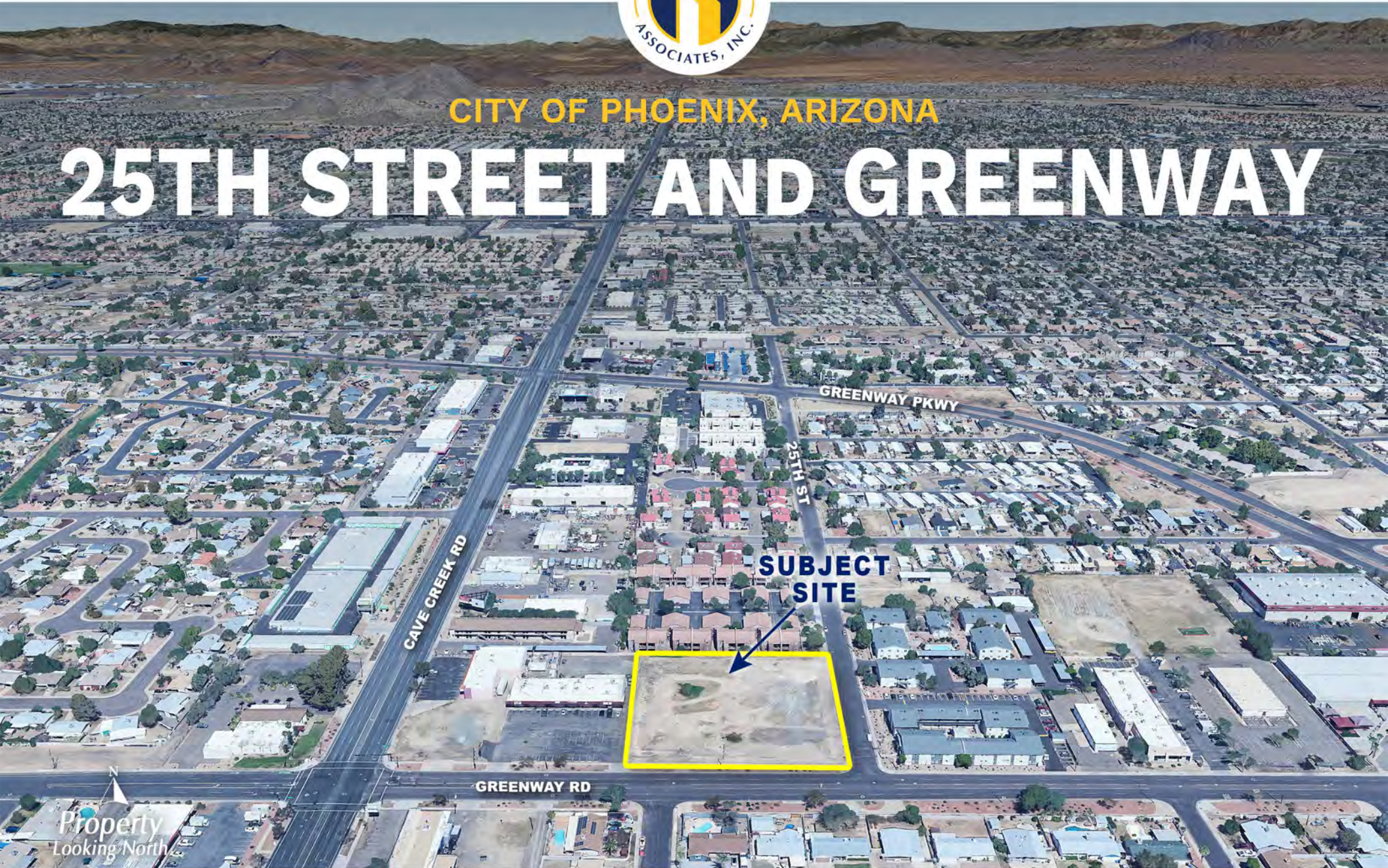




CITY OF PHOENIX, ARIZONA

25TH STREET AND GREENWAY



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF PHOENIX, ARIZONA

25TH STREET AND GREENWAY

LOCATION

Site is located at the northwest corner of 25th Street and Greenway Road at 2480 E. Greenway Road in the City of Phoenix, Arizona.

SIZE

±1.74 Acres (75,726 SF)

ASSESSOR PARCEL NUMBER

214-40-008E

ZONING

C-2 (Intermediate Commercial) | City of Phoenix
*Allows for non-single-family residential. [CLICK HERE](#)
for City of Phoenix Planning and Development Preliminary
Approval Report showing 32 units.*

SUGGESTED MINIMUM ASKING PRICE

\$1,920,000 (\$60,000/Unit)

TERMS

Cash

UTILITIES

Water/Sewer: City of Phoenix
Electricity: APS
Gas: Southwest Gas
Telephone/Internet: CenturyLink

PROPERTY TAXES

2024 Assessment: \$9,660.40

COMMENTS

Preliminary approval was granted in 2023 for a 32-unit, multi-family rental project.

Prior plan shows four (4) non-single family residential (multi-family dwelling) structures of two (2) stories in height with six (6) detached parking garages.

DUE DILIGENCE

[CLICK HERE](#) to view

Zoning and Previous Site Plan Information

Geotechnical Investigation

Preliminary Drainage Report



PHOENIX QUICK FACTS



POPULATION

2025 population: **1,662,607**
Population growth annually: **1.27%**
Median age of **34.4**



HOUSEHOLDS

Median household Income: **\$99,862**
Number of households: **601,397**



RANKING

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



ECONOMICS

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



PHOENIX'S LARGE EMPLOYERS

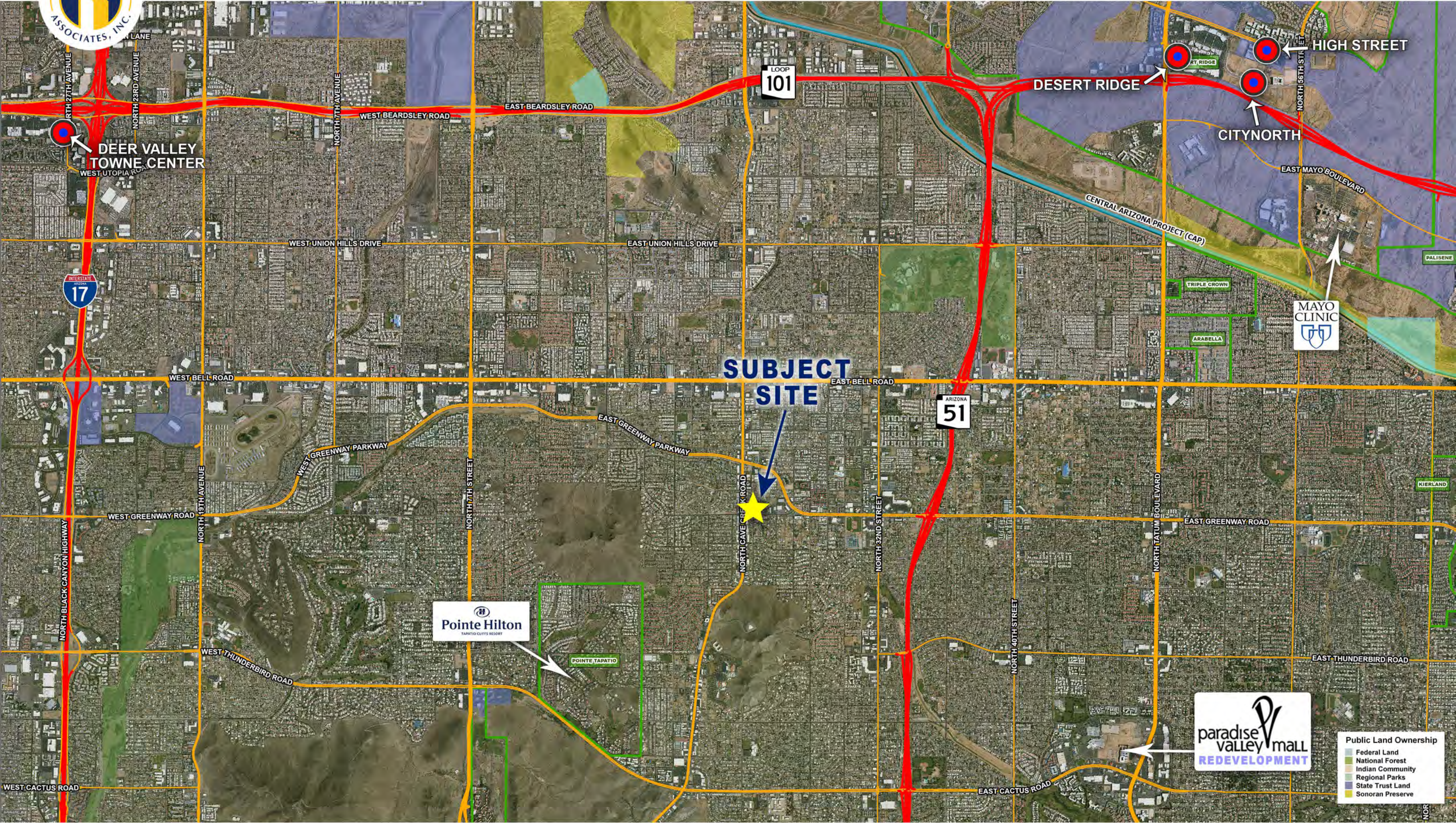
TSMC
Banner Health
American Express
Honeywell
Amazon
Charles Schwab
Dignity Health
Chase
Ping
U Haul
Phoenix Children's Hospital
Sprouts Headquarters

