



HAUGEN
Commercial Real Estate, Inc.

www.HaugenCommercialRealEstateInc.com

FOR SALE

North of the NEC of
107th Avenue & McDowell Road
Avondale, Arizona 85392

Approximately Seven (7) Acres for Sale

LOCATED IN OPPORTUNITY ZONE

MARKETING VIDEO

www.vimeo.com/340859502

JUNE 2019 – EAST VIEW



PROPERTY DETAILS

The subject property is located north of the northeast corner of 107th Avenue and McDowell Road in Avondale, Arizona 85392

Size: Approximately Seven (7) Acres
 APN: 102-31-983
 RE Taxes: \$22,405.84 (2018)
 Zoning: PAD Commercial C-2 Uses Allowed
 Price: Please Call
 Demographics: See attached



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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LOCATED IN OPPORTUNITY ZONE

JUNE 2019 – SOUTH VIEW



PROPERTY HIGHLIGHTS

- Many Amenities Nearby!
- Suburban Infill Location!
- Avondale Medical Corridor!
- Located in Opportunity Zone!
- Easy Access to Interstate 10!
- Easy Access to Loop 101 Freeway!
- Near Three Hospitals!
- Shovel Ready Site!
- Previously approved for Garage Town Storage Development!

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LOCATED IN OPPORTUNITY ZONE

JUNE 2019 – SOUTHWEST VIEW



OPPORTUNITY ZONE

Arizona Commerce Authority Opportunity Zone Information

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

For additional information, please see pages 5-6

For more detailed information, please visit: <https://www.azcommerce.com/arizona-opportunity-zones/resources/>

Haugen Commercial Real Estate, Inc. has no experience with Opportunity Zones and recommends consulting with an experienced Attorney or Accountant that is an expert in this field.

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LOCATED IN OPPORTUNITY ZONE

JUNE 2019 – NORTH VIEW



ECONOMIC DEVELOPMENT

Please contact the City of Avondale with questions regarding **Zoning or Economic Development**

Ken Galica, Division Lead Planner Development Services Department

(623) 333-4019 | kgalica@avondaleaz.gov

Cheryl Covert, Employment and Business Development Specialist

623-333-1413 | ccovert@avondale.org



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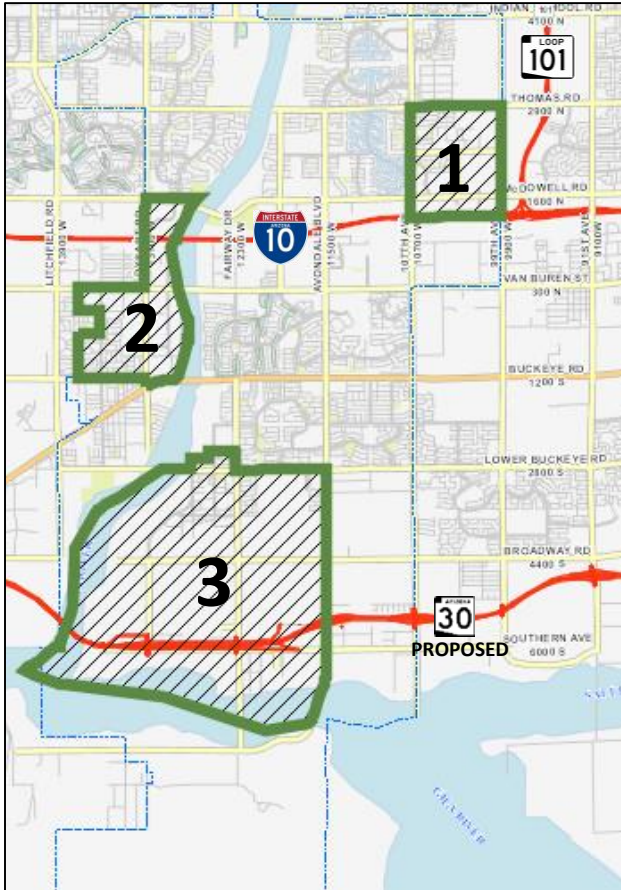
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Avondale's Opportunity Zones



Avondale Quick Statistics

Population: 83,644 Median Age: 30
Avg HHI: \$69,423 Rooftops: 24,426

1. Gateway 99th Zone

In the heart of Avondale's burgeoning Health-Tech Corridor and just 12 miles west of central Phoenix, this area of robust traffic counts is quickly becoming one of the West Valley's premier destinations for healthcare, shopping and entertainment. New hotels are adding to the retail mix anchored by Costco.

2. Historic Avondale Zone

This diverse area is home to the unique Historic Avondale area as well as the Dysart Road retail corridor. Eliseo C. Felix Drive is a prime area for new industrial development.

3. Tres Rios Zone

Historically known as the Lakin Ranch, these hay fields and cattle farms will be transformed with the addition of SR 30, with construction planned for 2024. Nearly 8,000 homes are planned for this area north of the ISM Raceway, priming it for explosive growth.

Opportunity Zones Investing

The recently passed Tax Reform Act included a potential tax break for investors. An investor may defer capital gains taxes on the sale of any opportunity zones asset. These taxes can potentially be deferred until December 31, 2026, or the date of a sale (whichever is earlier). This original capital gains tax is reduced over time, and if held long enough, new appreciation on the investment can be realized tax free. Overlay with existing incentive areas for maximum return on investment.

How Does the Opportunity Zones Program Work?

An investor sells an asset and generates a capital gain. The capital gains from that investment must be reinvested within 180 days into a designated Opportunity Zone (OZ). Avondale has three such zones. If the investment is held, the capital gains liability on the original investment will be reduced by 10% after five years and by 15% after seven years. After 10 years, the new capital gains taxes generated from the opportunity fund investment are reduced to zero.

