



HAUGEN

Commercial Real Estate, Inc.

www.HaugenCommercialRealEstateInc.com

MARKETING VIDEO

www.vimeo.com/379929892

FOR SALE

Northwest Corner of Avondale Blvd. & McDowell Rd. Avondale, Arizona 85323

Approximately 22.61 Acres

Multi-Family Allowed as Part of Mixed Use Project

DEC 2019 – EAST VIEW



PROPERTY HIGHLIGHTS

- Tremendous hard corner in path of development!
- Avondale Blvd. and McDowell Road frontage!
- Across the street from Phoenix Children's Hospital!
- General plan allows multi-family as part of a mixed use development!
- Easy access to full diamond interchange at Interstate 10!!
- Low holding costs, currently zoned AG!

George Haugen
Designated Broker



8765 E. Bell Road, Suite 207
Scottsdale, AZ 85260
(480) 455-1150 Office
(602) 499-6000 Mobile

George@HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.



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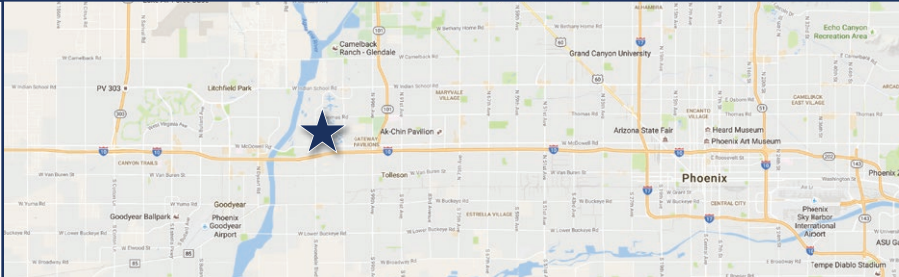
Northwest Corner of
Avondale Blvd. & McDowell Rd.
Avondale, Arizona 85323

Approximately 22.61 Acres
Multi-Family Allowed as Part of Mixed Use Project

DEC 2019 – SOUTH VIEW



PROPERTY LOCATION



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Avondale

Aspiring. Achieving. Accelerating.

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FOR SALE

Northwest Corner of Avondale Blvd. & McDowell Rd. Avondale, Arizona 85323

Approximately 22.61 Acres

Multi-Family Allowed as Part of Mixed Use Project

DEC 2019 – NORTH VIEW



PROPERTY DETAILS

Size:	±22.6 Acres
Zoning:	Agricultural – General Plan Designation – Mixed Use
Traffic Counts:	McDowell Rd. (West of Avondale Blvd.) 21,230 Avondale Blvd. (South of McDowell Rd.) 24,740 Avondale Blvd. (North of McDowell Rd.) 12,440 (2019 City of Avondale both directions combined)
	Interstate 10 205,385 (2017 ADOT AADT)
Frontage:	±1,312 Feet – McDowell Road ±720 Feet – Avondale Blvd.
Utilities:	Available, please contact the City of Avondale for details.
APN:	501-74-887 & 501-74-886
2019 RE Taxes:	\$659.00 (Agricultural Status)
Price:	Please Call

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Haugen Commercial Real Estate, Inc.

