



CITY OF PEORIA, ARIZONA

LEGACY PLACE 10-ACRE MIXED-USE SITE

60

PIONEER COMMUNITY PARK

75TH AVENUE

83RD AVENUE

NORTHERN AVENUE

SUBJECT
SITE

Legacy Place
Looking Northeast



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



10-ACRE MIXED-USE SITE

LEGACY PLACE

PROJECT OVERVIEW

The entire project of Legacy Place is a 346-acre master planned community comprised of Residential, Employment/Industrial and Mixed-Use development.

LOCATION

Located at the northeast corner of 83rd Avenue and Northern Avenue in the City of Peoria, Arizona.

SIZE

8.7539 Gross Acres (376,415 Gross SF)

ZONING

MU (Mixed-Use) PAD | City of Peoria

- Zoning Ordinance 2022-03 ([CLICK HERE](#))
- Mixed-Use Development Standards ([CLICK HERE](#))

ASSESSOR PARCEL NUMBERS

142-22-002N, 002S and 002T, 002U, 002V, 002W

SUGGESTED MINIMUM OFFERING PRICE

\$3,764,150 (\$435,600/Gross Acre or \$10/Gross SF)

TERMS

Cash

COMMENTS

- This parcel is within the third phase of a Shea Home master plan straddling Peoria and Glendale. Van Trust is currently developing the Peoria Logistics Park just north of Legacy Place.
- The 10 acres east of the subject site are currently in escrow with a multi-family developer.

UTILITIES

- Electrical: SRP
- Communications: Cox, Century Link
- Natural Gas: Southwest Gas
- Refuse: City of Peoria
- Police: City of Peoria
- Fire: City of Peoria

SCHOOLS

Cotton Boll Elementary (K-8)
Raymond S. Kellis High School (9-12)

DUE DILIGENCE

[CLICK HERE](#) to view

ALTA Survey

PAD Standards and Guidelines Report

Legacy Place Concept Plans

Site Demographics

Ordinance 2022-03

Mixed Use Development Standards



ALLOWABLE USES USES (As per PAD, page 16, linked under Due Diligence Section)

Permitted uses for the Mixed-Use parcel shall be in accordance with the Permitted Principal Uses, Permitted Conditional Uses and Permitted Accessory Uses set forth in the Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) (Chapter 21-424) and Intermediate Commercial (C-2) (Chapter 21-500) zoning districts except as modified by this PAD.

Multi-family residential uses shall not be more than 50% of the gross parcel area and shall be appropriately integrated with connectivity, shared common areas and compatible uses. There shall be no limitation on vertical multi-family residential uses.

The following C-2 uses shall not be permitted:

Bonding Companies & Non-Chartered Financial

Automobile Related uses except:

Auto Parts and Accessory Store

Auto Sound System Installation, Auto Glass Tinting and Repair and similar uses #

Automobile Rental Facility, limit to six (6) vehicles #

Parking Space with Electric Vehicle Charging Equipment *22 (Accessory use only)

Catering Establishment

Adult Uses

Convention, Exhibition Centers and similar uses

Golf Courses

Resorts

Mini-Storage Warehouses, RV, Boat, and Trailer Storage indoor, and/or screened only

Moving Truck, Trailer and Equipment Rental

Donation/Recycling Drop-Off Boxes

Donation Center

Retail Decorative Rock Sales

Large-Scale Retail

Outdoor Sales and Display Area

Sales and Storage of grain, feed, seed, fertilizer, farm and garden supplies

Ambulance Service Facility

Boarding and Training Kennels

Transportation uses



PEORIA QUICK FACTS



POPULATION

2024 population: **195,704**
Population growth annually: **1.31%**
Median age of **41**



GROWTH

Population estimate 2025: **204,023**
Number of households: **71,733**



PEORIA OPPORTUNITY TRIANGLE

is a **rapidly developing area** that is ideal for future-ready industries and companies. **Growing and expanding** technology-focused firms are reshaping multiple existing industries and creating new ones with **constant innovation**. Employers will find a **solid workforce** within a 30-minute commute shed near Loop 303 and Lake Pleasant Parkway.

Source: peoriaed.com



EMPLOYMENT STATS

Number of employers: **2,755**
Number of jobs: **45,950**
Largest Industry Cluster: **Retail (18% of jobs)**



EDUCATION

Colleges and Universities that serve Peoria:

- Arizona State University (Public)
- Grand Canyon University (Private)
- Glendale Community College (Public)
- Estrella Mountain Community College (Public)

Peoria Unified School District:

Public district, Grade levels K-12

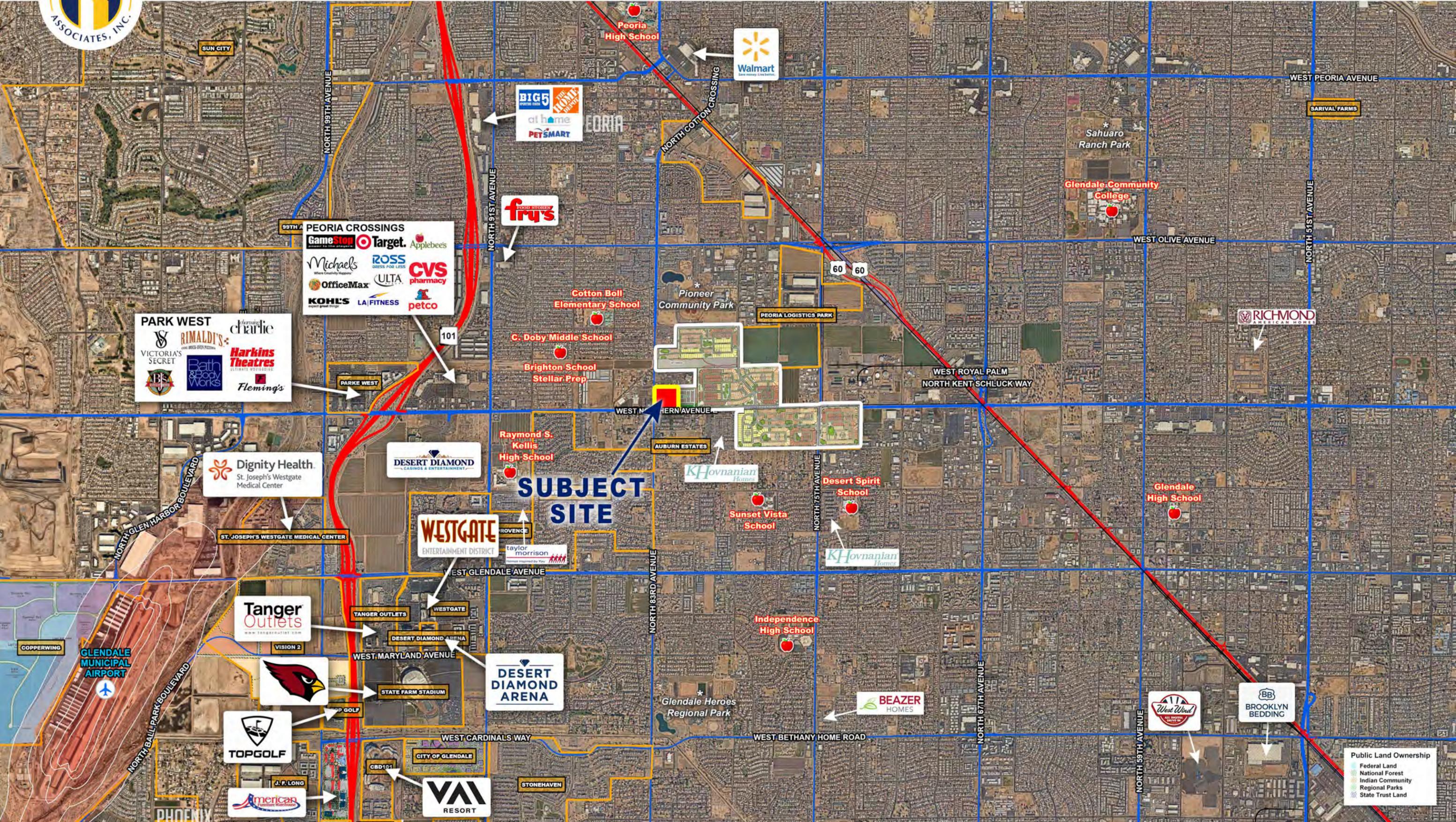
Source: peoriaed.com



PEORIA'S LARGE EMPLOYERS

- Fry's Food Stores **870 employees**
- Walmart **840 employees**
- Freedom Plaza Peoria **530 employees**
- Target **470 employees**
- Safeway **380 employees**
- Home Depot **370 employees**
- McDonald's **360 employees**
- Banner Health **320 employees**
- OakCraft Inc **310 employees**