For Questions Please Contact:

Dan Davis | Economic Development Director
P: 623-333-1411 | C: 623-261-2889
E: ddavis@avondaleaz.gov



99th Gateway Zone

Virtua 99

- Office, Retail, Hospitality and Multifamily
- Visible from I-10 and Loop 101
- 60 Acres PAD Zoning

107th & McDowell

- Medical/Professional Office and Retail
- Health-Tech Corridor and Copper Springs
- 12 Acres Local Commercial Zoning (C2)

Park 10

- Office, Retail, Entertainment and Hospitality
- Phase 1: Main Event, Starbucks, others
- 30 acres PAD Zoning in Health-Tech Corridor



Historic Avondale Zone



Central & Western Avenues

- Close to Schools, Office and Dense Residential
- Potential for New Garden Office and Retail
- Historic Core Redevelopment Projects

Dysart 27

- Retail Power Center on Dysart Road
- Adjacent to Food City Center
- 27 Acres Local Commercial Zoning (C2)

Eliseo Felix Industrial Park

- Prime Industrial Land
- Manufacturing, Auto Shops and More
- Up to 15 Contiguous Acres Industrial Zoning (A1)

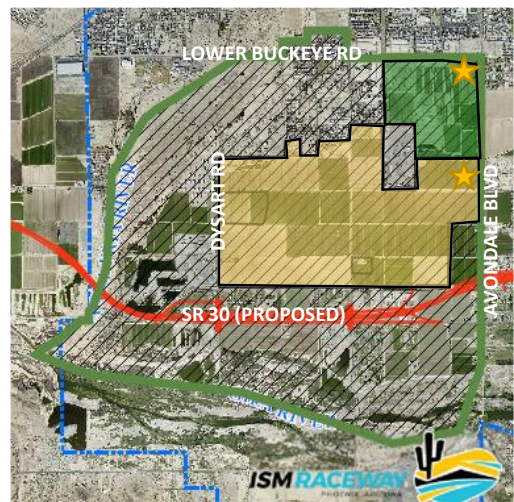
Hermosa Ranch

- 1,000 Planned Single Family Homes
- Rexco Investments
- ★ 17 Acres Local Commercial Zoning (C2)

Alamar

- 3,695 Planned Single Family Homes
- Brookfield Residential Properties
- ★ 20 Acres Local Commercial Zoning (C2)

Tres Rios Zone



COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



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Lat/Lon: 33.4665/-112.2904

RFULL9

N of NEC McDowell Road and 107TH Avenue	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2019)	10,569		104,814		268,315		858,410	
Projected Population (2024)	11,418		114,469		293,404		940,695	
Census Population (2010)	9,940		93,474		236,553		752,331	
Census Population (2000)	2,609		48,431		133,040		538,048	
Projected Annual Growth (2019-2024)	849	1.6%	9,656	1.8%	25,089	1.9%	82,286	1.9%
Historical Annual Growth (2010-2019)	629	0.7%	11,340	1.2%	31,762	1.3%	106,079	1.4%
Historical Annual Growth (2000-2010)	7,331	28.1%	45,043	9.3%	103,513	7.8%	214,283	4.0%
Estimated Population Density (2019)	3,366	psm	3,709	psm	3,418	psm	2,734	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2019)	3,512		32,799		80,863		270,682	
Projected Households (2024)	3,688		34,793		85,911		288,641	
Census Households (2010)	3,228		28,604		69,631		231,878	
Census Households (2000)	909		14,727		39,348		169,868	
Projected Annual Growth (2019-2024)	176	1.0%	1,994	1.2%	5,048	1.2%	17,959	1.3%
Historical Annual Change (2000-2019)	2,602	15.1%	18,072	6.5%	41,515	5.6%	100,814	3.1%
Average Household Income								
Estimated Average Household Income (2019)	\$81,445		\$77,498		\$75,665		\$66,047	
Projected Average Household Income (2024)	\$90,818		\$85,859		\$83,827		\$72,836	
Census Average Household Income (2010)	\$67,281		\$62,145		\$60,136		\$53,006	
Census Average Household Income (2000)	\$67,221		\$60,035		\$53,420		\$45,662	
Projected Annual Change (2019-2024)	\$9,373	2.3%	\$8,361	2.2%	\$8,162	2.2%	\$6,789	2.1%
Historical Annual Change (2000-2019)	\$14,224	1.1%	\$17,463	1.5%	\$22,245	2.2%	\$20,385	2.3%
Median Household Income								
Estimated Median Household Income (2019)	\$67,793		\$65,589		\$64,365		\$57,099	
Projected Median Household Income (2024)	\$77,895		\$75,833		\$74,633		\$66,696	
Census Median Household Income (2010)	\$60,209		\$57,076		\$54,242		\$47,101	
Census Median Household Income (2000)	\$59,297		\$54,505		\$47,893		\$39,249	
Projected Annual Change (2019-2024)	\$10,103	3.0%	\$10,244	3.1%	\$10,268	3.2%	\$9,598	3.4%
Historical Annual Change (2000-2019)	\$8,495	0.8%	\$11,083	1.1%	\$16,473	1.8%	\$17,849	2.4%
Per Capita Income								
Estimated Per Capita Income (2019)	\$27,062		\$24,259		\$22,817		\$21,019	
Projected Per Capita Income (2024)	\$29,332		\$26,104		\$24,557		\$22,524	
Census Per Capita Income (2010)	\$21,846		\$19,017		\$17,702		\$16,337	
Census Per Capita Income (2000)	\$23,475		\$18,203		\$15,780		\$14,347	
Projected Annual Change (2019-2024)	\$2,270	1.7%	\$1,845	1.5%	\$1,741	1.5%	\$1,505	1.4%
Historical Annual Change (2000-2019)	\$3,588	0.8%	\$6,056	1.8%	\$7,036	2.3%	\$6,671	2.4%
Estimated Average Household Net Worth (2019)	\$592,859		\$538,955		\$563,897		\$498,899	

