



CITY OF GLENDALE, ARIZONA

VISION 2, PARCEL A



WESTGATE
ENTERTAINMENT DISTRICT

DESERT
DIAMOND
ARENA

Crystal Lagoons
WATER GROUP

State Farm
STADIUM

American
GOLF

Tanger
Outlets
www.tangeroutlets.com

TOPGOLF

ARIZONA
101

99TH AVE.

GLENDALE AVE.

SUBJECT
SITE

Dignity Health
St. Joseph's Westgate
Medical Center

Vision 2
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



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

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

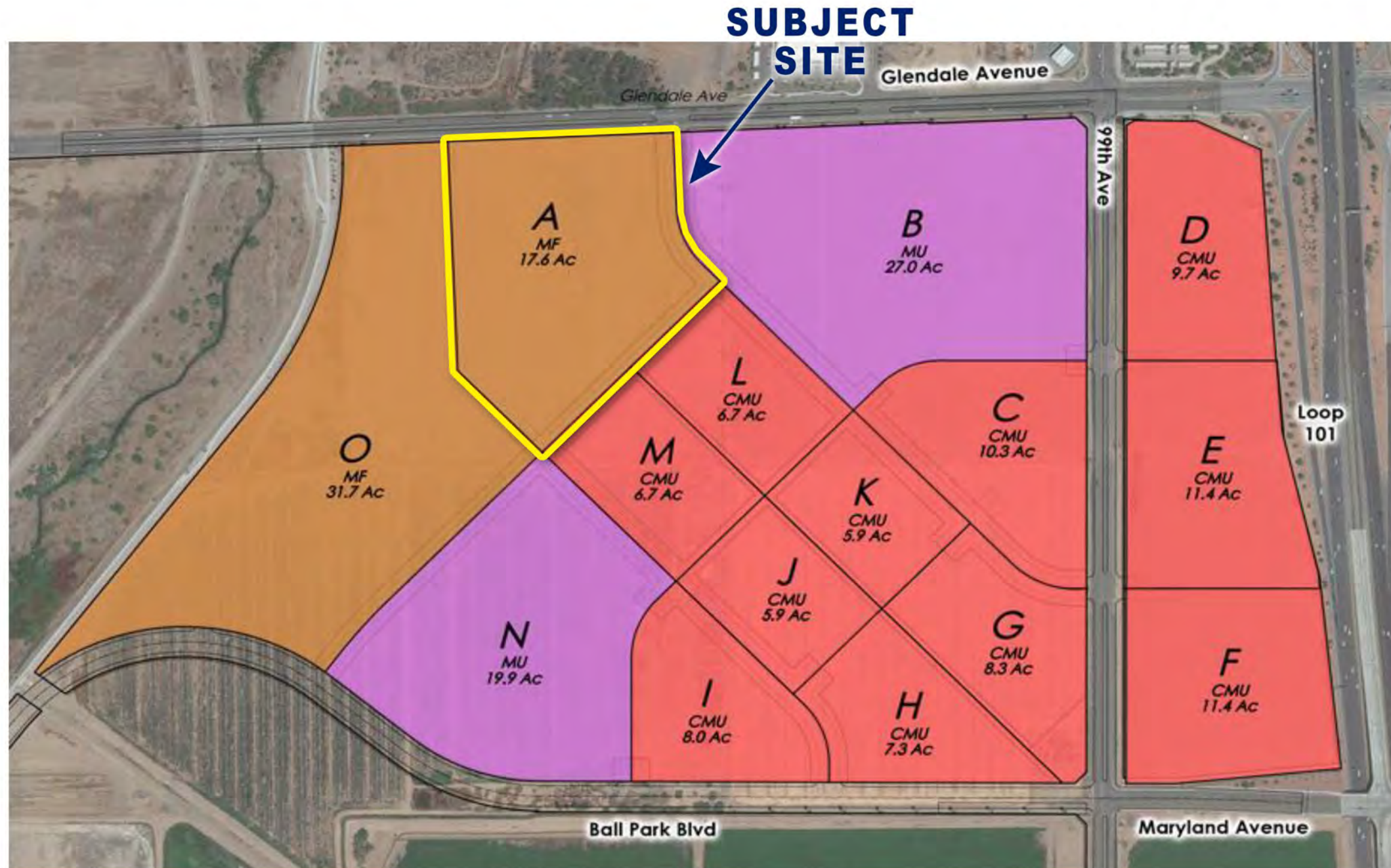
ASU West Campus **15,000**
Midwestern University **6,900**
Grand Canyon University **22,000**
Glendale Community College **15,112**
Arizona Christian University **870**
Embry Riddle Aeronautical University **6,402**
Ottawa University **831**





