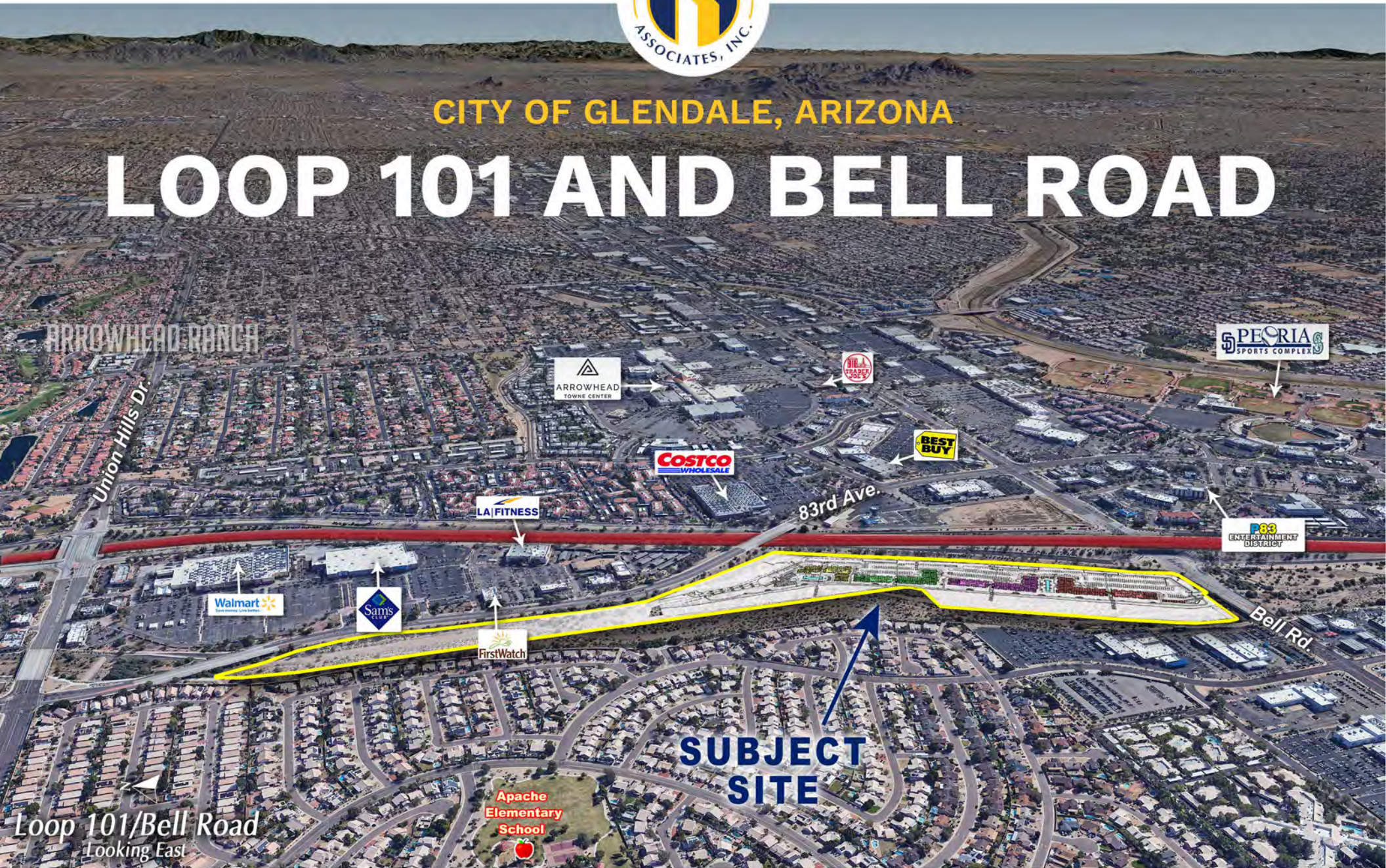




CITY OF GLENDALE, ARIZONA

LOOP 101 AND BELL ROAD



Loop 101/Bell Road
Looking East

SUBJECT SITE



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF GLENDALE, ARIZONA

LOOP 101 AND BELL ROAD

LOCATION

Located at the northwest corner of Loop 101 Freeway and Bell Road in the City of Glendale, Arizona.

SIZE

Developable Area: 17.85 Acres

ASSESSOR PARCEL NUMBERS

200-43-601, 200-43-602, 200-43-003A, 200-43-005A, 200-43-005C,
200-43-005F, 200-43-007G, 200-43-007K, 200-43-009J, 200-43-009K,
200-43-009M, 200-42-005J, 200-42-964A, 200-42-964B

ZONING

PAD | City of Glendale

Site has been approved for 418 Units, see page 7.

PRICE

Contact broker for pricing.

TERMS

Submit

DUE DILIGENCE

[CLICK HERE](#) to view ALTA, Site Plans, Zoning Information, CLOMR documents, Building Renderings, Conceptual Images, Exhibits and additional information.

COMMENTS

- This parcel sits within a quarter mile of Arrowhead Towne Center and the Peoria Sports Complex and offers excellent Loop 101 and Bell Road frontage.
- Arrowhead Towne Center is short walking distance from property and is consistently one of the top-3 performing malls in Arizona, outperforming Scottsdale Fashion Square on a sales/SF basis.
- Traffic counts show $\pm 165,000$ cars per day passing by the subject property.



GLENDALE QUICK FACTS



POPULATION

2022 population: **252,136**
Annual population growth: **0.94%**
Median age of **34**



HOUSEHOLDS

Number of households: **85,298**
Median household income: **\$56,991**



TARGETED INDUSTRIES

- Aerospace & Aviation
- Healthcare & Bioscience
- Manufacturing
- Tech & Innovation



SPORTS

Glendale is fast becoming the nation's new sports mecca with a lineup of professional football, Spring Training baseball, auto racing, NCAA regionals and home to the VIZIO Fiesta Bowl. *Source: glendaleaz.gov*