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



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Lat/Lon: 33.4665/-112.2904

RFULL9

N of NEC McDowell Road and 107TH Avenue

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity								
Total Population (2019)	10,569		104,814		268,315		858,410	
White (2019)	6,115	57.9%	58,908	56.2%	150,235	56.0%	491,986	57.3%
Black or African American (2019)	1,157	10.9%	11,001	10.5%	24,940	9.3%	71,617	8.3%
American Indian or Alaska Native (2019)	184	1.7%	1,501	1.4%	3,930	1.5%	14,300	1.7%
Asian (2019)	569	5.4%	4,610	4.4%	10,809	4.0%	31,881	3.7%
Hawaiian or Pacific Islander (2019)	29	0.3%	261	0.2%	567	0.2%	1,518	0.2%
Other Race (2019)	1,992	18.9%	23,942	22.8%	66,637	24.8%	212,440	24.7%
Two or More Races (2019)	522	4.9%	4,591	4.4%	11,197	4.2%	34,667	4.0%
Population < 18 (2019)	2,983	28.2%	30,038	28.7%	78,619	29.3%	238,579	27.8%
White Not Hispanic	781	26.2%	6,578	21.9%	15,935	20.3%	48,918	20.5%
Black or African American	366	12.3%	3,422	11.4%	7,843	10.0%	21,960	9.2%
Asian	107	3.6%	999	3.3%	2,428	3.1%	6,990	2.9%
Other Race Not Hispanic	179	6.0%	1,511	5.0%	3,459	4.4%	11,003	4.6%
Hispanic	1,551	52.0%	17,528	58.4%	48,954	62.3%	149,708	62.7%
Not Hispanic or Latino Population (2019)	6,015	56.9%	52,058	49.7%	123,855	46.2%	413,301	48.1%
Not Hispanic White	3,975	66.1%	33,264	63.9%	79,490	64.2%	282,135	68.3%
Not Hispanic Black or African American	1,073	17.8%	10,224	19.6%	23,272	18.8%	66,769	16.2%
Not Hispanic American Indian or Alaska Native	120	2.0%	961	1.8%	2,394	1.9%	9,248	2.2%
Not Hispanic Asian	543	9.0%	4,371	8.4%	10,229	8.3%	30,221	7.3%
Not Hispanic Hawaiian or Pacific Islander	21	0.4%	199	0.4%	443	0.4%	1,178	0.3%
Not Hispanic Other Race	26	0.4%	850	1.6%	3,097	2.5%	8,588	2.1%
Not Hispanic Two or More Races	257	4.3%	2,190	4.2%	4,930	4.0%	15,163	3.7%
Hispanic or Latino Population (2019)	4,554	43.1%	52,756	50.3%	144,460	53.8%	445,108	51.9%
Hispanic White	2,141	47.0%	25,644	48.6%	70,745	49.0%	209,851	47.1%
Hispanic Black or African American	84	1.8%	778	1.5%	1,669	1.2%	4,848	1.1%
Hispanic American Indian or Alaska Native	64	1.4%	540	1.0%	1,536	1.1%	5,052	1.1%
Hispanic Asian	26	0.6%	239	0.5%	580	0.4%	1,660	0.4%
Hispanic Hawaiian or Pacific Islander	8	0.2%	62	0.1%	125	-	340	-
Hispanic Other Race	1,967	43.2%	23,092	43.8%	63,540	44.0%	203,852	45.8%
Hispanic Two or More Races	266	5.8%	2,401	4.6%	6,267	4.3%	19,504	4.4%
Not Hispanic or Latino Population (2010)	5,612	56.5%	44,111	47.2%	100,552	42.5%	338,877	45.0%
Hispanic or Latino Population (2010)	4,328	43.5%	49,362	52.8%	136,001	57.5%	413,455	55.0%
Not Hispanic or Latino Population (2000)	1,947	74.6%	29,354	60.6%	71,510	53.8%	290,496	54.0%
Hispanic or Latino Population (2000)	662	25.4%	19,077	39.4%	61,530	46.2%	247,552	46.0%
Not Hispanic or Latino Population (2024)	6,475	56.7%	56,706	49.5%	135,186	46.1%	451,474	48.0%
Hispanic or Latino Population (2024)	4,942	43.3%	57,764	50.5%	158,218	53.9%	489,221	52.0%
Projected Annual Growth (2019-2024)	388	1.7%	5,008	1.9%	13,757	1.9%	44,112	2.0%
Historical Annual Growth (2000-2010)	3,666	55.4%	30,285	15.9%	74,471	12.1%	165,902	6.7%

