



LAVEEN, ARIZONA

59TH AVENUE AND ELLIOT



59th/Elliot
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



LAVEEN, ARIZONA

59TH AVENUE AND ELLIOT

LOCATION

Located at the southeast corner of 59th Avenue and Elliot Road in the City of Phoenix (Laveen Village), Arizona.

SIZE

±37.3 Gross Acres (1,624,073 SF)

ASSESSOR PARCEL NUMBERS

300-03-012C and 012D

SUGGESTED MINIMUM OFFERING PRICE

\$24,361,095 (\$15/SF)

TERMS

Cash

ZONING

PUD City of Phoenix | [Zoning Ordinance G-7110](#)

- Subject Site Development Unit 3
- PUD allows for 700 Units

PROPERTY TAXES

2023 Assessment: \$694.34

ADDITIONAL DOCUMENTS

[Please click to view](#)

Conceptual Lot Layouts

Site Plans and Product Elevations

PUD Narrative

Zoning Documents

Arizona Department of Transportation Right of Way

Group Purchase Agreement



LAVEEN VILLAGE FACTS



POPULATION

2023 population: **79,094**
Population estimate 2025: **80,492**
Median age of: **30.8**



HOUSEHOLD INCOME

2022 Median Household Income **\$78,843**
2025 Estimated Median Household Income **\$80,421**

Source: Esri.com



LOCATION

Located in the **southwest valley** nestled between South Mountain and the Salt River, from 27th Avenue to the Gila River Indian Community covering **28 square miles**.



EDUCATION

Arizona Lutheran Academy **192 students**
Betty H. Fairfax High School **1,672 students**
Laveen Elementary School **1,672 students**
Legacy Traditional School – Laveen Village **1,090 students**
Laveen Education Center **7,354 students**



LAVEEN ASSETS

Cesar Chavez District Park & Library
South Mountain Park
27th Ave/Baseline Park & Ride
Arizona General Hospital
Danzeisen Dairy
Corona Ranch
Venue at the Grove
Agulia Golf Course
Southern Ridge golf Course
Laveen Community Parade

Source: phxeastvalley.org

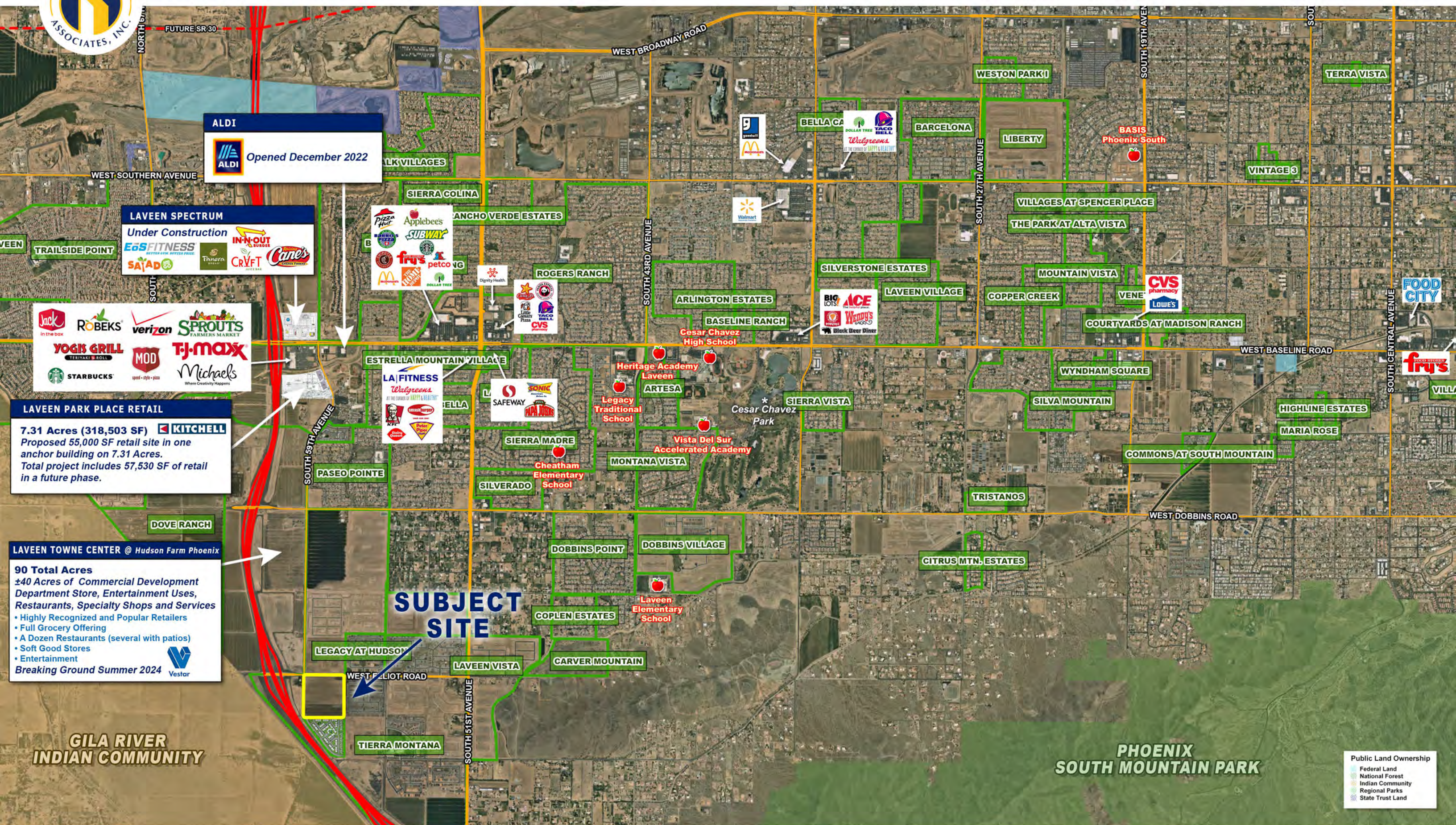


TRAVEL TIMES

Phoenix **20 mins**
Phoenix Sky Harbor Airport **20 mins**
Glendale **25 mins**
Scottsdale **34 mins**
Gilbert **37 mins**
Buckeye **40 mins**
Phoenix-Mesa Gateway Airport **53 mins**
Tucson **1 hr 40 mins**