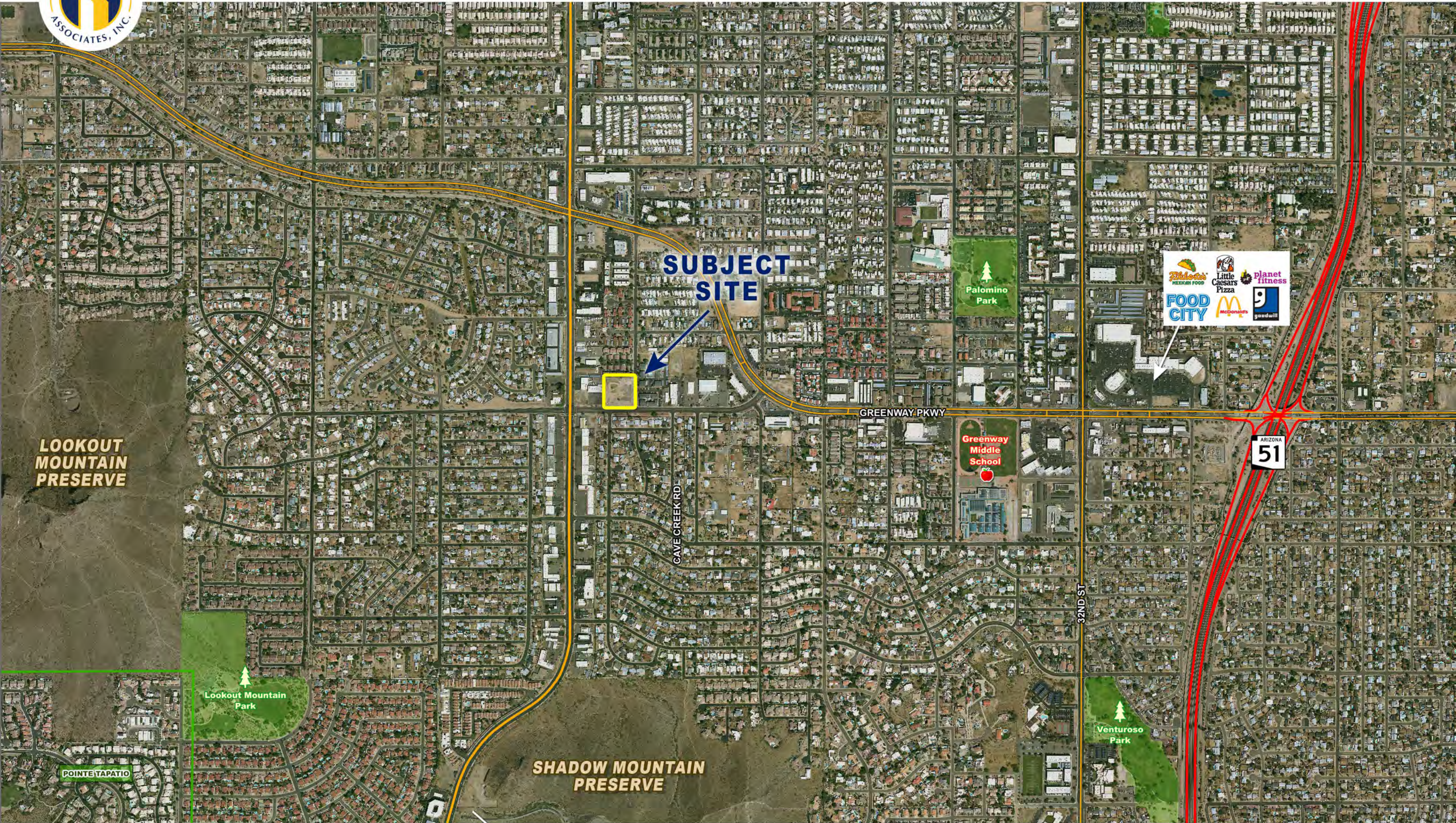


EDUCATION

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**







25TH STREET AND GREENWAY / ASSESSOR PARCEL MAP



ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOT 8, KAY ACRES, AS RECORDED IN BOOK 33 OF MAPS, PAGE 28,
LOCATED WITH SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH,
RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

TITLE COMPANY NOTE

THIS SURVEY WAS MADE WITH REFERENCE TO THE COMMITMENT FOR TITLE INSURANCE,
ORDER NO. 01943636-523-T61-LD
EFFECTIVE DATE: JANUARY 07, 2021

PROVIDED BY: LAWYERS TITLE OF ARIZONA, INC.

TITLE EXCEPTIONS

A.) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET

NOTE: UPON SATISFACTION OF ALL REQUIREMENTS HERE, THE ABOVE EXCEPTION WILL NOT BE REFLECTED ON ANY PROPOSED TITLE POLICY IDENTIFIED IN SCHEDULE A. (BLANKET ENCUMBRANCE, NOT PLOTTABLE)

- 1.) PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2020 TAXES (BLANKET ENCUMBRANCE, NOT PLOTTABLE)
- 2.) LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES. (BLANKET ENCUMBRANCE, NOT PLOTTABLE)
- 3.) EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF SAID SUBDIVISION. (BLANKET ENCUMBRANCE, NOT PLOTTABLE)

- 4.) EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (OUTSIDE OF PROPERTY)

PURPOSE: ROAD OR HIGHWAY
RECORDING NO: DOCKET 5735, PAGE 440

- 5.) EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (OUTSIDE OF PROPERTY)

PURPOSE: ROAD OR HIGHWAY
RECORDING NO: DOCKET 5743, PAGE 194

- 6.) EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (OUTSIDE OF PROPERTY)

PURPOSE: ROAD OR HIGHWAY
RECORDING NO: DOCKET 5773, PAGE 138

- 7.) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING NO: BOOK 72, PAGE 35 MISCELLANEOUS (BLANKET ENCUMBRANCE, NOT PLOTTABLE)

- 8.) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: (AS SHOWN)

PURPOSE: ELECTRICAL LINES AND APPURTENANT FACILITIES
RECORDING NO: DOCKET 11106, PAGE 1030 (AS SHOWN)

