

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

107TH AVENUE AND VAN BUREN STREET

CITY OF AVONDALE, ARIZONA | COMMERCIAL CORNER



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE • ARIZONA • 85258-2156
OFFICE: 480.367.0700 • FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



107TH AVENUE AND VAN BUREN STREET

LOCATION:

Located at the northwest corner of 107th Avenue and Van Buren Street in the City of Avondale, Arizona

SIZE:

±11.68 Acres

ASSESSOR PARCEL NUMBER:

102-56-005V

ZONING:

PAD | City of Avondale

[Please click to view: Development Plan and Zoning Stipulations](#)

PRICE:

Submit

TERMS:

Cash

PROPERTY TAXES:

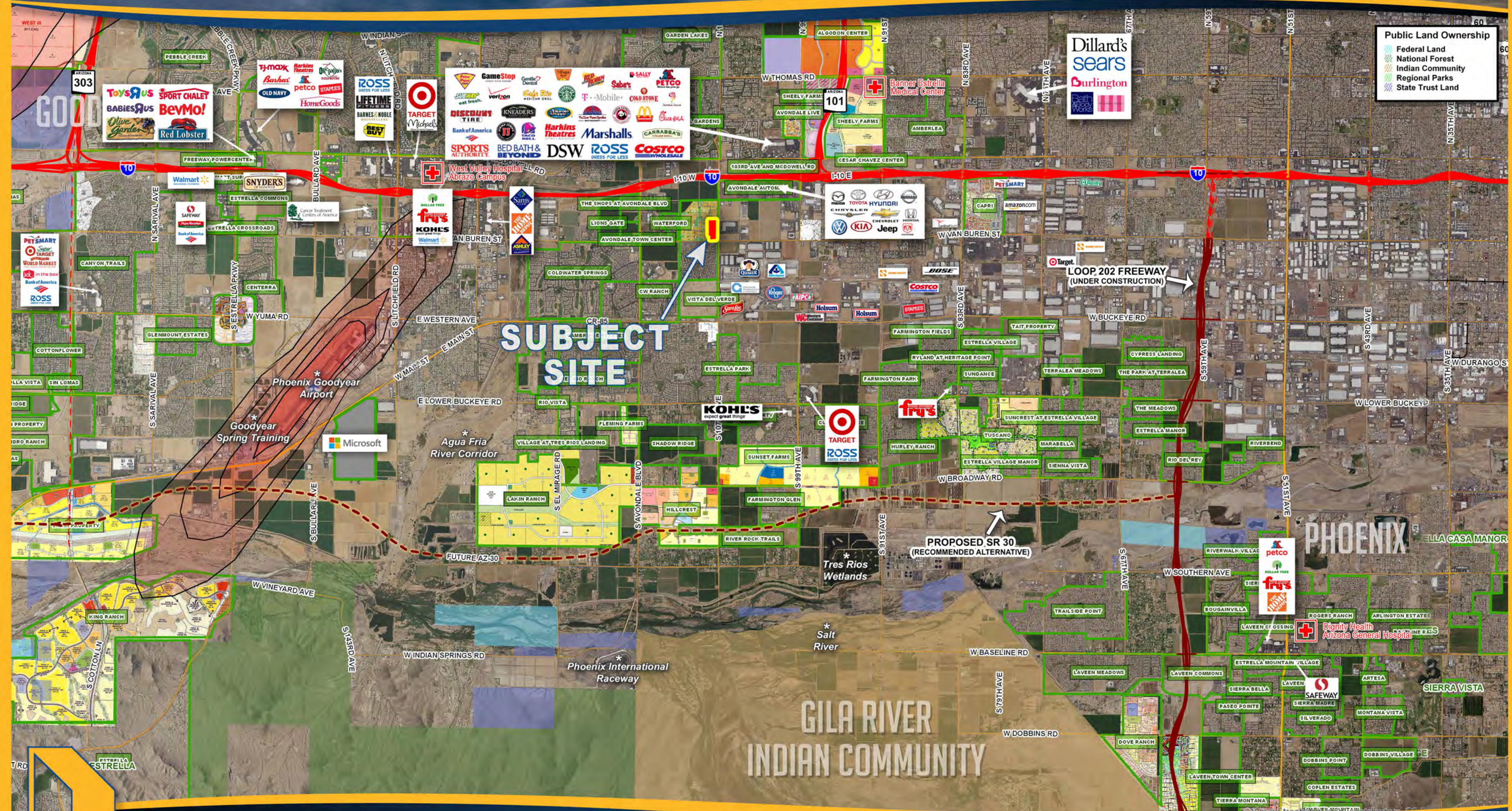
2018 Assessment: \$55,902.12

COMMENTS:

Surrounded by Mattamy Homes brand new 595 lot Roosevelt Park community and located less than a mile south of the Avondale Automall, this commercial corner offers excellent development potential.

SOUTHWEST VALLEY AMENITIES MAP

107TH AVENUE AND VAN BUREN STREET



Public Land Ownership

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

SUBJECT SITE

NATHAN & ASSOCIATES, INC.
 7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156
 OFFICE: 480.367.0700 • FAX: 480.367.8341
 WWW.NATHANANDASSOCIATESINC.COM

