

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:
NATE NATHAN / nate@nathanlandaz.com
COURTNEY BUCK / courtney@nathanlandaz.com

±8.75-ACRE COMMERCIAL 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

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

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.

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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.

Development shall be integrated with connectivity, shared common areas and compatible uses with adjacent parcel to the east.

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

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PEORIA QUICK FACTS

POPULATION
2026 estimated population: **203,891**
Population growth annually: **0.98%**
Median age of **41.7**

GROWTH
Population estimate 2030: **244,500**
Number of households: **73,824**

PEORIA OPPORTUNITY TRIANGLE
is a rapidly developing area ideal for future-ready industries. **Growing, technology-focused firms** are reshaping existing markets and driving constant innovation here. Employers will find a **robust workforce** within a 30-minute commute of the ±800-acre **Peoria Innovation Core**, which is anchored by **Amkor Technology**.

Source: peoriaed.com

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

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**

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



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NATHAN & ASSOCIATES, INC.

LEGACY PLACE ±8.75-ACRE COMMERCIAL SITE / WEST VALLEY SUBMARKET

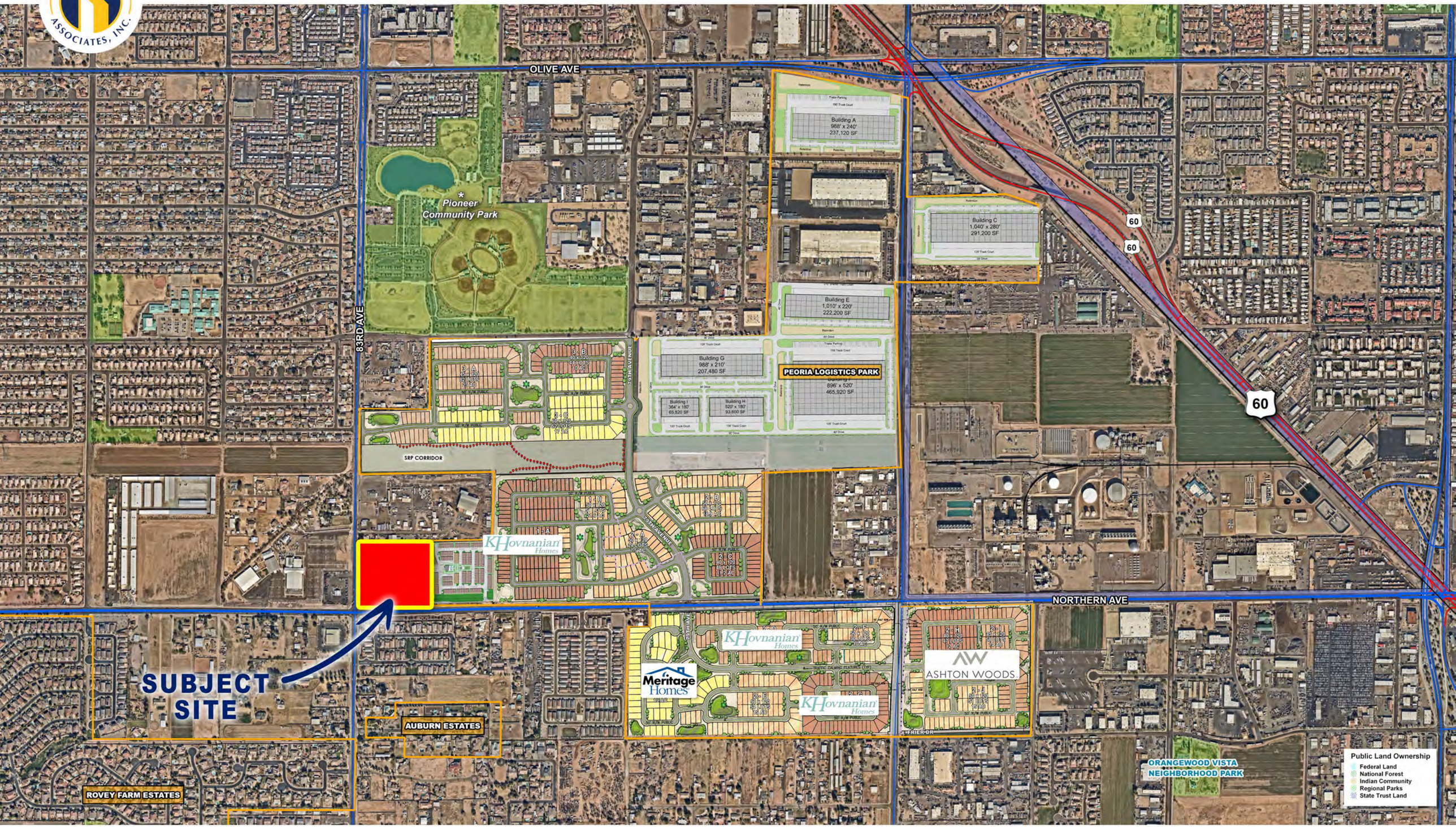
SUN CITY
NORTH 99TH AVENUE
99TH AVENUE
PEORIA CROSSINGS
GameStop · Target · Applebee's · Michael's · ROSS DRESS FOR LESS · CVS pharmacy · OfficeMax · ULTA · KOHL'S · LA FITNESS · petco
PARK WEST
Bloomin' Brands Charlie · RIMALDI'S · VICTORIA'S SECRET · Harkins Theatres · Bath & Body Works · Fleming's
PARKE WEST
101
Peoria High School
Walmart
BIG 5 · The Home Depot · at home · PETSMART
NORTH COTTON CROSSING
NORTH 91ST AVENUE
fry's
Cotton Boll Elementary School
C. Doby Middle School
Brighton School
Stellar Prep
Pioneer Community Park
PEORIA LOGISTICS PARK
60
60
WEST NORTHERN AVENUE
Raymond S. Kellis High School
AUBURN ESTATES
ROVEY FARM ESTATES
PROVENCE
taylor morrison
KHovnanian Homes
NORTH 75TH AVENUE
Desert Spirit School
Sunset Vista School
KHovnanian Homes
WEST PEORIA AVENUE
SARIVAL FARMS
Sahuaro Ranch Park
Glendale Community College
WEST OLIVE AVENUE
NORTH 51ST AVENUE
RICHMOND AMERICAN HOMES
WEST ROYAL PALM
NORTH KENT SCHLUCK WAY
Glendale High School
DESERT DIAMOND CASINOS & ENTERTAINMENT
Dignity Health St. Joseph's Westgate Medical Center
ST. JOSEPH'S WESTGATE MEDICAL CENTER
NORTH GLEN HARBOR BOULEVARD
WESTGATE ENTERTAINMENT DISTRICT
SUBJECT SITE
NORTH 83RD AVENUE
WEST GLENDALE AVENUE
Tanger Outlets
TANGER OUTLETS
WESTGATE
DESERT DIAMOND ARENA
VISION 2
WEST MARYLAND AVENUE
DESERT DIAMOND ARENA
STATE FARM STADIUM
COPPERWING
GLENDALE MUNICIPAL AIRPORT
NORTH BALL PARK BOULEVARD
TOPGOLF
Independence High School
Glendale Heroes Regional Park
BEAZER HOMES
WEST BETHANY HOME ROAD
NORTH 67TH AVENUE
NORTH 59TH AVENUE
West Wind
BROOKLYN BEDDING
J. F. LONG
American Furniture Warehouse
CBD101
CITY OF GLENDALE
VAI RESORT
STONEHAVEN
PHOENIX