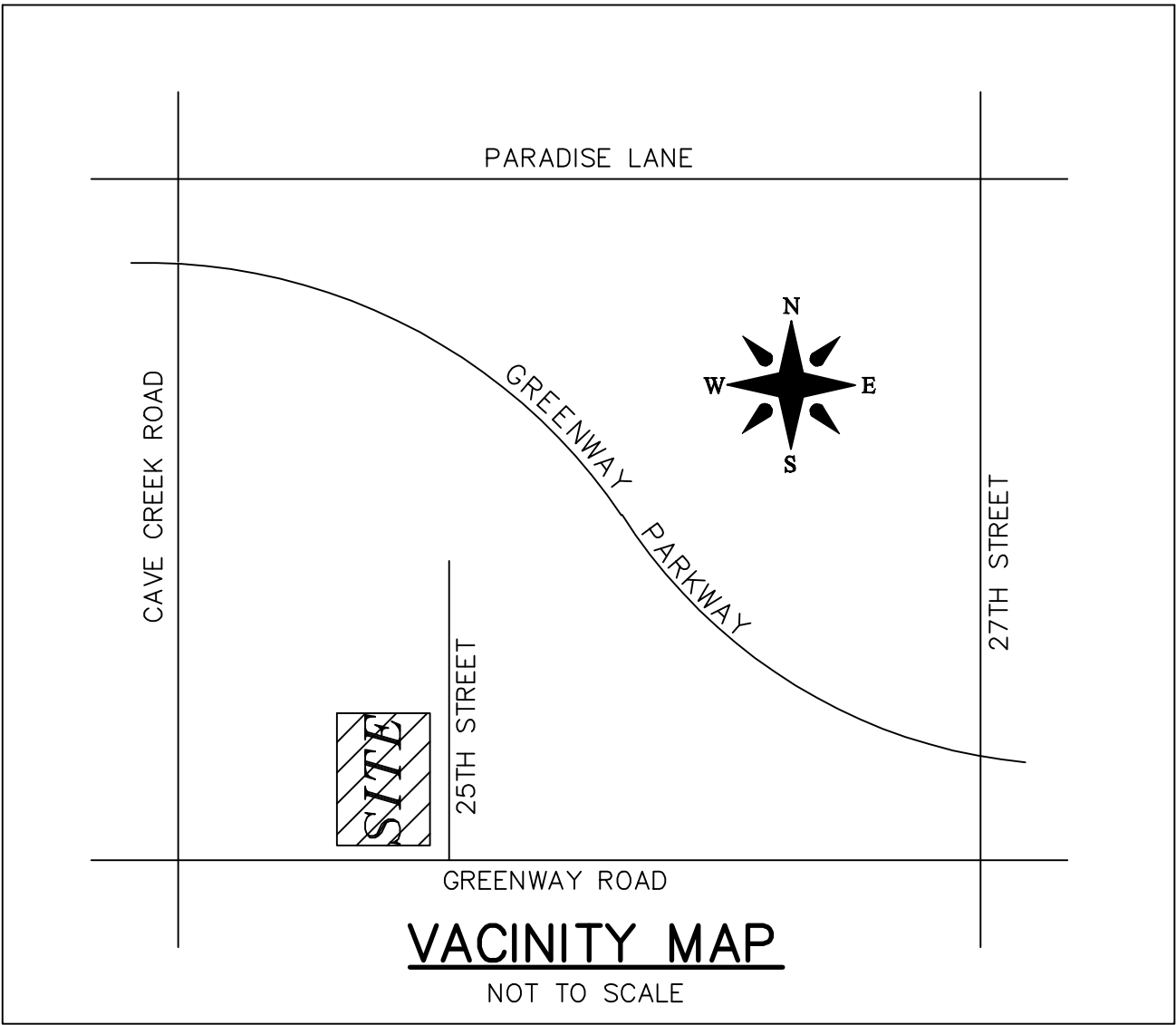
- 9.) TERMS AND CONDITIONS OF THAT CERTAIN LEASE EXECUTED BY MOON HOY CHANG AND YOK YIP CHANG, HIS WIFE, LESSOR, AND JADE GARDEN PARTNERSHIP, LESSEE, DATED APRIL 1, 1984, IN RECORDING NO. 86-4148. (BLANKET ENCUMBRANCE, NOT PLOTTABLE)

- 10.) EASEMENT(S) FOR THE PURPOSES(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (OUTSIDE OF PROPERTY)

PURPOSE: ACCESS
RECORDING NO: 2003-1366030

SURVEYOR'S NOTES

1. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
2. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. ONLY THE TITLE ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS.
5. THERE ARE NO BUILDINGS ON THIS SITE
6. THE PROPERTY HAS DIRECT ACCESS TO GREENWAY ROAD AND 25TH STREET, BOTH DEDICATED PUBLIC ROADWAY.



LEGAL DESCRIPTION

THAT PART OF LOT EIGHT (8), KAY ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 33 OF MAPS, PAGE 28, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 2, BEARING OF NORTH 89 DEGREES 38 MINUTES 01 SECONDS EAST, A DISTANCE OF 188.00 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS WEST, A DISTANCE OF 54.99 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 01 SECONDS EAST, A DISTANCE OF 204.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 22 MINUTES 05 SECONDS WEST, A DISTANCE OF 286.80 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 264.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 05 SECONDS EAST, A DISTANCE OF 286.88 FEE;

THENCE SOUTH 89 DEGREES 38 MINUTES 01 SECONDS WEST A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

BENCHMARK

CITY OF PHOENIX BRASS CAP IN HANDHOLE AT THE INTERSECTION OF CAVE CREEK ROAD AND GREENWAY ROAD.

ELEVATION: 1424.22' NGVD 29

SITE ADDRESS

APN: 214-40-008E
NO PHYSICAL ADDRESS AT THIS TIME

SITE AREAS

75,900 SQUARE FEET OR 1.7424 ACRES

ZONING INFORMATION

THE CURRENT ZONING FOR THIS SITE IS C-2
(INTERMEDIATE COMMERCIAL) PER THE CITY OF PHOENIX.

PARKING SUMMARY

THERE ARE NO PARKING STALLS

UTILITY STATEMENT

THE UNDERGROUND UTILITIES AS SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD_ZONE INFORMATION

FLOOD INSURANCE RATE MAP NUMBER 04013C1295 MAP REVISION DATE OF OCTOBER 16, 2013,

ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MIL; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD_ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE DOCUMENTS

KAY ACRES, BOOK 33 OF MAPS, PAGE 25, M.C.R.
FERNWOOD COURT CONDOMINIUMS, BOOK 1049 OF MAPS, PAGE 36, M.C.R.
RECORD OF SURVEY, BOOK 1517 OF MAPS, PAGE 19, M.C.R.

BASIS OF BEARINGS

NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON THE CONDOMINIUM PLAT FOR "FERN WOOD COURT CONDOMINIUMS"PER BOOK 1049 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA..

SURVEYORS CERTIFICATE

MARCH 11, 2021

TO: AUSTIN RIDGE COMMERCIAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
LIM'S INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
LAWYERS TITLE OF ARIZONA, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 7, 8, 9, 11, 13, 14, 16, 17, AND 20 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 5, 2021.

Richard A. Stockman MARCH 11, 2021
RICHARD A. STOCKMAN, L.S., AZ 36326 DATE

SHEET INDEX

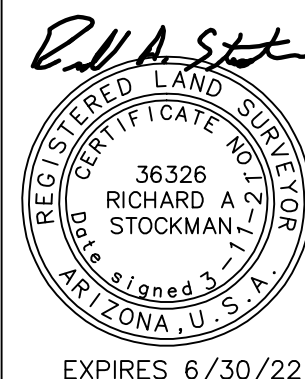
SHEET 1: SURVEYOR'S CERTIFICATE, LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEY NOTES, VICINITY MAP.
SHEET 2: MAPPING

11042 N. 24TH AVE, STE 104
PHOENIX, ARIZONA 85029
PHONE :602-368-8644
WWW.SWLANDSURVEYING.COM

LAND
SURVEYING
SERVICES
S&W

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOT 8, KAY ACRES, AS RECORDED IN BOOK 33 OF MAPS, PAGE 28,
LOCATED WITH SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH,
RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