ECONOMIC DEVELOPMENTS

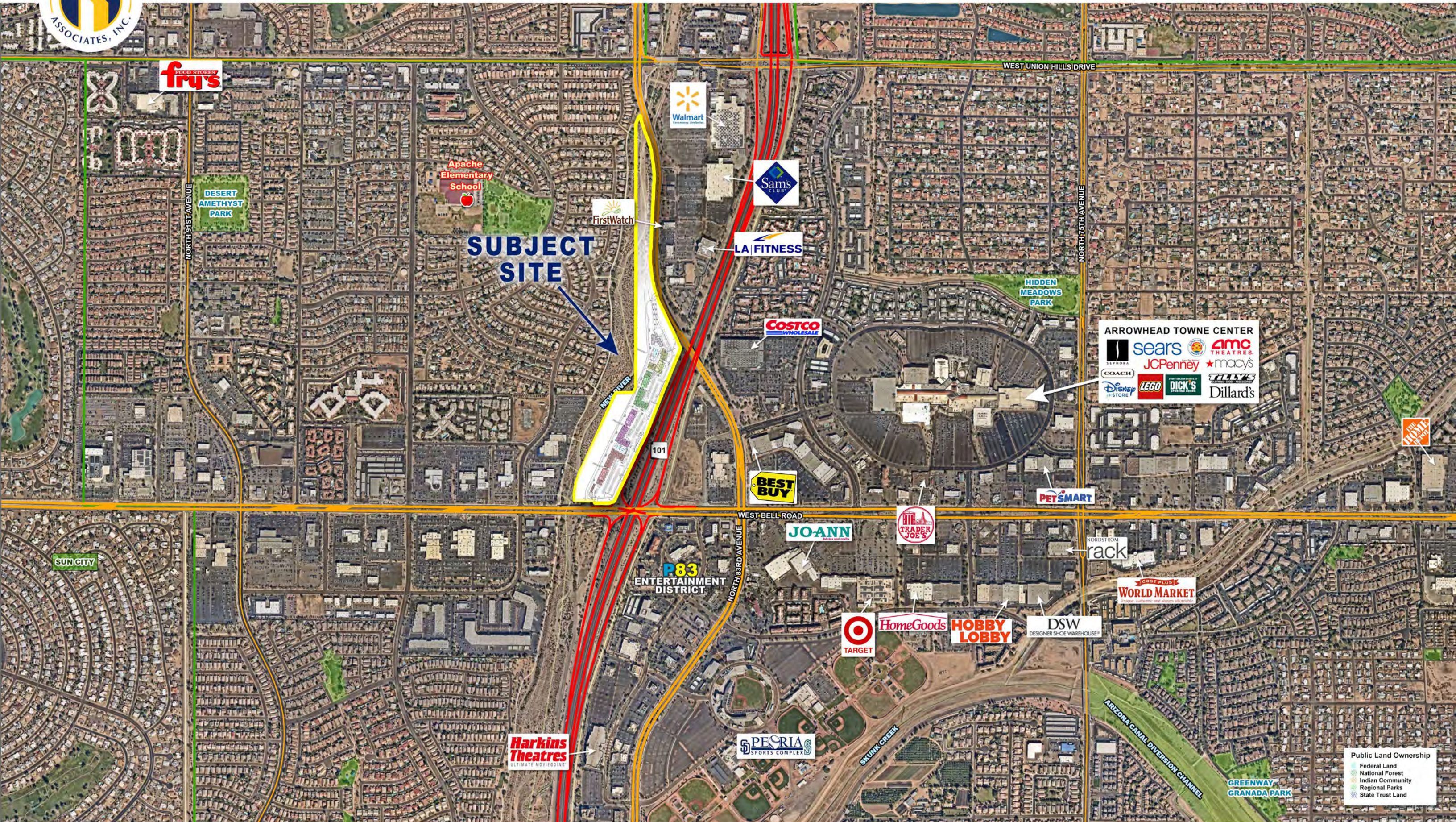
- 303 Logistics
 - Merit Partners \$1.5B Logistics Park
 - 303 Loop Development Boom
 - Waste Management Glendale
 - Red Bull, Ball & Rauch
 - Topgolf
 - Crystal Lagoons Island Resort
- Source: glendaleaz.gov*



EDUCATION

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

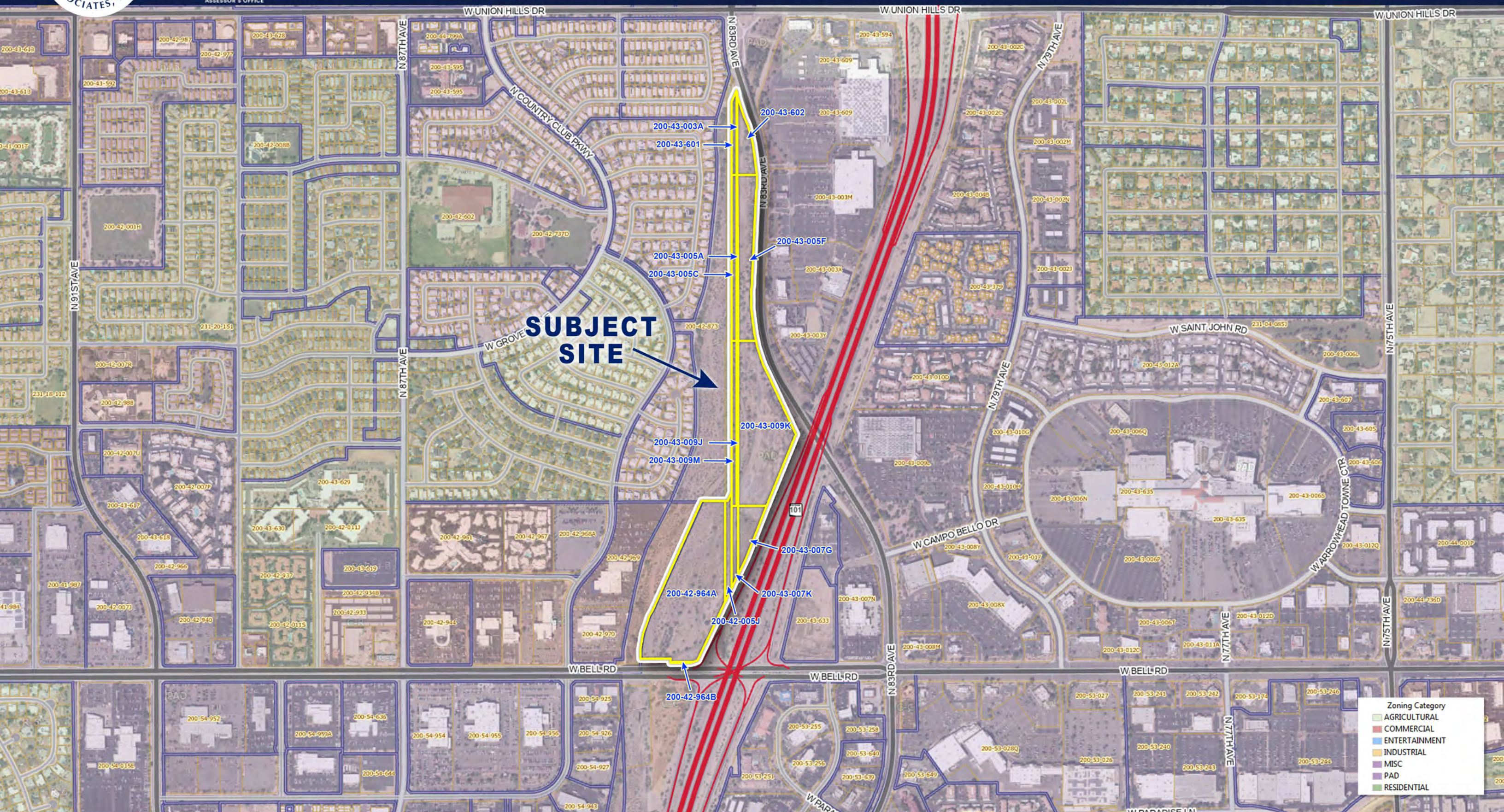






LOOP 101 AND BELL ROAD / NORTHWEST VALLEY SUBMARKET



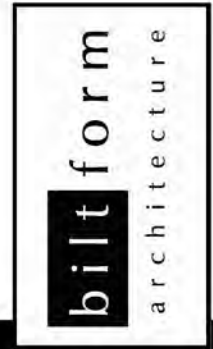




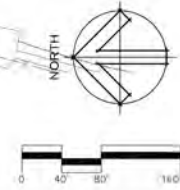
LOOP 101 AND BELL ROAD / SITE PLAN, 418 UNITS