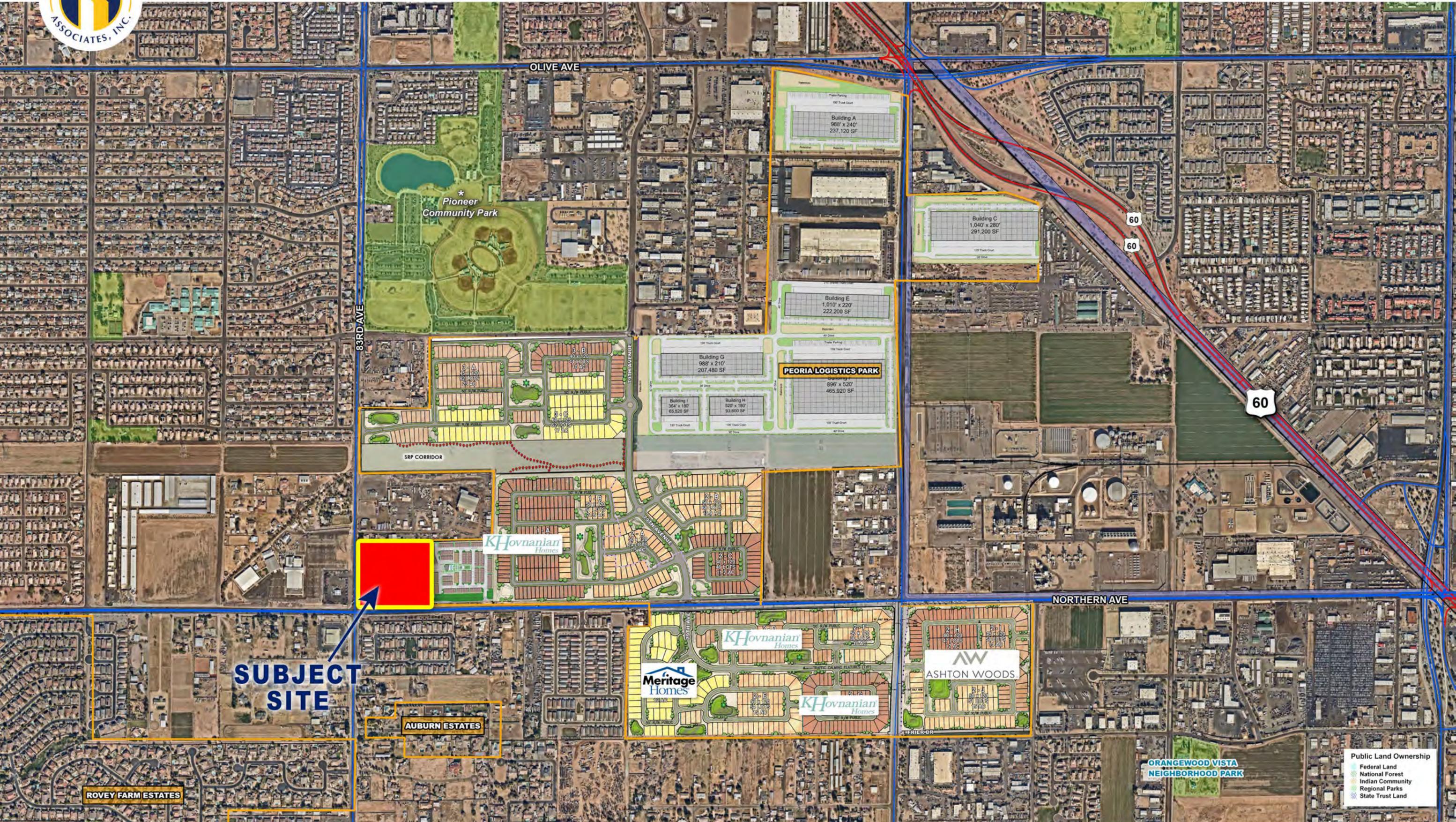


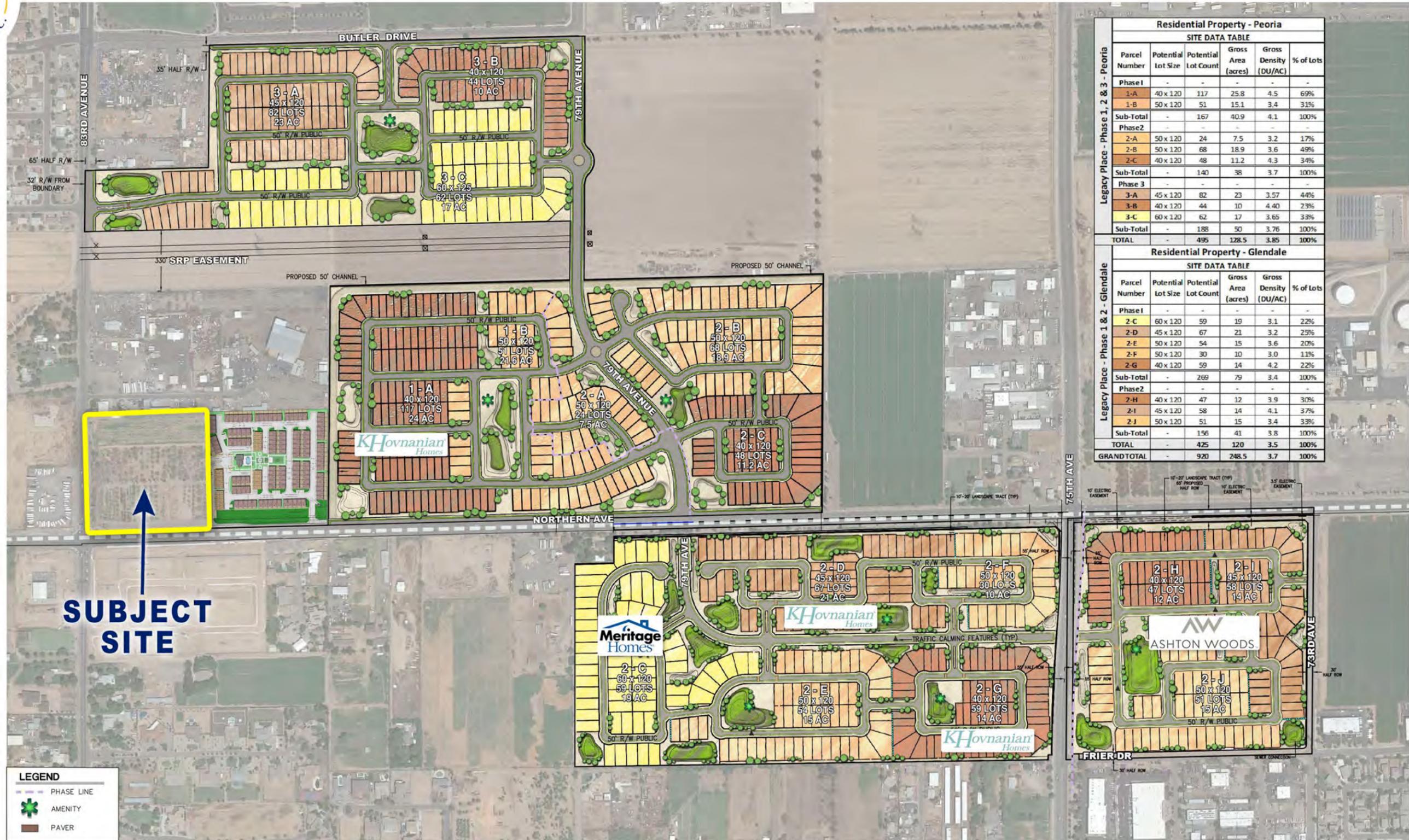


SUBJECT SITE

Public Land Ownership

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





Residential Property - Peoria						
SITE DATA TABLE						
Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	% of Lots	
Phase 1						
1-A	40 x 120	117	25.8	4.5	69%	
1-B	50 x 120	51	15.1	3.4	31%	
Sub-Total	-	167	40.9	4.1	100%	
Phase 2						
2-A	50 x 120	24	7.5	3.2	17%	
2-B	50 x 120	68	18.9	3.6	49%	
2-C	40 x 120	48	11.2	4.3	34%	
Sub-Total	-	140	38	3.7	100%	
Phase 3						
3-A	45 x 120	82	23	3.57	44%	
3-B	40 x 120	44	10	4.40	23%	
3-C	60 x 120	62	17	3.65	33%	
Sub-Total	-	188	50	3.76	100%	
TOTAL	-	495	128.5	3.85	100%	

Residential Property - Glendale						
SITE DATA TABLE						
Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	% of Lots	
Phase 1						
2-C	60 x 120	59	19	3.1	22%	
2-D	45 x 120	67	21	3.2	25%	
2-E	50 x 120	54	15	3.6	20%	
2-F	50 x 120	30	10	3.0	11%	
2-G	40 x 120	59	14	4.2	22%	
Sub-Total	-	269	79	3.4	100%	
Phase 2						
2-H	40 x 120	47	12	3.9	30%	
2-I	45 x 120	58	14	4.1	37%	
2-J	50 x 120	51	15	3.4	33%	
Sub-Total	-	156	41	3.8	100%	
TOTAL	-	425	120	3.5	100%	
GRAND TOTAL	-	920	248.5	3.7	100%	

SUBJECT SITE

LEGEND

- PHASE LINE
- AMENITY
- PAVER

LEGACY PLACE - PHASE 1, 2 & 3 - PEORIA / PHASE 1 & 2 - GLENDALE
 PEORIA/GLENDALE, AZ
RESIDENTIAL PROPERTY - PEORIA / GLENDALE



MAY 23, 2022
 2143 SCALE: 1"=225' (24X36) NORTH
HILGARTWILSON
 ENGINEER | PLAN | SURVEY | MANAGE



PHOTOGRAPHY DATE: 12-15-2025



Park

PIONEER COMMUNITY PARK

Pioneer Community Park is an 83 acre park located near the southeast corner of 83rd Ave and Olive Ave in Peoria. The park features many amenities for Peoria residents and their families including baseball fields and multi-purpose fields, a dog park, and a 5-acre urban lake stocked with fish. The park is also home to a large public art installation, "Forge" by Thomas Sayre, which is visible from 83rd Ave.