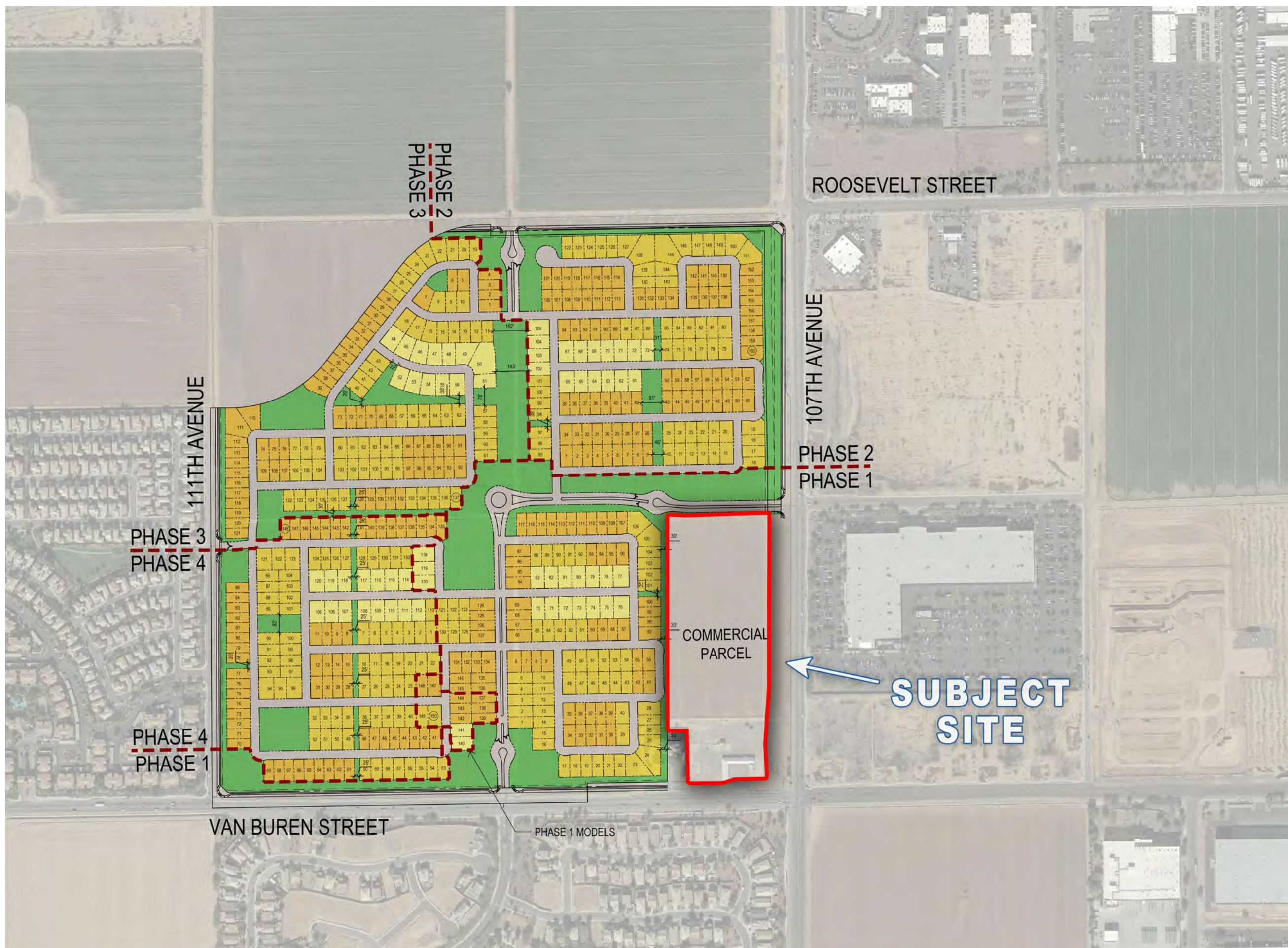
This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

107TH AVENUE AND VAN BUREN STREET NORTHWEST CORNER



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156
OFFICE: 480.367.0700 • FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM

This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.



Summary		
PHASE 1		
GROSS ACREAGE	41.54 Ac.	3.61 U.P.A.
NET ACREAGE	37.63 Ac.	3.99 U.P.A.
OPEN SPACE	11.24 Ac.	29.87%
USE	AMOUNT	PERCENTAGE
45'x97' SF	74 D.U.	49.33%
50'x97' SF	57 D.U.	38.00%
60'x97' SF	19 D.U.	12.67%
TOTAL UNIT COUNT	150 D.U.	
UNITS PER ACRE	3.61	

PHASE 2		
GROSS ACREAGE	33.88 Ac.	4.72 U.P.A.
NET ACREAGE	29.95 Ac.	5.34 U.P.A.
OPEN SPACE	5.08 Ac.	16.96%
USE	AMOUNT	PERCENTAGE
45'x97' SF	87 D.U.	54.38%
50'x97' SF	56 D.U.	35.00%
60'x97' SF	17 D.U.	10.63%
TOTAL UNIT COUNT	160 D.U.	
UNITS PER ACRE	4.72	

PHASE 3		
GROSS ACREAGE	27.58 Ac.	4.97 U.P.A.
NET ACREAGE	27.00 Ac.	5.07 U.P.A.
OPEN SPACE	5.88 Ac.	21.78%
USE	AMOUNT	PERCENTAGE
45'x97' SF	60 D.U.	43.80%
50'x97' SF	64 D.U.	46.72%
60'x97' SF	13 D.U.	9.49%
TOTAL UNIT COUNT	137 D.U.	
UNITS PER ACRE	4.97	

PHASE 4		
GROSS ACREAGE	25.14 Ac.	5.89 U.P.A.
NET ACREAGE	24.32 Ac.	6.09 U.P.A.
OPEN SPACE	2.90 Ac.	11.92%
USE	AMOUNT	PERCENTAGE
45'x97' SF	65 D.U.	43.92%
50'x97' SF	68 D.U.	45.95%
60'x97' SF	15 D.U.	10.14%
TOTAL UNIT COUNT	148 D.U.	
UNITS PER ACRE	5.89	

TOTAL		
GROSS ACREAGE	128.14 Ac.	4.64 U.P.A.
NET ACREAGE	118.90 Ac.	5.00 U.P.A.
OPEN SPACE	25.10 Ac.	21.11%
USE	AMOUNT	PERCENTAGE
45'x97' SF	286 D.U.	48.07%
50'x97' SF	245 D.U.	41.18%
60'x97' SF	64 D.U.	10.76%
TOTAL UNIT COUNT	595 D.U.	
UNITS PER ACRE	4.64	



ROOSEVELT PARK

Conceptual Site
Plan Option 3G

100' 200'
plan scale 1:200'
date: 03.14.18



107TH AVENUE AND VAN BUREN STREET

CITY OF AVONDALE, ARIZONA



Maricopa County Assessor
Paul D. Petersen

Zoning Category	
Green	AGRICULTURAL
Red	COMMERCIAL
Blue	ENTERTAINMENT
Yellow	INDUSTRIAL
Purple	MISC
Light Blue	PAD
Light Green	RESIDENTIAL

