



CITY OF AVONDALE PLANNING AREA

99TH AVENUE AND THOMAS ROAD



MCDOWELL RD

99TH AVE

**SUBJECT
SITE**

THOMAS RD

99th Ave/Thomas
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
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CITY OF AVONDALE PLANNING AREA

99TH AVENUE AND THOMAS ROAD

LOCATION

Located south of the southwest corner of 99th Avenue and Thomas Road in Maricopa County, Arizona.

SIZE

±7.72 Acres (336,283 SF)

ASSESSOR PARCEL NUMBER

102-31-025

ZONING

RU-43 | Maricopa County

Site lies within the City of Avondale Planning Area, and the General Plan shows Urban Commercial.

PRICE

\$5,044,245 (\$15/SF)

TERMS

Submit

PROPERTY TAXES

2024 Assessment: \$229.12

COMMENTS

Site is located just off the Loop 101 Freeway and just north of Interstate 10 Freeway on 99th Avenue across from Sheely Farms commercial master-planned community and north of McDowell Road, and major shopping with Costco and Harkins Cinemas.



AVONDALE QUICK FACTS



POPULATION

2025 population: **96,196**
Annual population growth : **1.4%**
Median age of **31.9**



GROWTH

By 2030, **50%** of the metro's population growth will occur in the **west valley**, including Avondale.

Source: avondaleaz.gov



MEDIAN HOME PRICE

Avondale **\$425,000**
Phoenix **\$455,000**
United States **\$446,300**

Source: realtor.com



TOP RESIDENT OCCUPATIONS

Healthcare **40,900** workers
Business Services **106,400** workers
Manufacturing & Logistics **61,200** workers
Information Tech **11,700** workers

Source: avondaleaz.gov



NEARBY AMENITIES

Westgate Entertainment District
State Farm Stadium
Gila River Arena
Wildlife World Zoo & Aquarium
Desert Diamond West Valley Casino
Spring Straining Stadiums

