$363,704

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.

October 28, 2022



Market Profile

SWC of 99th Avenue & Glendale Avenue
9901-9903 W Glendale Ave, Glendale, Arizona, 85307
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53696
Longitude: -112.27274

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,120	68,905	287,426
0 - 4	5.4%	7.4%	8.6%
5 - 9	4.1%	7.7%	8.7%
10 - 14	4.0%	8.1%	8.5%
15 - 24	23.0%	15.3%	15.7%
25 - 34	33.0%	14.2%	14.3%
35 - 44	14.1%	13.4%	13.3%
45 - 54	9.4%	13.0%	11.8%
55 - 64	5.1%	9.6%	8.5%
65 - 74	1.1%	6.1%	5.3%
75 - 84	0.6%	3.8%	3.4%
85 +	0.1%	1.5%	1.8%
18 +	83.2%	71.8%	69.1%
2022 Population by Age			
Total	1,915	84,831	332,076
0 - 4	5.1%	6.8%	7.9%
5 - 9	4.5%	6.7%	7.6%
10 - 14	4.1%	6.4%	7.0%
15 - 24	14.7%	12.8%	14.2%
25 - 34	27.7%	17.4%	16.9%
35 - 44	18.1%	12.5%	12.3%
45 - 54	11.0%	10.7%	10.4%
55 - 64	7.4%	10.8%	9.7%
65 - 74	4.9%	9.0%	7.8%
75 - 84	1.9%	4.8%	4.2%
85 +	0.6%	2.0%	2.0%
18 +	84.0%	76.3%	73.4%
2027 Population by Age			
Total	2,071	90,701	344,008
0 - 4	5.1%	6.9%	8.0%
5 - 9	4.4%	6.8%	7.7%
10 - 14	3.9%	6.8%	7.4%
15 - 24	14.3%	11.8%	13.1%
25 - 34	24.1%	16.8%	16.7%
35 - 44	19.2%	14.6%	13.7%
45 - 54	11.0%	10.0%	9.9%
55 - 64	9.1%	9.6%	8.8%
65 - 74	5.7%	8.8%	7.9%
75 - 84	2.4%	5.8%	5.0%
85 +	0.8%	2.0%	2.0%
18 +	84.3%	75.8%	73.1%
2010 Population by Sex			
Males	570	33,415	139,851
Females	550	35,490	147,578
2022 Population by Sex			
Males	981	41,180	162,390
Females	934	43,654	169,684
2027 Population by Sex			
Males	1,042	43,991	168,325
Females	1,029	46,712	175,680

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

October 28, 2022



Market Profile

SWC of 99th Avenue & Glendale Avenue
9901-9903 W Glendale Ave, Glendale, Arizona, 85307
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53696
Longitude: -112.27274

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,121	68,905	287,429
White Alone	69.5%	65.8%	62.3%
Black Alone	7.5%	6.3%	6.8%
American Indian Alone	2.5%	1.5%	1.6%
Asian Alone	2.9%	3.4%	2.8%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	13.4%	18.7%	22.2%
Two or More Races	4.0%	4.2%	4.1%
Hispanic Origin	29.7%	39.8%	47.9%
Diversity Index	70.3	75.3	77.7
2020 Population by Race/Ethnicity			
Total	1,825	80,268	323,727
White Alone	48.0%	47.4%	43.1%
Black Alone	15.5%	7.5%	7.9%
American Indian Alone	4.9%	2.2%	2.1%
Asian Alone	3.9%	4.5%	3.6%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	12.1%	18.7%	24.3%
Two or More Races	15.3%	19.4%	18.7%
Hispanic Origin	34.5%	45.3%	51.2%
Diversity Index	83.8	84.6	85.6
2022 Population by Race/Ethnicity			
Total	1,914	84,833	332,075
White Alone	47.0%	46.1%	42.2%
Black Alone	15.2%	7.7%	8.0%
American Indian Alone	4.9%	2.3%	2.2%
Asian Alone	4.2%	4.6%	3.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	12.5%	19.1%	24.4%
Two or More Races	16.0%	20.1%	19.3%
Hispanic Origin	35.2%	45.8%	51.4%
Diversity Index	84.3	85.0	85.8
2027 Population by Race/Ethnicity			
Total	2,073	90,702	344,006
White Alone	44.5%	43.7%	40.1%
Black Alone	15.2%	7.9%	8.3%
American Indian Alone	4.9%	2.4%	2.3%
Asian Alone	4.6%	4.8%	3.9%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	13.0%	19.3%	24.6%
Two or More Races	17.5%	21.7%	20.6%
Hispanic Origin	35.9%	46.3%	51.5%
Diversity Index	85.2	85.7	86.4
2010 Population by Relationship and Household Type			
Total	1,120	68,904	287,428
In Households	100.0%	99.6%	99.4%
In Family Households	57.4%	85.8%	87.1%
Householder	20.0%	24.5%	23.5%
Spouse	12.0%	16.8%	15.6%
Child	19.5%	35.4%	37.6%
Other relative	3.5%	5.8%	6.8%
Nonrelative	2.5%	3.3%	3.7%
In Nonfamily Households	42.6%	13.8%	12.3%
In Group Quarters	0.0%	0.4%	0.6%
Institutionalized Population	0.0%	0.3%	0.5%
Noninstitutionalized Population	0.0%	0.1%	0.2%

