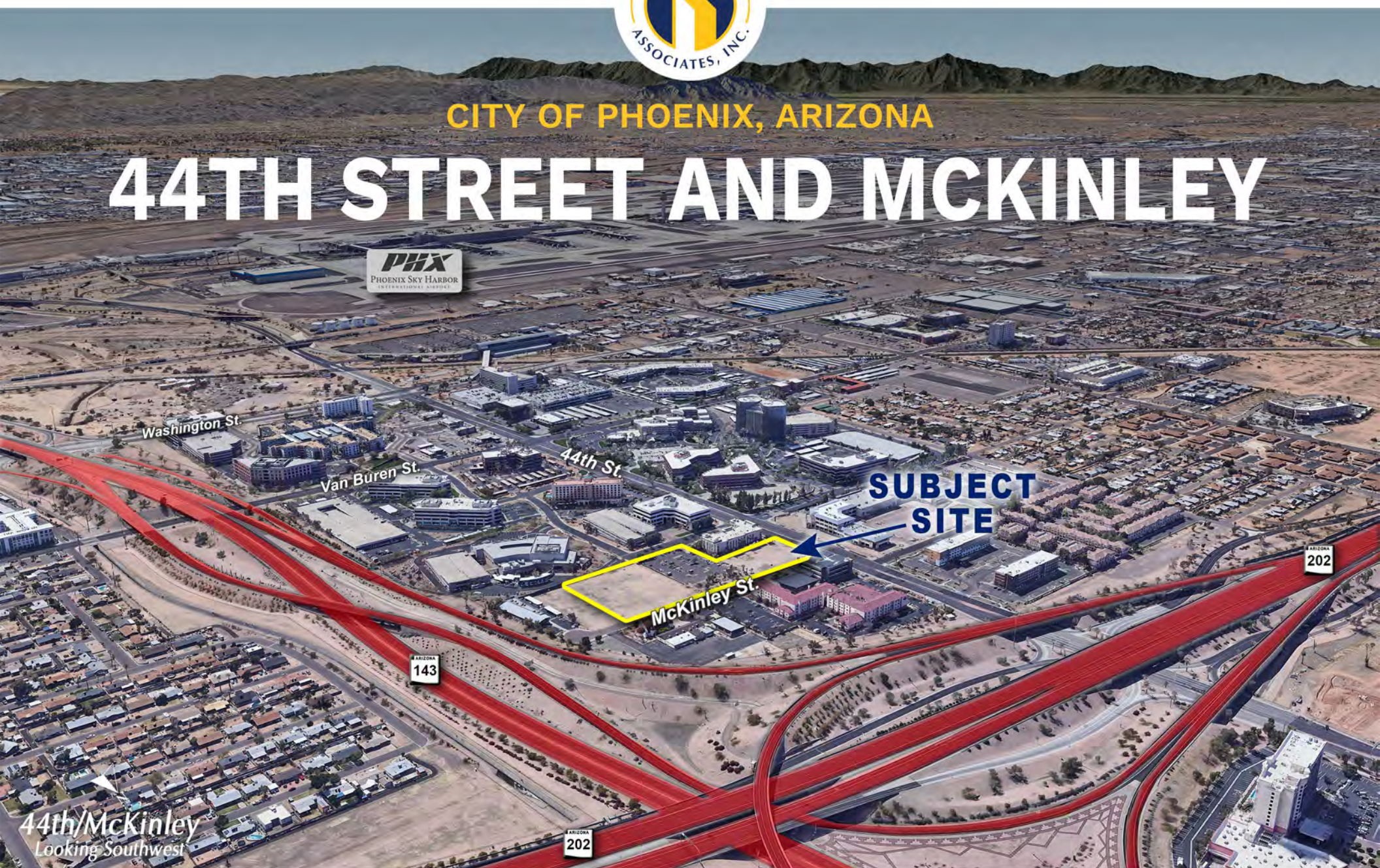




CITY OF PHOENIX, ARIZONA

44TH STREET AND MCKINLEY



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



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

CITY OF PHOENIX, ARIZONA

44TH STREET AND MCKINLEY

LOCATION

Located at the southeast corner of 44th Street and McKinley Street, at 4441-4501 East McKinley Street, in the City of Phoenix, Arizona.

SIZE

±4.24 Acres (184,690 SF)

*Seller will divide

ZONING

WU CODE T5:6 GW* | City of Phoenix

Walkable Urban (WU), District T5:6 Gateway (GW)

T5:6 District: A medium-high-intensity mixed-use fabric characterized by a broad mix of buildings that integrate retail, offices, live-work and residential units adjacent to the Light Rail Corridor, averaging 56 feet to 100 feet in height.

PRICE

Submit

TERMS

Cash

ASSESSOR PARCEL NUMBERS

125-27-075C, 125-27-075D, 125-28-017A

125-28-017B, 125-28-018A, 125-28-018B

PROPERTY TAXES

2024 Assessment: \$29,943.70

COMMENTS

The central location of the subject site offers tremendous traffic counts and quick access to several freeway interchanges, including Loop 202 and SR-143, providing excellent commercial/retail development potential. Phoenix Sky Harbor Airport, located just two miles south of the site, served over 52.3 million passengers in 2024. Convenient access to Valley Metro's high-capacity transit system (Metro Light Rail) is available less than a mile away at the Washington Street station.