Source: avondaleaz.gov

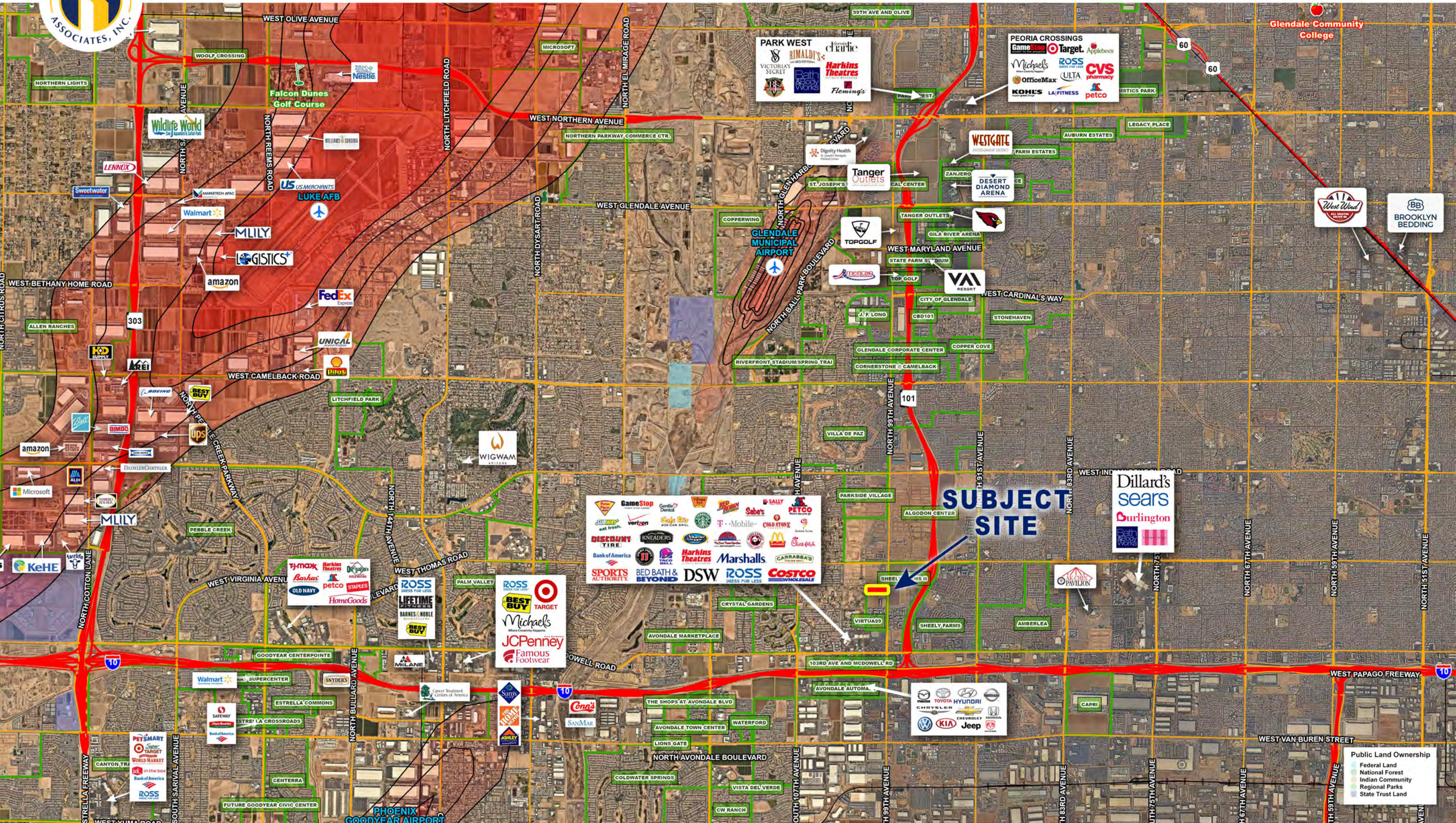


EDUCATION

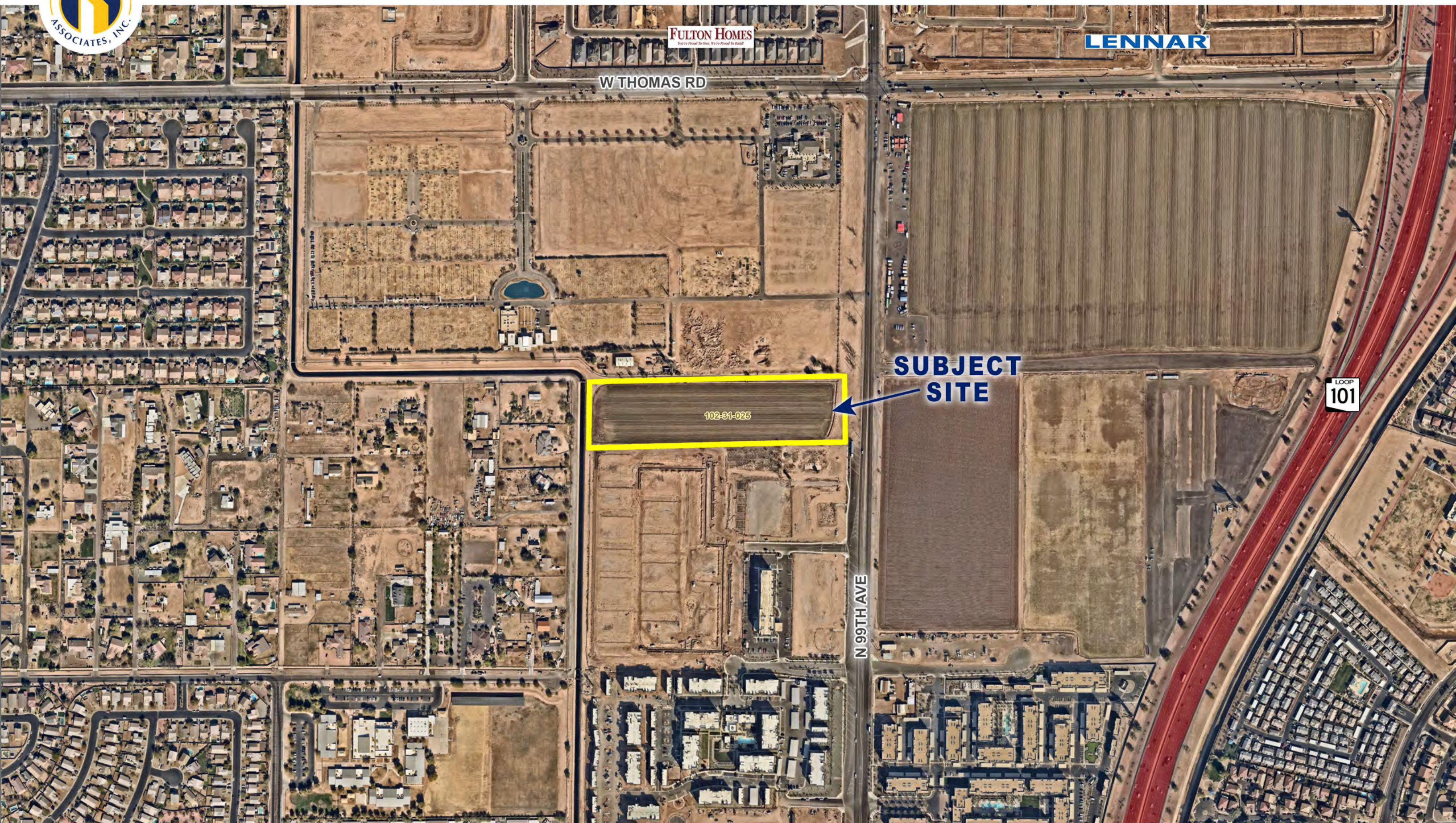
Tolleson High School District **12,000**
Littleton Elementary School District **6,056**
Estrella Vista Elementary School **958**
Legacy Traditional School- Avondale **1,328**
Estrella Mountain Community College **9,164**
Imagine Avondale Elementary **567**
Glendale Community College **15,112**



99TH AVENUE AND THOMAS ROAD / SOUTHWEST VALLEY SUBMARKET









Land Use

- Rural Low Density Residential*
- Estate/Low Density Residential*
- Medium Low Density Residential*†
- Medium Density Residential*
- Medium/High Density Residential*
- High Density Residential*
- Freeway Commercial
- Urban Commercial
- Local Commercial
- Old Town
- Sports and Entertainment
- Office/Professional
- High Intensity Office
- Industrial
- Business Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education
- Mixed Use
- Resort