EXPIRES 6/30/22

SHEET

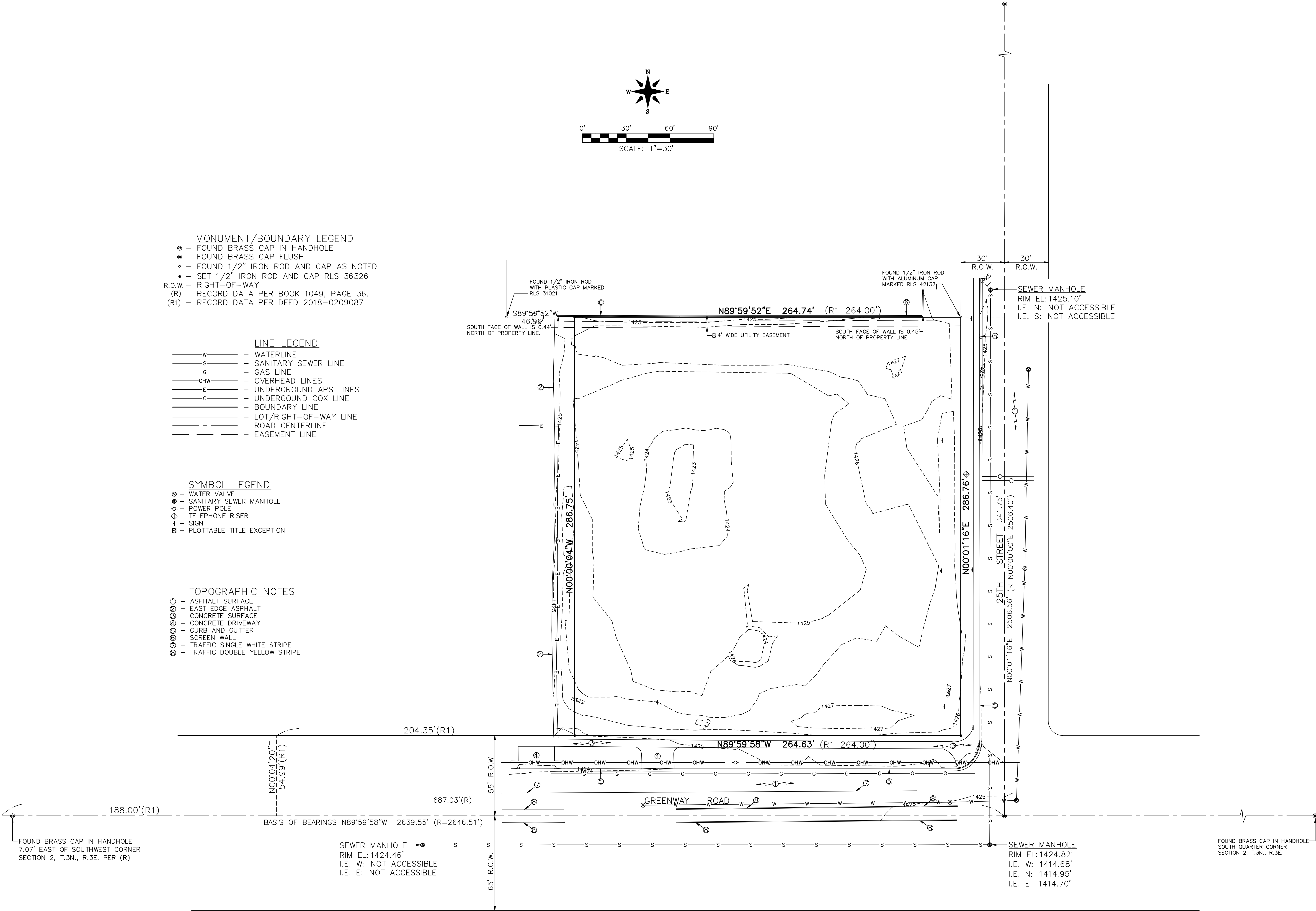
1 OF 2

MONUMENT/BOUNDARY LEGEND
● - FOUND BRASS CAP IN HANDHOLE
● - FOUND BRASS CAP FLUSH
○ - FOUND 1/2" IRON ROD AND CAP AS NOTED
● - SET 1/2" IRON ROD AND CAP RLS 36326
R.O.W. - RIGHT-OF-WAY
(R) - RECORD DATA PER BOOK 1049, PAGE 36.
(R1) - RECORD DATA PER DEED 2018-0209087

LINE LEGEND
-W- - WATERLINE
-S- - SANITARY SEWER LINE
-G- - GAS LINE
-OHW- - OVERHEAD LINES
-E- - UNDERGROUND APS LINES
-C- - UNDERGROUND COX LINE
- - - - - BOUNDARY LINE
- - - - - LOT/RIGHT-OF-WAY LINE
- - - - - ROAD CENTERLINE
- - - - - EASEMENT LINE

SYMBOL LEGEND
⊗ - WATER VALVE
● - SANITARY SEWER MANHOLE
+ - POWER POLE
⬢ - TELEPHONE RISER
+ - SIGN
B - PLOTTABLE TITLE EXCEPTION

TOPOGRAPHIC NOTES
① - ASPHALT SURFACE
② - EAST EDGE ASPHALT
③ - CONCRETE SURFACE
④ - CONCRETE DRIVEWAY
⑤ - CURB AND GUTTER
⑥ - SCREEN WALL
⑦ - TRAFFIC SINGLE WHITE STRIPE
⑧ - TRAFFIC DOUBLE YELLOW STRIPE



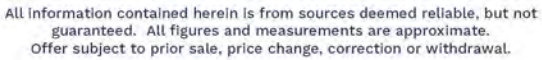
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PHOENIX, ARIZONA 85029
PHONE :602-368-8644
WWW.SWLANDSURVEYING.COM

LAND
SURVEYING
SERVICES
S&W

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF LOT 8, KAY ACRES, AS RECORDED IN BOOK 33 OF MAPS, PAGE 28,
LOCATED WITH SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 3 NORTH,
RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
36328
RICHARD A. STOCKMAN
ARIZONA, U.S.A.
EXPIRES 6/30/22

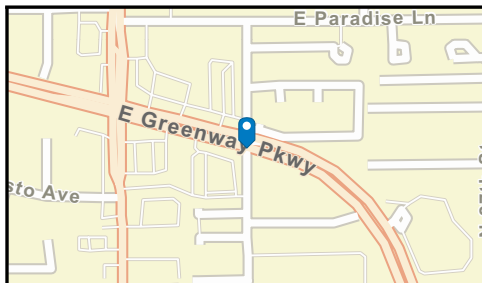
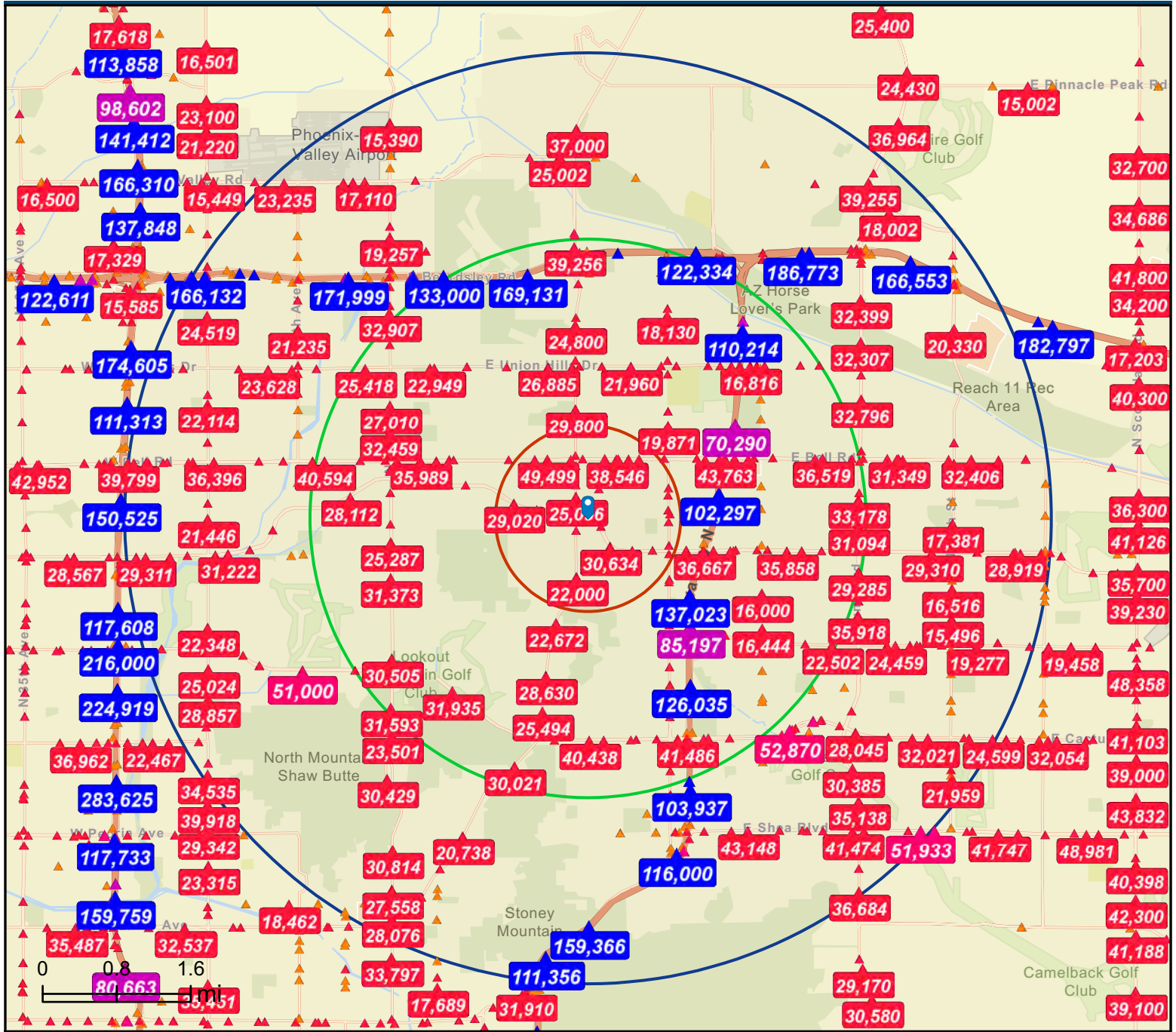
SHEET
2 OF 2



Traffic Count Map

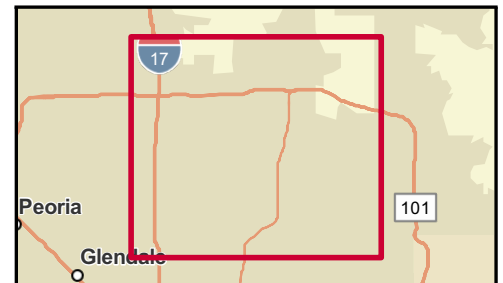
25th St. & Greenway
N 25th St & E Greenway Pkwy, Phoenix, Arizona, 85032
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.63132
Longitude: -112.02853



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 (Q4 2024).