Lat/Lon: 33.464/-112.3065

RFULL9

W McDowell Rd & N Avondale Blvd

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2019)	11,441		104,085		247,653	
Projected Population (2024)	12,544		114,801		273,944	
Census Population (2010)	10,045		91,352		213,431	
Census Population (2000)	3,257		40,316		105,168	
Projected Annual Growth (2019-2024)	1,103	1.9%	10,716	2.1%	26,291	2.1%
Historical Annual Growth (2010-2019)	1,396	1.4%	12,733	1.4%	34,222	1.5%
Historical Annual Growth (2000-2010)	6,788	20.8%	51,036	12.7%	108,263	10.3%
Estimated Population Density (2019)	3,644 <i>psm</i>		3,683 <i>psm</i>		3,154 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2019)	3,817		33,061		76,152	
Projected Households (2024)	4,019		35,062		81,005	
Census Households (2010)	3,283		28,711		64,818	
Census Households (2000)	1,135		12,776		32,079	
Projected Annual Growth (2019-2024)	202	1.1%	2,001	1.2%	4,853	1.3%
Historical Annual Change (2000-2019)	2,682	12.4%	20,285	8.4%	44,073	7.2%
Average Household Income						
Estimated Average Household Income (2019)	\$81,830		\$81,596		\$82,036	
Projected Average Household Income (2024)	\$89,775		\$89,864		\$90,127	
Census Average Household Income (2010)	\$58,279		\$64,608		\$62,845	
Census Average Household Income (2000)	\$57,401		\$60,880		\$56,626	
Projected Annual Change (2019-2024)	\$7,945	1.9%	\$8,268	2.0%	\$8,090	2.0%
Historical Annual Change (2000-2019)	\$24,429	2.2%	\$20,716	1.8%	\$25,410	2.4%
Median Household Income						
Estimated Median Household Income (2019)	\$70,601		\$69,835		\$69,091	
Projected Median Household Income (2024)	\$81,494		\$80,325		\$79,834	
Census Median Household Income (2010)	\$55,307		\$58,804		\$56,224	
Census Median Household Income (2000)	\$53,379		\$54,805		\$50,023	
Projected Annual Change (2019-2024)	\$10,893	3.1%	\$10,491	3.0%	\$10,744	3.1%
Historical Annual Change (2000-2019)	\$17,221	1.7%	\$15,030	1.4%	\$19,067	2.0%
Per Capita Income						
Estimated Per Capita Income (2019)	\$27,298		\$25,943		\$25,239	
Projected Per Capita Income (2024)	\$28,760		\$27,469		\$26,663	
Census Per Capita Income (2010)	\$19,046		\$20,306		\$19,086	
Census Per Capita Income (2000)	\$19,849		\$19,359		\$17,211	
Projected Annual Change (2019-2024)	\$1,462	1.1%	\$1,525	1.2%	\$1,423	1.1%
Historical Annual Change (2000-2019)	\$7,449	2.0%	\$6,584	1.8%	\$8,029	2.5%
Estimated Average Household Net Worth (2019)	\$602,510		\$635,645		\$639,017	

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W McDowell Rd & N Avondale Blvd

	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2019)	11,441		104,085		247,653	
White (2019)	6,374	55.7%	60,436	58.1%	142,179	57.4%
Black or African American (2019)	1,302	11.4%	11,479	11.0%	24,257	9.8%
American Indian or Alaska Native (2019)	190	1.7%	1,440	1.4%	3,336	1.3%
Asian (2019)	706	6.2%	5,186	5.0%	11,200	4.5%
Hawaiian or Pacific Islander (2019)	28	0.2%	309	0.3%	547	0.2%
Other Race (2019)	2,314	20.2%	20,473	19.7%	55,672	22.5%
Two or More Races (2019)	526	4.6%	4,762	4.6%	10,463	4.2%
Population < 18 (2019)	3,125	27.3%	28,764	27.6%	69,469	28.1%
White Not Hispanic	770	24.7%	7,176	24.9%	15,618	22.5%
Black or African American	407	13.0%	3,603	12.5%	7,587	10.9%
Asian	143	4.6%	1,179	4.1%	2,523	3.6%
Other Race Not Hispanic	164	5.3%	1,557	5.4%	3,257	4.7%
Hispanic	1,640	52.5%	15,250	53.0%	40,485	58.3%
Not Hispanic or Latino Population (2019)	6,378	55.7%	57,607	55.3%	126,561	51.1%
Not Hispanic White	4,058	63.6%	37,617	65.3%	82,605	65.3%
Not Hispanic Black or African American	1,237	19.4%	10,681	18.5%	22,649	17.9%
Not Hispanic American Indian or Alaska Native	108	1.7%	923	1.6%	2,085	1.6%
Not Hispanic Asian	669	10.5%	4,862	8.4%	10,624	8.4%
Not Hispanic Hawaiian or Pacific Islander	22	0.3%	252	0.4%	431	0.3%
Not Hispanic Other Race	14	0.2%	842	1.5%	3,185	2.5%
Not Hispanic Two or More Races	271	4.2%	2,430	4.2%	4,983	3.9%
Hispanic or Latino Population (2019)	5,063	44.3%	46,478	44.7%	121,091	48.9%
Hispanic White	2,316	45.8%	22,820	49.1%	59,574	49.2%
Hispanic Black or African American	66	1.3%	798	1.7%	1,608	1.3%
Hispanic American Indian or Alaska Native	82	1.6%	517	1.1%	1,251	1.0%
Hispanic Asian	38	0.7%	323	0.7%	576	0.5%
Hispanic Hawaiian or Pacific Islander	6	0.1%	57	0.1%	116	-
Hispanic Other Race	2,300	45.4%	19,631	42.2%	52,487	43.3%
Hispanic Two or More Races	255	5.0%	2,332	5.0%	5,480	4.5%
Not Hispanic or Latino Population (2010)	5,534	55.1%	48,615	53.2%	100,505	47.1%
Hispanic or Latino Population (2010)	4,511	44.9%	42,737	46.8%	112,926	52.9%
Not Hispanic or Latino Population (2000)	2,304	70.7%	25,778	63.9%	59,898	57.0%
Hispanic or Latino Population (2000)	953	29.3%	14,538	36.1%	45,270	43.0%
Not Hispanic or Latino Population (2024)	6,969	55.6%	63,077	54.9%	139,071	50.8%
Hispanic or Latino Population (2024)	5,575	44.4%	51,724	45.1%	134,873	49.2%
Projected Annual Growth (2019-2024)	512	-	5,246	-	13,782	-
Historical Annual Growth (2000-2010)	3,558	37.3%	28,199	19.4%	67,656	14.9%