ADDITIONAL DOCUMENTS [CLICK HERE](#) to view

ALTA Survey

Project Elevations

CC&R's and Grant of Easements for Opus Gateway



FACTS AND FIGURES

\$7.6+ BILLION

in public and private
investment between
2005-2023

24,000+

downtown residential
population

BUSINESS WORKFORCE

55,500+

within 1 mile

179,000+

within 3 miles

312,000+

within 5 miles

DOWNTOWN INFRASTRUCTURE

DOWNTOWN TRANSIT

20

Express and RAPID Bus routes delivering
commuters into Downtown Phoenix

SHUTTLE SERVICE

Servicing students traveling to ASU's
Downtown Phoenix campus

FREEWAYS

Easy downtown access via I-17 and I-10



PHX SKY TRAIN

Easy downtown access via I-17 and I-10

10

Minute travel time to Phoenix Sky Harbor
International Airport

44.3 MILLION

Airline passengers in 2022



26 MILE

Regional system route serving Mesa,
Tempe and Phoenix

SOUTH CENTRAL EXTENSION

5.5 miles of Valley Metro Light Rail
scheduled to open in 2024

NORTHWEST EXTENSION

1.5 miles of Valley Metro Light Rail
scheduled to open in 2024

ARIZONA STATE CAPITOL EXTENSION

1.4 miles of Valley Metro Light Rail
scheduled to open in 2027

DOWNTOWN LIGHT RAIL HUB

Recently completed and scheduled to open
at Central Avenue and Washington street
in 2024

24,600

Average number of weekday passengers
that boarded the Valley Light Rail in 2022

8

Valley Downtown Metro stations

DEVELOPMENT AND HOSPITALITY

PHOENIX CONVENTION CENTER

1,000,000

Square feet of meeting and exhibit space

1,007,900

Anticipated convention attendees
between 2023-2032

HOSPITALITY

4,408

Hotel rooms

2

Hotels currently
under construction

WORK SPACE

6.5 MILLION

Square feet of existing private
office space

4,000+

Coworking desks and shared
space memberships

DOWNTOWN EDUCATION



15,000+ students

Walter Cronkite School of
Journalism

College of Integrated Arts and
Sciences

Sandra Day O' Connor College of
Law

Watts College of Public Service and
Community Solutions

Mary Lou Fulton Teachers College

Barrett Honors College

J. Orin Edson Entrepreneurship



100 students

Doctor of Physical Therapy Program



400+ students

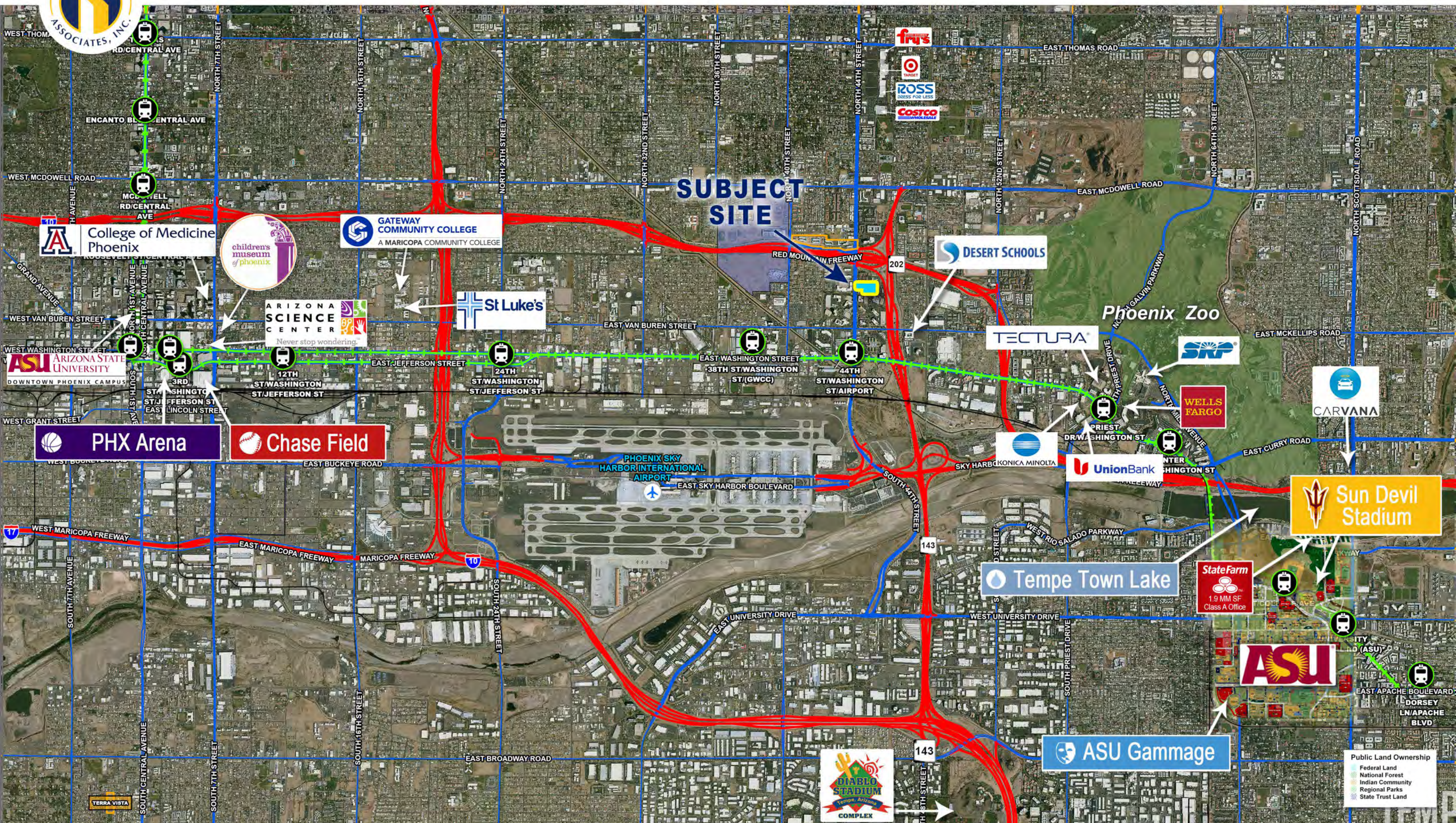
The high school specializes in
biosciences and the promotion of a
STEM-based education