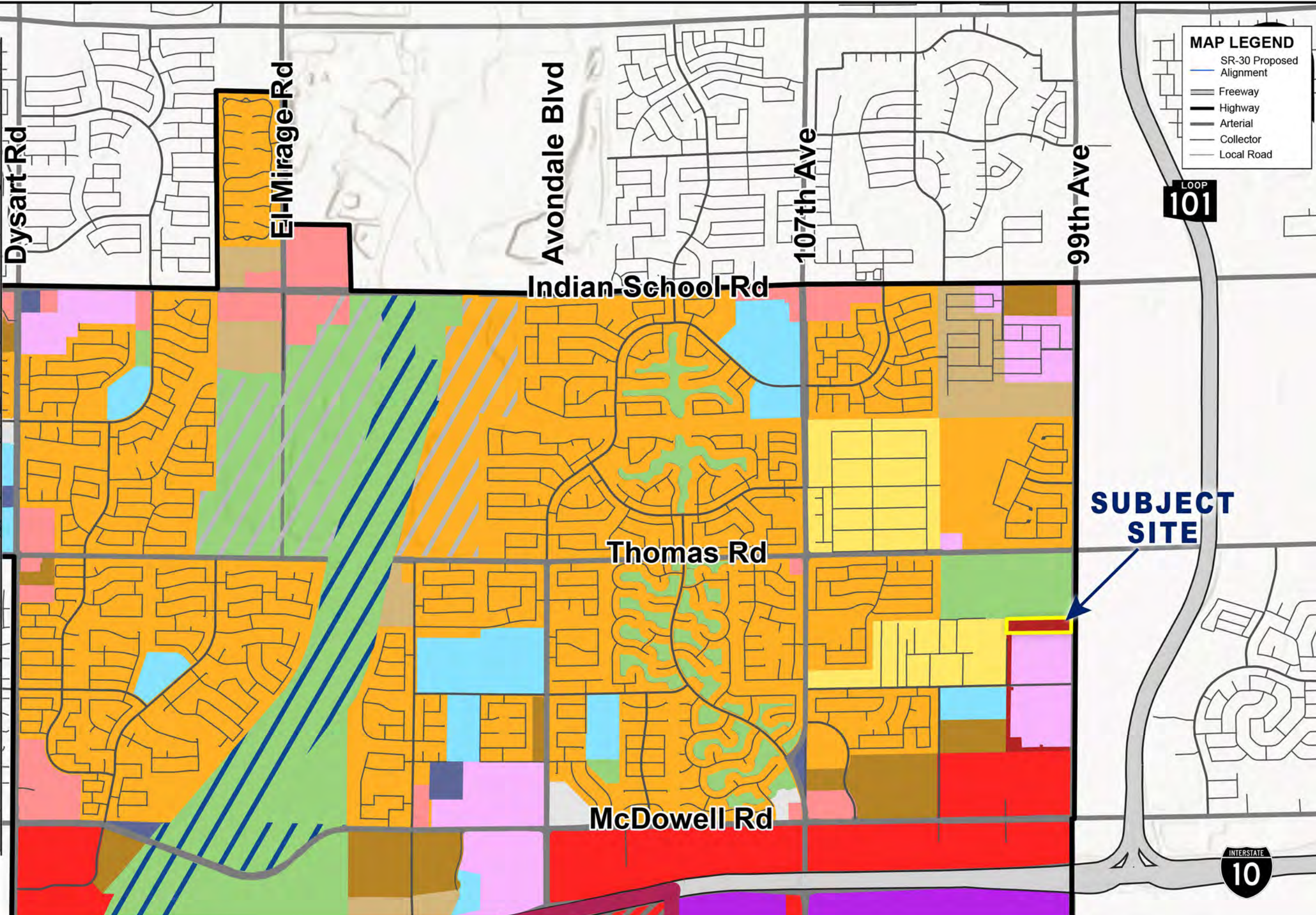
Aggregate Sites

- Existing
- Potential Sites - Private Land
- Potential Sites - Public Land

Neighborhood Districts

- Neighborhood District
- Gateway District
- Village District
- Park Avenue District
- Promenade District
- Residential District

The BLVD Specific Area Plan

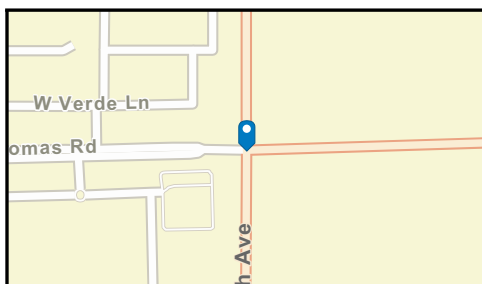
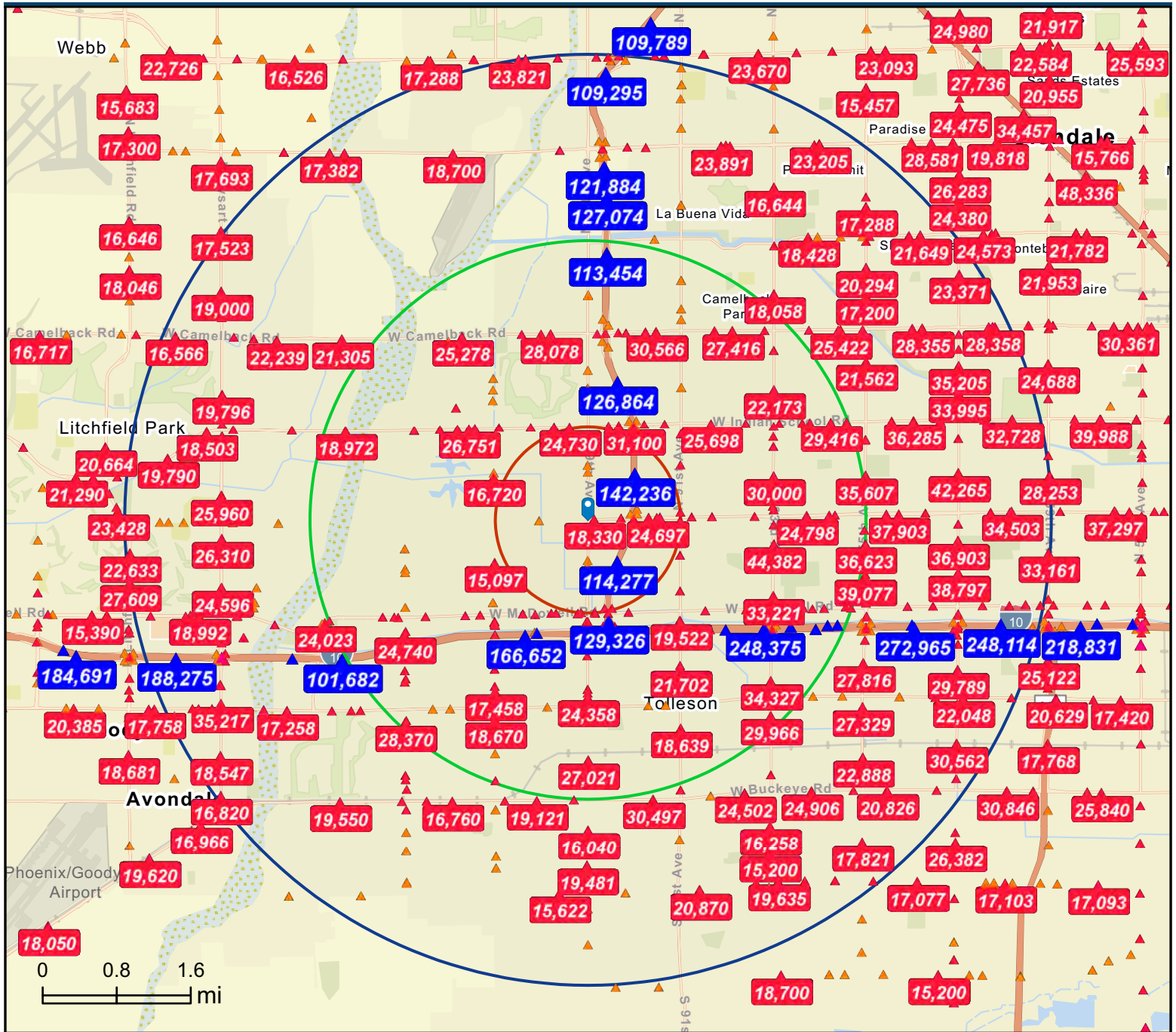


City of Avondale
General Plan 2030 Land Use

Traffic Count Map

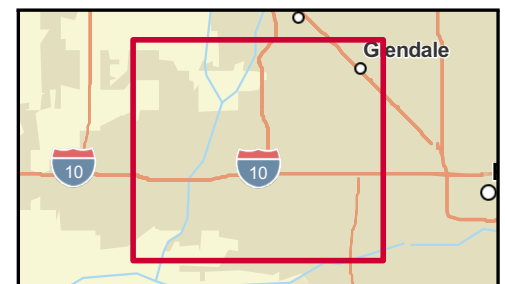
99th Avenue & Thomas Road
N 99th Ave & W Thomas Rd, Avondale, Arizona, 85392
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.47927
Longitude: -112.27246



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 (Q2 2024).