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RFULL9

W McDowell Rd & N Avondale Blvd

	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2019)						
Total Population	11,441		104,085		247,653	
Age Under 5 Years	900	7.9%	7,828	7.5%	18,730	7.6%
Age 5 to 9 Years	874	7.6%	8,040	7.7%	19,379	7.8%
Age 10 to 14 Years	888	7.8%	8,370	8.0%	20,235	8.2%
Age 15 to 19 Years	854	7.5%	7,818	7.5%	18,757	7.6%
Age 20 to 24 Years	989	8.6%	7,988	7.7%	18,272	7.4%
Age 25 to 29 Years	1,097	9.6%	9,066	8.7%	20,717	8.4%
Age 30 to 34 Years	1,028	9.0%	8,437	8.1%	19,262	7.8%
Age 35 to 39 Years	906	7.9%	7,894	7.6%	18,337	7.4%
Age 40 to 44 Years	742	6.5%	6,895	6.6%	16,171	6.5%
Age 45 to 49 Years	708	6.2%	6,330	6.1%	14,879	6.0%
Age 50 to 54 Years	616	5.4%	5,560	5.3%	13,319	5.4%
Age 55 to 59 Years	597	5.2%	5,421	5.2%	12,565	5.1%
Age 60 to 64 Years	429	3.7%	4,442	4.3%	10,872	4.4%
Age 65 to 69 Years	342	3.0%	3,448	3.3%	8,737	3.5%
Age 70 to 74 Years	218	1.9%	2,672	2.6%	6,929	2.8%
Age 75 to 79 Years	127	1.1%	1,718	1.7%	4,722	1.9%
Age 80 to 84 Years	65	0.6%	1,118	1.1%	2,977	1.2%
Age 85 Years or Over	59	0.5%	1,041	1.0%	2,794	1.1%
Median Age	30.0		31.4		31.6	
Age 19 Years or Less	3,516	30.7%	32,055	30.8%	77,101	31.1%
Age 20 to 64 Years	7,113	62.2%	62,032	59.6%	144,392	58.3%
Age 65 Years or Over	811	7.1%	9,998	9.6%	26,159	10.6%
Female Age Distribution (2019)						
Female Population	5,759	50.3%	52,898	50.8%	126,162	50.9%
Age Under 5 Years	452	7.8%	3,852	7.3%	9,273	7.3%
Age 5 to 9 Years	425	7.4%	4,003	7.6%	9,646	7.6%
Age 10 to 14 Years	448	7.8%	4,048	7.7%	9,884	7.8%
Age 15 to 19 Years	377	6.6%	3,650	6.9%	8,942	7.1%
Age 20 to 24 Years	495	8.6%	3,985	7.5%	9,079	7.2%
Age 25 to 29 Years	546	9.5%	4,651	8.8%	10,619	8.4%
Age 30 to 34 Years	518	9.0%	4,331	8.2%	9,985	7.9%
Age 35 to 39 Years	460	8.0%	4,030	7.6%	9,402	7.5%
Age 40 to 44 Years	377	6.5%	3,534	6.7%	8,182	6.5%
Age 45 to 49 Years	349	6.1%	3,196	6.0%	7,490	5.9%
Age 50 to 54 Years	334	5.8%	2,890	5.5%	6,941	5.5%
Age 55 to 59 Years	314	5.5%	2,936	5.5%	6,705	5.3%
Age 60 to 64 Years	239	4.2%	2,316	4.4%	5,683	4.5%
Age 65 to 69 Years	185	3.2%	1,832	3.5%	4,628	3.7%
Age 70 to 74 Years	98	1.7%	1,392	2.6%	3,649	2.9%
Age 75 to 79 Years	69	1.2%	920	1.7%	2,557	2.0%
Age 80 to 84 Years	45	0.8%	680	1.3%	1,716	1.4%
Age 85 Years or Over	30	0.5%	652	1.2%	1,782	1.4%
Female Median Age	30.6		32.3		32.5	
Age 19 Years or Less	1,702	29.6%	15,553	29.4%	37,744	29.9%
Age 20 to 64 Years	3,631	63.0%	31,868	60.2%	74,086	58.7%
Age 65 Years or Over	426	7.4%	5,477	10.4%	14,332	11.4%