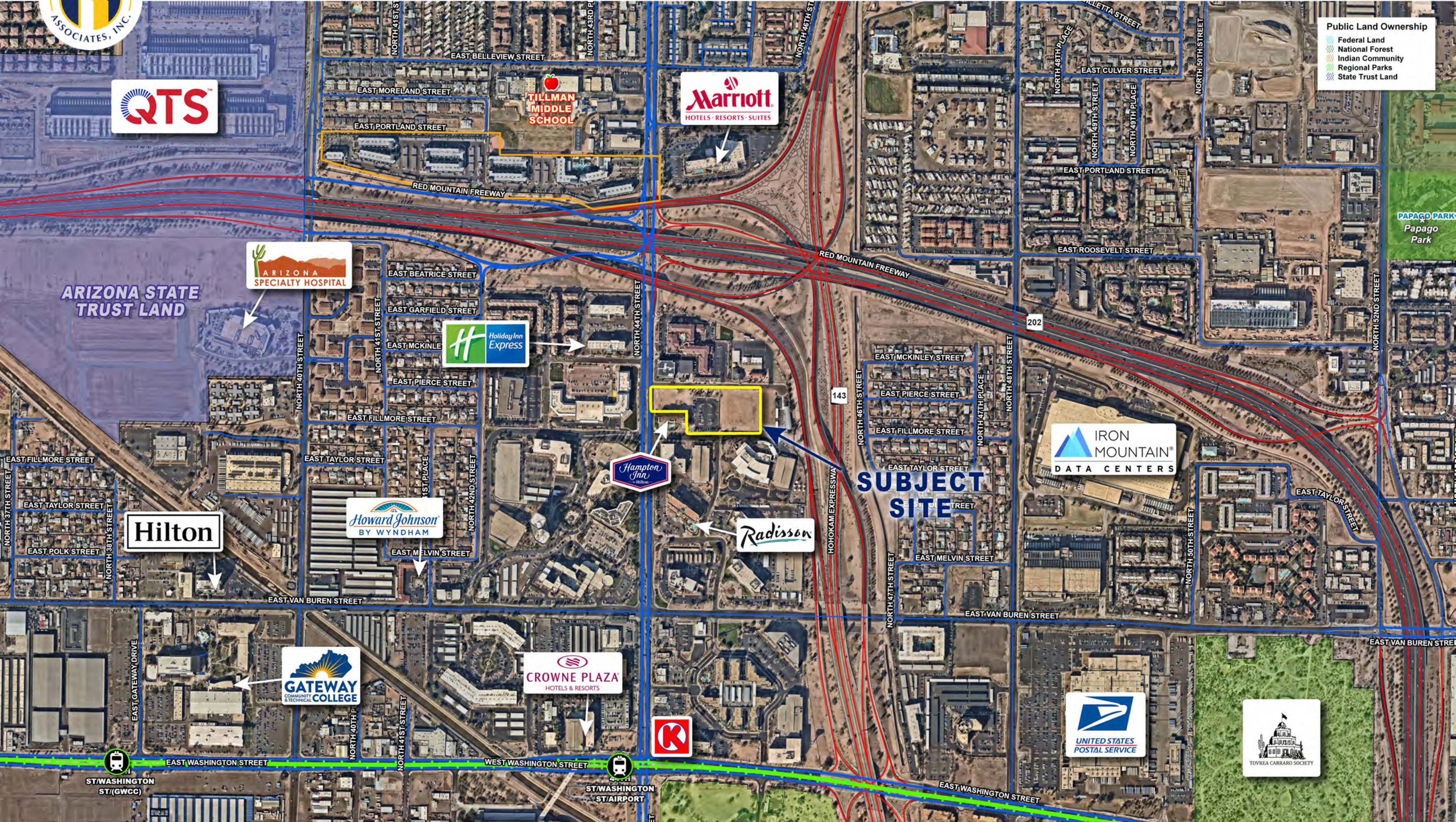


900+ students

Serves as a four-year medical school









PHOENIX ZONING

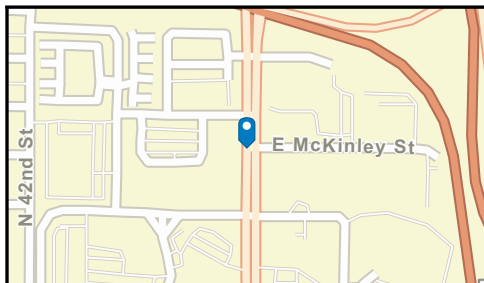
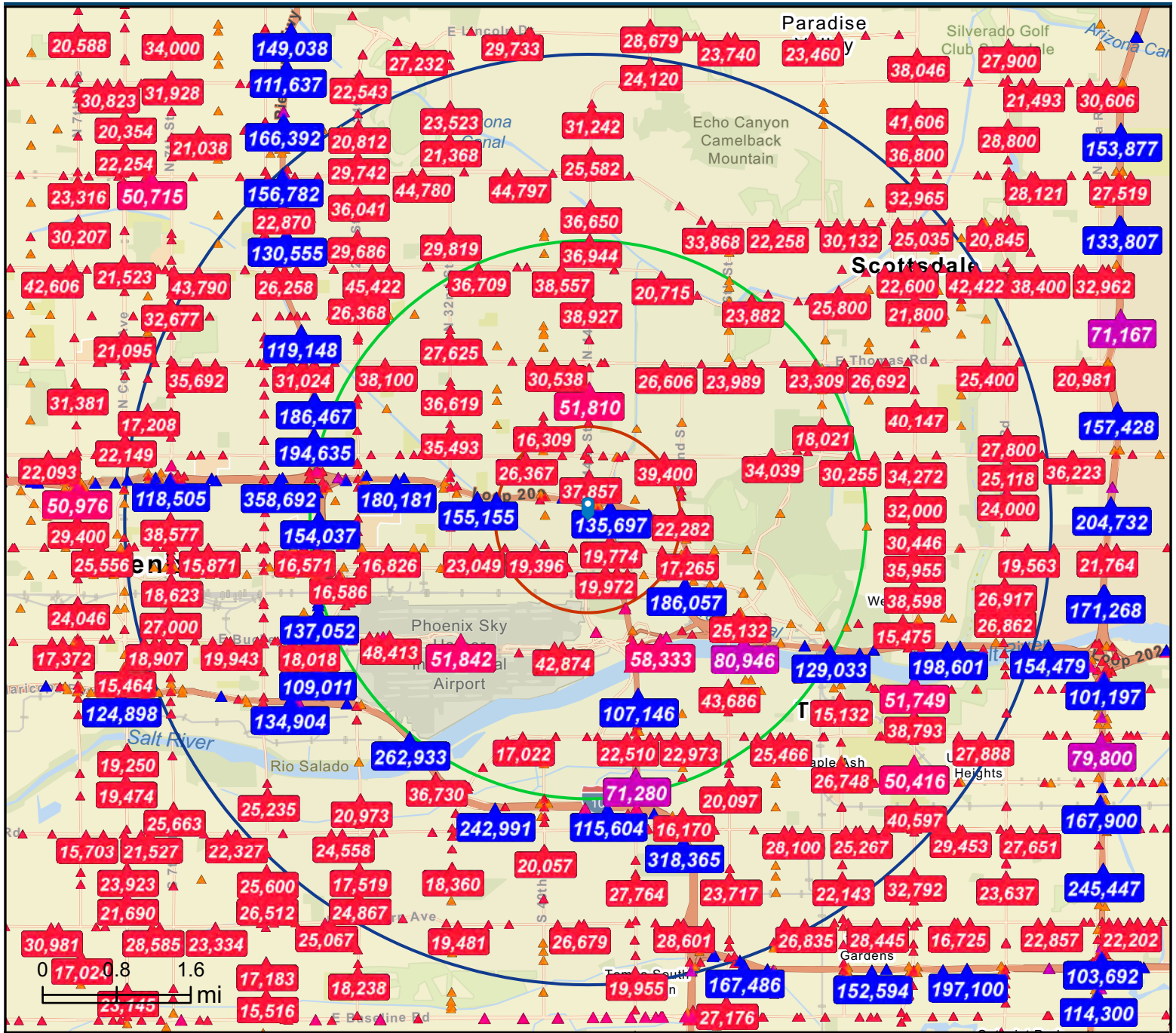
Zoning Category	WU Code T5:6 GW*
Zoning Category	Walkable Urban Code -
Description	Transit Area Code



Traffic Count Map

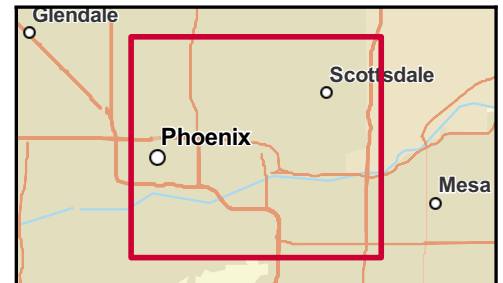
McKinley Street & 44th Street
N 44th St & E McKinley St, Phoenix, Arizona, 85008
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.45571
Longitude: -111.98723



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: ©2025 Kalibrate Technologies (Q1 2025).

July 21, 2025

Traffic Count Profile

McKinley Street & 44th Street
 N 44th St & E McKinley St, Phoenix, Arizona, 85008
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.45571
 Longitude: -111.98723

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05		Cofco Center Blvd (0.02 miles S)	2022	21068
0.09	N 44th St	Gateway Blvd (0.02 miles N)	2012	26115
0.15		Cofco Center Blvd (0.0 miles)	2022	18806
0.17		Loop 202 (0.05 miles NW)	2022	13618
0.17		Hohokam Expy (0.0 miles)	2022	11595
0.19		Loop 202 (0.0 miles)	2022	59723
0.19	Loop 202	N 44th St (0.12 miles W)	2015	10600