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

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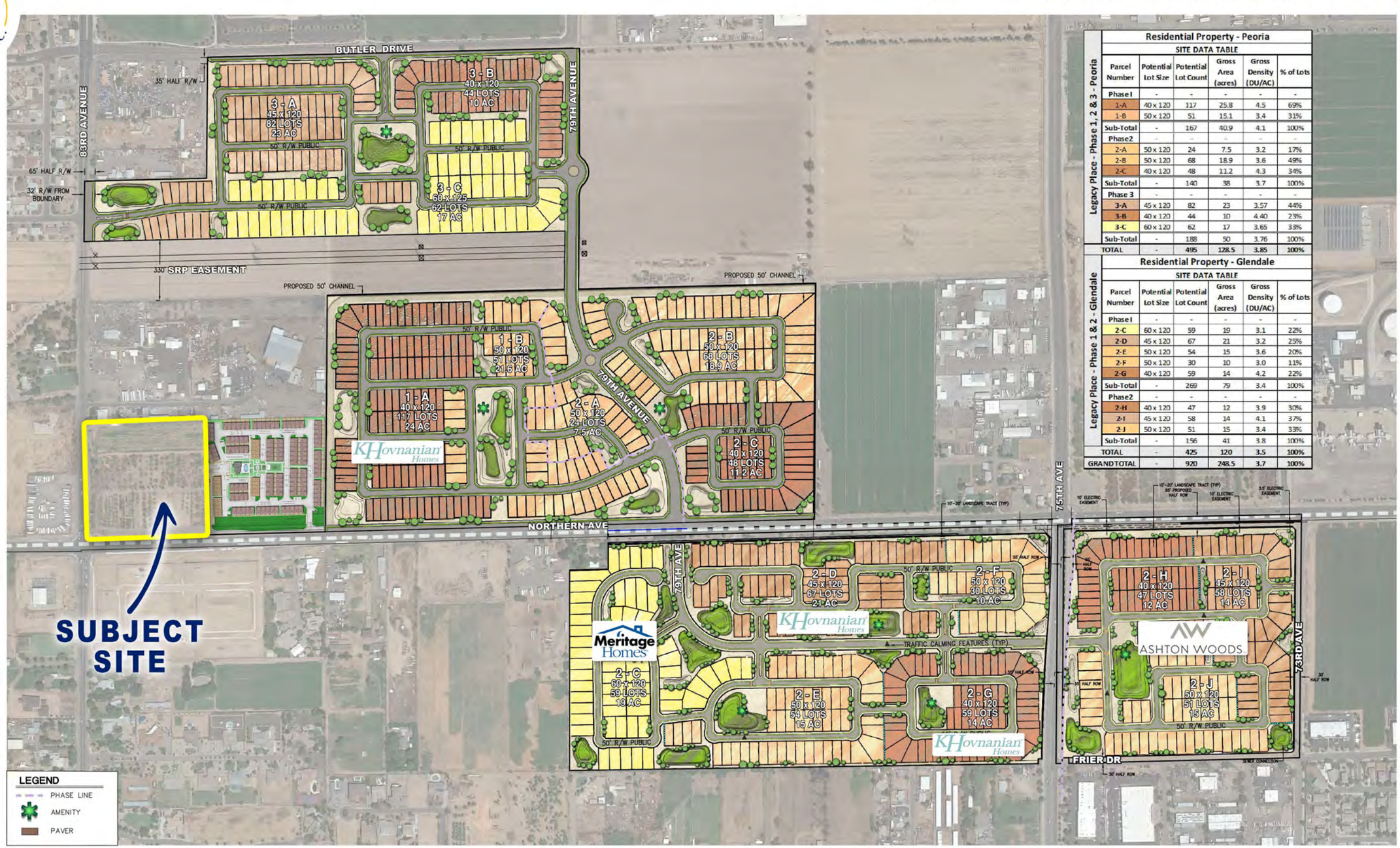


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LEGACY PLACE ±8.75-ACRE COMMERCIAL SITE / SITE PLAN



Residential Property - Peoria

SITE DATA TABLE

Legacy Place - Phase 1, 2 & 3 - Peoria	Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	% of Lots
	Phase I	-	-	-	-	-
	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%
	Phase2	-	-	-	-	-
	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

Legacy Place - Phase 1 & 2 - Glendale	Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	% of Lots
	Phase I	-	-	-	-	-
	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%
	Phase2	-	-	-	-	-
	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%

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

PEORIA/GLENDALE, AZ

RESIDENTIAL PROPERTY - PEORIA / GLENDALE

Shea HOMES

MAY 23, 2022

2143 SCALE: 1"=225' (24X36) NORTH

HILGARTWILSON

ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.

U:\2100\2143\2143.01 — Shea Homes\PLANNING\GRAPHICS&EXHIBITS\PEORIA\2143-RESIDENTIAL PROPERTY-GRAPHIC-OVERALL.dwg 5/24/2022 8:27 AM

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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.

