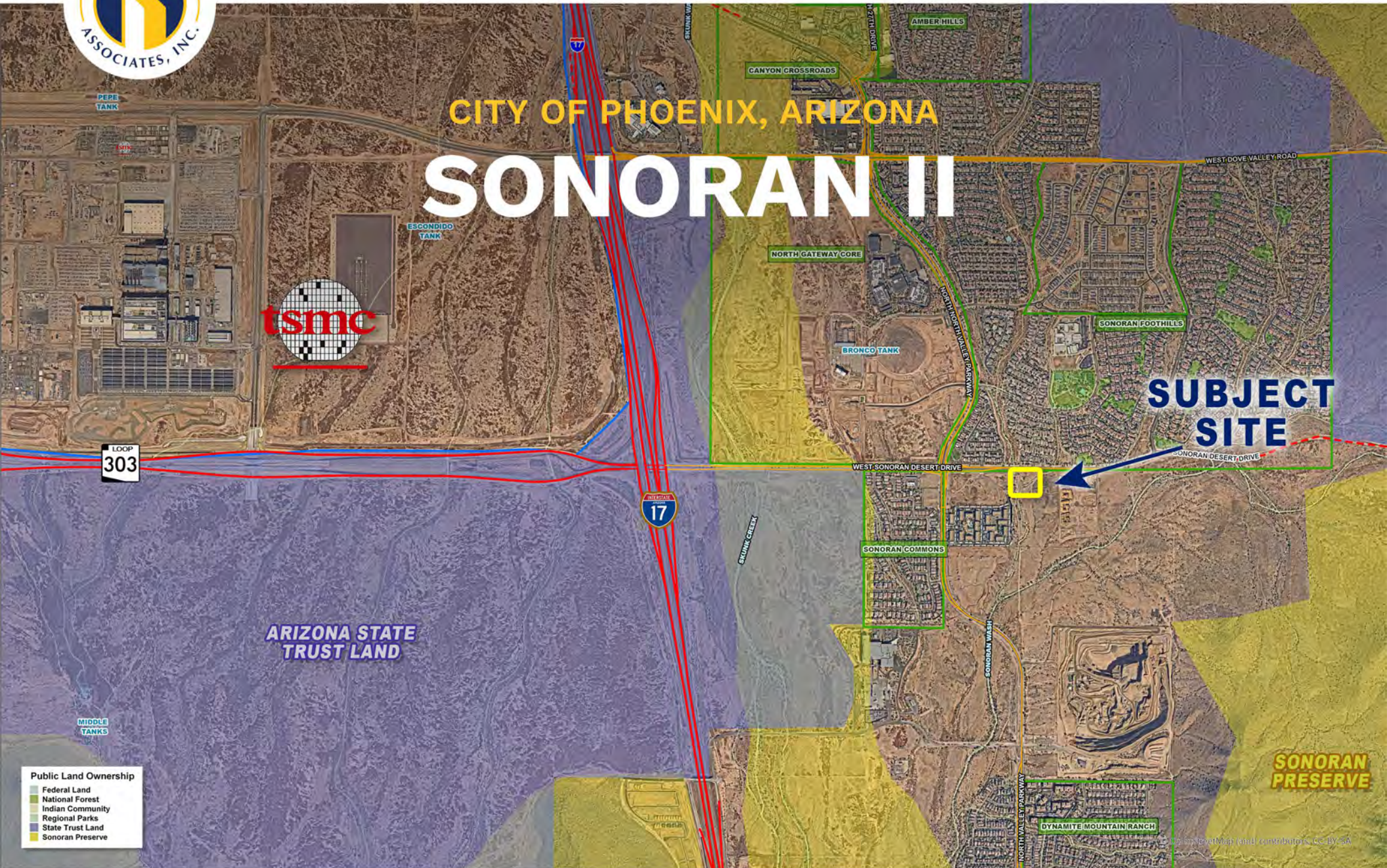




**PROPERTY DIMENSIONS**  
REAL ESTATE GROUP INC



**SUBJECT SITE**

**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land
- Sonoran Preserve



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

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





**PROPERTY DIMENSIONS**  
REAL ESTATE GROUP

FOR MORE INFORMATION, CONTACT:  
NATE NATHAN / nate@nathanlandaz.com  
SEAN GILLESPIE / sean@nathanlandaz.com

## SONORAN PARKWAY AND NORTH VALLEY PARKWAY

# SONORAN II

### LOCATION

Located east of the southeast corner of Sonoran Parkway and North Valley Parkway in the City of Phoenix, Arizona.

### SIZE

2.5 Gross Acres (1.5 Net Acres)

### ZONING

PCD with Commercial Overlay | Phoenix

### ASKING PRICE

\$10/SF

### TERMS

Cash

### COMMENTS

Site is just east of multifamily and commercial projects and very close to TSMC, I-17 and Loop 303.

### ASSESSOR PARCEL NUMBER

204-13-001S

### PROPERTY TAXES

2023 Assessment: \$2,586.72

### ALTA SURVEY

[CLICK HERE](#) to view.



## PHOENIX QUICK FACTS



### POPULATION

2021 population: **1,618,506**  
Population growth annually: **1.31%**  
Median age of **34**



### GROWTH

Population estimate 2025: **1,738,046**  
Number of households: **585,371**



### RANKING

**10th** most populated metro area in U.S.  
**#17** best city in the U.S. for jobs  
The **11th** in best big cities to live in the U.S.



### 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 **10,754**  
American Express. **6,602**  
Honeywell. **6,067**  
Amazon **5,607**  
Fry's Food Store **5,358**  
Dignity Health **5,284**  
Chase **5,274**  
Bank of America **5,274**  
U Haul **4,954**  
Phoenix Children's Hospital **4,826**