PROJECT DATA	
SITE DATA:	
DEVELOPABLE SITE AREA:	417.85 ACRES / 777,693.39 S.F.
ZONING:	EXISTING: PAD PROPOSED: PAD
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED DENSITY:	23.42 D.U. / DEVELOPABLE ACRE
PROPOSED MAXIMUM BUILDING HEIGHT:	4 STORIES / 52 FEET
COMMON OPEN SPACE:	331,820.24 S.F. / 42.67% OF THE DEVELOPABLE SITE AREA
MINIMUM SEPARATION DISTANCE BETWEEN BUILDINGS:	20 FEET
UNIT MIX:	
ONE-BEDROOM UNITS:	168 (40.2%)
TWO-BEDROOM UNITS:	206 (49.3%)
THREE-BEDROOM UNITS:	44 (10.5%)
TOTAL:	418 TOTAL
PARKING:	
REQUIRED:	
ONE-BEDROOM (1 SPACE PER UNIT = 168 UNITS X 1)	168 P.S.
TWO-BEDROOM (2 SPACES PER UNIT = 206 UNITS X 2)	412 P.S.
THREE-BEDROOM (2 SPACES PER UNIT = 44 UNITS X 2)	88 P.S.
GUEST SPACES (1 SPACE PER 3 UNITS = 418 UNITS / 3)	140 P.S.
TOTAL REQUIRED:	808 P.S.
PROVIDED:	1.93 P.S. / UNIT
PRIVATE GARAGES (FOR 25% OF TOTAL UNITS)	103 P.S.
TANDEM SPACES	98 P.S.
COVERED CARPORT SPACES	320 P.S.
OPEN SPACES	322 P.S.
TOTAL PROVIDED:	843 P.S.
MINIMUM PARKING STALL SIZE:	8' x 18'
ACCESSIBLE SPACES REQUIRED (MIN. SIZE 11'x18' WITH 5' LOADING ZONE):	18 P.S.
TOTAL NUMBER (2% X 840 P.S.)	17 P.S.
VAN ACCESSIBLE (1/6 OF 18 P.S.)	3 P.S.
ACCESSIBLE SPACES PROVIDED:	
PRIVATE PARKING GARAGE	2 P.S.
CARPORT PARKING	7 P.S.
UNCOVERED PARKING	9 P.S.
TOTAL PROVIDED:	18 P.S.



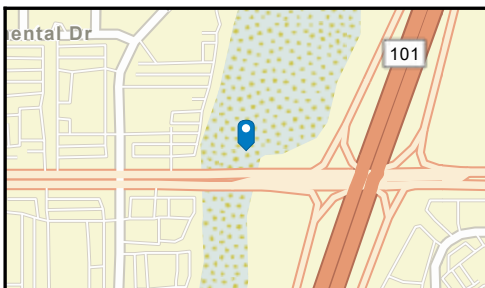
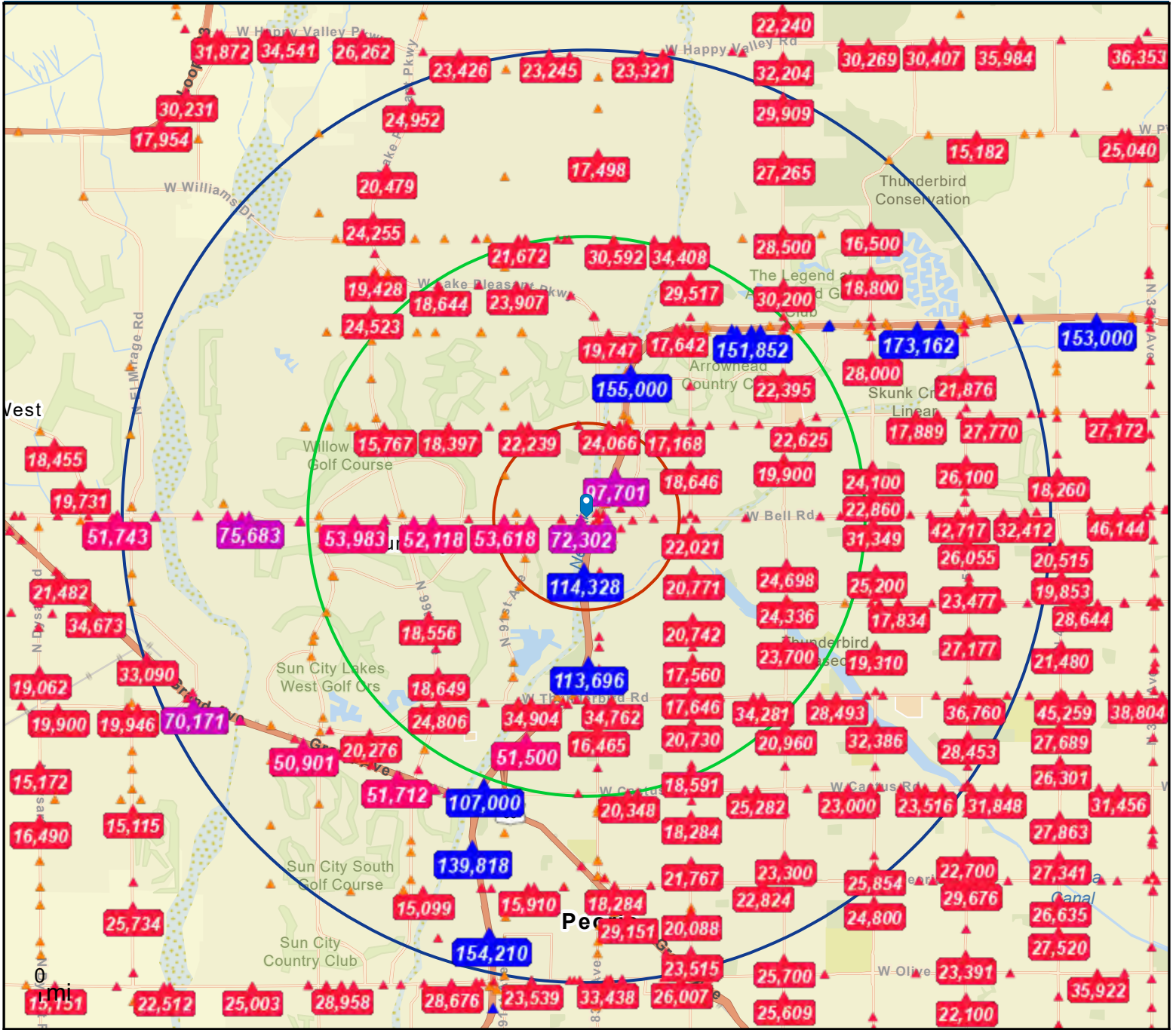
The ONE at Glendale
TALOS HOLDINGS



