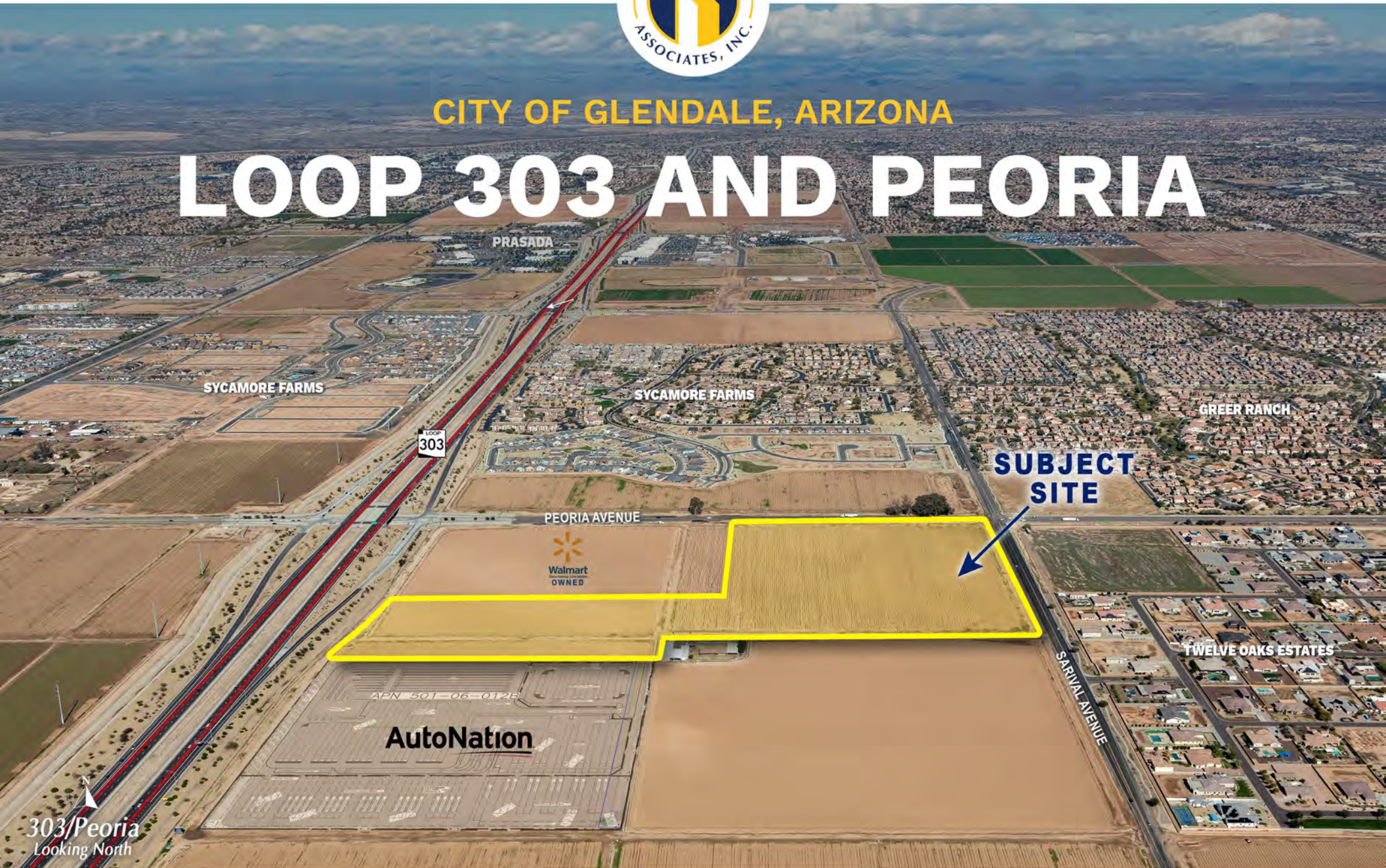




CITY OF GLENDALE, ARIZONA

# LOOP 303 AND PEORIA



303/Peoria  
Looking North



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 303 AND PEORIA

### LOCATION

Site surrounds the southeast corner of Loop 303 and Peoria Avenue in the City of Glendale, Arizona.

### SIZE

±50.665 Total Acres or 2,206,967 SF

*Site Plan showing use configuration and parcel sizes to come.*

### ASSESSOR PARCEL NUMBERS

501-06-011D (part) and 012B

### ZONING

Currently PAD | City of Glendale

*In the rezoning process to expand PAD uses to include*

*Light Industrial and Commercial Uses (Rezoning Case No. ZON24-05)*

### PRICE AND TERMS

- Industrial Land: Minimum Suggested Offering Price: \$10/SF, Cash
- Commercial Designated Site: Minimum Suggested Offering Price: \$30/SF, Cash

### ADDITIONAL INFORMATION

The [Geological Report](#) concluded that a fissure exists on the northeast portion of the properties and that buildings should not be located within the designated mitigation zone.

### UTILITIES

Electricity: APS

Water: EPCOR

Wastewater: EPCOR

### DUE DILIGENCE

[Please click to view](#)

Agricultural Lease

ALTA Surveys

Development Agreements

Geological Report

Phase I ESA

Rezoning Case ZON24-05

Utilities



# GLENDALE QUICK FACTS



## POPULATION

2023 population: **252,136**  
Annual population growth: **0.88%**  
Median age of **34**



## HOUSEHOLDS

Number of households: **85,379**  
Median household income: **\$60,499**



## TARGETED INDUSTRIES

- Advanced business services
- Aerospace and Defense
- Education
- Health Care
- Manufacturing



## 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 VRBO Fiesta Bowl. *Source: glendaleaz.gov*



## ECONOMIC DEVELOPMENTS

- VAI Resort
- 303 Logistics
- Merit Partners \$1.5B Logistics Park
- 303 Loop Development Boom
- Brooklyn Bedding
- Waste Management Glendale
- Red Bull, Ball & Rauch
- Williams-Sonoma, Inc.
- Nestle
- Unical Aviation, Inc
- Dynarex Corporation