### 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**





### INTERSTATE 17 CORRIDOR

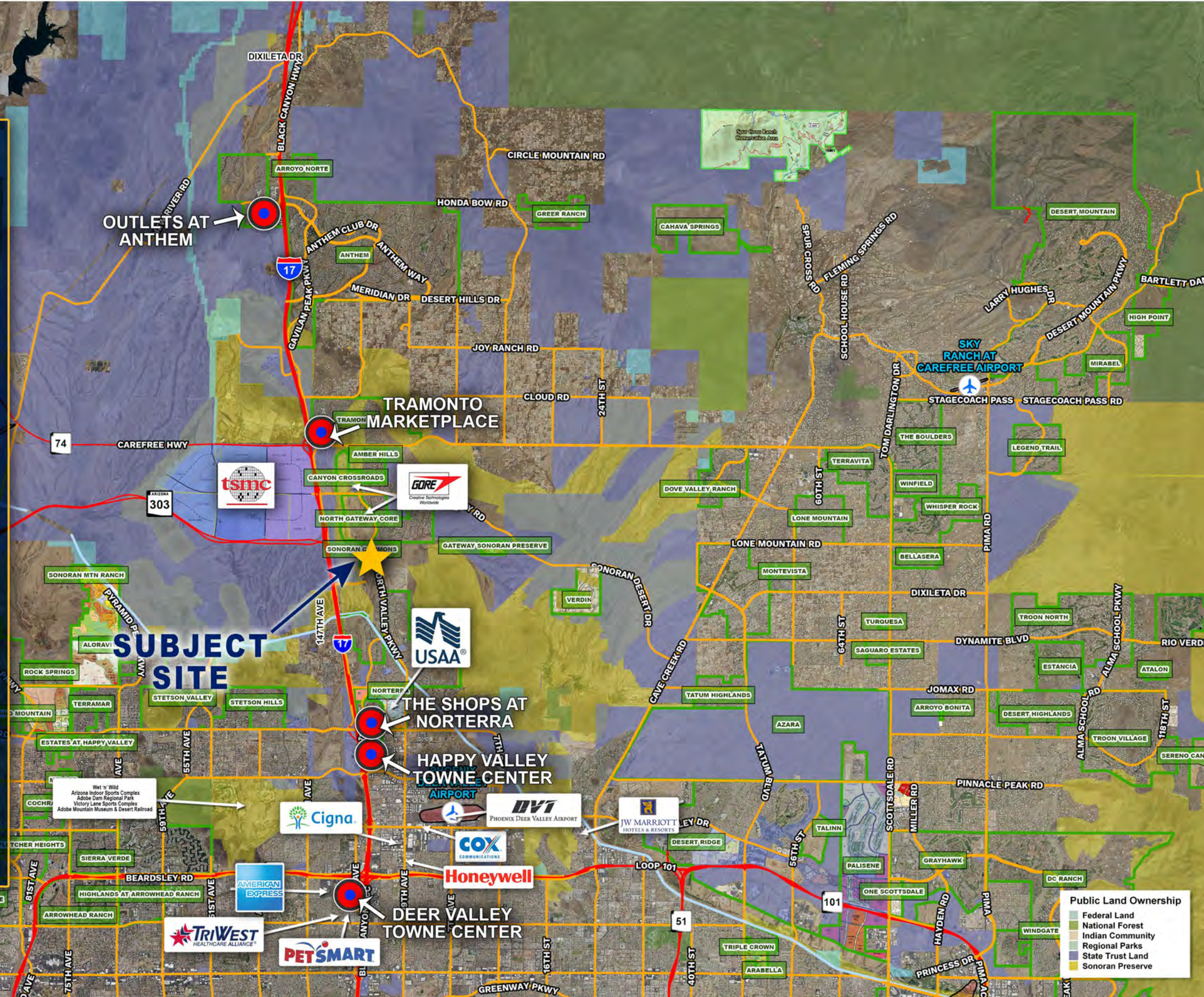
The Subject Property is located in the rapidly expanding North Phoenix Submarket which includes the portion of the Interstate 17 bordered by the Carefree Highway to the north and Loop 101 to the south.

North Phoenix is characterized by strong population growth, above-average household income, excellent schools and numerous regional and corporate headquarters. The employment base in the North Phoenix employment corridor has mirrored this expansion. Several companies have located their operations in the area including: USAA (3,060 jobs), American Express (3,000 jobs), Cox Communications (2,500 jobs), Discover Card (2,500 jobs), Tri West Healthcare Alliance (1,600 jobs), Honeywell (1,500 jobs), PetSmart (1,200 jobs), JW Marriott (1,200 jobs) and Cigna (600 jobs). The Deer Valley Airpark encompasses nearly 33,000 jobs.

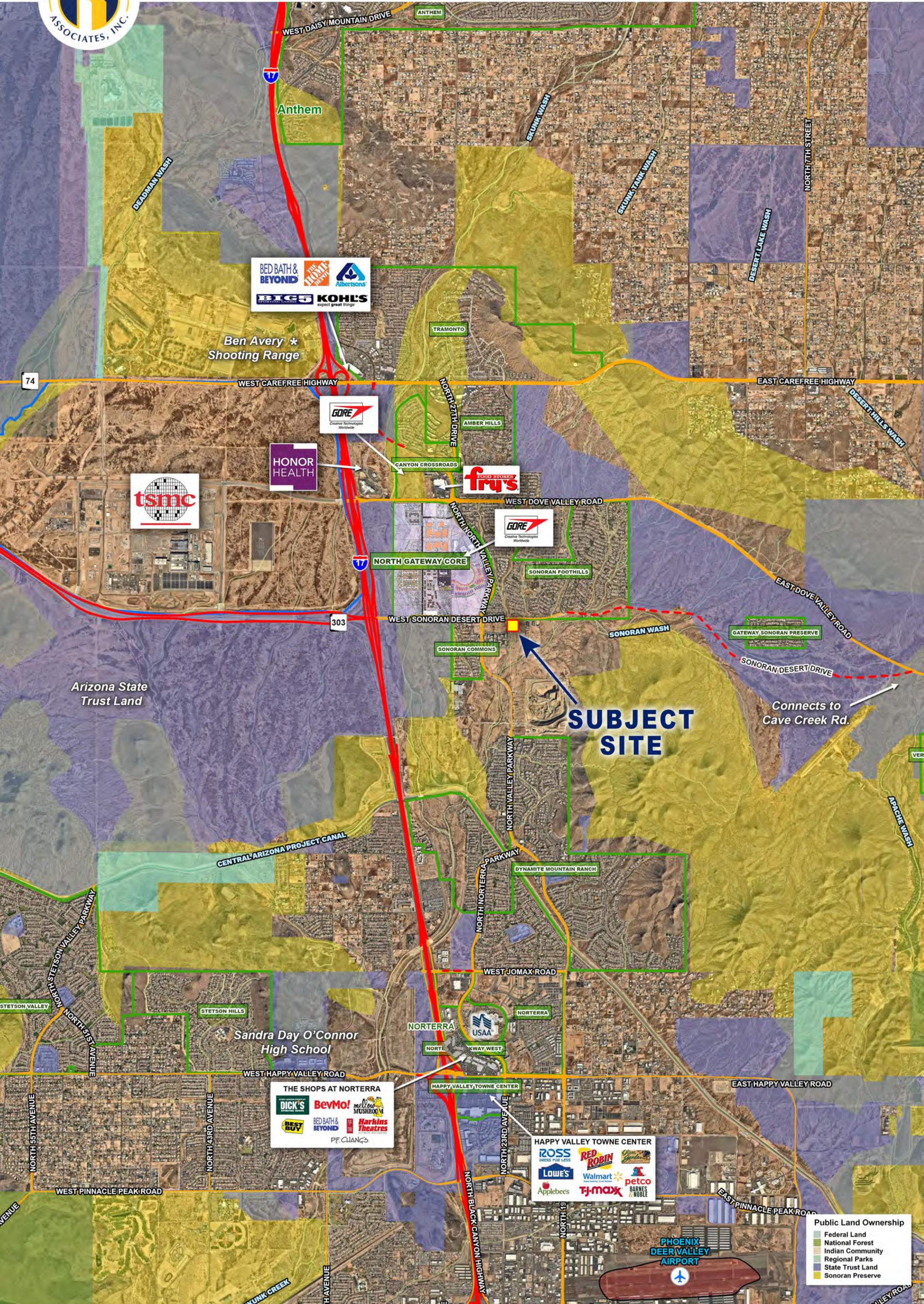
The site is located within minutes of the submarkets most prominent power centers. These retail centers include The Shops at Norterra (353,000 SF), Happy Valley Towne Center (800,000 SF), Deer Valley Towne Center (523,000 SF) and Tramonto Marketplace (113,494 SF). The new Loop 303 (that runs west from I-17 along the Lone Mountain Road Alignment) creates the potential for new office and retail development with freeway visibility while connecting the North Valley to the West Valley.

In December 2020, Taiwan Semiconductor Manufacturing Co. Ltd. purchased 1,128 acres of State Land located at the north-west corner of Interstate 17 and Loop 303 with intention to build a \$12 billion factory, which is projected to create more than 1,600 jobs in the area.