0.19	N 44th St	Loop 202 (0.0 miles SE)	2018	29512
0.19		N 44th St (0.01 miles E)	2022	30634
0.22	SR-202 Exit 3 C-Ramp	N 44th St (0.04 miles W)	2020	10367
0.22		N 44th St (0.04 miles SW)	2022	13503
0.24	Loop 202	N 44th St (0.11 miles W)	2015	10678
0.27	Hohokam Expy	Loop 202 (0.19 miles N)	2008	101397
0.29	Hohokam Expressway	Loop 202 (0.0 miles NE)	2022	135697
0.31		E Van Buren St (0.09 miles S)	2022	19774
0.34	E Van Buren St	Gateway Blvd (0.03 miles W)	2018	17686
0.34		Loop 202 (0.0 miles)	2022	5316
0.35	East Van Buren Street	N Gateway Blvd (0.08 miles W)	2018	19087
0.35	E Van Buren St	N Gateway Blvd (0.08 miles W)	2010	17440
0.36	Loop 202	N 40th St (0.19 miles W)	2017	147291
0.37	Red Mountain Freeway	N 40th St (0.0 miles)	2022	6163
0.40	North 44th Street	E Monroe St (0.02 miles S)	2018	24558
0.41	Red Mountain Freeway	N 40th St (0.19 miles W)	2022	5693
0.42		(0.0 miles)	2017	12809
0.42	N 44th St	E Van Buren St (0.1 miles N)	2014	22111
0.42	N 44th St	E Bellevue St (0.01 miles N)	2015	36100
0.43	Hohokam Expressway	Loop 202 (0.13 miles S)	2022	19440
0.46	North 40th Street	E Fillmore St (0.1 miles S)	2018	12943
0.46	N 40th St	E Fillmore St (0.1 miles S)	2015	11687
0.46	Hohokam Expressway	N 46th St (0.04 miles NW)	2022	14987