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RFULL9

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Total Age Distribution (2019)								
Total Population	10,569		104,814		268,315		858,410	
Age Under 5 Years	787	7.4%	8,146	7.8%	21,382	8.0%	65,955	7.7%
Age 5 to 9 Years	820	7.8%	8,363	8.0%	21,836	8.1%	66,166	7.7%
Age 10 to 14 Years	889	8.4%	8,719	8.3%	22,754	8.5%	67,943	7.9%
Age 15 to 19 Years	820	7.8%	8,236	7.9%	21,290	7.9%	66,314	7.7%
Age 20 to 24 Years	780	7.4%	8,274	7.9%	20,575	7.7%	64,669	7.5%
Age 25 to 29 Years	875	8.3%	9,030	8.6%	22,485	8.4%	68,229	7.9%
Age 30 to 34 Years	886	8.4%	8,346	8.0%	20,727	7.7%	63,362	7.4%
Age 35 to 39 Years	827	7.8%	7,886	7.5%	19,915	7.4%	59,798	7.0%
Age 40 to 44 Years	738	7.0%	7,047	6.7%	17,831	6.6%	54,186	6.3%
Age 45 to 49 Years	675	6.4%	6,638	6.3%	16,870	6.3%	52,593	6.1%
Age 50 to 54 Years	586	5.5%	5,908	5.6%	15,195	5.7%	47,583	5.5%
Age 55 to 59 Years	572	5.4%	5,416	5.2%	13,704	5.1%	44,621	5.2%
Age 60 to 64 Years	472	4.5%	4,413	4.2%	11,311	4.2%	38,359	4.5%
Age 65 to 69 Years	322	3.0%	3,192	3.0%	8,397	3.1%	31,976	3.7%
Age 70 to 74 Years	237	2.2%	2,277	2.2%	6,099	2.3%	26,048	3.0%
Age 75 to 79 Years	138	1.3%	1,363	1.3%	3,807	1.4%	17,868	2.1%
Age 80 to 84 Years	75	0.7%	847	0.8%	2,217	0.8%	11,147	1.3%
Age 85 Years or Over	70	0.7%	712	0.7%	1,919	0.7%	11,593	1.4%
Median Age	31.3		30.4		30.3		32.2	
Age 19 Years or Less	3,316	31.4%	33,465	31.9%	87,263	32.5%	266,378	31.0%
Age 20 to 64 Years	6,412	60.7%	62,959	60.1%	158,614	59.1%	493,400	57.5%
Age 65 Years or Over	842	8.0%	8,390	8.0%	22,438	8.4%	98,632	11.5%
Female Age Distribution (2019)								
Female Population	5,395	51.0%	53,130	50.7%	135,886	50.6%	437,395	51.0%
Age Under 5 Years	364	6.8%	4,021	7.6%	10,538	7.8%	32,407	7.4%
Age 5 to 9 Years	405	7.5%	4,167	7.8%	10,787	7.9%	32,560	7.4%
Age 10 to 14 Years	453	8.4%	4,247	8.0%	11,152	8.2%	33,282	7.6%
Age 15 to 19 Years	375	6.9%	3,861	7.3%	10,206	7.5%	32,592	7.5%
Age 20 to 24 Years	395	7.3%	4,090	7.7%	10,229	7.5%	31,924	7.3%
Age 25 to 29 Years	476	8.8%	4,610	8.7%	11,479	8.4%	34,656	7.9%
Age 30 to 34 Years	444	8.2%	4,349	8.2%	10,712	7.9%	32,352	7.4%
Age 35 to 39 Years	432	8.0%	4,040	7.6%	10,145	7.5%	30,455	7.0%
Age 40 to 44 Years	378	7.0%	3,564	6.7%	8,961	6.6%	27,132	6.2%
Age 45 to 49 Years	356	6.6%	3,344	6.3%	8,463	6.2%	26,393	6.0%
Age 50 to 54 Years	294	5.5%	3,090	5.8%	7,871	5.8%	24,476	5.6%
Age 55 to 59 Years	327	6.1%	2,905	5.5%	7,214	5.3%	23,303	5.3%
Age 60 to 64 Years	253	4.7%	2,276	4.3%	5,821	4.3%	20,228	4.6%
Age 65 to 69 Years	155	2.9%	1,669	3.1%	4,502	3.3%	17,384	4.0%
Age 70 to 74 Years	120	2.2%	1,194	2.2%	3,169	2.3%	14,071	3.2%
Age 75 to 79 Years	70	1.3%	725	1.4%	2,067	1.5%	9,908	2.3%
Age 80 to 84 Years	46	0.9%	515	1.0%	1,326	1.0%	6,639	1.5%
Age 85 Years or Over	52	1.0%	463	0.9%	1,243	0.9%	7,631	1.7%
Female Median Age	32.0		31.2		31.0		33.1	
Age 19 Years or Less	1,597	29.6%	16,296	30.7%	42,683	31.4%	130,841	29.9%
Age 20 to 64 Years	3,355	62.2%	32,268	60.7%	80,896	59.5%	250,921	57.4%
Age 65 Years or Over	444	8.2%	4,566	8.6%	12,308	9.1%	55,633	12.7%