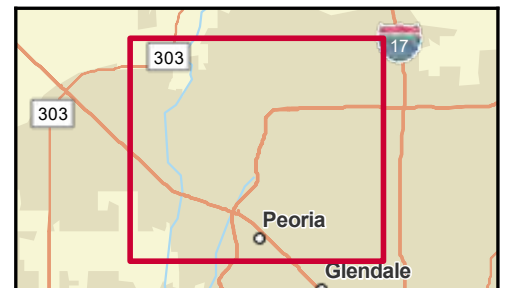
ASSUMED PROPERTY LINE EXHIBIT **A1.1.3**
DESIGN REVIEW COMMENTS ADDRESSED 05-17-23

Bell Road & Loop 101
 W Bell Rd, Peoria, Arizona, 85382
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.63857
 Longitude: -112.23978



- 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

Bell Road & Loop 101
W Bell Rd, Peoria, Arizona, 85382
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63857
Longitude: -112.23978

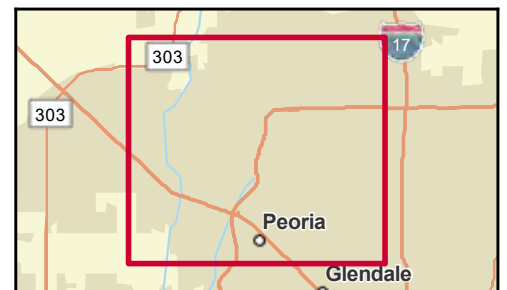
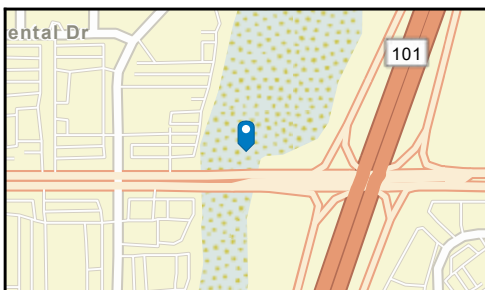
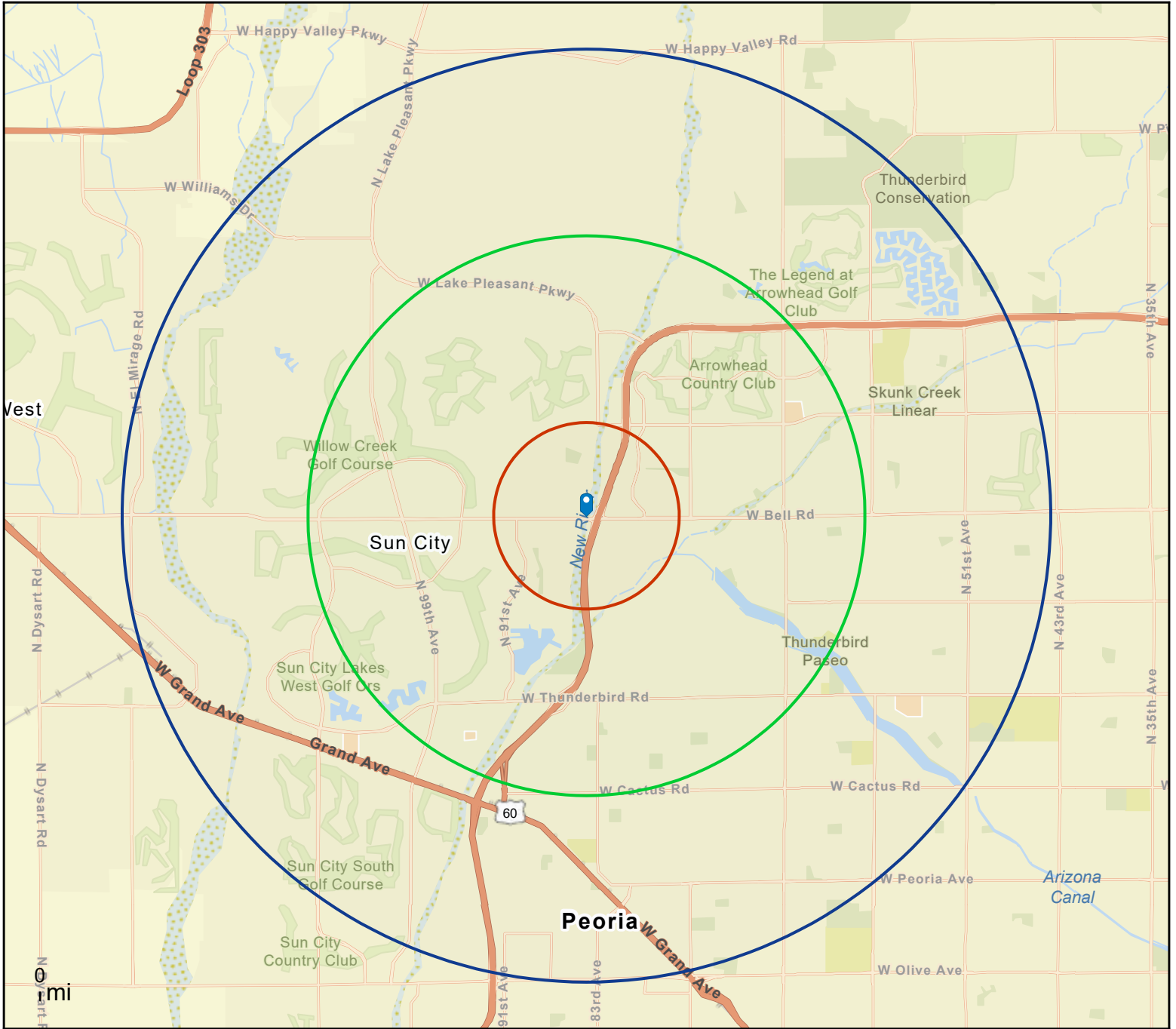
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	West Bell Road	N 84th Ave (0.07 miles W)	2018	66,589
0.07	W Bell Rd	N 84th Ave (0.07 miles W)	2015	72,302
0.11		W Bell Rd (0.18 miles NE)	2021	16,257
0.11		W Bell Rd (0.17 miles S)	2021	19,153
0.12		Agua Fria Fwy (0.0 miles W)	2021	44,823
0.16		W Bell Rd (0.17 miles N)	2021	20,694
0.16	N 84th Ave	W Bell Rd (0.08 miles N)	2016	5,602
0.18	North 84th Avenue	W Bell Rd (0.08 miles N)	2019	5,030
0.18		Agua Fria Fwy (0.07 miles SW)	2021	15,916
0.23	W Bell Rd	N Arrowhead Fountain Dr (0.04 miles E)	2016	70,007
0.25	Agua Fria Fwy	W Bell Rd (0.18 miles SW)	2015	14,740
0.27	W Bell Rd	N 87th Ave (0.11 miles W)	2019	44,892
0.27	W Bell Rd	N 87th Ave (0.11 miles W)	2019	41,457
0.34	North Arrowhead Fountains Center	Stadium Way (0.02 miles S)	2019	5,089
0.37	W Paradise Ln	N Arrowhead Fountains Center Dr (0.04 miles NW)	2014	8,194
0.38	83rd Ave	W Campo Bello Dr (0.06 miles N)	2015	16,700
0.38	N 87th Ave	W Continental Dr (0.05 miles N)	2015	3,195
0.39	West Paradise Lane	N Arrowhead Fountains Center Dr (0.04 miles NW)	2019	4,368
0.39	N 83rd Ave	W Bell Rd (0.1 miles N)	2010	25,981
0.40	N 87th Ave	W Bell Rd (0.09 miles N)	2014	5,064
0.40	N Arrowhead Fountains Center Dr	Stadium Way (0.02 miles S)	2015	279
0.40	N 84th Ave	N 85th Ave (0.02 miles SW)	2015	994
0.49	W Bell Rd	N 83rd Ave (0.12 miles W)	2010	49,622
0.50	North 87th Avenue	W Bell Rd (0.09 miles N)	2019	4,688
0.54	W Kelton Ln	N 88th Ave (0.07 miles W)	2016	2,146
0.55	Agua Fria Fwy	W Bell Rd (0.54 miles N)	2015	114,328
0.55	W Grovers Ave	N 85th Ln (0.05 miles E)	2015	836
0.56	Agua Fria Freeway	83rd Ave (0.15 miles SW)	2018	97,701
0.57	Agua Fria Freeway	83rd Ave (0.3 miles SW)	2021	97,312
0.60	N 83rd Ave	W Mariners Way (0.1 miles S)	2015	17,558

