



CITY OF PHOENIX, ARIZONA

44TH STREET AND MCKINLEY



Washington St.

Van Buren St.

44th St.

SUBJECT SITE

McKinley St.

ARIZONA 143

ARIZONA 202

ARIZONA 202

44th/McKinley
Looking Southwest



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 4441-4525 East McKinley Street, in the City of Phoenix, Arizona.

SIZE

±6.0 Gross Acres (±5.16 Net Acres), 402 Total Units

PROJECT DATA

- 78.06 DU/Net Acre
- Building Height: Approved for 60' (5 Stories)
- 402 Total Units
 - 50 Studio (560 SF)
 - 204 One Bedroom (650 SF)
 - 138 Two Bedroom (1,050 SF)
 - 10 Three Bedroom (1,150 SF)

PRICE

\$10,000,000 (±\$24,875 per Unit)

TERMS

Cash

ADDITIONAL DOCUMENTS [Click here to view](#)

ALTA Survey

Project Elevations

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

PROPERTY TAXES

2024 Assessment: \$35,785.24

STATUS

- Entitlements are Complete
- Site Plan Approval: 2023
- Permit Approval: 2023
- Shovel Ready: 1Q 2024

COMMENTS

The central location of the subject site offers quick access to several freeway interchanges, including Loop 202 and SR-143. Phoenix Sky Harbor International Airport, is ideally located two miles away. Valley Metro who is responsible for planning and operating the high-capacity transit system (Metro Light Rail), has a stop less than a mile away on Washington Street.



PHOENIX QUICK FACTS



POPULATION

2023 population: **1,644,409**
Population growth annually: **1.31%**
Median age of **35**



HOUSEHOLDS

Median household Income: **\$75,969**
Number of households: **613,918**



RANKING

5th largest city in the United States
Between 2010 and 2021, employment grew
an **average of 37%**
Fastest growing city of the last decade



ECONOMICS

Phoenix is emerging in the **new economy** with strength
in high technology, manufacturing, bioscience research
and advanced business services.



PHOENIX'S LARGE EMPLOYERS

Banner Health
American Express.
Honeywell.
Amazon
Charles Schwab
Dignity Health
Chase
Ping
U Haul
Phoenix Children's Hospital



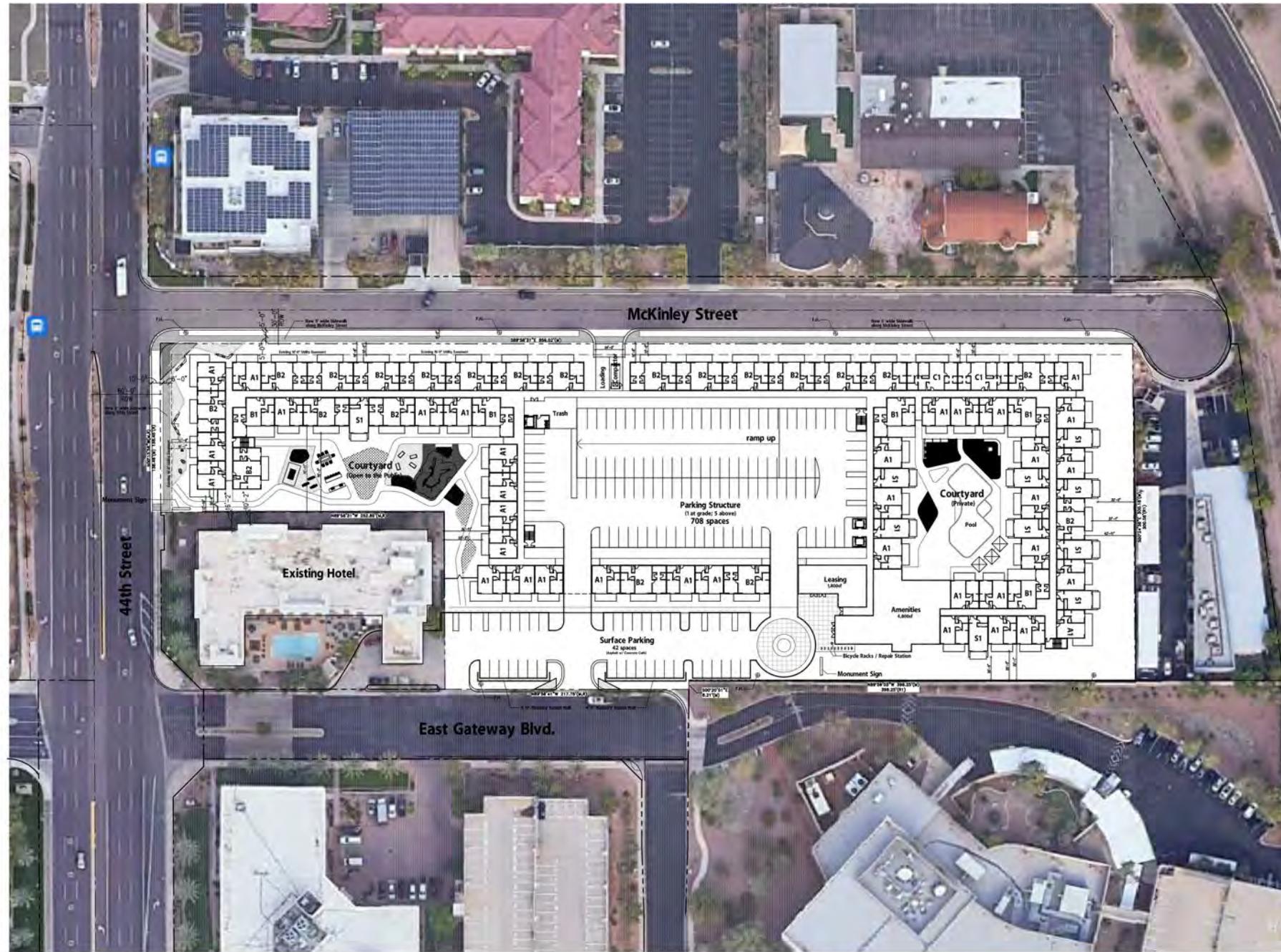
EDUCATION

Phoenix is home to the strongest academic institutions
available in the region.