October 24, 2024

Traffic Count Profile

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 N 99th Ave & W Thomas Rd, Avondale, Arizona, 85392
 Rings: 1, 3, 5 mile radii

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	West Thomas Road	N 99th Ave (0.07 miles W)	2018	18330
0.07	W Thomas Rd	N 99th Ave (0.07 miles W)	2010	15958
0.10	N 99th Ave	W Thomas Rd (0.1 miles N)	2010	18666
0.36	W Thomas Rd	Agua Fria Fwy (0.13 miles E)	2015	17721
0.44	North 99th Avenue	W Encanto Blvd (0.06 miles S)	2018	10302
0.45		W Thomas Rd (0.0 miles)	2022	5132
0.46		W Thomas Rd (0.0 miles)	2022	11058
0.49	North 99th Avenue	W Encanto Blvd (0.1 miles N)	2017	11230
0.49	West Thomas Road	Agua Fria Fwy (0.01 miles NW)	2022	24790
0.51	North 99th Avenue	W Indian School Rd (0.42 miles N)	2017	9400
0.52	West Thomas Road	Roosevelt Irrigation District Csr (0.02 miles E)	2017	12710
0.53		Agua Fria Fwy (0.0 miles)	2022	5032
0.53		W Thomas Rd (0.39 miles S)	2022	10511
0.54		W Thomas Rd (0.1 miles S)	2018	9231
0.55	Agua Fria Freeway	W Thomas Rd (0.57 miles NE)	2022	114277
0.58	North 99th Avenue	W Indian School Rd (0.42 miles N)	2018	12289
0.61	North 99th Avenue	W Encanto Blvd (0.1 miles N)	2018	13525
0.65	W Thomas Rd	Agua Fria Fwy (0.15 miles W)	2010	19370
0.71	AZ 101 Loop	Agua Fria Fwy (0.48 miles S)	2022	142236
0.74	N 93rd Ave	West Virginia Ave (0.04 miles S)	2013	3758
0.74	North 93rd Avenue	W Thomas Rd (0.0 miles N)	2018	24697
0.78	W Thomas Rd	N 91st Ave (0.22 miles E)	2012	21517
0.85	West Encanto Boulevard	N 104th Dr (0.01 miles E)	2017	3975
0.87	North 99th Avenue	W Indian School Rd (0.13 miles N)	2018	10116
0.91	W Encanto Blvd	N 104th Ln (0.03 miles E)	2014	3202
0.93	N 95th Ave	W Palm Ln (0.06 miles N)	2014	3415
0.97		W Thomas Rd (0.87 miles N)	2022	16592
0.99		W Thomas Rd (0.89 miles N)	2022	15817
0.99	N 91st Ave	W Thomas Rd (0.04 miles N)	2010	16764
1.00	N 91st Ave	W Thomas Rd (0.05 miles S)	2010	15083

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 (Q2 2024).

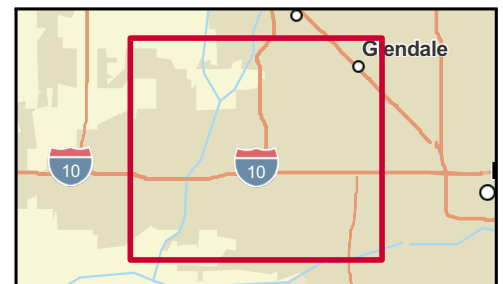
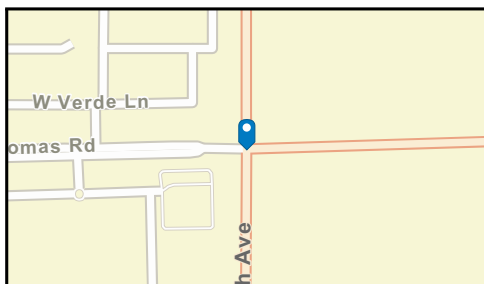
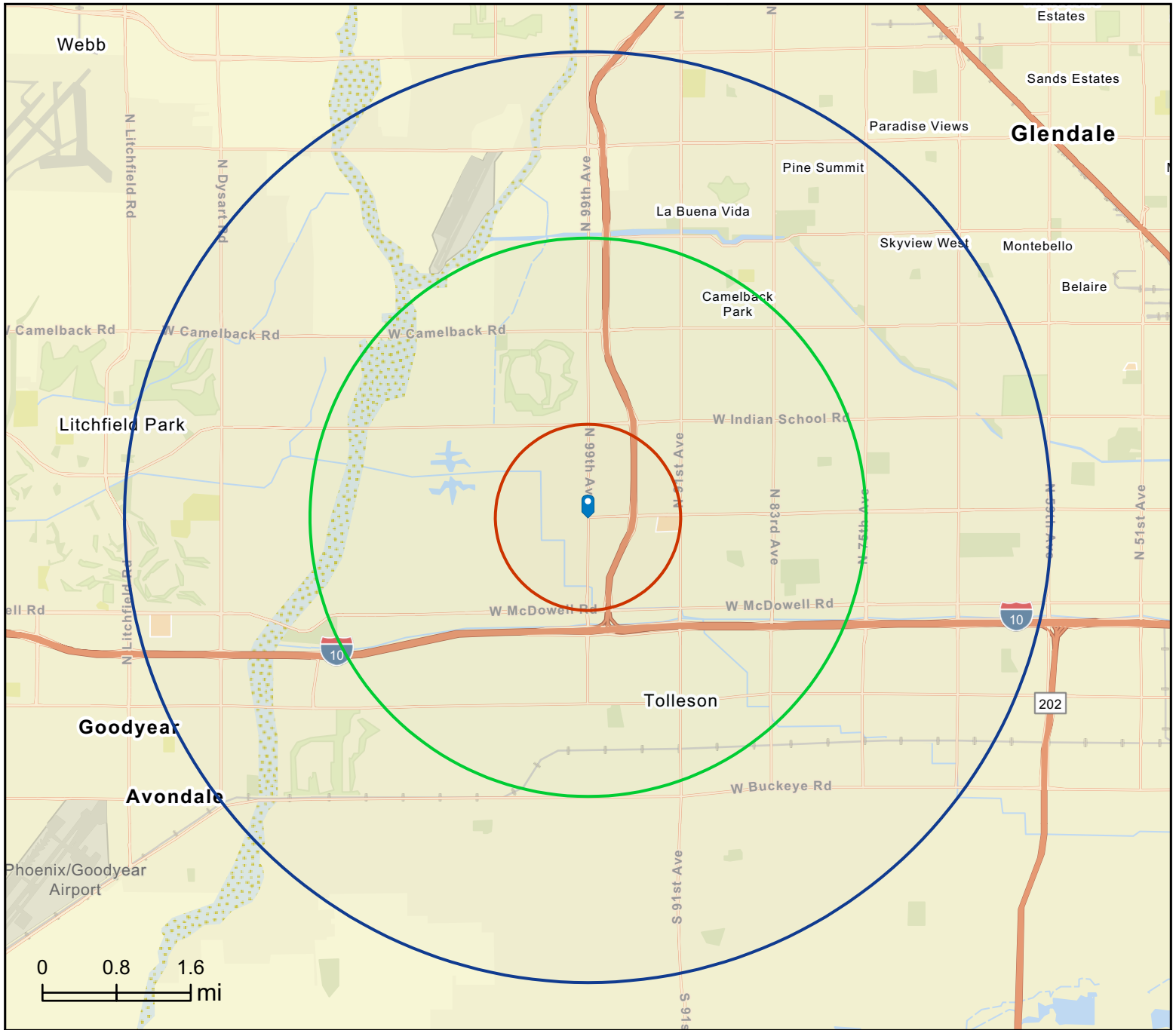
Site Map