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).

Bell Road & Loop 101
W Bell Rd, Peoria, Arizona, 85382
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.63857
Longitude: -112.23978





Executive Summary

Bell Road & Loop 101
W Bell Rd, Peoria, Arizona, 85382
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63857
Longitude: -112.23978

	1 mile	3 miles	5 miles
Population			
2010 Population	12,639	100,578	261,421
2020 Population	12,674	107,404	284,820
2023 Population	13,192	109,848	289,866
2028 Population	13,146	109,296	289,345
2010-2020 Annual Rate	0.03%	0.66%	0.86%
2020-2023 Annual Rate	1.24%	0.69%	0.54%
2023-2028 Annual Rate	-0.07%	-0.10%	-0.04%
2020 Male Population	46.4%	47.0%	47.5%
2020 Female Population	53.6%	53.0%	52.5%
2020 Median Age	38.0	50.5	46.0
2023 Male Population	47.8%	47.1%	47.8%
2023 Female Population	52.2%	52.9%	52.2%
2023 Median Age	37.0	50.8	46.8

In the identified area, the current year population is 289,866. In 2020, the Census count in the area was 284,820. The rate of change since 2020 was 0.54% annually. The five-year projection for the population in the area is 289,345 representing a change of -0.04% annually from 2023 to 2028. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 46.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	71.1%	77.9%	72.5%
2023 Black Alone	6.6%	3.5%	4.1%
2023 American Indian/Alaska Native Alone	1.1%	0.7%	1.1%
2023 Asian Alone	4.4%	4.1%	4.2%
2023 Pacific Islander Alone	0.2%	0.1%	0.2%
2023 Other Race	5.8%	4.2%	6.7%
2023 Two or More Races	10.9%	9.4%	11.3%
2023 Hispanic Origin (Any Race)	17.7%	14.1%	19.3%

Persons of Hispanic origin represent 19.3% 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 62.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	67	101	98
2010 Households	5,495	43,693	106,961
2020 Households	5,419	46,219	114,955
2023 Households	5,487	47,386	117,632
2028 Households	5,515	47,582	118,286
2010-2020 Annual Rate	-0.14%	0.56%	0.72%
2020-2023 Annual Rate	0.38%	0.77%	0.71%
2023-2028 Annual Rate	0.10%	0.08%	0.11%
2023 Average Household Size	2.32	2.27	2.42

The household count in this area has changed from 114,955 in 2020 to 117,632 in the current year, a change of 0.71% annually. The five-year projection of households is 118,286, a change of 0.11% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2020. The number of families in the current year is 75,658 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

Bell Road & Loop 101
 W Bell Rd, Peoria, Arizona, 85382
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
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 Longitude: -112.23978

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	27.6%	28.1%	27.4%
Median Household Income			
2023 Median Household Income	\$71,727	\$76,635	\$75,403
2028 Median Household Income	\$80,345	\$89,575	\$87,080
2023-2028 Annual Rate	2.30%	3.17%	2.92%
Average Household Income			
2023 Average Household Income	\$88,758	\$100,771	\$99,778
2028 Average Household Income	\$102,687	\$118,315	\$116,855
2023-2028 Annual Rate	2.96%	3.26%	3.21%
Per Capita Income			
2023 Per Capita Income	\$37,017	\$43,576	\$40,601
2028 Per Capita Income	\$43,197	\$51,629	\$47,891
2023-2028 Annual Rate	3.14%	3.45%	3.36%

GINI Index			
2023 Gini Index	36.2	38.2	38.6

Households by Income

Current median household income is \$75,403 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$87,080 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$99,778 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$116,855 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,601 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$47,891 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	92	91	94
2010 Total Housing Units	6,036	49,375	121,157
2010 Owner Occupied Housing Units	2,121	31,447	78,613
2010 Renter Occupied Housing Units	3,375	12,246	28,350
2010 Vacant Housing Units	541	5,682	14,196
2020 Total Housing Units	6,063	50,990	125,238
2020 Owner Occupied Housing Units	2,086	32,595	83,411
2020 Renter Occupied Housing Units	3,333	13,624	31,544
2020 Vacant Housing Units	649	4,855	10,285
2023 Total Housing Units	6,064	51,730	126,743
2023 Owner Occupied Housing Units	2,304	34,073	87,036
2023 Renter Occupied Housing Units	3,183	13,313	30,596
2023 Vacant Housing Units	577	4,344	9,111
2028 Total Housing Units	6,086	52,061	127,916
2028 Owner Occupied Housing Units	2,412	34,896	88,882
2028 Renter Occupied Housing Units	3,102	12,686	29,405
2028 Vacant Housing Units	571	4,479	9,630

Socioeconomic Status Index			
2023 Socioeconomic Status Index	54.0	56.8	52.8

Currently, 68.7% of the 126,743 housing units in the area are owner occupied; 24.1%, renter occupied; and 7.2% 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 125,238 housing units in the area and 8.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.37%. Median home value in the area is \$343,956, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.91% annually to \$359,901.