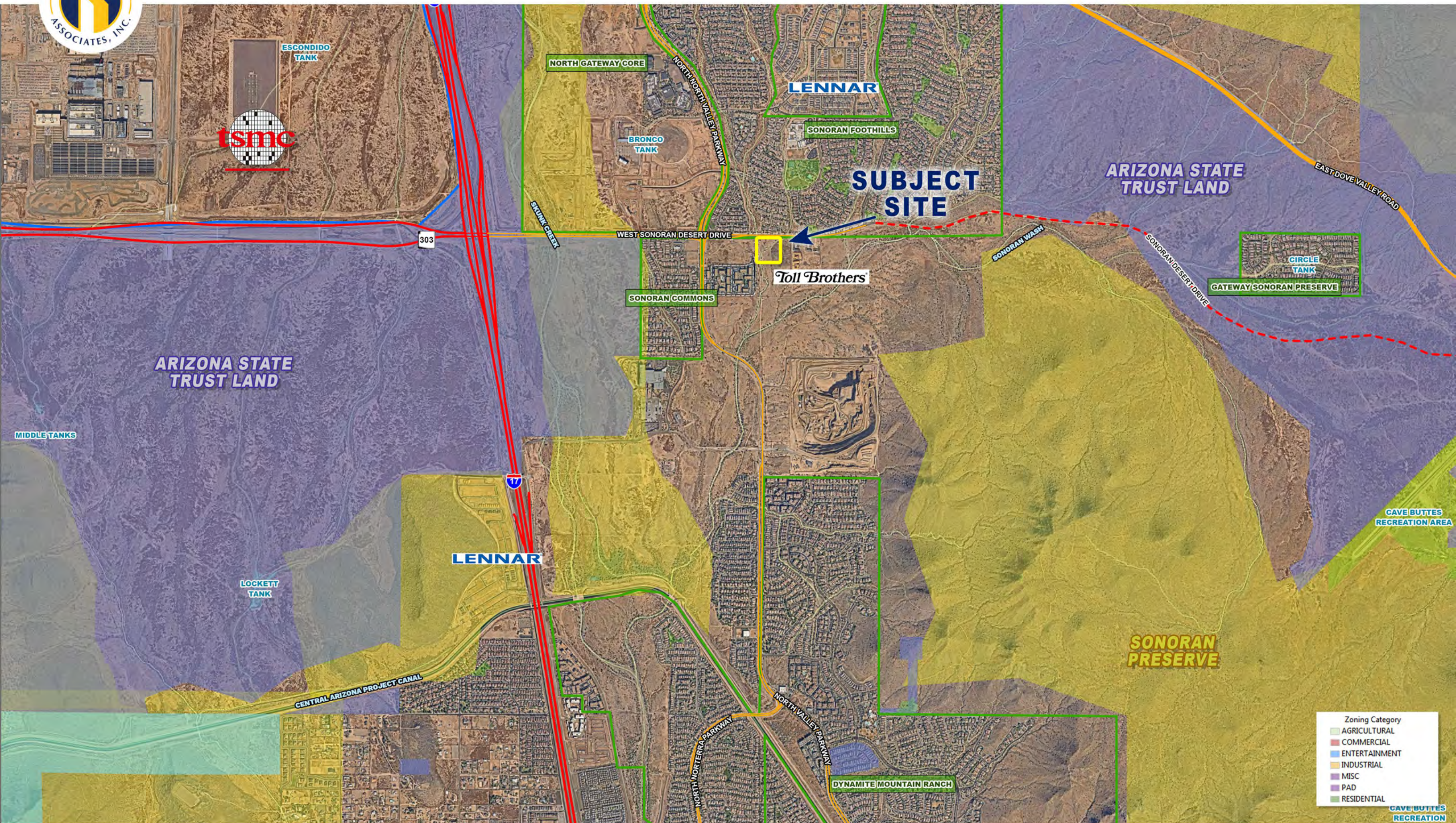
North Phoenix is also home to many other amenities, including Wet 'n' Wild, Adobe Dam Regional Park, Arizona Indoor Sports Complex, Victory Lane Sports Complex, Adobe Mountain Museum & Desert Railroad as well as numerous business parks, education facilities, golf and healthcare.