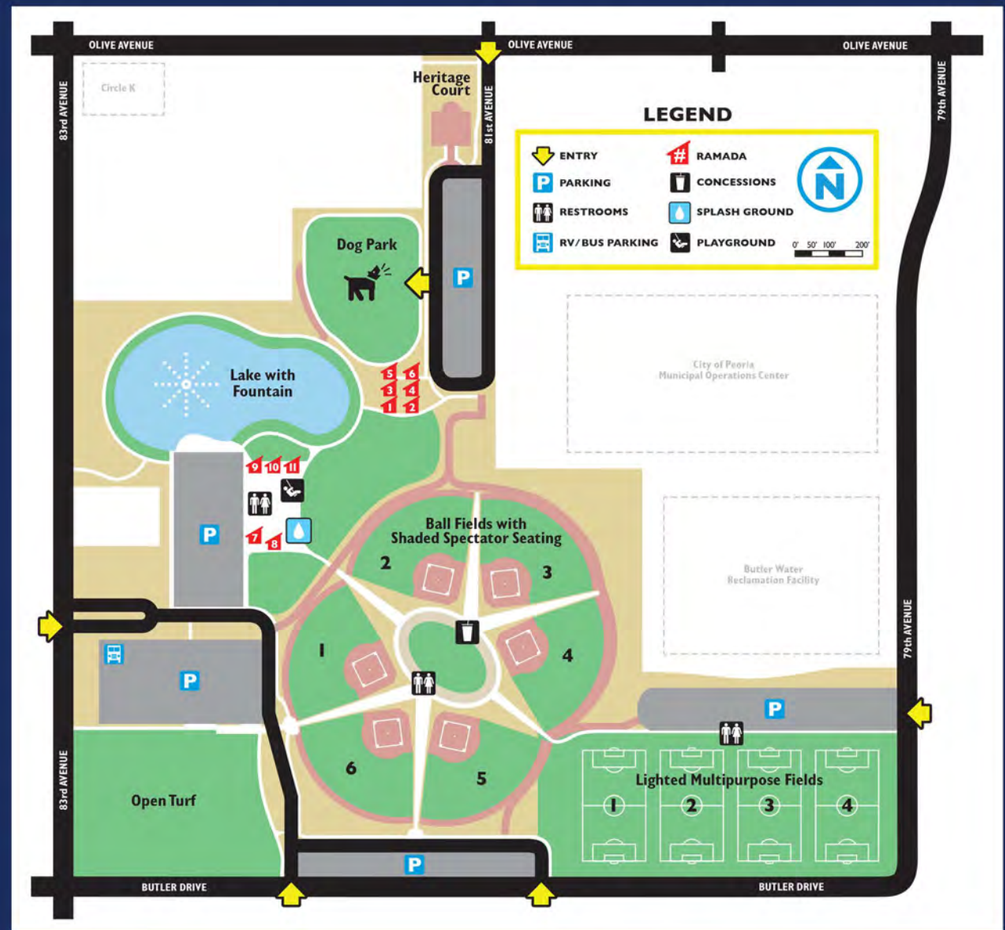
AMENITIES

- 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













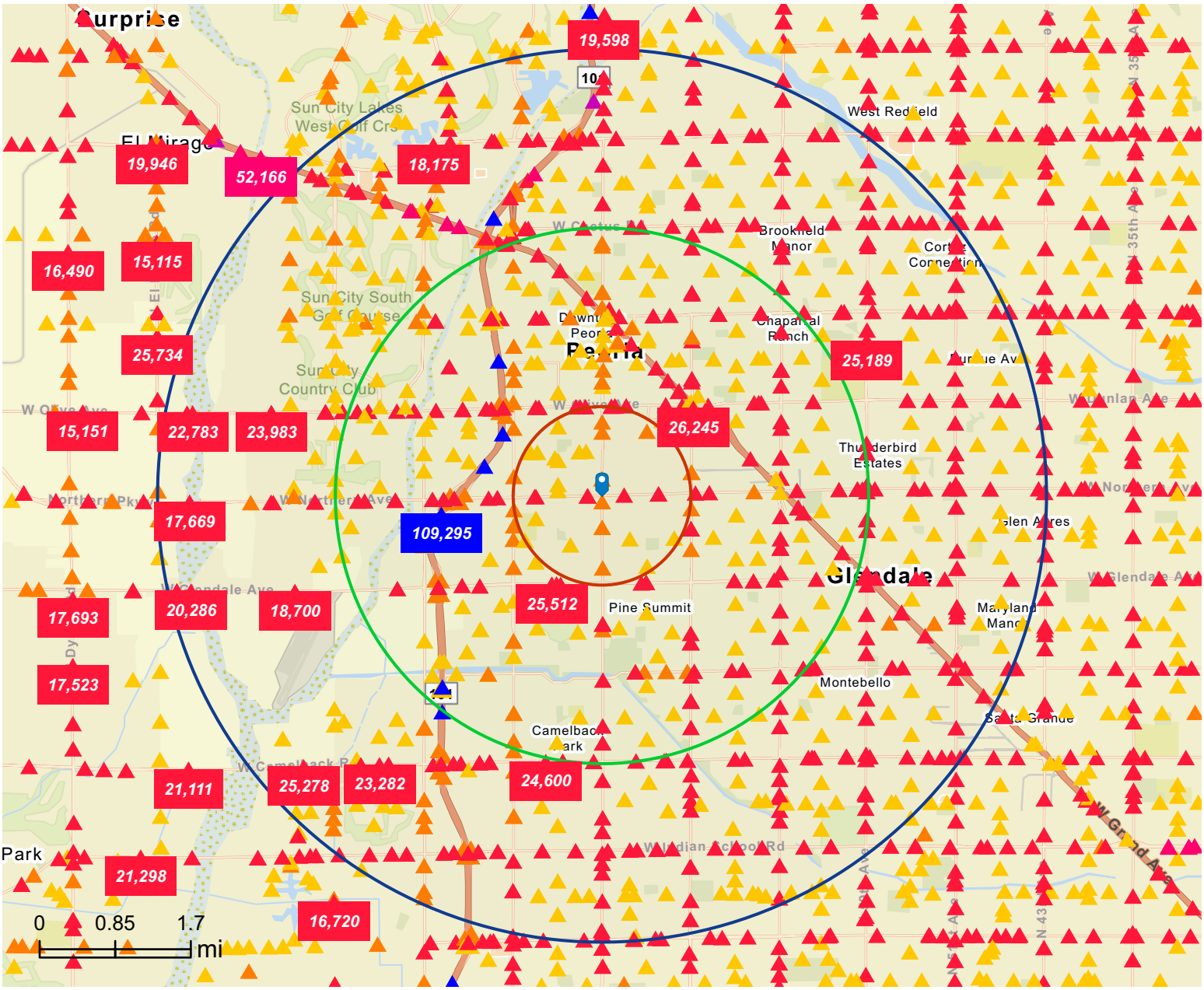
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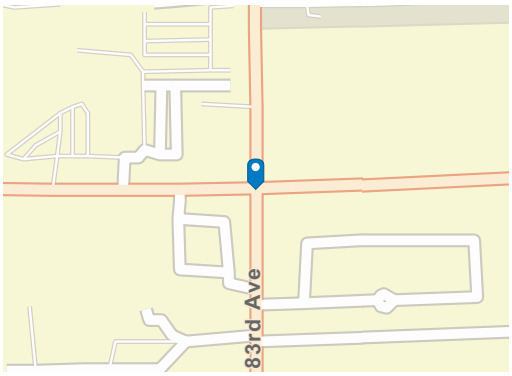
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Traffic Count Map