Source: googlemaps.com





ALDI

 Opened December 2022

LAVEEN SPECTRUM
 Under Construction

LAVEEN PARK PLACE RETAIL
 7.31 Acres (318,503 SF)
 Proposed 55,000 SF retail site in one anchor building on 7.31 Acres. Total project includes 57,530 SF of retail in a future phase.

LAVEEN TOWNE CENTER @ Hudson Farm Phoenix
 90 Total Acres
 ±40 Acres of Commercial Development
 Department Store, Entertainment Uses, Restaurants, Specialty Shops and Services
 • Highly Recognized and Popular Retailers
 • Full Grocery Offering
 • A Dozen Restaurants (several with patios)
 • Soft Good Stores
 • Entertainment
 Breaking Ground Summer 2024

GILA RIVER INDIAN COMMUNITY

PHOENIX SOUTH MOUNTAIN PARK

Public Land Ownership
 Federal Land
 National Forest
 Indian Community
 Regional Parks
 State Trust Land



LAVEEN TOWNE CENTER @ Hudson Farm Phoenix

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Breaking Ground Summer 2024



GILA RIVER INDIAN COMMUNITY

SUBJECT SITE

Public Land Ownership

	Federal Land
	National Forest
	Indian Community
	Regional Parks
	State Trust Land



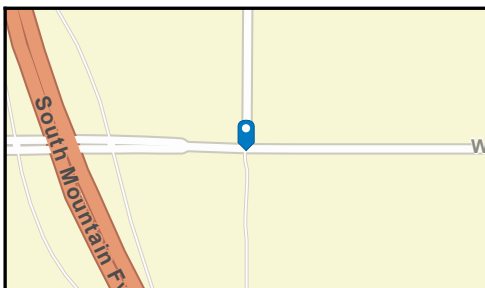
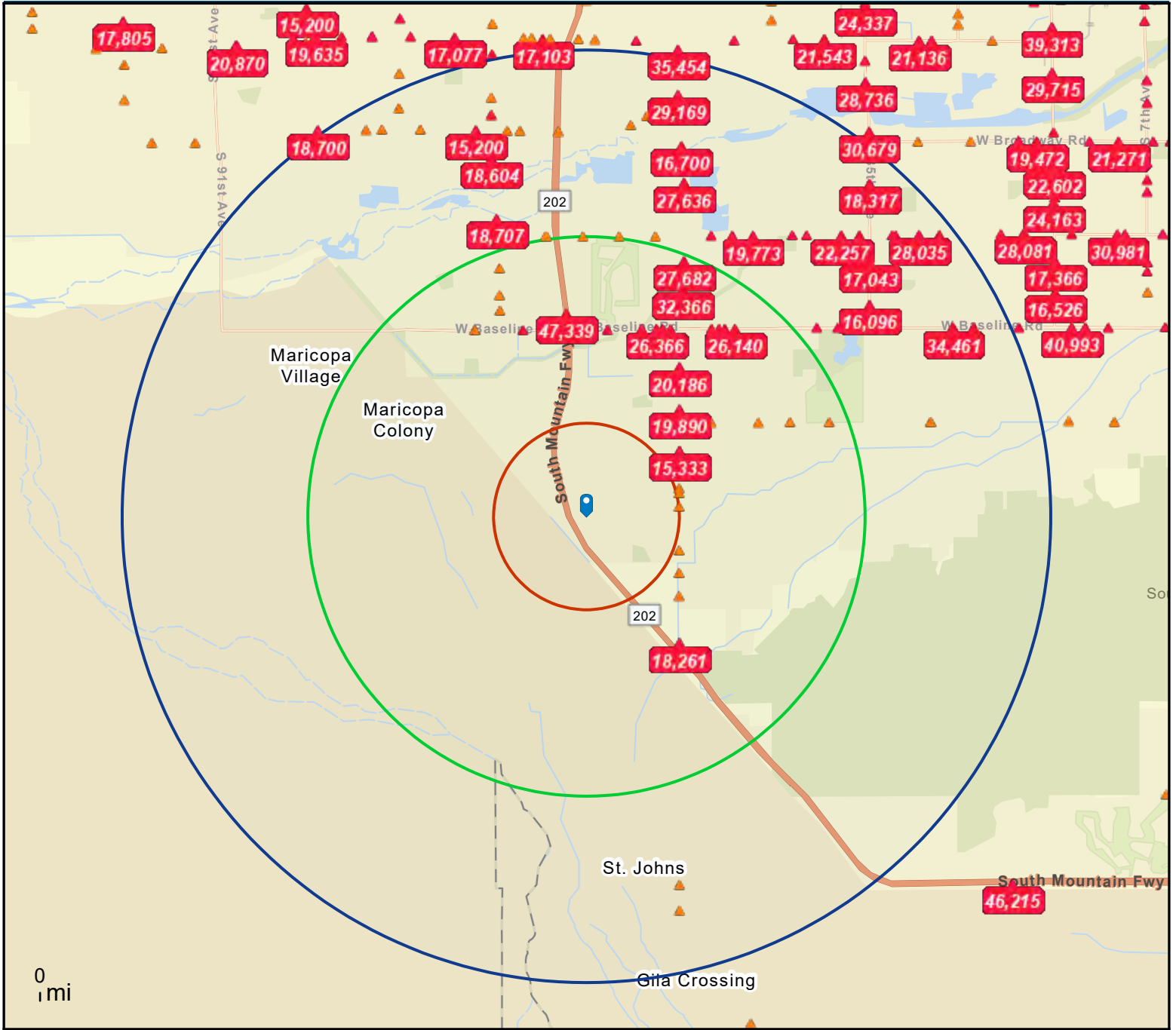




