

PROJECT HIGHLIGHTS:

- 6.53 Acres offered in whole or part
- Property utilizes the vacant land for commercial income property
- Zoned C-2
- Located near Alco, Aarons, Rent-A-Center, McDonalds, Carl's Jr, Dollar General, and Super 8 Motel

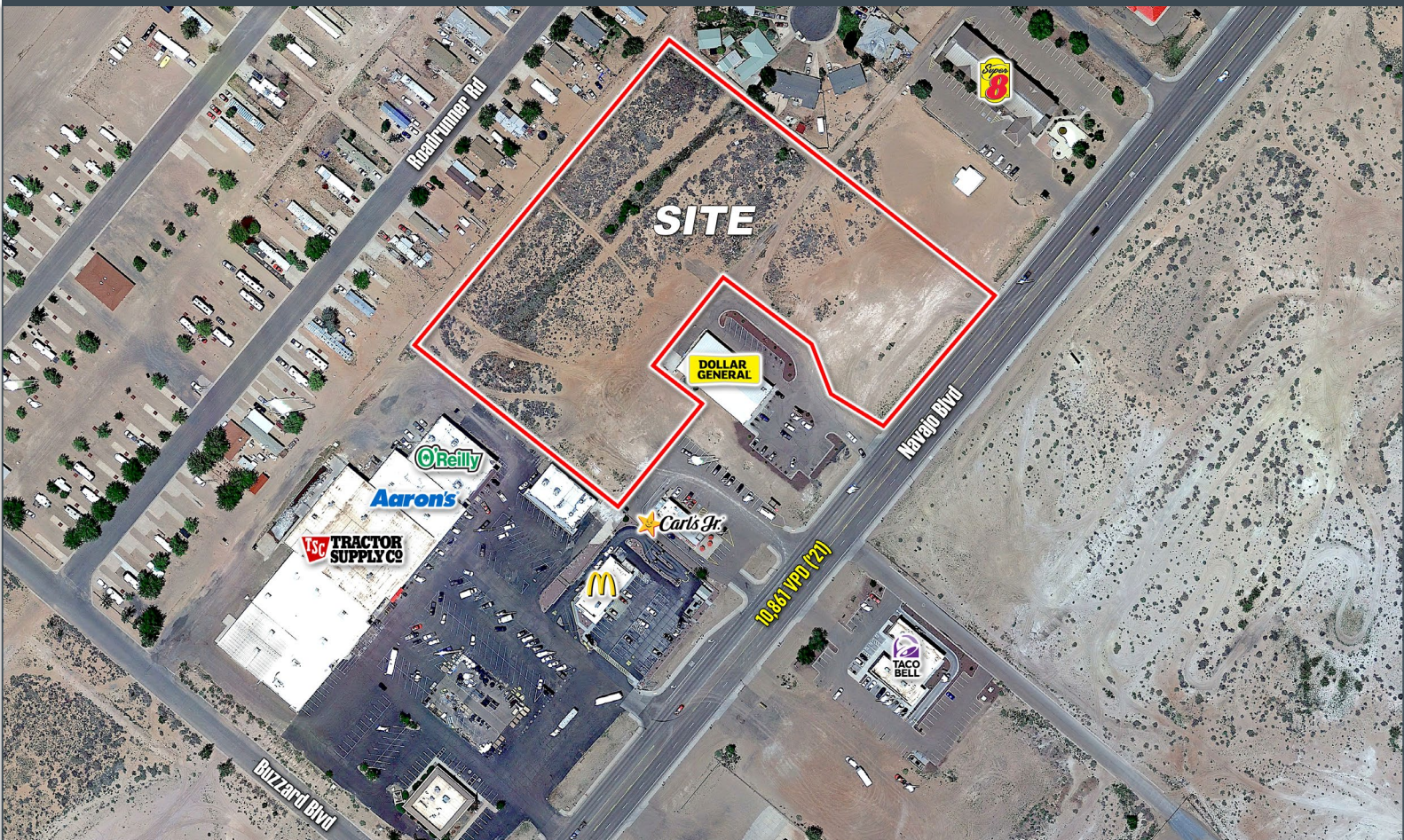
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	2,094	4,550	5,023
Daytime Population	1,841	4,817	5,544
Average HH Income	\$81,782	\$69,249	\$68,906

TRAFFIC COUNTS:

Navajo Blvd: 10,861 VPD ('21)

ELIO KHALIFE
FIRST AMERICAN INVESTMENT, LLC
SCOTTSDALE, AZ
MANAGING MEMBER / FOUNDER
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DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,132	4,696	5,259
2020 Total Population	2,006	4,418	4,935
2020 Group Quarters	91	225	299
2023 Total Population	2,094	4,550	5,023
2023 Group Quarters	92	219	292
2028 Total Population	2,122	4,607	5,079
2023-2028 Annual Rate	0.27%	0.25%	0.22%
2023 Total Daytime Population	1,841	4,817	5,544
Workers	567	2,054	2,633
Residents	1,274	2,763	2,911
Household Summary			
2010 Households	702	1,629	1,690
2010 Average Household Size	2.87	2.69	2.88
2020 Total Households	720	1,664	1,726
2020 Average Household Size	2.66	2.52	2.69
2023 Households	743	1,708	1,774
2023 Average Household Size	2.69	2.54	2.67
2028 Households	758	1,745	1,811
2028 Average Household Size	2.68	2.51	2.64
2023-2028 Annual Rate	0.40%	0.43%	0.41%
2010 Families	498	1,120	1,160
2010 Average Family Size	3.40	3.24	3.45
2023 Families	521	1,161	1,204
2023 Average Family Size	3.21	3.07	3.22
2028 Families	533	1,190	1,233
2028 Average Family Size	3.18	3.03	3.18
2023-2028 Annual Rate	0.46%	0.49%	0.48%
Housing Unit Summary			
2000 Housing Units	771	1,910	1,990
Owner Occupied Housing Units	64.5%	59.1%	58.8%
Renter Occupied Housing Units	23.3%	26.7%	26.9%
Vacant Housing Units	12.2%	14.2%	14.3%
2010 Housing Units	797	1,883	1,962
Owner Occupied Housing Units	62.6%	56.7%	56.2%
Renter Occupied Housing Units	25.5%	29.8%	30.0%
Vacant Housing Units	11.9%	13.5%	13.9%
2020 Housing Units	811	1,908	1,985
Vacant Housing Units	11.2%	12.8%	13.0%
2023 Housing Units	814	1,913	1,990
Owner Occupied Housing Units	59.2%	53.1%	53.0%
Renter Occupied Housing Units	32.1%	36.2%	36.2%
Vacant Housing Units	8.7%	10.7%	10.9%
2028 Housing Units	826	1,947	2,025
Owner Occupied Housing Units	62.2%	55.5%	55.4%
Renter Occupied Housing Units	29.5%	34.2%	34.1%
Vacant Housing Units	8.2%	10.4%	10.6%
Median Household Income			
2023	\$59,425	\$53,144	\$52,984
2028	\$63,370	\$56,053	\$55,951
Median Home Value			
2023	\$108,102	\$105,252	\$106,276
2028	\$113,551	\$111,437	\$112,945
Per Capita Income			
2023	\$28,949	\$25,122	\$24,662
2028	\$32,114	\$28,099	\$27,621
Median Age			
2010	32.4	33.3	33.4
2023	35.2	35.4	35.5
2028	35.7	35.5	35.5