AMENITIES

- Six Lighted Ball Fields
- Four Lighted Multipurpose Fields
- Dog Park
- 5 acre Urban Lake - Fishing Permit Required
- AZ Community Fishing Program
- Picnic Ramadas and Barbecue Grills
- Shaded Playground/Swing sets
- Splash Pad
- Heritage Court for small events



Splash Pads



Dog Park



Baseball Fields



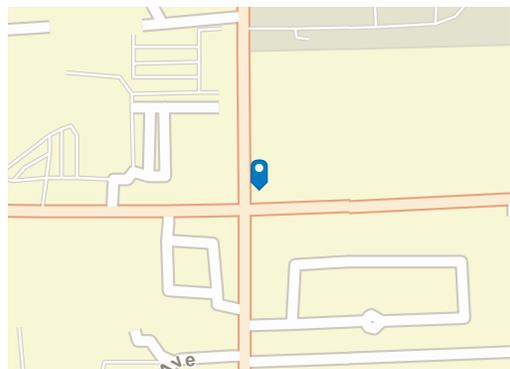
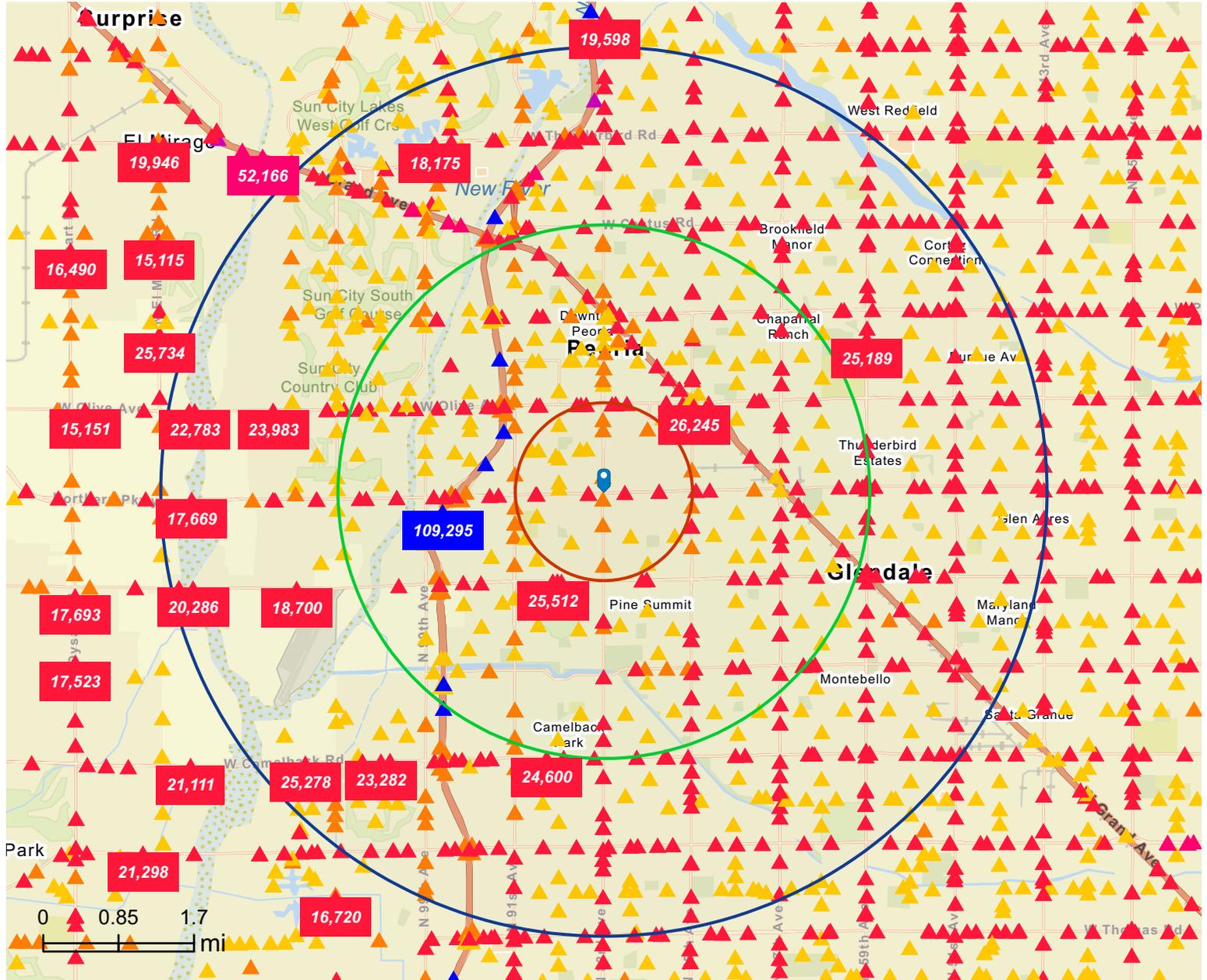
Lake



Lake

Traffic Count Map

Northern Avenue and 83rd Avenue
 8007-8013 N 83rd Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



 Source: Traffic Counts (2025)



Traffic Count Profile

Northern Avenue and 83rd Avenue
 8007-8013 N 83rd Ave, Peoria, Arizona, 85345
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.55221
 Longitude: -112.23760