June 10, 2025

Traffic Count Profile

25th St. & Greenway
 N 25th St & E Greenway Pkwy, Phoenix, Arizona, 85032
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63132
 Longitude: -112.02853

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.17	E Greenway Pkwy	E Waltann Ln (0.11 miles SE)	2015	27661
0.18	N Cave Creek Rd	E Waltann Ln (0.04 miles S)	2018	21970
0.27	N Cave Creek Rd	E Sandra Ter (0.03 miles N)	2015	25096
0.34	N 26th St	E Kings Ave (0.02 miles N)	2011	26664
0.35	E Greenway Rd	N 25th Pl (0.02 miles E)	2012	6591
0.38	East Greenway Parkway	E Greenway Rd (0.02 miles SE)	2018	30634
0.38	North Cave Creek Road	E Kings Ave (0.03 miles S)	2018	24624
0.45	E Greenway Rd	N 23rd Pl (0.08 miles E)	2015	2636
0.46	E Grandview Rd	N 28th Pl (0.02 miles E)	2015	3820
0.47	N 28th St	E Greenway Rd (0.05 miles S)	2012	452
0.56	East Greenway Parkway	N 20th St (0.08 miles W)	2019	29866
0.56	E Greenway Pkwy	N 20th St (0.08 miles W)	2005	41300
0.58	N Cave Creek Rd	E Bell Rd (0.07 miles N)	2011	26664
0.59	E Greenway Rd	N 29th St (0.02 miles E)	2005	39500
0.60	E Paradise Ln	N 20th St (0.05 miles W)	2015	1073
0.63	E Nisbet Rd	N 26th St (0.05 miles W)	2012	1456
0.63	N 20th St	E Tierra Buena Ln (0.06 miles S)	2005	2500
0.64	N Cave Creek Rd	E Nisbet Rd (0.07 miles N)	2007	22000
0.64	E Bell Rd	N 25th St (0.05 miles E)	2015	34805
0.66	E Bell Rd	N Cave Creek Rd (0.05 miles E)	2010	37395
0.67	East Bell Road	N 27th St (0.06 miles E)	2018	44619
0.69	N Cave Creek Rd	E Bell Rd (0.04 miles S)	2012	26656
0.70	E Paradise Ln	30th Way (0.01 miles W)	2012	2696
0.71	E Bell Rd	N 28th St (0.06 miles E)	2018	38546
0.72	E Bell Rd	N 28th St (0.04 miles E)	2012	40507
0.75	N 28th St	E Hillery Dr (0.01 miles N)	2012	2295
0.77	N 29th St	E Juniper Ave (0.04 miles S)	2010	4270
0.77	East Bell Road	N 21st St (0.07 miles W)	2018	49499
0.77	E Bell Rd	N 29th St (0.05 miles E)	2010	37394
0.78	E Greenway Rd	N 31st St (0.05 miles E)	2012	36376

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 (Q4 2024).

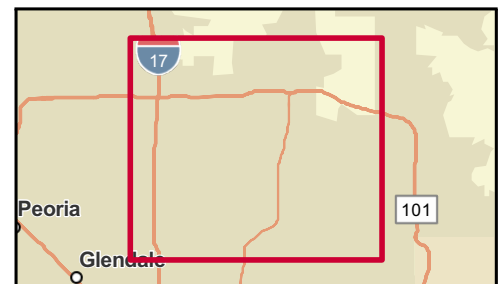
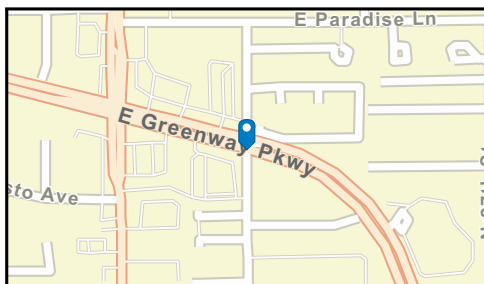
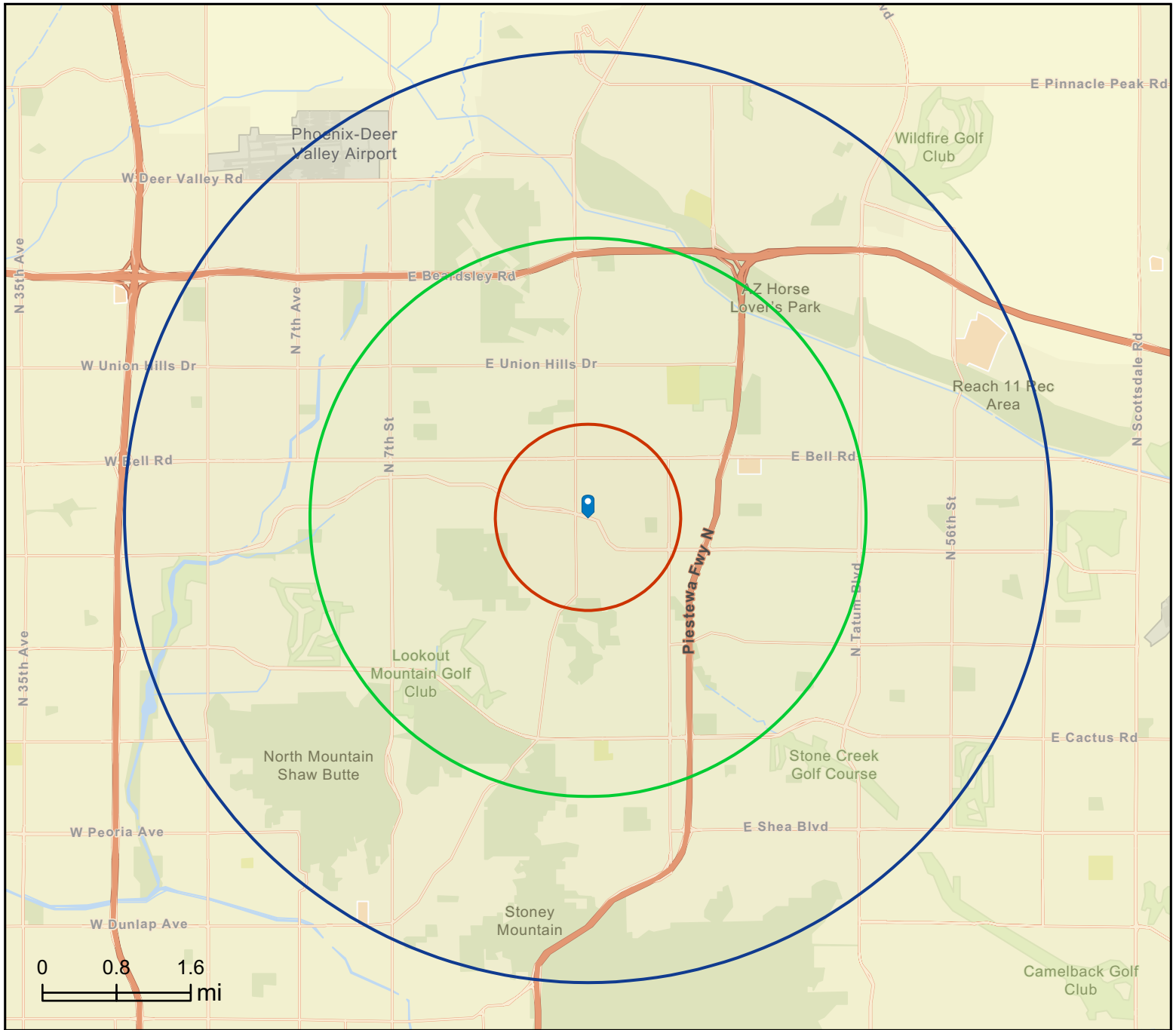
Site Map