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	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2019)								
Male Population	5,174	49.0%	51,683	49.3%	132,429	49.4%	421,015	49.0%
Age Under 5 Years	422	8.2%	4,126	8.0%	10,844	8.2%	33,548	8.0%
Age 5 to 9 Years	415	8.0%	4,196	8.1%	11,050	8.3%	33,606	8.0%
Age 10 to 14 Years	436	8.4%	4,472	8.7%	11,602	8.8%	34,661	8.2%
Age 15 to 19 Years	445	8.6%	4,375	8.5%	11,085	8.4%	33,722	8.0%
Age 20 to 24 Years	385	7.4%	4,184	8.1%	10,347	7.8%	32,745	7.8%
Age 25 to 29 Years	398	7.7%	4,421	8.6%	11,005	8.3%	33,573	8.0%
Age 30 to 34 Years	442	8.6%	3,997	7.7%	10,015	7.6%	31,009	7.4%
Age 35 to 39 Years	395	7.6%	3,846	7.4%	9,770	7.4%	29,343	7.0%
Age 40 to 44 Years	360	7.0%	3,483	6.7%	8,871	6.7%	27,054	6.4%
Age 45 to 49 Years	319	6.2%	3,294	6.4%	8,407	6.3%	26,200	6.2%
Age 50 to 54 Years	292	5.6%	2,817	5.5%	7,324	5.5%	23,107	5.5%
Age 55 to 59 Years	246	4.7%	2,511	4.9%	6,490	4.9%	21,318	5.1%
Age 60 to 64 Years	219	4.2%	2,136	4.1%	5,490	4.1%	18,131	4.3%
Age 65 to 69 Years	167	3.2%	1,522	2.9%	3,894	2.9%	14,592	3.5%
Age 70 to 74 Years	117	2.3%	1,084	2.1%	2,929	2.2%	11,976	2.8%
Age 75 to 79 Years	67	1.3%	637	1.2%	1,739	1.3%	7,960	1.9%
Age 80 to 84 Years	29	0.6%	332	0.6%	891	0.7%	4,508	1.1%
Age 85 Years or Over	18	0.3%	249	0.5%	676	0.5%	3,963	0.9%
Male Median Age	30.4		29.6		29.6		31.2	
Age 19 Years or Less	1,719	33.2%	17,169	33.2%	44,581	33.7%	135,537	32.2%
Age 20 to 64 Years	3,057	59.1%	30,690	59.4%	77,719	58.7%	242,479	57.6%
Age 65 Years or Over	398	7.7%	3,824	7.4%	10,130	7.6%	42,999	10.2%
Males per 100 Females (2019)								
Overall Comparison	96		97		97		96	
Age Under 5 Years	116	53.7%	103	50.6%	103	50.7%	104	50.9%
Age 5 to 9 Years	103	50.6%	101	50.2%	102	50.6%	103	50.8%
Age 10 to 14 Years	96	49.1%	105	51.3%	104	51.0%	104	51.0%
Age 15 to 19 Years	119	54.3%	113	53.1%	109	52.1%	103	50.9%
Age 20 to 24 Years	98	49.4%	102	50.6%	101	50.3%	103	50.6%
Age 25 to 29 Years	84	45.5%	96	49.0%	96	48.9%	97	49.2%
Age 30 to 34 Years	100	49.9%	92	47.9%	93	48.3%	96	48.9%
Age 35 to 39 Years	91	47.7%	95	48.8%	96	49.1%	96	49.1%
Age 40 to 44 Years	95	48.8%	98	49.4%	99	49.7%	100	49.9%
Age 45 to 49 Years	90	47.3%	99	49.6%	99	49.8%	99	49.8%
Age 50 to 54 Years	99	49.8%	91	47.7%	93	48.2%	94	48.6%
Age 55 to 59 Years	75	42.9%	86	46.4%	90	47.4%	91	47.8%
Age 60 to 64 Years	87	46.4%	94	48.4%	94	48.5%	90	47.3%
Age 65 to 69 Years	107	51.8%	91	47.7%	87	46.4%	84	45.6%
Age 70 to 74 Years	97	49.2%	91	47.6%	92	48.0%	85	46.0%
Age 75 to 79 Years	96	48.9%	88	46.8%	84	45.7%	80	44.6%
Age 80 to 84 Years	63	38.8%	64	39.2%	67	40.2%	68	40.4%
Age 85 Years or Over	34	25.4%	54	34.9%	54	35.2%	52	34.2%
Age 19 Years or Less	108	51.8%	105	51.3%	104	51.1%	104	50.9%
Age 20 to 39 Years	93	48.1%	96	49.0%	97	49.1%	98	49.5%
Age 40 to 64 Years	89	47.2%	94	48.4%	95	48.8%	95	48.8%
Age 65 Years or Over	90	47.3%	84	45.6%	82	45.1%	77	43.6%

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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: 33.4665/-112.2904

RFULL9

N of NEC McDowell Road and 107TH Avenue	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2019)								
Total Households	3,512		32,799		80,863		270,682	
Households with Children	1,547	44.0%	15,683	47.8%	40,192	49.7%	121,064	44.7%
Average Household Size	3.0		3.2		3.3		3.1	
Household Density per Square Mile	1,118		1,161		1,030		862	
Population Family	9,306	88.1%	93,836	89.5%	242,698	90.5%	750,584	87.4%
Population Non-Family	1,263	11.9%	10,923	10.4%	25,202	9.4%	96,227	11.2%
Population Group Quarters	-	-	55	-	415	0.2%	11,600	1.4%
Family Households	2,593	73.8%	25,122	76.6%	62,954	77.9%	197,547	73.0%
Married Couple Households	1,760	67.9%	16,769	66.7%	41,970	66.7%	129,806	65.7%
Other Family Households with Children	833	32.1%	8,353	33.3%	20,984	33.3%	67,741	34.3%
Family Households with Children	1,528	58.9%	15,503	61.7%	39,784	63.2%	119,838	60.7%
Married Couple with Children	917	60.0%	9,441	60.9%	24,411	61.4%	71,378	59.6%
Other Family Households with Children	611	40.0%	6,062	39.1%	15,373	38.6%	48,460	40.4%
Family Households No Children	1,064	41.1%	9,619	38.3%	23,170	36.8%	77,709	39.3%
Married Couple No Children	843	79.2%	7,328	76.2%	17,559	75.8%	58,429	75.2%
Other Family Households No Children	221	20.8%	2,291	23.8%	5,611	24.2%	19,280	24.8%
Non-Family Households	919	26.2%	7,678	23.4%	17,909	22.1%	73,135	27.0%
Non-Family Households with Children	19	2.0%	180	2.3%	408	2.3%	1,225	1.7%
Non-Family Households No Children	901	98.0%	7,497	97.7%	17,501	97.7%	71,910	98.3%
Average Family Household Size	3.6		3.7		3.9		3.8	
Average Family Income	\$88,762		\$84,078		\$81,703		\$73,372	
Median Family Income	\$72,672		\$71,528		\$69,799		\$64,804	
Average Non-Family Household Size	1.4		1.4		1.4		1.3	
Marital Status (2019)								
Population Age 15 Years or Over	8,073		79,585		202,342		658,346	
Never Married	2,683	33.2%	29,111	36.6%	77,028	38.1%	255,527	38.8%
Currently Married	3,842	47.6%	33,839	42.5%	83,905	41.5%	255,288	38.8%
Previously Married	1,548	19.2%	16,635	20.9%	41,410	20.5%	147,531	22.4%
Separated	330	21.3%	4,969	29.9%	12,992	31.4%	43,152	29.2%
Widowed	293	18.9%	2,522	15.2%	6,928	16.7%	29,568	20.0%
Divorced	925	59.7%	9,143	55.0%	21,490	51.9%	74,811	50.7%
Educational Attainment (2019)								
Adult Population Age 25 Years or Over	6,473		63,075		160,476		527,363	
Elementary (Grade Level 0 to 8)	378	5.8%	5,024	8.0%	15,967	9.9%	62,057	11.8%
Some High School (Grade Level 9 to 11)	635	9.8%	6,847	10.9%	19,687	12.3%	61,502	11.7%
High School Graduate	1,701	26.3%	17,669	28.0%	45,110	28.1%	153,343	29.1%
Some College	1,677	25.9%	16,218	25.7%	38,056	23.7%	122,470	23.2%
Associate Degree Only	686	10.6%	5,785	9.2%	12,940	8.1%	40,862	7.7%
Bachelor Degree Only	948	14.7%	7,647	12.1%	18,975	11.8%	57,735	10.9%
Graduate Degree	447	6.9%	3,886	6.2%	9,740	6.1%	29,395	5.6%
Any College (Some College or Higher)	3,758	58.1%	33,535	53.2%	79,712	49.7%	250,461	47.5%
College Degree + (Bachelor Degree or Higher)	1,395	21.6%	11,533	18.3%	28,716	17.9%	87,129	16.5%