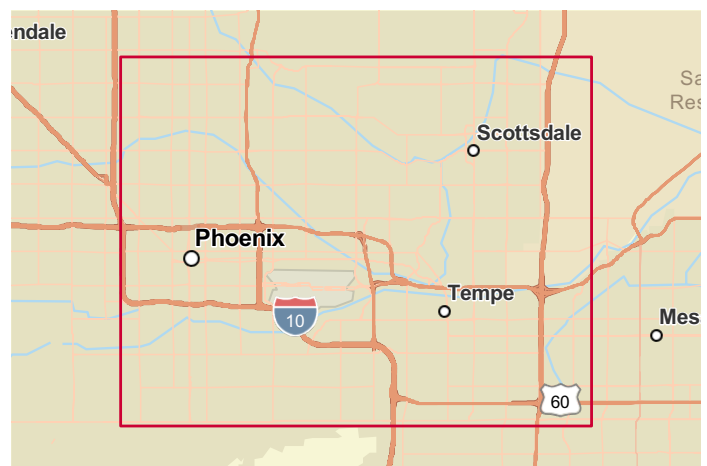
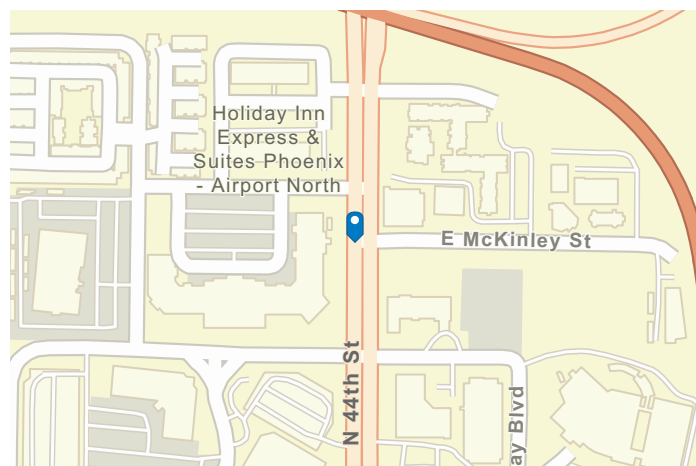
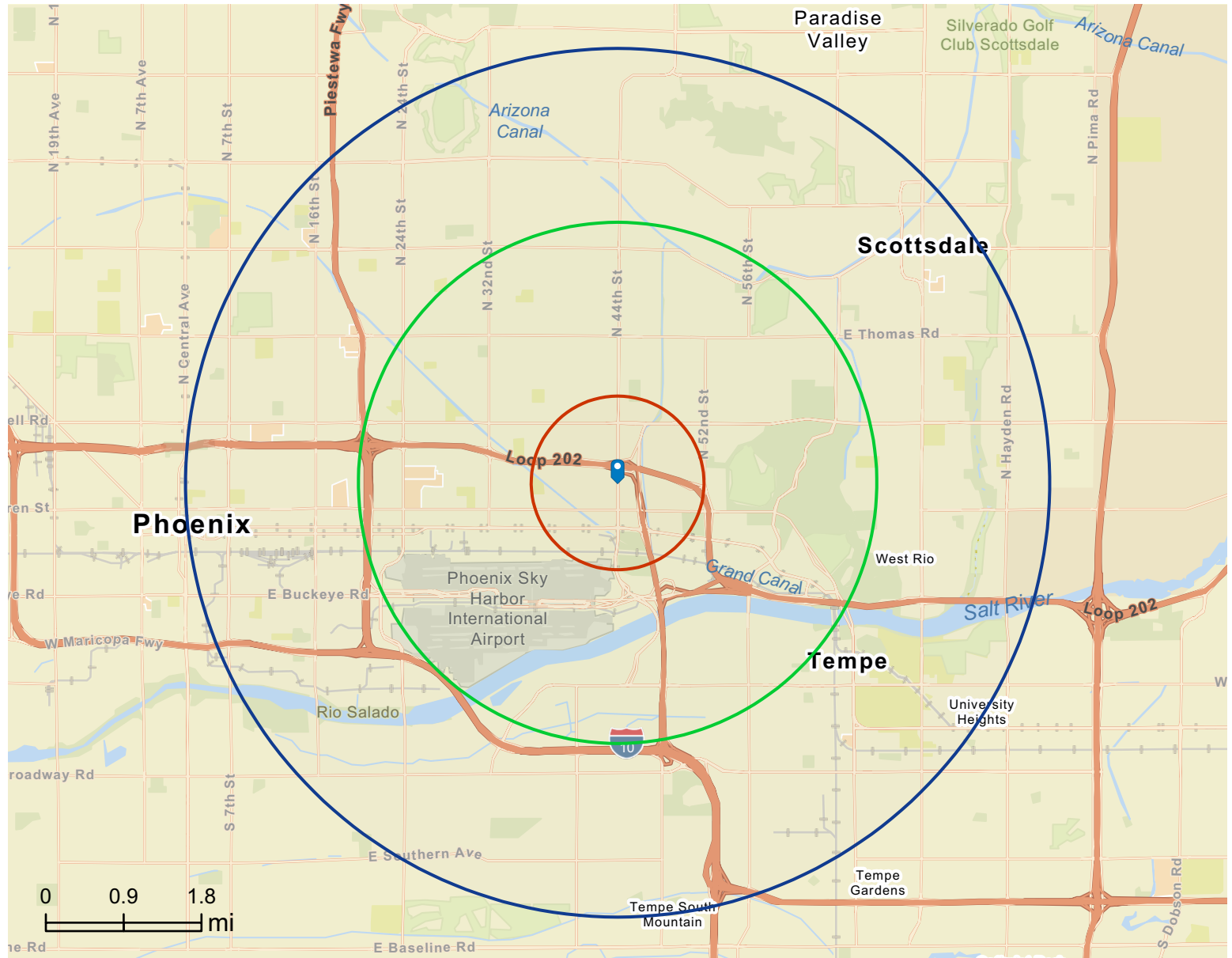
Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified 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: ©2025 Kalibrate Technologies (Q1 2025).