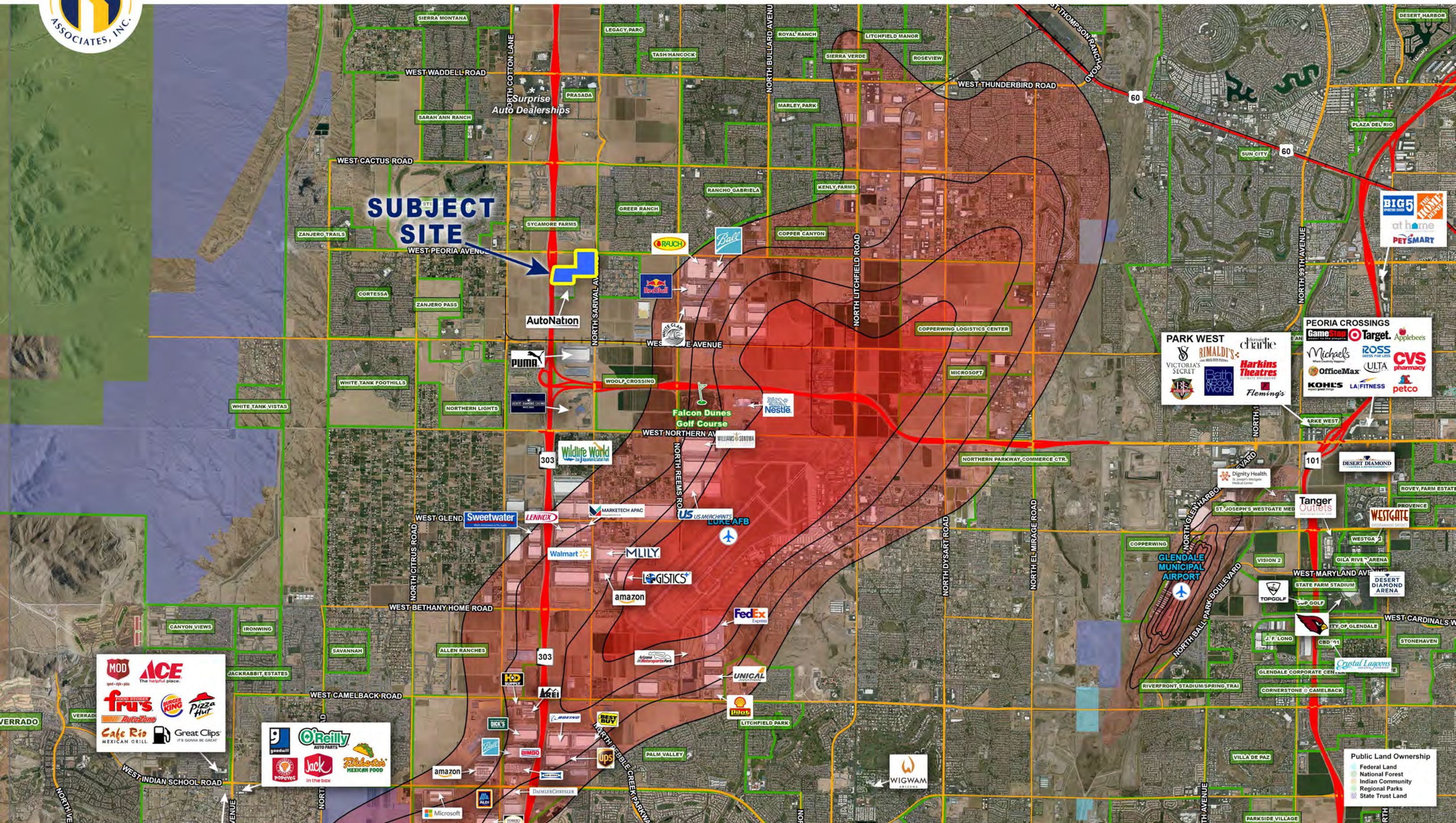
*Source: glendaleaz.gov*



## 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**





MOD ACE  
The helpful place.  
987-987-987

frus  
BURGER KING  
Pizza Hut

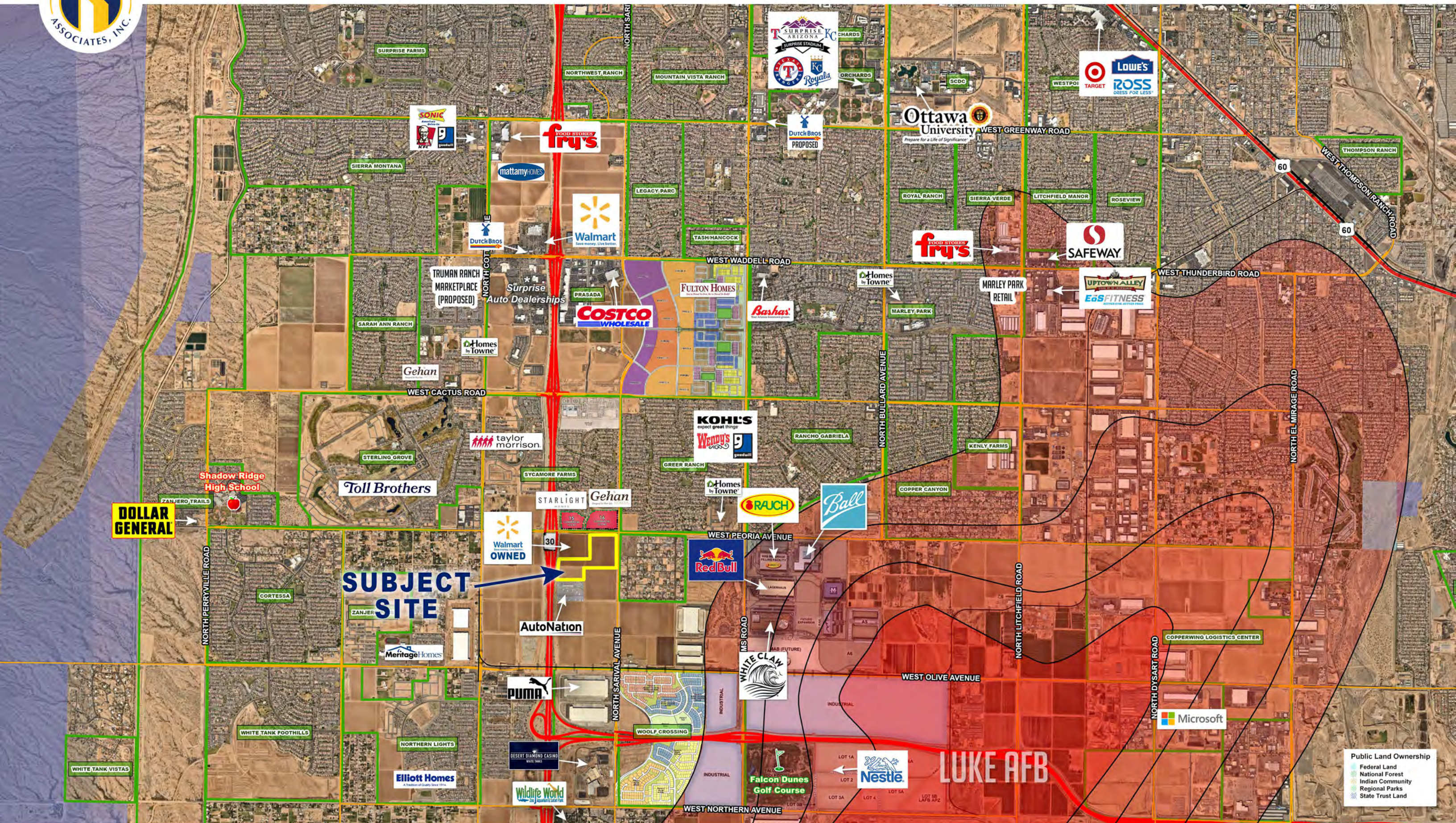
Cafe Rio  
MEXICAN GRILL

Great Clips  
IT'S GONNA BE GREAT

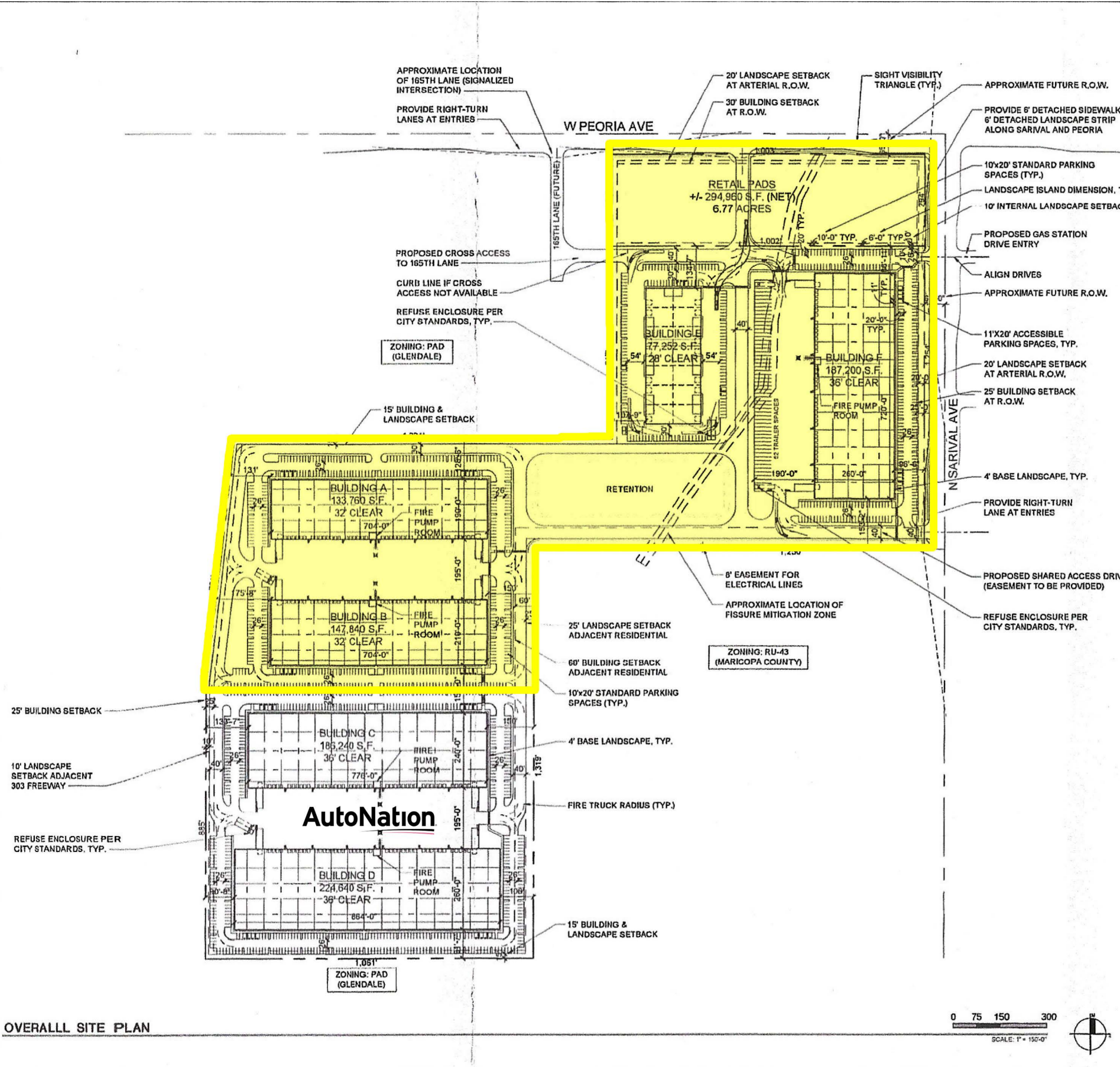
O'Reilly  
AUTO PARTS

Jack  
in the box

Filiberto's  
MEXICAN FOOD







**PROJECT DATA:**

PROJECT NAME: PEORIA & 303  
 PROJECT ADDRESS: SWC PEORIA AND SARIVAL AVE, GLENDALE, AZ  
 ARCHITECT: LGE DESIGN GROUP, 1200 N. 52ND STREET, PHOENIX, AZ 85008  
 CONTACT: CARLOS ELIAS, DESIGN MANAGER, PHONE: 480.966.4001, EMAIL: CARLOE@LGEDESIGNBUILD.COM

PROJECT SCOPE: SIX NEW INDUSTRIAL (OFFICE/WAREHOUSE) BUILDINGS  
 ASSESSOR PARCEL NO: 501-06-011D, 501-06-012B

CURRENT ZONING: PAD  
 PROPOSED ZONING: PAD  
 SITE AREA: +/- 3,143,494 S.F. GROSS (72.16 ACRES) (INCLUDES FUTURE R.O.W.)  
 STORIES: 1  
 BUILDING S.F.: BUILDING A: 133,760 S.F., BUILDING B: 147,840 S.F., BUILDING C: 185,240 S.F., BUILDING D: 224,640 S.F., BUILDING E: 77,252 S.F., BUILDING F: 187,200 S.F.  
 TOTAL: 956,932 S.F.  
 LOT AREA: +/- 2,775,255 S.F. (63.71 ACRES)  
 LOT COVERAGE: 34.5%

BUILDING HEIGHTS: BUILDING A: TOP OF PARAPET = 42'-0", BUILDING B: TOP OF PARAPET = 42'-0", BUILDING C: TOP OF PARAPET = 46'-0", BUILDING D: TOP OF PARAPET = 46'-0", BUILDING E: TOP OF PARAPET = 35'-0", BUILDING F: TOP OF PARAPET = 46'-0"

BUILDING SETBACK REQUIRED: 25'-0" AT R.O.W., 15'-0" REAR/SIDE  
 BUILDING SETBACK PROVIDED: BUILDING A: 128'-6" (SIDE), 131' (SIDE), BUILDING B: 150' (SIDE), 175'-8" (SIDE), BUILDING C: 150' (SIDE), 133'-7" (SIDE), BUILDING D: 156' (SIDE), 90'-3" (SIDE), 91'-7" (REAR), BUILDING E: 134'-7" (SIDE), 107'-2" (SIDE), BUILDING F: 60'-11" (SIDE), 90'-6" (FRONT), 153'-2" (SIDE)

LANDSCAPE SETBACK: 20'-0" AT R.O.W., 15'-0" REAR/SIDE, 10'-0" INTERNAL

OPEN SPACE REQUIRED: 10%  
 OPEN SPACE PROVIDED: 368,897 (11%)

OCCUPANCY: B/W E.S.F.L.  
 CONSTRUCTION TYPE: V-B W.E.S.F.L.  
 SPRINKLERS: YES/ FULLY SPRINKLED

**REQUIRED PARKING CALCULATIONS:**

USE	SQUARE FT.	FACTOR	TOTAL SPACES
OFFICE	14,72,000 S.F.	1/2000 S.F.	266 SPACES
WAREHOUSE	14,884,932 S.F.	1/2000 S.F.	443 SPACES
TOTAL PARKING REQUIRED			649 SPACES