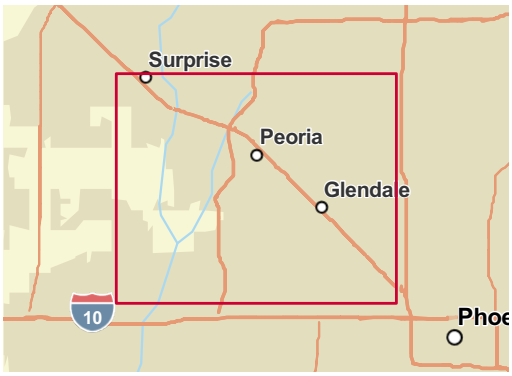
83rd Ave & Northern
N 83rd Ave & W Northern Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii





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 (2026)

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Traffic Count Profile

83rd Ave & Northern
N 83rd Ave & W Northern Ave, Peoria, Arizona, 85345
Ring: 1 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	N 83rd Ave	W Augusta Ave	2014	10,061
0.20	West Northern Avenue	N 85th Ave	2018	23,670
0.20	W Northern Ave	N 85th Ave	2016	23,983
0.20	N 83rd Ave	W Las Palmaritas Dr	2015	8,223
0.20	W Northern Ave	N 81st Dr	2014	18,769
0.40	83rd Ave	W Vista Ave	2022	13,940
0.50	N 87th Ave	W Manzanita Dr	2014	1,827
0.50	North 87th Avenue	W Manzanita Dr	2019	1,910
0.50	W Butler Dr	N 85th Ave	2016	1,046
0.60	Butler Dr	N 85th Ave	2022	2,304
0.60	Orangewood Ave	80th Ln	2021	1,571
0.60	N 87th Ave	W Echo Ln	2014	2,216
0.60	W Northern Ave	N 75th Dr	2016	19,300
0.60	West Northern Avenue	N 75th Dr	2019	22,837
0.70	Emile Rovey Pkwy	85th Ln	2021	1,360
0.70	North 87th Drive	W Echo Ln	2019	1,913
0.70	N 83rd Ave	W Alice Ave	2015	9,517
0.70	West Northern Avenue	N 89th Ave	2018	23,561
0.80	W Northern Ave	N 89th Ave	2016	24,781
0.80	89th Ave	Frier Dr	2021	3,101
0.80	N 83rd Ave	87th Ave	2015	11,100
0.80	North 83rd Avenue	W Alice Ave	2019	10,078
0.90	Butler Dr	N 89th Ave	2022	1,811
0.90	79th Ave	W Golden Ln	2022	8,410
0.90	N 87th Ave	W Lawrence Ln	2015	2,283
0.90	79th Ave	W Palmaire Ave	2021	330
0.90	W Butler Dr	N 89th Ave	2016	1,006
0.90	Orangewood Ave	79th Ln	2021	1,430

Closest locations 1-28, Table 1 of 2

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.

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Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.00	Orangewood Ave	N 91st Ave	2021	1,441

Traffic Count Profile

83rd Ave & Northern
N 83rd Ave & W Northern Ave, Peoria, Arizona, 85345
Ring: 3 mile radius

esri
THE SCIENCE OF WHERE

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	N 83rd Ave	W Augusta Ave	2014	10,061
0.20	West Northern Avenue	N 85th Ave	2018	23,670
0.20	W Northern Ave	N 85th Ave	2016	23,983
0.20	N 83rd Ave	W Las Palmaritas Dr	2015	8,223
0.20	W Northern Ave	N 81st Dr	2014	18,769
0.40	83rd Ave	W Vista Ave	2022	13,940
0.50	N 87th Ave	W Manzanita Dr	2014	1,827
0.50	North 87th Avenue	W Manzanita Dr	2019	1,910
0.50	W Butler Dr	N 85th Ave	2016	1,046
0.60	Butler Dr	N 85th Ave	2022	2,304
0.60	Orangewood Ave	80th Ln	2021	1,571
0.60	N 87th Ave	W Echo Ln	2014	2,216
0.60	W Northern Ave	N 75th Dr	2016	19,300
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0.70	Emile Rovey Pkwy	85th Ln	2021	1,360
0.70	North 87th Drive	W Echo Ln	2019	1,913
0.70	N 83rd Ave	W Alice Ave	2015	9,517
0.70	West Northern Avenue	N 89th Ave	2018	23,561
0.80	W Northern Ave	N 89th Ave	2016	24,781
0.80	89th Ave	Frier Dr	2021	3,101
0.80	N 83rd Ave	87th Ave	2015	11,100
0.80	North 83rd Avenue	W Alice Ave	2019	10,078
0.90	Butler Dr	N 89th Ave	2022	1,811
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Source: Esri

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Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.00	Orangewood Ave	N 91st Ave	2021	1,441
1.00	N 91st Ave	W Northern Ave	2015	9,100
1.00	N 75th Ave	W Frier Dr	2010	12,478
1.00	West Olive Avenue	N 83rd Ave	2019	33,438
1.00	N 91st Ave	W Royal Palm Rd	2015	9,087
1.00	W Olive Ave	N 81st Ave	2016	26,750
1.00	West Olive Avenue	N 81st Ave	2018	28,597
1.00	W Olive Ave	N 85th Ave	2015	24,760
1.00	West Olive Avenue	N 85th Ave	2018	23,732
1.00	North 75th Avenue	W Harmont Dr	2019	9,592
1.00	N 75th Ave	W Harmont Dr	2016	11,211
1.00	West Olive Avenue	N 85th Ave	2019	34,939
1.00	91st Ave	Orangewood Ave	2018	14,125
1.00	91st Ave	Orangewood Ave	2020	10,847
1.00	91st Ave	Orangewood Ave	2022	13,292
1.00	West Olive Avenue	N 81st Ave	2018	25,003
1.00	W Northern Ave	N 75th Ave	2014	18,828
1.10	89th Ave	W Nicolet Ave	2022	2,437
1.10	75th Ave	W Carole Ln	2018	13,087
1.10	75th Ave	W Carole Ln	2020	15,568
1.10	75th Ave	W Carole Ln	2022	15,457
1.10	W Glendale Ave	N Mobile Home Park	2015	22,400