Arizona State University **119,951**
University of Arizona - Phoenix **45,918**
Northern Arizona University- Phoenix **30,736**
Grand Canyon University **102,000**
Maricopa Community College **114,775**



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SITE PLAN 1" = 50'-0"

PROJECT DATA:	
PROJECT NAME:	RESIDENCES ON 44TH STREET
LOCATION:	SEC. 44TH STREET AND MCKINLEY STREET
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
APN:	125-27-075C/D, 125-28-017A/B, 125-28-018A/B, 125-28-019
GROSS SITE AREA:	6.80 ACRES (291,545SF)
NET SITE AREA:	5.16 ACRES (224,639SF)
CURRENT ZONING:	C-2/P-2/R-3
PROPOSED ZONING:	WALKABLE URBAN CODE-TS-6
DENSITY PROPOSED:	78.06 DU / NET ACRE
BUILDING HEIGHT:	60'-0" (6 STORIES)
BUILDING FOOTPRINT:	139,500SF
LOT COVERAGE PROVIDED:	62.20%
OCCUPANCY TYPES:	R-2 / S-2 / A / B
TOTAL UNITS:	402 UNITS
	30 STUDIO (12.44%)
	204 1-BEDROOM (50.75%)
	138 2-BEDROOM (34.33%)
	10 3-BEDROOM (2.48%)
UNIT SIZES:	STUDIO: 560 SF
	1-BEDROOM: 650 SF
	2-BEDROOM: 1050 SF
	2-BEDROOM CORNER: 980 SF
	3-BEDROOM: 1150 SF
RESIDENTIAL BUILDING AREA:	400,200 SF
LOT COVERAGE:	55.2%
TOTAL OPEN SPACE:	50,730SF (22.4%)
PUBLIC OPEN SPACE:	13,600SF (6.0%)
WALKABLE URBAN CODE FRONTAGE TYPE:	PATIO
REQUIRED SETBACKS:	44TH STREET: 12'-0"
	MCKINLEY STREET: 10'-0"
	GATEWAY BLVD: 0'-0"
	PARKING: 0'-0"
PROVIDED SETBACKS:	44TH STREET: 26'-0"
	MCKINLEY STREET: 10'-8"
	GATEWAY BLVD: 77'-11"
	PARKING: 7'-0"
RESIDENTIAL PARKING REQUIRED:	398 SPACES
	50 STUDIO X 1.3 = 65
	204 1BR X 1.5 = 306
	138 2BR X 1.5 = 207
	10 3BR X 2.0 = 20
RESIDENTIAL PARKING PROVIDED:	634 SPACES (1.67 / UNIT)
HOTEL PARKING REQUIRED:	116 SPACES (PER PRIVATE AGREEMENT)
HOTEL PARKING PROVIDED:	116 SPACES
TOTAL PARKING PROVIDED:	750 SPACES
BICYCLE PARKING:	50 SPACES (0.25 / UNIT; 50 SPACES MAX.)
PROJECT NARRATIVE:	
RESIDENCES ON 44TH STREET WILL BE A NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON A VACANT PARCEL LOCATED AT THE SOUTHWEST CORNER OF 44TH STREET AND MCKINLEY STREET IN PHOENIX, ARIZONA. THE PROPOSED PROJECT WILL CONTAIN 402 APARTMENT UNITS IN A 5-STORY "WRAP" PARKING GARAGE CONFIGURATION. THE DEVELOPMENT IS INTENDED TO PROVIDE HOUSING TO SUPPORT THE AIRPORT EMPLOYMENT AREA. THE DEVELOPMENT WILL BE WELL AMENITIZED WITH TWO LARGE COURTYARD AREAS CONTAINING POOL, GARDEN, DOG PARK, AND BBQ AREAS.	
THE ARCHITECTURAL CHARACTER WILL BE CONTEMPORARY IN ITS DESIGN, WITH LARGE BALCONY AREAS AND PASSIVE SOLAR SHADING ELEMENTS.	
SUSTAINABILITY DESIGN ELEMENTS WILL BE INCORPORATED INTO THE DEVELOPMENT THRU THE NATIONAL GREEN BUILDING STANDARDS PROGRAM. RAINWATER HARVESTING TECHNIQUES WILL BE IMPLEMENTED WHERE APPROPRIATE AND FEASIBLE. BUILDING PENETRATIONS WILL BE PROTECTED FROM SOLAR IMPACT BY DESIGN ELEMENTS INCORPORATED INTO THE BUILDING ARCHITECTURE. PARKING FOR THE DEVELOPMENT WILL BE WITHIN AN ATTACHED PARKING STRUCTURE TO MINIMIZE THE HEAT-ISLAND EFFECT OF TYPICAL ASPHALT PARKING AREAS. THE PROPERTY WILL BE LANDSCAPED WITH NATIVE OR REGIONALLY APPROPRIATE PLANTS AND WILL PROVIDE SHADE.	
PROJECT SIGNAGE WITHIN THE DEVELOPMENT WILL ADHERE TO THE REGULATIONS IN ZONING ORDINANCE SECTION 705, AND WILL CONSIST OF MATERIALS AND COLORS THAT ARE ARCHITECTURALLY CONSISTENT WITH THE BUILDING DESIGN. ONE PROJECT MONUMENT SIGN WILL BE LOCATED ALONG THE 44TH STREET FRONTAGE, AND A SECOND WILL BE LOCATED ON EAST GATEWAY BOULEVARD ADJACENT TO THE VISITOR DROP AREA NEAR THE LEASING OFFICE ENTRY. SMALLER DIRECTIONAL SIGNAGE WILL BE LOCATED AT THE GARAGE ENTRANCE TO ADD HOTEL GUESTS.	
THE EXISTING HOTEL LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY WILL BE PARKED WITHIN THIS NEW DEVELOPMENT TO ACCOMMODATE THE HOTEL SURFACE PARKING LOT THAT WILL BE REMOVED.	

VICINITY MAP:	
NOT TO SCALE	
PROJECT DIRECTORY:	
APPLICANT	DEVELOPER
WITHEY ARCHRS, PLC 2525 E. ARIZONA BILTHORE CIRCLE SUITE A-212 PHOENIX, AZ 85016 602-346-4619 STEPHANIE.WATNEY@WITHEYARCHRS.COM	IGM COMPANIES 6702 N. SCOTTSDALE ROAD SUITE 200 SCOTTSDALE, AZ 85253 480-601-2000 KEYSTAL LEON KEYSTAL@IGM.COM IGMCOMPANIES.COM
ARCHITECT	CIVIL ENGINEER
DAVIS 3033 N. CENTRAL AVE. SUITE 800 PHOENIX, AZ 85012 480-698-1100 MIKE EDWARDS ME@DAVISPHOENIXENGINEERING.COM	HILGART WILSON 2141 E. HIGHLAND AVENUE SUITE 250 PHOENIX, ARIZONA 85016 602-490-2333 DARRELL WILSON DW@HILGARTWILSON.COM
SHEET INDEX:	
A100 - SITE PLAN AND PROJECT DATA	
CASE NUMBERS:	
KIVA:	
PAPP:	
<input checked="" type="checkbox"/> SCHEMATIC <input type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> CONSTRUCTION DOCUMENTS <input type="checkbox"/> BIDDING PACKAGE <input type="checkbox"/> BUILDING DEPT APPROVAL	
DATE ISSUED:	11/14/22
DRAWN BY:	
CHECKED BY:	
PROJECT NO.	22137
CADD FILE	