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RFULL9

W McDowell Rd & N Avondale Blvd

1 mi radius 3 mi radius 5 mi radius

Male Age Distribution (2019)

Male Population	5,682	49.7%	51,187	49.2%	121,491	49.1%
Age Under 5 Years	448	7.9%	3,975	7.8%	9,458	7.8%
Age 5 to 9 Years	449	7.9%	4,038	7.9%	9,734	8.0%
Age 10 to 14 Years	440	7.8%	4,322	8.4%	10,351	8.5%
Age 15 to 19 Years	477	8.4%	4,168	8.1%	9,814	8.1%
Age 20 to 24 Years	494	8.7%	4,003	7.8%	9,193	7.6%
Age 25 to 29 Years	552	9.7%	4,415	8.6%	10,098	8.3%
Age 30 to 34 Years	510	9.0%	4,106	8.0%	9,277	7.6%
Age 35 to 39 Years	446	7.9%	3,865	7.6%	8,935	7.4%
Age 40 to 44 Years	366	6.4%	3,360	6.6%	7,988	6.6%
Age 45 to 49 Years	359	6.3%	3,134	6.1%	7,389	6.1%
Age 50 to 54 Years	282	5.0%	2,670	5.2%	6,378	5.2%
Age 55 to 59 Years	283	5.0%	2,486	4.9%	5,860	4.8%
Age 60 to 64 Years	190	3.3%	2,126	4.2%	5,189	4.3%
Age 65 to 69 Years	158	2.8%	1,617	3.2%	4,109	3.4%
Age 70 to 74 Years	120	2.1%	1,280	2.5%	3,281	2.7%
Age 75 to 79 Years	59	1.0%	798	1.6%	2,164	1.8%
Age 80 to 84 Years	20	0.4%	437	0.9%	1,262	1.0%
Age 85 Years or Over	29	0.5%	389	0.8%	1,012	0.8%
Male Median Age	29.2		30.5		30.8	
Age 19 Years or Less	1,814	31.9%	16,502	32.2%	39,357	32.4%
Age 20 to 64 Years	3,482	61.3%	30,165	58.9%	70,306	57.9%
Age 65 Years or Over	385	6.8%	4,520	8.8%	11,828	9.7%

Males per 100 Females (2019)

Overall Comparison						
Age Under 5 Years	99	49.8%	103	50.8%	102	50.5%
Age 5 to 9 Years	106	51.4%	101	50.2%	101	50.2%
Age 10 to 14 Years	98	49.6%	107	51.6%	105	51.6%
Age 15 to 19 Years	126	55.8%	114	53.3%	110	52.3%
Age 20 to 24 Years	100	49.9%	100	50.1%	101	50.3%
Age 25 to 29 Years	101	50.3%	95	48.7%	95	48.7%
Age 30 to 34 Years	98	49.6%	95	48.7%	93	48.2%
Age 35 to 39 Years	97	49.3%	96	49.0%	95	48.7%
Age 40 to 44 Years	97	49.3%	95	48.7%	98	49.4%
Age 45 to 49 Years	103	50.7%	98	49.5%	99	49.7%
Age 50 to 54 Years	85	45.8%	92	48.0%	92	47.9%
Age 55 to 59 Years	90	47.4%	85	45.9%	87	46.6%
Age 60 to 64 Years	79	44.2%	92	47.9%	91	47.7%
Age 65 to 69 Years	85	46.1%	88	46.9%	89	47.0%
Age 70 to 74 Years	123	55.2%	92	47.9%	90	47.3%
Age 75 to 79 Years	85	46.1%	87	46.4%	85	45.8%
Age 80 to 84 Years	45	30.9%	64	39.1%	74	42.4%
Age 85 Years or Over	95	48.6%	60	37.3%	57	36.2%
Age 19 Years or Less	107	51.6%	106	51.5%	104	51.0%
Age 20 to 39 Years	99	49.8%	96	49.1%	96	49.0%
Age 40 to 64 Years	92	47.9%	93	48.1%	94	48.4%
Age 65 Years or Over	90	47.5%	83	45.2%	83	45.2%