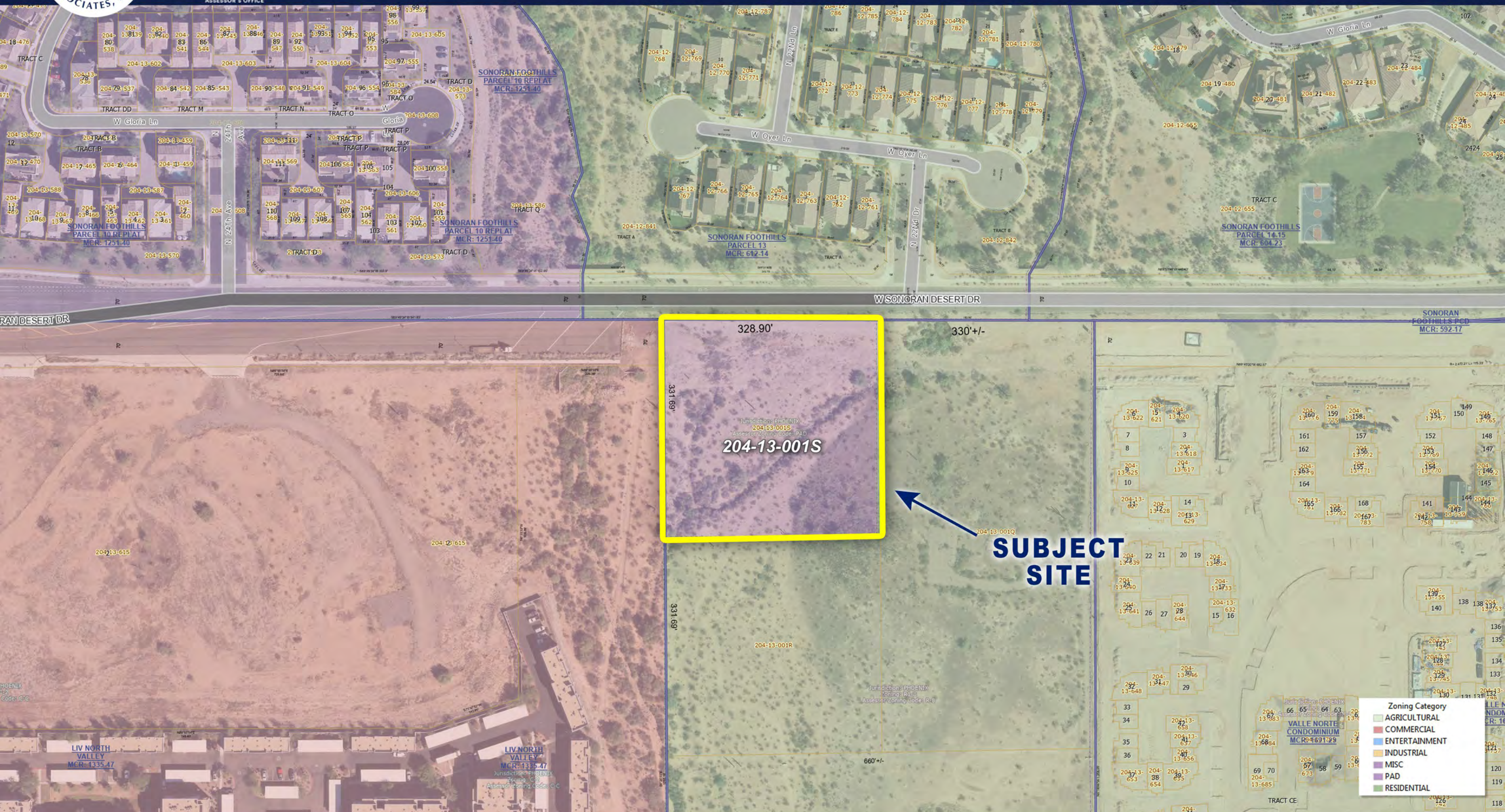








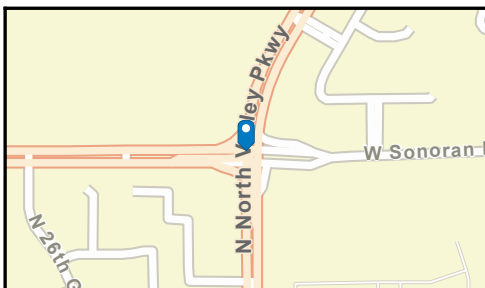
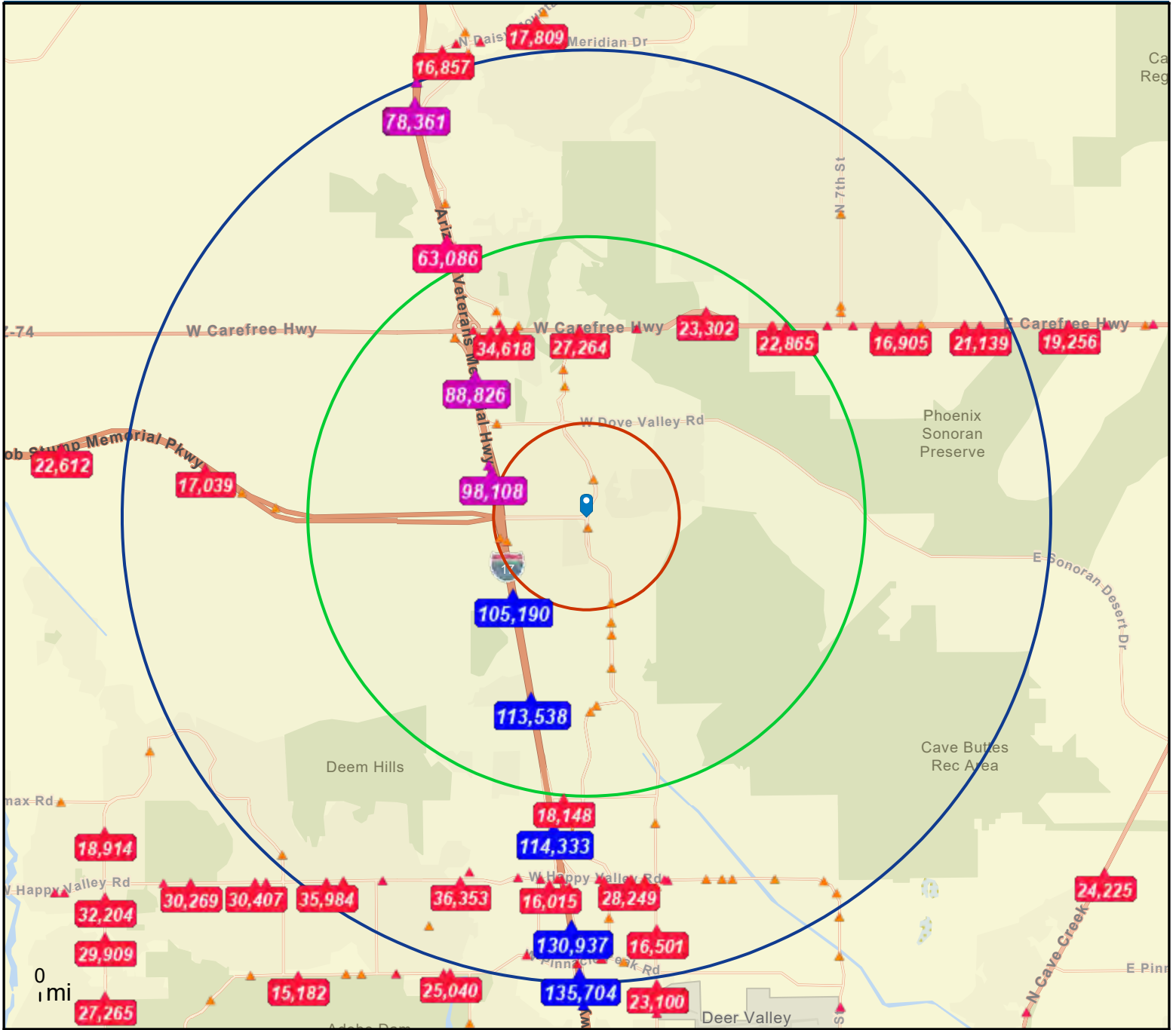




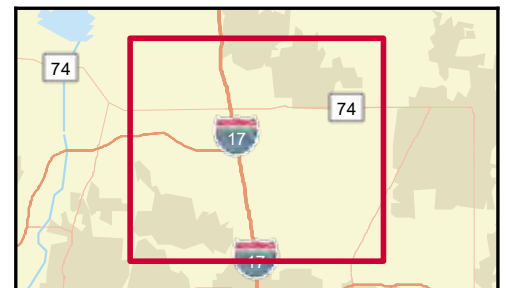


Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.76938  
 Longitude: -112.11302



- 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).





# Traffic Count Profile

Sonoran Parkway & North Valley Parkway  
W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.76938  
Longitude: -112.11302

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.12	N 27th Ave	W Sonoran Pkwy (0.12 miles N)	2010	11,957
0.40	N 27th Ave	W North Foothills Dr (0.13 miles S)	2014	8,897
0.50	W Sonoran Pkwy	N 22nd Dr (0.17 miles W)	2012	1,801
0.54	W Bronco Butte Trl	N 24th Ave (0.03 miles W)	2010	419
0.61	W North Foothills Dr	W Brianna Rd (0.12 miles S)	2010	1,337
0.90	W Bronco Butte Trl	N Paloma Pkwy (0.04 miles E)	2010	1,737
0.90		Bob Stump Memorial Pkwy (0.26 miles N)	2021	8,459
0.91	I- 17	Loop 303 (0.14 miles N)	2013	2,620
0.91		W Sonoran Desert Dr (0.0 miles )	2021	4,604
0.91		(0.0 miles )	2018	4,657
0.94		Bob Stump Memorial Pkwy (0.18 miles S)	2021	9,540
0.96		Loop 303 (0.0 miles )	2021	9,394
0.96	W Bronco Butte Trl	N Paloma Pkwy (0.03 miles W)	2013	931
0.96	N North Valley Pkwy	29923 N (0.06 miles S)	2011	9,496
0.99	W Dove Valley Rd	N 23rd Ln (0.13 miles E)	2012	2,912
1.03		I- 17 (0.0 miles )	2021	5,445
1.07	W Dixileta Dr	N North Valley Pkwy (0.07 miles W)	2015	955
1.08	N Paloma Pkwy	W Desert Wildflower Way (0.05 miles S)	2010	857
1.13	Black Canyon Freeway	N 32nd Ave (0.15 miles SE)	2021	98,108
1.15	I- 17	Loop 303 (0.83 miles N)	2017	105,190
1.15	W Bronco Butte Trl	N 15th Ln (0.07 miles E)	2014	455
1.17	North Valley Parkway	N 23rd Dr (0.0 miles )	2019	10,092
1.18	I- 17	Loop 303 (0.55 miles S)	2017	95,360
1.22	W Desert Wildflower Way	N 17th Ln (0.07 miles NW)	2013	275
1.23	I- 17	Loop 303 (0.68 miles S)	2015	2,304
1.28		W Dove Valley Rd (0.25 miles N)	2021	4,073
1.30	N North Valley Pkwy	W Mel Vern Trl (0.04 miles S)	2013	11,861
1.31	W Dove Valley Rd	N 17th Ln (0.06 miles E)	2015	4,556
1.35	N North Valley Pkwy	W Bronco Butte Trl (0.88 miles SE)	2012	1,155
1.38	West Dove Valley Road	I- 17 (0.0 miles )	2019	12,381