SUBJECT SITE



102-56-005V

102-53-005T

102-53-005U

102-53-005T

102-53-005U

102-55-004

102-55-005

102-55-006

102-55-007

102-55-009

W VAN BUREN ST

W VAN BUREN ST

W VAN BUREN ST

W VAN BUREN ST

W VAN BUREN ST

W VAN BUREN ST

W VAN BUREN ST

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

N 107TH AVE

W VAN BUREN ST

W VAN BUREN ST

W VAN BUREN ST

101-01-015A

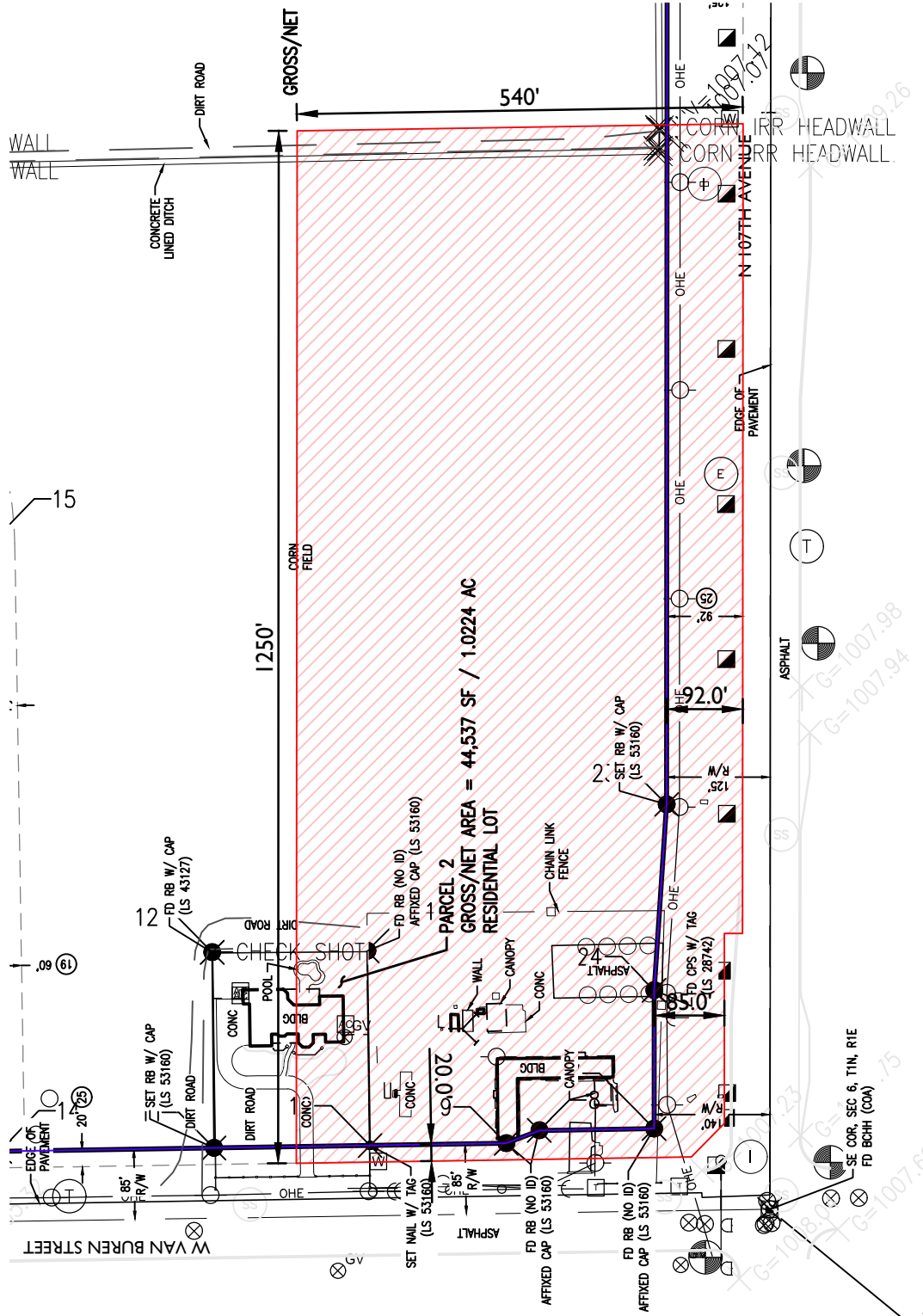
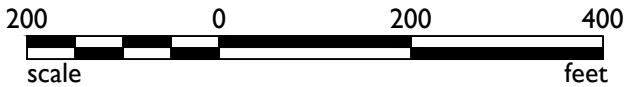
16-133

ROOSEVELT

COMMERCIAL CORNER EXHIBIT



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

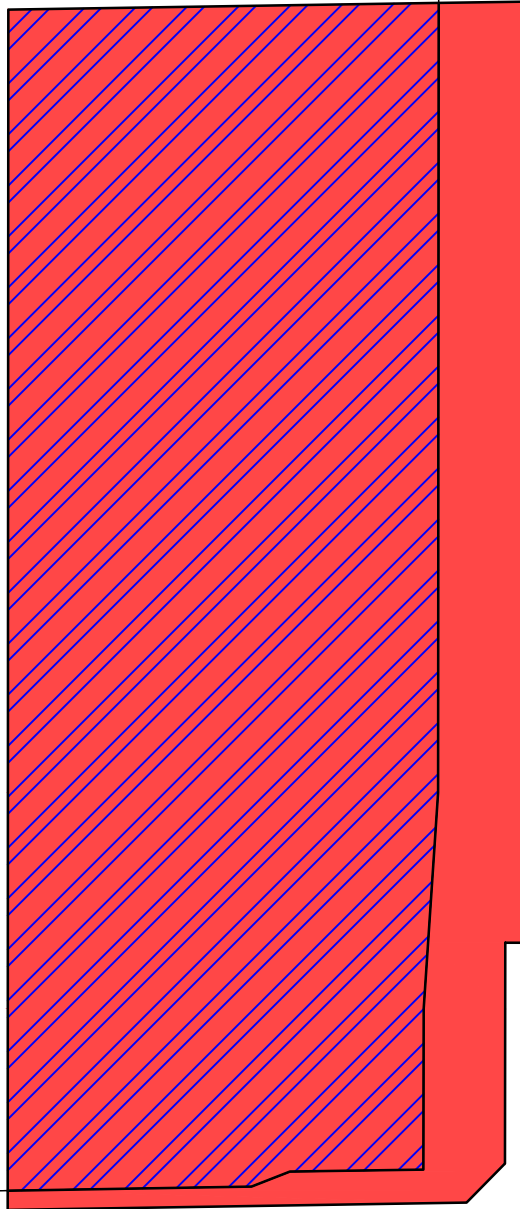




12.50 NET ACRES PER ALTA SURVEY DONE BY EPS GROUP



15.34 GROSS ACRES PER DOC 2014-188072 (ORDINANCE) AND DOC. 2014-667821 (DEED)



107TH AVENUE

VAN BUREN STREET

PROJ.NO.:	
DATE:	JUNE 2017
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	RAJ