ACCESSIBLE PARKING REQUIRED (2% OF TOTAL): 13 SPACES  
 ACCESSIBLE PARKING PROVIDED: 44 SPACES

REGULAR PARKING SPACE DIMENSION: 10'x20'  
 ACCESSIBLE PARKING SPACE DIMENSION: 11'x20'

TOTAL CAR PARKING PROVIDED: 1,339 SPACES  
 TOTAL TRAILER SPACES PROVIDED: 52 SPACES

**VICINITY MAP**  
 GLENDALE, ARIZONA



**CITY APPROVALS**

**LGE DESIGN GROUP**  
 1200 N. 52nd Street • Phoenix, AZ • 85008  
 P: 480.966.4001

**PEORIA AND 303**  
 SWC PEORIA AND SARIVAL AVE  
 GLENDALE, AZ

**LGE DESIGN BUILD**

NUMBER	REVISION	DATE

**PRELIMINARY NOT FOR CONSTRUCTION**

**SHEET TITLE:**  
 OVERALL SITE PLAN  
**ISSUE DATE:** 05/07/2024  
**DRAWN BY:**  
**CHECKED BY:**  
**PROJECT No.:**  
**SHEET:**

**A1.1.1**

REZONE SUBMITTAL 05/07/2024



GREER RANCH

TWELVE OAKS ESTATES

SARIVAL AVENUE

SYCAMORE FARMS

PEORIA AVENUE



**AutoNation**

303

303



PHOTOGRAPHY DATE: 02-03-2024





WHITE TANK FOOTHILLS

CORTESSA

STERLING GROVE

303

303

AutoNation



SYCAMORE FARMS

PEORIA AVENUE

SARIVAL AVENUE

TWELVE OAKS ESTATES



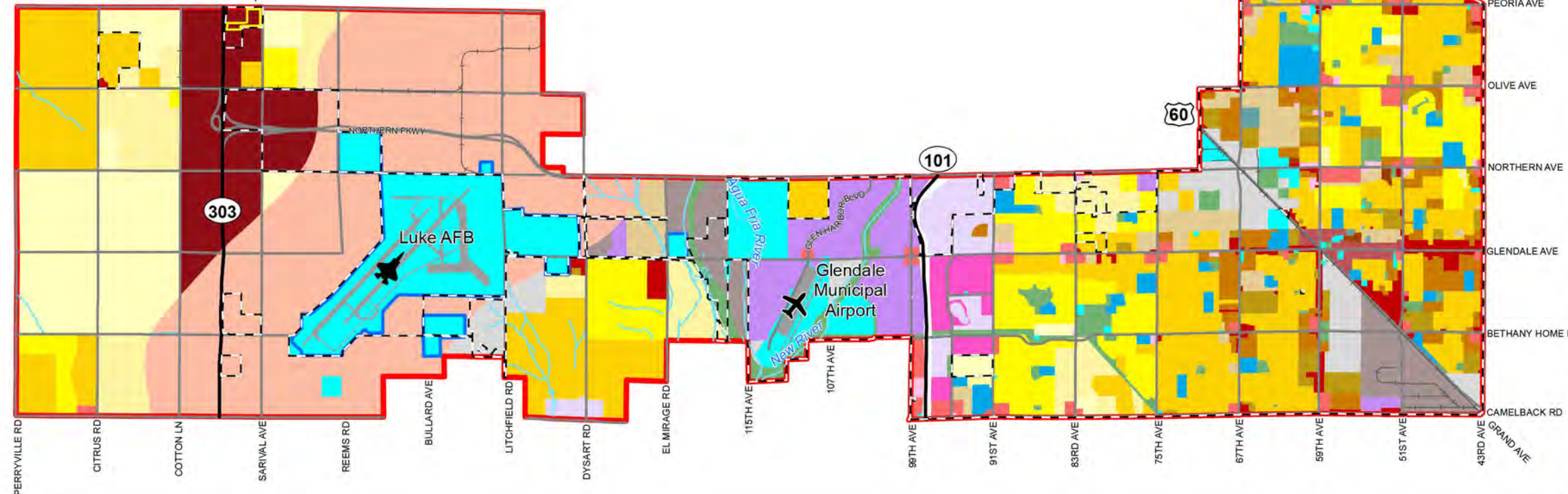
PHOTOGRAPHY DATE: 02-03-2024



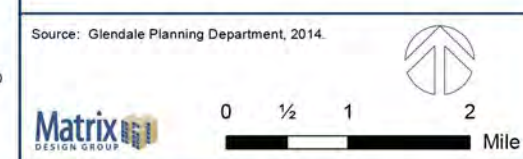
General Plan Categories

- |  |   |
|--|---|
| <b>Residential</b>   | <b>Mixed Use</b>                              |
| LDR 1 - Low Density Residential 0 - 1 du/ac                | CCC - Corporate Commerce Center               |
| LDR 2.5 - Low Density Residential 1 - 2.5 du/ac            | DMU - Downtown Mixed Use                      |
| MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac       | EMU - Entertainment Mixed Use                 |
| MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac         | <b>RMU - Regional Mixed Use</b> ← <b>SITE</b> |
| MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac   | <b>Special</b>                                |
| MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac | INST - Institutional                          |
| HDR 20 - High Density Residential 12.0 - 20.0 du/ac        | EDU - Educational                             |
| HDR 30 - High Density Residential 20 - 30.0 du/ac          | PF - Public Facilities                        |
| <b>Office</b>  | LCLU - Luke Compatible Land Use Area          |
| OFC - Office   | POS - Parks And Open-Space                    |
| BP - Business Park   |   |
| <b>Commercial</b>  |   |
| GC - General Commercial                                    |   |
| PC - Planned Commercial                                    |   |
| <b>Industrial</b>  |   |
| LI - Industrial  |   |
| HI - Heavy Industrial                                      |   |

**SUBJECT SITE**



- Legend**
- Glendale City Limits
  - ▭ Glendale Municipal Planning Area
  - ▭ Luke Air Force Base
  - ↔ Freeway / Highway
  - ↔ Arterial
  - Railroad
  - ~ River / Creek
  - ✈ Luke AFB
  - ✈ Airport



**Figure 2**  
**Glendale General Plan Land Use Diagram**



Planning Interactive Map - City of Glendale

**Map Legend**

Luke AFB Noise Contours (mean decibels)

DECIBEL MEAN

- > 76
- 70
- < 64

**Zoning**

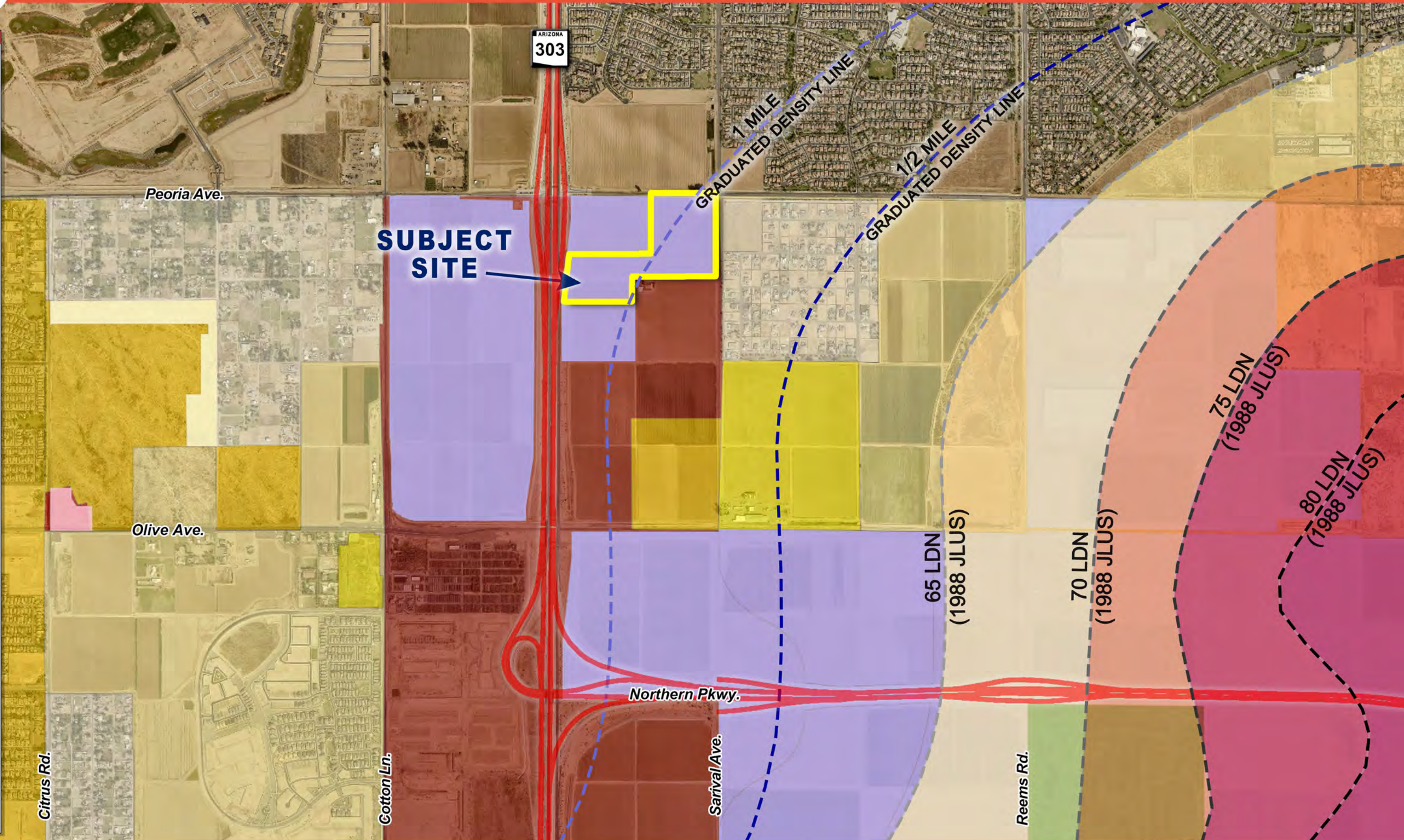
- (A-1) Agricultural
- (RR-45) Rural Residence
- (SR-30) Suburban Residence
- (SR-17) Suburban Residence
- (SR-12) Suburban Residence
- (R1-10) Single Residence
- (R1-8) Single Residence
- (R1-7) Single Residence
- (R1-4) Single Residence
- (R1-4) Single Residence
- (R2) Mixed Residence
- (R-3) Multiple Residence
- (R-4) Multiple Residence
- (R-5) Multiple Residence
- (R-O) Residential Office
- (C-O) Commercial Office
- (G-O) General Office
- (PR) Pedestrian Retail
- (SC) Shopping Center
- (C-1) Neighborhood Commercial
- (C-2) General Commercial
- (C-3) Heavy Commercial
- (BP) Business Park
- (GCO) Glendale Centerline Overlay
- (CSC) Community Shopping Center
- (M-1) Light Industrial
- (M-2) Heavy Industrial
- (PAD) Planned Area Development
- (SU) Suburban Residence
- LUKE AFB