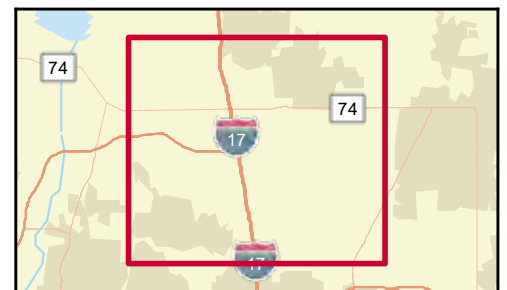
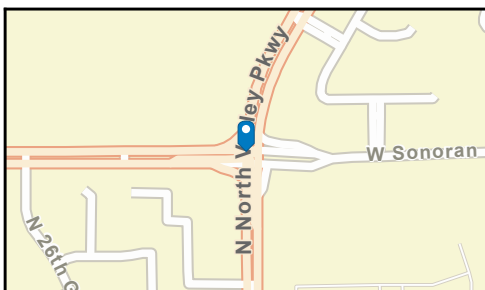
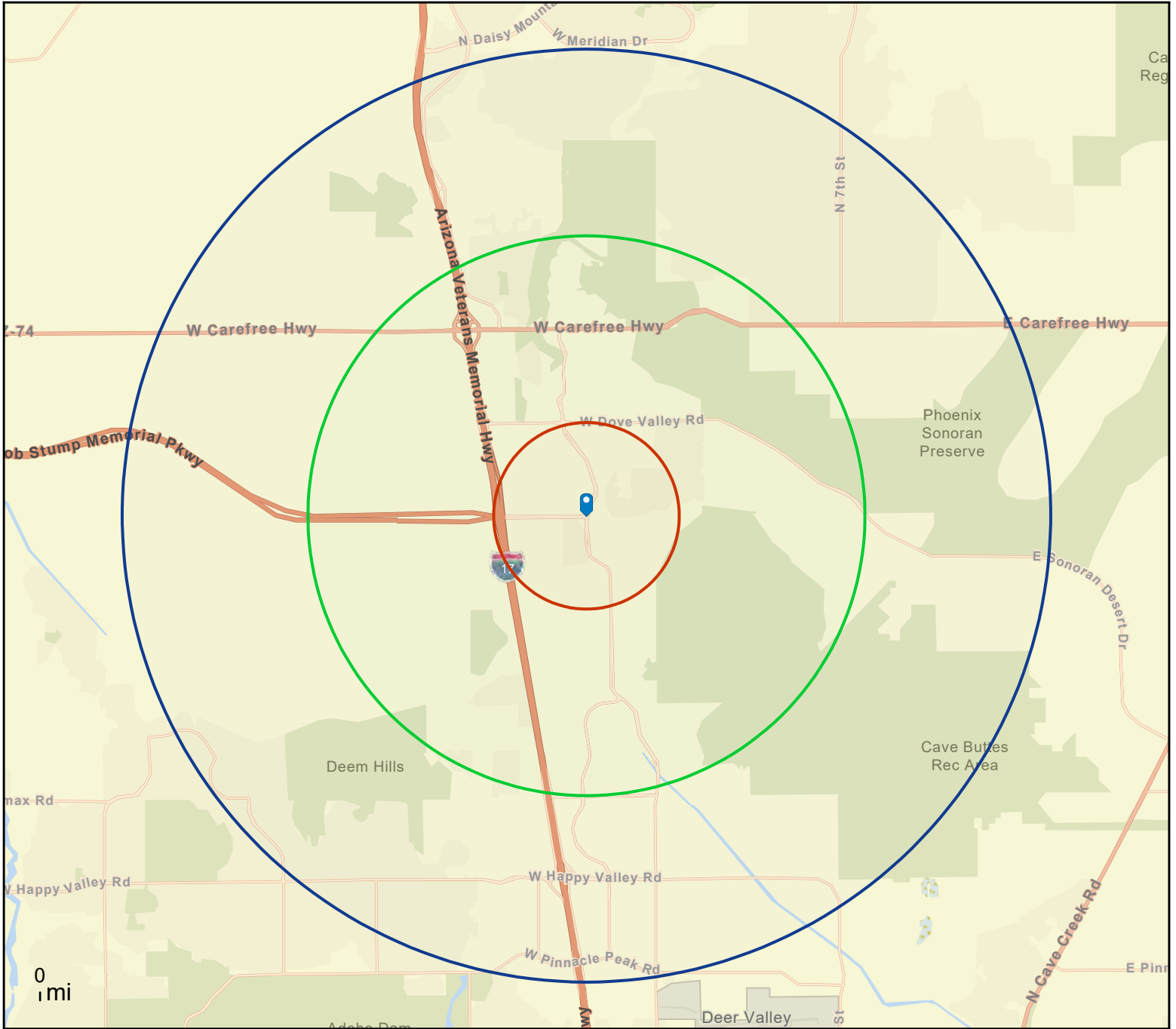
**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are 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).



Sonoran Parkway & North Valley Parkway  
W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.76938  
Longitude: -112.11302







# Executive Summary

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,205	22,463	48,339
2020 Population	5,393	31,350	61,781
2023 Population	5,721	32,889	63,819
2028 Population	7,012	37,819	71,043
2010-2020 Annual Rate	5.34%	3.39%	2.48%
2020-2023 Annual Rate	1.83%	1.49%	1.00%
2023-2028 Annual Rate	4.15%	2.83%	2.17%
2020 Male Population	48.7%	49.4%	49.9%
2020 Female Population	51.3%	50.6%	50.1%
2020 Median Age	35.9	36.6	38.4
2023 Male Population	48.4%	49.6%	50.0%
2023 Female Population	51.6%	50.4%	50.0%
2023 Median Age	32.2	33.7	35.4

In the identified area, the current year population is 63,819. In 2020, the Census count in the area was 61,781. The rate of change since 2020 was 1.00% annually. The five-year projection for the population in the area is 71,043 representing a change of 2.17% annually from 2023 to 2028. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 35.4, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	75.5%	73.4%	74.6%
2023 Black Alone	4.4%	3.5%	3.1%
2023 American Indian/Alaska Native Alone	0.9%	0.7%	0.8%
2023 Asian Alone	6.0%	9.1%	8.7%
2023 Pacific Islander Alone	0.1%	0.2%	0.2%
2023 Other Race	3.2%	3.2%	3.3%
2023 Two or More Races	9.9%	9.9%	9.4%
2023 Hispanic Origin (Any Race)	12.3%	11.4%	11.3%

Persons of Hispanic origin represent 11.3% 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 54.0 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	107	132	145
2010 Households	1,300	7,992	16,943
2020 Households	2,303	11,387	21,949
2023 Households	2,424	12,118	23,699
2028 Households	2,918	14,126	26,856
2010-2020 Annual Rate	5.89%	3.60%	2.62%
2020-2023 Annual Rate	1.59%	1.93%	2.39%
2023-2028 Annual Rate	3.78%	3.11%	2.53%
2023 Average Household Size	2.36	2.69	2.67

The household count in this area has changed from 21,949 in 2020 to 23,699 in the current year, a change of 2.39% annually. The five-year projection of households is 26,856, a change of 2.53% annually from the current year total. Average household size is currently 2.67, compared to 2.76 in the year 2020. The number of families in the current year is 16,830 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