RESIDENCES ON 44TH STREET

MWC OF 44TH STREET AND MCKINLEY STREET, PHOENIX, AZ

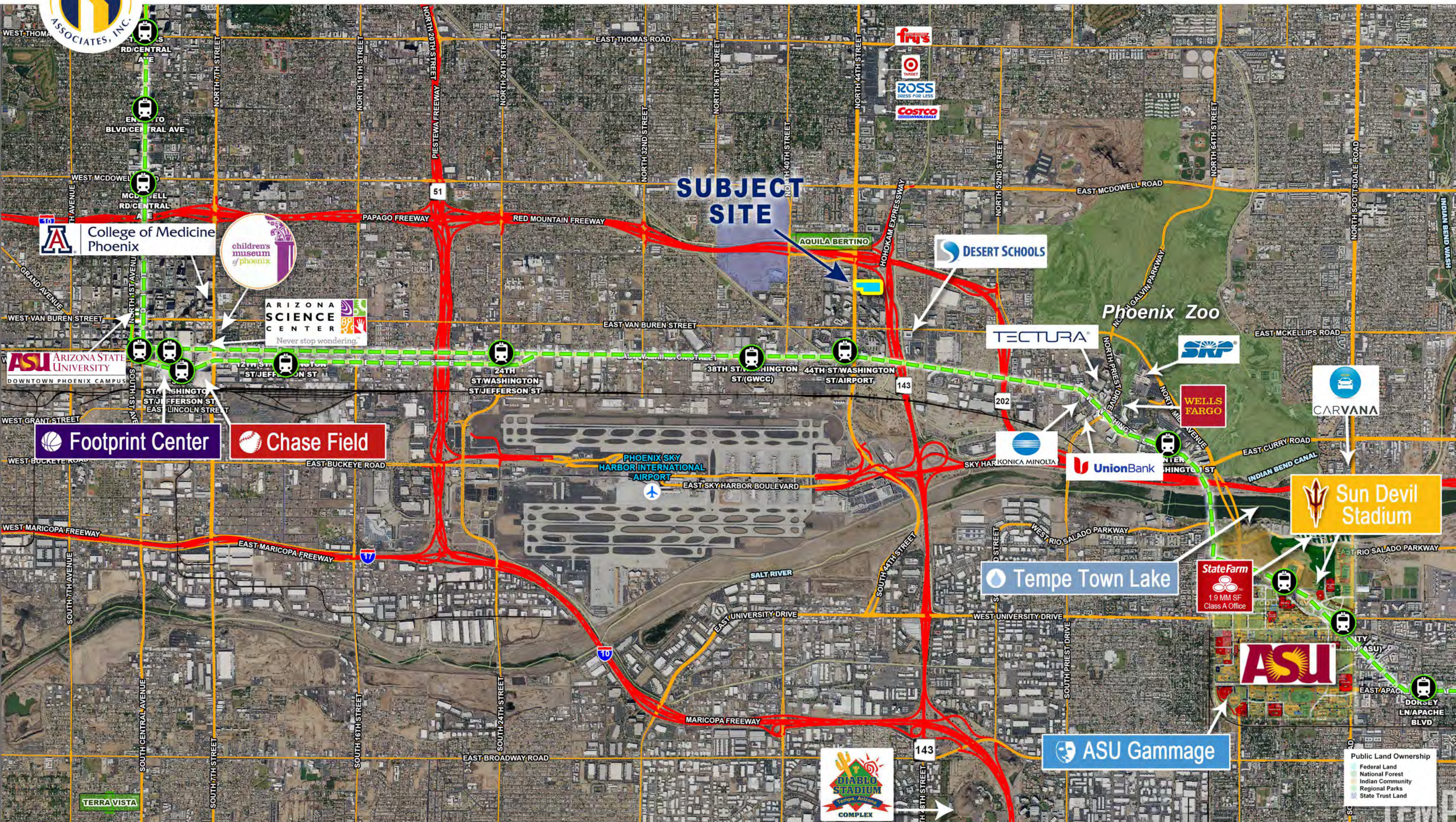


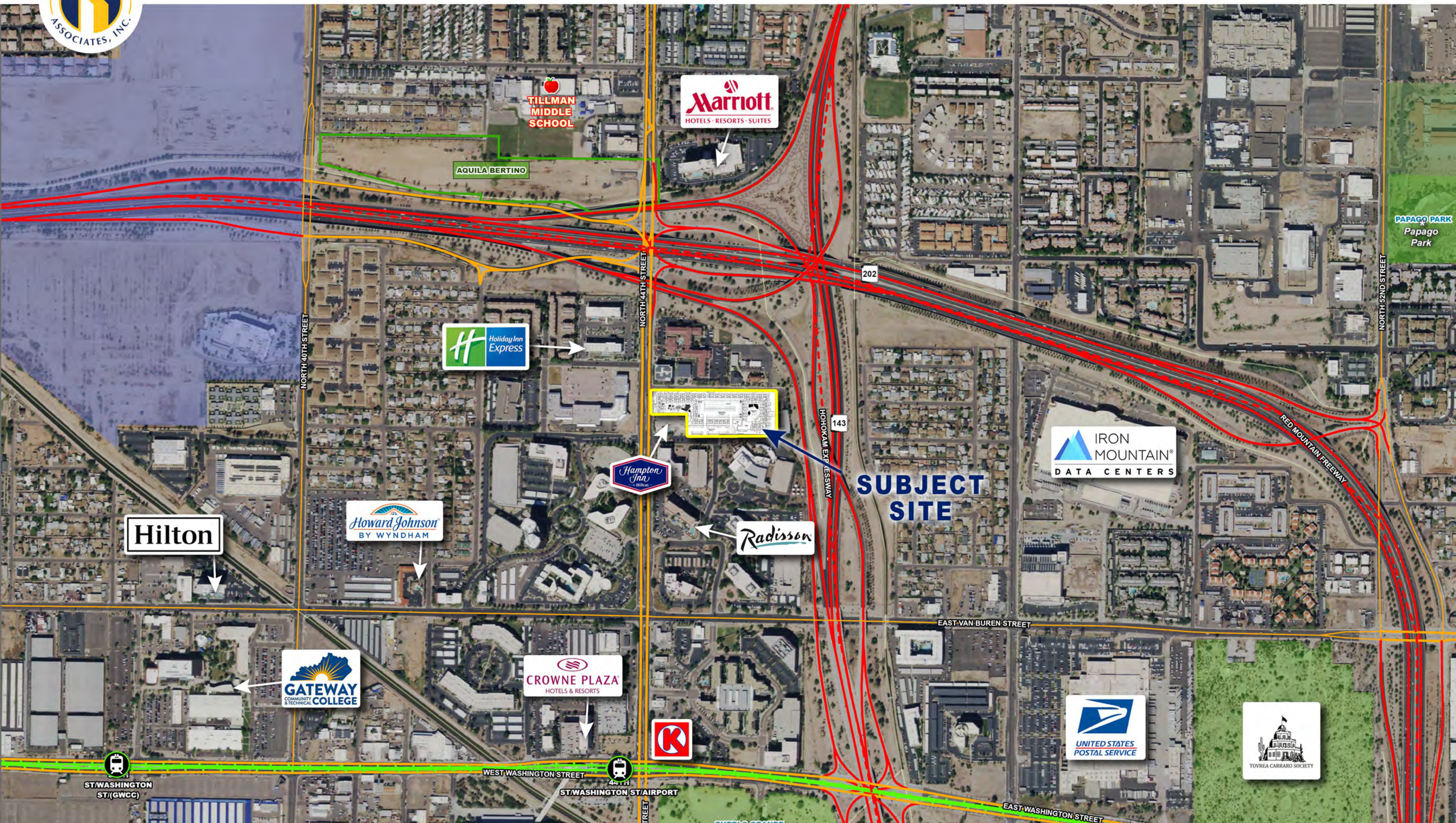
BILTMORE FASHION PLACE

Apple, Target, Macy's, RED DOOR SPAS, Elizabeth Arden, BCBGMAXAZRIA, Pottery Barn, Polo, Williams & Sonoma, Cole Haan