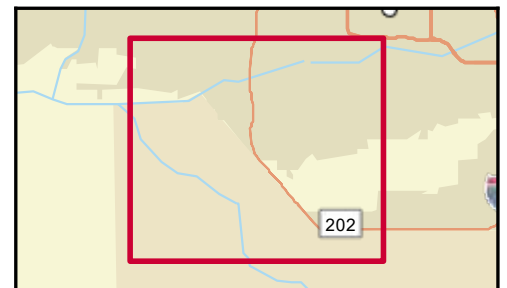


59th Avenue & Elliot
 W Elliot Rd & S 59th Ave, Laveen, Arizona, 85339
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.34837
 Longitude: -112.18635



- 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 (Q3 2023).

February 06, 2024



Traffic Count Profile

59th Avenue & Elliot
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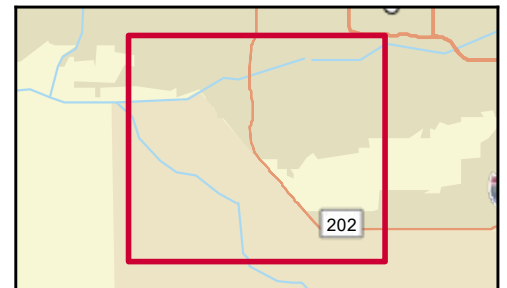
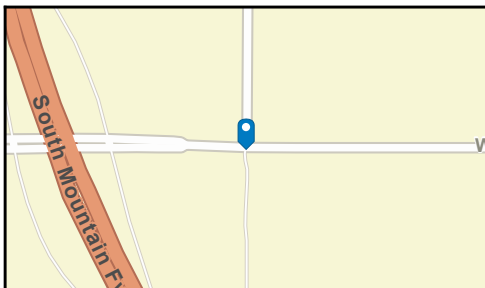
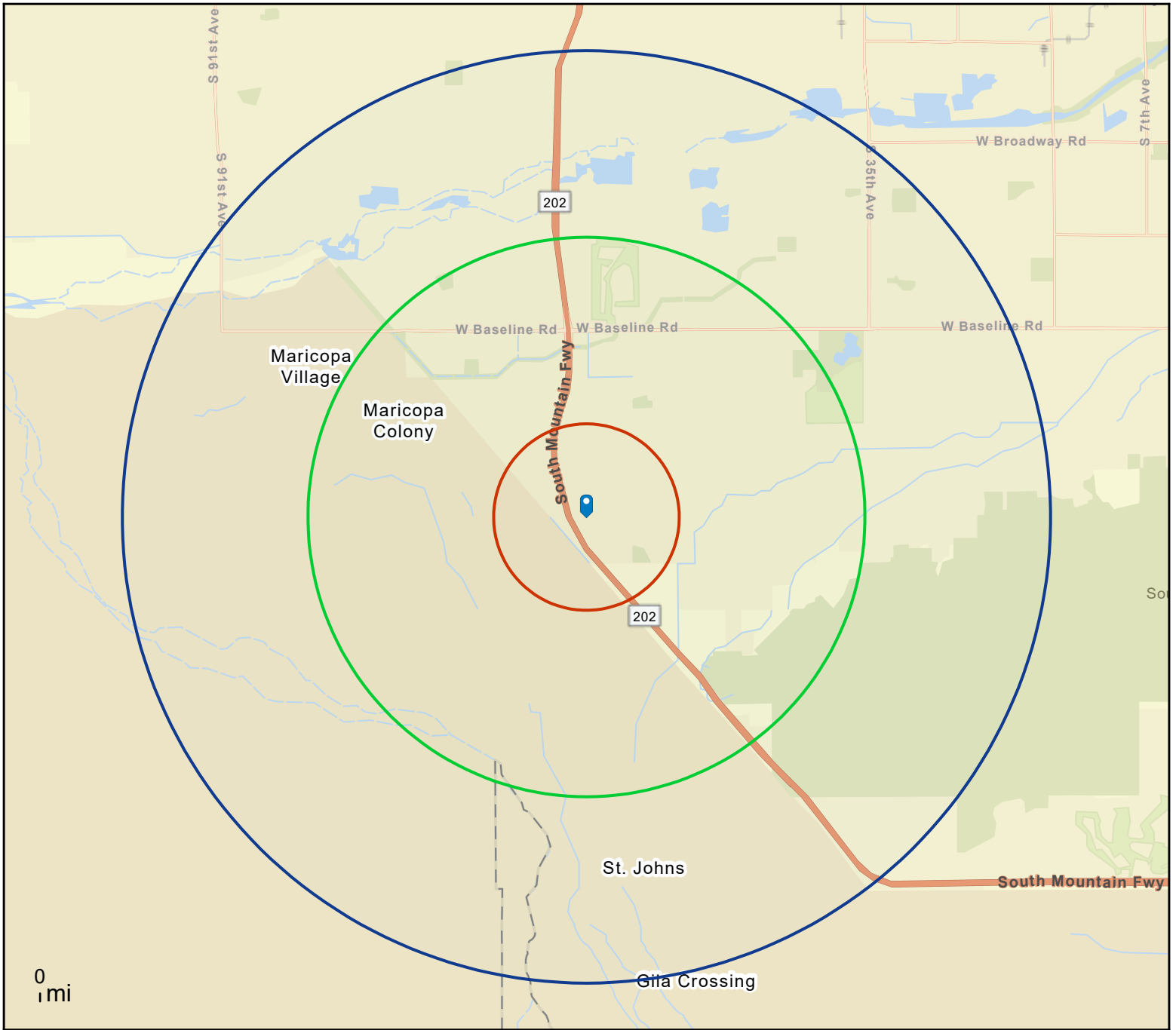
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	West Elliot Road	S 59th Ave (0.1 miles E)	2018	402
0.23	S 59th Ave	W Elliot Rd (0.23 miles N)	2007	1,000
0.25	W Elliot Rd	W Carver Rd (0.15 miles W)	2012	223
0.33	West Elliot Road	W Elliot Rd (0.07 miles W)	2018	247
0.43	South 59th Avenue	W Elliot Rd (0.43 miles S)	2018	1,085
0.45	South 59th Avenue	W Elliot Rd (0.45 miles S)	2018	482
0.71	W Carver Rd	S 51st Ave (0.48 miles E)	2007	1,000
0.78	W Elliot Rd	S 51st Ave (0.2 miles E)	2018	574
1.00	South 51st Avenue	W San Gabriel Ave (0.05 miles W)	2018	13,967
1.01	W Dobbins Rd	S 59th Ave (0.08 miles E)	2013	763
1.02	W Dobbins Rd	S 59th Ave (0.16 miles W)	2014	1,476
1.02	South 51st Avenue	W Sunrise Dr (0.01 miles N)	2018	12,114
1.04	S 51st Ave	W Sunrise Dr (0.05 miles S)	2007	14,831
1.06	S 51st Ave	Shawnee Dr (0.03 miles N)	2018	14,156
1.16	S 51st Ave	W Kiva St (0.08 miles S)	2007	15,000
1.19	W Carver Rd	S 51st Ave (0.08 miles W)	2015	1,820
1.22	South 51st Avenue	W Piedmont Rd (0.05 miles N)	2018	15,333
1.22	S 51st Ave	W Piedmont Rd (0.05 miles N)	2015	19,041
1.26	W Estrella Dr	Saint Johns Rd (0.17 miles W)	2015	573
1.27	W Dobbins Rd	S 53rd Ave (0.04 miles W)	2018	4,214
1.31	South 51st Avenue	W Estrella Dr (0.14 miles S)	2018	13,615
1.32	W Olney Ave	S 49th Ave (0.04 miles W)	2013	661
1.33	West Estrella Drive	S 51st Ave (0.12 miles E)	2018	594
1.44	S 59th Ave	W South Mountain Ave (0.05 miles N)	2012	1,920
1.53	S 51st Ave	W Gwen St (0.02 miles N)	2011	19,890
1.54	W Dobbins Rd	W Carver Rd (0.07 miles W)	2014	1,114
1.55	67th Ave	W Estrella Dr (0.21 miles N)	2015	931
1.56	S 47th Ave	W Steinway Dr (0.03 miles S)	2010	610
1.65	S 47th Ave	W Piedmont St (0.05 miles N)	2012	777
1.67	W Dobbins Rd	S 48th Dr (0.0 miles E)	2015	8,182