Site Map

McKinley Street & 44th Street
N 44th St & E McKinley St, Phoenix, Arizona, 85008
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates,



Executive Summary

McKinley Street & 44th Street
N 44th St & E McKinley St, Phoenix, Arizona, 85008
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	14,947	95,347	276,658
2020 Population	16,526	101,289	304,279
2025 Population	17,642	105,943	321,536
2030 Population	18,539	108,759	344,320
2010-2020 Annual Rate	1.01%	0.61%	0.96%
2020-2025 Annual Rate	1.25%	0.86%	1.06%
2025-2030 Annual Rate	1.00%	0.53%	1.38%

Age			
2025 Median Age	30.3	33.3	32.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	32.9%	44.2%	51.5%
Black Alone	18.6%	9.6%	8.0%
American Indian Alone	5.2%	3.8%	3.2%
Asian Alone	3.7%	3.0%	5.3%
Pacific Islander Alone	0.7%	0.3%	0.4%
Some Other Race Alone	22.1%	21.8%	16.7%
Two or More Races	16.9%	17.2%	14.9%
Hispanic Origin	45.9%	44.3%	35.6%
Diversity Index	88.7	85.6	82.4

Households			
2010 Total Households	5,888	36,976	110,071
2020 Total Households	6,947	41,279	130,221
2025 Total Households	7,578	44,479	141,380
2030 Total Households	8,067	46,462	154,752
2010-2020 Annual Rate	1.67%	1.11%	1.70%
2020-2025 Annual Rate	1.67%	1.43%	1.58%
2025-2030 Annual Rate	1.26%	0.88%	1.82%
2025 Average Household Size	2.33	2.33	2.17
Wealth Index	44	73	85

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	31.6%	43.7%	42.8%
Median Household Income			
2025 Median Household Income	\$63,528	\$70,313	\$77,278
2030 Median Household Income	\$72,540	\$80,236	\$88,039
2025-2030 Annual Rate	2.69%	2.68%	2.64%
Average Household Income			
2025 Average Household Income	\$81,873	\$104,706	\$120,157
2030 Average Household Income	\$93,953	\$117,589	\$133,889
Per Capita Income			
2025 Per Capita Income	\$35,055	\$44,300	\$52,800
2030 Per Capita Income	\$40,698	\$50,550	\$60,246
2025-2030 Annual Rate	3.03%	2.67%	2.67%
Income Equality			
2025 Gini Index	45.2	50.0	51.0
Socioeconomic Status			
2025 Socioeconomic Status Index	39.3	42.6	45.3
Housing Unit Summary			
Housing Affordability Index	79	57	59
2010 Total Housing Units	7,120	43,596	130,549
2010 Owner Occupied Hus (%)	21.5%	38.1%	41.9%
2010 Renter Occupied Hus (%)	78.5%	61.9%	58.1%
2010 Vacant Housing Units (%)	17.3%	15.2%	15.7%
2020 Housing Units	7,540	45,593	147,237
2020 Owner Occupied HUs (%)	18.1%	34.9%	37.2%
2020 Renter Occupied HUs (%)	82.0%	65.2%	62.8%
Vacant Housing Units	8.2%	9.3%	11.5%
2025 Housing Units	8,231	48,654	158,097
Owner Occupied Housing Units	20.1%	37.3%	38.9%
Renter Occupied Housing Units	79.8%	62.7%	61.1%
Vacant Housing Units	7.9%	8.6%	10.6%
2030 Total Housing Units	8,801	50,676	171,373
2030 Owner Occupied Housing Units	1,780	18,221	60,507
2030 Renter Occupied Housing Units	6,286	28,241	94,245
2030 Vacant Housing Units	734	4,214	16,621

Market Profile

McKinley Street & 44th Street
N 44th St & E McKinley St, Phoenix, Arizona, 85008
Rings: 1, 3, 5 mile radii



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	14,947	95,347	276,658
2020 Total Population	16,526	101,289	304,279
2020 Group Quarters	1	2,148	12,514
2025 Total Population	17,642	105,943	321,536
2025 Group Quarters	1	2,401	14,091
2030 Total Population	18,539	108,759	344,320
2025-2030 Annual Rate	1.00%	0.53%	1.38%
2025 Total Daytime Population	21,782	149,041	536,924
Workers	14,104	103,125	397,759
Residents	7,678	45,916	139,165

Household Summary			
2010 Total Households	5,888	36,976	110,071
2010 Average Household Size	2.54	2.54	2.39
2020 Total Households	6,947	41,279	130,221
2020 Average Household Size	2.38	2.40	2.24
2025 Total Households	7,578	44,479	141,380
2025 Average Household Size	2.33	2.33	2.17
2030 Total Households	8,067	46,462	154,752
2030 Average Household Size	2.30	2.29	2.13
2025-2030 Annual Rate	1.26%	0.88%	1.82%
2025 Families	3,614	21,465	61,036
2025 Average Family Size	3.38	3.29	3.10
2030 Families	3,849	22,180	64,845
2030 Average Family Size	3.33	3.24	3.05
2025-2030 Growth Rate	1.3%	0.7%	1.2%