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	26.4%	23.1%	24.7%
<b>Median Household Income</b>			
2023 Median Household Income	\$111,437	\$119,140	\$115,779
2028 Median Household Income	\$125,932	\$131,653	\$127,939
2023-2028 Annual Rate	2.48%	2.02%	2.02%
<b>Average Household Income</b>			
2023 Average Household Income	\$136,897	\$151,422	\$151,186
2028 Average Household Income	\$157,678	\$168,599	\$169,406
2023-2028 Annual Rate	2.87%	2.17%	2.30%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$57,322	\$55,806	\$55,940
2028 Per Capita Income	\$65,002	\$63,012	\$63,853
2023-2028 Annual Rate	2.55%	2.46%	2.68%
<b>GINI Index</b>			
2023 Gini Index	30.0	29.5	30.7

### Households by Income

Current median household income is \$115,779 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$127,939 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$151,186 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$169,406 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$55,940 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$63,853 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	96	110	102
2010 Total Housing Units	1,468	8,968	18,998
2010 Owner Occupied Housing Units	640	5,453	12,800
2010 Renter Occupied Housing Units	660	2,540	4,144
2010 Vacant Housing Units	168	976	2,055
2020 Total Housing Units	2,448	12,087	23,415
2020 Owner Occupied Housing Units	1,085	7,516	16,020
2020 Renter Occupied Housing Units	1,218	3,871	5,929
2020 Vacant Housing Units	163	698	1,434
2023 Total Housing Units	2,547	13,038	25,420
2023 Owner Occupied Housing Units	1,323	7,829	16,652
2023 Renter Occupied Housing Units	1,101	4,289	7,047
2023 Vacant Housing Units	123	920	1,721
2028 Total Housing Units	3,025	14,867	28,289
2028 Owner Occupied Housing Units	1,615	8,814	17,747
2028 Renter Occupied Housing Units	1,302	5,312	9,109
2028 Vacant Housing Units	107	741	1,433

### Socioeconomic Status Index

2023 Socioeconomic Status Index	62.9	63.1	62.1
---------------------------------	------	------	------

Currently, 65.5% of the 25,420 housing units in the area are owner occupied; 27.7%, renter occupied; and 6.8% 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 23,415 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 2.56%. Median home value in the area is \$476,494, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.48% annually to \$488,127.

**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

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	3,205	22,463	48,339
2020 Total Population	5,393	31,350	61,781
2020 Group Quarters	1	242	1,132
2023 Total Population	5,721	32,889	63,819
2023 Group Quarters	1	243	580
2028 Total Population	7,012	37,819	71,043
2023-2028 Annual Rate	4.15%	2.83%	2.17%
2023 Total Daytime Population	3,493	22,957	54,675
Workers	629	6,611	23,913
Residents	2,864	16,346	30,762
<b>Household Summary</b>			
2010 Households	1,300	7,992	16,943
2010 Average Household Size	2.47	2.78	2.79
2020 Total Households	2,303	11,387	21,949
2020 Average Household Size	2.34	2.73	2.76
2023 Households	2,424	12,118	23,699
2023 Average Household Size	2.36	2.69	2.67
2028 Households	2,918	14,126	26,856
2028 Average Household Size	2.40	2.66	2.62
2023-2028 Annual Rate	3.78%	3.11%	2.53%
2010 Families	826	5,784	12,530
2010 Average Family Size	3.03	3.24	3.22
2023 Families	1,600	8,557	16,830
2023 Average Family Size	2.83	3.16	3.12
2028 Families	1,994	10,017	18,985
2028 Average Family Size	2.82	3.10	3.07
2023-2028 Annual Rate	4.50%	3.20%	2.44%
<b>Housing Unit Summary</b>			
2000 Housing Units	1	264	4,538
Owner Occupied Housing Units	100.0%	87.1%	87.4%
Renter Occupied Housing Units	0.0%	6.4%	5.4%
Vacant Housing Units	0.0%	6.4%	7.2%
2010 Housing Units	1,468	8,968	18,998
Owner Occupied Housing Units	43.6%	60.8%	67.4%
Renter Occupied Housing Units	45.0%	28.3%	21.8%
Vacant Housing Units	11.4%	10.9%	10.8%
2020 Housing Units	2,448	12,087	23,415
Owner Occupied Housing Units	44.3%	62.2%	68.4%
Renter Occupied Housing Units	49.8%	32.0%	25.3%
Vacant Housing Units	6.7%	5.8%	6.1%
2023 Housing Units	2,547	13,038	25,420
Owner Occupied Housing Units	51.9%	60.0%	65.5%
Renter Occupied Housing Units	43.2%	32.9%	27.7%
Vacant Housing Units	4.8%	7.1%	6.8%
2028 Housing Units	3,025	14,867	28,289
Owner Occupied Housing Units	53.4%	59.3%	62.7%
Renter Occupied Housing Units	43.0%	35.7%	32.2%
Vacant Housing Units	3.5%	5.0%	5.1%

**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.

December 11, 2023





# Market Profile

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
<b>2023 Households by Income</b>			
Household Income Base	2,424	12,118	23,699
<\$15,000	1.2%	1.3%	1.8%
\$15,000 - \$24,999	1.0%	1.4%	1.8%
\$25,000 - \$34,999	4.2%	2.8%	3.2%
\$35,000 - \$49,999	7.0%	6.2%	6.2%
\$50,000 - \$74,999	16.2%	12.0%	12.4%
\$75,000 - \$99,999	12.4%	14.0%	14.5%
\$100,000 - \$149,999	25.0%	24.9%	24.1%
\$150,000 - \$199,999	20.1%	18.8%	16.5%
\$200,000+	13.0%	18.7%	19.5%
Average Household Income	\$136,897	\$151,422	\$151,186
<b>2028 Households by Income</b>			
Household Income Base	2,918	14,126	26,856
<\$15,000	1.0%	1.1%	1.4%
\$15,000 - \$24,999	1.3%	1.5%	1.5%
\$25,000 - \$34,999	2.7%	1.9%	2.2%
\$35,000 - \$49,999	5.4%	4.7%	4.9%
\$50,000 - \$74,999	13.2%	10.3%	10.8%
\$75,000 - \$99,999	11.2%	12.5%	13.3%
\$100,000 - \$149,999	24.5%	24.7%	24.1%
\$150,000 - \$199,999	24.1%	21.9%	19.4%
\$200,000+	16.7%	21.3%	22.4%
Average Household Income	\$157,678	\$168,599	\$169,406
<b>2023 Owner Occupied Housing Units by Value</b>			
Total	1,323	7,829	16,652
<\$50,000	0.0%	0.1%	0.2%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.1%	0.2%
\$200,000 - \$249,999	0.1%	0.5%	1.1%
\$250,000 - \$299,999	3.8%	5.2%	5.3%
\$300,000 - \$399,999	15.3%	24.0%	20.9%
\$400,000 - \$499,999	34.6%	34.4%	29.1%
\$500,000 - \$749,999	39.8%	30.0%	34.4%
\$750,000 - \$999,999	5.8%	3.9%	7.0%
\$1,000,000 - \$1,499,999	0.5%	0.7%	0.9%
\$1,500,000 - \$1,999,999	0.2%	0.8%	0.8%
\$2,000,000 +	0.0%	0.2%	0.2%
Average Home Value	\$528,531	\$503,803	\$525,434
<b>2028 Owner Occupied Housing Units by Value</b>			
Total	1,615	8,814	17,747
<\$50,000	0.2%	0.2%	0.2%
\$50,000 - \$99,999	0.2%	0.2%	0.2%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.2%	0.2%	0.2%
\$200,000 - \$249,999	0.4%	0.6%	0.9%
\$250,000 - \$299,999	3.0%	4.3%	4.3%
\$300,000 - \$399,999	13.3%	20.3%	18.1%
\$400,000 - \$499,999	34.1%	34.9%	29.6%
\$500,000 - \$749,999	41.1%	32.0%	36.0%
\$750,000 - \$999,999	6.6%	4.9%	8.3%
\$1,000,000 - \$1,499,999	0.8%	1.0%	1.1%
\$1,500,000 - \$1,999,999	0.2%	0.9%	0.9%
\$2,000,000 +	0.1%	0.3%	0.2%
Average Home Value	\$539,186	\$521,504	\$542,876