Traffic Count Profile

83rd Ave & Northern
N 83rd Ave & W Northern Ave, Peoria, Arizona, 85345
Ring: 5 mile radius

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0.50	N 87th Ave	W Manzanita Dr	2014	1,827
0.50	North 87th Avenue	W Manzanita Dr	2019	1,910
0.50	W Butler Dr	N 85th Ave	2016	1,046
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0.80	W Northern Ave	N 89th Ave	2016	24,781
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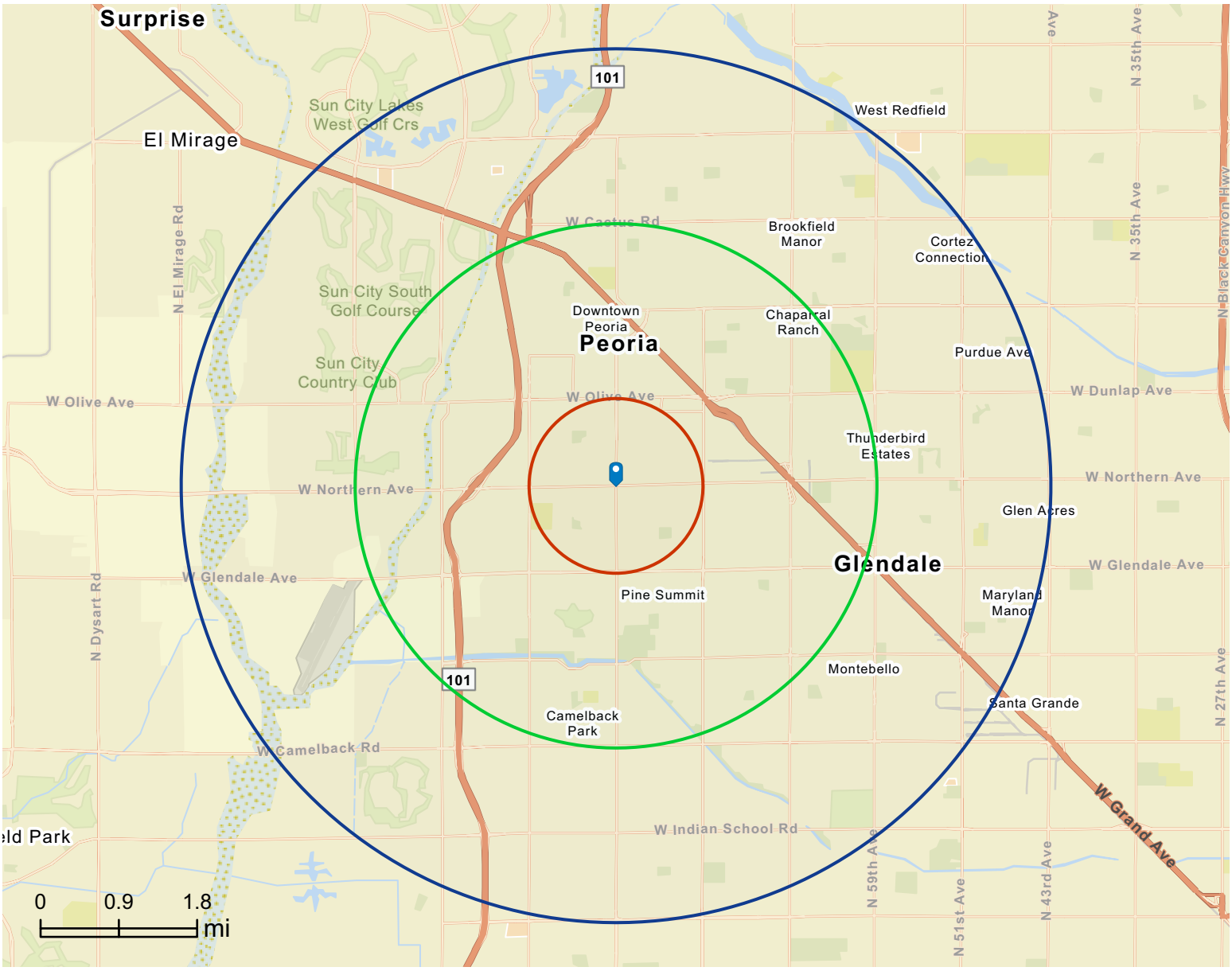
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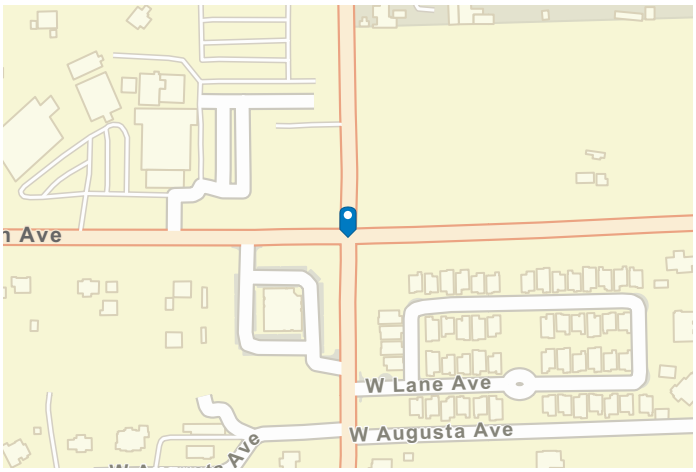
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1.00	N 75th Ave	W Frier Dr	2010	12,478
1.00	West Olive Avenue	N 83rd Ave	2019	33,438
1.00	N 91st Ave	W Royal Palm Rd	2015	9,087
1.00	W Olive Ave	N 81st Ave	2016	26,750
1.00	West Olive Avenue	N 81st Ave	2018	28,597
1.00	W Olive Ave	N 85th Ave	2015	24,760
1.00	West Olive Avenue	N 85th Ave	2018	23,732
1.00	North 75th Avenue	W Harmont Dr	2019	9,592
1.00	N 75th Ave	W Harmont Dr	2016	11,211
1.00	West Olive Avenue	N 85th Ave	2019	34,939
1.00	91st Ave	Orangewood Ave	2018	14,125
1.00	91st Ave	Orangewood Ave	2020	10,847
1.00	91st Ave	Orangewood Ave	2022	13,292
1.00	West Olive Avenue	N 81st Ave	2018	25,003
1.00	W Northern Ave	N 75th Ave	2014	18,828
1.10	89th Ave	W Nicolet Ave	2022	2,437
1.10	75th Ave	W Carole Ln	2018	13,087
1.10	75th Ave	W Carole Ln	2020	15,568
1.10	75th Ave	W Carole Ln	2022	15,457
1.10	W Glendale Ave	N Mobile Home Park	2015	22,400