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Household Type (2019)						
Total Households	3,817		33,061		76,152	
Households with Children	1,702	44.6%	15,288	46.2%	35,877	47.1%
Average Household Size	3.0		3.1		3.2	
Household Density per Square Mile	1,216		1,170		970	
Population Family	9,894	86.5%	92,549	88.9%	223,248	90.1%
Population Non-Family	1,547	13.5%	11,196	10.8%	24,008	9.7%
Population Group Quarters	-	-	340	0.3%	397	0.2%
Family Households	2,735	71.6%	25,122	76.0%	58,923	77.4%
Married Couple Households	1,823	66.7%	17,199	68.5%	40,496	68.7%
Other Family Households with Children	911	33.3%	7,924	31.5%	18,428	31.3%
Family Households with Children	1,680	61.4%	15,109	60.1%	35,509	60.3%
Married Couple with Children	1,016	60.5%	9,359	61.9%	22,136	62.3%
Other Family Households with Children	664	39.5%	5,750	38.1%	13,373	37.7%
Family Households No Children	1,055	38.6%	10,014	39.9%	23,414	39.7%
Married Couple No Children	808	76.6%	7,840	78.3%	18,360	78.4%
Other Family Households No Children	247	23.4%	2,174	21.7%	5,055	21.6%
Non-Family Households	1,082	28.4%	7,938	24.0%	17,228	22.6%
Non-Family Households with Children	22	2.1%	179	2.3%	368	2.1%
Non-Family Households No Children	1,060	97.9%	7,759	97.7%	16,860	97.9%
Average Family Household Size	3.6		3.7		3.8	
Average Family Income	\$92,945		\$90,483		\$88,700	
Median Family Income	\$79,027		\$77,184		\$75,345	
Average Non-Family Household Size	1.4		1.4		1.4	
Marital Status (2019)						
Population Age 15 Years or Over	8,779		79,848		189,309	
Never Married	3,446	39.2%	29,030	36.4%	69,831	36.9%
Currently Married	3,898	44.4%	35,025	43.9%	81,055	42.8%
Previously Married	1,435	16.3%	15,793	19.8%	38,423	20.3%
Separated	308	21.5%	4,496	28.5%	11,450	29.8%
Widowed	254	17.7%	2,570	16.3%	6,722	17.5%
Divorced	873	60.8%	8,727	55.3%	20,251	52.7%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	6,936		64,042		152,280	
Elementary (Grade Level 0 to 8)	255	3.7%	3,800	5.9%	11,995	7.9%
Some High School (Grade Level 9 to 11)	528	7.6%	5,534	8.6%	15,328	10.1%
High School Graduate	1,684	24.3%	16,902	26.4%	40,864	26.8%
Some College	1,997	28.8%	17,751	27.7%	38,141	25.0%
Associate Degree Only	744	10.7%	6,042	9.4%	13,493	8.9%
Bachelor Degree Only	1,086	15.7%	9,170	14.3%	21,010	13.8%
Graduate Degree	642	9.3%	4,842	7.6%	11,450	7.5%
Any College (Some College or Higher)	4,469	64.4%	37,806	59.0%	84,093	55.2%
College Degree + (Bachelor Degree or Higher)	1,728	24.9%	14,013	21.9%	32,460	21.3%

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Haugen Commercial Real Estate, Inc.