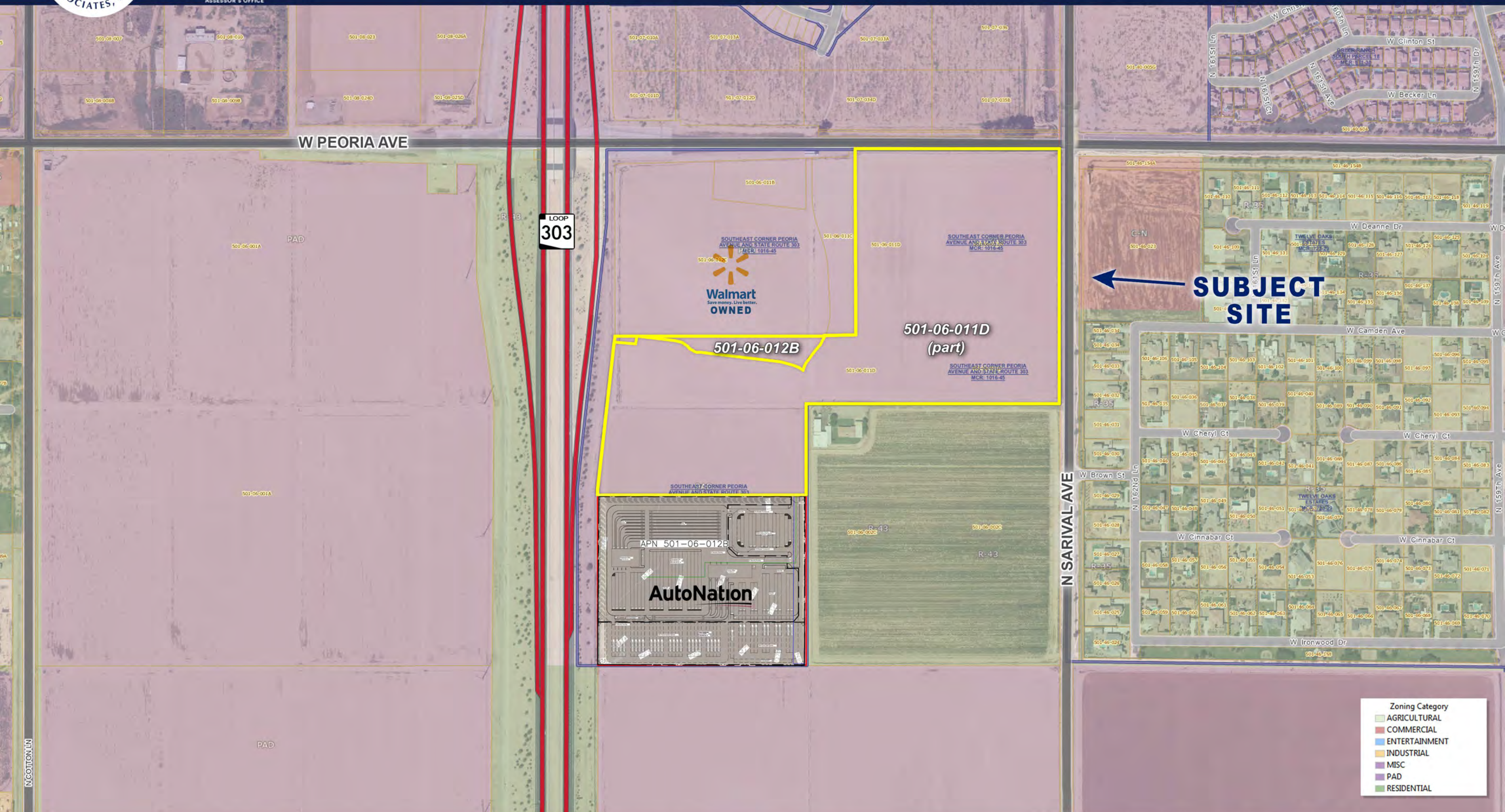
**General Plan**

- Low Density Residential: 0 - 1 du/ac
- Low Density Residential: 1 - 2.5 du/ac
- Medium Density Residential: 2.5 - 3.5 du/ac
- Medium Density Residential: 3.5 - 5.0 du/ac
- Medium-High Density Residential: 5.0 - 8.0 du/ac
- Medium-High Density Residential: 8.0 - 12.0 du/ac
- High Density Residential: 12.0 - 20.0 du/ac
- High Density Residential: 20.0 - 30.0 du/ac
- Office
- General Commercial
- Planned Commercial
- Entertainment Mixed-Use
- Downtown Mixed-Use
- Regional Mixed Use
- Corporate Commerce Center
- Business Park
- Light Industrial
- Heavy Industrial
- Institutional
- Educational
- Parks and Open-Space
- Public Facility
- Luke Compatible Land Use Area

**2021 Color Imagery**

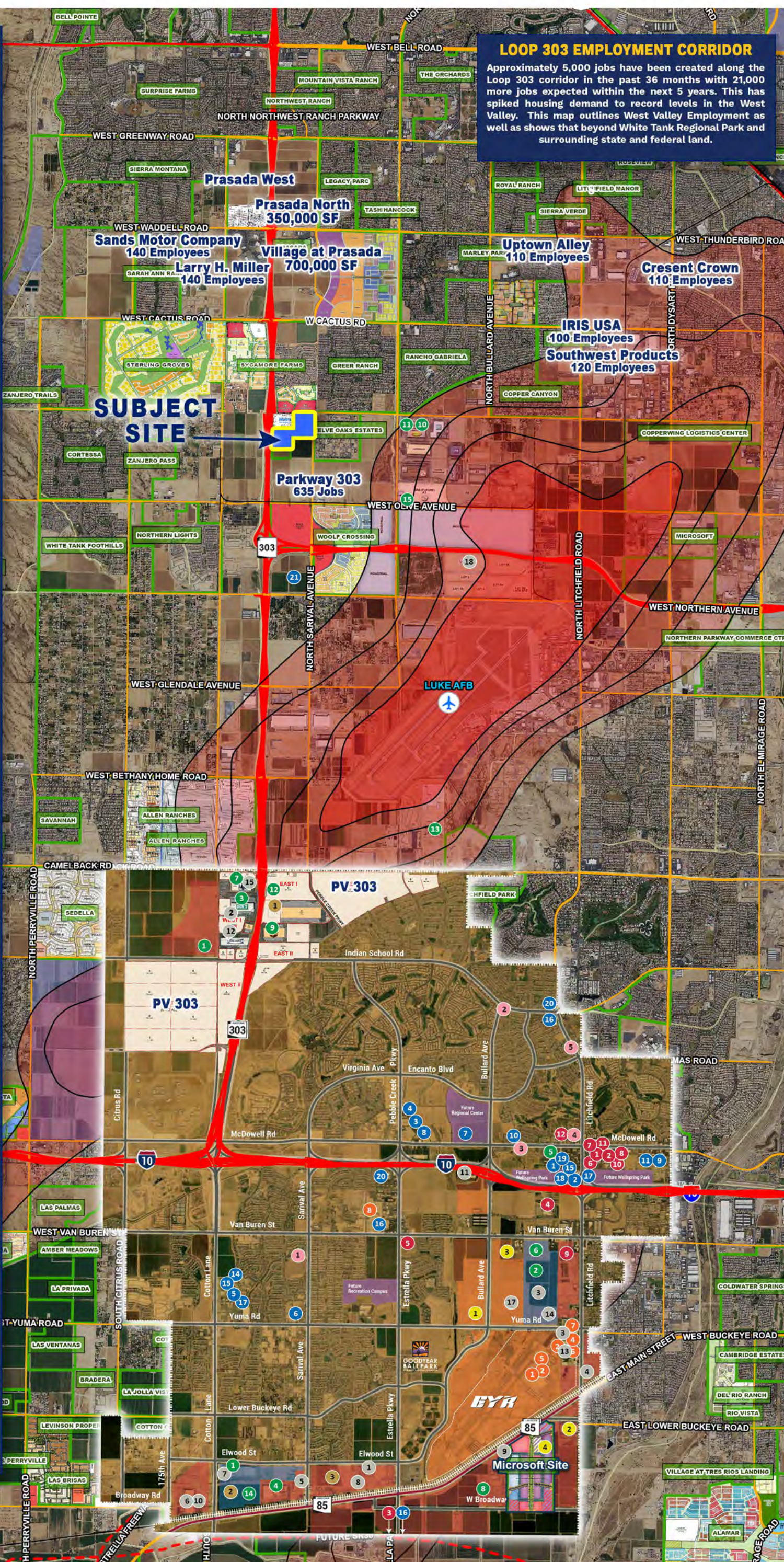
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