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 (Q3 2023).

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W Elliot Rd & S 59th Ave, Laveen, Arizona, 85339
Rings: 1, 3, 5 mile radii

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Latitude: 33.34837
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Executive Summary

59th Ave & Elliot
 S 59th Ave & W Elliot Rd, Laveen, Arizona, 85339
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	1 mile	3 miles	5 miles
Population			
2010 Population	113	25,310	60,045
2020 Population	173	35,073	81,290
2023 Population	2,706	41,322	90,914
2028 Population	3,423	48,699	99,634
2010-2020 Annual Rate	4.35%	3.32%	3.08%
2020-2023 Annual Rate	133.06%	5.17%	3.50%
2023-2028 Annual Rate	4.81%	3.34%	1.85%
2020 Male Population	48.0%	48.9%	49.2%
2020 Female Population	52.0%	51.1%	50.8%
2020 Median Age	35.2	31.5	30.9
2023 Male Population	48.5%	48.9%	49.0%
2023 Female Population	51.5%	51.1%	51.0%
2023 Median Age	33.4	32.0	31.3

In the identified area, the current year population is 90,914. In 2020, the Census count in the area was 81,290. The rate of change since 2020 was 3.50% annually. The five-year projection for the population in the area is 99,634 representing a change of 1.85% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 31.3, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	37.9%	29.9%	27.7%
2023 Black Alone	17.5%	20.7%	18.6%
2023 American Indian/Alaska Native Alone	2.8%	4.5%	5.5%
2023 Asian Alone	3.8%	4.9%	4.5%
2023 Pacific Islander Alone	0.4%	0.4%	0.3%
2023 Other Race	19.1%	21.5%	25.1%
2023 Two or More Races	18.4%	18.0%	18.4%
2023 Hispanic Origin (Any Race)	46.3%	46.9%	51.8%

Persons of Hispanic origin represent 51.8% 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 89.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	101	96	83
2010 Households	31	7,671	17,431
2020 Households	43	9,730	22,280
2023 Households	710	11,506	25,095
2028 Households	899	13,732	27,786
2010-2020 Annual Rate	3.33%	2.41%	2.48%
2020-2023 Annual Rate	136.98%	5.29%	3.73%
2023-2028 Annual Rate	4.83%	3.60%	2.06%
2023 Average Household Size	3.81	3.59	3.62

The household count in this area has changed from 22,280 in 2020 to 25,095 in the current year, a change of 3.73% annually. The five-year projection of households is 27,786, a change of 2.06% annually from the current year total. Average household size is currently 3.62, compared to 3.64 in the year 2020. The number of families in the current year is 19,711 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.