Lat/Lon: 33.464/-112.3065

RFULL9

W McDowell Rd & N Avondale Blvd

	1 mi radius		3 mi radius		5 mi radius	
Housing						
Total Housing Units (2019)	3,962		34,580		80,015	
Total Housing Units (2010)	3,869		32,950		74,983	
Historical Annual Growth (2010-2019)	92	0.3%	1,630	0.5%	5,032	0.7%
Housing Units Occupied (2019)	3,817	96.3%	33,061	95.6%	76,152	95.2%
Housing Units Owner-Occupied	2,031	53.2%	19,700	59.6%	47,465	62.3%
Housing Units Renter-Occupied	1,785	46.8%	13,361	40.4%	28,686	37.7%
Housing Units Vacant (2019)	145	3.7%	1,519	4.4%	3,864	4.8%
Household Size (2019)						
Total Households	3,817		33,061		76,152	
1 Person Households	726	19.0%	5,510	16.7%	12,364	16.2%
2 Person Households	1,094	28.7%	8,982	27.2%	20,006	26.3%
3 Person Households	662	17.3%	5,990	18.1%	13,146	17.3%
4 Person Households	643	16.8%	5,811	17.6%	13,338	17.5%
5 Person Households	370	9.7%	3,558	10.8%	8,659	11.4%
6 Person Households	172	4.5%	1,758	5.3%	4,505	5.9%
7 or More Person Households	151	3.9%	1,451	4.4%	4,135	5.4%
Household Income Distribution (2019)						
HH Income \$200,000 or More	112	2.9%	1,121	3.4%	2,727	3.6%
HH Income \$150,000 to \$199,999	214	5.6%	2,072	6.3%	4,662	6.1%
HH Income \$125,000 to \$149,999	267	7.0%	2,057	6.2%	4,937	6.5%
HH Income \$100,000 to \$124,999	341	8.9%	3,193	9.7%	7,124	9.4%
HH Income \$75,000 to \$99,999	802	21.0%	6,276	19.0%	13,571	17.8%
HH Income \$50,000 to \$74,999	773	20.2%	7,631	23.1%	17,255	22.7%
HH Income \$35,000 to \$49,999	524	13.7%	4,390	13.3%	10,286	13.5%
HH Income \$25,000 to \$34,999	398	10.4%	2,587	7.8%	5,993	7.9%
HH Income \$15,000 to \$24,999	159	4.2%	1,752	5.3%	4,809	6.3%
HH Income \$10,000 to \$14,999	63	1.7%	636	1.9%	1,727	2.3%
HH Income Under \$10,000	164	4.3%	1,344	4.1%	3,061	4.0%
Household Vehicles (2019)						
Households 0 Vehicles Available	118	3.1%	1,209	3.7%	2,939	3.9%
Households 1 Vehicle Available	1,243	32.6%	9,786	29.6%	21,757	28.6%
Households 2 Vehicles Available	1,666	43.7%	13,773	41.7%	31,711	41.6%
Households 3 or More Vehicles Available	790	20.7%	8,293	25.1%	19,745	25.9%
Total Vehicles Available	7,174		65,613		153,037	
Average Vehicles per Household	1.9		2.0		2.0	
Owner-Occupied Household Vehicles	4,337	60.5%	43,604	66.5%	105,724	69.1%
Average Vehicles per Owner-Occupied Household	2.1		2.2		2.2	
Renter-Occupied Household Vehicles	2,837	39.5%	22,009	33.5%	47,312	30.9%
Average Vehicles per Renter-Occupied Household	1.6		1.6		1.6	
Travel Time (2019)						
Worker Base Age 16 years or Over	5,536		50,363		119,530	
Travel to Work in 14 Minutes or Less	1,012	18.3%	9,625	19.1%	21,978	18.4%
Travel to Work in 15 to 29 Minutes	2,187	39.5%	17,727	35.2%	39,410	33.0%
Travel to Work in 30 to 59 Minutes	2,250	40.7%	18,590	36.9%	43,220	36.2%
Travel to Work in 60 Minutes or More	535	9.7%	4,761	9.5%	11,970	10.0%
Work at Home	193	3.5%	2,264	4.5%	5,008	4.2%
Average Minutes Travel to Work	26.3		26.1		26.6	

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Haugen Commercial Real Estate, Inc.

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W McDowell Rd & N Avondale Blvd

1 mi radius 3 mi radius 5 mi radius

Transportation To Work (2019)

Worker Base Age 16 years or Over	5,536		50,363		119,530	
Drive to Work Alone	4,376	79.1%	39,341	78.1%	92,651	77.5%
Drive to Work in Carpool	691	12.5%	6,395	12.7%	16,313	13.6%
Travel to Work by Public Transportation	109	2.0%	834	1.7%	2,069	1.7%
Drive to Work on Motorcycle	25	0.5%	143	0.3%	328	0.3%
Bicycle to Work	35	0.6%	291	0.6%	657	0.5%
Walk to Work	80	1.4%	704	1.4%	1,553	1.3%
Other Means	28	0.5%	391	0.8%	951	0.8%
Work at Home	193	3.5%	2,264	4.5%	5,008	4.2%

Daytime Demographics (2019)

Total Businesses	120		2,602		5,138	
Total Employees	1,013		30,639		61,274	
Company Headquarter Businesses	1	0.8%	6	0.2%	12	0.2%
Company Headquarter Employees	50	4.9%	2,319	7.6%	3,604	5.9%
Employee Population per Business	8.5	to 1	11.8	to 1	11.9	to 1
Residential Population per Business	95.5	to 1	40.0	to 1	48.2	to 1
Adj. Daytime Demographics Age 16 Years or Over	3,399		55,392		124,329	

Labor Force

Labor Population Age 16 Years or Over (2019)	8,621		78,332		185,522	
Labor Force Total Males (2019)	4,251	49.3%	38,048	48.6%	89,992	48.5%
Male Civilian Employed	3,308	77.8%	28,030	73.7%	64,934	72.2%
Male Civilian Unemployed	100	2.4%	1,029	2.7%	2,751	3.1%
Males in Armed Forces	19	0.4%	335	0.9%	600	0.7%
Males Not in Labor Force	823	19.4%	8,654	22.7%	21,707	24.1%
Labor Force Total Females (2019)	4,371	50.7%	40,284	51.4%	95,531	51.5%
Female Civilian Employed	2,903	66.4%	25,152	62.4%	56,812	59.5%
Female Civilian Unemployed	71	1.6%	948	2.4%	2,378	2.5%
Females in Armed Forces	5	0.1%	62	0.2%	122	0.1%
Females Not in Labor Force	1,392	31.8%	14,122	35.1%	36,219	37.9%
Unemployment Rate	171	2.0%	1,977	2.5%	5,129	2.8%