- Retail and Entertainment**
  1. Barnes & Noble
  2. Best Buy
  3. Burlington
  4. C-A-L Ranch
  5. Cost Plus World Market
  6. Fry's Marketplace (231 Employees)
  7. Harkins Theatres
  8. Home Goods / TJ Maxx
  9. JC Penny
  10. Life Time
  11. Lowe's
  12. Michaels
  13. Pier 1 Imports
  14. Pottery Barn Outlet
  15. Ross
  16. Safeway
  17. Target & Super Target
  18. Total Wine
  19. Ulta
  20. Walmart Supercenter & Marketplace (260 Employees)
  21. Desert Diamond Casino (950 Projected Employees)
- Medical and Healthcare**
  1. Abrazo West Campus (1,726 Employees)
  2. Arizona Cardiology Group
  3. Banner Health (6,683 Employees)
  4. Cancer Treatment Centers of America (768 Employees)
  5. Dignity Health (700 Employees)
  6. Fresenius Kidney Care
  7. Goodyear Eye Specialists
  8. Integrated Medical Services (989 Employees)
  9. Mountain Park Health Center
  10. Palm Valley Rehabilitation (225 Employees)
  11. SimonMed Imaging (650 Employees)
  12. Spooner Physical Therapy
- Office**
  1. Canyon Trails Professional Center
  2. Indian Palms Professional Plaza
  3. Palm Place Plaza
  4. Palm Valley Office Park I, II & III
  5. Palm Valley Professional Plaza
- Manufacturing and Industrial**
  1. AZZ Galvanizing (100 Employees)
  2. Ball Corp. (120 Employees)
  3. Cavco Industries (325 Employees)
  4. CornellCookson (265 Employees)
  5. Global Organics (63 Employees)
  6. Huhtamaki (330 Employees)
  7. KPS Global (130 Employees)
  8. Lorts Manufacturing (175 Employees)
  9. Inventure Foods / Poore Brothers (250 Employees)
  10. Schoeller Allibert (65 Employees)
  11. Snyder's of Hanover (215 Employees)
  12. Sub-Zero Inc. (590 Employees)
  13. Gorbel (75 Employees)
  14. Quetico (300 Employees)
  15. HD Supply
  16. Andersen Corporation (415 Employees)
  17. Amazon Robotics Facility (1,000 Employees)
  18. Nestle
- SPEC Buildings**
  1. First Industrial at PV303 (40,000 SF to 2M SF)
  2. OPUS Goodyear Crossing (540,000 SF)
  3. Elwood Logistics (1.3 Million SF)
- Aerospace and Aviation**
  1. AerSale (273 Employees)
  2. ATCA, a Lufthansa Flight Training Subsidiary
  3. Galaxy International (112 Employees)
  4. Lockheed Martin (750 Employees)
  5. LuxAir Jet Centers
  6. PolyOne
  7. Prime Solutions Group
  8. Sonoran Technology (153 Employees)
- Fulfillment and Distribution**
  1. Amazon.com x2 (4,538 Employees)
  2. Chewy.com (700 Employees)
  3. Dick's Sporting Goods (259 Employees)
  4. Macy's/Bloomingdale's (1,008 Employees)
  5. McLane Sunwest (345 Employees)
  6. Michael Lewis Company (120 Employees)
  7. REI (312 Employees)
  8. Simpson Norton Corporation (61 Employees)
  9. UPS (1,852 Employees)
  10. Red Bull (140 Employees)
  11. Rauch Fruit Juices (140 Employees)
  12. White Claw (250 Employees)
  13. FedEx (1,308 Employees)
  14. Blue Buffalo
  15. Mark Anthony Brewing Inc.
- Data Centers**
  1. Compass Datacenters
  2. Stream Data Centers
  3. Vantage Data Centers
  4. Microsoft Data Centers

**LOOP 303 EMPLOYMENT CORRIDOR**  
 Approximately 5,000 jobs have been created along the Loop 303 corridor in the past 36 months with 21,000 more jobs expected within the next 5 years. This has spiked housing demand to record levels in the West Valley. This map outlines West Valley Employment as well as shows that beyond White Tank Regional Park and surrounding state and federal land.



**Map Legend**

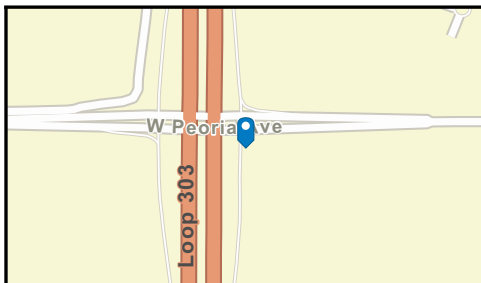
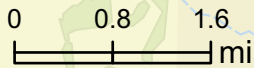
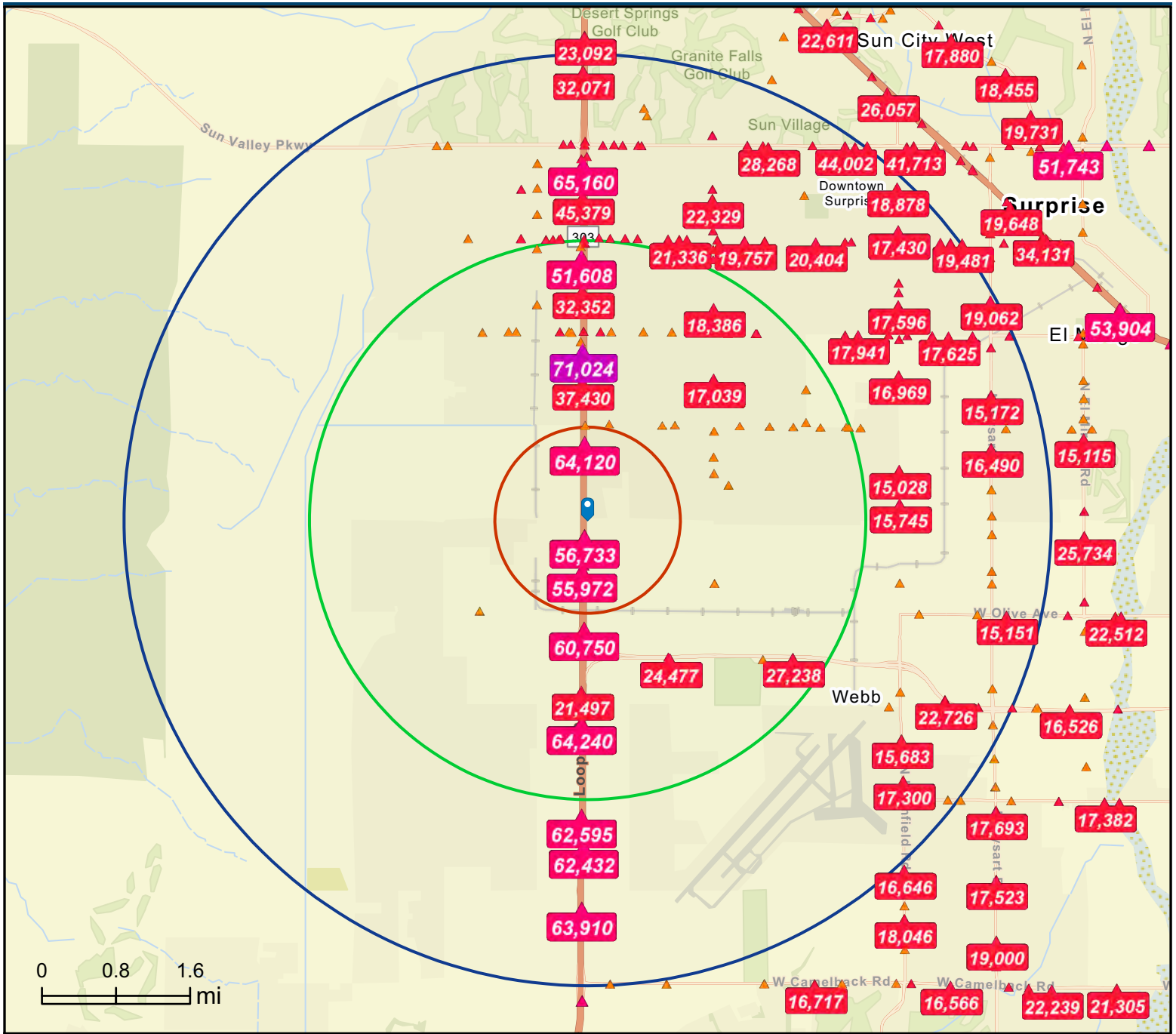
- Union Pacific Railroad
- Phoenix-Goodyear Airport
- Military Reserve Zone
- City of Goodyear Boundary
- Employment Development Areas**
- Airport Corridor
- Industrial Corridor
- Magnet FTZ Sites



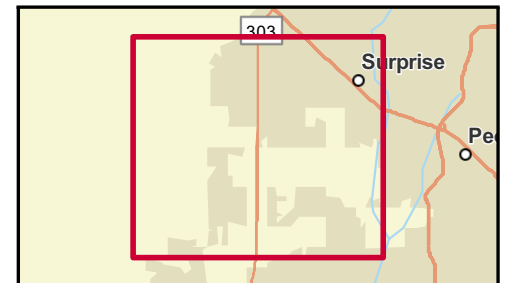
# Traffic Count Map

Loop 303 & Peoria Ave  
16309-16373 W Peoria Ave, Waddell, Arizona, 85355  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.58037  
Longitude: -112.41735



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

November 22, 2024



# Traffic Count Profile

Loop 303 & Peoria Ave  
 16309-16373 W Peoria Ave, Waddell, Arizona, 85355  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58037  
 Longitude: -112.41735

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.02	SR-303 Peoria Ave Crossover	Bob Stump Memorial Pkwy (0.02 miles W)	2020	4191
0.03		W Peoria Ave (0.02 miles W)	2022	4973
0.16	Bob Stump Memorial Parkway	Bob Stump Memorial Pkwy (0.19 miles N)	2022	56733
0.18		W Peoria Ave (0.19 miles N)	2022	1536
0.24	W Peoria Ave	N Sarival Ave (0.2 miles E)	2016	4127
0.25	West Peoria Avenue	N Sarival Ave (0.2 miles E)	2019	5403
0.27		Bob Stump Memorial Pkwy (0.29 miles N)	2022	1675
0.28		W Mescal St (0.2 miles N)	2022	2540
0.30		W Mescal St (0.19 miles NE)	2022	2455
0.39	W Peoria Ave	N Cotton Ln (0.16 miles W)	2016	4408
0.40	West Peoria Avenue	N Cotton Ln (0.16 miles W)	2019	4093
0.46	N Sarival Ave	W Peoria Ave (0.1 miles S)	2016	3638
0.46	North Sarival Avenue	W Peoria Ave (0.1 miles S)	2018	2811
0.50	Loop 303	W Olive Ave (0.48 miles S)	2016	45260
0.53	Bob Stump Memorial Parkway	W Olive Ave (0.0 miles )	2019	55972
0.53	Loop 303	W Cactus Rd (0.5 miles N)	2016	44446
0.63	W Peoria Ave	N Sarival Ave (0.19 miles W)	2016	3415
0.64	West Peoria Avenue	N Sarival Ave (0.19 miles W)	2018	2109
0.72	N Cotton Ln	W Peoria Ave (0.45 miles S)	2016	3811
0.73	North Cotton Lane	W Peoria Ave (0.45 miles S)	2018	4208
0.74	North Sarival Avenue	W Cameron Dr (0.0 miles )	2019	3614
0.82		W Jenan Rd (0.08 miles S)	2022	2861
0.83	SR-303 Exit 113 Cactus Rd SB On	N 166th Ln (0.1 miles SE)	2020	2100
0.83		N 166th Ln (0.11 miles SE)	2022	2735
0.84	SR 303	W Jenan Rd (0.08 miles SE)	2020	49229
0.84	Bob Stump Memorial Parkway	N 166th Ln (0.1 miles SE)	2022	64120
0.86	N Cotton Ln	W Mountain View Rd (0.18 miles N)	2015	6137
0.88	N Sarival Ave	W Brown St (0.47 miles N)	2015	2572
0.99	North Sarival Avenue	W Jenan Dr (0.11 miles S)	2018	3223
0.99	N Sarival Ave	W Jenan Dr (0.11 miles S)	2012	3037