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

Bell Road & Loop 101
 W Bell Rd, Peoria, Arizona, 85382
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63857
 Longitude: -112.23978

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,639	100,578	261,421
2020 Total Population	12,674	107,404	284,820
2020 Group Quarters	456	2,298	5,202
2023 Total Population	13,192	109,848	289,866
2023 Group Quarters	456	2,292	5,204
2028 Total Population	13,146	109,296	289,345
2023-2028 Annual Rate	-0.07%	-0.10%	-0.04%
2023 Total Daytime Population	24,696	114,425	272,445
Workers	18,864	55,220	114,955
Residents	5,832	59,205	157,490
Household Summary			
2010 Households	5,495	43,693	106,961
2010 Average Household Size	2.28	2.28	2.41
2020 Total Households	5,419	46,219	114,955
2020 Average Household Size	2.25	2.27	2.43
2023 Households	5,487	47,386	117,632
2023 Average Household Size	2.32	2.27	2.42
2028 Households	5,515	47,582	118,286
2028 Average Household Size	2.30	2.25	2.40
2023-2028 Annual Rate	0.10%	0.08%	0.11%
2010 Families	3,143	27,643	69,980
2010 Average Family Size	2.96	2.84	2.96
2023 Families	3,049	28,960	75,658
2023 Average Family Size	3.04	2.87	2.99
2028 Families	3,083	29,194	76,450
2028 Average Family Size	3.00	2.83	2.95
2023-2028 Annual Rate	0.22%	0.16%	0.21%
Housing Unit Summary			
2000 Housing Units	4,989	41,493	103,424
Owner Occupied Housing Units	48.5%	76.1%	75.4%
Renter Occupied Housing Units	43.2%	15.2%	15.8%
Vacant Housing Units	8.3%	8.7%	8.8%
2010 Housing Units	6,036	49,375	121,157
Owner Occupied Housing Units	35.1%	63.7%	64.9%
Renter Occupied Housing Units	55.9%	24.8%	23.4%
Vacant Housing Units	9.0%	11.5%	11.7%
2020 Housing Units	6,063	50,990	125,238
Owner Occupied Housing Units	34.4%	63.9%	66.6%
Renter Occupied Housing Units	55.0%	26.7%	25.2%
Vacant Housing Units	10.7%	9.5%	8.2%
2023 Housing Units	6,064	51,730	126,743
Owner Occupied Housing Units	38.0%	65.9%	68.7%
Renter Occupied Housing Units	52.5%	25.7%	24.1%
Vacant Housing Units	9.5%	8.4%	7.2%
2028 Housing Units	6,086	52,061	127,916
Owner Occupied Housing Units	39.6%	67.0%	69.5%
Renter Occupied Housing Units	51.0%	24.4%	23.0%
Vacant Housing Units	9.4%	8.6%	7.5%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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



Market Profile

Bell Road & Loop 101
 W Bell Rd, Peoria, Arizona, 85382
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63857
 Longitude: -112.23978

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	5,487	47,386	117,632
<\$15,000	8.6%	6.7%	7.1%
\$15,000 - \$24,999	5.2%	6.6%	6.3%
\$25,000 - \$34,999	6.3%	6.7%	6.8%
\$35,000 - \$49,999	9.0%	11.0%	11.9%
\$50,000 - \$74,999	23.0%	17.8%	17.6%
\$75,000 - \$99,999	17.9%	14.7%	14.8%
\$100,000 - \$149,999	18.8%	20.5%	20.1%
\$150,000 - \$199,999	7.1%	8.7%	7.8%
\$200,000+	4.1%	7.4%	7.6%
Average Household Income	\$88,758	\$100,771	\$99,778
2028 Households by Income			
Household Income Base	5,515	47,582	118,286
<\$15,000	6.3%	4.8%	5.2%
\$15,000 - \$24,999	3.8%	4.9%	4.7%
\$25,000 - \$34,999	4.8%	5.8%	5.9%
\$35,000 - \$49,999	7.5%	9.5%	10.2%
\$50,000 - \$74,999	22.0%	15.6%	15.7%
\$75,000 - \$99,999	19.8%	14.7%	14.9%
\$100,000 - \$149,999	21.2%	23.8%	23.3%
\$150,000 - \$199,999	9.4%	11.7%	10.5%
\$200,000+	5.2%	9.3%	9.5%
Average Household Income	\$102,687	\$118,315	\$116,855
2023 Owner Occupied Housing Units by Value			
Total	2,296	34,065	87,028
<\$50,000	3.4%	1.8%	4.6%
\$50,000 - \$99,999	0.0%	1.2%	2.6%
\$100,000 - \$149,999	0.6%	2.4%	4.2%
\$150,000 - \$199,999	3.1%	4.4%	5.7%
\$200,000 - \$249,999	11.2%	6.5%	8.1%
\$250,000 - \$299,999	17.5%	13.0%	12.3%
\$300,000 - \$399,999	47.7%	35.5%	28.3%
\$400,000 - \$499,999	7.1%	18.2%	15.6%
\$500,000 - \$749,999	5.5%	12.1%	12.8%
\$750,000 - \$999,999	1.1%	2.5%	2.7%
\$1,000,000 - \$1,499,999	1.0%	1.2%	1.7%
\$1,500,000 - \$1,999,999	0.4%	0.2%	0.4%
\$2,000,000 +	1.3%	0.9%	0.9%
Average Home Value	\$372,419	\$404,368	\$392,337
2028 Owner Occupied Housing Units by Value			
Total	2,403	34,887	88,873
<\$50,000	3.5%	1.5%	4.1%
\$50,000 - \$99,999	0.1%	1.7%	3.7%
\$100,000 - \$149,999	0.2%	0.9%	1.4%
\$150,000 - \$199,999	2.7%	3.9%	5.7%
\$200,000 - \$249,999	10.2%	5.9%	7.6%
\$250,000 - \$299,999	16.4%	11.8%	11.4%
\$300,000 - \$399,999	47.0%	33.5%	26.8%
\$400,000 - \$499,999	8.0%	20.5%	17.3%
\$500,000 - \$749,999	6.5%	14.5%	14.6%
\$750,000 - \$999,999	1.5%	3.1%	3.4%
\$1,000,000 - \$1,499,999	1.5%	1.4%	2.3%
\$1,500,000 - \$1,999,999	0.6%	0.2%	0.5%
\$2,000,000 +	1.8%	1.1%	1.1%
Average Home Value	\$398,742	\$427,618	\$419,784

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

Bell Road & Loop 101
 W Bell Rd, Peoria, Arizona, 85382
 Rings: 1, 3, 5 mile radii