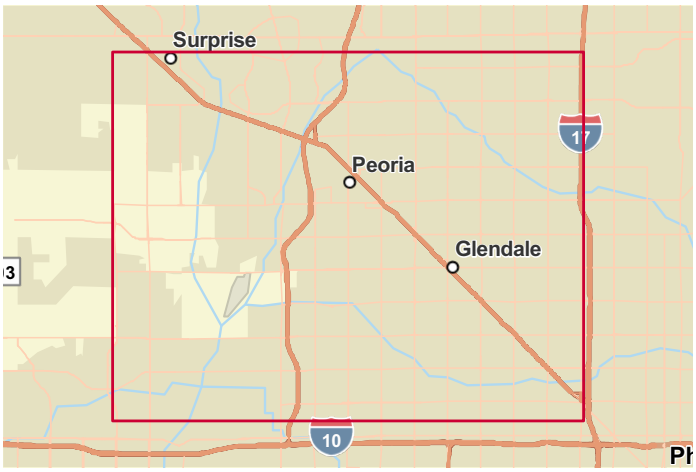
Site Map

83rd Ave & Northern
N 83rd Ave & W Northern Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates,
Latitude: 33.55196
Longitude: -112.23782







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Executive Summary

83rd Ave & Northern
N 83rd Ave & W Northern Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

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Population	1 mile	3 miles	5 miles
2020 Population	9,186	128,670	372,812
2020 Male Population	49.0%	48.6%	48.6%
2020 Female Population	51.0%	51.4%	51.4%
2026 Population	11,489	144,864	398,398
2026 Male Population	49.7%	49.3%	49.2%
2026 Female Population	50.3%	50.7%	50.8%
2031 Population	12,840	154,924	416,171
2031 Male Population	49.5%	49.2%	49.1%
2031 Female Population	50.5%	50.8%	50.9%
2010-2020 Annual Rate	1.86%	1.21%	1.06%
2020-2026 Annual Rate	3.64%	1.91%	1.07%
2026-2031 Annual Rate	2.25%	1.35%	0.88%

In the identified area, the current year population is **398,398**. In 2020, the Census count in the area was **372,812**. The rate of change since 2020 was **1.07%** annually. The five-year projection for the population in the area is **416,171** representing a change of **0.88%** annually from 2026 to 2031. Currently, the population is **49.2%** male and **50.8%** female.

Median Age			
2026 Median Age	35.7	35.0	35.8

The median age in this area is **35.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	46.9%	43.0%	43.1%
2026 Black Alone	6.0%	9.0%	7.7%
2026 American Indian Alone	1.8%	2.4%	2.2%
2026 Asian Alone	8.3%	5.1%	4.0%
2026 Pacific Islander Alone	0.2%	0.2%	0.2%
2026 Some Other Race Alone	17.3%	21.9%	24.5%
2026 Two or More Races	19.4%	18.3%	18.3%
2026 Hispanic Origin	42.9%	46.6%	49.9%
2026 Diversity Index	84.8	86.0	85.6

Persons of Hispanic origin represent **49.9%** of the population in the identified area compared to **19.9%** 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 **85.6** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Households	1 mile	3 miles	5 miles
2026 Wealth Index	97	65	68
2010 Total Households	2,329	39,133	114,703
2020 Total Households	2,865	44,419	127,619
2026 Total Households	3,664	51,301	139,865
2031 Total Households	4,142	55,344	147,507
2010-2020 Annual Rate	2.09%	1.28%	1.07%
2020-2026 Annual Rate	4.01%	2.33%	1.48%
2026-2031 Annual Rate	2.48%	1.53%	1.07%
2026 Average Household Size	3.11	2.80	2.82

The household count in this area has changed from **127,619** in 2020 to **139,865** in the current year, a change of **1.48%** annually. The five-year projection of households is **147,507**, a change of **1.07%** annually from the current year total. Average household size is currently **2.82**, compared to **2.90** in the year 2020. The number of families in the current year is **93,157** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	24.2%	29.8%	28.9%

Median Household Income			
2026 Median Household Income	$117,359	$74,319	$75,403
2031 Median Household Income	$133,282	$88,046	$87,144
2026-2031 Annual Rate	2.58%	3.45%	2.94%

Average Household Income			
2026 Average Household Income	$134,087	$93,792	$94,315
2031 Average Household Income	$153,839	$109,392	$109,733
2026-2031 Annual Rate	2.79%	3.12%	3.07%

Per Capita Income			
2026 Per Capita Income	$43,110	$33,269	$33,287
2031 Per Capita Income	$49,966	$39,116	$39,069
2026-2031 Annual Rate	3.00%	3.29%	3.26%

Income Equality			
2026 Gini Index	35.9	41.1	41.9

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Households by Income

Current median household income is **$75,403** in the area, compared to **$85,893** for all U.S. households. Median household income is projected to be **$87,144** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$94,315** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$109,733** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$33,287** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$39,069** in five years, compared to **$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	103	84	86
2010 Total Housing Units	2,631	45,404	132,609
2010 Owner Occupied	1,761	22,939	71,548
2010 Renter Occupied	568	16,193	43,155
2010 Vacant	302	6,271	17,906
2020 Housing Units	3,028	47,785	136,877
2020 Owner Occupied	2,041	24,868	75,697
2020 Renter Occupied	824	19,551	51,922
2020 Vacant	158	3,402	9,198
2026 Housing Units	3,861	56,228	151,357
2026 Owner Occupied	2,490	29,064	84,042
2026 Renter Occupied	1,174	22,237	55,823
2026 Vacant	197	4,927	11,492
2031 Total Housing Units	4,416	60,223	159,172
2031 Owner Occupied	2,912	31,544	89,757
2031 Renter Occupied	1,230	23,800	57,750
2031 Vacant	274	4,879	11,665