ROOSEVELT

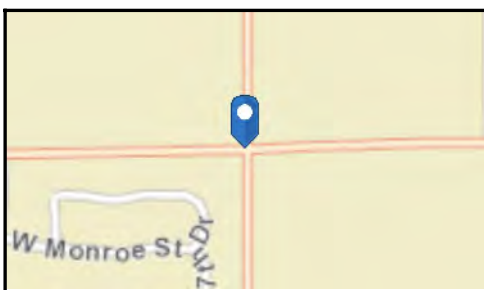
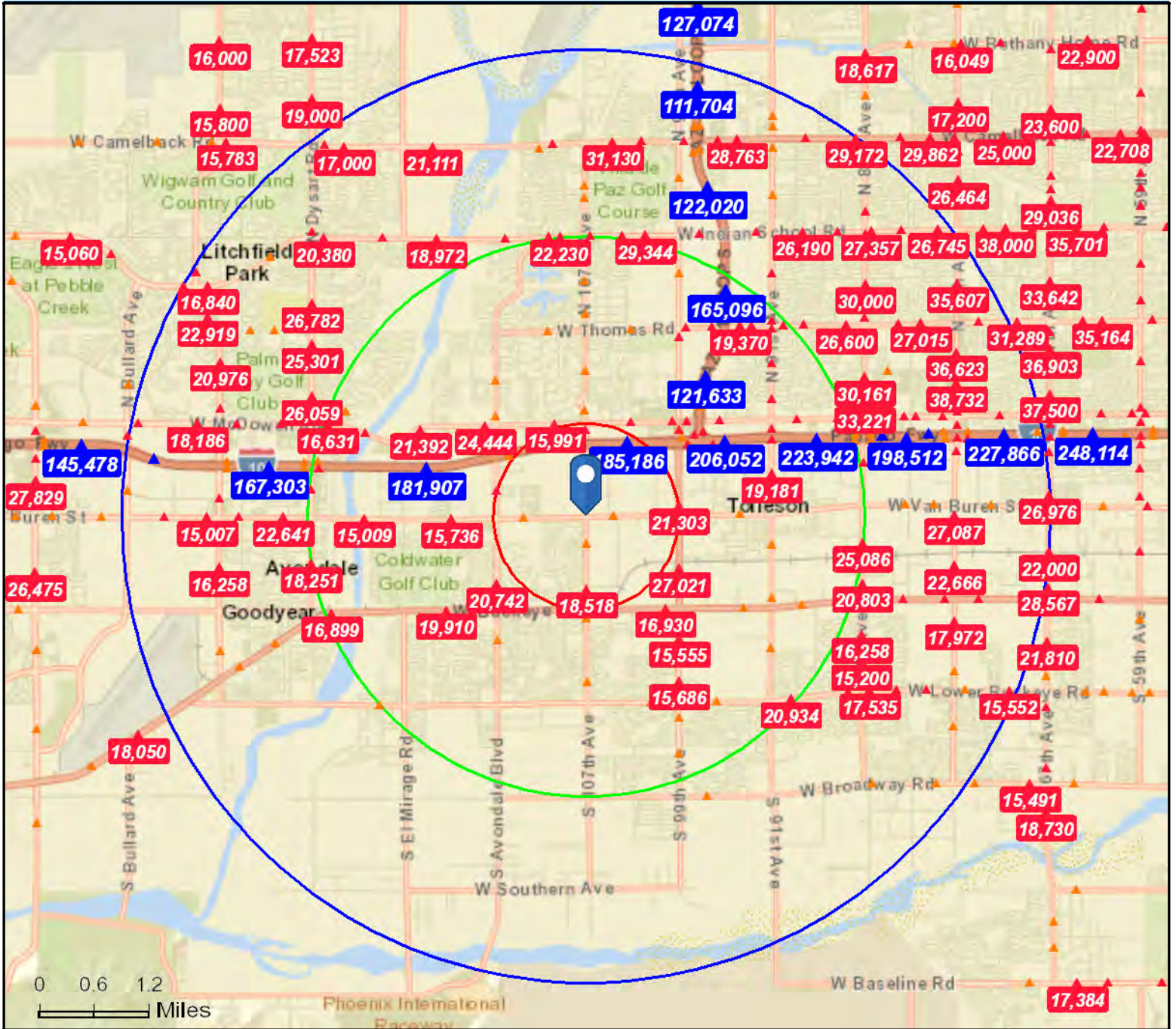
EXHIBIT



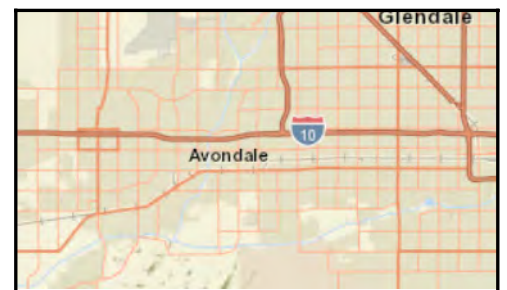
HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.44993
 Longitude: -112.28983



- 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: ©2017 Kalibrate Technologies



Traffic Count Profile

107th Avenue & Van Buren Street
10700-10732 W Van Buren St, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.44993
Longitude: -112.28983