**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

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2023	\$111,437	\$119,140	\$115,779
2028	\$125,932	\$131,653	\$127,939
<b>Median Home Value</b>			
2023	\$489,301	\$458,203	\$476,494
2028	\$496,182	\$468,996	\$488,127
<b>Per Capita Income</b>			
2023	\$57,322	\$55,806	\$55,940
2028	\$65,002	\$63,012	\$63,853
<b>Median Age</b>			
2010	31.5	32.2	34.3
2020	35.9	36.6	38.4
2023	32.2	33.7	35.4
2028	30.5	33.0	35.0
<b>2020 Population by Age</b>			
Total	5,393	31,350	61,781
0 - 4	5.7%	6.1%	5.3%
5 - 9	6.9%	8.1%	7.2%
10 - 14	7.2%	8.4%	7.8%
15 - 24	12.5%	12.2%	12.5%
25 - 34	16.1%	12.5%	12.0%
35 - 44	16.4%	16.3%	15.1%
45 - 54	13.9%	14.9%	15.3%
55 - 64	10.1%	10.6%	12.4%
65 - 74	7.6%	7.3%	8.4%
75 - 84	2.9%	2.9%	3.2%
85 +	0.6%	0.6%	0.7%
18 +	76.3%	72.7%	75.0%
<b>2023 Population by Age</b>			
Total	5,722	32,888	63,819
0 - 4	7.6%	8.6%	7.3%
5 - 9	7.6%	8.8%	7.7%
10 - 14	7.5%	8.6%	7.8%
15 - 24	15.7%	12.0%	12.2%
25 - 34	16.1%	14.1%	14.4%
35 - 44	15.0%	18.2%	16.5%
45 - 54	13.1%	12.9%	13.7%
55 - 64	8.2%	8.5%	10.4%
65 - 74	6.0%	5.7%	7.0%
75 - 84	2.6%	2.1%	2.5%
85 +	0.5%	0.5%	0.6%
18 +	73.7%	69.9%	73.2%
<b>2028 Population by Age</b>			
Total	7,012	37,818	71,040
0 - 4	8.1%	8.9%	7.6%
5 - 9	7.5%	8.6%	7.5%
10 - 14	6.8%	8.2%	7.4%
15 - 24	16.6%	12.5%	12.3%
25 - 34	17.7%	14.9%	15.2%
35 - 44	13.4%	18.0%	16.5%
45 - 54	12.2%	12.2%	12.6%
55 - 64	8.3%	7.9%	9.7%
65 - 74	5.7%	5.5%	7.2%
75 - 84	3.1%	2.6%	3.2%
85 +	0.7%	0.7%	0.8%
18 +	73.9%	70.3%	73.6%
<b>2020 Population by Sex</b>			

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

December 11, 2023





# Market Profile

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
Males	2,625	15,497	30,834
Females	2,768	15,853	30,947
<b>2023 Population by Sex</b>			
Males	2,771	16,313	31,881
Females	2,950	16,576	31,938
<b>2028 Population by Sex</b>			
Males	3,356	18,640	35,209
Females	3,655	19,179	35,835
<b>2010 Population by Race/Ethnicity</b>			
Total	3,205	22,464	48,339
White Alone	86.5%	84.9%	86.1%
Black Alone	2.7%	2.4%	2.2%
American Indian Alone	0.7%	0.7%	0.8%
Asian Alone	5.0%	6.5%	5.6%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	1.6%	2.4%	2.6%
Two or More Races	3.2%	3.0%	2.7%
Hispanic Origin	8.5%	10.1%	9.9%
Diversity Index	36.5	40.5	38.7
<b>2020 Population by Race/Ethnicity</b>			
Total	5,393	31,350	61,781
White Alone	76.9%	74.9%	76.3%
Black Alone	4.1%	3.2%	2.8%
American Indian Alone	0.9%	0.7%	0.9%
Asian Alone	5.7%	8.6%	7.9%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	3.0%	3.0%	3.0%
Two or More Races	9.5%	9.5%	8.9%
Hispanic Origin	11.7%	10.8%	11.0%
Diversity Index	51.9	53.3	51.9
<b>2023 Population by Race/Ethnicity</b>			
Total	5,721	32,888	63,819
White Alone	75.5%	73.4%	74.6%
Black Alone	4.4%	3.5%	3.1%
American Indian Alone	0.9%	0.7%	0.8%
Asian Alone	6.0%	9.1%	8.7%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	3.2%	3.2%	3.3%
Two or More Races	9.9%	9.9%	9.4%
Hispanic Origin	12.3%	11.4%	11.3%
Diversity Index	54.0	55.4	54.0
<b>2028 Population by Race/Ethnicity</b>			
Total	7,011	37,819	71,044
White Alone	73.2%	71.1%	72.4%
Black Alone	4.9%	4.0%	3.5%
American Indian Alone	0.9%	0.7%	0.8%
Asian Alone	6.9%	10.0%	9.6%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	3.4%	3.4%	3.5%
Two or More Races	10.6%	10.5%	9.9%
Hispanic Origin	12.6%	11.9%	11.7%
Diversity Index	56.7	58.1	56.7

**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.

December 11, 2023





# Market Profile

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
<b>2020 Population by Relationship and Household Type</b>			
Total	5,393	31,350	61,781
In Households	100.0%	99.2%	98.2%
Householder	42.5%	36.4%	35.8%
Opposite-Sex Spouse	19.0%	20.6%	21.1%
Same-Sex Spouse	0.4%	0.3%	0.2%
Opposite-Sex Unmarried Partner	3.7%	2.5%	2.3%
Same-Sex Unmarried Partner	0.2%	0.2%	0.1%
Biological Child	26.9%	30.4%	28.9%
Adopted Child	0.5%	0.8%	0.8%
Stepchild	0.9%	1.2%	1.3%
Grandchild	0.8%	1.2%	1.4%
Brother or Sister	0.8%	0.7%	0.7%
Parent	1.1%	1.3%	1.2%
Parent-in-law	0.2%	0.4%	0.4%
Son-in-law or Daughter-in-law	0.3%	0.3%	0.3%
Other Relatives	0.4%	0.8%	0.8%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	2.2%	2.1%	2.5%
In Group Quarters	0.0%	0.8%	1.8%
Institutionalized	0.0%	0.4%	1.6%
Noninstitutionalized	0.0%	0.3%	0.3%
<b>2023 Population 25+ by Educational Attainment</b>			
Total	3,527	20,380	41,486
Less than 9th Grade	2.9%	1.3%	1.1%
9th - 12th Grade, No Diploma	1.6%	2.3%	2.2%
High School Graduate	12.9%	13.0%	12.8%
GED/Alternative Credential	2.6%	1.6%	2.0%
Some College, No Degree	22.2%	22.0%	20.7%
Associate Degree	6.5%	8.9%	10.2%
Bachelor's Degree	33.1%	29.8%	31.1%
Graduate/Professional Degree	18.2%	21.1%	19.9%
<b>2023 Population 15+ by Marital Status</b>			
Total	4,427	24,339	49,270
Never Married	26.3%	23.5%	25.4%
Married	61.5%	63.8%	62.0%
Widowed	4.3%	2.9%	3.1%
Divorced	7.9%	9.9%	9.6%
<b>2023 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	3,006	17,473	34,838
Population 16+ Employed	96.6%	96.2%	96.4%
Population 16+ Unemployment rate	3.4%	3.8%	3.6%
Population 16-24 Employed	17.1%	11.3%	10.7%
Population 16-24 Unemployment rate	1.4%	8.4%	10.4%
Population 25-54 Employed	69.6%	74.5%	71.0%
Population 25-54 Unemployment rate	4.1%	3.2%	2.9%
Population 55-64 Employed	9.2%	10.8%	13.9%
Population 55-64 Unemployment rate	2.9%	3.7%	2.4%
Population 65+ Employed	4.2%	3.4%	4.3%
Population 65+ Unemployment rate	0.0%	0.0%	1.3%