S-C-O-T-T-S-D-A-L-E

Fashion Square, Macy's, Z Gallerie, Neiman Marcus, Nordstrom, Jimmy Choo, Sephora, Pottery Barn, Dillard's, Kate Spade, Tiffany & Co., Bottega Veneta, Gucci, Cartier, H&M, Guess, LACOSTE, Crate&Barrel, Pandora, Ted Baker, Burberry, Splendid, Harbors Theatres, LOVESAC, LV





Hilton

TILLMAN MIDDLE SCHOOL

Marriott HOTELS · RESORTS · SUITES

Holiday Inn Express

Hampton Inn

Radisson

Howard Johnson BY WYNDHAM

CROWNE PLAZA HOTELS & RESORTS

GATEWAY COMMUNITY & TECHNICAL COLLEGE

IRON MOUNTAIN DATA CENTERS

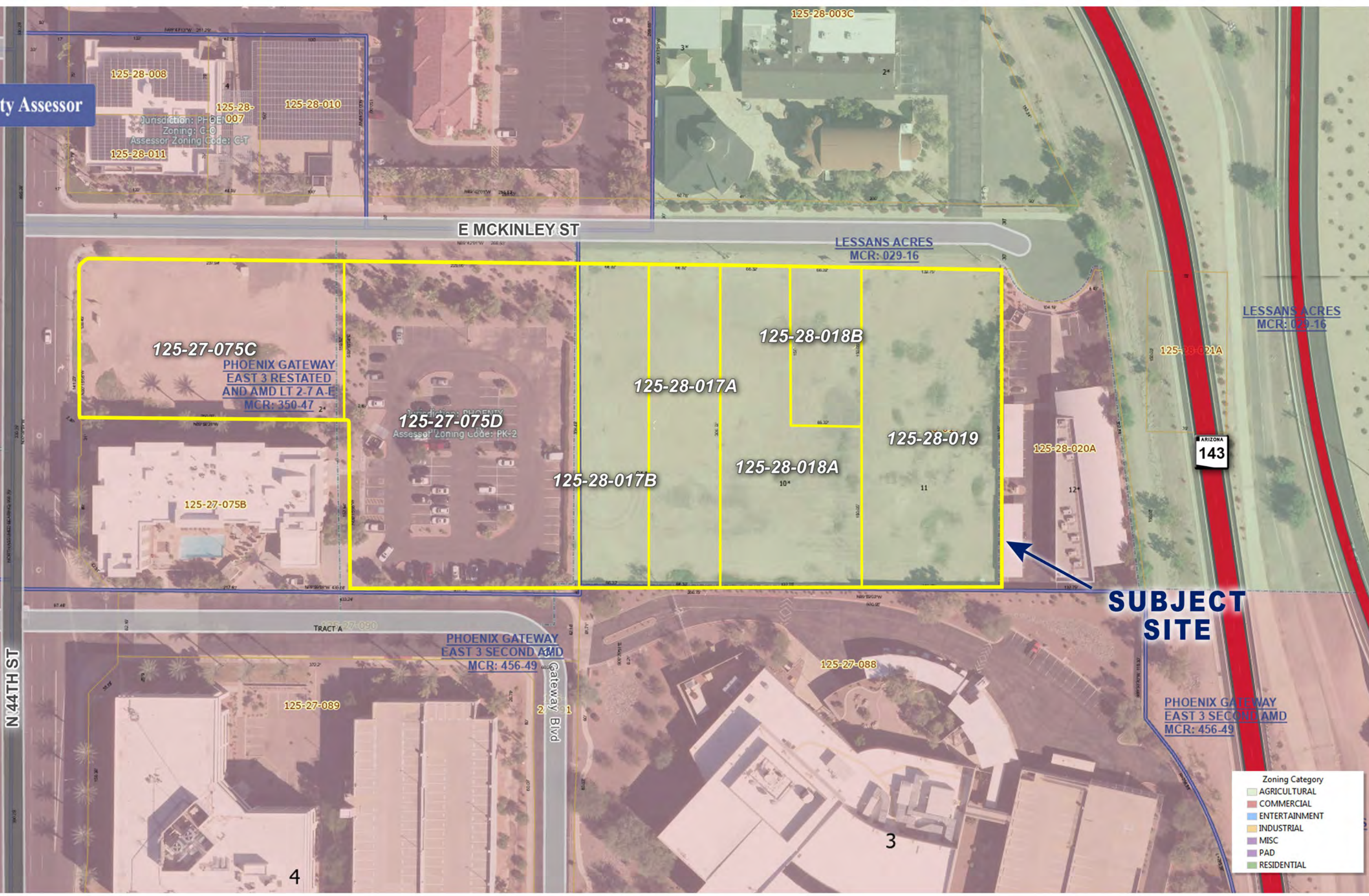
UNITED STATES POSTAL SERVICE

TOVREA CARRARO SOCIETY

SUBJECT SITE



Maricopa County Assessor



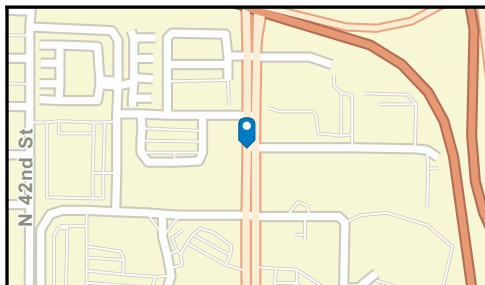
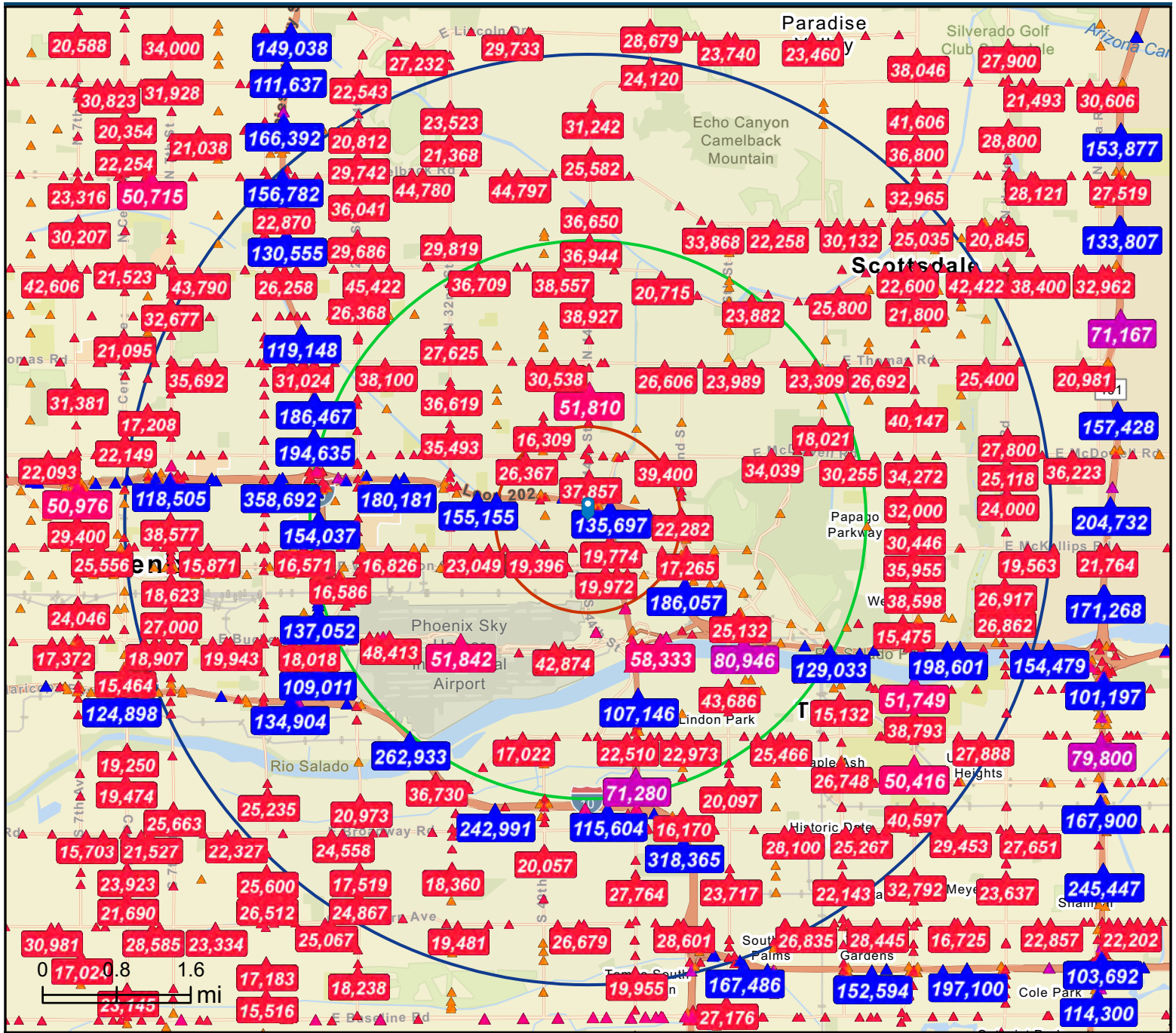
SUBJECT SITE