Housing Unit Summary			
2010 Total Housing Units	7,120	43,596	130,549
Owner Occupied Housing Units	21.5%	38.1%	41.9%
Renter Occupied Housing Units	78.5%	61.9%	58.1%
Vacant Housing Units	17.3%	15.2%	15.7%
2020 Housing Units	7,540	45,593	147,237
Owner Occupied Housing Units	18.1%	34.9%	37.2%
Renter Occupied Housing Units	82.0%	65.2%	62.8%
Vacant Housing Units	8.1%	9.4%	11.5%
2025 Housing Units	8,231	48,654	158,097
Owner Occupied Housing Units	20.1%	37.3%	38.9%
Renter Occupied Housing Units	79.8%	62.7%	61.1%
Vacant Housing Units	7.9%	8.6%	10.6%
2030 Total Housing Units	8,801	50,676	171,373
Owner Occupied Housing Units	22.1%	39.2%	39.1%
Renter Occupied Housing Units	77.9%	60.8%	60.9%
Vacant Housing Units	8.3%	8.3%	9.7%

Median Household Income	1 mile	3 miles	5 miles
2025	\$63,528	\$70,313	\$77,278
2030	\$72,540	\$80,236	\$88,039

Per Capita Income			
2025	\$35,055	\$44,300	\$52,800
2030	\$40,698	\$50,550	\$60,246

2025 Households by Income			
Household Income Base	7,578	44,475	141,370
<\$15,000	11.2%	9.6%	10.7%
\$15,000 - \$24,999	4.4%	5.2%	4.9%
\$25,000 - \$34,999	8.9%	7.3%	6.2%
\$35,000 - \$49,999	13.5%	12.9%	10.7%
\$50,000 - \$74,999	20.9%	17.8%	16.0%
\$75,000 - \$99,999	14.8%	12.7%	12.4%
\$100,000 - \$149,999	14.8%	15.8%	16.4%
\$150,000 - \$199,999	6.5%	8.3%	9.2%
\$200,000+	4.9%	10.4%	13.5%
Average Household Income	\$81,873	\$104,706	\$120,157

2025 Affordability, Mortgage and Wealth			
Housing Affordability Index	79	57	59
Percent of Income for Mortgage	31.6%	43.7%	42.8%
Wealth Index	44	73	85
Median Home Value			
2025	\$321,003	\$490,698	\$528,170
2030	\$380,499	\$600,331	\$632,679

2025 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	1,519	16,597	54,971
<\$50,000	12.2%	3.0%	2.6%
\$50,000 - \$99,999	2.8%	0.8%	1.5%
\$100,000 - \$149,999	21.0%	3.0%	1.7%
\$150,000 - \$199,999	4.2%	2.1%	1.9%
\$200,000 - \$249,999	2.7%	3.2%	3.1%
\$250,000 - \$299,999	2.7%	2.7%	3.0%
\$300,000 - \$399,999	21.0%	15.6%	13.9%
\$400,000 - \$499,999	15.2%	21.6%	19.2%
\$500,000 - \$749,999	9.6%	23.5%	26.4%
\$750,000 - \$999,999	4.1%	14.7%	13.2%
\$1,000,000 - \$1,499,999	3.8%	5.4%	6.7%
\$1,500,000 - \$1,999,999	0.5%	1.2%	3.0%
\$2,000,000 +	0.3%	3.2%	3.7%
Average Home Value	\$350,188	\$611,447	\$657,852

2025 Population by Sex			
Males	8,984	54,600	166,732
Females	8,658	51,343	154,804

Median Age			
2010	26.9	30.1	30.2
2020	29.2	32.2	31.8
2025	30.3	33.3	32.9
2030	30.2	34.1	33.6

2025 Population by Age		1 mile	3 miles	5 miles
Total		17,642	105,944	321,535
0 - 4		6.8%	6.0%	4.9%
5 - 9		6.3%	5.8%	4.7%
10 - 14		6.5%	5.8%	4.7%
15 - 24		18.5%	15.9%	19.2%
25 - 34		21.9%	19.5%	20.6%
35 - 44		15.0%	14.5%	13.7%
45 - 54		11.4%	11.7%	10.6%
55 - 64		7.6%	9.8%	9.4%
65 - 74		4.8%	6.9%	7.4%
75 - 84		1.8%	3.2%	3.8%
85 +		0.5%	1.1%	1.4%
18 +		76.2%	78.6%	82.7%
2025 Pop 25+ by Educational Attainment				
Total		10,906	70,277	213,964
Less than 9th Grade		10.7%	8.4%	5.3%
9th - 12th Grade, No Diploma		8.6%	8.3%	6.1%
High School Graduate		20.0%	18.4%	15.9%
GED/Alternative Credential		4.8%	4.1%	3.5%
Some College, No Degree		18.8%	17.9%	17.7%
Associate Degree		8.4%	7.2%	7.2%
Bachelor's Degree		19.3%	23.7%	27.7%
Graduate/Professional Degree		9.4%	12.0%	16.5%
2025 Population 15+ by Marital Status				
Total		14,174	87,166	275,720
Never Married		56.8%	50.7%	54.6%
Married		32.4%	35.5%	32.0%
Widowed		1.7%	3.8%	3.5%
Divorced		9.1%	10.0%	9.9%

2020 Population by Race/Ethnicity	1 mile	3 miles	5 miles
Total	16,526	101,289	304,279
White Alone	35.4%	45.8%	53.3%
Black Alone	18.8%	9.4%	7.7%
American Indian Alone	5.3%	3.8%	3.1%
Asian Alone	3.3%	2.7%	4.9%
Pacific Islander Alone	0.7%	0.3%	0.4%
Some Other Race Alone	20.3%	21.1%	16.1%
Two or More Races	20.3%	21.1%	16.1%
Hispanic Origin	43.1%	43.3%	34.7%
Diversity Index	88.2	85.0	81.4