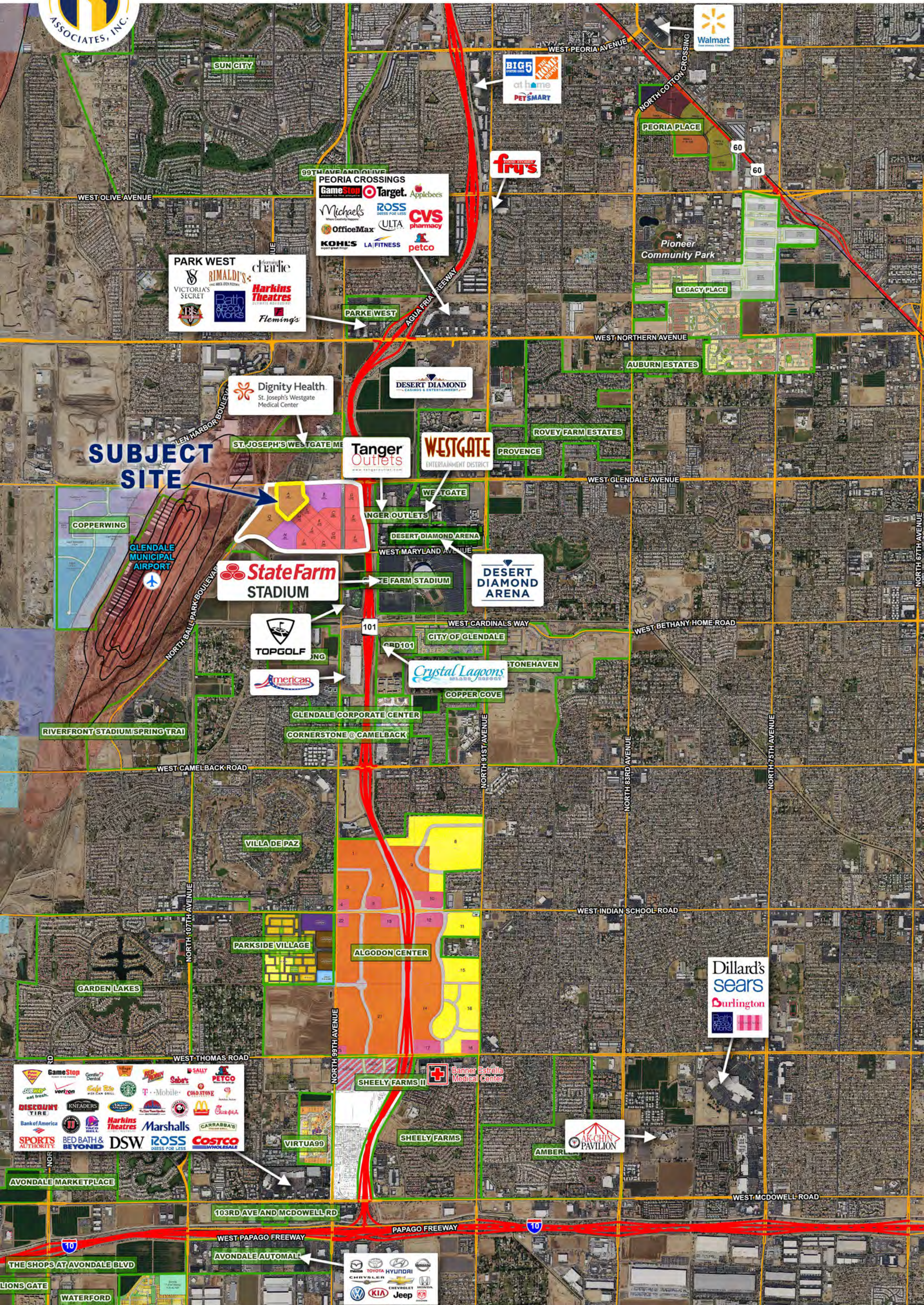
Vision 2

Planned Area Development
Project Narrative



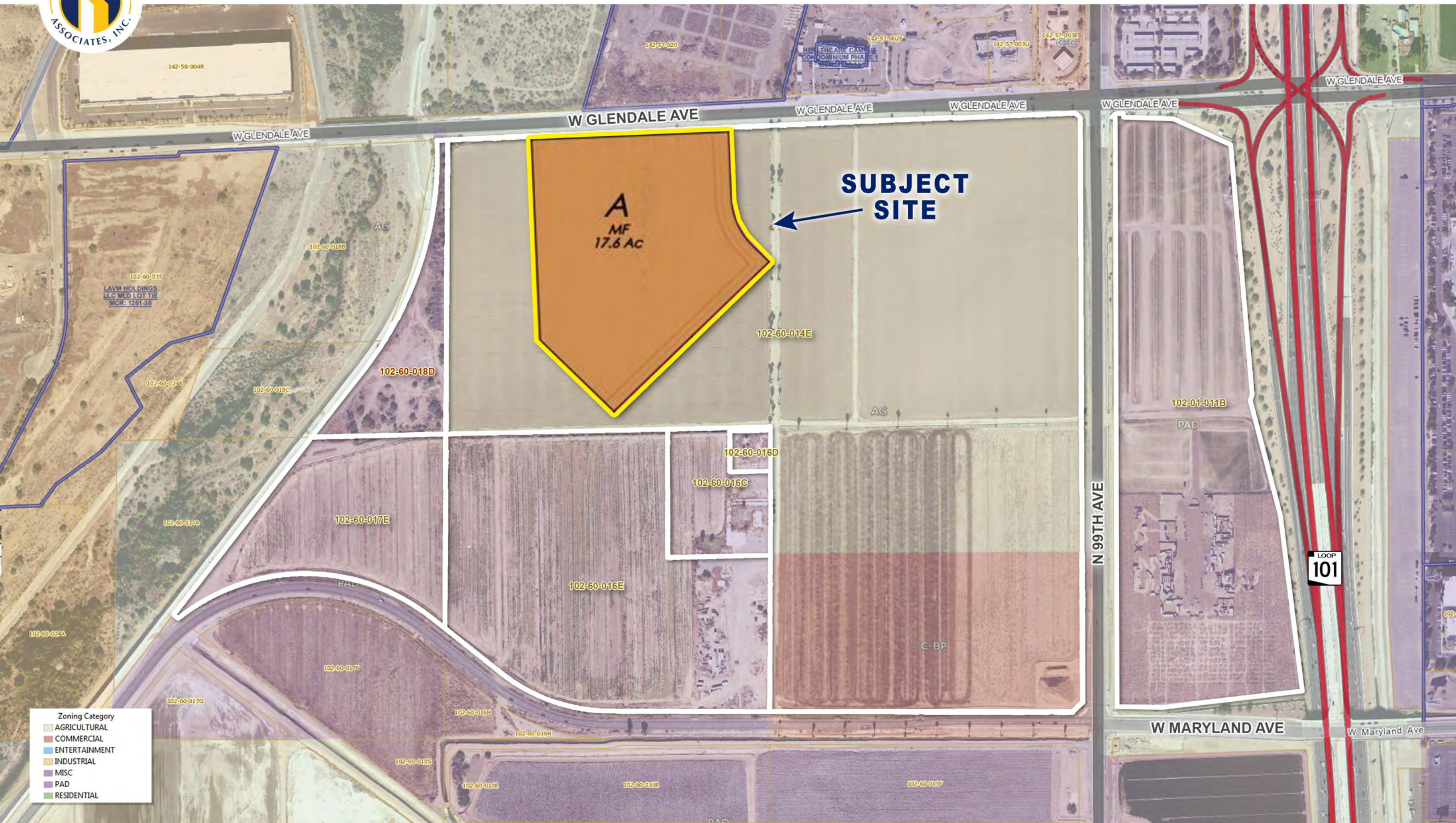
Area	Use	Gross Acres
A	MF	17.6
B	MU	27
C	CMU	10.3
D	CMU	9.7
E	CMU	11.4
F	CMU	11.4
G	CMU	8.3
H	CMU	7.3
I	CMU	8
J	CMU	5.9
K	CMU	5.9
L	CMU	6.7
M	CMU	6.7
N	MU	19.9
O	MF	31.7

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.