Socioeconomic Status

2026 Socioeconomic Status Index	49.5	41.7	41.5

Currently, **64.5%** of the **151,357** housing units in the area are owner occupied; **30.4%** renter occupied; and **5.1%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **136,877** housing units in the area and **158** vacant housing units. The annual rate of change in housing units since 2020 is **1.62%**. Median home value in the area is **$370,538**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **4.90%** annually to **$612,323.**

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Market Profile

83rd Ave & Northern
N 83rd Ave & W Northern Ave, Peoria, Arizona, 85345
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	7,641	114,041	335,462
2020 Total Population	9,186	128,670	372,812
2020 Group Quarters	77	1,038	3,216
2026 Total Population	11,489	144,864	398,398
2026 Group Quarters	85	1,172	3,617
2031 Total Population	12,840	154,924	416,171
2026-2031 Annual Rate	2.25%	1.35%	0.88%
2026 Total Daytime Population	8,654	122,352	327,980
Workers	3,022	45,669	116,316
Residents	5,632	76,683	211,664

Household Summary			
2010 Total Households	2,329	39,133	114,703
2010 Average Household Size	3.25	2.89	2.90
2020 Total Households	2,865	44,419	127,619
2020 Average Household Size	3.18	2.87	2.90
2026 Total Households	3,664	51,301	139,865
2026 Average Household Size	3.11	2.80	2.82
2031 Total Households	4,142	55,344	147,507
2031 Average Household Size	3.08	2.78	2.80
2026-2031 Annual Rate	2.48%	1.53%	1.07%
2026 Families	2,803	33,982	93,157
2026 Average Family Size	3.46	3.41	3.44
2031 Families	3,168	36,684	98,081
2031 Average Family Size	3.41	3.36	3.39
2026-2031 Growth Rate	2.48%	1.54%	1.04%

Median Household Income			
2026	$117,359	$74,319	$75,403
2031	$133,282	$88,046	$87,144

Source Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Per Capita Income	1 mile	3 miles	5 miles
2026	$43,110	$33,269	$33,287
2031	$49,966	$39,116	$39,069

2026 Households by Income			
Household Income Base	3,662	51,300	139,866
<$10,000	2.0%	4.5%	4.9%
$10,000-14,999	0.9%	2.4%	2.5%
$15,000-19,999	1.3%	2.5%	2.5%
$20,000-24,999	1.7%	3.2%	3.0%
$25,000-29,999	1.1%	3.0%	3.0%
$30,000-34,999	1.4%	3.6%	3.4%
$35,000-39,999	1.6%	3.2%	3.3%
$40,000-44,999	1.8%	4.4%	4.2%
$45,000-49,999	1.4%	4.4%	3.9%
$50,000-59,999	5.9%	8.1%	7.9%
$60,000-74,999	9.9%	11.2%	10.9%
$75000-99999	10.8%	13.7%	15.1%
$100,000-124,999	13.7%	11.1%	11.1%
$125,000-149,999	15.0%	8.2%	7.5%
$150000-199999	13.7%	8.6%	8.6%
$200,000-249,999	8.6%	4.1%	4.0%
$250,000-299,999	4.3%	1.9%	1.7%
$300,000-399,999	2.2%	1.0%	1.1%
$400,000-499,999	1.9%	0.7%	0.5%
$500,000+	0.8%	0.4%	0.8%
Average Household Income	$134,087	$93,792	$94,315

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	103	84	86
Percent of Income for Mortgage	24.2%	29.8%	28.9%
Wealth Index	97	65	68

Median Home Value			
2026	$482,055	$376,208	$370,538
2031	$612,323	$478,961	$472,114

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	2,492	29,063	84,042
<$50,000	1.9%	9.0%	5.9%
$50,000 - $99,999	0.1%	2.2%	1.9%
$100,000 - $149,999	0.1%	1.9%	2.9%
$150,000 - $199,999	0.6%	4.0%	5.7%
$200,000 - $249,999	3.7%	7.8%	8.2%
$250,000 - $299,999	6.0%	7.2%	7.8%
$300,000 - $399,999	16.0%	23.4%	24.8%
$400,000 - $499,999	26.2%	21.0%	21.8%
$500,000 - $749,999	29.7%	14.8%	13.3%
$750,000 - $999,999	14.1%	4.3%	3.9%
$1,000,000 - $1,499,999	1.2%	1.8%	1.4%
$1,500,000 - $1,999,999	0.2%	1.3%	1.0%
$2,000,000 +	0.0%	1.2%	1.2%
Average Home Value	$529,874	$429,802	$421,496

Housing Unit Summary			
2010 Total Housing Units	2,631	45,404	132,609
Owner Occupied Housing Units	66.9%	50.5%	54.0%
Renter Occupied Housing Units	21.6%	35.7%	32.5%
Vacant Housing Units	11.5%	13.8%	13.5%
2020 Housing Units	3,028	47,785	136,877
Owner Occupied Housing Units	67.4%	52.0%	55.3%
Renter Occupied Housing Units	27.2%	40.9%	37.9%
Vacant Housing Units	5.2%	7.1%	6.7%
2026 Housing Units	3,861	56,228	151,357
Owner Occupied Housing Units	64.5%	51.7%	55.5%
Renter Occupied Housing Units	30.4%	39.5%	36.9%
Vacant Housing Units	5.1%	8.8%	7.6%
2031 Total Housing Units	4,416	60,223	159,172
Owner Occupied Housing Units	65.9%	52.4%	56.4%
Renter Occupied Housing Units	27.9%	39.5%	36.3%
Vacant Housing Units	6.2%	8.1%	7.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2026 Population by Sex	1 mile	3 miles	5 miles
Males	5,709	71,410	196,060
Females	5,780	73,454	202,338

Median Age			
2010	33.2	31.6	32.7
2020	35.0	34.0	34.8
2026	35.7	35.0	35.8
2031	36.3	36.2	37.0

2026 Population by Age			
Total	11,490	144,864	398,395
0 - 4	6.0%	6.5%	6.3%
5 - 9	6.1%	6.6%	6.3%
10 - 14	6.7%	6.6%	6.6%
15 - 24	14.6%	14.3%	14.4%
25 - 34	15.7%	16.0%	15.4%
35 - 44	13.4%	13.0%	12.5%
45 - 54	11.9%	11.1%	11.2%
55 - 64	12.0%	10.8%	10.7%
65 - 74	8.7%	8.8%	9.2%
75 - 84	3.9%	4.7%	5.6%
85 +	0.9%	1.5%	1.9%
18 +	76.5%	75.9%	76.5%