99th Avenue & Thomas Road
N 99th Ave & W Thomas Rd, Avondale, Arizona, 85392
Rings: 1, 3, 5 mile radii

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October 24, 2024

Executive Summary

99th Avenue & Thomas Road
 N 99th Ave & W Thomas Rd, Avondale, Arizona, 85392
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2010 Population	6,013	100,326	283,947
2020 Population	7,307	115,815	328,429
2024 Population	8,769	126,567	351,718
2029 Population	14,552	144,356	378,623
2010-2020 Annual Rate	1.97%	1.45%	1.47%
2020-2024 Annual Rate	4.38%	2.11%	1.63%
2024-2029 Annual Rate	10.66%	2.67%	1.49%
2020 Male Population	49.1%	49.3%	49.2%
2020 Female Population	50.9%	50.7%	50.8%
2020 Median Age	28.8	30.0	29.6
2024 Male Population	49.4%	50.0%	49.9%
2024 Female Population	50.6%	50.0%	50.1%
2024 Median Age	30.6	31.4	31.0

In the identified area, the current year population is 351,718. In 2020, the Census count in the area was 328,429. The rate of change since 2020 was 1.63% annually. The five-year projection for the population in the area is 378,623 representing a change of 1.49% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 31.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	30.2%	30.7%	31.0%
2024 Black Alone	13.5%	9.6%	9.0%
2024 American Indian/Alaska Native Alone	2.2%	2.4%	2.4%
2024 Asian Alone	5.7%	3.6%	3.4%
2024 Pacific Islander Alone	0.3%	0.3%	0.3%
2024 Other Race	24.9%	31.0%	32.4%
2024 Two or More Races	23.2%	22.3%	21.4%
2024 Hispanic Origin (Any Race)	56.5%	64.1%	65.1%

Persons of Hispanic origin represent 65.1% 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 86.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	71	67	72
2010 Households	1,738	30,003	81,968
2020 Households	2,056	34,540	95,404
2024 Households	2,464	38,468	103,702
2029 Households	4,490	45,585	114,785
2010-2020 Annual Rate	1.69%	1.42%	1.53%
2020-2024 Annual Rate	4.35%	2.57%	1.98%
2024-2029 Annual Rate	12.75%	3.45%	2.05%
2024 Average Household Size	3.54	3.28	3.38

The household count in this area has changed from 95,404 in 2020 to 103,702 in the current year, a change of 1.98% annually. The five-year projection of households is 114,785, a change of 2.05% annually from the current year total. Average household size is currently 3.38, compared to 3.43 in the year 2020. The number of families in the current year is 80,490 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.

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Executive Summary

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Mortgage Income			
2024 Percent of Income for Mortgage	30.3%	29.4%	29.2%
Median Household Income			
2024 Median Household Income	\$85,869	\$76,930	\$79,969
2029 Median Household Income	\$100,373	\$90,240	\$94,156
2024-2029 Annual Rate	3.17%	3.24%	3.32%
Average Household Income			
2024 Average Household Income	\$105,251	\$95,676	\$99,404
2029 Average Household Income	\$128,123	\$115,515	\$118,737
2024-2029 Annual Rate	4.01%	3.84%	3.62%
Per Capita Income			
2024 Per Capita Income	\$31,353	\$29,189	\$29,332
2029 Per Capita Income	\$40,831	\$36,648	\$36,019
2024-2029 Annual Rate	5.42%	4.66%	4.19%
GINI Index			
2024 Gini Index	36.1	35.7	35.3
Households by Income			

Current median household income is \$79,969 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$94,156 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$99,404 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$118,737 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$29,332 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$36,019 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	85	88	89
2010 Total Housing Units	1,961	34,618	94,153
2010 Owner Occupied Housing Units	912	17,696	49,253
2010 Renter Occupied Housing Units	826	12,308	32,715
2010 Vacant Housing Units	223	4,615	12,185
2020 Total Housing Units	2,188	36,639	100,884
2020 Owner Occupied Housing Units	1,023	19,564	56,372
2020 Renter Occupied Housing Units	1,033	14,976	39,032
2020 Vacant Housing Units	118	2,033	5,560
2024 Total Housing Units	2,718	40,907	109,832
2024 Owner Occupied Housing Units	1,297	22,731	64,454
2024 Renter Occupied Housing Units	1,167	15,737	39,248
2024 Vacant Housing Units	254	2,439	6,130
2029 Total Housing Units	4,826	48,132	121,015
2029 Owner Occupied Housing Units	2,075	24,856	69,394
2029 Renter Occupied Housing Units	2,415	20,728	45,391
2029 Vacant Housing Units	336	2,547	6,230
Socioeconomic Status Index			
2024 Socioeconomic Status Index	45.0	42.1	41.2

Currently, 58.7% of the 109,832 housing units in the area are owner occupied; 35.7%, renter occupied; and 5.6% 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 100,884 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 2.02%. Median home value in the area is \$372,453, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.78% annually to \$493,229.

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.