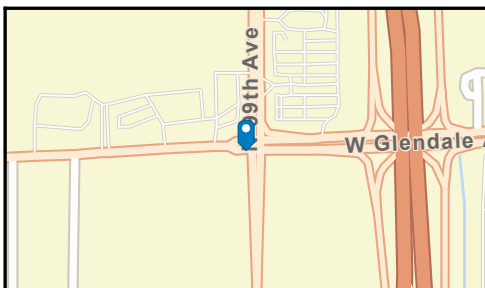
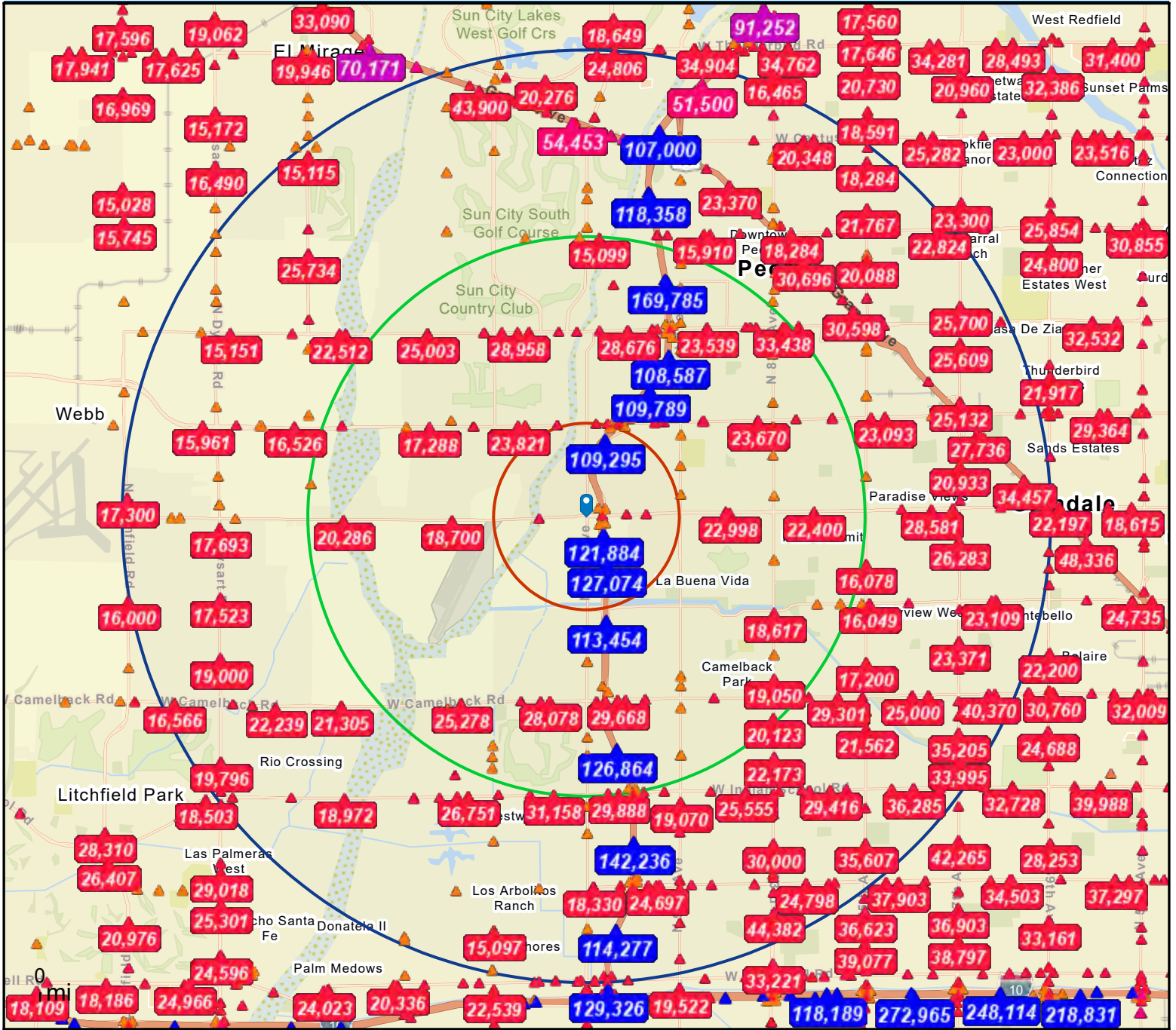
SUBJECT SITE

**A
MF
17.6 AC**

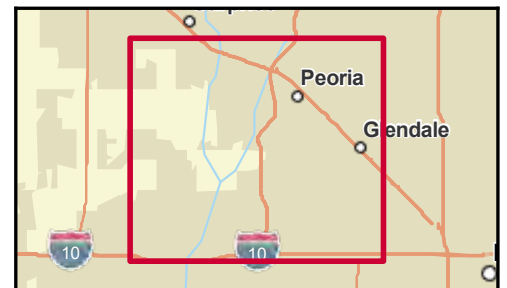
- Zoning Category
- AGRICULTURAL
 - COMMERCIAL
 - ENTERTAINMENT
 - INDUSTRIAL
 - MISC
 - PAD
 - RESIDENTIAL

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.53702
 Longitude: -112.27261



- 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

Glendale Ave and 99th Ave
9901-9921 W Glendale Ave, Glendale, Arizona, 85307
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53702
Longitude: -112.27261