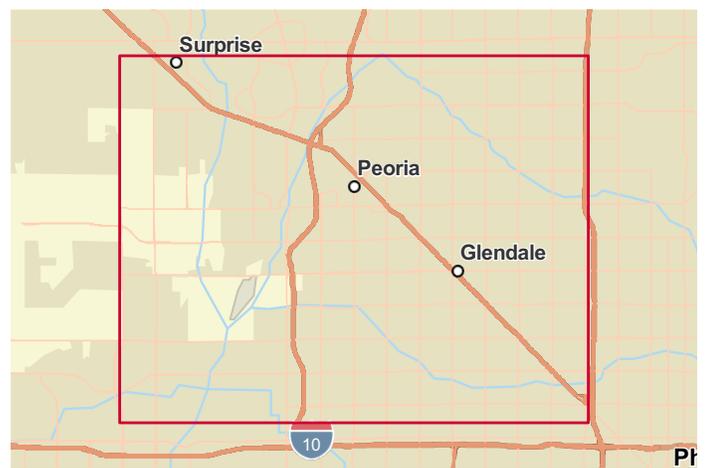
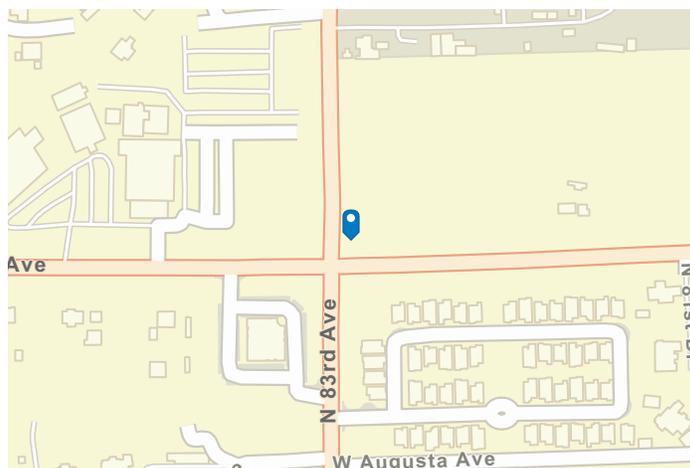
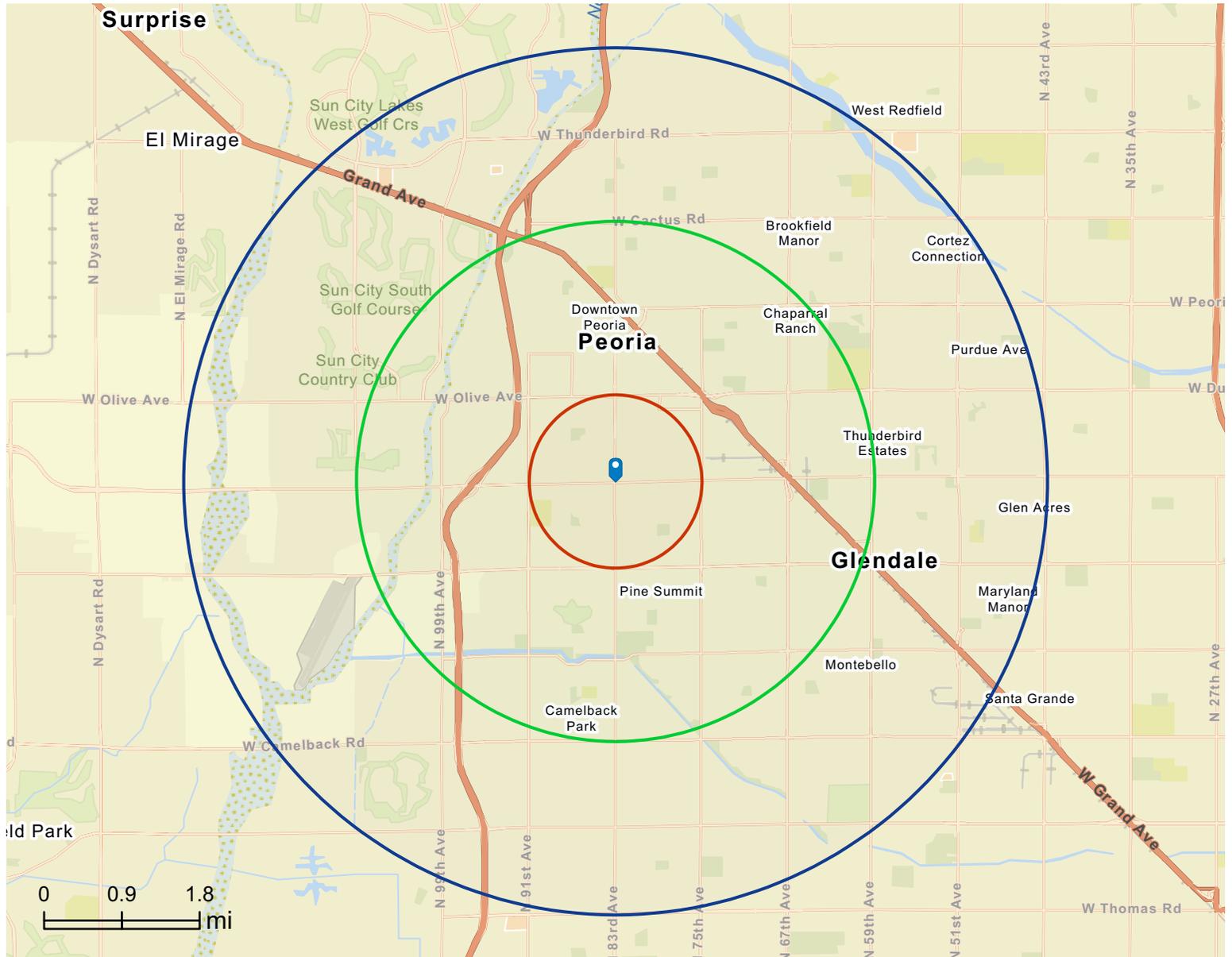
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	N 83rd Ave	W Augusta Ave (0.06 miles S)	2014	10061
0.17	West Northern Avenue	N 85th Ave (0.09 miles W)	2018	23670
0.17	N 83rd Ave	W Las Palmaritas Dr (0.15 miles N)	2015	8223
0.18	W Northern Ave	N 85th Ave (0.09 miles W)	2016	23983
0.24	W Northern Ave	N 81st Dr (0.03 miles W)	2014	18769
0.37	83rd Ave	W Vista Ave (0.07 miles S)	2022	13940
0.51	N 87th Ave	W Manzanita Dr (0.03 miles N)	2014	1827
0.52	North 87th Avenue	W Manzanita Dr (0.04 miles SW)	2019	1910
0.52	W Butler Dr	N 85th Ave (0.07 miles W)	2016	1046
0.55	Butler Dr	N 85th Ave (0.01 miles NE)	2022	2304
0.58	Orangewood Ave	80th Ln (0.02 miles W)	2021	1571
0.62	W Northern Ave	N 75th Dr (0.31 miles E)	2016	19300
0.62	West Northern Avenue	N 75th Dr (0.31 miles E)	2019	22837
0.63	N 87th Ave	W Echo Ln (0.04 miles N)	2014	2216
0.68	Emile Rovey Pkwy	85th Ln (0.02 miles NW)	2021	1360
0.68	North 87th Drive	W Echo Ln (0.01 miles N)	2019	1913
0.70	N 83rd Ave	W Alice Ave (0.04 miles N)	2015	9517
0.75	West Northern Avenue	N 89th Ave (0.0 miles W)	2018	23561
0.77	W Northern Ave	N 89th Ave (0.01 miles E)	2016	24781
0.80	89th Ave	Frier Dr (0.02 miles S)	2021	3101
0.81	North 83rd Avenue	W Alice Ave (0.08 miles S)	2019	10078
0.83	N 83rd Ave	87th Ave (0.05 miles S)	2015	11100
0.86	79th Ave	W Golden Ln (0.13 miles N)	2022	8410
0.88	Butler Dr	N 89th Ave (0.02 miles W)	2022	1811
0.91	N 87th Ave	W Lawrence Ln (0.02 miles N)	2015	2283
0.94	Orangewood Ave	79th Ln (0.06 miles W)	2021	1430
0.94	W Butler Dr	N 89th Ave (0.06 miles E)	2016	1006
0.95	79th Ave	W Palmaire Ave (0.02 miles S)	2021	330
0.99	West Olive Avenue	N 83rd Ave (0.1 miles W)	2019	33438
1.00	W Olive Ave	N 81st Ave (0.11 miles E)	2016	26750