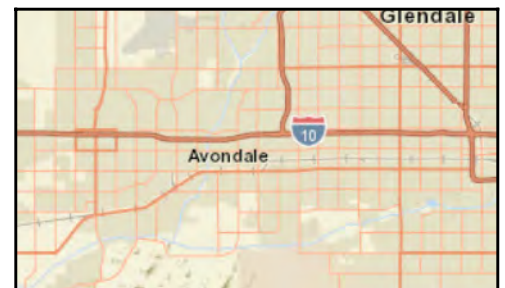
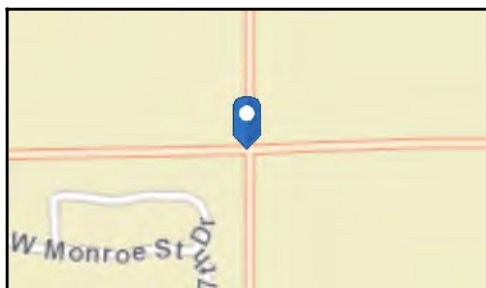
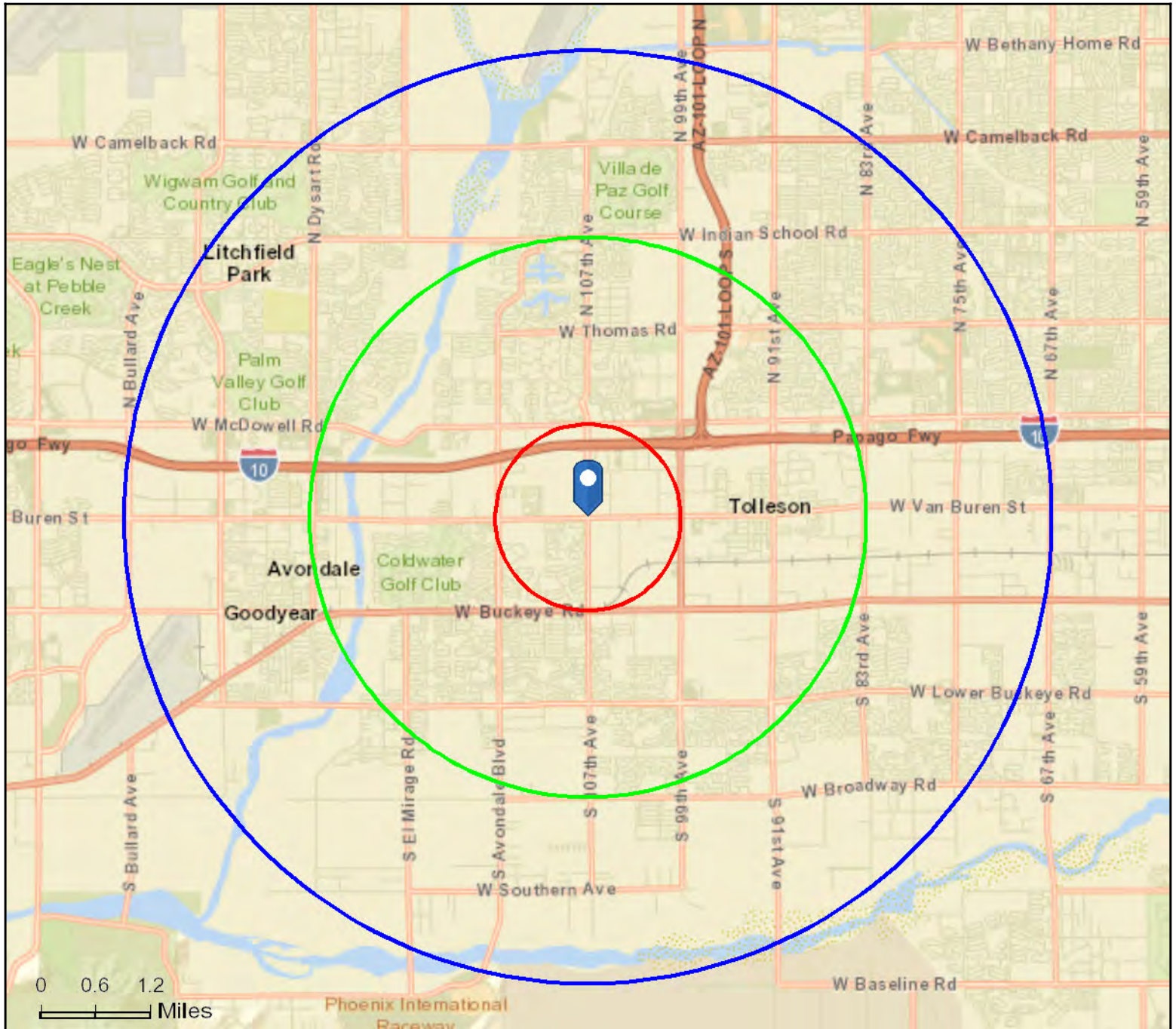
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.19	N 107th Ave	W Van Buren St (0.19 miles S)	2014	12,047
0.29	W Van Buren St	104th Ave (0.04 miles E)	2014	9,373
0.30	S 107th Ave	Roosevelt Pkwy S (0.05 miles N)	2014	8,152
0.55	N 107th Ave	Roosevelt St (0.05 miles S)	2014	16,005
0.67	W Van Buren St	111th Ave (0.17 miles E)	2014	9,602
0.69	Roosevelt St	103rd Ave (0.06 miles E)	2014	3,002
0.76	I- 10	N 107th Ave (0.10 miles E)	2015	4,801
0.76	Frontage Rd	N 107th Ave (0.14 miles W)	2013	2,895
0.78	S 107th Ave	W Tonto Ln (0.16 miles S)	2015	18,518
0.79	Frontage Rd	N 107th Ave (0.21 miles W)	2015	5,244
0.82	I- 10	N 107th Ave (0.10 miles E)	2015	5,447
0.84	Frontage Rd	N 107th Ave (0.16 miles W)	2013	2,448
0.91	I- 10	N 107th Ave (0.40 miles W)	2013	6,391
0.92	I- 10	N 107th Ave (0.45 miles W)	2016	185,186
0.93	N 107th Ave	W McDowell Rd (0.07 miles N)	2014	17,744
0.94	Frontage Rd	N 99th Ave (0.46 miles E)	2010	6,694
1.00	Mc 85	Buckeye Rd (0.10 miles W)	2015	15,859
1.00	N 99th Ave	W Van Buren St (0.10 miles S)	2014	21,303
1.01	N 115th Ave	W Roosevelt St (0.20 miles N)	2015	33,937
1.05	W McDowell Rd	N 109th Ave (0.08 miles E)	2014	15,991
1.05	I- 10	N Avondale Blvd (0.14 miles W)	2015	14,318
1.09	I- 10	N Avondale Blvd (0.15 miles W)	2015	14,573
1.09	S 107th Ave	W Papago St (0.09 miles S)	2015	12,236
1.12	W McDowell Rd	N 103rd Ave (0.01 miles E)	2014	22,379
1.14	N 107th Ave	Crystal Gardens Pkwy (0.12 miles NW)	2014	11,990
1.15	S 99th Ave	W Harrison St (0.12 miles N)	2015	27,021
1.20	S 115th Ave	Coldwater Ranch Blvd (0.03 miles S)	2014	20,742
1.22	I- 10	N Avondale Blvd (0.11 miles NE)	2015	3,661
1.24	Mc 85	S 113th Ave (0.02 miles E)	2015	18,182
1.25		(0.00 miles)	2015	3,711

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 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. 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: ©2017 Kalibrate Technologies

107th Avenue & Van Buren Street
10700-10732 W Van Buren St, Avondale, Arizona, 85323
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.44993
Longitude: -112.28983





Executive Summary

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.44993
 Longitude: -112.28983

	1 mile	3 miles	5 miles
Population			
2000 Population	51	31,655	114,608
2010 Population	3,230	83,832	213,568
2017 Population	3,560	93,242	239,447
2022 Population	3,859	100,593	259,444
2000-2010 Annual Rate	51.41%	10.23%	6.42%
2010-2017 Annual Rate	1.35%	1.48%	1.59%
2017-2022 Annual Rate	1.63%	1.53%	1.62%
2017 Male Population	50.6%	49.3%	49.4%
2017 Female Population	49.4%	50.7%	50.6%
2017 Median Age	27.8	29.3	29.0

In the identified area, the current year population is 239,447. In 2010, the Census count in the area was 213,568. The rate of change since 2010 was 1.59% annually. The five-year projection for the population in the area is 259,444 representing a change of 1.62% annually from 2017 to 2022. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 27.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	45.5%	53.1%	52.5%
2017 Black Alone	14.9%	10.8%	9.3%
2017 American Indian/Alaska Native Alone	2.4%	1.8%	1.8%
2017 Asian Alone	5.9%	3.7%	3.4%
2017 Pacific Islander Alone	0.4%	0.3%	0.2%
2017 Other Race	26.4%	25.4%	28.0%
2017 Two or More Races	4.6%	4.9%	4.8%
2017 Hispanic Origin (Any Race)	52.8%	56.9%	59.9%

Persons of Hispanic origin represent 59.9% of the population in the identified area compared to 18.1% 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 85.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	14	9,471	33,992
2010 Households	1,008	25,045	62,926
2017 Total Households	1,104	27,525	69,817
2022 Total Households	1,191	29,582	75,452
2000-2010 Annual Rate	53.37%	10.21%	6.35%
2010-2017 Annual Rate	1.26%	1.31%	1.44%
2017-2022 Annual Rate	1.53%	1.45%	1.56%
2017 Average Household Size	3.22	3.39	3.42