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.16		W Glendale Ave (0.1 miles S)	2022	11,666
0.16		W Glendale Ave (0.11 miles N)	2022	12,709
0.17		Agua Fria Fwy (0.01 miles E)	2022	41,575
0.17	Glendale Ave	Agua Fria Fwy (0.01 miles SE)	2020	35,033
0.21		W Glendale Ave (0.11 miles N)	2022	13,572
0.21		W Glendale Ave (0.0 miles)	2022	12,401
0.26	Agua Fria Freeway	Agua Fria Fwy (0.18 miles N)	2022	121,884
0.43	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
0.55	Agua Fria Fwy	W Northern Ave (0.52 miles NE)	2017	121,519
0.64	W Glendale Ave	N 95th Ave (0.12 miles W)	2015	23,900
0.75	N 99th Ave	W Northern Ave (0.24 miles N)	2015	4,300
0.84		W Bethany Home Rd (0.0 miles)	2022	2,335
0.85	Agua Fria Freeway	Agua Fria Fwy (0.22 miles NE)	2022	109,295
0.86		W Bethany Home Rd (0.1 miles S)	2022	1,700
0.98	W Bethany Home Rd	N 99th Ave (0.09 miles W)	2012	2,000
0.99		W Northern Ave (0.12 miles NE)	2022	11,343
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
1.02	N 91st Ave	W Ocotillo Rd (0.06 miles S)	2012	7,300
1.03	W Bethany Home Rd	N 95th Ave (0.14 miles E)	2015	4,300
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
1.04	N 91st Ave	Northview Ave (0.09 miles N)	2012	9,600
1.05		Agua Fria Fwy (0.0 miles)	2022	11,962
1.06	West Northern Avenue	Agua Fria Fwy (0.01 miles SW)	2022	36,075
1.07	N Glen Harbor Blvd	N 106th Ave (0.03 miles NE)	2007	2,397
1.08		Agua Fria Fwy (0.0 miles)	2022	9,878

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.

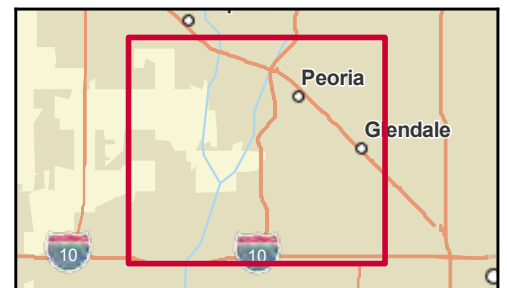
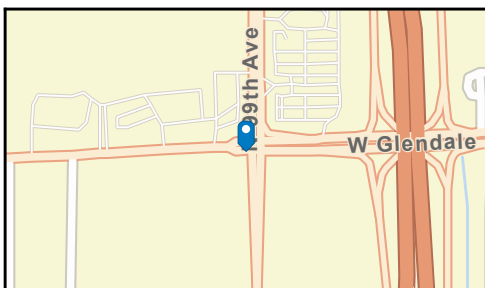
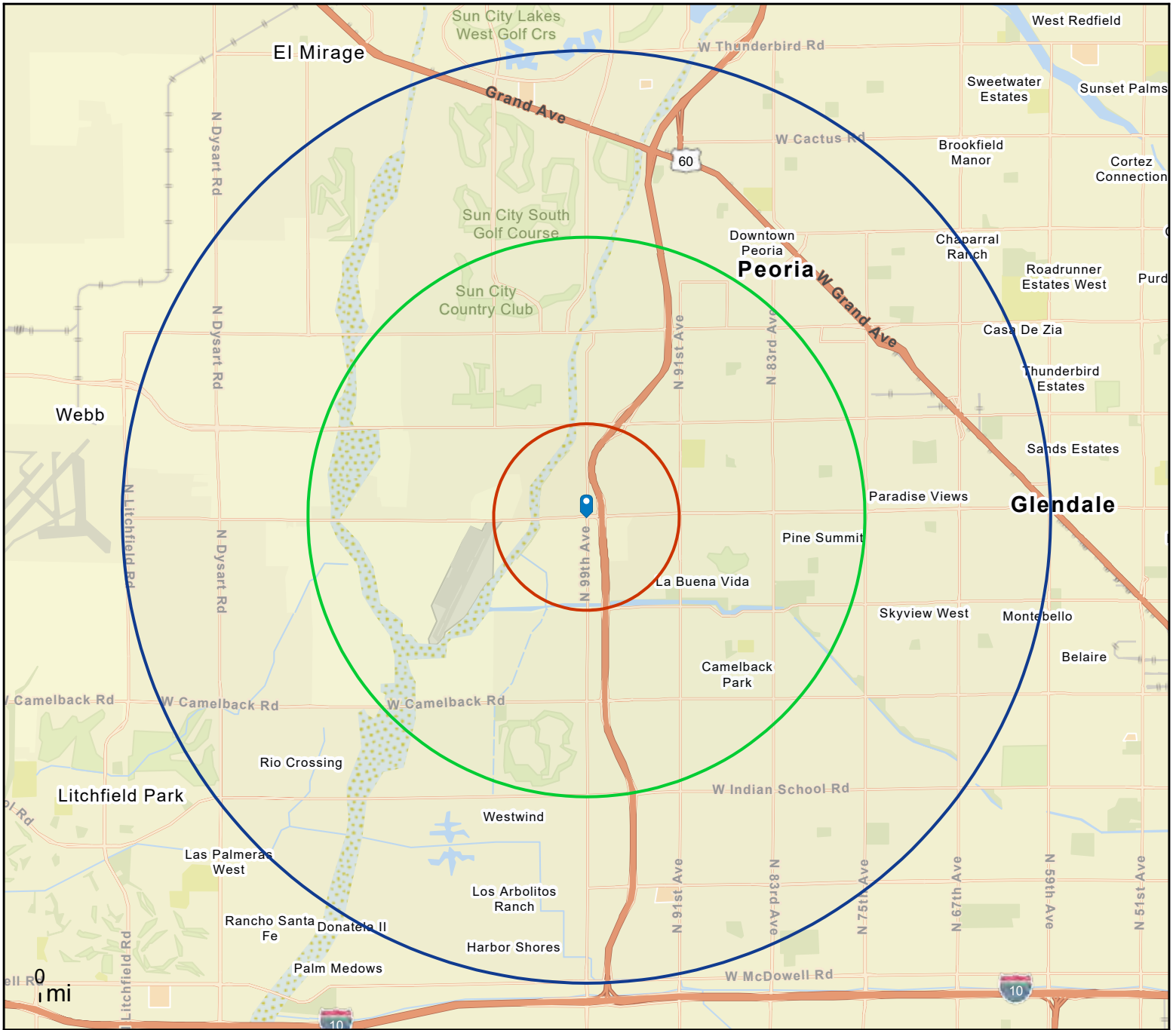
Source: ©2023 Kalibrate Technologies (Q4 2023).