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 2025 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: ©2025 Kalibrate Technologies (Q3 2025).

Site Map

Northern Avenue and 83rd Avenue
8007-8013 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates,
Latitude: 33.55221
Longitude: -112.23760



Executive Summary

Northern Avenue and 83rd Avenue
8007-8013 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	7,571	113,849	336,348
2020 Population	9,077	128,402	373,723
2025 Population	11,227	139,930	392,841
2030 Population	12,525	148,543	407,930
2010-2020 Annual Rate	1.83%	1.21%	1.06%
2020-2025 Annual Rate	4.13%	1.65%	0.95%
2025-2030 Annual Rate	2.21%	1.20%	0.76%

Age	1 mile	3 miles	5 miles
2025 Median Age	35.6	34.9	35.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	47.4%	43.6%	43.6%
Black Alone	5.8%	8.8%	7.5%
American Indian Alone	1.8%	2.5%	2.3%
Asian Alone	8.0%	4.8%	3.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	17.3%	21.8%	24.5%
Two or More Races	19.5%	18.3%	18.3%
Hispanic Origin	43.0%	46.7%	50.1%
Diversity Index	84.6	85.9	85.5

Households	1 mile	3 miles	5 miles
2010 Total Households	2,313	39,111	115,037
2020 Total Households	2,838	44,381	127,962
2025 Total Households	3,554	49,248	137,237
2030 Total Households	4,002	52,641	143,748
2010-2020 Annual Rate	2.07%	1.27%	1.07%
2020-2025 Annual Rate	4.38%	2.00%	1.34%
2025-2030 Annual Rate	2.40%	1.34%	0.93%
2025 Average Household Size	3.14	2.82	2.84
Wealth Index	100	64	69

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	27.1%	33.7%	32.5%
Median Household Income			
2025 Median Household Income	\$110,090	\$68,624	\$70,330
2030 Median Household Income	\$126,882	\$81,076	\$81,966
2025-2030 Annual Rate	2.88%	3.39%	3.11%
Average Household Income			
2025 Average Household Income	\$126,592	\$88,381	\$90,281
2030 Average Household Income	\$142,921	\$101,168	\$102,991
Per Capita Income			
2025 Per Capita Income	\$40,204	\$31,065	\$31,594
2030 Per Capita Income	\$45,801	\$35,784	\$36,348
2025-2030 Annual Rate	2.64%	2.87%	2.84%
Income Equality			
2025 Gini Index	37.0	41.7	42.7
Socioeconomic Status			
2025 Socioeconomic Status Index	51.2	42.4	42.1
Housing Unit Summary			
Housing Affordability Index	92	74	77
2010 Total Housing Units	2,613	45,396	132,901
2010 Owner Occupied Hus (%)	75.6%	58.6%	62.4%
2010 Renter Occupied Hus (%)	24.3%	41.4%	37.6%
2010 Vacant Housing Units (%)	11.5%	13.8%	13.4%
2020 Housing Units	3,001	47,752	137,171
2020 Owner Occupied HUs (%)	71.2%	56.0%	59.4%
2020 Renter Occupied HUs (%)	28.8%	44.0%	40.6%
Vacant Housing Units	5.2%	7.1%	6.7%
2025 Housing Units	3,753	52,791	146,622
Owner Occupied Housing Units	67.9%	58.0%	61.5%
Renter Occupied Housing Units	32.1%	42.0%	38.5%
Vacant Housing Units	5.3%	6.7%	6.4%
2030 Total Housing Units	4,137	55,778	153,499
2030 Owner Occupied Housing Units	2,790	30,797	89,548
2030 Renter Occupied Housing Units	1,212	21,844	54,200
2030 Vacant Housing Units	135	3,137	9,751

Market Profile

Northern Avenue and 83rd Avenue
8007-8013 N 83rd Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	7,571	113,849	336,348
2020 Total Population	9,077	128,402	373,723
2020 Group Quarters	76	1,037	3,222
2025 Total Population	11,227	139,930	392,841
2025 Group Quarters	83	1,151	3,575
2030 Total Population	12,525	148,543	407,930
2025-2030 Annual Rate	2.21%	1.20%	0.76%
2025 Total Daytime Population	8,354	119,690	327,676
Workers	2,800	45,180	115,205
Residents	5,554	74,510	212,471
Household Summary			
2010 Total Households	2,313	39,111	115,037
2010 Average Household Size	3.25	2.89	2.90
2020 Total Households	2,838	44,381	127,962
2020 Average Household Size	3.17	2.87	2.90
2025 Total Households	3,554	49,248	137,237
2025 Average Household Size	3.14	2.82	2.84
2030 Total Households	4,002	52,641	143,748
2030 Average Household Size	3.11	2.80	2.81
2025-2030 Annual Rate	2.40%	1.34%	0.93%
2025 Families	2,733	32,728	91,459
2025 Average Family Size	3.48	3.42	3.45
2030 Families	3,080	34,942	95,565
2030 Average Family Size	3.44	3.39	3.42
2025-2030 Growth Rate	2.4%	1.3%	0.9%
Median Household Income			
2025	\$110,090	\$68,624	\$70,330
2030	\$126,882	\$81,076	\$81,966