October 24, 2024

Market Profile

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Population Summary			
2010 Total Population	6,013	100,326	283,947
2020 Total Population	7,307	115,815	328,429
2020 Group Quarters	24	280	782
2024 Total Population	8,769	126,567	351,718
2024 Group Quarters	48	288	819
2029 Total Population	14,552	144,356	378,623
2024-2029 Annual Rate	10.66%	2.67%	1.49%
2024 Total Daytime Population	9,901	100,888	281,030
Workers	5,606	35,444	100,790
Residents	4,295	65,444	180,240
Household Summary			
2010 Households	1,738	30,003	81,968
2010 Average Household Size	3.45	3.34	3.46
2020 Total Households	2,056	34,540	95,404
2020 Average Household Size	3.54	3.34	3.43
2024 Households	2,464	38,468	103,702
2024 Average Household Size	3.54	3.28	3.38
2029 Households	4,490	45,585	114,785
2029 Average Household Size	3.23	3.16	3.29
2024-2029 Annual Rate	12.75%	3.45%	2.05%
2010 Families	1,305	23,055	64,724
2010 Average Family Size	3.92	3.75	3.82
2024 Families	1,861	29,110	80,490
2024 Average Family Size	4.04	3.69	3.72
2029 Families	3,458	33,702	88,019
2029 Average Family Size	3.64	3.59	3.63
2024-2029 Annual Rate	13.19%	2.97%	1.80%
Housing Unit Summary			
2000 Housing Units	340	21,818	55,353
Owner Occupied Housing Units	95.6%	78.5%	71.5%
Renter Occupied Housing Units	3.2%	17.1%	23.9%
Vacant Housing Units	1.2%	4.4%	4.6%
2010 Housing Units	1,961	34,618	94,153
Owner Occupied Housing Units	46.5%	51.1%	52.3%
Renter Occupied Housing Units	42.1%	35.6%	34.7%
Vacant Housing Units	11.4%	13.3%	12.9%
2020 Housing Units	2,188	36,639	100,884
Owner Occupied Housing Units	46.8%	53.4%	55.9%
Renter Occupied Housing Units	47.2%	40.9%	38.7%
Vacant Housing Units	5.4%	5.5%	5.5%
2024 Housing Units	2,718	40,907	109,832
Owner Occupied Housing Units	47.7%	55.6%	58.7%
Renter Occupied Housing Units	42.9%	38.5%	35.7%
Vacant Housing Units	9.3%	6.0%	5.6%
2029 Housing Units	4,826	48,132	121,015
Owner Occupied Housing Units	43.0%	51.6%	57.3%
Renter Occupied Housing Units	50.0%	43.1%	37.5%
Vacant Housing Units	7.0%	5.3%	5.1%

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

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

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2024 Households by Income			
Household Income Base	2,462	38,461	103,694
<\$15,000	5.9%	5.6%	5.1%
\$15,000 - \$24,999	3.5%	3.7%	3.9%
\$25,000 - \$34,999	7.8%	6.9%	6.0%
\$35,000 - \$49,999	8.8%	11.2%	11.2%
\$50,000 - \$74,999	16.9%	20.7%	19.4%
\$75,000 - \$99,999	14.1%	17.3%	17.2%
\$100,000 - \$149,999	24.8%	19.6%	20.7%
\$150,000 - \$199,999	9.5%	8.8%	9.7%
\$200,000+	8.7%	6.1%	6.8%
Average Household Income	\$105,251	\$95,676	\$99,404
2029 Households by Income			
Household Income Base	4,490	45,585	114,784
<\$15,000	3.7%	3.9%	3.5%
\$15,000 - \$24,999	1.9%	2.3%	2.2%
\$25,000 - \$34,999	4.4%	4.5%	4.0%
\$35,000 - \$49,999	7.7%	8.7%	8.6%
\$50,000 - \$74,999	16.9%	18.6%	17.4%
\$75,000 - \$99,999	15.1%	17.7%	17.4%
\$100,000 - \$149,999	24.1%	23.1%	24.0%
\$150,000 - \$199,999	13.6%	12.9%	13.9%
\$200,000+	12.7%	8.4%	9.0%
Average Household Income	\$128,123	\$115,515	\$118,737
2024 Owner Occupied Housing Units by Value			
Total	1,297	22,727	64,438
<\$50,000	2.2%	3.1%	4.5%
\$50,000 - \$99,999	0.0%	1.6%	1.8%
\$100,000 - \$149,999	0.2%	2.6%	2.5%
\$150,000 - \$199,999	0.7%	6.5%	6.3%
\$200,000 - \$249,999	5.5%	10.9%	9.8%
\$250,000 - \$299,999	4.3%	8.3%	7.5%
\$300,000 - \$399,999	30.3%	28.0%	24.4%
\$400,000 - \$499,999	43.9%	21.0%	20.2%
\$500,000 - \$749,999	10.3%	12.2%	16.0%
\$750,000 - \$999,999	1.6%	3.2%	4.0%
\$1,000,000 - \$1,499,999	0.3%	0.8%	1.2%
\$1,500,000 - \$1,999,999	0.4%	0.6%	0.7%
\$2,000,000 +	0.2%	1.2%	1.2%
Average Home Value	\$424,363	\$407,846	\$424,786
2029 Owner Occupied Housing Units by Value			
Total	2,075	24,852	69,375
<\$50,000	0.0%	0.4%	1.1%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.0%	0.2%	0.4%
\$200,000 - \$249,999	0.0%	0.6%	1.3%
\$250,000 - \$299,999	0.2%	2.1%	1.8%
\$300,000 - \$399,999	12.0%	23.0%	19.4%
\$400,000 - \$499,999	38.7%	28.4%	27.6%
\$500,000 - \$749,999	29.3%	28.9%	31.0%
\$750,000 - \$999,999	12.5%	8.7%	9.0%
\$1,000,000 - \$1,499,999	4.0%	2.7%	3.4%
\$1,500,000 - \$1,999,999	1.5%	2.1%	2.2%
\$2,000,000 +	1.6%	2.7%	2.6%
Average Home Value	\$623,215	\$604,062	\$612,390

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.