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Mortgage Income			
2023 Percent of Income for Mortgage	20.5%	22.0%	24.2%
Median Household Income			
2023 Median Household Income	\$107,764	\$100,304	\$87,071
2028 Median Household Income	\$118,520	\$110,052	\$101,838
2023-2028 Annual Rate	1.92%	1.87%	3.18%
Average Household Income			
2023 Average Household Income	\$127,196	\$121,690	\$109,235
2028 Average Household Income	\$147,693	\$142,606	\$128,867
2023-2028 Annual Rate	3.03%	3.22%	3.36%
Per Capita Income			
2023 Per Capita Income	\$36,846	\$33,883	\$30,187
2028 Per Capita Income	\$42,825	\$40,174	\$35,982
2023-2028 Annual Rate	3.05%	3.46%	3.57%
GINI Index			
2023 Gini Index	26.4	32.4	33.8

Households by Income

Current median household income is \$87,071 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$101,838 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$109,235 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$128,867 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$30,187 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$35,982 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	124	114	104
2010 Total Housing Units	34	8,745	19,770
2010 Owner Occupied Housing Units	28	6,127	13,462
2010 Renter Occupied Housing Units	3	1,544	3,968
2010 Vacant Housing Units	3	1,074	2,339
2020 Total Housing Units	43	9,984	22,994
2020 Owner Occupied Housing Units	37	7,393	16,701
2020 Renter Occupied Housing Units	6	2,337	5,579
2020 Vacant Housing Units	1	243	700
2023 Total Housing Units	730	11,692	25,663
2023 Owner Occupied Housing Units	623	8,868	18,835
2023 Renter Occupied Housing Units	87	2,638	6,260
2023 Vacant Housing Units	20	186	568
2028 Total Housing Units	907	13,862	28,283
2028 Owner Occupied Housing Units	701	10,192	20,632
2028 Renter Occupied Housing Units	198	3,539	7,154
2028 Vacant Housing Units	8	130	497

Socioeconomic Status Index

2023 Socioeconomic Status Index	52.3	48.8	45.3
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Currently, 73.4% of the 25,663 housing units in the area are owner occupied; 24.4%, renter occupied; and 2.2% 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 22,994 housing units in the area and 3.0% vacant housing units. The annual rate of change in housing units since 2020 is 3.44%. Median home value in the area is \$350,008, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.22% annually to \$371,919.

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

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Population Summary			
2010 Total Population	113	25,310	60,045
2020 Total Population	173	35,073	81,290
2020 Group Quarters	0	27	131
2023 Total Population	2,706	41,322	90,914
2023 Group Quarters	0	27	127
2028 Total Population	3,423	48,699	99,634
2023-2028 Annual Rate	4.81%	3.34%	1.85%
2023 Total Daytime Population	1,630	28,210	64,194
Workers	169	5,541	14,483
Residents	1,461	22,669	49,711
Household Summary			
2010 Households	31	7,671	17,431
2010 Average Household Size	3.65	3.30	3.44
2020 Total Households	43	9,730	22,280
2020 Average Household Size	4.02	3.60	3.64
2023 Households	710	11,506	25,095
2023 Average Household Size	3.81	3.59	3.62
2028 Households	899	13,732	27,786
2028 Average Household Size	3.81	3.54	3.58
2023-2028 Annual Rate	4.83%	3.60%	2.06%
2010 Families	25	6,113	13,912
2010 Average Family Size	3.92	3.62	3.77
2023 Families	556	9,063	19,711
2023 Average Family Size	4.17	3.95	3.99
2028 Families	706	10,800	21,838
2028 Average Family Size	4.15	3.90	3.94
2023-2028 Annual Rate	4.89%	3.57%	2.07%
Housing Unit Summary			
2000 Housing Units	11	1,207	3,717
Owner Occupied Housing Units	72.7%	78.1%	75.3%
Renter Occupied Housing Units	18.2%	16.2%	19.3%
Vacant Housing Units	9.1%	5.6%	5.5%
2010 Housing Units	34	8,745	19,770
Owner Occupied Housing Units	82.4%	70.1%	68.1%
Renter Occupied Housing Units	8.8%	17.7%	20.1%
Vacant Housing Units	8.8%	12.3%	11.8%
2020 Housing Units	43	9,984	22,994
Owner Occupied Housing Units	86.0%	74.0%	72.6%
Renter Occupied Housing Units	14.0%	23.4%	24.3%
Vacant Housing Units	2.3%	2.4%	3.0%
2023 Housing Units	730	11,692	25,663
Owner Occupied Housing Units	85.3%	75.8%	73.4%
Renter Occupied Housing Units	11.9%	22.6%	24.4%
Vacant Housing Units	2.7%	1.6%	2.2%
2028 Housing Units	907	13,862	28,283
Owner Occupied Housing Units	77.3%	73.5%	72.9%
Renter Occupied Housing Units	21.8%	25.5%	25.3%
Vacant Housing Units	0.9%	0.9%	1.8%

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.