The household count in this area has changed from 62,926 in 2010 to 69,817 in the current year, a change of 1.44% annually. The five-year projection of households is 75,452, a change of 1.56% annually from the current year total. Average household size is currently 3.42, compared to 3.39 in the year 2010. The number of families in the current year is 54,162 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.44993
 Longitude: -112.28983

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$54,080	\$55,920	\$52,744
2022 Median Household Income	\$65,198	\$60,416	\$56,858
2017-2022 Annual Rate	3.81%	1.56%	1.51%
Average Household Income			
2017 Average Household Income	\$66,603	\$67,964	\$64,609
2022 Average Household Income	\$76,117	\$76,666	\$72,965
2017-2022 Annual Rate	2.71%	2.44%	2.46%
Per Capita Income			
2017 Per Capita Income	\$20,427	\$20,103	\$18,922
2022 Per Capita Income	\$23,231	\$22,587	\$21,301
2017-2022 Annual Rate	2.61%	2.36%	2.40%

Current median household income is \$52,744 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$56,858 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$64,609 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$72,965 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$18,922 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$21,301 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	16	10,146	35,866
2000 Owner Occupied Housing Units	6	7,995	26,343
2000 Renter Occupied Housing Units	7	1,476	7,648
2000 Vacant Housing Units	3	675	1,875
2010 Total Housing Units	1,194	28,325	72,438
2010 Owner Occupied Housing Units	555	15,734	38,832
2010 Renter Occupied Housing Units	453	9,311	24,094
2010 Vacant Housing Units	186	3,280	9,512
2017 Total Housing Units	1,295	30,741	79,058
2017 Owner Occupied Housing Units	582	16,242	39,796
2017 Renter Occupied Housing Units	522	11,284	30,021
2017 Vacant Housing Units	191	3,216	9,241
2022 Total Housing Units	1,398	32,936	84,727
2022 Owner Occupied Housing Units	636	17,481	42,746
2022 Renter Occupied Housing Units	556	12,101	32,706
2022 Vacant Housing Units	207	3,354	9,275

Currently, 50.3% of the 79,058 housing units in the area are owner occupied; 38.0%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 72,438 housing units in the area - 53.6% owner occupied, 33.3% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 3.96%. Median home value in the area is \$162,227, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.24% annually to \$209,459.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Market Profile

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.44993
 Longitude: -112.28983

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	51	31,655	114,608
2010 Total Population	3,230	83,832	213,568
2017 Total Population	3,560	93,242	239,447
2017 Group Quarters	0	55	425
2022 Total Population	3,859	100,593	259,444
2017-2022 Annual Rate	1.63%	1.53%	1.62%
2017 Total Daytime Population	7,427	79,743	209,953
Workers	5,584	29,448	76,981
Residents	1,843	50,295	132,972
Household Summary			
2000 Households	14	9,471	33,992
2000 Average Household Size	3.64	3.34	3.37
2010 Households	1,008	25,045	62,926
2010 Average Household Size	3.20	3.35	3.39
2017 Households	1,104	27,525	69,817
2017 Average Household Size	3.22	3.39	3.42
2022 Households	1,191	29,582	75,452
2022 Average Household Size	3.24	3.40	3.43
2017-2022 Annual Rate	1.53%	1.45%	1.56%
2010 Families	731	19,644	49,284
2010 Average Family Size	3.66	3.70	3.76
2017 Families	792	21,452	54,162
2017 Average Family Size	3.70	3.75	3.81
2022 Families	851	22,981	58,278
2022 Average Family Size	3.72	3.77	3.83
2017-2022 Annual Rate	1.45%	1.39%	1.48%
Housing Unit Summary			
2000 Housing Units	16	10,146	35,866
Owner Occupied Housing Units	37.5%	78.8%	73.4%
Renter Occupied Housing Units	43.8%	14.5%	21.3%
Vacant Housing Units	18.8%	6.7%	5.2%
2010 Housing Units	1,194	28,325	72,438
Owner Occupied Housing Units	46.5%	55.5%	53.6%
Renter Occupied Housing Units	37.9%	32.9%	33.3%
Vacant Housing Units	15.6%	11.6%	13.1%
2017 Housing Units	1,295	30,741	79,058
Owner Occupied Housing Units	44.9%	52.8%	50.3%
Renter Occupied Housing Units	40.3%	36.7%	38.0%
Vacant Housing Units	14.7%	10.5%	11.7%
2022 Housing Units	1,398	32,936	84,727
Owner Occupied Housing Units	45.5%	53.1%	50.5%
Renter Occupied Housing Units	39.8%	36.7%	38.6%
Vacant Housing Units	14.8%	10.2%	10.9%
Median Household Income			
2017	\$54,080	\$55,920	\$52,744
2022	\$65,198	\$60,416	\$56,858
Median Home Value			
2017	\$171,250	\$173,264	\$162,227
2022	\$250,781	\$221,387	\$209,459
Per Capita Income			
2017	\$20,427	\$20,103	\$18,922
2022	\$23,231	\$22,587	\$21,301
Median Age			
2010	25.6	27.5	27.5
2017	27.8	29.3	29.0
2022	28.4	30.2	29.8

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.44993
 Longitude: -112.28983