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

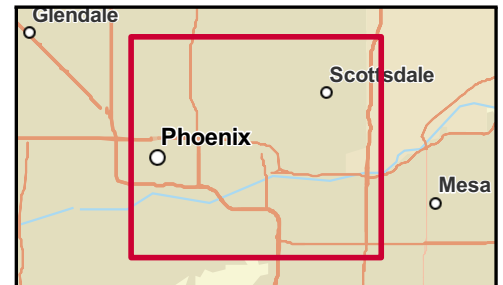
Traffic Count Map

44th St. and McKinley St.
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: ©2024 Kalibrate Technologies (Q2 2024).

October 29, 2024

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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
0.41		(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 Belleview 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

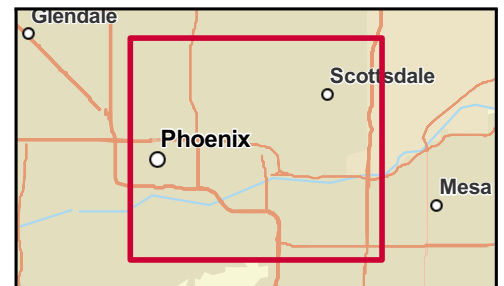
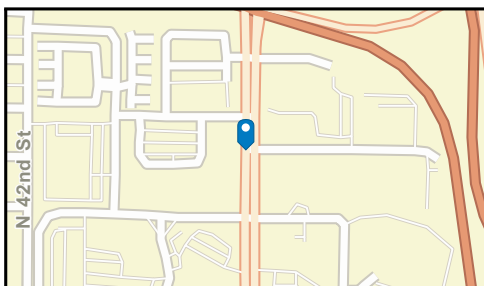
Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified 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: ©2024 Kalibrate Technologies (Q2 2024).

Site Map

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

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Executive Summary

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

Prepared by Nathan and Associates, Inc.

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	1 mile	3 miles	5 miles
Population			
2010 Population	14,947	95,347	276,658
2020 Population	16,526	101,289	304,279
2024 Population	17,332	105,147	319,754
2029 Population	19,205	109,394	340,166
2010-2020 Annual Rate	1.01%	0.61%	0.96%
2020-2024 Annual Rate	1.13%	0.88%	1.17%
2024-2029 Annual Rate	2.07%	0.80%	1.25%
2020 Male Population	50.2%	50.9%	51.2%
2020 Female Population	49.8%	49.1%	48.8%
2020 Median Age	29.2	32.2	31.8
2024 Male Population	50.4%	51.5%	52.0%
2024 Female Population	49.6%	48.5%	48.0%
2024 Median Age	30.4	33.1	32.5

In the identified area, the current year population is 319,754. In 2020, the Census count in the area was 304,279. The rate of change since 2020 was 1.17% annually. The five-year projection for the population in the area is 340,166 representing a change of 1.25% annually from 2024 to 2029. Currently, the population is 52.0% male and 48.0% female.

Median Age

The median age in this area is 32.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	33.4%	44.2%	51.7%
2024 Black Alone	18.9%	9.6%	7.9%
2024 American Indian/Alaska Native Alone	5.2%	3.8%	3.3%
2024 Asian Alone	3.7%	3.0%	5.2%
2024 Pacific Islander Alone	0.7%	0.4%	0.4%
2024 Other Race	21.2%	21.8%	16.7%
2024 Two or More Races	16.9%	17.3%	14.9%
2024 Hispanic Origin (Any Race)	44.6%	44.4%	35.7%

Persons of Hispanic origin represent 35.7% of the population in the identified area compared to 19.6% 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 82.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	42	65	77
2010 Households	5,888	36,976	110,071
2020 Households	6,947	41,279	130,221
2024 Households	7,383	43,622	139,567
2029 Households	8,316	46,345	151,908
2010-2020 Annual Rate	1.67%	1.11%	1.70%
2020-2024 Annual Rate	1.44%	1.31%	1.64%
2024-2029 Annual Rate	2.41%	1.22%	1.71%
2024 Average Household Size	2.35	2.36	2.20

The household count in this area has changed from 130,221 in 2020 to 139,567 in the current year, a change of 1.64% annually. The five-year projection of households is 151,908, a change of 1.71% annually from the current year total. Average household size is currently 2.20, compared to 2.24 in the year 2020. The number of families in the current year is 61,879 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	31.2%	45.8%	43.2%
Median Household Income			
2024 Median Household Income	\$62,175	\$66,332	\$74,302
2029 Median Household Income	\$76,514	\$80,323	\$87,587
2024-2029 Annual Rate	4.24%	3.90%	3.34%
Average Household Income			
2024 Average Household Income	\$76,991	\$95,463	\$106,909
2029 Average Household Income	\$92,051	\$112,002	\$125,215
2024-2029 Annual Rate	3.64%	3.25%	3.21%
Per Capita Income			
2024 Per Capita Income	\$32,704	\$40,100	\$46,747
2029 Per Capita Income	\$39,728	\$47,912	\$56,088
2024-2029 Annual Rate	3.97%	3.62%	3.71%
GINI Index			
2024 Gini Index	37.8	41.1	41.7