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2023 Households by Income			
Household Income Base	710	11,506	25,095
<\$15,000	2.7%	3.8%	4.6%
\$15,000 - \$24,999	1.0%	1.9%	3.1%
\$25,000 - \$34,999	2.4%	4.6%	5.1%
\$35,000 - \$49,999	4.2%	8.1%	8.8%
\$50,000 - \$74,999	10.7%	15.0%	18.4%
\$75,000 - \$99,999	19.7%	16.3%	17.7%
\$100,000 - \$149,999	35.8%	28.9%	25.0%
\$150,000 - \$199,999	14.5%	10.1%	8.9%
\$200,000+	9.0%	11.3%	8.4%
Average Household Income	\$127,196	\$121,690	\$109,235
2028 Households by Income			
Household Income Base	899	13,732	27,786
<\$15,000	1.7%	2.6%	3.2%
\$15,000 - \$24,999	0.7%	1.3%	2.1%
\$25,000 - \$34,999	1.4%	2.6%	3.4%
\$35,000 - \$49,999	2.4%	5.3%	6.4%
\$50,000 - \$74,999	7.1%	11.9%	15.3%
\$75,000 - \$99,999	17.0%	16.5%	17.7%
\$100,000 - \$149,999	38.0%	31.8%	28.6%
\$150,000 - \$199,999	20.0%	14.0%	12.4%
\$200,000+	11.6%	14.1%	10.9%
Average Household Income	\$147,693	\$142,606	\$128,867
2023 Owner Occupied Housing Units by Value			
Total	623	8,868	18,835
<\$50,000	2.1%	1.0%	2.0%
\$50,000 - \$99,999	0.5%	0.2%	1.0%
\$100,000 - \$149,999	1.3%	1.0%	2.6%
\$150,000 - \$199,999	3.0%	2.8%	4.8%
\$200,000 - \$249,999	15.2%	9.7%	10.2%
\$250,000 - \$299,999	11.2%	13.7%	13.6%
\$300,000 - \$399,999	24.7%	31.9%	31.7%
\$400,000 - \$499,999	18.0%	18.9%	15.4%
\$500,000 - \$749,999	15.9%	15.2%	12.7%
\$750,000 - \$999,999	4.5%	2.7%	3.0%
\$1,000,000 - \$1,499,999	2.4%	1.7%	1.3%
\$1,500,000 - \$1,999,999	0.5%	0.7%	0.6%
\$2,000,000 +	0.6%	0.6%	1.2%
Average Home Value	\$432,063	\$427,568	\$413,381
2028 Owner Occupied Housing Units by Value			
Total	701	10,192	20,632
<\$50,000	1.7%	1.0%	1.9%
\$50,000 - \$99,999	0.7%	0.7%	1.4%
\$100,000 - \$149,999	0.3%	0.2%	0.5%
\$150,000 - \$199,999	2.1%	2.1%	4.9%
\$200,000 - \$249,999	9.7%	7.2%	8.3%
\$250,000 - \$299,999	9.6%	11.5%	11.8%
\$300,000 - \$399,999	23.8%	29.1%	29.6%
\$400,000 - \$499,999	20.5%	21.1%	17.5%
\$500,000 - \$749,999	20.3%	18.7%	15.6%
\$750,000 - \$999,999	6.4%	4.0%	4.2%
\$1,000,000 - \$1,499,999	3.4%	2.4%	2.0%
\$1,500,000 - \$1,999,999	0.6%	1.0%	0.8%
\$2,000,000 +	0.9%	0.8%	1.5%
Average Home Value	\$483,809	\$467,274	\$452,316

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.



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Median Household Income			
2023	\$107,764	\$100,304	\$87,071
2028	\$118,520	\$110,052	\$101,838
Median Home Value			
2023	\$367,208	\$367,876	\$350,008
2028	\$410,069	\$393,440	\$371,919
Per Capita Income			
2023	\$36,846	\$33,883	\$30,187
2028	\$42,825	\$40,174	\$35,982
Median Age			
2010	31.0	29.6	28.6
2020	35.2	31.5	30.9
2023	33.4	32.0	31.3
2028	31.7	31.2	30.8
2020 Population by Age			
Total	173	35,073	81,290
0 - 4	6.4%	7.1%	7.5%
5 - 9	8.7%	9.0%	8.9%
10 - 14	8.7%	9.8%	9.7%
15 - 24	14.5%	15.5%	15.6%
25 - 34	11.6%	13.8%	14.6%
35 - 44	15.0%	15.0%	14.9%
45 - 54	13.9%	12.6%	12.1%
55 - 64	11.0%	8.9%	8.9%
65 - 74	7.5%	5.7%	5.4%
75 - 84	2.3%	2.1%	1.9%
85 +	0.6%	0.5%	0.5%
18 +	71.7%	68.5%	68.4%
2023 Population by Age			
Total	2,705	41,322	90,912
0 - 4	8.3%	9.0%	9.3%
5 - 9	8.6%	9.4%	9.5%
10 - 14	8.1%	8.6%	8.7%
15 - 24	11.9%	12.4%	12.8%
25 - 34	15.9%	15.4%	15.9%
35 - 44	18.4%	18.2%	17.1%
45 - 54	11.4%	11.6%	11.1%
55 - 64	8.5%	7.8%	7.9%
65 - 74	6.4%	5.5%	5.4%
75 - 84	2.2%	1.8%	1.9%
85 +	0.4%	0.3%	0.4%
18 +	71.2%	68.6%	68.1%
2028 Population by Age			
Total	3,423	48,699	99,633
0 - 4	8.9%	9.2%	9.4%
5 - 9	8.8%	9.2%	9.4%
10 - 14	8.5%	9.0%	9.2%
15 - 24	12.1%	12.3%	12.9%
25 - 34	17.7%	17.1%	16.7%
35 - 44	18.2%	16.7%	16.3%
45 - 54	11.5%	11.7%	11.4%
55 - 64	6.4%	7.0%	7.1%
65 - 74	5.4%	5.0%	5.0%
75 - 84	2.3%	2.2%	2.2%
85 +	0.3%	0.4%	0.4%
18 +	69.5%	68.0%	67.5%
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.