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Median Household Income			
2024	\$85,869	\$76,930	\$79,969
2029	\$100,373	\$90,240	\$94,156
Median Home Value			
2024	\$415,439	\$360,770	\$372,453
2029	\$497,569	\$482,791	\$493,229
Per Capita Income			
2024	\$31,353	\$29,189	\$29,332
2029	\$40,831	\$36,648	\$36,019
Median Age			
2010	26.7	27.5	27.1
2020	28.8	30.0	29.6
2024	30.6	31.4	31.0
2029	33.3	32.7	32.2
2020 Population by Age			
Total	7,307	115,815	328,429
0 - 4	7.1%	7.4%	7.6%
5 - 9	7.8%	8.1%	8.4%
10 - 14	9.0%	8.9%	9.4%
15 - 24	19.1%	17.1%	17.1%
25 - 34	16.5%	15.9%	15.4%
35 - 44	13.1%	13.3%	13.4%
45 - 54	11.4%	11.9%	11.8%
55 - 64	8.8%	9.3%	9.0%
65 - 74	4.8%	5.3%	5.2%
75 - 84	1.9%	2.2%	2.1%
85 +	0.5%	0.6%	0.6%
18 +	70.7%	70.2%	69.1%
2024 Population by Age			
Total	8,768	126,567	351,717
0 - 4	7.2%	7.3%	7.5%
5 - 9	6.7%	7.3%	7.5%
10 - 14	7.4%	7.9%	8.2%
15 - 24	17.9%	16.7%	17.0%
25 - 34	18.5%	16.7%	16.1%
35 - 44	13.0%	13.6%	13.6%
45 - 54	11.8%	12.0%	11.9%
55 - 64	9.3%	9.5%	9.3%
65 - 74	5.3%	5.8%	5.7%
75 - 84	2.2%	2.5%	2.5%
85 +	0.7%	0.7%	0.7%
18 +	73.9%	72.6%	71.6%
2029 Population by Age			
Total	14,551	144,355	378,622
0 - 4	7.0%	7.3%	7.5%
5 - 9	6.5%	6.9%	7.1%
10 - 14	6.4%	6.9%	7.0%
15 - 24	15.4%	15.2%	15.5%
25 - 34	17.5%	17.5%	17.3%
35 - 44	13.8%	14.1%	14.0%
45 - 54	11.2%	11.5%	11.5%
55 - 64	9.6%	9.5%	9.5%
65 - 74	7.6%	6.9%	6.6%
75 - 84	3.9%	3.3%	3.1%
85 +	1.2%	0.9%	0.8%
18 +	75.8%	74.7%	74.0%

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

October 24, 2024

Market Profile

99th Avenue & Thomas Road
 N 99th Ave & W Thomas Rd, Avondale, Arizona, 85392
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.47927
 Longitude: -112.27246

	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	3,586	57,110	161,663
Females	3,721	58,705	166,766
2024 Population by Sex			
Males	4,335	63,279	175,398
Females	4,434	63,288	176,320
2029 Population by Sex			
Males	7,245	71,831	187,730
Females	7,307	72,525	190,893
2010 Population by Race/Ethnicity			
Total	6,013	100,325	283,947
White Alone	54.9%	54.0%	55.2%
Black Alone	10.4%	7.9%	7.8%
American Indian Alone	1.8%	1.8%	1.7%
Asian Alone	4.7%	2.9%	2.8%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	22.5%	28.8%	28.0%
Two or More Races	5.5%	4.4%	4.3%
Hispanic Origin	50.5%	60.3%	60.9%
Diversity Index	81.6	80.0	79.5
2020 Population by Race/Ethnicity			
Total	7,307	115,815	328,429
White Alone	32.5%	32.1%	32.5%
Black Alone	13.3%	9.3%	8.8%
American Indian Alone	2.1%	2.3%	2.4%
Asian Alone	5.2%	3.3%	3.2%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	23.8%	30.4%	31.7%
Two or More Races	22.9%	22.1%	21.1%
Hispanic Origin	54.7%	63.7%	64.3%
Diversity Index	88.1	86.3	85.9
2024 Population by Race/Ethnicity			
Total	8,770	126,566	351,719
White Alone	30.2%	30.7%	31.0%
Black Alone	13.5%	9.6%	9.0%
American Indian Alone	2.2%	2.4%	2.4%
Asian Alone	5.7%	3.6%	3.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	24.9%	31.0%	32.4%
Two or More Races	23.2%	22.3%	21.4%
Hispanic Origin	56.5%	64.1%	65.1%
Diversity Index	88.3	86.4	86.0
2029 Population by Race/Ethnicity			
Total	14,551	144,355	378,623
White Alone	30.5%	29.8%	30.0%
Black Alone	11.1%	9.4%	8.8%
American Indian Alone	2.1%	2.4%	2.4%
Asian Alone	4.7%	3.8%	3.6%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	26.2%	31.4%	32.9%
Two or More Races	25.3%	23.0%	22.0%
Hispanic Origin	59.1%	64.8%	66.0%
Diversity Index	87.6	86.4	85.9

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.

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2020 Population by Relationship and Household Type			
Total	7,307	115,815	328,429
In Households	99.7%	99.8%	99.8%
Householder	30.1%	29.9%	29.1%
Opposite-Sex Spouse	13.5%	13.4%	13.7%
Same-Sex Spouse	0.4%	0.2%	0.2%
Opposite-Sex Unmarried Partner	3.1%	2.8%	2.7%
Same-Sex Unmarried Partner	0.2%	0.2%	0.1%
Biological Child	32.9%	33.3%	34.1%
Adopted Child	0.7%	0.7%	0.7%
Stepchild	1.9%	1.7%	1.8%
Grandchild	3.0%	4.2%	4.1%
Brother or Sister	2.4%	2.6%	2.6%
Parent	2.6%	2.6%	2.6%
Parent-in-law	0.5%	0.5%	0.5%
Son-in-law or Daughter-in-law	0.7%	0.7%	0.8%
Other Relatives	2.8%	3.0%	2.9%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	5.0%	3.8%	3.7%
In Group Quarters	0.3%	0.2%	0.2%
Institutionalized	0.1%	0.1%	0.1%
Noninstitutionalized	0.3%	0.1%	0.1%
2024 Population 25+ by Educational Attainment			
Total	5,336	76,925	210,435
Less than 9th Grade	8.0%	9.5%	9.8%
9th - 12th Grade, No Diploma	3.2%	8.2%	9.2%
High School Graduate	27.3%	25.8%	27.7%
GED/Alternative Credential	4.2%	6.0%	5.2%
Some College, No Degree	22.2%	21.7%	19.6%
Associate Degree	10.0%	10.7%	10.6%
Bachelor's Degree	15.1%	12.0%	12.3%
Graduate/Professional Degree	10.1%	6.1%	5.7%
2024 Population 15+ by Marital Status			
Total	6,901	98,077	270,089
Never Married	46.9%	41.6%	41.9%
Married	40.3%	46.5%	46.0%
Widowed	2.7%	3.2%	3.3%
Divorced	10.2%	8.7%	8.9%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,757	64,912	181,787
Population 16+ Employed	95.0%	95.6%	95.7%
Population 16+ Unemployment rate	5.0%	4.4%	4.3%
Population 16-24 Employed	20.1%	17.0%	17.9%
Population 16-24 Unemployment rate	4.3%	10.1%	9.0%
Population 25-54 Employed	66.6%	68.3%	66.9%
Population 25-54 Unemployment rate	5.5%	3.2%	3.3%
Population 55-64 Employed	11.4%	11.8%	11.9%
Population 55-64 Unemployment rate	0.0%	2.8%	2.8%
Population 65+ Employed	1.9%	2.9%	3.3%
Population 65+ Unemployment rate	20.6%	2.6%	2.5%