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Housing								
Total Housing Units (2019)	3,646		34,278		84,625		285,502	
Total Housing Units (2010)	3,606		32,793		79,885		271,108	
Historical Annual Growth (2010-2019)	40	0.1%	1,485	0.5%	4,740	0.7%	14,395	0.6%
Housing Units Occupied (2019)	3,512	96.3%	32,799	95.7%	80,863	95.6%	270,682	94.8%
Housing Units Owner-Occupied	2,026	57.7%	20,193	61.6%	49,766	61.5%	162,761	60.1%
Housing Units Renter-Occupied	1,486	42.3%	12,606	38.4%	31,097	38.5%	107,921	39.9%
Housing Units Vacant (2019)	134	3.8%	1,479	4.5%	3,762	4.7%	14,820	5.5%
Household Size (2019)								
Total Households	3,512		32,799		80,863		270,682	
1 Person Households	643	18.3%	5,261	16.0%	12,572	15.5%	56,109	20.7%
2 Person Households	1,013	28.9%	8,706	26.5%	20,206	25.0%	69,883	25.8%
3 Person Households	620	17.6%	5,942	18.1%	14,045	17.4%	42,248	15.6%
4 Person Households	595	16.9%	5,712	17.4%	14,279	17.7%	41,746	15.4%
5 Person Households	332	9.5%	3,697	11.3%	9,630	11.9%	28,872	10.7%
6 Person Households	170	4.8%	1,846	5.6%	5,121	6.3%	15,742	5.8%
7 or More Person Households	140	4.0%	1,635	5.0%	5,010	6.2%	16,083	5.9%
Household Income Distribution (2019)								
HH Income \$200,000 or More	101	2.9%	788	2.4%	2,339	2.9%	6,527	2.4%
HH Income \$150,000 to \$199,999	208	5.9%	1,561	4.8%	4,069	5.0%	11,450	4.2%
HH Income \$125,000 to \$149,999	196	5.6%	1,882	5.7%	4,705	5.8%	14,030	5.2%
HH Income \$100,000 to \$124,999	340	9.7%	2,956	9.0%	7,000	8.7%	20,042	7.4%
HH Income \$75,000 to \$99,999	669	19.1%	5,993	18.3%	13,321	16.5%	38,554	14.2%
HH Income \$50,000 to \$74,999	752	21.4%	8,079	24.6%	18,747	23.2%	56,718	21.0%
HH Income \$35,000 to \$49,999	484	13.8%	4,957	15.1%	11,970	14.8%	42,203	15.6%
HH Income \$25,000 to \$34,999	292	8.3%	2,672	8.1%	7,055	8.7%	26,619	9.8%
HH Income \$15,000 to \$24,999	228	6.5%	1,898	5.8%	5,755	7.1%	26,140	9.7%
HH Income \$10,000 to \$14,999	80	2.3%	655	2.0%	2,308	2.9%	11,221	4.1%
HH Income Under \$10,000	162	4.6%	1,360	4.1%	3,592	4.4%	17,178	6.3%
Household Vehicles (2019)								
Households 0 Vehicles Available	83	2.4%	891	2.7%	2,864	3.5%	16,583	6.1%
Households 1 Vehicle Available	1,183	33.7%	9,417	28.7%	23,459	29.0%	92,968	34.3%
Households 2 Vehicles Available	1,329	37.9%	14,165	43.2%	33,394	41.3%	99,691	36.8%
Households 3 or More Vehicles Available	917	26.1%	8,326	25.4%	21,146	26.2%	61,440	22.7%
Total Vehicles Available	6,877		66,051		162,454		502,217	
Average Vehicles per Household	2.0		2.0		2.0		1.9	
Owner-Occupied Household Vehicles	4,448	64.7%	44,566	67.5%	110,896	68.3%	340,597	67.8%
Average Vehicles per Owner-Occupied Household	2.2		2.2		2.2		2.1	
Renter-Occupied Household Vehicles	2,429	35.3%	21,485	32.5%	51,558	31.7%	161,620	32.2%
Average Vehicles per Renter-Occupied Household	1.6		1.7		1.7		1.5	
Travel Time (2019)								
Worker Base Age 16 years or Over	5,071		50,370		128,645		411,207	
Travel to Work in 14 Minutes or Less	666	13.1%	9,904	19.7%	23,168	18.0%	65,859	16.0%
Travel to Work in 15 to 29 Minutes	1,783	35.2%	17,475	34.7%	41,806	32.5%	128,621	31.3%
Travel to Work in 30 to 59 Minutes	2,102	41.5%	18,219	36.2%	45,445	35.3%	138,437	33.7%
Travel to Work in 60 Minutes or More	534	10.5%	5,047	10.0%	13,082	10.2%	37,625	9.1%
Work at Home	161	3.2%	2,001	4.0%	4,718	3.7%	16,003	3.9%
Average Minutes Travel to Work	28.5		26.0		26.6		26.7	