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	1,104	27,525	69,817
<\$15,000	10.0%	8.9%	10.0%
\$15,000 - \$24,999	9.6%	7.9%	9.2%
\$25,000 - \$34,999	12.9%	9.9%	11.0%
\$35,000 - \$49,999	15.0%	15.5%	16.2%
\$50,000 - \$74,999	12.0%	23.4%	22.1%
\$75,000 - \$99,999	16.5%	14.3%	14.5%
\$100,000 - \$149,999	18.1%	14.2%	11.9%
\$150,000 - \$199,999	5.4%	4.1%	3.2%
\$200,000+	0.5%	1.7%	1.9%
Average Household Income	\$66,603	\$67,964	\$64,609
2022 Households by Income			
Household Income Base	1,191	29,582	75,452
<\$15,000	9.2%	8.6%	9.7%
\$15,000 - \$24,999	8.7%	7.2%	8.5%
\$25,000 - \$34,999	11.2%	8.8%	9.6%
\$35,000 - \$49,999	12.7%	13.4%	14.1%
\$50,000 - \$74,999	12.1%	22.8%	21.8%
\$75,000 - \$99,999	17.1%	15.4%	15.9%
\$100,000 - \$149,999	21.3%	16.5%	13.9%
\$150,000 - \$199,999	6.9%	5.1%	4.0%
\$200,000+	0.8%	2.2%	2.4%
Average Household Income	\$76,117	\$76,666	\$72,965
2017 Owner Occupied Housing Units by Value			
Total	582	16,242	39,790
<\$50,000	3.1%	4.5%	6.2%
\$50,000 - \$99,999	9.5%	11.8%	16.8%
\$100,000 - \$149,999	27.1%	21.0%	21.6%
\$150,000 - \$199,999	24.1%	27.4%	22.1%
\$200,000 - \$249,999	10.7%	14.3%	13.2%
\$250,000 - \$299,999	13.9%	9.9%	8.2%
\$300,000 - \$399,999	11.5%	8.8%	7.9%
\$400,000 - \$499,999	0.0%	1.5%	2.2%
\$500,000 - \$749,999	0.0%	0.7%	1.4%
\$750,000 - \$999,999	0.0%	0.0%	0.1%
\$1,000,000 +	0.0%	0.2%	0.2%
Average Home Value	\$186,747	\$187,488	\$182,308
2022 Owner Occupied Housing Units by Value			
Total	636	17,481	42,739
<\$50,000	0.9%	2.3%	3.2%
\$50,000 - \$99,999	3.3%	4.8%	9.3%
\$100,000 - \$149,999	12.3%	11.0%	13.8%
\$150,000 - \$199,999	19.5%	23.7%	20.3%
\$200,000 - \$249,999	13.5%	18.9%	17.9%
\$250,000 - \$299,999	25.2%	16.2%	13.2%
\$300,000 - \$399,999	25.2%	18.2%	15.1%
\$400,000 - \$499,999	0.0%	3.2%	4.0%
\$500,000 - \$749,999	0.0%	1.3%	2.6%
\$750,000 - \$999,999	0.0%	0.0%	0.1%
\$1,000,000 +	0.0%	0.3%	0.4%
Average Home Value	\$240,197	\$236,879	\$230,403

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.44993
 Longitude: -112.28983

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,231	83,833	213,567
0 - 4	11.8%	9.8%	9.8%
5 - 9	9.4%	9.5%	9.7%
10 - 14	8.0%	9.2%	9.4%
15 - 24	19.4%	17.2%	17.0%
25 - 34	22.0%	16.9%	16.2%
35 - 44	14.6%	14.6%	14.5%
45 - 54	8.1%	11.0%	11.2%
55 - 64	4.7%	7.1%	7.2%
65 - 74	1.6%	3.2%	3.3%
75 - 84	0.4%	1.3%	1.4%
85 +	0.0%	0.3%	0.4%
18 +	66.3%	66.4%	65.7%
2017 Population by Age			
Total	3,561	93,243	239,449
0 - 4	11.1%	9.4%	9.5%
5 - 9	10.0%	8.9%	8.9%
10 - 14	8.2%	8.3%	8.4%
15 - 24	14.5%	15.2%	15.6%
25 - 34	21.9%	18.5%	17.7%
35 - 44	16.5%	14.4%	13.9%
45 - 54	9.1%	10.9%	11.0%
55 - 64	5.4%	8.0%	8.1%
65 - 74	2.5%	4.5%	4.7%
75 - 84	0.7%	1.5%	1.6%
85 +	0.1%	0.4%	0.5%
18 +	66.6%	69.0%	68.6%
2022 Population by Age			
Total	3,859	100,592	259,444
0 - 4	11.2%	9.6%	9.7%
5 - 9	10.2%	8.9%	9.1%
10 - 14	9.0%	8.4%	8.4%
15 - 24	13.4%	13.8%	14.3%
25 - 34	20.5%	19.1%	18.5%
35 - 44	17.6%	15.4%	14.7%
45 - 54	9.4%	10.0%	10.1%
55 - 64	4.9%	7.6%	7.8%
65 - 74	2.7%	4.9%	5.0%
75 - 84	0.8%	1.8%	2.0%
85 +	0.1%	0.4%	0.5%
18 +	65.3%	68.7%	68.4%
2010 Population by Sex			
Males	1,625	41,336	105,555
Females	1,605	42,497	108,013
2017 Population by Sex			
Males	1,803	45,983	118,335
Females	1,757	47,259	121,111
2022 Population by Sex			
Males	1,954	49,495	128,036
Females	1,905	51,098	131,409

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.44993
 Longitude: -112.28983

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	3,230	83,833	213,568
White Alone	48.6%	56.2%	55.5%
Black Alone	13.8%	9.8%	8.4%
American Indian Alone	2.2%	1.6%	1.7%
Asian Alone	5.3%	3.3%	3.0%
Pacific Islander Alone	0.4%	0.3%	0.2%
Some Other Race Alone	25.4%	24.1%	26.9%
Two or More Races	4.2%	4.5%	4.4%
Hispanic Origin	51.3%	55.0%	58.2%
Diversity Index	87.0	83.5	83.8
2017 Population by Race/Ethnicity			
Total	3,560	93,243	239,447
White Alone	45.5%	53.1%	52.5%
Black Alone	14.9%	10.8%	9.3%
American Indian Alone	2.4%	1.8%	1.8%
Asian Alone	5.9%	3.7%	3.4%
Pacific Islander Alone	0.4%	0.3%	0.2%
Some Other Race Alone	26.4%	25.4%	28.0%
Two or More Races	4.6%	4.9%	4.8%
Hispanic Origin	52.8%	56.9%	59.9%
Diversity Index	88.3	85.0	85.1
2022 Population by Race/Ethnicity			
Total	3,859	100,594	259,445
White Alone	43.5%	51.0%	50.6%
Black Alone	15.7%	11.6%	10.0%
American Indian Alone	2.5%	1.9%	1.9%
Asian Alone	6.4%	4.1%	3.7%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	26.8%	25.9%	28.5%
Two or More Races	4.8%	5.2%	5.0%
Hispanic Origin	53.9%	58.3%	61.1%
Diversity Index	89.0	85.9	85.9
2010 Population by Relationship and Household Type			
Total	3,230	83,832	213,568
In Households	100.0%	99.9%	99.8%
In Family Households	86.7%	90.6%	90.8%
Householder	22.4%	23.5%	23.1%
Spouse	15.0%	15.7%	15.2%
Child	37.2%	40.3%	40.8%
Other relative	8.3%	7.3%	7.7%
Nonrelative	3.7%	3.8%	4.0%
In Nonfamily Households	13.3%	9.3%	9.0%
In Group Quarters	0.0%	0.1%	0.2%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.0%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.44993
 Longitude: -112.28983