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2025	\$40,204	\$31,065	\$31,594
2030	\$45,801	\$35,784	\$36,348

2025 Households by Income

Household Income Base	1 mile	3 miles	5 miles
<\$10,000	2.4%	5.2%	5.6%
\$10,000-14,999	1.3%	2.9%	3.0%
\$15,000-19,999	1.8%	2.8%	2.7%
\$20,000-24,999	1.9%	3.4%	3.2%
\$25,000-29,999	1.4%	3.1%	3.0%
\$30,000-34,999	1.7%	4.2%	3.8%
\$35,000-39,999	2.0%	3.4%	3.6%
\$40,000-44,999	2.6%	4.9%	4.7%
\$45,000-49,999	1.8%	5.1%	4.6%
\$50,000-59,999	6.6%	8.3%	8.0%
\$60,000-74,999	9.9%	10.8%	10.5%
\$75000-99999	10.2%	12.7%	14.0%
\$100,000-124,999	13.7%	10.7%	10.7%
\$125,000-149,999	14.6%	7.7%	7.1%
\$150000-199999	12.8%	7.8%	8.1%
\$200,000-249,999	7.7%	3.8%	3.8%
\$250,000-299,999	3.8%	1.7%	1.5%
\$300,000-399,999	1.7%	0.8%	0.9%
\$400,000-499,999	1.5%	0.5%	0.4%
\$500,000+	0.7%	0.3%	0.7%
Average Household Income	\$126,592	\$88,381	\$90,281

2025 Affordability, Mortgage and Wealth

Housing Affordability Index	92	74	77
Percent of Income for Mortgage	27.1%	33.7%	32.5%
Wealth Index	100	64	69

Median Home Value

2025	\$476,252	\$369,606	\$364,811
2030	\$596,127	\$470,088	\$463,066



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	2,405	28,541	84,339
<\$50,000	2.6%	10.2%	6.6%
\$50,000 - \$99,999	0.3%	2.4%	2.3%
\$100,000 - \$149,999	0.2%	2.3%	3.5%
\$150,000 - \$199,999	0.8%	4.4%	6.1%
\$200,000 - \$249,999	4.0%	7.8%	8.4%
\$250,000 - \$299,999	6.4%	7.0%	7.7%
\$300,000 - \$399,999	16.2%	22.8%	24.0%
\$400,000 - \$499,999	25.7%	20.1%	21.2%
\$500,000 - \$749,999	28.3%	14.0%	12.8%
\$750,000 - \$999,999	14.0%	4.4%	3.8%
\$1,000,000 - \$1,499,999	1.3%	1.9%	1.4%
\$1,500,000 - \$1,999,999	0.3%	1.3%	1.0%
\$2,000,000 +	0.0%	1.3%	1.3%
Average Home Value	\$522,290	\$424,364	\$415,070

Housing Unit Summary

2010 Total Housing Units	2,613	45,396	132,901
Owner Occupied Housing Units	75.6%	58.6%	62.4%
Renter Occupied Housing Units	24.3%	41.4%	37.6%
Vacant Housing Units	11.5%	13.8%	13.4%
2020 Housing Units	3,001	47,752	137,171
Owner Occupied Housing Units	71.2%	56.0%	59.4%
Renter Occupied Housing Units	28.8%	44.0%	40.6%
Vacant Housing Units	5.2%	7.1%	6.7%
2025 Housing Units	3,753	52,791	146,622
Owner Occupied Housing Units	67.9%	58.0%	61.5%
Renter Occupied Housing Units	32.1%	42.0%	38.5%
Vacant Housing Units	5.3%	6.7%	6.4%
2030 Total Housing Units	4,137	55,778	153,499
Owner Occupied Housing Units	69.7%	58.5%	62.3%
Renter Occupied Housing Units	30.3%	41.5%	37.7%
Vacant Housing Units	3.3%	5.6%	6.3%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex	1 mile	3 miles	5 miles
Males	5,578	68,925	193,305
Females	5,649	71,005	199,536

Median Age	1 mile	3 miles	5 miles
2010	33.2	31.7	32.7
2020	35.0	34.0	34.8
2025	35.6	34.9	35.7
2030	36.3	36.1	36.9

2025 Population by Age	1 mile	3 miles	5 miles
Total	11,226	139,929	392,841
0 - 4	6.0%	6.6%	6.4%
5 - 9	6.3%	6.7%	6.4%
10 - 14	6.9%	6.8%	6.7%
15 - 24	14.8%	14.3%	14.5%
25 - 34	15.1%	15.7%	15.2%
35 - 44	13.5%	13.0%	12.5%
45 - 54	12.1%	11.1%	11.2%
55 - 64	12.1%	10.8%	10.8%
65 - 74	8.4%	8.7%	9.1%
75 - 84	3.7%	4.6%	5.5%
85 +	0.9%	1.4%	1.9%
18 +	75.9%	75.6%	76.1%

2025 Population 15+ by Marital Status	1 mile	3 miles	5 miles
Total	9,072	111,845	316,153
Never Married	32.6%	38.1%	37.3%
Married	53.6%	44.5%	45.0%
Widowed	3.5%	5.4%	6.0%
Divorced	10.3%	12.1%	11.7%

2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	7,412	91,815	259,341
Less than 9th Grade	5.9%	6.3%	7.3%
9th - 12th Grade, No Diploma	3.1%	8.0%	8.6%
High School Graduate	22.3%	27.2%	25.9%
GED/Alternative Credential	5.3%	6.7%	5.9%
Some College, No Degree	25.6%	22.9%	22.9%
Associate Degree	12.8%	10.5%	10.1%
Bachelor's Degree	15.3%	12.4%	12.6%
Graduate/Professional Degree	9.7%	6.0%	6.7%