Occupation (2019)

Occupation Population Age 16 Years or Over	6,211		53,181		121,745	
Occupation Total Males	3,308	53.3%	28,030	52.7%	64,934	53.3%
Occupation Total Females	2,903	46.7%	25,152	47.3%	56,812	46.7%
Management, Business, Financial Operations	798	-	7,142	13.4%	15,949	13.1%
Professional, Related	1,356	21.8%	8,867	16.7%	19,532	16.0%
Service	777	12.5%	9,493	17.8%	22,295	18.3%
Sales, Office	1,978	31.8%	15,629	29.4%	33,401	27.4%
Farming, Fishing, Forestry	-	-	145	0.3%	498	0.4%
Construction, Extraction, Maintenance	535	8.6%	4,770	9.0%	12,281	10.1%
Production, Transport, Material Moving	766	12.3%	7,136	13.4%	17,789	14.6%
White Collar Workers	4,133	66.5%	31,638	59.5%	68,882	56.6%
Blue Collar Workers	2,079	33.5%	21,544	40.5%	52,863	43.4%

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W McDowell Rd & N Avondale Blvd

1 mi radius 3 mi radius 5 mi radius

Units In Structure (2019)

	1 mi radius	3 mi radius	5 mi radius
Total Units	3,283	28,711	64,818
1 Detached Unit	2,734 83.3%	25,630 89.3%	59,920 92.4%
1 Attached Unit	23 0.7%	405 1.4%	1,597 2.5%
2 Units	7 0.2%	200 0.7%	506 0.8%
3 to 4 Units	179 5.5%	876 3.1%	1,905 2.9%
5 to 9 Units	262 8.0%	1,613 5.6%	3,145 4.9%
10 to 19 Units	136 4.2%	1,302 4.5%	2,487 3.8%
20 to 49 Units	43 1.3%	443 1.5%	1,134 1.7%
50 or More Units	341 10.4%	2,020 7.0%	4,000 6.2%
Mobile Home or Trailer	81 2.5%	529 1.8%	1,380 2.1%
Other Structure	10 0.3%	43 0.1%	77 0.1%

Homes Built By Year (2019)

	1 mi radius	3 mi radius	5 mi radius
Homes Built 2014 or later	85 2.1%	798 2.3%	2,125 2.7%
Homes Built 2010 to 2013	136 3.4%	1,100 3.2%	2,699 3.4%
Homes Built 2000 to 2009	2,185 55.2%	16,144 46.7%	33,824 42.3%
Homes Built 1990 to 1999	893 22.5%	7,127 20.6%	14,880 18.6%
Homes Built 1980 to 1989	203 5.1%	3,134 9.1%	7,788 9.7%
Homes Built 1970 to 1979	138 3.5%	2,366 6.8%	7,962 10.0%
Homes Built 1960 to 1969	91 2.3%	1,098 3.2%	3,625 4.5%
Homes Built 1950 to 1959	54 1.4%	747 2.2%	1,950 2.4%
Homes Built 1940 to 1949	26 0.6%	316 0.9%	833 1.0%
Homes Built Before 1939	7 0.2%	231 0.7%	466 0.6%
Median Age of Homes	16.8 yrs	19.9 yrs	21.7 yrs

Home Values (2019)