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

December 11, 2023





# Market Profile

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
<b>2023 Employed Population 16+ by Industry</b>			
Total	2,905	16,815	33,573
Agriculture/Mining	0.1%	0.4%	0.3%
Construction	3.5%	6.9%	6.1%
Manufacturing	7.0%	7.3%	5.9%
Wholesale Trade	1.1%	1.2%	1.5%
Retail Trade	15.8%	11.2%	11.2%
Transportation/Utilities	5.0%	6.2%	5.6%
Information	4.6%	2.6%	2.0%
Finance/Insurance/Real Estate	16.8%	16.8%	15.7%
Services	36.9%	43.5%	47.3%
Public Administration	9.3%	4.0%	4.4%
<b>2023 Employed Population 16+ by Occupation</b>			
Total	2,904	16,813	33,574
White Collar	80.1%	81.9%	80.6%
Management/Business/Financial	27.3%	29.9%	29.3%
Professional	33.1%	33.3%	32.4%
Sales	12.5%	8.5%	9.9%
Administrative Support	7.2%	10.2%	9.1%
Services	11.2%	7.8%	9.7%
Blue Collar	8.6%	10.2%	9.7%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	0.5%	1.9%	1.8%
Installation/Maintenance/Repair	1.8%	1.9%	1.8%
Production	2.3%	3.4%	2.4%
Transportation/Material Moving	4.0%	3.0%	3.7%
<b>2020 Households by Type</b>			
Total	2,303	11,387	21,949
Married Couple Households	45.6%	57.5%	59.5%
With Own Children <18	19.7%	28.7%	26.7%
Without Own Children <18	25.9%	28.8%	32.9%
Cohabiting Couple Households	9.4%	7.6%	7.1%
With Own Children <18	1.7%	2.1%	2.0%
Without Own Children <18	7.6%	5.5%	5.2%
Male Householder, No Spouse/Partner	20.1%	14.7%	14.3%
Living Alone	13.8%	9.3%	8.6%
65 Years and over	1.7%	1.7%	1.8%
With Own Children <18	3.0%	2.3%	2.1%
Without Own Children <18, With Relatives	1.7%	1.9%	2.2%
No Relatives Present	1.8%	1.2%	1.4%
Female Householder, No Spouse/Partner	24.8%	20.2%	19.0%
Living Alone	16.2%	11.2%	10.2%
65 Years and over	4.4%	3.5%	3.6%
With Own Children <18	4.2%	4.1%	3.6%
Without Own Children <18, With Relatives	3.7%	4.1%	4.4%
No Relatives Present	0.7%	0.8%	0.8%
<b>2020 Households by Size</b>			
Total	2,303	11,387	21,949
1 Person Household	30.0%	20.4%	18.9%
2 Person Household	35.6%	32.7%	34.5%
3 Person Household	14.2%	17.5%	17.6%
4 Person Household	12.8%	18.1%	17.8%
5 Person Household	4.9%	7.5%	7.0%
6 Person Household	2.2%	2.5%	2.7%
7 + Person Household	0.3%	1.3%	1.5%

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

December 11, 2023





# Market Profile

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
<b>2020 Households by Tenure and Mortgage Status</b>			
Total	2,303	11,387	21,949
Owner Occupied	47.1%	66.0%	73.0%
Owned with a Mortgage/Loan	41.0%	57.4%	61.6%
Owned Free and Clear	6.1%	8.6%	11.3%
Renter Occupied	52.9%	34.0%	27.0%
<b>2023 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	96	110	102
Percent of Income for Mortgage	26.4%	23.1%	24.7%
Wealth Index	107	132	145
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	2,448	12,087	23,415
Urban Housing Units	98.5%	91.7%	93.0%
Rural Housing Units	1.5%	8.3%	7.0%
<b>2020 Population By Urban/ Rural Status</b>			
Total	5,393	31,350	61,781
Urban Population	97.9%	92.1%	91.8%
Rural Population	2.1%	7.9%	8.2%

**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

Sonoran Parkway & North Valley Parkway  
 W Sonoran Pkwy & N North Valley Pkwy, Phoenix, Arizona, 85085  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
 Latitude: 33.76938  
 Longitude: -112.11302

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Young and Restless (11B)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Boomburbs (1C)	Boomburbs (1C)	Boomburbs (1C)
3.		Young and Restless (11B)	Young and Restless (11B)
<b>2023 Consumer Spending</b>			
Apparel & Services: Total \$	\$7,288,629	\$38,701,665	\$74,886,728
Average Spent	\$3,006.86	\$3,193.73	\$3,159.91
Spending Potential Index	137	145	144
Education: Total \$	\$5,474,906	\$28,241,592	\$57,931,288
Average Spent	\$2,258.62	\$2,330.55	\$2,444.46
Spending Potential Index	126	130	136
Entertainment/Recreation: Total \$	\$11,483,157	\$64,646,424	\$125,536,244
Average Spent	\$4,737.28	\$5,334.74	\$5,297.11
Spending Potential Index	125	141	140
Food at Home: Total \$	\$21,184,273	\$112,717,232	\$220,172,484
Average Spent	\$8,739.39	\$9,301.64	\$9,290.37
Spending Potential Index	129	137	137
Food Away from Home: Total \$	\$12,698,851	\$68,069,323	\$130,596,280
Average Spent	\$5,238.80	\$5,617.21	\$5,510.62
Spending Potential Index	141	151	148
Health Care: Total \$	\$21,212,968	\$119,830,991	\$234,628,923
Average Spent	\$8,751.22	\$9,888.68	\$9,900.37
Spending Potential Index	119	134	135
HH Furnishings & Equipment: Total \$	\$9,252,870	\$51,554,215	\$100,012,199
Average Spent	\$3,817.19	\$4,254.35	\$4,220.10
Spending Potential Index	129	144	143
Personal Care Products & Services: Total \$	\$3,126,853	\$16,819,018	\$32,700,428
Average Spent	\$1,289.96	\$1,387.94	\$1,379.82
Spending Potential Index	135	145	144
Shelter: Total \$	\$78,932,933	\$425,650,106	\$828,884,083
Average Spent	\$32,563.09	\$35,125.44	\$34,975.49
Spending Potential Index	131	142	141
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,025,004	\$54,074,398	\$105,411,583
Average Spent	\$3,723.19	\$4,462.32	\$4,447.93
Spending Potential Index	119	143	142
Travel: Total \$	\$7,034,355	\$39,818,441	\$77,427,845
Average Spent	\$2,901.96	\$3,285.89	\$3,267.14
Spending Potential Index	129	146	145
Vehicle Maintenance & Repairs: Total \$	\$4,266,601	\$23,254,731	\$44,669,110
Average Spent	\$1,760.15	\$1,919.02	\$1,884.85
Spending Potential Index	134	146	144

**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.

December 11, 2023