February 06, 2024



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 Rings: 1, 3, 5 mile radii

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Latitude: 33.34837
 Longitude: -112.18635

	1 mile	3 miles	5 miles
Males	83	17,141	39,964
Females	90	17,932	41,326
2023 Population by Sex			
Males	1,312	20,198	44,536
Females	1,394	21,124	46,378
2028 Population by Sex			
Males	1,645	23,707	48,628
Females	1,779	24,992	51,006
2010 Population by Race/Ethnicity			
Total	113	25,309	60,045
White Alone	47.8%	47.6%	46.1%
Black Alone	12.4%	17.3%	16.3%
American Indian Alone	16.8%	4.7%	5.6%
Asian Alone	3.5%	7.6%	6.1%
Pacific Islander Alone	0.0%	0.3%	0.3%
Some Other Race Alone	14.2%	17.5%	20.6%
Two or More Races	5.3%	5.0%	5.0%
Hispanic Origin	32.7%	39.4%	46.6%
Diversity Index	83.4	84.4	85.4
2020 Population by Race/Ethnicity			
Total	173	35,073	81,290
White Alone	34.7%	30.5%	28.4%
Black Alone	14.5%	20.1%	17.9%
American Indian Alone	14.5%	5.0%	6.0%
Asian Alone	3.5%	5.0%	4.5%
Pacific Islander Alone	0.6%	0.4%	0.3%
Some Other Race Alone	16.2%	21.1%	24.6%
Two or More Races	16.2%	17.8%	18.3%
Hispanic Origin	41.0%	46.2%	51.2%
Diversity Index	88.9	89.2	89.4
2023 Population by Race/Ethnicity			
Total	2,707	41,321	90,914
White Alone	37.9%	29.9%	27.7%
Black Alone	17.5%	20.7%	18.6%
American Indian Alone	2.8%	4.5%	5.5%
Asian Alone	3.8%	4.9%	4.5%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	19.1%	21.5%	25.1%
Two or More Races	18.4%	18.0%	18.4%
Hispanic Origin	46.3%	46.9%	51.8%
Diversity Index	87.6	89.2	89.3
2028 Population by Race/Ethnicity			
Total	3,423	48,699	99,634
White Alone	35.6%	28.8%	26.4%
Black Alone	18.7%	21.4%	19.5%
American Indian Alone	2.6%	4.1%	5.1%
Asian Alone	4.0%	5.0%	4.6%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	19.9%	22.1%	25.6%
Two or More Races	18.8%	18.1%	18.5%
Hispanic Origin	46.6%	47.2%	51.7%
Diversity Index	88.0	89.2	89.4

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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

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2020 Population by Relationship and Household Type			
Total	173	35,073	81,290
In Households	100.0%	99.9%	99.8%
Householder	28.3%	27.7%	27.5%
Opposite-Sex Spouse	16.2%	14.7%	14.1%
Same-Sex Spouse	0.6%	0.4%	0.3%
Opposite-Sex Unmarried Partner	1.7%	2.1%	2.3%
Same-Sex Unmarried Partner	0.6%	0.2%	0.2%
Biological Child	32.4%	34.6%	34.4%
Adopted Child	1.2%	1.2%	1.0%
Stepchild	1.7%	2.0%	1.9%
Grandchild	5.2%	4.1%	4.6%
Brother or Sister	1.7%	2.3%	2.5%
Parent	2.3%	2.7%	2.7%
Parent-in-law	0.6%	0.6%	0.6%
Son-in-law or Daughter-in-law	0.6%	0.8%	0.9%
Other Relatives	2.9%	2.9%	3.0%
Foster Child	0.0%	0.3%	0.3%
Other Nonrelatives	4.0%	3.4%	3.6%
In Group Quarters	0.0%	0.1%	0.2%
Institutionalized	0.0%	0.0%	0.0%
Noninstitutionalized	0.0%	0.1%	0.1%
2023 Population 25+ by Educational Attainment			
Total	1,706	25,032	54,276
Less than 9th Grade	5.7%	4.6%	5.5%
9th - 12th Grade, No Diploma	3.7%	4.1%	6.6%
High School Graduate	22.7%	23.6%	23.4%
GED/Alternative Credential	3.9%	5.1%	5.1%
Some College, No Degree	20.9%	21.5%	22.0%
Associate Degree	7.0%	11.1%	10.5%
Bachelor's Degree	26.2%	18.5%	17.9%
Graduate/Professional Degree	9.9%	11.6%	9.2%
2023 Population 15+ by Marital Status			
Total	2,028	30,136	65,875
Never Married	37.0%	37.2%	37.8%
Married	56.1%	52.9%	51.4%
Widowed	2.7%	2.6%	2.5%
Divorced	4.3%	7.3%	8.4%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,300	19,789	43,875
Population 16+ Employed	97.4%	95.9%	95.5%
Population 16+ Unemployment rate	2.6%	4.1%	4.5%
Population 16-24 Employed	11.4%	11.2%	12.3%
Population 16-24 Unemployment rate	4.0%	12.4%	11.3%
Population 25-54 Employed	73.4%	76.4%	74.4%
Population 25-54 Unemployment rate	2.9%	2.7%	3.6%
Population 55-64 Employed	13.7%	10.2%	10.4%
Population 55-64 Unemployment rate	0.0%	2.4%	1.9%
Population 65+ Employed	1.6%	2.1%	2.9%
Population 65+ Unemployment rate	0.0%	12.3%	5.2%