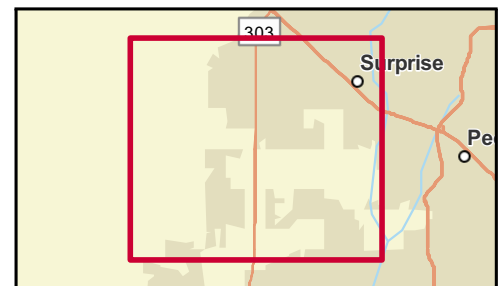
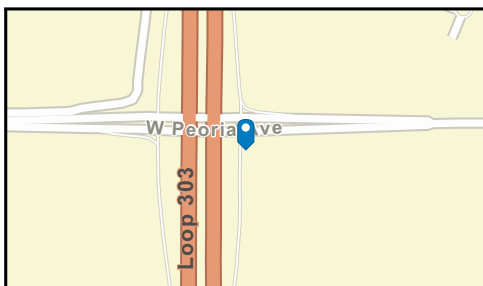
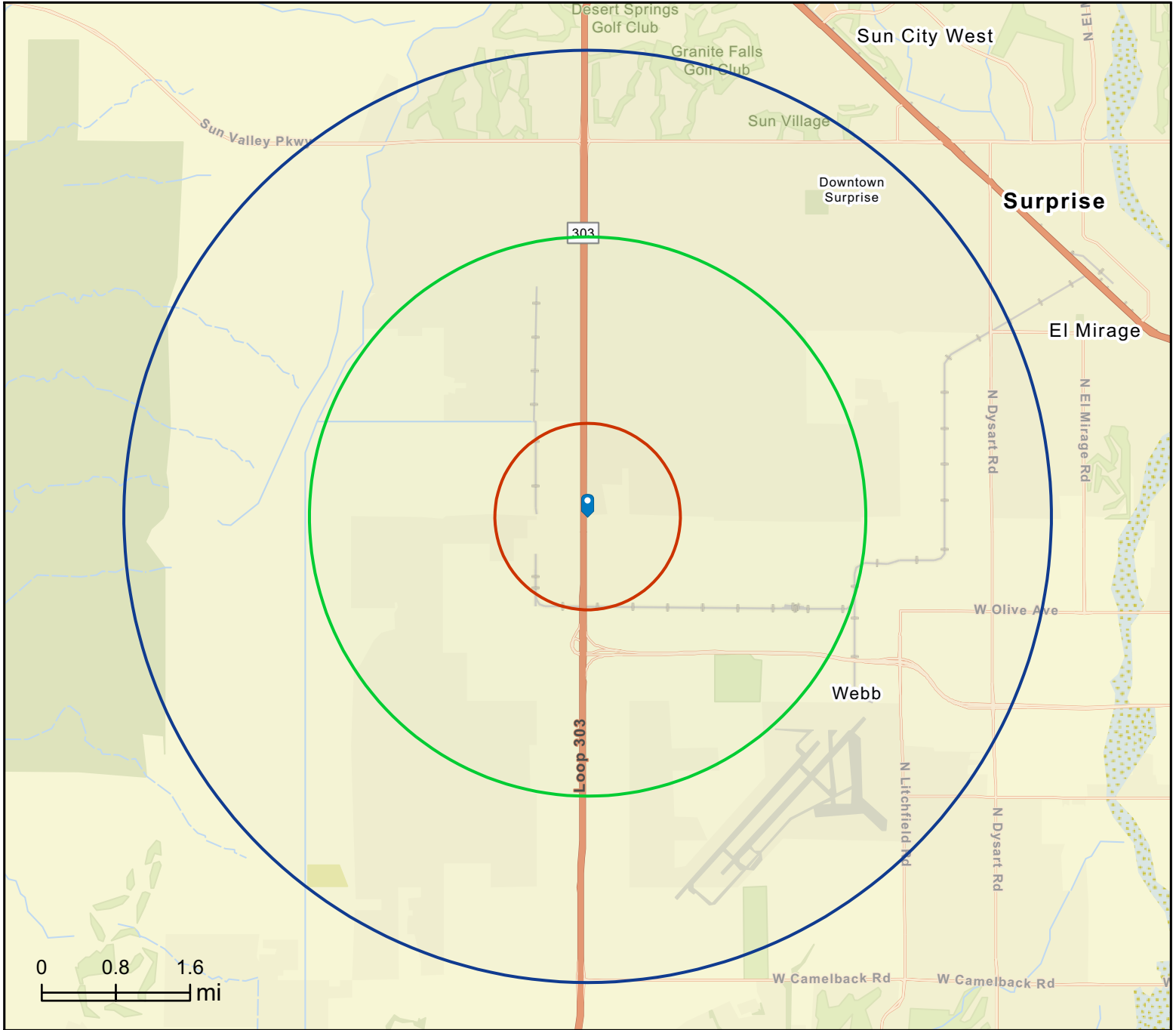
**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2024 Kalibrate Technologies (Q3 2024).

# Site Map

Loop 303 & Peoria Ave  
16309-16373 W Peoria Ave, Waddell, Arizona, 85355  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.58037  
Longitude: -112.41735





	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,599	33,327	102,216
2020 Population	4,389	47,965	127,173
2024 Population	4,589	57,114	139,863
2029 Population	5,167	66,756	154,177
2010-2020 Annual Rate	5.38%	3.71%	2.21%
2020-2024 Annual Rate	1.05%	4.19%	2.26%
2024-2029 Annual Rate	2.40%	3.17%	1.97%
2020 Male Population	48.3%	49.1%	49.0%
2020 Female Population	51.7%	50.9%	51.0%
2020 Median Age	34.5	35.1	37.3
2024 Male Population	48.8%	49.9%	49.6%
2024 Female Population	51.2%	50.1%	50.4%
2024 Median Age	35.4	35.7	37.6

In the identified area, the current year population is 139,863. In 2020, the Census count in the area was 127,173. The rate of change since 2020 was 2.26% annually. The five-year projection for the population in the area is 154,177 representing a change of 1.97% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 37.6, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	62.4%	65.7%	66.9%
2024 Black Alone	7.9%	6.4%	6.2%
2024 American Indian/Alaska Native Alone	1.2%	1.3%	1.2%
2024 Asian Alone	4.9%	3.4%	3.3%
2024 Pacific Islander Alone	0.2%	0.2%	0.3%
2024 Other Race	8.0%	7.7%	7.6%
2024 Two or More Races	15.3%	15.3%	14.4%
2024 Hispanic Origin (Any Race)	24.3%	24.0%	23.1%

Persons of Hispanic origin represent 23.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.0 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	108	110	101
2010 Households	836	10,335	34,706
2020 Households	1,366	14,712	42,431
2024 Households	1,468	17,846	46,967
2029 Households	1,670	21,188	52,486
2010-2020 Annual Rate	5.03%	3.59%	2.03%
2020-2024 Annual Rate	1.71%	4.65%	2.42%
2024-2029 Annual Rate	2.61%	3.49%	2.25%
2024 Average Household Size	3.10	3.19	2.94

The household count in this area has changed from 42,431 in 2020 to 46,967 in the current year, a change of 2.42% annually. The five-year projection of households is 52,486, a change of 2.25% annually from the current year total. Average household size is currently 2.94, compared to 2.96 in the year 2020. The number of families in the current year is 36,828 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

# Executive Summary

Loop 303 & Peoria Ave  
16309-16373 W Peoria Ave, Waddell, Arizona, 85355  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.  
Latitude: 33.58037  
Longitude: -112.41735

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	24.9%	27.5%	29.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$113,539	\$108,553	\$99,217
2029 Median Household Income	\$130,224	\$122,346	\$111,050
2024-2029 Annual Rate	2.78%	2.42%	2.28%
<b>Average Household Income</b>			
2024 Average Household Income	\$136,952	\$132,776	\$119,029
2029 Average Household Income	\$162,613	\$156,406	\$140,958
2024-2029 Annual Rate	3.49%	3.33%	3.44%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$43,375	\$41,449	\$39,963
2029 Per Capita Income	\$52,106	\$49,638	\$47,944
2024-2029 Annual Rate	3.74%	3.67%	3.71%
<b>GINI Index</b>			
2024 Gini Index	30.5	29.3	31.5

**Households by Income**  
Current median household income is \$99,217 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$111,050 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$119,029 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$140,958 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$39,963 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,944 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	104	94	89
2010 Total Housing Units	972	11,810	41,492
2010 Owner Occupied Housing Units	549	8,253	26,176
2010 Renter Occupied Housing Units	286	2,082	8,530
2010 Vacant Housing Units	136	1,475	6,786
2020 Total Housing Units	1,463	15,796	46,388
2020 Owner Occupied Housing Units	1,055	11,749	32,225
2020 Renter Occupied Housing Units	311	2,963	10,206
2020 Vacant Housing Units	97	1,027	3,960
2024 Total Housing Units	1,567	19,430	51,382
2024 Owner Occupied Housing Units	1,169	14,860	37,333
2024 Renter Occupied Housing Units	299	2,986	9,634
2024 Vacant Housing Units	99	1,584	4,415
2029 Total Housing Units	1,781	23,102	57,264
2029 Owner Occupied Housing Units	1,388	18,010	41,504
2029 Renter Occupied Housing Units	282	3,177	10,982
2029 Vacant Housing Units	111	1,914	4,778
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	65.7	56.1	55.2