Glendale Ave and 99th Ave
9901-9921 W Glendale Ave, Glendale, Arizona, 85307
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53702

Longitude: -112.27261





Executive Summary

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53702
 Longitude: -112.27261

	1 mile	3 miles	5 miles
Population			
2010 Population	1,120	69,087	288,031
2020 Population	1,825	80,462	324,338
2023 Population	2,432	90,058	338,508
2028 Population	2,511	97,250	346,982
2010-2020 Annual Rate	5.00%	1.54%	1.19%
2020-2023 Annual Rate	9.24%	3.53%	1.32%
2023-2028 Annual Rate	0.64%	1.55%	0.50%
2020 Male Population	50.5%	48.5%	48.7%
2020 Female Population	49.5%	51.5%	51.3%
2020 Median Age	30.0	35.7	33.3
2023 Male Population	50.9%	48.7%	49.1%
2023 Female Population	49.1%	51.3%	50.9%
2023 Median Age	32.6	35.2	33.0

In the identified area, the current year population is 338,508. In 2020, the Census count in the area was 324,338. The rate of change since 2020 was 1.32% annually. The five-year projection for the population in the area is 346,982 representing a change of 0.50% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.0, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	46.7%	45.4%	41.7%
2023 Black Alone	16.5%	8.1%	8.4%
2023 American Indian/Alaska Native Alone	4.9%	2.3%	2.1%
2023 Asian Alone	3.8%	4.7%	3.8%
2023 Pacific Islander Alone	0.2%	0.2%	0.2%
2023 Other Race	12.5%	19.5%	24.7%
2023 Two or More Races	15.4%	19.8%	19.0%
2023 Hispanic Origin (Any Race)	35.2%	46.3%	51.7%

Persons of Hispanic origin represent 51.7% 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 86.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	49	67	62
2010 Households	649	24,465	95,109
2020 Households	1,023	28,127	107,822
2023 Households	1,403	31,696	113,665
2028 Households	1,468	34,552	117,732
2010-2020 Annual Rate	4.66%	1.40%	1.26%
2020-2023 Annual Rate	10.21%	3.74%	1.64%
2023-2028 Annual Rate	0.91%	1.74%	0.71%
2023 Average Household Size	1.73	2.82	2.96

The household count in this area has changed from 107,822 in 2020 to 113,665 in the current year, a change of 1.64% annually. The five-year projection of households is 117,732, a change of 0.71% annually from the current year total. Average household size is currently 2.96, compared to 2.99 in the year 2020. The number of families in the current year is 79,445 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

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.53702
 Longitude: -112.27261

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	34.9%	25.8%	26.4%
Median Household Income			
2023 Median Household Income	\$76,681	\$71,589	\$63,167
2028 Median Household Income	\$88,423	\$83,055	\$75,790
2023-2028 Annual Rate	2.89%	3.02%	3.71%
Average Household Income			
2023 Average Household Income	\$92,562	\$90,391	\$84,263
2028 Average Household Income	\$110,839	\$107,889	\$99,895
2023-2028 Annual Rate	3.67%	3.60%	3.46%
Per Capita Income			
2023 Per Capita Income	\$45,717	\$31,659	\$28,299
2028 Per Capita Income	\$54,502	\$38,161	\$33,894
2023-2028 Annual Rate	3.58%	3.81%	3.67%
GINI Index			
2023 Gini Index	34.9	36.8	38.6

Households by Income

Current median household income is \$63,167 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$75,790 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$84,263 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$99,895 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$28,299 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$33,894 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	74	100	97
2010 Total Housing Units	811	27,887	111,468
2010 Owner Occupied Housing Units	55	16,396	58,406
2010 Renter Occupied Housing Units	594	8,069	36,703
2010 Vacant Housing Units	162	3,422	16,359
2020 Total Housing Units	1,295	30,467	116,265
2020 Owner Occupied Housing Units	141	18,319	63,280
2020 Renter Occupied Housing Units	882	9,808	44,542
2020 Vacant Housing Units	304	2,398	8,466
2023 Total Housing Units	1,690	34,332	121,584
2023 Owner Occupied Housing Units	112	19,925	65,993
2023 Renter Occupied Housing Units	1,291	11,771	47,672
2023 Vacant Housing Units	287	2,636	7,919
2028 Total Housing Units	1,740	36,943	125,746
2028 Owner Occupied Housing Units	112	20,937	68,347
2028 Renter Occupied Housing Units	1,356	13,615	49,385
2028 Vacant Housing Units	272	2,391	8,014

Socioeconomic Status Index

2023 Socioeconomic Status Index	53.5	45.1	41.5
---------------------------------	------	------	------

Currently, 54.3% of the 121,584 housing units in the area are owner occupied; 39.2%, renter occupied; and 6.5% 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 116,265 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.39%. Median home value in the area is \$277,541, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.31% annually to \$296,139.

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

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53702
 Longitude: -112.27261