Current median household income is \$74,302 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$87,587 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$106,909 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$125,215 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$46,747 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$56,088 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	83	57	60
2010 Total Housing Units	7,120	43,596	130,549
2010 Owner Occupied Housing Units	1,264	14,076	46,129
2010 Renter Occupied Housing Units	4,624	22,900	63,943
2010 Vacant Housing Units	1,232	6,620	20,478
2020 Total Housing Units	7,540	45,593	147,237
2020 Owner Occupied Housing Units	1,254	14,385	48,482
2020 Renter Occupied Housing Units	5,693	26,894	81,739
2020 Vacant Housing Units	612	4,270	16,955
2024 Total Housing Units	7,864	47,673	156,036
2024 Owner Occupied Housing Units	1,551	16,473	54,915
2024 Renter Occupied Housing Units	5,832	27,149	84,652
2024 Vacant Housing Units	481	4,051	16,469
2029 Total Housing Units	8,806	50,402	168,545
2029 Owner Occupied Housing Units	1,837	18,406	60,751
2029 Renter Occupied Housing Units	6,479	27,940	91,157
2029 Vacant Housing Units	490	4,057	16,637
Socioeconomic Status Index			
2024 Socioeconomic Status Index	40.8	42.2	44.9

Currently, 35.2% of the 156,036 housing units in the area are owner occupied; 54.3%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 147,237 housing units in the area and 11.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.38%. Median home value in the area is \$512,454, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.94% annually to \$621,731.

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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Market Profile

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

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Latitude: 33.45571
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	1 mile	3 miles	5 miles
Population Summary			
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
2024 Total Population	17,332	105,147	319,754
2024 Group Quarters	1	2,251	13,210
2029 Total Population	19,205	109,394	340,166
2024-2029 Annual Rate	2.07%	0.80%	1.25%
2024 Total Daytime Population	23,247	149,606	538,554
Workers	15,870	104,482	401,602
Residents	7,377	45,124	136,952
Household Summary			
2010 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
2024 Households	7,383	43,622	139,567
2024 Average Household Size	2.35	2.36	2.20
2029 Households	8,316	46,345	151,908
2029 Average Household Size	2.31	2.31	2.15
2024-2029 Annual Rate	2.41%	1.22%	1.71%
2010 Families	2,934	19,346	53,325
2010 Average Family Size	3.57	3.47	3.32
2024 Families	3,593	21,564	61,879
2024 Average Family Size	3.34	3.28	3.07
2029 Families	4,077	22,818	66,524
2029 Average Family Size	3.26	3.20	3.00
2024-2029 Annual Rate	2.56%	1.14%	1.46%
Housing Unit Summary			
2000 Housing Units	5,167	39,041	119,642
Owner Occupied Housing Units	30.4%	38.9%	41.5%
Renter Occupied Housing Units	63.4%	54.4%	50.4%
Vacant Housing Units	6.2%	6.7%	8.2%
2010 Housing Units	7,120	43,596	130,549
Owner Occupied Housing Units	17.8%	32.3%	35.3%
Renter Occupied Housing Units	64.9%	52.5%	49.0%
Vacant Housing Units	17.3%	15.2%	15.7%
2020 Housing Units	7,540	45,593	147,237
Owner Occupied Housing Units	16.6%	31.6%	32.9%
Renter Occupied Housing Units	75.5%	59.0%	55.5%
Vacant Housing Units	8.1%	9.4%	11.5%
2024 Housing Units	7,864	47,673	156,036
Owner Occupied Housing Units	19.7%	34.6%	35.2%
Renter Occupied Housing Units	74.2%	56.9%	54.3%
Vacant Housing Units	6.1%	8.5%	10.6%
2029 Housing Units	8,806	50,402	168,545
Owner Occupied Housing Units	20.9%	36.5%	36.0%
Renter Occupied Housing Units	73.6%	55.4%	54.1%
Vacant Housing Units	5.6%	8.0%	9.9%

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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

44th St. and McKinley St.
 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

	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	7,383	43,618	139,557
<\$15,000	10.2%	9.2%	10.4%
\$15,000 - \$24,999	5.2%	5.9%	5.7%
\$25,000 - \$34,999	9.2%	8.2%	6.6%
\$35,000 - \$49,999	12.9%	12.7%	10.6%
\$50,000 - \$74,999	21.2%	19.0%	17.0%
\$75,000 - \$99,999	15.0%	13.2%	13.7%
\$100,000 - \$149,999	18.0%	16.0%	16.4%
\$150,000 - \$199,999	5.6%	7.8%	8.5%
\$200,000+	2.7%	8.0%	11.0%
Average Household Income	\$76,991	\$95,463	\$106,909
2029 Households by Income			
Household Income Base	8,316	46,341	151,898
<\$15,000	8.4%	7.4%	8.2%
\$15,000 - \$24,999	3.9%	3.8%	3.9%
\$25,000 - \$34,999	6.8%	6.1%	5.2%
\$35,000 - \$49,999	10.2%	10.4%	8.4%
\$50,000 - \$74,999	19.4%	18.5%	16.0%
\$75,000 - \$99,999	16.7%	14.5%	14.6%
\$100,000 - \$149,999	22.6%	19.4%	19.4%
\$150,000 - \$199,999	8.3%	10.5%	11.5%
\$200,000+	3.8%	9.4%	12.9%
Average Household Income	\$92,051	\$112,002	\$125,215
2024 Owner Occupied Housing Units by Value			
Total	1,545	16,453	54,861
<\$50,000	12.0%	3.0%	2.9%
\$50,000 - \$99,999	2.8%	1.2%	1.7%
\$100,000 - \$149,999	22.8%	4.1%	2.5%
\$150,000 - \$199,999	4.3%	2.4%	2.3%
\$200,000 - \$249,999	2.6%	3.4%	3.2%
\$250,000 - \$299,999	3.3%	3.1%	3.4%
\$300,000 - \$399,999	20.8%	14.9%	13.3%
\$400,000 - \$499,999	13.1%	21.0%	19.3%
\$500,000 - \$749,999	9.6%	24.3%	26.1%
\$750,000 - \$999,999	3.8%	15.1%	13.6%
\$1,000,000 - \$1,499,999	3.6%	3.7%	5.9%
\$1,500,000 - \$1,999,999	0.7%	1.3%	3.0%
\$2,000,000 +	0.6%	2.4%	2.7%
Average Home Value	\$350,712	\$580,921	\$628,768
2029 Owner Occupied Housing Units by Value			
Total	1,830	18,383	60,690
<\$50,000	6.4%	0.7%	1.1%
\$50,000 - \$99,999	1.3%	0.1%	0.5%
\$100,000 - \$149,999	3.7%	0.4%	0.3%
\$150,000 - \$199,999	0.2%	0.0%	0.3%
\$200,000 - \$249,999	1.3%	0.3%	0.5%
\$250,000 - \$299,999	3.4%	0.9%	1.2%
\$300,000 - \$399,999	39.5%	13.4%	9.2%
\$400,000 - \$499,999	13.7%	23.0%	20.4%
\$500,000 - \$749,999	12.1%	29.8%	33.9%
\$750,000 - \$999,999	7.4%	21.0%	18.4%
\$1,000,000 - \$1,499,999	6.8%	5.2%	7.4%
\$1,500,000 - \$1,999,999	2.2%	1.7%	3.4%
\$2,000,000 +	2.2%	3.4%	3.4%
Average Home Value	\$532,683	\$695,861	\$731,929