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	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2019)								
Worker Base Age 16 years or Over	5,071		50,370		128,645		411,207	
Drive to Work Alone	4,053	79.9%	39,533	78.5%	100,531	78.1%	317,373	77.2%
Drive to Work in Carpool	594	11.7%	6,535	13.0%	17,357	13.5%	56,940	13.8%
Travel to Work by Public Transportation	89	1.8%	846	1.7%	2,183	1.7%	8,540	2.1%
Drive to Work on Motorcycle	21	0.4%	151	0.3%	397	0.3%	1,245	0.3%
Bicycle to Work	22	0.4%	295	0.6%	781	0.6%	2,517	0.6%
Walk to Work	60	1.2%	663	1.3%	1,675	1.3%	5,554	1.4%
Other Means	69	1.4%	346	0.7%	1,002	0.8%	3,034	0.7%
Work at Home	161	3.2%	2,001	4.0%	4,718	3.7%	16,003	3.9%
Daytime Demographics (2019)								
Total Businesses	332		1,933		5,717		17,585	
Total Employees	3,960		25,487		72,160		220,410	
Company Headquarter Businesses	1	0.3%	4	0.2%	18	0.3%	64	0.4%
Company Headquarter Employees	50	1.3%	1,895	7.4%	4,824	6.7%	13,904	6.3%
Employee Population per Business	11.9 to 1		13.2 to 1		12.6 to 1		12.5 to 1	
Residential Population per Business	31.8 to 1		54.2 to 1		46.9 to 1		48.8 to 1	
Adj. Daytime Demographics Age 16 Years or Over	6,541		50,357		141,007		478,291	
Labor Force								
Labor Population Age 16 Years or Over (2019)	7,895		77,950		198,067		645,489	
Labor Force Total Males (2019)	3,794	48.1%	38,017	48.8%	96,722	48.8%	312,672	48.4%
Male Civilian Employed	2,920	76.9%	28,028	73.7%	69,787	72.2%	209,086	66.9%
Male Civilian Unemployed	97	2.6%	1,118	2.9%	3,165	3.3%	10,150	3.2%
Males in Armed Forces	47	1.2%	198	0.5%	668	0.7%	1,765	0.6%
Males Not in Labor Force	730	19.2%	8,674	22.8%	23,102	23.9%	91,671	29.3%
Labor Force Total Females (2019)	4,101	51.9%	39,933	51.2%	101,346	51.2%	332,817	51.6%
Female Civilian Employed	2,338	57.0%	24,794	62.1%	58,622	57.8%	176,366	53.0%
Female Civilian Unemployed	104	2.5%	1,047	2.6%	2,905	2.9%	8,761	2.6%
Females in Armed Forces	9	0.2%	60	0.1%	142	0.1%	391	0.1%
Females Not in Labor Force	1,650	40.2%	14,031	35.1%	39,676	39.1%	147,299	44.3%
Unemployment Rate	201	2.5%	2,165	2.8%	6,070	3.1%	18,911	2.9%
Occupation (2019)								
Occupation Population Age 16 Years or Over	5,258		52,822		128,409		385,452	
Occupation Total Males	2,920	55.5%	28,028	53.1%	69,787	54.3%	209,086	54.2%
Occupation Total Females	2,338	44.5%	24,794	46.9%	58,622	45.7%	176,366	45.8%
Management, Business, Financial Operations	661	12.6%	6,680	12.6%	15,511	12.1%	43,973	11.4%
Professional, Related	947	18.0%	7,931	15.0%	19,009	14.8%	54,191	14.1%
Service	765	14.6%	9,662	18.3%	24,329	18.9%	79,948	20.7%
Sales, Office	1,629	31.0%	15,444	29.2%	34,808	27.1%	102,922	26.7%
Farming, Fishing, Forestry	1	-	232	0.4%	535	0.4%	1,292	0.3%
Construction, Extraction, Maintenance	554	10.5%	5,069	9.6%	14,529	11.3%	45,732	11.9%
Production, Transport, Material Moving	701	13.3%	7,804	14.8%	19,689	15.3%	57,394	14.9%
White Collar Workers	3,236	61.6%	30,055	56.9%	69,328	54.0%	201,087	52.2%
Blue Collar Workers	2,022	38.4%	22,767	43.1%	59,081	46.0%	184,365	47.8%