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

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2023 Employed Population 16+ by Industry			
Total	1,266	18,973	41,889
Agriculture/Mining	2.4%	0.9%	0.7%
Construction	9.9%	8.4%	8.3%
Manufacturing	7.3%	7.9%	9.4%
Wholesale Trade	2.5%	1.9%	1.8%
Retail Trade	7.3%	10.6%	10.6%
Transportation/Utilities	3.6%	7.7%	8.9%
Information	3.9%	3.3%	2.1%
Finance/Insurance/Real Estate	11.3%	10.7%	9.4%
Services	45.3%	42.9%	43.1%
Public Administration	6.5%	5.7%	5.7%
2023 Employed Population 16+ by Occupation			
Total	1,266	18,973	41,887
White Collar	61.5%	70.4%	64.1%
Management/Business/Financial	25.8%	18.6%	16.4%
Professional	25.0%	27.5%	23.5%
Sales	5.8%	10.3%	9.7%
Administrative Support	5.0%	14.0%	14.6%
Services	13.9%	10.7%	13.9%
Blue Collar	24.6%	18.8%	22.0%
Farming/Forestry/Fishing	0.0%	0.3%	0.4%
Construction/Extraction	5.5%	5.7%	5.4%
Installation/Maintenance/Repair	4.4%	2.1%	2.5%
Production	5.3%	4.4%	6.1%
Transportation/Material Moving	9.4%	6.3%	7.6%
2020 Households by Type			
Total	43	9,730	22,280
Married Couple Households	58.1%	54.3%	52.3%
With Own Children <18	25.6%	28.2%	27.4%
Without Own Children <18	32.6%	26.1%	24.9%
Cohabiting Couple Households	7.0%	8.3%	9.2%
With Own Children <18	2.3%	3.9%	4.4%
Without Own Children <18	4.7%	4.4%	4.8%
Male Householder, No Spouse/Partner	14.0%	14.0%	14.9%
Living Alone	7.0%	5.5%	5.9%
65 Years and over	0.0%	1.1%	1.1%
With Own Children <18	2.3%	3.5%	3.5%
Without Own Children <18, With Relatives	2.3%	3.6%	3.9%
No Relatives Present	0.0%	1.4%	1.6%
Female Householder, No Spouse/Partner	20.9%	23.4%	23.6%
Living Alone	4.7%	5.7%	5.6%
65 Years and over	2.3%	1.8%	1.9%
With Own Children <18	7.0%	8.2%	8.3%
Without Own Children <18, With Relatives	7.0%	8.4%	8.7%
No Relatives Present	0.0%	1.1%	1.0%
2020 Households by Size			
Total	43	9,730	22,280
1 Person Household	11.6%	11.3%	11.5%
2 Person Household	25.6%	24.1%	24.1%
3 Person Household	16.3%	18.2%	17.9%
4 Person Household	20.9%	20.6%	19.6%
5 Person Household	11.6%	13.3%	13.2%
6 Person Household	7.0%	6.4%	7.1%
7 + Person Household	7.0%	6.1%	6.6%

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

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2020 Households by Tenure and Mortgage Status			
Total	43	9,730	22,280
Owner Occupied	86.0%	76.0%	75.0%
Owned with a Mortgage/Loan	69.8%	67.5%	65.3%
Owned Free and Clear	16.3%	8.5%	9.7%
Renter Occupied	14.0%	24.0%	25.0%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	124	114	104
Percent of Income for Mortgage	20.5%	22.0%	24.2%
Wealth Index	101	96	83
2020 Housing Units By Urban/ Rural Status			
Total	43	9,984	22,994
Urban Housing Units	88.4%	96.9%	96.5%
Rural Housing Units	11.6%	3.1%	3.5%
2020 Population By Urban/ Rural Status			
Total	173	35,073	81,290
Urban Population	83.8%	96.4%	95.9%
Rural Population	16.2%	3.6%	4.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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



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Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	City Commons (11E)	Green Acres (6A)	Forging Opportunity (7D)
3.		Boomburbs (1C)	Green Acres (6A)
2023 Consumer Spending			
Apparel & Services: Total \$	\$1,880,077	\$29,067,041	\$57,236,873
Average Spent	\$2,648.00	\$2,526.25	\$2,280.81
Spending Potential Index	120	115	104
Education: Total \$	\$1,300,947	\$20,507,939	\$40,193,580
Average Spent	\$1,832.32	\$1,782.37	\$1,601.66
Spending Potential Index	102	99	89
Entertainment/Recreation: Total \$	\$3,226,359	\$49,955,175	\$97,236,665
Average Spent	\$4,544.17	\$4,341.66	\$3,874.74
Spending Potential Index	120	115	102
Food at Home: Total \$	\$5,495,524	\$85,170,606	\$168,461,472
Average Spent	\$7,740.17	\$7,402.28	\$6,712.95
Spending Potential Index	114	109	99
Food Away from Home: Total \$	\$3,328,904	\$51,245,978	\$100,974,440
Average Spent	\$4,688.60	\$4,453.85	\$4,023.69
Spending Potential Index	126	120	108
Health Care: Total \$	\$6,052,407	\$93,891,619	\$184,868,518
Average Spent	\$8,524.52	\$8,160.23	\$7,366.75
Spending Potential Index	116	111	100
HH Furnishings & Equipment: Total \$	\$2,569,617	\$39,682,468	\$77,344,977
Average Spent	\$3,619.18	\$3,448.85	\$3,082.09
Spending Potential Index	122	117	104
Personal Care Products & Services: Total \$	\$821,277	\$12,701,474	\$24,925,011
Average Spent	\$1,156.73	\$1,103.90	\$993.23
Spending Potential Index	121	115	104
Shelter: Total \$	\$20,723,708	\$320,728,967	\$631,702,270
Average Spent	\$29,188.32	\$27,874.93	\$25,172.44
Spending Potential Index	118	113	102
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,797,730	\$43,190,977	\$83,297,939
Average Spent	\$3,940.46	\$3,753.78	\$3,319.30
Spending Potential Index	126	120	106
Travel: Total \$	\$1,972,266	\$30,561,799	\$59,175,519
Average Spent	\$2,777.84	\$2,656.16	\$2,358.06
Spending Potential Index	123	118	105
Vehicle Maintenance & Repairs: Total \$	\$1,160,326	\$17,848,573	\$35,126,106
Average Spent	\$1,634.26	\$1,551.24	\$1,399.73
Spending Potential Index	125	118	107

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.