Currently, 72.7% of the 51,382 housing units in the area are owner occupied; 18.7%, renter occupied; and 8.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 46,388 housing units in the area and 8.5% vacant housing units. The annual rate of change in housing units since 2020 is 2.43%. Median home value in the area is \$460,943, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.43% annually to \$572,589.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	2,599	33,327	102,216
2020 Total Population	4,389	47,965	127,173
2020 Group Quarters	43	248	1,697
2024 Total Population	4,589	57,114	139,863
2024 Group Quarters	44	259	1,770
2029 Total Population	5,167	66,756	154,177
2024-2029 Annual Rate	2.40%	3.17%	1.97%
2024 Total Daytime Population	2,699	38,857	111,455
Workers	559	10,446	39,657
Residents	2,140	28,411	71,798
<b>Household Summary</b>			
2010 Households	836	10,335	34,706
2010 Average Household Size	3.11	3.22	2.92
2020 Total Households	1,366	14,712	42,431
2020 Average Household Size	3.18	3.24	2.96
2024 Households	1,468	17,846	46,967
2024 Average Household Size	3.10	3.19	2.94
2029 Households	1,670	21,188	52,486
2029 Average Household Size	3.07	3.14	2.90
2024-2029 Annual Rate	2.61%	3.49%	2.25%
2010 Families	628	8,520	26,988
2010 Average Family Size	3.61	3.50	3.30
2024 Families	1,202	14,807	36,828
2024 Average Family Size	3.37	3.43	3.25
2029 Families	1,363	17,630	41,129
2029 Average Family Size	3.34	3.37	3.21
2024-2029 Annual Rate	2.55%	3.55%	2.23%
<b>Housing Unit Summary</b>			
2000 Housing Units	57	776	8,698
Owner Occupied Housing Units	52.6%	83.4%	69.0%
Renter Occupied Housing Units	40.4%	11.2%	11.8%
Vacant Housing Units	7.0%	5.4%	19.2%
2010 Housing Units	972	11,810	41,492
Owner Occupied Housing Units	56.5%	69.9%	63.1%
Renter Occupied Housing Units	29.4%	17.6%	20.6%
Vacant Housing Units	14.0%	12.5%	16.4%
2020 Housing Units	1,463	15,796	46,388
Owner Occupied Housing Units	72.1%	74.4%	69.5%
Renter Occupied Housing Units	21.3%	18.8%	22.0%
Vacant Housing Units	6.6%	6.5%	8.5%
2024 Housing Units	1,567	19,430	51,382
Owner Occupied Housing Units	74.6%	76.5%	72.7%
Renter Occupied Housing Units	19.1%	15.4%	18.7%
Vacant Housing Units	6.3%	8.2%	8.6%
2029 Housing Units	1,781	23,102	57,264
Owner Occupied Housing Units	77.9%	78.0%	72.5%
Renter Occupied Housing Units	15.8%	13.8%	19.2%
Vacant Housing Units	6.2%	8.3%	8.3%

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

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

	1 mile	3 miles	5 miles
<b>2024 Households by Income</b>			
Household Income Base	1,468	17,840	46,961
<\$15,000	2.1%	2.0%	2.9%
\$15,000 - \$24,999	2.7%	1.9%	2.6%
\$25,000 - \$34,999	2.6%	2.2%	3.4%
\$35,000 - \$49,999	6.9%	5.7%	7.5%
\$50,000 - \$74,999	13.8%	13.1%	16.4%
\$75,000 - \$99,999	9.9%	17.2%	17.6%
\$100,000 - \$149,999	30.9%	29.9%	27.0%
\$150,000 - \$199,999	15.3%	14.2%	12.2%
\$200,000+	15.9%	13.8%	10.4%
Average Household Income	\$136,952	\$132,776	\$119,029
<b>2029 Households by Income</b>			
Household Income Base	1,670	21,182	52,480
<\$15,000	1.4%	1.5%	2.1%
\$15,000 - \$24,999	1.5%	1.1%	1.6%
\$25,000 - \$34,999	1.6%	1.5%	2.3%
\$35,000 - \$49,999	4.2%	3.6%	5.2%
\$50,000 - \$74,999	10.0%	10.5%	13.6%
\$75,000 - \$99,999	8.7%	14.7%	16.0%
\$100,000 - \$149,999	31.6%	29.8%	28.5%
\$150,000 - \$199,999	20.5%	18.7%	16.7%
\$200,000+	20.5%	18.5%	14.1%
Average Household Income	\$162,613	\$156,406	\$140,958
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	1,169	14,854	37,320
<\$50,000	0.0%	0.3%	0.6%
\$50,000 - \$99,999	0.0%	0.0%	0.2%
\$100,000 - \$149,999	0.0%	0.0%	0.3%
\$150,000 - \$199,999	0.0%	0.4%	0.9%
\$200,000 - \$249,999	0.7%	1.8%	2.6%
\$250,000 - \$299,999	3.3%	3.5%	4.5%
\$300,000 - \$399,999	22.6%	19.0%	23.0%
\$400,000 - \$499,999	45.9%	32.2%	29.2%
\$500,000 - \$749,999	19.2%	32.8%	27.7%
\$750,000 - \$999,999	6.2%	4.3%	4.5%
\$1,000,000 - \$1,499,999	0.3%	4.6%	2.8%
\$1,500,000 - \$1,999,999	1.6%	0.3%	1.2%
\$2,000,000 +	0.3%	0.7%	2.4%
Average Home Value	\$508,212	\$548,076	\$555,382
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	1,388	18,004	41,489
<\$50,000	0.0%	0.0%	0.0%
\$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%	0.0%	0.0%
\$200,000 - \$249,999	0.0%	0.0%	0.0%
\$250,000 - \$299,999	0.2%	0.3%	0.4%
\$300,000 - \$399,999	7.2%	6.0%	9.6%
\$400,000 - \$499,999	41.9%	26.7%	27.8%
\$500,000 - \$749,999	32.2%	46.1%	42.0%
\$750,000 - \$999,999	13.5%	10.7%	9.7%
\$1,000,000 - \$1,499,999	1.7%	8.2%	5.0%
\$1,500,000 - \$1,999,999	2.5%	0.8%	1.9%
\$2,000,000 +	0.9%	1.2%	3.7%
Average Home Value	\$618,808	\$667,416	\$684,795

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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



# Market Profile

Loop 303 & Peoria Ave  
 16309-16373 W Peoria Ave, Waddell, Arizona, 85355  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58037  
 Longitude: -112.41735

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2024	\$113,539	\$108,553	\$99,217
2029	\$130,224	\$122,346	\$111,050
<b>Median Home Value</b>			
2024	\$451,213	\$477,542	\$460,943
2029	\$505,872	\$592,148	\$572,589
<b>Per Capita Income</b>			
2024	\$43,375	\$41,449	\$39,963
2029	\$52,106	\$49,638	\$47,944
<b>Median Age</b>			
2010	29.5	30.3	32.2
2020	34.5	35.1	37.3
2024	35.4	35.7	37.6
2029	36.7	36.4	38.0
<b>2020 Population by Age</b>			
Total	4,389	47,965	127,173
0 - 4	6.2%	6.3%	5.9%
5 - 9	7.6%	8.3%	7.3%
10 - 14	9.8%	9.8%	8.4%
15 - 24	14.6%	14.1%	14.1%
25 - 34	12.6%	11.4%	11.1%
35 - 44	15.3%	15.4%	13.8%
45 - 54	14.1%	13.8%	12.9%
55 - 64	9.9%	9.8%	10.1%
65 - 74	6.7%	7.6%	9.5%
75 - 84	2.5%	2.8%	5.3%
85 +	0.8%	0.8%	1.6%
18 +	70.9%	70.1%	73.2%
<b>2024 Population by Age</b>			
Total	4,588	57,113	139,864
0 - 4	6.2%	6.4%	5.9%
5 - 9	7.1%	7.2%	6.7%
10 - 14	7.8%	8.5%	7.5%
15 - 24	15.0%	14.8%	14.5%
25 - 34	13.2%	12.1%	11.9%
35 - 44	15.5%	15.1%	13.5%
45 - 54	14.5%	14.3%	13.2%
55 - 64	10.0%	9.9%	10.0%
65 - 74	6.6%	7.2%	8.7%
75 - 84	3.2%	3.6%	6.2%
85 +	0.9%	0.9%	1.8%
18 +	73.0%	72.5%	75.0%
<b>2029 Population by Age</b>			
Total	5,167	66,756	154,178
0 - 4	6.2%	6.4%	6.0%
5 - 9	6.3%	6.5%	6.1%
10 - 14	6.8%	7.1%	6.6%
15 - 24	13.6%	13.8%	13.3%
25 - 34	14.8%	14.2%	13.9%
35 - 44	14.5%	14.0%	13.2%
45 - 54	13.4%	13.7%	12.5%
55 - 64	11.5%	10.9%	10.7%
65 - 74	7.6%	7.6%	8.7%
75 - 84	4.1%	4.5%	6.7%
85 +	1.2%	1.1%	2.3%
18 +	76.3%	75.5%	77.1%

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

November 22, 2024



# Market Profile

Loop 303 & Peoria Ave  
 16309-16373 W Peoria Ave, Waddell, Arizona, 85355  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58037  
 Longitude: -112.41735

	1 mile	3 miles	5 miles
<b>2020 Population by Sex</b>			
Males	2,119	23,567	62,273
Females	2,270	24,398	64,900
<b>2024 Population by Sex</b>			
Males	2,239	28,486	69,355
Females	2,350	28,628	70,508
<b>2029 Population by Sex</b>			
Males	2,493	33,024	75,900
Females	2,674	33,733	78,277
<b>2010 Population by Race/Ethnicity</b>			
Total	2,599	33,327	102,216
White Alone	70.0%	76.9%	78.8%
Black Alone	7.6%	6.1%	6.0%
American Indian Alone	1.1%	0.8%	0.8%
Asian Alone	7.3%	3.6%	3.0%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	9.2%	7.5%	6.8%
Two or More Races	4.7%	4.8%	4.3%
Hispanic Origin	21.7%	21.0%	18.9%
Diversity Index	66.2	59.6	56.2
<b>2020 Population by Race/Ethnicity</b>			
Total	4,389	47,965	127,173
White Alone	64.5%	67.7%	69.0%
Black Alone	7.6%	6.3%	6.0%
American Indian Alone	1.1%	1.0%	1.0%
Asian Alone	4.6%	3.2%	3.0%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	7.4%	7.0%	7.0%
Two or More Races	14.5%	14.5%	13.6%
Hispanic Origin	22.7%	22.3%	21.4%
Diversity Index	70.7	68.0	66.5
<b>2024 Population by Race/Ethnicity</b>			
Total	4,589	57,114	139,863
White Alone	62.4%	65.7%	66.9%
Black Alone	7.9%	6.4%	6.2%
American Indian Alone	1.2%	1.3%	1.2%
Asian Alone	4.9%	3.4%	3.3%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	8.0%	7.7%	7.6%
Two or More Races	15.3%	15.3%	14.4%
Hispanic Origin	24.3%	24.0%	23.1%
Diversity Index	72.9	70.4	69.0
<b>2029 Population by Race/Ethnicity</b>			
Total	5,166	66,757	154,178
White Alone	60.0%	63.9%	65.0%
Black Alone	7.7%	6.3%	6.2%
American Indian Alone	1.2%	1.4%	1.3%
Asian Alone	5.2%	3.7%	3.5%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	9.2%	8.3%	8.3%
Two or More Races	16.5%	16.2%	15.4%
Hispanic Origin	27.1%	25.8%	24.9%
Diversity Index	75.5	72.4	71.3