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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Market Profile

44th St. and McKinley St.
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

	1 mile	3 miles	5 miles
Median Household Income			
2024	\$62,175	\$66,332	\$74,302
2029	\$76,514	\$80,323	\$87,587
Median Home Value			
2024	\$309,969	\$484,961	\$512,454
2029	\$385,615	\$593,294	\$621,731
Per Capita Income			
2024	\$32,704	\$40,100	\$46,747
2029	\$39,728	\$47,912	\$56,088
Median Age			
2010	26.9	30.1	30.2
2020	29.2	32.2	31.8
2024	30.4	33.1	32.5
2029	31.9	34.2	33.8
2020 Population by Age			
Total	16,526	101,289	304,279
0 - 4	7.0%	6.3%	5.2%
5 - 9	7.5%	6.6%	5.1%
10 - 14	7.0%	6.4%	5.1%
15 - 24	16.9%	15.5%	19.5%
25 - 34	24.1%	20.3%	20.9%
35 - 44	14.3%	13.9%	12.7%
45 - 54	9.8%	11.4%	10.5%
55 - 64	7.9%	10.2%	10.0%
65 - 74	3.7%	5.8%	6.6%
75 - 84	1.3%	2.5%	3.0%
85 +	0.5%	1.1%	1.4%
18 +	74.5%	77.0%	81.5%
2024 Population by Age			
Total	17,329	105,145	319,753
0 - 4	7.1%	6.3%	5.1%
5 - 9	6.1%	5.8%	4.6%
10 - 14	6.1%	5.7%	4.5%
15 - 24	16.6%	15.0%	18.3%
25 - 34	24.9%	21.2%	22.6%
35 - 44	14.9%	14.4%	13.4%
45 - 54	10.0%	11.2%	10.3%
55 - 64	8.0%	9.9%	9.5%
65 - 74	4.4%	6.5%	7.0%
75 - 84	1.5%	2.9%	3.5%
85 +	0.4%	1.1%	1.4%
18 +	77.2%	78.9%	83.0%
2029 Population by Age			
Total	19,205	109,393	340,166
0 - 4	7.1%	6.2%	5.0%
5 - 9	6.1%	5.6%	4.4%
10 - 14	5.6%	5.3%	4.2%
15 - 24	16.4%	14.8%	17.5%
25 - 34	21.3%	19.7%	21.2%
35 - 44	16.8%	15.3%	14.7%
45 - 54	10.9%	11.5%	10.5%
55 - 64	7.5%	9.3%	8.9%
65 - 74	5.6%	7.4%	7.7%
75 - 84	2.2%	3.7%	4.4%
85 +	0.5%	1.2%	1.5%
18 +	77.6%	79.6%	83.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

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

Prepared by Nathan and Associates, Inc.

Latitude: 33.45571
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	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	8,297	51,590	155,940
Females	8,229	49,699	148,339
2024 Population by Sex			
Males	8,740	54,112	166,172
Females	8,592	51,035	153,582
2029 Population by Sex			
Males	9,624	55,911	175,504
Females	9,581	53,483	164,662
2010 Population by Race/Ethnicity			
Total	14,946	95,347	276,658
White Alone	48.5%	61.3%	65.2%
Black Alone	16.1%	7.6%	7.1%
American Indian Alone	4.9%	3.6%	3.2%
Asian Alone	2.2%	1.8%	2.8%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	23.8%	21.6%	17.6%
Two or More Races	4.3%	3.9%	3.8%
Hispanic Origin	50.5%	48.9%	39.6%
Diversity Index	83.9	78.4	75.8
2020 Population by Race/Ethnicity			
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	16.3%	16.8%	14.5%
Hispanic Origin	43.1%	43.3%	34.7%
Diversity Index	88.2	85.0	81.4
2024 Population by Race/Ethnicity			
Total	17,332	105,147	319,755
White Alone	33.4%	44.2%	51.7%
Black Alone	18.9%	9.6%	7.9%
American Indian Alone	5.2%	3.8%	3.3%
Asian Alone	3.7%	3.0%	5.2%
Pacific Islander Alone	0.7%	0.4%	0.4%
Some Other Race Alone	21.2%	21.8%	16.7%
Two or More Races	16.9%	17.3%	14.9%
Hispanic Origin	44.6%	44.4%	35.7%
Diversity Index	88.6	85.6	82.3
2029 Population by Race/Ethnicity			
Total	19,204	109,393	340,166
White Alone	31.3%	42.3%	49.8%
Black Alone	17.9%	9.5%	7.9%
American Indian Alone	4.9%	3.8%	3.2%
Asian Alone	4.1%	3.3%	5.7%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	23.5%	23.0%	17.4%
Two or More Races	17.7%	17.8%	15.5%
Hispanic Origin	48.6%	46.4%	37.2%
Diversity Index	89.0	86.2	83.3

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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

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

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Latitude: 33.45571
 Longitude: -111.98723

	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	16,526	101,289	304,279
In Households	100.0%	97.9%	95.9%
Householder	41.8%	40.8%	42.8%
Opposite-Sex Spouse	9.5%	11.2%	11.1%
Same-Sex Spouse	0.3%	0.3%	0.4%
Opposite-Sex Unmarried Partner	4.8%	4.1%	4.0%
Same-Sex Unmarried Partner	0.4%	0.4%	0.4%
Biological Child	28.0%	25.4%	21.0%
Adopted Child	0.4%	0.5%	0.4%
Stepchild	0.9%	0.9%	0.8%
Grandchild	2.2%	2.3%	2.1%
Brother or Sister	2.3%	2.1%	1.9%
Parent	1.6%	1.6%	1.3%
Parent-in-law	0.1%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.4%	0.5%	0.4%
Other Relatives	2.0%	1.8%	1.5%
Foster Child	0.0%	0.1%	0.1%
Other Nonrelatives	5.2%	5.7%	7.5%
In Group Quarters	0.0%	2.1%	4.1%
Institutionalized	0.0%	1.1%	0.8%
Noninstitutionalized	0.0%	1.0%	3.3%
2024 Population 25+ by Educational Attainment			
Total	11,115	70,726	215,881
Less than 9th Grade	11.3%	8.7%	5.6%
9th - 12th Grade, No Diploma	7.9%	8.1%	6.0%
High School Graduate	19.5%	19.7%	16.9%
GED/Alternative Credential	5.1%	4.1%	3.4%
Some College, No Degree	19.5%	17.9%	17.2%
Associate Degree	8.2%	7.4%	7.2%
Bachelor's Degree	21.2%	23.1%	28.0%
Graduate/Professional Degree	7.5%	11.1%	15.7%
2024 Population 15+ by Marital Status			
Total	13,983	86,504	274,388
Never Married	54.4%	51.0%	54.3%
Married	35.4%	35.6%	32.5%
Widowed	1.3%	3.4%	3.4%
Divorced	8.9%	10.0%	9.8%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	10,520	62,585	192,542
Population 16+ Employed	96.7%	96.8%	96.5%
Population 16+ Unemployment rate	3.3%	3.2%	3.5%
Population 16-24 Employed	17.0%	16.6%	17.9%
Population 16-24 Unemployment rate	8.6%	5.5%	6.1%
Population 25-54 Employed	70.7%	68.1%	66.6%
Population 25-54 Unemployment rate	1.9%	2.4%	2.9%
Population 55-64 Employed	9.1%	11.1%	10.6%
Population 55-64 Unemployment rate	4.6%	4.5%	2.9%
Population 65+ Employed	3.2%	4.2%	5.0%
Population 65+ Unemployment rate	0.9%	3.8%	3.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 29, 2024