	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	2,000	54,289	137,740
Less than 9th Grade	16.9%	9.1%	10.4%
9th - 12th Grade, No Diploma	10.8%	11.8%	13.7%
High School Graduate	19.1%	22.8%	23.7%
GED/Alternative Credential	5.8%	4.7%	4.4%
Some College, No Degree	24.2%	25.9%	24.4%
Associate Degree	7.2%	7.8%	7.1%
Bachelor's Degree	10.1%	12.6%	10.9%
Graduate/Professional Degree	5.8%	5.3%	5.4%
2017 Population 15+ by Marital Status			
Total	2,516	68,442	175,120
Never Married	45.5%	39.9%	40.1%
Married	39.5%	46.2%	45.6%
Widowed	3.0%	3.0%	3.3%
Divorced	12.0%	10.9%	11.0%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	95.4%	93.8%	93.4%
Civilian Unemployed (Unemployment Rate)	4.7%	6.2%	6.6%
2017 Employed Population 16+ by Industry			
Total	1,750	43,635	108,130
Agriculture/Mining	0.0%	0.9%	1.2%
Construction	7.8%	6.4%	7.7%
Manufacturing	11.2%	8.1%	7.4%
Wholesale Trade	0.3%	3.8%	3.5%
Retail Trade	11.5%	13.3%	12.7%
Transportation/Utilities	4.5%	9.3%	8.2%
Information	2.6%	1.8%	1.6%
Finance/Insurance/Real Estate	4.9%	7.4%	7.6%
Services	49.9%	43.1%	44.4%
Public Administration	7.4%	5.8%	5.8%
2017 Employed Population 16+ by Occupation			
Total	1,750	43,638	108,131
White Collar	43.4%	53.9%	51.3%
Management/Business/Financial	7.0%	10.1%	10.0%
Professional	14.6%	15.0%	15.3%
Sales	12.2%	9.1%	8.7%
Administrative Support	9.5%	19.6%	17.3%
Services	24.2%	17.7%	19.8%
Blue Collar	32.5%	28.4%	28.9%
Farming/Forestry/Fishing	0.0%	0.3%	0.7%
Construction/Extraction	6.5%	4.8%	6.6%
Installation/Maintenance/Repair	3.6%	4.0%	4.1%
Production	5.1%	5.8%	6.1%
Transportation/Material Moving	17.3%	13.4%	11.3%
2010 Population By Urban/ Rural Status			
Total Population	3,230	83,832	213,568
Population Inside Urbanized Area	100.0%	99.9%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.1%	0.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.44993
 Longitude: -112.28983

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	1,009	25,046	62,926
Households with 1 Person	16.7%	14.5%	15.2%
Households with 2+ People	83.3%	85.5%	84.8%
Family Households	72.4%	78.4%	78.3%
Husband-wife Families	48.6%	52.6%	51.7%
With Related Children	34.2%	32.8%	32.6%
Other Family (No Spouse Present)	23.8%	25.8%	26.6%
Other Family with Male Householder	7.2%	8.1%	8.5%
With Related Children	4.7%	5.7%	6.1%
Other Family with Female Householder	16.6%	17.7%	18.1%
With Related Children	13.9%	13.6%	14.0%
Nonfamily Households	10.8%	7.0%	6.5%
All Households with Children	53.5%	52.9%	53.4%
Multigenerational Households	8.2%	9.0%	9.4%
Unmarried Partner Households	11.5%	10.4%	10.4%
Male-female	10.6%	9.5%	9.5%
Same-sex	0.9%	0.9%	0.8%
2010 Households by Size			
Total	1,009	25,044	62,924
1 Person Household	16.7%	14.6%	15.2%
2 Person Household	24.7%	25.0%	24.3%
3 Person Household	18.4%	18.2%	17.5%
4 Person Household	18.7%	18.4%	18.1%
5 Person Household	10.5%	12.1%	12.2%
6 Person Household	5.8%	6.2%	6.5%
7 + Person Household	5.1%	5.5%	6.2%
2010 Households by Tenure and Mortgage Status			
Total	1,008	25,045	62,926
Owner Occupied	55.1%	62.8%	61.7%
Owned with a Mortgage/Loan	53.4%	56.4%	54.4%
Owned Free and Clear	1.7%	6.5%	7.3%
Renter Occupied	44.9%	37.2%	38.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,194	28,325	72,438
Housing Units Inside Urbanized Area	100.0%	99.9%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.1%	0.2%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

107th Avenue & Van Buren Street
 10700-10732 W Van Buren St, Avondale, Arizona, 85323
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.44993
 Longitude: -112.28983

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Up and Coming Families	Up and Coming Families	Up and Coming Families
2.	NeWest Residents (13C)	Metro Fusion (11C)	Barrios Urbanos (7D)
3.	Top Tier (1A)	Soccer Moms (4A)	American Dreamers (7C)
2017 Consumer Spending			
Apparel & Services: Total \$	\$2,144,801	\$52,608,567	\$127,390,794
Average Spent	\$1,942.75	\$1,911.30	\$1,824.64
Spending Potential Index	90	88	84
Education: Total \$	\$1,255,397	\$31,856,220	\$75,633,107
Average Spent	\$1,137.13	\$1,157.36	\$1,083.31
Spending Potential Index	78	80	74
Entertainment/Recreation: Total \$	\$2,810,997	\$71,879,637	\$173,522,473
Average Spent	\$2,546.19	\$2,611.43	\$2,485.39
Spending Potential Index	82	84	80
Food at Home: Total \$	\$4,858,872	\$118,633,475	\$289,333,639
Average Spent	\$4,401.15	\$4,310.03	\$4,144.17
Spending Potential Index	87	86	82
Food Away from Home: Total \$	\$3,301,282	\$81,220,484	\$196,428,402
Average Spent	\$2,990.29	\$2,950.79	\$2,813.48
Spending Potential Index	90	89	84
Health Care: Total \$	\$4,672,853	\$123,263,689	\$299,514,783
Average Spent	\$4,232.66	\$4,478.24	\$4,290.00
Spending Potential Index	76	80	77
HH Furnishings & Equipment: Total \$	\$1,800,668	\$46,005,051	\$111,291,338
Average Spent	\$1,631.04	\$1,671.39	\$1,594.04
Spending Potential Index	84	86	82
Personal Care Products & Services: Total \$	\$742,240	\$18,670,120	\$45,000,932
Average Spent	\$672.32	\$678.30	\$644.56
Spending Potential Index	84	85	81
Shelter: Total \$	\$15,652,575	\$386,831,957	\$933,494,397
Average Spent	\$14,178.06	\$14,053.84	\$13,370.59
Spending Potential Index	87	87	82
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,998,544	\$52,584,117	\$127,128,151
Average Spent	\$1,810.28	\$1,910.41	\$1,820.88
Spending Potential Index	77	82	78
Travel: Total \$	\$1,796,618	\$47,059,717	\$112,426,017
Average Spent	\$1,627.37	\$1,709.71	\$1,610.30
Spending Potential Index	79	83	78
Vehicle Maintenance & Repairs: Total \$	\$980,082	\$24,788,854	\$60,258,396
Average Spent	\$887.76	\$900.59	\$863.09
Spending Potential Index	83	84	80

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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.