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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	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	1,370	57,051	210,247
Less than 9th Grade	2.3%	6.1%	8.2%
9th - 12th Grade, No Diploma	6.4%	8.4%	10.3%
High School Graduate	19.1%	22.6%	24.3%
GED/Alternative Credential	0.1%	5.4%	5.3%
Some College, No Degree	25.2%	25.8%	24.1%
Associate Degree	6.7%	10.6%	9.8%
Bachelor's Degree	25.6%	14.1%	12.1%
Graduate/Professional Degree	14.6%	7.1%	6.0%
2022 Population 15+ by Marital Status			
Total	1,651	67,928	257,316
Never Married	51.4%	33.8%	37.2%
Married	32.9%	48.0%	45.7%
Widowed	1.8%	5.8%	5.1%
Divorced	13.9%	12.5%	12.0%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,358	44,004	162,069
Population 16+ Employed	98.0%	96.8%	96.1%
Population 16+ Unemployment rate	2.0%	3.2%	3.9%
Population 16-24 Employed	15.1%	14.5%	16.2%
Population 16-24 Unemployment rate	8.2%	8.3%	8.7%
Population 25-54 Employed	73.0%	66.4%	66.6%
Population 25-54 Unemployment rate	0.9%	2.5%	2.9%
Population 55-64 Employed	7.8%	14.1%	12.9%
Population 55-64 Unemployment rate	0.0%	1.2%	2.0%
Population 65+ Employed	4.1%	5.0%	4.3%
Population 65+ Unemployment rate	0.0%	3.4%	4.8%
2022 Employed Population 16+ by Industry			
Total	1,331	42,578	155,795
Agriculture/Mining	1.8%	1.1%	0.7%
Construction	8.1%	9.4%	10.2%
Manufacturing	4.0%	7.0%	6.7%
Wholesale Trade	0.2%	2.3%	2.6%
Retail Trade	12.2%	12.6%	13.6%
Transportation/Utilities	7.5%	9.1%	8.7%
Information	2.3%	2.3%	1.7%
Finance/Insurance/Real Estate	13.7%	8.1%	8.4%
Services	47.1%	43.1%	43.0%
Public Administration	3.1%	4.8%	4.3%
2022 Employed Population 16+ by Occupation			
Total	1,330	42,578	155,794
White Collar	72.4%	54.6%	51.0%
Management/Business/Financial	25.8%	14.2%	12.1%
Professional	26.6%	16.8%	14.7%
Sales	5.3%	9.2%	9.6%
Administrative Support	14.6%	14.4%	14.6%
Services	11.9%	17.6%	19.2%
Blue Collar	15.7%	27.8%	29.7%
Farming/Forestry/Fishing	1.5%	1.0%	0.5%
Construction/Extraction	1.8%	7.6%	8.5%
Installation/Maintenance/Repair	3.0%	4.1%	4.1%
Production	1.9%	4.7%	4.8%
Transportation/Material Moving	7.5%	10.5%	11.9%