	1 mi radius	3 mi radius	5 mi radius
Owner Specified Housing Units	1,865	17,337	40,935
Home Values \$1,000,000 or More	6 0.3%	65 0.4%	218 0.5%
Home Values \$750,000 to \$999,999	19 1.0%	170 1.0%	493 1.2%
Home Values \$500,000 to \$749,999	37 2.0%	511 2.9%	1,697 4.1%
Home Values \$400,000 to \$499,999	56 3.0%	669 3.9%	2,462 6.0%
Home Values \$300,000 to \$399,999	258 13.8%	2,161 12.5%	6,090 14.9%
Home Values \$250,000 to \$299,999	354 19.0%	2,692 15.5%	5,492 13.4%
Home Values \$200,000 to \$249,999	543 29.1%	4,409 25.4%	8,515 20.8%
Home Values \$175,000 to \$199,999	260 14.0%	2,430 14.0%	5,024 12.3%
Home Values \$150,000 to \$174,999	243 13.0%	2,770 16.0%	6,611 16.2%
Home Values \$125,000 to \$149,999	95 5.1%	1,378 7.9%	3,586 8.8%
Home Values \$100,000 to \$124,999	64 3.4%	876 5.1%	2,582 6.3%
Home Values \$90,000 to \$99,999	5 0.2%	222 1.3%	690 1.7%
Home Values \$80,000 to \$89,999	8 0.4%	230 1.3%	582 1.4%
Home Values \$70,000 to \$79,999	4 0.2%	127 0.7%	478 1.2%
Home Values \$60,000 to \$69,999	11 0.6%	167 1.0%	443 1.1%
Home Values \$50,000 to \$59,999	3 0.1%	74 0.4%	348 0.8%
Home Values \$35,000 to \$49,999	8 0.4%	145 0.8%	441 1.1%
Home Values \$25,000 to \$34,999	4 0.2%	72 0.4%	212 0.5%
Home Values \$10,000 to \$24,999	13 0.7%	211 1.2%	566 1.4%
Home Values Under \$10,000	38 2.0%	258 1.5%	736 1.8%
Owner-Occupied Median Home Value	\$221,945	\$208,864	\$212,376
Renter-Occupied Median Rent	\$953	\$944	\$935

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W McDowell Rd & N Avondale Blvd

	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2019)			
Total Household Expenditure	\$233.73 M	\$2.02 B	\$4.65 B
Total Non-Retail Expenditure	\$122.51 M	\$1.06 B	\$2.44 B
Total Retail Expenditure	\$111.22 M	\$960.66 M	\$2.21 B
Apparel	\$8.3 M	\$71.63 M	\$165.01 M
Contributions	\$7.19 M	\$62.56 M	\$144.86 M
Education	\$6.57 M	\$57.02 M	\$131.93 M
Entertainment	\$13.09 M	\$113.45 M	\$261.56 M
Food and Beverages	\$34.93 M	\$301.27 M	\$693.88 M
Furnishings and Equipment	\$8.15 M	\$70.54 M	\$162.57 M
Gifts	\$5.41 M	\$46.84 M	\$108.28 M
Health Care	\$19.71 M	\$170.6 M	\$393.53 M
Household Operations	\$8.99 M	\$77.91 M	\$179.91 M
Miscellaneous Expenses	\$4.35 M	\$37.69 M	\$86.91 M
Personal Care	\$3.14 M	\$27.06 M	\$62.34 M
Personal Insurance	\$1.58 M	\$13.78 M	\$31.87 M
Reading	\$495.4 K	\$4.3 M	\$9.92 M
Shelter	\$49.36 M	\$425.43 M	\$979.61 M
Tobacco	\$1.49 M	\$12.74 M	\$29.24 M
Transportation	\$43.37 M	\$374.58 M	\$862 M
Utilities	\$17.6 M	\$151.78 M	\$349.83 M
Monthly Household Consumer Expenditure (2019)			
Total Household Expenditure	\$5,103	\$5,089	\$5,092
Total Non-Retail Expenditure	\$2,675 52.4%	\$2,668 52.4%	\$2,670 52.4%
Total Retail Expenditures	\$2,428 47.6%	\$2,421 47.6%	\$2,422 47.6%
Apparel	\$181 3.6%	\$181 3.5%	\$181 3.5%
Contributions	\$157 3.1%	\$158 3.1%	\$159 3.1%
Education	\$143 2.8%	\$144 2.8%	\$144 2.8%
Entertainment	\$286 5.6%	\$286 5.6%	\$286 5.6%
Food and Beverages	\$763 14.9%	\$759 14.9%	\$759 14.9%
Furnishings and Equipment	\$178 3.5%	\$178 3.5%	\$178 3.5%
Gifts	\$118 2.3%	\$118 2.3%	\$118 2.3%
Health Care	\$430 8.4%	\$430 8.4%	\$431 8.5%
Household Operations	\$196 3.8%	\$196 3.9%	\$197 3.9%
Miscellaneous Expenses	\$95 1.9%	\$95 1.9%	\$95 1.9%
Personal Care	\$68 1.3%	\$68 1.3%	\$68 1.3%
Personal Insurance	\$35 0.7%	\$35 0.7%	\$35 0.7%
Reading	\$11 0.2%	\$11 0.2%	\$11 0.2%
Shelter	\$1,078 21.1%	\$1,072 21.1%	\$1,072 21.1%
Tobacco	\$33 0.6%	\$32 0.6%	\$32 0.6%
Transportation	\$947 18.6%	\$944 18.6%	\$943 18.5%
Utilities	\$384 7.5%	\$383 7.5%	\$383 7.5%

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