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,120	69,087	288,031
2020 Total Population	1,825	80,462	324,338
2020 Group Quarters	0	619	2,232
2023 Total Population	2,432	90,058	338,508
2023 Group Quarters	0	595	2,231
2028 Total Population	2,511	97,250	346,982
2023-2028 Annual Rate	0.64%	1.55%	0.50%
2023 Total Daytime Population	7,355	70,876	269,158
Workers	6,704	23,327	83,730
Residents	651	47,549	185,428
Household Summary			
2010 Households	649	24,465	95,109
2010 Average Household Size	1.73	2.81	3.01
2020 Total Households	1,023	28,127	107,822
2020 Average Household Size	1.78	2.84	2.99
2023 Households	1,403	31,696	113,665
2023 Average Household Size	1.73	2.82	2.96
2028 Households	1,468	34,552	117,732
2028 Average Household Size	1.71	2.80	2.93
2023-2028 Annual Rate	0.91%	1.74%	0.71%
2010 Families	246	17,017	67,582
2010 Average Family Size	2.50	3.35	3.56
2023 Families	540	21,648	79,445
2023 Average Family Size	2.49	3.37	3.51
2028 Families	526	23,603	82,468
2028 Average Family Size	2.49	3.34	3.46
2023-2028 Annual Rate	-0.52%	1.74%	0.75%
Housing Unit Summary			
2000 Housing Units	52	20,591	84,365
Owner Occupied Housing Units	76.9%	78.4%	66.4%
Renter Occupied Housing Units	23.1%	15.5%	25.9%
Vacant Housing Units	0.0%	6.1%	7.8%
2010 Housing Units	811	27,887	111,468
Owner Occupied Housing Units	6.8%	58.8%	52.4%
Renter Occupied Housing Units	73.2%	28.9%	32.9%
Vacant Housing Units	20.0%	12.3%	14.7%
2020 Housing Units	1,295	30,467	116,265
Owner Occupied Housing Units	10.9%	60.1%	54.4%
Renter Occupied Housing Units	68.1%	32.2%	38.3%
Vacant Housing Units	23.5%	7.9%	7.3%
2023 Housing Units	1,690	34,332	121,584
Owner Occupied Housing Units	6.6%	58.0%	54.3%
Renter Occupied Housing Units	76.4%	34.3%	39.2%
Vacant Housing Units	17.0%	7.7%	6.5%
2028 Housing Units	1,740	36,943	125,746
Owner Occupied Housing Units	6.4%	56.7%	54.4%
Renter Occupied Housing Units	77.9%	36.9%	39.3%
Vacant Housing Units	15.6%	6.5%	6.4%

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



Market Profile

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53702
 Longitude: -112.27261

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	1,403	31,695	113,662
<\$15,000	4.3%	6.6%	8.1%
\$15,000 - \$24,999	5.5%	6.2%	7.0%
\$25,000 - \$34,999	10.0%	7.2%	8.2%
\$35,000 - \$49,999	9.2%	12.2%	14.4%
\$50,000 - \$74,999	19.2%	19.8%	19.8%
\$75,000 - \$99,999	18.6%	17.0%	14.9%
\$100,000 - \$149,999	20.0%	18.4%	17.3%
\$150,000 - \$199,999	9.3%	8.2%	6.0%
\$200,000+	3.8%	4.4%	4.3%
Average Household Income	\$92,562	\$90,391	\$84,263
2028 Households by Income			
Household Income Base	1,468	34,552	117,730
<\$15,000	3.0%	4.8%	6.0%
\$15,000 - \$24,999	3.2%	4.3%	5.2%
\$25,000 - \$34,999	6.1%	5.4%	6.8%
\$35,000 - \$49,999	7.6%	10.2%	12.7%
\$50,000 - \$74,999	17.5%	18.1%	18.6%
\$75,000 - \$99,999	20.4%	17.9%	15.7%
\$100,000 - \$149,999	24.0%	21.7%	20.7%
\$150,000 - \$199,999	13.1%	11.4%	8.4%
\$200,000+	5.1%	6.2%	5.8%
Average Household Income	\$110,839	\$107,889	\$99,895
2023 Owner Occupied Housing Units by Value			
Total	112	19,924	65,982
<\$50,000	0.0%	4.4%	7.3%
\$50,000 - \$99,999	0.9%	3.3%	3.9%
\$100,000 - \$149,999	0.0%	4.8%	6.7%
\$150,000 - \$199,999	0.9%	9.6%	11.2%
\$200,000 - \$249,999	1.8%	13.0%	13.6%
\$250,000 - \$299,999	17.0%	13.3%	13.4%
\$300,000 - \$399,999	20.5%	22.8%	20.7%
\$400,000 - \$499,999	20.5%	14.3%	10.8%
\$500,000 - \$749,999	38.4%	9.6%	7.0%
\$750,000 - \$999,999	0.9%	2.6%	2.7%
\$1,000,000 - \$1,499,999	0.0%	0.7%	1.0%
\$1,500,000 - \$1,999,999	0.0%	0.6%	0.6%
\$2,000,000 +	0.0%	1.0%	1.1%
Average Home Value	\$460,841	\$360,957	\$337,432
2028 Owner Occupied Housing Units by Value			
Total	112	20,936	68,335
<\$50,000	0.0%	4.0%	6.4%
\$50,000 - \$99,999	0.9%	5.0%	6.7%
\$100,000 - \$149,999	0.0%	1.7%	2.2%
\$150,000 - \$199,999	0.9%	8.0%	10.1%
\$200,000 - \$249,999	1.8%	11.8%	12.8%
\$250,000 - \$299,999	14.3%	12.5%	12.8%
\$300,000 - \$399,999	17.0%	22.1%	20.4%
\$400,000 - \$499,999	21.4%	16.5%	12.6%
\$500,000 - \$749,999	42.9%	11.7%	8.5%
\$750,000 - \$999,999	0.9%	3.5%	3.7%
\$1,000,000 - \$1,499,999	0.0%	1.0%	1.5%
\$1,500,000 - \$1,999,999	0.0%	0.9%	0.9%
\$2,000,000 +	0.0%	1.4%	1.5%
Average Home Value	\$477,009	\$395,558	\$372,432

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

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53702
 Longitude: -112.27261