25th St. & Greenway
N 25th St & E Greenway Pkwy, Phoenix, Arizona, 85032
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63132

Longitude: -112.02853



Executive Summary

25th St. & Greenway
 N 25th St & E Greenway Pkwy, Phoenix, Arizona, 85032
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63132
 Longitude: -112.02853

	1 mile	3 miles	5 miles
Population			
2010 Population	20,995	137,536	280,490
2020 Population	23,359	147,676	301,533
2024 Population	23,142	147,869	304,690
2029 Population	22,922	148,262	307,207
2010-2020 Annual Rate	1.07%	0.71%	0.73%
2020-2024 Annual Rate	-0.22%	0.03%	0.25%
2024-2029 Annual Rate	-0.19%	0.05%	0.16%
2020 Male Population	50.7%	48.9%	49.0%
2020 Female Population	49.3%	51.1%	51.0%
2020 Median Age	34.4	38.8	39.4
2024 Male Population	51.2%	49.6%	49.8%
2024 Female Population	48.8%	50.4%	50.2%
2024 Median Age	35.7	39.6	40.3

In the identified area, the current year population is 304,690. In 2020, the Census count in the area was 301,533. The rate of change since 2020 was 0.25% annually. The five-year projection for the population in the area is 307,207 representing a change of 0.16% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	45.2%	64.4%	66.1%
2024 Black Alone	4.3%	4.4%	4.1%
2024 American Indian/Alaska Native Alone	2.0%	1.6%	1.5%
2024 Asian Alone	3.4%	5.0%	6.1%
2024 Pacific Islander Alone	0.2%	0.2%	0.2%
2024 Other Race	27.8%	11.6%	9.9%
2024 Two or More Races	17.1%	12.9%	12.1%
2024 Hispanic Origin (Any Race)	49.6%	25.2%	22.4%

Persons of Hispanic origin represent 22.4% 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 69.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	70	95	112
2010 Households	7,603	57,175	114,766
2020 Households	8,647	61,696	124,185
2024 Households	8,696	62,206	126,198
2029 Households	8,763	63,423	129,433
2010-2020 Annual Rate	1.30%	0.76%	0.79%
2020-2024 Annual Rate	0.13%	0.19%	0.38%
2024-2029 Annual Rate	0.15%	0.39%	0.51%
2024 Average Household Size	2.64	2.36	2.39

The household count in this area has changed from 124,185 in 2020 to 126,198 in the current year, a change of 0.38% annually. The five-year projection of households is 129,433, a change of 0.51% annually from the current year total. Average household size is currently 2.39, compared to 2.41 in the year 2020. The number of families in the current year is 77,241 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

25th St. & Greenway
 N 25th St & E Greenway Pkwy, Phoenix, Arizona, 85032
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63132
 Longitude: -112.02853

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	37.9%	35.0%	35.3%
Median Household Income			
2024 Median Household Income	\$65,960	\$80,339	\$86,260
2029 Median Household Income	\$81,320	\$94,233	\$102,315
2024-2029 Annual Rate	4.28%	3.24%	3.47%
Average Household Income			
2024 Average Household Income	\$89,355	\$107,852	\$121,024
2029 Average Household Income	\$108,446	\$126,911	\$141,186
2024-2029 Annual Rate	3.95%	3.31%	3.13%
Per Capita Income			
2024 Per Capita Income	\$33,156	\$45,373	\$50,047
2029 Per Capita Income	\$40,962	\$54,303	\$59,404
2024-2029 Annual Rate	4.32%	3.66%	3.49%
GINI Index			
2024 Gini Index	40.3	38.1	38.3
Households by Income			

Current median household income is \$86,260 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,315 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$121,024 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$141,186 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$50,047 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$59,404 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	68	74	73
2010 Total Housing Units	8,968	63,323	127,725
2010 Owner Occupied Housing Units	4,093	35,224	73,457
2010 Renter Occupied Housing Units	3,510	21,951	41,309
2010 Vacant Housing Units	1,365	6,148	12,959
2020 Total Housing Units	9,217	65,504	133,364
2020 Owner Occupied Housing Units	4,212	36,207	76,235
2020 Renter Occupied Housing Units	4,435	25,489	47,949
2020 Vacant Housing Units	557	3,891	9,265
2024 Total Housing Units	9,164	65,332	134,241
2024 Owner Occupied Housing Units	4,668	38,946	82,687
2024 Renter Occupied Housing Units	4,028	23,260	43,511
2024 Vacant Housing Units	468	3,126	8,043
2029 Total Housing Units	9,233	66,613	137,697
2029 Owner Occupied Housing Units	5,002	41,008	86,881
2029 Renter Occupied Housing Units	3,761	22,415	42,552
2029 Vacant Housing Units	470	3,190	8,264

Socioeconomic Status Index

2024 Socioeconomic Status Index	39.6	48.3	50.2
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Currently, 61.6% of the 134,241 housing units in the area are owner occupied; 32.4%, renter occupied; and 6.0% 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 133,364 housing units in the area and 6.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.15%. Median home value in the area is \$486,022, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.92% annually to \$588,913.

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.

June 10, 2025

Market Profile

25th St. & Greenway
 N 25th St & E Greenway Pkwy, Phoenix, Arizona, 85032
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63132
 Longitude: -112.02853

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	20,995	137,536	280,490
2020 Total Population	23,359	147,676	301,533
2020 Group Quarters	164	1,142	2,452
2024 Total Population	23,142	147,869	304,690
2024 Group Quarters	170	1,188	2,543
2029 Total Population	22,922	148,262	307,207
2024-2029 Annual Rate	-0.19%	0.05%	0.16%
2024 Total Daytime Population	18,720	111,208	274,720
Workers	7,292	44,547	136,314
Residents	11,428	66,661	138,406
Household Summary			
2010 Households	7,603	57,175	114,766
2010 Average Household Size	2.76	2.39	2.43
2020 Total Households	8,647	61,696	124,185
2020 Average Household Size	2.68	2.38	2.41
2024 Households	8,696	62,206	126,198
2024 Average Household Size	2.64	2.36	2.39
2029 Households	8,763	63,423	129,433
2029 Average Household Size	2.60	2.32	2.35
2024-2029 Annual Rate	0.15%	0.39%	0.51%
2010 Families	4,833	34,083	70,522
2010 Average Family Size	3.34	3.01	3.03
2024 Families	5,391	36,898	77,241
2024 Average Family Size	3.27	2.95	2.99
2029 Families	5,438	37,673	79,263
2029 Average Family Size	3.19	2.88	2.92
2024-2029 Annual Rate	0.17%	0.42%	0.52%
Housing Unit Summary			
2000 Housing Units	8,046	58,265	116,267
Owner Occupied Housing Units	52.4%	64.3%	65.0%
Renter Occupied Housing Units	41.8%	30.7%	29.9%
Vacant Housing Units	5.8%	5.0%	5.1%
2010 Housing Units	8,968	63,323	127,725
Owner Occupied Housing Units	45.6%	55.6%	57.5%
Renter Occupied Housing Units	39.1%	34.7%	32.3%
Vacant Housing Units	15.2%	9.7%	10.1%
2020 Housing Units	9,217	65,504	133,364
Owner Occupied Housing Units	45.7%	55.3%	57.2%
Renter Occupied Housing Units	48.1%	38.9%	36.0%
Vacant Housing Units	6.0%	5.9%	6.9%
2024 Housing Units	9,164	65,332	134,241
Owner Occupied Housing Units	50.9%	59.6%	61.6%
Renter Occupied Housing Units	44.0%	35.6%	32.4%
Vacant Housing Units	5.1%	4.8%	6.0%
2029 Housing Units	9,233	66,613	137,697
Owner Occupied Housing Units	54.2%	61.6%	63.1%
Renter Occupied Housing Units	40.7%	33.6%	30.9%
Vacant Housing Units	5.1%	4.8%	6.0%

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.