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	4,519	62,081	174,054
Agriculture/Mining	1.0%	0.9%	0.7%
Construction	9.9%	11.5%	11.3%
Manufacturing	3.7%	7.1%	8.1%
Wholesale Trade	0.7%	1.1%	1.8%
Retail Trade	15.8%	13.9%	13.2%
Transportation/Utilities	9.6%	11.4%	10.2%
Information	0.1%	1.2%	1.1%
Finance/Insurance/Real Estate	7.7%	7.2%	8.4%
Services	47.8%	41.6%	41.0%
Public Administration	3.7%	4.3%	4.4%
2024 Employed Population 16+ by Occupation			
Total	4,518	62,081	174,056
White Collar	53.5%	51.5%	50.2%
Management/Business/Financial	11.2%	12.7%	12.8%
Professional	16.5%	15.0%	14.6%
Sales	8.6%	8.8%	8.4%
Administrative Support	17.2%	15.0%	14.4%
Services	19.6%	18.1%	18.9%
Blue Collar	26.8%	30.4%	30.9%
Farming/Forestry/Fishing	0.0%	0.3%	0.3%
Construction/Extraction	7.1%	8.5%	8.9%
Installation/Maintenance/Repair	4.1%	4.3%	4.2%
Production	4.1%	5.1%	5.4%
Transportation/Material Moving	11.4%	12.2%	12.1%
2020 Households by Type			
Total	2,056	34,540	95,404
Married Couple Households	46.4%	45.4%	47.6%
With Own Children <18	24.2%	22.2%	24.4%
Without Own Children <18	22.1%	23.3%	23.2%
Cohabiting Couple Households	10.7%	9.9%	9.8%
With Own Children <18	4.4%	4.9%	5.1%
Without Own Children <18	6.3%	5.0%	4.7%
Male Householder, No Spouse/Partner	19.7%	18.5%	17.5%
Living Alone	9.2%	8.6%	7.9%
65 Years and over	1.6%	1.8%	1.7%
With Own Children <18	3.6%	3.3%	3.3%
Without Own Children <18, With Relatives	4.4%	4.5%	4.4%
No Relatives Present	2.4%	2.1%	1.9%
Female Householder, No Spouse/Partner	23.2%	26.2%	25.0%
Living Alone	7.3%	7.4%	6.9%
65 Years and over	1.4%	2.4%	2.4%
With Own Children <18	7.3%	8.8%	8.9%
Without Own Children <18, With Relatives	7.6%	8.7%	8.1%
No Relatives Present	0.9%	1.2%	1.1%
2020 Households by Size			
Total	2,056	34,540	95,404
1 Person Household	16.5%	16.0%	14.8%
2 Person Household	26.0%	25.6%	24.4%
3 Person Household	17.7%	17.5%	17.7%
4 Person Household	17.2%	16.8%	17.7%
5 Person Household	11.7%	11.8%	12.5%
6 Person Household	6.3%	6.8%	7.0%
7 + Person Household	4.6%	5.5%	5.8%

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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2020 Households by Tenure and Mortgage Status			
Total	2,056	34,540	95,404
Owner Occupied	49.8%	56.6%	59.1%
Owned with a Mortgage/Loan	43.3%	47.8%	49.7%
Owned Free and Clear	6.4%	8.9%	9.4%
Renter Occupied	50.2%	43.4%	40.9%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	85	88	89
Percent of Income for Mortgage	30.3%	29.4%	29.2%
Wealth Index	71	67	72
2020 Housing Units By Urban/ Rural Status			
Total	2,188	36,639	100,884
Urban Housing Units	100.0%	100.0%	99.9%
Rural Housing Units	0.0%	0.0%	0.1%
2020 Population By Urban/ Rural Status			
Total	7,307	115,815	328,429
Urban Population	100.0%	100.0%	99.9%
Rural Population	0.0%	0.0%	0.1%

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

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

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Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Forging Opportunity (7D)	Up and Coming Families (7A)
2.	Metro Fusion (11C)	Up and Coming Families (7A)	Forging Opportunity (7D)
3.	Workday Drive (4A)	Urban Edge Families (7C)	Urban Edge Families (7C)
2024 Consumer Spending			
Apparel & Services: Total \$	\$6,066,203	\$83,325,782	\$233,241,734
Average Spent	\$2,461.93	\$2,166.11	\$2,249.15
Spending Potential Index	103	91	94
Education: Total \$	\$3,644,910	\$49,610,531	\$137,945,013
Average Spent	\$1,479.27	\$1,289.66	\$1,330.21
Spending Potential Index	86	75	77
Entertainment/Recreation: Total \$	\$9,153,670	\$130,603,393	\$365,848,016
Average Spent	\$3,714.96	\$3,395.12	\$3,527.88
Spending Potential Index	91	83	86
Food at Home: Total \$	\$17,631,216	\$242,692,210	\$676,309,676
Average Spent	\$7,155.53	\$6,308.94	\$6,521.66
Spending Potential Index	98	86	89
Food Away from Home: Total \$	\$9,844,331	\$139,085,751	\$390,266,410
Average Spent	\$3,995.26	\$3,615.62	\$3,763.35
Spending Potential Index	103	93	97
Health Care: Total \$	\$16,883,069	\$244,414,433	\$679,561,973
Average Spent	\$6,851.89	\$6,353.71	\$6,553.03
Spending Potential Index	89	83	85
HH Furnishings & Equipment: Total \$	\$7,391,264	\$104,904,050	\$293,954,594
Average Spent	\$2,999.70	\$2,727.05	\$2,834.61
Spending Potential Index	95	86	90
Personal Care Products & Services: Total \$	\$2,393,402	\$33,322,899	\$93,067,246
Average Spent	\$971.35	\$866.25	\$897.45
Spending Potential Index	98	87	90
Shelter: Total \$	\$63,483,694	\$890,861,866	\$2,496,392,670
Average Spent	\$25,764.49	\$23,158.52	\$24,072.75
Spending Potential Index	97	87	90
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,575,543	\$114,214,101	\$319,111,321
Average Spent	\$3,074.49	\$2,969.07	\$3,077.20
Spending Potential Index	88	85	88
Travel: Total \$	\$6,665,412	\$94,669,225	\$265,976,193
Average Spent	\$2,705.12	\$2,460.99	\$2,564.81
Spending Potential Index	89	81	85
Vehicle Maintenance & Repairs: Total \$	\$3,597,150	\$50,451,632	\$140,956,228
Average Spent	\$1,459.88	\$1,311.52	\$1,359.24
Spending Potential Index	99	89	92

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.

October 24, 2024