	1 mile	3 miles	5 miles
Median Household Income			
2023	\$76,681	\$71,589	\$63,167
2028	\$88,423	\$83,055	\$75,790
Median Home Value			
2023	\$445,652	\$307,111	\$277,541
2028	\$470,833	\$331,982	\$296,139
Per Capita Income			
2023	\$45,717	\$31,659	\$28,299
2028	\$54,502	\$38,161	\$33,894
Median Age			
2010	28.0	33.1	30.9
2020	30.0	35.7	33.3
2023	32.6	35.2	33.0
2028	33.4	35.8	33.7
2020 Population by Age			
Total	1,825	80,462	324,338
0 - 4	5.4%	6.1%	6.7%
5 - 9	4.7%	6.6%	7.4%
10 - 14	3.6%	7.4%	8.2%
15 - 24	17.8%	14.3%	15.5%
25 - 34	30.2%	14.7%	14.5%
35 - 44	12.8%	12.1%	12.4%
45 - 54	11.1%	12.0%	11.5%
55 - 64	8.8%	12.0%	10.7%
65 - 74	3.9%	8.9%	7.7%
75 - 84	1.5%	4.4%	4.0%
85 +	0.3%	1.4%	1.5%
18 +	84.4%	75.5%	72.8%
2023 Population by Age			
Total	2,433	90,060	338,507
0 - 4	5.5%	6.6%	7.7%
5 - 9	4.8%	6.7%	7.6%
10 - 14	4.2%	6.5%	7.1%
15 - 24	15.0%	12.8%	14.1%
25 - 34	26.8%	17.1%	16.7%
35 - 44	17.7%	13.0%	12.6%
45 - 54	10.5%	10.6%	10.4%
55 - 64	7.5%	10.8%	9.7%
65 - 74	5.3%	9.4%	8.1%
75 - 84	2.1%	4.8%	4.2%
85 +	0.7%	1.8%	1.8%
18 +	83.0%	76.4%	73.4%
2028 Population by Age			
Total	2,511	97,251	346,982
0 - 4	5.6%	6.9%	7.8%
5 - 9	4.6%	6.8%	7.6%
10 - 14	4.0%	6.8%	7.4%
15 - 24	15.4%	11.9%	13.1%
25 - 34	23.7%	16.3%	16.3%
35 - 44	18.3%	14.9%	13.9%
45 - 54	10.8%	10.2%	10.0%
55 - 64	8.6%	9.5%	8.8%
65 - 74	5.7%	9.0%	8.0%
75 - 84	2.5%	5.8%	5.0%
85 +	0.9%	2.0%	2.0%
18 +	83.3%	75.9%	73.3%
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.



Market Profile

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53702
 Longitude: -112.27261

	1 mile	3 miles	5 miles
Males	921	39,011	157,957
Females	904	41,451	166,381
2023 Population by Sex			
Males	1,237	43,885	166,076
Females	1,195	46,173	172,432
2028 Population by Sex			
Males	1,252	47,231	169,830
Females	1,259	50,020	177,153
2010 Population by Race/Ethnicity			
Total	1,121	69,088	288,031
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%	18.6%	22.2%
Two or More Races	4.0%	4.2%	4.1%
Hispanic Origin	29.7%	39.7%	47.9%
Diversity Index	70.3	75.3	77.7
2020 Population by Race/Ethnicity			
Total	1,825	80,462	324,338
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%	45.2%	51.2%
Diversity Index	83.8	84.6	85.6
2023 Population by Race/Ethnicity			
Total	2,431	90,058	338,507
White Alone	46.7%	45.4%	41.7%
Black Alone	16.5%	8.1%	8.4%
American Indian Alone	4.9%	2.3%	2.1%
Asian Alone	3.8%	4.7%	3.8%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	12.5%	19.5%	24.7%
Two or More Races	15.4%	19.8%	19.0%
Hispanic Origin	35.2%	46.3%	51.7%
Diversity Index	84.3	85.3	86.0
2028 Population by Race/Ethnicity			
Total	2,511	97,250	346,981
White Alone	44.1%	42.3%	39.4%
Black Alone	17.4%	8.5%	9.0%
American Indian Alone	4.6%	2.2%	2.1%
Asian Alone	4.3%	5.0%	4.1%
Pacific Islander Alone	0.2%	0.3%	0.2%
Some Other Race Alone	13.3%	20.4%	25.4%
Two or More Races	16.0%	21.3%	19.7%
Hispanic Origin	36.0%	47.9%	52.4%
Diversity Index	85.3	86.2	86.5

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.



Market Profile

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.53702
 Longitude: -112.27261

	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	1,825	80,462	324,338
In Households	100.0%	99.2%	99.3%
Householder	50.1%	34.8%	33.2%
Opposite-Sex Spouse	12.3%	15.5%	14.3%
Same-Sex Spouse	0.3%	0.2%	0.2%
Opposite-Sex Unmarried Partner	5.5%	3.0%	2.9%
Same-Sex Unmarried Partner	0.2%	0.2%	0.1%
Biological Child	17.9%	28.5%	30.7%
Adopted Child	0.4%	0.8%	0.7%
Stepchild	0.9%	1.6%	1.7%
Grandchild	1.9%	3.5%	3.7%
Brother or Sister	2.3%	2.0%	2.3%
Parent	1.3%	2.2%	2.2%
Parent-in-law	0.2%	0.5%	0.4%
Son-in-law or Daughter-in-law	0.5%	0.7%	0.7%
Other Relatives	1.3%	2.2%	2.4%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	5.0%	3.5%	3.5%
In Group Quarters	0.0%	0.8%	0.7%
Institutionalized	0.0%	0.5%	0.5%
Noninstitutionalized	0.0%	0.3%	0.2%
2023 Population 25+ by Educational Attainment			
Total	1,714	60,712	214,855
Less than 9th Grade	2.3%	6.0%	7.8%
9th - 12th Grade, No Diploma	5.4%	7.1%	8.8%
High School Graduate	33.8%	24.8%	26.5%
GED/Alternative Credential	0.2%	5.3%	5.6%
Some College, No Degree	25.0%	23.1%	21.7%
Associate Degree	3.0%	12.3%	10.6%
Bachelor's Degree	16.5%	14.1%	12.2%
Graduate/Professional Degree	13.8%	7.2%	6.8%
2023 Population 15+ by Marital Status			
Total	2,080	72,221	262,731
Never Married	67.6%	33.7%	37.0%
Married	19.2%	48.5%	46.6%
Widowed	1.8%	5.3%	5.1%
Divorced	11.3%	12.6%	11.4%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,788	44,611	161,569
Population 16+ Employed	98.3%	96.4%	95.8%
Population 16+ Unemployment rate	1.7%	3.6%	4.2%
Population 16-24 Employed	16.2%	13.9%	15.8%
Population 16-24 Unemployment rate	5.0%	8.7%	9.2%
Population 25-54 Employed	71.2%	67.2%	66.7%
Population 25-54 Unemployment rate	0.6%	2.4%	3.3%
Population 55-64 Employed	8.5%	14.0%	12.8%
Population 55-64 Unemployment rate	4.5%	3.3%	2.7%
Population 65+ Employed	4.0%	4.9%	4.7%
Population 65+ Unemployment rate	0.0%	5.5%	3.3%

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

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.53702
 Longitude: -112.27261