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Latitude: 33.63857
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	1 mile	3 miles	5 miles
Median Household Income			
2023	\$71,727	\$76,635	\$75,403
2028	\$80,345	\$89,575	\$87,080
Median Home Value			
2023	\$329,653	\$357,867	\$343,956
2028	\$336,050	\$372,275	\$359,901
Per Capita Income			
2023	\$37,017	\$43,576	\$40,601
2028	\$43,197	\$51,629	\$47,891
Median Age			
2010	32.8	46.7	43.9
2020	38.0	50.5	46.0
2023	37.0	50.8	46.8
2028	38.4	51.4	47.0
2020 Population by Age			
Total	12,674	107,404	284,820
0 - 4	5.4%	3.9%	4.6%
5 - 9	4.9%	4.5%	5.2%
10 - 14	5.3%	5.0%	5.8%
15 - 24	14.3%	10.4%	11.5%
25 - 34	16.5%	10.5%	11.1%
35 - 44	11.4%	9.9%	10.7%
45 - 54	11.6%	10.7%	11.3%
55 - 64	12.6%	13.7%	13.8%
65 - 74	7.8%	15.2%	13.7%
75 - 84	5.6%	11.0%	8.8%
85 +	4.6%	5.1%	3.6%
18 +	81.2%	83.3%	80.8%
2023 Population by Age			
Total	13,190	109,846	289,864
0 - 4	5.3%	3.9%	4.5%
5 - 9	5.1%	4.2%	4.8%
10 - 14	5.1%	4.6%	5.2%
15 - 24	13.3%	9.4%	10.4%
25 - 34	18.1%	12.0%	12.5%
35 - 44	13.5%	10.1%	10.8%
45 - 54	10.9%	10.4%	10.8%
55 - 64	11.4%	12.5%	12.9%
65 - 74	7.5%	15.1%	14.2%
75 - 84	5.1%	11.3%	9.4%
85 +	4.7%	6.4%	4.6%
18 +	81.5%	84.5%	82.3%
2028 Population by Age			
Total	13,145	109,295	289,345
0 - 4	5.4%	3.9%	4.6%
5 - 9	4.8%	4.1%	4.7%
10 - 14	4.9%	4.5%	5.1%
15 - 24	12.7%	8.7%	9.5%
25 - 34	17.0%	11.3%	11.9%
35 - 44	14.1%	11.5%	12.2%
45 - 54	10.4%	9.5%	10.0%
55 - 64	10.2%	11.2%	11.4%
65 - 74	8.9%	14.7%	14.1%
75 - 84	6.4%	13.5%	11.5%
85 +	5.2%	7.0%	5.1%
18 +	82.2%	84.9%	82.6%
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.

January 17, 2024



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	1 mile	3 miles	5 miles
Males	5,885	50,455	135,348
Females	6,789	56,949	149,472
2023 Population by Sex			
Males	6,307	51,779	138,418
Females	6,885	58,069	151,448
2028 Population by Sex			
Males	6,236	51,337	137,918
Females	6,910	57,959	151,427
2010 Population by Race/Ethnicity			
Total	12,640	100,578	261,420
White Alone	81.7%	88.1%	84.4%
Black Alone	4.0%	2.4%	3.0%
American Indian Alone	1.1%	0.6%	0.9%
Asian Alone	4.9%	3.2%	3.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.4%	3.0%	5.7%
Two or More Races	3.8%	2.5%	2.8%
Hispanic Origin	14.2%	10.5%	15.5%
Diversity Index	48.9	36.7	46.9
2020 Population by Race/Ethnicity			
Total	12,674	107,404	284,820
White Alone	72.7%	79.1%	73.7%
Black Alone	5.9%	3.2%	3.8%
American Indian Alone	1.1%	0.7%	1.1%
Asian Alone	4.2%	3.9%	4.0%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	5.4%	3.9%	6.4%
Two or More Races	10.5%	9.0%	10.9%
Hispanic Origin	16.8%	13.4%	18.6%
Diversity Index	60.5	50.9	60.8
2023 Population by Race/Ethnicity			
Total	13,192	109,848	289,866
White Alone	71.1%	77.9%	72.5%
Black Alone	6.6%	3.5%	4.1%
American Indian Alone	1.1%	0.7%	1.1%
Asian Alone	4.4%	4.1%	4.2%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	5.8%	4.2%	6.7%
Two or More Races	10.9%	9.4%	11.3%
Hispanic Origin	17.7%	14.1%	19.3%
Diversity Index	62.7	52.9	62.4
2028 Population by Race/Ethnicity			
Total	13,147	109,296	289,345
White Alone	69.1%	76.3%	70.6%
Black Alone	7.2%	3.9%	4.5%
American Indian Alone	1.1%	0.8%	1.1%
Asian Alone	4.8%	4.5%	4.7%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	6.2%	4.5%	7.1%
Two or More Races	11.5%	9.9%	11.8%
Hispanic Origin	18.3%	14.6%	19.9%
Diversity Index	64.8	55.1	64.4

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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	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	12,674	107,404	284,820
In Households	96.4%	97.9%	98.2%
Householder	42.3%	43.0%	40.4%
Opposite-Sex Spouse	16.5%	20.8%	19.5%
Same-Sex Spouse	0.1%	0.2%	0.2%
Opposite-Sex Unmarried Partner	3.6%	2.5%	2.5%
Same-Sex Unmarried Partner	0.3%	0.1%	0.1%
Biological Child	23.1%	21.0%	23.6%
Adopted Child	0.6%	0.7%	0.8%
Stepchild	1.2%	1.1%	1.2%
Grandchild	1.8%	1.9%	2.3%
Brother or Sister	1.2%	1.0%	1.2%
Parent	1.3%	1.2%	1.4%
Parent-in-law	0.2%	0.3%	0.4%
Son-in-law or Daughter-in-law	0.3%	0.4%	0.5%
Other Relatives	0.8%	0.9%	1.2%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.1%	2.6%	2.8%
In Group Quarters	3.6%	2.1%	1.8%
Institutionalized	2.6%	1.6%	1.1%
Noninstitutionalized	1.0%	0.5%	0.7%
2023 Population 25+ by Educational Attainment			
Total	9,379	85,535	217,774
Less than 9th Grade	1.2%	1.6%	2.4%
9th - 12th Grade, No Diploma	2.3%	3.5%	4.6%
High School Graduate	22.8%	21.7%	22.2%
GED/Alternative Credential	5.1%	3.7%	4.5%
Some College, No Degree	19.9%	22.3%	22.5%
Associate Degree	11.4%	11.5%	11.4%
Bachelor's Degree	26.8%	22.8%	20.1%
Graduate/Professional Degree	10.5%	13.0%	12.3%
2023 Population 15+ by Marital Status			
Total	11,137	95,908	247,977
Never Married	34.8%	24.3%	26.6%
Married	47.3%	54.1%	53.5%
Widowed	5.0%	8.6%	7.5%
Divorced	13.0%	13.1%	12.5%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,634	52,838	138,710
Population 16+ Employed	97.5%	97.2%	97.0%
Population 16+ Unemployment rate	2.5%	2.8%	3.0%
Population 16-24 Employed	15.8%	12.3%	12.9%
Population 16-24 Unemployment rate	5.0%	5.6%	6.2%
Population 25-54 Employed	61.9%	57.3%	59.4%
Population 25-54 Unemployment rate	2.0%	2.6%	2.6%
Population 55-64 Employed	15.8%	19.6%	18.3%
Population 55-64 Unemployment rate	2.0%	1.3%	1.9%
Population 65+ Employed	6.6%	10.8%	9.3%
Population 65+ Unemployment rate	1.8%	3.0%	3.1%