June 10, 2025

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	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	8,696	62,205	126,191
<\$15,000	9.2%	5.9%	5.8%
\$15,000 - \$24,999	5.7%	5.6%	5.2%
\$25,000 - \$34,999	8.0%	5.9%	5.7%
\$35,000 - \$49,999	14.0%	11.3%	9.9%
\$50,000 - \$74,999	18.1%	17.1%	16.3%
\$75,000 - \$99,999	14.8%	15.6%	13.7%
\$100,000 - \$149,999	14.7%	18.8%	19.2%
\$150,000 - \$199,999	9.6%	9.6%	10.5%
\$200,000+	5.8%	10.2%	13.7%
Average Household Income	\$89,355	\$107,852	\$121,024
2029 Households by Income			
Household Income Base	8,763	63,422	129,426
<\$15,000	6.8%	4.4%	4.4%
\$15,000 - \$24,999	3.9%	3.5%	3.4%
\$25,000 - \$34,999	5.3%	4.5%	4.4%
\$35,000 - \$49,999	11.4%	9.1%	7.9%
\$50,000 - \$74,999	17.7%	15.5%	14.7%
\$75,000 - \$99,999	15.7%	15.9%	13.7%
\$100,000 - \$149,999	17.4%	21.4%	21.4%
\$150,000 - \$199,999	14.3%	13.1%	13.8%
\$200,000+	7.5%	12.5%	16.4%
Average Household Income	\$108,446	\$126,911	\$141,186
2024 Owner Occupied Housing Units by Value			
Total	4,668	38,930	82,651
<\$50,000	10.4%	5.7%	3.8%
\$50,000 - \$99,999	4.0%	2.7%	1.8%
\$100,000 - \$149,999	4.6%	1.5%	1.3%
\$150,000 - \$199,999	2.0%	2.0%	1.9%
\$200,000 - \$249,999	5.2%	3.5%	3.3%
\$250,000 - \$299,999	5.9%	4.9%	4.5%
\$300,000 - \$399,999	17.9%	18.2%	16.5%
\$400,000 - \$499,999	15.3%	23.0%	19.7%
\$500,000 - \$749,999	27.4%	28.8%	31.4%
\$750,000 - \$999,999	6.0%	6.2%	11.1%
\$1,000,000 - \$1,499,999	0.7%	1.3%	2.5%
\$1,500,000 - \$1,999,999	0.3%	0.7%	0.8%
\$2,000,000 +	0.2%	1.4%	1.4%
Average Home Value	\$416,479	\$491,687	\$544,008
2029 Owner Occupied Housing Units by Value			
Total	5,002	40,988	86,836
<\$50,000	5.8%	2.2%	1.4%
\$50,000 - \$99,999	0.9%	0.6%	0.3%
\$100,000 - \$149,999	1.4%	0.2%	0.1%
\$150,000 - \$199,999	0.6%	0.4%	0.2%
\$200,000 - \$249,999	1.6%	1.9%	0.9%
\$250,000 - \$299,999	5.4%	3.3%	2.1%
\$300,000 - \$399,999	9.9%	10.2%	10.6%
\$400,000 - \$499,999	20.2%	23.7%	19.9%
\$500,000 - \$749,999	40.6%	40.6%	40.5%
\$750,000 - \$999,999	11.0%	11.2%	16.6%
\$1,000,000 - \$1,499,999	1.5%	2.4%	4.0%
\$1,500,000 - \$1,999,999	0.7%	1.1%	1.2%
\$2,000,000 +	0.5%	2.2%	2.2%
Average Home Value	\$540,784	\$608,128	\$652,922

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.

June 10, 2025

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Latitude: 33.63132
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	1 mile	3 miles	5 miles
Median Household Income			
2024	\$65,960	\$80,339	\$86,260
2029	\$81,320	\$94,233	\$102,315
Median Home Value			
2024	\$399,283	\$449,626	\$486,022
2029	\$526,342	\$546,335	\$588,913
Per Capita Income			
2024	\$33,156	\$45,373	\$50,047
2029	\$40,962	\$54,303	\$59,404
Median Age			
2010	31.5	37.0	37.6
2020	34.4	38.8	39.4
2024	35.7	39.6	40.3
2029	36.8	41.3	41.8
2020 Population by Age			
Total	23,359	147,676	301,533
0 - 4	6.4%	5.5%	5.6%
5 - 9	7.0%	5.6%	5.9%
10 - 14	7.6%	5.8%	6.1%
15 - 24	14.4%	11.8%	11.5%
25 - 34	15.4%	15.7%	14.6%
35 - 44	14.0%	13.5%	13.7%
45 - 54	12.1%	12.4%	12.8%
55 - 64	11.2%	13.7%	13.5%
65 - 74	7.4%	10.0%	10.0%
75 - 84	3.4%	4.6%	4.7%
85 +	1.0%	1.4%	1.6%
18 +	74.2%	79.7%	78.9%
2024 Population by Age			
Total	23,142	147,871	304,690
0 - 4	6.4%	5.5%	5.5%
5 - 9	6.2%	5.5%	5.7%
10 - 14	6.6%	5.3%	5.6%
15 - 24	14.8%	11.4%	11.4%
25 - 34	14.9%	15.3%	14.0%
35 - 44	14.6%	14.7%	14.6%
45 - 54	12.0%	12.1%	12.5%
55 - 64	11.3%	12.7%	12.6%
65 - 74	7.8%	10.6%	10.5%
75 - 84	4.1%	5.4%	5.7%
85 +	1.2%	1.6%	1.8%
18 +	76.4%	80.6%	79.8%
2029 Population by Age			
Total	22,921	148,264	307,204
0 - 4	6.2%	5.2%	5.3%
5 - 9	5.9%	5.2%	5.3%
10 - 14	5.9%	5.4%	5.7%
15 - 24	14.3%	11.0%	11.0%
25 - 34	15.0%	13.6%	12.7%
35 - 44	14.2%	15.1%	14.7%
45 - 54	12.2%	12.6%	13.1%
55 - 64	10.6%	11.5%	11.7%
65 - 74	9.0%	11.6%	11.3%
75 - 84	5.1%	6.8%	7.1%
85 +	1.5%	2.0%	2.2%
18 +	78.2%	81.1%	80.4%

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

June 10, 2025

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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	11,843	72,193	147,845
Females	11,516	75,483	153,688
2024 Population by Sex			
Males	11,842	73,355	151,585
Females	11,300	74,514	153,105
2029 Population by Sex			
Males	11,657	73,031	151,776
Females	11,265	75,232	155,431
2010 Population by Race/Ethnicity			
Total	20,994	137,537	280,490
White Alone	70.8%	81.5%	81.8%
Black Alone	3.4%	3.0%	2.8%
American Indian Alone	1.5%	1.3%	1.3%
Asian Alone	2.0%	2.9%	3.3%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	18.8%	8.4%	7.8%
Two or More Races	3.3%	2.9%	2.9%
Hispanic Origin	46.5%	21.1%	19.3%
Diversity Index	72.9	55.1	53.4
2020 Population by Race/Ethnicity			
Total	23,359	147,676	301,533
White Alone	47.2%	66.4%	68.1%
Black Alone	4.3%	4.2%	4.0%
American Indian Alone	1.9%	1.5%	1.5%
Asian Alone	3.3%	4.7%	5.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	26.5%	10.8%	9.3%
Two or More Races	16.7%	12.2%	11.5%
Hispanic Origin	47.8%	23.8%	21.3%
Diversity Index	83.8	70.0	67.4
2024 Population by Race/Ethnicity			
Total	23,141	147,868	304,689
White Alone	45.2%	64.4%	66.1%
Black Alone	4.3%	4.4%	4.1%
American Indian Alone	2.0%	1.6%	1.5%
Asian Alone	3.4%	5.0%	6.1%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	27.8%	11.6%	9.9%
Two or More Races	17.1%	12.9%	12.1%
Hispanic Origin	49.6%	25.2%	22.4%
Diversity Index	84.3	72.0	69.5
2029 Population by Race/Ethnicity			
Total	22,922	148,261	307,206
White Alone	43.2%	62.4%	64.2%
Black Alone	4.2%	4.4%	4.1%
American Indian Alone	2.0%	1.6%	1.6%
Asian Alone	3.6%	5.4%	6.6%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	29.1%	12.4%	10.5%
Two or More Races	17.7%	13.6%	12.8%
Hispanic Origin	51.5%	26.8%	23.8%
Diversity Index	84.7	74.0	71.6

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.