	1 mile	3 miles	5 miles
2023 Employed Population 16+ by Industry			
Total	1,758	42,995	154,735
Agriculture/Mining	2.0%	0.9%	0.6%
Construction	10.9%	9.1%	10.7%
Manufacturing	4.0%	8.5%	8.3%
Wholesale Trade	0.2%	1.3%	1.5%
Retail Trade	12.1%	11.8%	13.0%
Transportation/Utilities	6.3%	9.4%	9.8%
Information	1.9%	1.9%	1.5%
Finance/Insurance/Real Estate	12.5%	8.3%	7.4%
Services	48.5%	44.6%	43.1%
Public Administration	1.8%	4.3%	4.0%
2023 Employed Population 16+ by Occupation			
Total	1,756	42,996	154,736
White Collar	71.2%	54.9%	52.5%
Management/Business/Financial	26.6%	13.4%	11.7%
Professional	24.9%	19.2%	16.7%
Sales	5.0%	8.1%	10.0%
Administrative Support	14.7%	14.3%	14.0%
Services	13.5%	17.3%	18.3%
Blue Collar	15.2%	27.8%	29.3%
Farming/Forestry/Fishing	1.1%	0.5%	0.4%
Construction/Extraction	3.6%	6.3%	7.5%
Installation/Maintenance/Repair	3.0%	5.3%	4.5%
Production	3.4%	6.3%	6.9%
Transportation/Material Moving	4.1%	9.3%	10.0%
2020 Households by Type			
Total	1,023	28,127	107,822
Married Couple Households	27.8%	45.4%	43.6%
With Own Children <18	9.0%	17.7%	19.1%
Without Own Children <18	18.8%	27.7%	24.4%
Cohabiting Couple Households	12.0%	9.0%	9.2%
With Own Children <18	2.1%	3.6%	4.1%
Without Own Children <18	10.0%	5.4%	5.0%
Male Householder, No Spouse/Partner	30.1%	17.7%	18.6%
Living Alone	20.9%	10.1%	10.4%
65 Years and over	2.1%	3.4%	3.5%
With Own Children <18	1.7%	2.2%	2.5%
Without Own Children <18, With Relatives	3.4%	3.7%	3.9%
No Relatives Present	4.1%	1.7%	1.8%
Female Householder, No Spouse/Partner	30.1%	27.9%	28.6%
Living Alone	17.8%	12.6%	12.4%
65 Years and over	2.6%	6.9%	6.8%
With Own Children <18	5.6%	6.0%	7.1%
Without Own Children <18, With Relatives	4.6%	7.9%	7.9%
No Relatives Present	2.2%	1.3%	1.2%
2020 Households by Size			
Total	1,023	28,127	107,822
1 Person Household	38.7%	22.7%	22.8%
2 Person Household	34.3%	31.3%	28.1%
3 Person Household	11.0%	15.9%	15.8%
4 Person Household	7.3%	13.2%	14.5%
5 Person Household	5.5%	8.7%	9.5%
6 Person Household	1.8%	4.8%	5.1%
7 + Person Household	1.3%	3.5%	4.1%

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

May 22, 2024



Market Profile

Glendale Ave and 99th Ave
9901-9921 W Glendale Ave, Glendale, Arizona, 85307
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.53702
Longitude: -112.27261

	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	1,023	28,127	107,822
Owner Occupied	13.8%	65.1%	58.7%
Owned with a Mortgage/Loan	12.0%	51.6%	45.2%
Owned Free and Clear	1.9%	13.5%	13.5%
Renter Occupied	86.2%	34.9%	41.3%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	74	100	97
Percent of Income for Mortgage	34.9%	25.8%	26.4%
Wealth Index	49	67	62
2020 Housing Units By Urban/ Rural Status			
Total	1,295	30,467	116,265
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	1,825	80,462	324,338
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.



Market Profile

Glendale Ave and 99th Ave
 9901-9921 W Glendale Ave, Glendale, Arizona, 85307
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.53702
 Longitude: -112.27261

	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)
2023 Consumer Spending			
Apparel & Services: Total \$	\$2,952,620	\$59,468,506	\$202,677,463
Average Spent	\$2,104.50	\$1,876.21	\$1,783.11
Spending Potential Index	96	85	81
Education: Total \$	\$2,187,203	\$42,923,324	\$143,836,360
Average Spent	\$1,558.95	\$1,354.22	\$1,265.44
Spending Potential Index	87	76	71
Entertainment/Recreation: Total \$	\$4,466,049	\$100,530,352	\$334,663,405
Average Spent	\$3,183.21	\$3,171.70	\$2,944.30
Spending Potential Index	84	84	78
Food at Home: Total \$	\$8,686,016	\$182,143,151	\$618,393,167
Average Spent	\$6,191.03	\$5,746.57	\$5,440.49
Spending Potential Index	91	84	80
Food Away from Home: Total \$	\$5,080,800	\$103,972,909	\$354,796,582
Average Spent	\$3,621.38	\$3,280.32	\$3,121.42
Spending Potential Index	97	88	84
Health Care: Total \$	\$8,448,798	\$197,954,691	\$661,076,307
Average Spent	\$6,021.95	\$6,245.42	\$5,816.01
Spending Potential Index	82	85	79
HH Furnishings & Equipment: Total \$	\$3,652,455	\$80,318,828	\$267,668,866
Average Spent	\$2,603.32	\$2,534.04	\$2,354.89
Spending Potential Index	88	86	80
Personal Care Products & Services: Total \$	\$1,259,289	\$26,581,909	\$89,430,004
Average Spent	\$897.57	\$838.65	\$786.79
Spending Potential Index	94	88	82
Shelter: Total \$	\$31,669,167	\$675,827,174	\$2,274,624,769
Average Spent	\$22,572.46	\$21,322.16	\$20,011.66
Spending Potential Index	91	86	81
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,412,076	\$85,608,238	\$281,667,428
Average Spent	\$2,431.99	\$2,700.92	\$2,478.05
Spending Potential Index	78	86	79
Travel: Total \$	\$2,663,044	\$60,685,198	\$200,257,847
Average Spent	\$1,898.11	\$1,914.60	\$1,761.83
Spending Potential Index	84	85	78
Vehicle Maintenance & Repairs: Total \$	\$1,736,247	\$36,648,551	\$123,979,298
Average Spent	\$1,237.52	\$1,156.25	\$1,090.74
Spending Potential Index	94	88	83

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.