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	7,443	51,375	134,518
Agriculture/Mining	0.0%	0.3%	0.2%
Construction	6.5%	6.5%	7.1%
Manufacturing	5.9%	6.8%	6.9%
Wholesale Trade	1.7%	1.5%	1.7%
Retail Trade	14.6%	13.8%	13.5%
Transportation/Utilities	6.5%	6.3%	6.4%
Information	1.1%	1.3%	1.4%
Finance/Insurance/Real Estate	13.8%	11.9%	10.7%
Services	44.2%	47.8%	47.4%
Public Administration	5.8%	3.9%	4.5%
2023 Employed Population 16+ by Occupation			
Total	7,444	51,377	134,520
White Collar	67.8%	72.4%	68.3%
Management/Business/Financial	19.8%	19.9%	18.5%
Professional	22.7%	27.3%	25.8%
Sales	9.6%	11.4%	10.9%
Administrative Support	15.7%	13.8%	13.0%
Services	17.4%	12.5%	14.3%
Blue Collar	14.8%	15.1%	17.4%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	3.3%	3.1%	3.8%
Installation/Maintenance/Repair	2.8%	2.5%	3.1%
Production	2.8%	3.9%	4.1%
Transportation/Material Moving	5.9%	5.5%	6.3%
2020 Households by Type			
Total	5,419	46,219	114,955
Married Couple Households	39.3%	48.9%	48.8%
With Own Children <18	13.2%	12.7%	14.7%
Without Own Children <18	26.1%	36.1%	34.1%
Cohabiting Couple Households	9.2%	6.1%	6.5%
With Own Children <18	2.5%	1.6%	1.9%
Without Own Children <18	6.7%	4.5%	4.6%
Male Householder, No Spouse/Partner	19.4%	15.7%	15.8%
Living Alone	12.3%	10.8%	10.4%
65 Years and over	3.4%	5.2%	4.9%
With Own Children <18	2.5%	1.4%	1.6%
Without Own Children <18, With Relatives	3.0%	2.4%	2.7%
No Relatives Present	1.6%	1.1%	1.2%
Female Householder, No Spouse/Partner	32.1%	29.3%	28.9%
Living Alone	19.9%	19.4%	17.7%
65 Years and over	9.4%	13.4%	11.8%
With Own Children <18	4.9%	3.0%	3.6%
Without Own Children <18, With Relatives	5.7%	5.7%	6.4%
No Relatives Present	1.7%	1.2%	1.2%
2020 Households by Size			
Total	5,419	46,219	114,955
1 Person Household	32.1%	30.2%	28.1%
2 Person Household	34.8%	39.5%	37.2%
3 Person Household	15.3%	12.8%	13.9%
4 Person Household	9.4%	9.6%	11.1%
5 Person Household	4.9%	4.6%	5.5%
6 Person Household	2.2%	2.0%	2.6%
7 + Person Household	1.3%	1.3%	1.6%

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	5,419	46,219	114,955
Owner Occupied	38.5%	70.5%	72.6%
Owned with a Mortgage/Loan	30.8%	47.0%	50.6%
Owned Free and Clear	7.7%	23.5%	21.9%
Renter Occupied	61.5%	29.5%	27.4%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	92	91	94
Percent of Income for Mortgage	27.6%	28.1%	27.4%
Wealth Index	67	101	98
2020 Housing Units By Urban/ Rural Status			
Total	6,063	50,990	125,238
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	12,674	107,404	284,820
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

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

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



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Top 3 Tapestry Segments			
1.	Young and Restless (11B)	The Elders (9C)	The Elders (9C)
2.	Home Improvement (4B)	Workday Drive (4A)	Home Improvement (4B)
3.	Old and Newcomers (8F)	Home Improvement (4B)	Workday Drive (4A)
2023 Consumer Spending			
Apparel & Services: Total \$	\$10,341,700	\$94,902,136	\$234,567,528
Average Spent	\$1,884.76	\$2,002.75	\$1,994.08
Spending Potential Index	86	91	91
Education: Total \$	\$7,851,620	\$74,762,238	\$184,012,608
Average Spent	\$1,430.95	\$1,577.73	\$1,564.31
Spending Potential Index	80	88	87
Entertainment/Recreation: Total \$	\$17,089,864	\$170,087,645	\$416,387,494
Average Spent	\$3,114.61	\$3,589.41	\$3,539.75
Spending Potential Index	82	95	94
Food at Home: Total \$	\$31,268,812	\$300,927,648	\$737,838,282
Average Spent	\$5,698.71	\$6,350.56	\$6,272.43
Spending Potential Index	84	93	92
Food Away from Home: Total \$	\$17,766,325	\$164,618,469	\$406,902,267
Average Spent	\$3,237.89	\$3,473.99	\$3,459.11
Spending Potential Index	87	93	93
Health Care: Total \$	\$33,241,126	\$345,404,543	\$838,954,881
Average Spent	\$6,058.16	\$7,289.17	\$7,132.03
Spending Potential Index	82	99	97
HH Furnishings & Equipment: Total \$	\$13,639,747	\$133,702,416	\$328,165,322
Average Spent	\$2,485.83	\$2,821.56	\$2,789.76
Spending Potential Index	84	95	94
Personal Care Products & Services: Total \$	\$4,539,876	\$45,010,133	\$109,605,283
Average Spent	\$827.39	\$949.86	\$931.76
Spending Potential Index	87	99	97
Shelter: Total \$	\$114,532,394	\$1,112,990,061	\$2,731,549,503
Average Spent	\$20,873.41	\$23,487.74	\$23,221.14
Spending Potential Index	84	95	94
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,124,336	\$154,798,894	\$374,006,408
Average Spent	\$2,574.15	\$3,266.76	\$3,179.46
Spending Potential Index	82	104	102
Travel: Total \$	\$10,247,596	\$101,643,513	\$249,931,141
Average Spent	\$1,867.61	\$2,145.01	\$2,124.69
Spending Potential Index	83	95	94
Vehicle Maintenance & Repairs: Total \$	\$6,252,836	\$59,319,493	\$145,706,848
Average Spent	\$1,139.57	\$1,251.84	\$1,238.67
Spending Potential Index	87	96	95

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.