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

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

	1 mile	3 miles	5 miles
<b>2020 Population by Relationship and Household Type</b>			
Total	4,389	47,965	127,173
In Households	99.0%	99.5%	98.7%
Householder	30.9%	30.7%	33.2%
Opposite-Sex Spouse	20.0%	19.8%	19.9%
Same-Sex Spouse	0.3%	0.2%	0.2%
Opposite-Sex Unmarried Partner	1.8%	2.0%	2.2%
Same-Sex Unmarried Partner	0.0%	0.1%	0.1%
Biological Child	32.7%	33.4%	30.2%
Adopted Child	0.8%	1.2%	1.0%
Stepchild	2.4%	2.2%	2.0%
Grandchild	2.1%	2.5%	2.5%
Brother or Sister	1.4%	1.0%	1.1%
Parent	1.7%	1.6%	1.5%
Parent-in-law	0.6%	0.6%	0.5%
Son-in-law or Daughter-in-law	0.4%	0.6%	0.5%
Other Relatives	1.1%	1.2%	1.3%
Foster Child	0.2%	0.2%	0.2%
Other Nonrelatives	2.6%	2.3%	2.5%
In Group Quarters	1.0%	0.5%	1.3%
Institutionalized	0.4%	0.2%	0.3%
Noninstitutionalized	0.6%	0.4%	1.0%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	2,933	35,997	91,418
Less than 9th Grade	0.4%	1.7%	1.3%
9th - 12th Grade, No Diploma	1.4%	3.2%	3.5%
High School Graduate	19.2%	22.5%	22.3%
GED/Alternative Credential	2.9%	4.0%	3.9%
Some College, No Degree	25.8%	24.9%	24.6%
Associate Degree	14.1%	12.5%	12.9%
Bachelor's Degree	23.2%	20.4%	20.9%
Graduate/Professional Degree	13.0%	10.9%	10.5%
<b>2024 Population 15+ by Marital Status</b>			
Total	3,620	44,470	111,649
Never Married	32.5%	26.7%	29.0%
Married	57.8%	62.0%	59.4%
Widowed	3.0%	3.7%	3.9%
Divorced	6.7%	7.5%	7.7%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	2,372	29,526	69,345
Population 16+ Employed	98.3%	96.8%	96.6%
Population 16+ Unemployment rate	1.7%	3.2%	3.4%
Population 16-24 Employed	12.2%	14.0%	14.8%
Population 16-24 Unemployment rate	2.7%	7.9%	7.4%
Population 25-54 Employed	69.3%	68.7%	66.5%
Population 25-54 Unemployment rate	1.4%	2.2%	2.4%
Population 55-64 Employed	14.3%	13.2%	13.7%
Population 55-64 Unemployment rate	2.6%	1.9%	2.3%
Population 65+ Employed	4.2%	4.1%	5.0%
Population 65+ Unemployment rate	0.0%	5.9%	6.3%



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 Rings: 1, 3, 5 mile radii

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Latitude: 33.58037  
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	1 mile	3 miles	5 miles
<b>2024 Employed Population 16+ by Industry</b>			
Total	2,331	28,595	67,007
Agriculture/Mining	0.0%	0.3%	0.4%
Construction	8.0%	7.9%	6.9%
Manufacturing	6.7%	6.8%	7.3%
Wholesale Trade	0.0%	1.1%	1.3%
Retail Trade	11.8%	12.4%	14.3%
Transportation/Utilities	2.4%	5.8%	6.0%
Information	1.6%	1.9%	1.7%
Finance/Insurance/Real Estate	13.0%	11.3%	10.6%
Services	46.8%	45.6%	45.3%
Public Administration	9.6%	7.0%	6.3%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	2,332	28,595	67,006
White Collar	62.5%	66.7%	66.5%
Management/Business/Financial	21.4%	21.3%	20.3%
Professional	21.1%	23.8%	22.3%
Sales	10.1%	9.5%	11.4%
Administrative Support	9.8%	12.0%	12.5%
Services	24.6%	16.0%	16.0%
Blue Collar	13.0%	17.3%	17.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	4.1%	3.1%	3.0%
Installation/Maintenance/Repair	2.8%	3.4%	3.0%
Production	4.7%	3.8%	4.0%
Transportation/Material Moving	1.4%	6.9%	7.4%
<b>2020 Households by Type</b>			
Total	1,366	14,712	42,431
Married Couple Households	65.5%	65.3%	60.3%
With Own Children <18	32.9%	33.0%	26.1%
Without Own Children <18	32.7%	32.2%	34.2%
Cohabiting Couple Households	5.3%	6.8%	6.9%
With Own Children <18	3.4%	3.0%	2.8%
Without Own Children <18	1.9%	3.7%	4.1%
Male Householder, No Spouse/Partner	11.7%	11.2%	13.0%
Living Alone	5.9%	5.5%	7.4%
65 Years and over	0.9%	1.4%	2.5%
With Own Children <18	2.1%	2.4%	2.2%
Without Own Children <18, With Relatives	2.1%	2.3%	2.4%
No Relatives Present	1.5%	1.0%	1.1%
Female Householder, No Spouse/Partner	17.3%	16.8%	19.8%
Living Alone	6.7%	6.5%	9.1%
65 Years and over	2.8%	2.9%	5.2%
With Own Children <18	4.8%	4.7%	4.6%
Without Own Children <18, With Relatives	5.4%	5.0%	5.3%
No Relatives Present	0.5%	0.6%	0.7%
<b>2020 Households by Size</b>			
Total	1,366	14,712	42,431
1 Person Household	12.6%	12.0%	16.5%
2 Person Household	28.6%	29.1%	33.7%
3 Person Household	18.2%	18.9%	16.4%
4 Person Household	22.0%	20.0%	16.7%
5 Person Household	10.4%	11.5%	9.6%
6 Person Household	5.0%	5.6%	4.5%
7 + Person Household	3.2%	2.9%	2.7%

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

November 22, 2024



# Market Profile

Loop 303 & Peoria Ave  
16309-16373 W Peoria Ave, Waddell, Arizona, 85355  
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.58037  
Longitude: -112.41735

	1 mile	3 miles	5 miles
<b>2020 Households by Tenure and Mortgage Status</b>			
Total	1,366	14,712	42,431
Owner Occupied	77.2%	79.9%	75.9%
Owned with a Mortgage/Loan	69.2%	71.2%	62.3%
Owned Free and Clear	8.1%	8.6%	13.6%
Renter Occupied	22.8%	20.1%	24.1%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	104	94	89
Percent of Income for Mortgage	24.9%	27.5%	29.1%
Wealth Index	108	110	101
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	1,463	15,796	46,388
Urban Housing Units	95.2%	96.2%	98.5%
Rural Housing Units	4.8%	3.8%	1.5%
<b>2020 Population By Urban/ Rural Status</b>			
Total	4,389	47,965	127,173
Urban Population	94.6%	96.7%	98.6%
Rural Population	5.4%	3.3%	1.4%

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

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



# Market Profile

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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Workday Drive (4A)	Workday Drive (4A)	The Elders (9C)
3.		Boomburbs (1C)	Workday Drive (4A)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$4,327,067	\$50,404,357	\$117,762,205
Average Spent	\$2,947.59	\$2,824.41	\$2,507.34
Spending Potential Index	124	119	105
Education: Total \$	\$2,748,588	\$32,860,095	\$77,730,887
Average Spent	\$1,872.34	\$1,841.31	\$1,655.01
Spending Potential Index	108	107	96
Entertainment/Recreation: Total \$	\$7,326,198	\$86,876,056	\$204,506,907
Average Spent	\$4,990.60	\$4,868.10	\$4,354.27
Spending Potential Index	122	119	106
Food at Home: Total \$	\$12,384,156	\$144,730,222	\$346,463,327
Average Spent	\$8,436.07	\$8,109.95	\$7,376.74
Spending Potential Index	116	111	101
Food Away from Home: Total \$	\$7,307,185	\$85,286,314	\$199,396,009
Average Spent	\$4,977.65	\$4,779.02	\$4,245.45
Spending Potential Index	128	123	109
Health Care: Total \$	\$13,273,087	\$156,031,577	\$373,875,105
Average Spent	\$9,041.61	\$8,743.22	\$7,960.38
Spending Potential Index	118	114	104
HH Furnishings & Equipment: Total \$	\$5,753,469	\$67,920,375	\$159,467,594
Average Spent	\$3,919.26	\$3,805.92	\$3,395.31
Spending Potential Index	124	120	107
Personal Care Products & Services: Total \$	\$1,715,556	\$20,166,528	\$48,722,910
Average Spent	\$1,168.63	\$1,130.03	\$1,037.39
Spending Potential Index	117	113	104
Shelter: Total \$	\$46,601,033	\$546,783,844	\$1,306,429,931
Average Spent	\$31,744.57	\$30,639.01	\$27,815.91
Spending Potential Index	119	115	104
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,812,110	\$80,703,218	\$191,096,190
Average Spent	\$4,640.40	\$4,522.20	\$4,068.73
Spending Potential Index	132	129	116
Travel: Total \$	\$5,417,953	\$64,623,194	\$152,275,550
Average Spent	\$3,690.70	\$3,621.16	\$3,242.18
Spending Potential Index	122	119	107
Vehicle Maintenance & Repairs: Total \$	\$2,658,520	\$31,121,044	\$73,796,987
Average Spent	\$1,810.98	\$1,743.87	\$1,571.25
Spending Potential Index	122	118	106

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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