June 10, 2025

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2020 Population by Relationship and Household Type			
Total	23,359	147,676	301,533
In Households	99.3%	99.2%	99.2%
Householder	36.6%	41.7%	41.1%
Opposite-Sex Spouse	13.4%	16.4%	17.4%
Same-Sex Spouse	0.2%	0.3%	0.3%
Opposite-Sex Unmarried Partner	3.1%	3.4%	3.2%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	28.6%	24.3%	25.1%
Adopted Child	0.5%	0.6%	0.6%
Stepchild	1.2%	1.1%	1.1%
Grandchild	2.3%	1.9%	1.8%
Brother or Sister	2.2%	1.5%	1.3%
Parent	1.6%	1.4%	1.3%
Parent-in-law	0.2%	0.3%	0.3%
Son-in-law or Daughter-in-law	0.4%	0.4%	0.3%
Other Relatives	2.0%	1.3%	1.2%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	6.6%	4.4%	3.8%
In Group Quarters	0.7%	0.8%	0.8%
Institutionalized	0.5%	0.3%	0.4%
Noninstitutionalized	0.1%	0.5%	0.4%
2024 Population 25+ by Educational Attainment			
Total	15,250	106,928	218,730
Less than 9th Grade	8.9%	3.4%	2.9%
9th - 12th Grade, No Diploma	8.5%	5.5%	4.6%
High School Graduate	22.7%	18.8%	17.2%
GED/Alternative Credential	6.0%	3.9%	3.7%
Some College, No Degree	18.4%	21.0%	19.8%
Associate Degree	9.3%	10.9%	9.9%
Bachelor's Degree	18.3%	24.0%	26.1%
Graduate/Professional Degree	7.8%	12.5%	15.8%
2024 Population 15+ by Marital Status			
Total	18,683	123,827	253,319
Never Married	40.2%	35.0%	33.0%
Married	40.4%	45.7%	48.7%
Widowed	5.0%	4.7%	4.7%
Divorced	14.3%	14.6%	13.6%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	12,397	85,524	175,109
Population 16+ Employed	96.1%	96.5%	96.5%
Population 16+ Unemployment rate	3.9%	3.5%	3.5%
Population 16-24 Employed	16.2%	12.2%	12.1%
Population 16-24 Unemployment rate	10.1%	6.4%	6.9%
Population 25-54 Employed	62.6%	63.6%	62.6%
Population 25-54 Unemployment rate	2.7%	3.1%	3.1%
Population 55-64 Employed	14.9%	16.5%	16.8%
Population 55-64 Unemployment rate	1.8%	2.2%	2.3%
Population 65+ Employed	6.3%	7.7%	8.5%
Population 65+ Unemployment rate	3.7%	4.5%	3.6%

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

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2024 Employed Population 16+ by Industry			
Total	11,915	82,567	168,986
Agriculture/Mining	0.5%	0.4%	0.3%
Construction	12.2%	7.3%	6.7%
Manufacturing	6.9%	6.1%	6.4%
Wholesale Trade	1.2%	1.8%	1.7%
Retail Trade	12.7%	13.1%	12.1%
Transportation/Utilities	4.2%	5.1%	4.9%
Information	0.9%	1.4%	1.3%
Finance/Insurance/Real Estate	7.4%	11.3%	11.4%
Services	51.2%	50.5%	52.1%
Public Administration	2.9%	3.1%	3.0%
2024 Employed Population 16+ by Occupation			
Total	11,914	82,568	168,985
White Collar	50.0%	65.3%	68.3%
Management/Business/Financial	11.9%	19.5%	21.7%
Professional	19.5%	23.3%	25.0%
Sales	9.6%	10.8%	10.3%
Administrative Support	8.9%	11.8%	11.2%
Services	27.8%	17.7%	16.1%
Blue Collar	22.2%	16.9%	15.7%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	10.8%	4.8%	4.3%
Installation/Maintenance/Repair	2.7%	3.1%	2.7%
Production	3.7%	2.5%	2.6%
Transportation/Material Moving	4.6%	6.4%	5.9%
2020 Households by Type			
Total	8,647	61,696	124,185
Married Couple Households	37.4%	40.2%	43.0%
With Own Children <18	16.5%	14.8%	16.5%
Without Own Children <18	20.9%	25.4%	26.5%
Cohabiting Couple Households	8.8%	8.8%	8.4%
With Own Children <18	3.3%	2.5%	2.4%
Without Own Children <18	5.5%	6.3%	6.0%
Male Householder, No Spouse/Partner	23.8%	21.1%	20.2%
Living Alone	13.2%	13.5%	13.0%
65 Years and over	3.5%	3.3%	3.3%
With Own Children <18	2.4%	1.8%	1.8%
Without Own Children <18, With Relatives	4.6%	3.3%	3.1%
No Relatives Present	3.5%	2.4%	2.2%
Female Householder, No Spouse/Partner	30.0%	29.9%	28.4%
Living Alone	14.0%	16.6%	16.1%
65 Years and over	5.7%	7.0%	7.0%
With Own Children <18	7.7%	4.9%	4.7%
Without Own Children <18, With Relatives	6.7%	6.7%	6.3%
No Relatives Present	1.6%	1.7%	1.4%
2020 Households by Size			
Total	8,647	61,696	124,185
1 Person Household	27.3%	30.2%	29.1%
2 Person Household	29.9%	34.8%	34.6%
3 Person Household	16.3%	15.4%	15.5%
4 Person Household	12.5%	10.8%	11.8%
5 Person Household	7.9%	5.1%	5.3%
6 Person Household	3.6%	2.3%	2.2%
7 + Person Household	2.5%	1.5%	1.5%

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

June 10, 2025

Market Profile

25th St. & Greenway
 N 25th St & E Greenway Pkwy, Phoenix, Arizona, 85032
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63132

Longitude: -112.02853

	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	8,647	61,696	124,185
Owner Occupied	48.7%	58.7%	61.4%
Owned with a Mortgage/Loan	34.6%	42.8%	45.5%
Owned Free and Clear	14.1%	15.9%	15.9%
Renter Occupied	51.3%	41.3%	38.6%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	68	74	73
Percent of Income for Mortgage	37.9%	35.0%	35.3%
Wealth Index	70	95	112
2020 Housing Units By Urban/ Rural Status			
Total	9,217	65,504	133,364
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	23,359	147,676	301,533
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

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

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

June 10, 2025

Market Profile

25th St. & Greenway
 N 25th St & E Greenway Pkwy, Phoenix, Arizona, 85032
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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	Young and Restless (11B)	Young and Restless (11B)
2.	Urban Edge Families (7C)	Home Improvement (4B)	Home Improvement (4B)
3.	Green Acres (6A)	NeWest Residents (13C)	Savvy Suburbanites (1D)
2024 Consumer Spending			
Apparel & Services: Total \$	\$17,698,816	\$145,165,094	\$325,428,520
Average Spent	\$2,035.28	\$2,333.62	\$2,578.71
Spending Potential Index	85	98	108
Education: Total \$	\$11,255,126	\$101,370,319	\$236,055,263
Average Spent	\$1,294.29	\$1,629.59	\$1,870.52
Spending Potential Index	75	94	108
Entertainment/Recreation: Total \$	\$27,446,004	\$241,319,526	\$548,535,502
Average Spent	\$3,156.16	\$3,879.36	\$4,346.63
Spending Potential Index	77	95	106
Food at Home: Total \$	\$52,980,237	\$440,226,737	\$987,396,596
Average Spent	\$6,092.48	\$7,076.92	\$7,824.19
Spending Potential Index	83	97	107
Food Away from Home: Total \$	\$29,014,412	\$240,075,682	\$540,106,169
Average Spent	\$3,336.52	\$3,859.37	\$4,279.83
Spending Potential Index	86	99	110
Health Care: Total \$	\$50,441,622	\$447,373,406	\$1,011,546,558
Average Spent	\$5,800.55	\$7,191.80	\$8,015.55
Spending Potential Index	75	94	104
HH Furnishings & Equipment: Total \$	\$21,873,133	\$188,851,280	\$426,439,372
Average Spent	\$2,515.31	\$3,035.90	\$3,379.13
Spending Potential Index	79	96	107
Personal Care Products & Services: Total \$	\$7,257,435	\$61,272,994	\$138,012,445
Average Spent	\$834.57	\$985.00	\$1,093.62
Spending Potential Index	84	99	110
Shelter: Total \$	\$191,726,838	\$1,610,941,957	\$3,649,098,043
Average Spent	\$22,047.70	\$25,896.89	\$28,915.66
Spending Potential Index	83	97	108
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$22,399,117	\$202,420,056	\$463,951,899
Average Spent	\$2,575.80	\$3,254.03	\$3,676.38
Spending Potential Index	74	93	105
Travel: Total \$	\$20,080,438	\$177,567,853	\$407,435,127
Average Spent	\$2,309.16	\$2,854.51	\$3,228.54
Spending Potential Index	76	94	106
Vehicle Maintenance & Repairs: Total \$	\$10,608,082	\$90,142,595	\$201,342,317
Average Spent	\$1,219.88	\$1,449.10	\$1,595.45
Spending Potential Index	82	98	108

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.

June 10, 2025