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
2010 Households by Type			
Total	648	24,348	94,878
Households with 1 Person	46.0%	23.4%	22.7%
Households with 2+ People	54.0%	76.6%	77.3%
Family Households	38.0%	69.7%	71.0%
Husband-wife Families	22.8%	47.7%	47.2%
With Related Children	8.5%	23.8%	25.8%
Other Family (No Spouse Present)	15.1%	22.0%	23.9%
Other Family with Male Householder	4.6%	6.8%	7.5%
With Related Children	3.4%	4.5%	5.0%
Other Family with Female Householder	10.5%	15.2%	16.4%
With Related Children	7.3%	10.5%	11.9%
Nonfamily Households	16.0%	6.9%	6.2%
All Households with Children	19.6%	39.5%	43.4%
Multigenerational Households	1.5%	6.3%	7.5%
Unmarried Partner Households	10.9%	8.9%	8.8%
Male-female	10.5%	8.1%	8.1%
Same-sex	0.5%	0.8%	0.7%
2010 Households by Size			
Total	650	24,347	94,880
1 Person Household	45.8%	23.4%	22.7%
2 Person Household	34.3%	30.0%	27.1%
3 Person Household	11.5%	16.0%	15.5%
4 Person Household	4.0%	14.4%	15.0%
5 Person Household	2.9%	8.7%	9.8%
6 Person Household	0.6%	4.3%	5.2%
7 + Person Household	0.8%	3.2%	4.7%
2010 Households by Tenure and Mortgage Status			
Total	649	24,348	94,878
Owner Occupied	8.5%	67.0%	61.4%
Owned with a Mortgage/Loan	7.2%	54.7%	48.9%
Owned Free and Clear	1.2%	12.2%	12.5%
Renter Occupied	91.5%	33.0%	38.6%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	83	129	119
Percent of Income for Mortgage	30.7%	19.5%	21.2%
Wealth Index	46	64	57
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	811	27,730	111,212
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	1,120	68,905	287,429
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
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 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
Top 3 Tapestry Segments			
1.	Young and Restless (11B)	Urban Edge Families (7C)	Urban Edge Families (7C)
2.	Emerald City (8B)	Up and Coming Families (7A)	Forging Opportunity (7D)
3.	Urban Edge Families (7C)	The Elders (9C)	Up and Coming Families (7A)
2022 Consumer Spending			
Apparel & Services: Total \$	\$2,228,625	\$58,313,257	\$202,843,127
Average Spent	\$2,080.88	\$1,968.58	\$1,831.14
Spending Potential Index	86	82	76
Education: Total \$	\$1,730,313	\$42,460,688	\$145,871,204
Average Spent	\$1,615.61	\$1,433.42	\$1,316.84
Spending Potential Index	82	73	67
Entertainment/Recreation: Total \$	\$3,026,237	\$86,834,823	\$295,650,568
Average Spent	\$2,825.62	\$2,931.43	\$2,668.95
Spending Potential Index	77	80	73
Food at Home: Total \$	\$5,493,906	\$150,640,183	\$523,758,707
Average Spent	\$5,129.70	\$5,085.42	\$4,728.17
Spending Potential Index	83	82	76
Food Away from Home: Total \$	\$3,989,835	\$106,818,816	\$371,647,610
Average Spent	\$3,725.34	\$3,606.06	\$3,355.01
Spending Potential Index	86	84	78
Health Care: Total \$	\$5,649,333	\$172,522,620	\$587,739,845
Average Spent	\$5,274.82	\$5,824.14	\$5,305.76
Spending Potential Index	74	82	75
HH Furnishings & Equipment: Total \$	\$2,151,345	\$63,121,355	\$215,382,369
Average Spent	\$2,008.73	\$2,130.89	\$1,944.34
Spending Potential Index	78	83	76
Personal Care Products & Services: Total \$	\$901,134	\$25,237,575	\$86,650,417
Average Spent	\$841.39	\$851.99	\$782.23
Spending Potential Index	83	84	77
Shelter: Total \$	\$20,290,995	\$556,067,421	\$1,916,065,912
Average Spent	\$18,945.84	\$18,772.11	\$17,297.07
Spending Potential Index	83	82	76
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,137,924	\$69,582,968	\$234,602,810
Average Spent	\$1,996.19	\$2,349.03	\$2,117.85
Spending Potential Index	73	86	78
Travel: Total \$	\$2,259,034	\$69,741,467	\$233,531,494
Average Spent	\$2,109.28	\$2,354.38	\$2,108.18
Spending Potential Index	73	82	73
Vehicle Maintenance & Repairs: Total \$	\$1,137,062	\$31,463,693	\$108,366,617
Average Spent	\$1,061.68	\$1,062.17	\$978.27
Spending Potential Index	84	84	78

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.

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