2025 Population by Race/Ethnicity			
Total	17,642	105,943	321,537
White Alone	32.9%	44.2%	51.5%
Black Alone	18.6%	9.6%	8.0%
American Indian Alone	5.2%	3.8%	3.2%
Asian Alone	3.7%	3.0%	5.3%
Pacific Islander Alone	0.7%	0.3%	0.4%
Some Other Race Alone	22.1%	21.8%	16.7%
Two or More Races	16.9%	17.2%	14.9%
Hispanic Origin	45.9%	44.3%	35.6%
Diversity Index	88.7	85.6	82.4

2025 Employed Pop 16+ by Occupation			
Total	10,505	62,365	191,298
White Collar	52.8%	58.5%	65.7%
Management/Business/Financial	16.3%	17.7%	20.2%
Professional	19.0%	21.9%	25.8%
Sales	8.0%	8.6%	9.1%
Administrative Support	9.6%	10.3%	10.6%
Services	24.7%	22.4%	18.0%

2025 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	10,505	62,365	191,298
Blue Collar	22.5%	19.0%	16.3%
Farming/Forestry/Fishing	0.5%	0.2%	0.2%
Construction/Extraction	4.6%	6.4%	4.7%
Installation/Maintenance/Repair	2.8%	2.1%	1.9%
Production	4.9%	3.1%	3.1%
Transportation/Material Moving	9.7%	7.2%	6.4%

2025 Civilian Population 16+ in Labor Force			
Civilian Population 16+	10,505	62,365	191,298
Population 16+ Employed	97.0%	97.1%	96.8%
Population 16+ Unemployment rate	3.0%	2.9%	3.2%
Population 16-24 Employed	18.9%	17.5%	18.4%
Population 16-24 Unemployment rate	7.4%	4.8%	5.3%
Population 25-54 Employed	66.3%	64.5%	62.9%
Population 25-54 Unemployment rate	1.6%	2.1%	2.6%
Population 55-64 Employed	8%	11%	10%
Population 55-64 Unemployment rate	4.5%	4.3%	2.7%
Population 65+ Employed	3%	4%	5%
Population 65+ Unemployment rate	0.9%	3.3%	3.2%

2025 Employed Population 16+ by Industry			
Total	10,188	60,542	185,236
Agriculture/Mining	0.7%	0.3%	0.4%
Construction	6.9%	8.6%	7.1%
Manufacturing	4.6%	5.0%	6.0%
Wholesale Trade	2.4%	1.8%	1.5%
Retail Trade	10.3%	10.3%	9.4%
Transportation/Utilities	6.9%	5.0%	4.8%
Information	1%	2%	2%
Finance/Insurance/Real Estate	10.3%	9.3%	10.3%
Services	54.3%	55.4%	55.1%
Public Administration	2.4%	2.8%	3.2%

2025 Consumer Spending	1 mile	3 miles	5 miles
Apparel & Services: Total \$	\$14,732,609	\$105,897,447	\$383,542,598
Average Spent	\$1,944.13	\$2,380.84	\$2,712.85
Spending Potential Index	79	97	111
Education: Total \$	\$9,209,714	\$72,191,746	\$277,093,137
Average Spent	\$1,215.32	\$1,623.05	\$1,959.92
Spending Potential Index	68	91	110
Entertainment/Recreation: Total \$	\$20,928,139	\$159,618,597	\$585,672,666
Average Spent	\$2,761.70	\$3,588.63	\$4,142.54
Spending Potential Index	67	87	101
Food at Home: Total \$	\$43,708,656	\$313,354,584	\$1,126,023,681
Average Spent	\$5,767.84	\$7,045.00	\$7,964.52
Spending Potential Index	77	95	107
Food Away from Home: Total \$	\$24,779,644	\$177,818,471	\$642,697,456
Average Spent	\$3,269.95	\$3,997.81	\$4,545.89
Spending Potential Index	79	97	110
Health Care: Total \$	\$37,795,257	\$287,399,687	\$1,045,854,935
Average Spent	\$4,987.50	\$6,461.47	\$7,397.47
Spending Potential Index	64	84	96
HH Furnishings & Equipment: Total \$	\$15,353,029	\$114,838,295	\$419,385,528
Average Spent	\$2,026.00	\$2,581.85	\$2,966.37
Spending Potential Index	70	89	102
Personal Care Products & Services: Total \$	\$6,251,509	\$44,695,705	\$161,791,666
Average Spent	\$824.96	\$1,004.87	\$1,144.37
Spending Potential Index	79	96	109
Shelter: Total \$	\$155,499,787	\$1,134,929,557	\$4,108,806,024
Average Spent	\$20,519.90	\$25,516.08	\$29,062.14
Spending Potential Index	77	96	109
Support Payments/Gifts in Kind: Total \$	\$14,534,084	\$117,002,899	\$428,292,468
Average Spent	\$1,917.93	\$2,630.52	\$3,029.37
Spending Potential Index	58	80	92

2025 Consumer Spending	1 mile	3 miles	5 miles
Travel: Total \$	\$16,812,962	\$135,531,850	\$501,754,522
Average Spent	\$2,218.65	\$3,047.10	\$3,548.98
Spending Potential Index	61	84	98
Vehicle Maintenance & Repairs: Total \$	\$7,898,175	\$55,951,100	\$201,514,903
Average Spent	\$1,042.25	\$1,257.92	\$1,425.34
Spending Potential Index	77	93	106

Top Tapestry Segment		
1 mile	3 miles	5 miles
Young and Restless (A6): This segment is characterized by young, mobile labor force in urban areas. Learn more about this segment...	Young and Restless (A6): This segment is characterized by young, mobile labor force in urban areas. Learn more about this segment...	Metro Renters (D4): This segment is characterized by young, educated professionals in urban rentals. Learn more about this segment...

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.

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.

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.

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.