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	1 mile	3 miles	5 miles
2024 Employed Population 16+ by Industry			
Total	10,171	60,556	185,719
Agriculture/Mining	0.8%	0.4%	0.4%
Construction	6.7%	8.4%	7.0%
Manufacturing	4.7%	5.1%	6.2%
Wholesale Trade	2.3%	1.8%	1.4%
Retail Trade	10.5%	10.7%	9.9%
Transportation/Utilities	7.2%	5.3%	5.0%
Information	1.1%	1.3%	1.9%
Finance/Insurance/Real Estate	10.7%	9.5%	10.6%
Services	53.8%	54.7%	54.4%
Public Administration	2.3%	2.8%	3.2%
2024 Employed Population 16+ by Occupation			
Total	10,172	60,556	185,720
White Collar	52.6%	58.3%	65.7%
Management/Business/Financial	16.6%	18.1%	20.7%
Professional	17.8%	20.6%	24.5%
Sales	8.3%	9.0%	9.5%
Administrative Support	9.9%	10.6%	11.0%
Services	25.7%	23.0%	18.4%
Blue Collar	21.7%	18.7%	15.9%
Farming/Forestry/Fishing	0.5%	0.2%	0.2%
Construction/Extraction	4.8%	6.6%	4.9%
Installation/Maintenance/Repair	2.6%	2.0%	1.8%
Production	4.3%	2.7%	2.7%
Transportation/Material Moving	9.7%	7.2%	6.3%
2020 Households by Type			
Total	6,947	41,279	130,221
Married Couple Households	23.6%	28.4%	26.8%
With Own Children <18	11.1%	12.5%	10.0%
Without Own Children <18	12.5%	15.9%	16.8%
Cohabiting Couple Households	12.6%	10.8%	10.4%
With Own Children <18	3.3%	2.8%	2.1%
Without Own Children <18	9.3%	8.0%	8.2%
Male Householder, No Spouse/Partner	30.7%	29.7%	31.0%
Living Alone	20.6%	19.7%	20.6%
65 Years and over	2.3%	3.2%	3.4%
With Own Children <18	2.6%	2.3%	1.9%
Without Own Children <18, With Relatives	3.7%	3.7%	3.4%
No Relatives Present	3.7%	4.0%	5.2%
Female Householder, No Spouse/Partner	33.1%	31.1%	31.8%
Living Alone	15.7%	16.1%	17.9%
65 Years and over	2.1%	4.2%	5.1%
With Own Children <18	7.8%	6.3%	4.7%
Without Own Children <18, With Relatives	6.9%	6.2%	5.8%
No Relatives Present	2.6%	2.6%	3.4%
2020 Households by Size			
Total	6,947	41,279	130,221
1 Person Household	36.4%	35.8%	38.5%
2 Person Household	29.4%	30.0%	31.7%
3 Person Household	13.4%	13.0%	12.1%
4 Person Household	9.1%	9.8%	8.9%
5 Person Household	5.6%	5.7%	4.7%
6 Person Household	3.0%	2.9%	2.2%
7 + Person Household	3.1%	2.7%	2.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

October 29, 2024



Market Profile

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 Rings: 1, 3, 5 mile radii

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Latitude: 33.45571
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	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	6,947	41,279	130,221
Owner Occupied	18.1%	34.8%	37.2%
Owned with a Mortgage/Loan	12.2%	25.4%	26.0%
Owned Free and Clear	5.9%	9.4%	11.2%
Renter Occupied	81.9%	65.2%	62.8%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	83	57	60
Percent of Income for Mortgage	31.2%	45.8%	43.2%
Wealth Index	42	65	77
2020 Housing Units By Urban/ Rural Status			
Total	7,540	45,593	147,237
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	16,526	101,289	304,279
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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

44th St. and McKinley St.
 N 44th St & E McKinley St, Phoenix, Arizona, 85008
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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Metro Fusion (11C)	Young and Restless (11B)	Young and Restless (11B)
2.	Young and Restless (11B)	NeWest Residents (13C)	Emerald City (8B)
3.	NeWest Residents (13C)	Metro Fusion (11C)	Metro Fusion (11C)
2024 Consumer Spending			
Apparel & Services: Total \$	\$14,264,953	\$97,253,284	\$343,361,770
Average Spent	\$1,932.14	\$2,229.45	\$2,460.19
Spending Potential Index	81	94	103
Education: Total \$	\$8,282,117	\$63,496,175	\$237,698,348
Average Spent	\$1,121.78	\$1,455.60	\$1,703.11
Spending Potential Index	65	84	99
Entertainment/Recreation: Total \$	\$19,611,161	\$145,993,814	\$526,118,760
Average Spent	\$2,656.26	\$3,346.79	\$3,769.65
Spending Potential Index	65	82	92
Food at Home: Total \$	\$40,972,174	\$286,054,357	\$1,007,319,646
Average Spent	\$5,549.53	\$6,557.57	\$7,217.46
Spending Potential Index	76	90	99
Food Away from Home: Total \$	\$22,666,459	\$157,472,754	\$558,367,943
Average Spent	\$3,070.09	\$3,609.94	\$4,000.72
Spending Potential Index	79	93	103
Health Care: Total \$	\$35,665,401	\$263,668,081	\$941,975,657
Average Spent	\$4,830.75	\$6,044.38	\$6,749.27
Spending Potential Index	63	79	88
HH Furnishings & Equipment: Total \$	\$16,097,939	\$116,120,391	\$415,896,914
Average Spent	\$2,180.41	\$2,661.97	\$2,979.91
Spending Potential Index	69	84	94
Personal Care Products & Services: Total \$	\$5,656,170	\$39,650,054	\$140,885,095
Average Spent	\$766.11	\$908.95	\$1,009.44
Spending Potential Index	77	91	101
Shelter: Total \$	\$145,255,153	\$1,038,389,767	\$3,691,575,172
Average Spent	\$19,674.27	\$23,804.27	\$26,450.20
Spending Potential Index	74	89	99
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,212,609	\$112,351,179	\$406,217,220
Average Spent	\$1,925.05	\$2,575.56	\$2,910.55
Spending Potential Index	55	74	83
Travel: Total \$	\$13,993,092	\$107,289,189	\$389,758,648
Average Spent	\$1,895.31	\$2,459.52	\$2,792.63
Spending Potential Index	62	81	92
Vehicle Maintenance & Repairs: Total \$	\$8,153,147	\$56,617,847	\$200,517,759
Average Spent	\$1,104.31	\$1,297.92	\$1,436.71
Spending Potential Index	75	88	97

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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.