2020 Population by Race/Ethnicity

Total	9,077	128,402	373,723
White Alone	50.0%	46.2%	45.8%
Black Alone	5.7%	8.7%	7.2%
American Indian Alone	1.7%	2.4%	2.2%
Asian Alone	7.7%	4.4%	3.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	15.8%	20.5%	23.6%
Two or More Races	15.8%	20.5%	23.6%
Hispanic Origin	40.8%	44.9%	48.8%
Diversity Index	83.4	85.0	84.8

2025 Population by Race/Ethnicity

Total	11,226	139,929	392,841
White Alone	47.4%	43.6%	43.6%
Black Alone	5.8%	8.8%	7.5%
American Indian Alone	1.8%	2.5%	2.3%
Asian Alone	8.0%	4.8%	3.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	17.3%	21.8%	24.5%
Two or More Races	19.5%	18.3%	18.3%
Hispanic Origin	43.0%	46.7%	50.1%
Diversity Index	84.6	85.9	85.5



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Pop 16+ by Occupation

	1 mile	3 miles	5 miles
Total	5,895	69,124	191,239
White Collar	62.4%	51.8%	51.2%
Management/Business/Financial	14.0%	12.8%	12.6%
Professional	20.5%	17.1%	16.9%
Sales	9.4%	8.0%	8.4%
Administrative Support	18.5%	13.9%	13.4%
Services	12.9%	19.2%	19.4%

2025 Employed Pop 16+ by Occupation

	1 mile	3 miles	5 miles
Total	5,895	69,124	191,239
Blue Collar	24.7%	29.0%	29.4%
Farming/Forestry/Fishing	0.2%	0.3%	0.3%
Construction/Extraction	6.9%	6.7%	7.7%
Installation/Maintenance/Repair	2.8%	5.1%	4.7%
Production	6.5%	6.3%	6.2%
Transportation/Material Moving	8.2%	10.6%	10.5%
White Collar	62.4%	51.8%	51.2%
Management/Business/Financial	14.0%	12.8%	12.6%
Professional	20.5%	17.1%	16.9%
Sales	9.4%	8.0%	8.4%
Administrative Support	18.5%	13.9%	13.4%
Services	12.9%	19.2%	19.4%

2025 Civilian Population 16+ in Labor Force

Civilian Population 16+	5,895	69,124	191,239
Population 16+ Employed	97.0%	96.3%	96.0%
Population 16+ Unemployment rate	3.0%	3.8%	3.9%
Population 16-24 Employed	13.8%	14.5%	15.2%
Population 16-24 Unemployment rate	6.0%	7.7%	8.8%
Population 25-54 Employed	64.5%	63.5%	62.3%
Population 25-54 Unemployment rate	2.6%	3.3%	3.1%
Population 55-64 Employed	15%	14%	13%
Population 55-64 Unemployment rate	0.2%	1.7%	2.6%
Population 65+ Employed	3%	4%	5%
Population 65+ Unemployment rate	8.7%	3.8%	2.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	5,721	66,530	183,688
Agriculture/Mining	0.3%	0.6%	0.5%
Construction	8.3%	10.4%	11.1%
Manufacturing	6.7%	7.9%	7.5%
Wholesale Trade	1.0%	1.9%	1.8%
Retail Trade	10.8%	12.5%	13.2%
Transportation/Utilities	6.8%	7.6%	7.7%
Information	2%	2%	2%
Finance/Insurance/Real Estate	11.0%	7.4%	7.5%
Services	49.0%	45.2%	44.8%
Public Administration	4.1%	4.3%	4.2%

2025 Consumer Spending

Apparel & Services: Total \$	\$9,569,855	\$95,151,215	\$267,061,503
Average Spent	\$2,692.70	\$1,932.08	\$1,945.99
Spending Potential Index	110	79	79
Education: Total \$	\$6,050,838	\$59,804,793	\$171,461,124
Average Spent	\$1,702.54	\$1,214.36	\$1,249.38
Spending Potential Index	95	68	70
Entertainment/Recreation: Total \$	\$15,434,184	\$150,949,194	\$430,850,995
Average Spent	\$4,342.76	\$3,065.08	\$3,139.47
Spending Potential Index	106	75	76
Food at Home: Total \$	\$27,770,864	\$284,544,102	\$802,658,095
Average Spent	\$7,813.97	\$5,777.78	\$5,848.70
Spending Potential Index	105	78	79
Food Away from Home: Total \$	\$16,726,948	\$161,749,783	\$456,433,600
Average Spent	\$4,706.51	\$3,284.39	\$3,325.88
Spending Potential Index	114	80	81
Health Care: Total \$	\$27,870,988	\$284,797,147	\$821,226,804
Average Spent	\$7,842.15	\$5,782.92	\$5,984.00
Spending Potential Index	101	75	77
HH Furnishings & Equipment: Total \$	\$11,253,176	\$109,800,962	\$312,396,219
Average Spent	\$3,166.34	\$2,229.55	\$2,276.33
Spending Potential Index	109	77	78
Personal Care Products & Services: Total \$	\$4,070,522	\$40,828,103	\$115,919,693
Average Spent	\$1,145.34	\$829.03	\$844.67
Spending Potential Index	109	79	81



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total \$	\$106,844,354	\$1,031,469,897	\$2,919,140,857
Average Spent	\$30,063.13	\$20,944.40	\$21,270.80
Spending Potential Index	113	79	80
Support Payments/Gifts in Kind: Total \$	\$12,549,458	\$124,981,108	\$368,937,564
Average Spent	\$3,531.08	\$2,537.79	\$2,688.32
Spending Potential Index	107	77	81
Travel: Total \$	\$13,920,465	\$130,052,487	\$373,284,581
Average Spent	\$3,916.84	\$2,640.77	\$2,720.00
Spending Potential Index	109	73	75
Vehicle Maintenance & Repairs: Total \$	\$5,175,870	\$52,590,191	\$148,959,294
Average Spent	\$1,456.35	\$1,067.86	\$1,085.42
Spending Potential Index	108	79	80

Top Tapestry Segment

1 mile	3 miles	5 miles
Generational Ties (G3):	Family Bonds (E6):	Family Bonds (E6):
This segment is characterized by large, multigenerational families in the suburban West.	This segment is characterized by multigenerational families with immigrant and non-English speakers.	This segment is characterized by multigenerational families with immigrant and non-English speakers.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

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.

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.

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.

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:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.