2026 Population 15+ by Marital Status			
Total	9,338	116,232	321,836
Never Married	32.4%	39.4%	38.9%
Married	52.0%	42.8%	43.7%
Widowed	4.8%	5.5%	5.9%
Divorced	10.8%	12.2%	11.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	7,657	95,549	264,472
Less than 9th Grade	5.8%	5.1%	6.3%
9th - 12th Grade, No Diploma	3.2%	8.4%	9.6%
High School Graduate	23.8%	28.6%	26.6%
GED/Alternative Credential	5.0%	7.0%	5.9%
Some College, No Degree	22.9%	20.9%	21.4%
Associate Degree	11.4%	10.0%	9.8%
Bachelor's Degree	16.5%	13.1%	13.4%
Graduate/Professional Degree	11.4%	6.9%	7.2%

2020 Population by Race/Ethnicity			
Total	9,186	128,670	372,812
White Alone	49.9%	46.1%	45.8%
Black Alone	5.7%	8.7%	7.2%
American Indian Alone	1.7%	2.4%	2.2%
Asian Alone	7.8%	4.5%	3.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	15.8%	20.6%	23.6%
Two or More Races	15.8%	20.6%	23.6%
Hispanic Origin	40.8%	45.0%	48.8%
Diversity Index	83.5	85.1	84.8

2026 Population by Race/Ethnicity			
Total	11,489	144,863	398,398
White Alone	46.9%	43.0%	43.1%
Black Alone	6.0%	9.0%	7.7%
American Indian Alone	1.8%	2.4%	2.2%
Asian Alone	8.3%	5.1%	4.0%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	17.3%	21.9%	24.5%
Two or More Races	19.4%	18.3%	18.3%
Hispanic Origin	42.9%	46.6%	49.9%
Diversity Index	84.8	86.0	85.6

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	6,184	73,434	201,652
White Collar	61.4%	52.1%	50.5%
Management/Business/Financial	16.8%	12.1%	12.1%
Professional	18.3%	16.7%	16.0%
Sales	7.4%	8.7%	8.8%
Administrative Support	18.9%	14.6%	13.5%
Services	15.5%	19.7%	20.5%

2026 Employed Pop 16+ by Occupation			
Total	6,184	73,434	201,652
Blue Collar	23.1%	28.2%	28.9%
Farming/Forestry/Fishing	0.2%	0.4%	0.3%
Construction/Extraction	8.3%	6.9%	8.2%
Installation/Maintenance/Repair	2.4%	4.7%	4.1%
Production	5.9%	5.0%	5.4%
Transportation/Material Moving	6.4%	11.2%	10.9%
White Collar	61.4%	52.1%	50.5%
Management/Business/Financial	16.8%	12.1%	12.1%
Professional	18.3%	16.7%	16.0%
Sales	7.4%	8.7%	8.8%
Administrative Support	18.9%	14.6%	13.5%
Services	15.5%	19.7%	20.5%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,184	73,434	201,652
Population 16+ Employed	95.4%	94.4%	94.3%
Population 16+ Unemployment rate	4.6%	5.6%	5.7%
Population 16-24 Employed	14.6%	15.0%	15.6%
Population 16-24 Unemployment rate	7.4%	9.0%	9.3%
Population 25-54 Employed	60.7%	60.4%	59.0%
Population 25-54 Unemployment rate	4.2%	4.9%	5.0%
Population 55-64 Employed	15%	14%	14%
Population 55-64 Unemployment rate	3.9%	5.0%	5.1%
Population 65+ Employed	5%	5%	6%
Population 65+ Unemployment rate	2.9%	4.9%	4.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	5,901	69,351	190,174
Agriculture/Mining	0.6%	0.7%	0.5%
Construction	12.0%	10.8%	11.2%
Manufacturing	6.4%	7.2%	7.5%
Wholesale Trade	1.2%	1.8%	1.8%
Retail Trade	6.0%	12.8%	13.4%
Transportation/Utilities	6.1%	7.8%	8.2%
Information	1%	2%	1%
Finance/Insurance/Real Estate	9.5%	7.5%	7.1%
Services	53.5%	45.9%	45.7%
Public Administration	3.6%	3.6%	3.3%

2026 Consumer Spending			
Apparel & Services: Total $	$10,126,690	$102,625,201	$278,887,674
Average Spent	$2,763.83	$2,000.45	$1,993.98
Spending Potential Index	108	78	78
Education: Total $	$7,413,567	$71,972,833	$198,199,597
Average Spent	$2,023.35	$1,402.95	$1,417.08
Spending Potential Index	101	70	71
Entertainment/Recreation: Total $	$16,561,818	$164,144,807	$451,552,356
Average Spent	$4,520.15	$3,199.64	$3,228.49
Spending Potential Index	105	74	75
Food at Home: Total $	$29,976,958	$313,074,910	$852,099,310
Average Spent	$8,181.48	$6,102.71	$6,092.30
Spending Potential Index	104	77	77
Food Away from Home: Total $	$18,361,475	$181,125,038	$493,865,630
Average Spent	$5,011.32	$3,530.63	$3,531.02
Spending Potential Index	112	79	79
Health Care: Total $	$29,989,671	$309,641,115	$860,063,530
Average Spent	$8,184.95	$6,035.77	$6,149.24
Spending Potential Index	102	75	77
HH Furnishings & Equipment: Total $	$11,295,516	$111,952,450	$307,863,224
Average Spent	$3,082.84	$2,182.27	$2,201.15
Spending Potential Index	108	77	77
Personal Care Products & Services: Total $	$4,577,422	$45,975,919	$126,142,356
Average Spent	$1,249.30	$896.20	$901.89
Spending Potential Index	110	79	79

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$114,578,271	$1,121,088,148	$3,056,569,514
Average Spent	$31,271.36	$21,853.14	$21,853.71
Spending Potential Index	113	79	79
Support Payments/Gifts in Kind: Total $	$11,464,824	$116,898,002	$327,832,963
Average Spent	$3,129.05	$2,278.67	$2,343.92
Spending Potential Index	103	75	77
Travel: Total $	$14,388,380	$136,948,786	$379,923,954
Average Spent	$3,926.96	$2,669.51	$2,716.36
Spending Potential Index	107	73	74
Vehicle Maintenance & Repairs: Total $	$4,855,759	$49,344,995	$134,863,669
Average Spent	$1,325.26	$961.87	$964.24
Spending Potential Index	107	78	78

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 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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