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Units In Structure (2019)								
Total Units	3,228		28,604		69,631		231,878	
1 Detached Unit	2,750	85.2%	26,494	92.6%	63,642	91.4%	192,401	83.0%
1 Attached Unit	28	0.9%	443	1.5%	1,734	2.5%	11,381	4.9%
2 Units	6	0.2%	108	0.4%	619	0.9%	3,020	1.3%
3 to 4 Units	53	1.6%	612	2.1%	1,991	2.9%	8,674	3.7%
5 to 9 Units	208	6.5%	1,500	5.2%	3,528	5.1%	13,074	5.6%
10 to 19 Units	166	5.1%	1,309	4.6%	2,855	4.1%	11,756	5.1%
20 to 49 Units	62	1.9%	396	1.4%	1,154	1.7%	5,355	2.3%
50 or More Units	195	6.0%	1,497	5.2%	3,840	5.5%	12,798	5.5%
Mobile Home or Trailer	31	1.0%	387	1.4%	1,398	2.0%	11,702	5.0%
Other Structure	11	0.3%	52	0.2%	103	0.1%	521	0.2%
Homes Built By Year (2019)								
Homes Built 2014 or later	81	2.2%	725	2.1%	2,111	2.5%	7,150	2.5%
Homes Built 2010 to 2013	95	2.6%	1,133	3.3%	2,587	3.1%	8,331	2.9%
Homes Built 2000 to 2009	1,947	53.4%	14,075	41.1%	32,241	38.1%	78,832	27.6%
Homes Built 1990 to 1999	836	22.9%	7,818	22.8%	15,525	18.3%	40,914	14.3%
Homes Built 1980 to 1989	232	6.4%	3,884	11.3%	9,527	11.3%	38,235	13.4%
Homes Built 1970 to 1979	145	4.0%	2,908	8.5%	11,005	13.0%	46,248	16.2%
Homes Built 1960 to 1969	109	3.0%	1,057	3.1%	4,365	5.2%	26,574	9.3%
Homes Built 1950 to 1959	48	1.3%	666	1.9%	2,095	2.5%	18,819	6.6%
Homes Built 1940 to 1949	6	0.2%	321	0.9%	869	1.0%	3,377	1.2%
Homes Built Before 1939	13	0.4%	213	0.6%	538	0.6%	2,201	0.8%
Median Age of Homes	17.3 yrs		21.0 yrs		23.2 yrs		28.6 yrs	
Home Values (2019)								
Owner Specified Housing Units	1,871		17,977		43,234		141,781	
Home Values \$1,000,000 or More	11	0.6%	115	0.6%	327	0.8%	1,127	0.8%
Home Values \$750,000 to \$999,999	26	1.4%	293	1.6%	750	1.7%	2,508	1.8%
Home Values \$500,000 to \$749,999	76	4.1%	804	4.5%	2,378	5.5%	7,811	5.5%
Home Values \$400,000 to \$499,999	98	5.3%	992	5.5%	3,070	7.1%	10,274	7.2%
Home Values \$300,000 to \$399,999	319	17.0%	2,293	12.8%	6,268	14.5%	20,096	14.2%
Home Values \$250,000 to \$299,999	313	16.7%	2,449	13.6%	5,486	12.7%	17,295	12.2%
Home Values \$200,000 to \$249,999	436	23.3%	3,651	20.3%	7,944	18.4%	23,696	16.7%
Home Values \$175,000 to \$199,999	210	11.2%	2,204	12.3%	4,671	10.8%	14,372	10.1%
Home Values \$150,000 to \$174,999	242	12.9%	2,872	16.0%	6,534	15.1%	18,950	13.4%
Home Values \$125,000 to \$149,999	130	7.0%	1,594	8.9%	3,902	9.0%	11,428	8.1%
Home Values \$100,000 to \$124,999	64	3.4%	1,122	6.2%	2,822	6.5%	10,339	7.3%
Home Values \$90,000 to \$99,999	7	0.4%	268	1.5%	776	1.8%	2,985	2.1%
Home Values \$80,000 to \$89,999	-	-	271	1.5%	823	1.9%	3,523	2.5%
Home Values \$70,000 to \$79,999	12	0.7%	159	0.9%	575	1.3%	2,650	1.9%
Home Values \$60,000 to \$69,999	6	0.3%	217	1.2%	613	1.4%	2,431	1.7%
Home Values \$50,000 to \$59,999	7	0.4%	87	0.5%	424	1.0%	1,844	1.3%
Home Values \$35,000 to \$49,999	5	0.3%	158	0.9%	526	1.2%	2,529	1.8%
Home Values \$25,000 to \$34,999	4	0.2%	58	0.3%	259	0.6%	1,541	1.1%
Home Values \$10,000 to \$24,999	23	1.2%	244	1.4%	667	1.5%	3,295	2.3%
Home Values Under \$10,000	27	1.5%	259	1.4%	716	1.7%	3,244	2.3%
Owner-Occupied Median Home Value	\$228,844		\$205,248		\$209,303		\$199,970	
Renter-Occupied Median Rent	\$993		\$945		\$918		\$855	

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

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: 33.4665/-112.2904

RFULL9

N of NEC McDowell Road and 107TH Avenue	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2019)								
Total Household Expenditure	\$214.88 M		\$1.93 B		\$4.67 B		\$14.17 B	
Total Non-Retail Expenditure	\$112.68 M		\$1.01 B		\$2.45 B		\$7.44 B	
Total Retail Expenditure	\$102.21 M		\$921.83 M		\$2.22 B		\$6.73 B	
Apparel	\$7.61 M		\$68.36 M		\$165.31 M		\$499.14 M	
Contributions	\$6.63 M		\$59.13 M		\$143.48 M		\$436.32 M	
Education	\$6.03 M		\$53.11 M		\$130.33 M		\$392.73 M	
Entertainment	\$12.03 M		\$108.06 M		\$260.93 M		\$788 M	
Food and Beverages	\$32.1 M		\$289.61 M		\$697.96 M		\$2.12 B	
Furnishings and Equipment	\$7.49 M		\$67.25 M		\$162.18 M		\$489.93 M	
Gifts	\$4.94 M		\$44.22 M		\$107.21 M		\$324.43 M	
Health Care	\$18.19 M		\$164.44 M		\$395.26 M		\$1.21 B	
Household Operations	\$8.28 M		\$74.28 M		\$179.69 M		\$546.55 M	
Miscellaneous Expenses	\$4.01 M		\$36.04 M		\$86.92 M		\$264.39 M	
Personal Care	\$2.88 M		\$25.89 M		\$62.44 M		\$189.67 M	
Personal Insurance	\$1.46 M		\$13.01 M		\$31.53 M		\$94.99 M	
Reading	\$456.92 K		\$4.1 M		\$9.89 M		\$30.22 M	
Shelter	\$45.34 M		\$407.6 M		\$983.71 M		\$2.99 B	
Tobacco	\$1.38 M		\$12.54 M		\$30.03 M		\$92.99 M	
Transportation	\$39.84 M		\$359.85 M		\$865.26 M		\$2.61 B	
Utilities	\$16.23 M		\$147.21 M		\$354.12 M		\$1.08 B	
Monthly Household Consumer Expenditure (2019)								
Total Household Expenditure	\$5,099		\$4,916		\$4,809		\$4,361	
Total Non-Retail Expenditure	\$2,674	52.4%	\$2,573	52.4%	\$2,520	52.4%	\$2,290	52.5%
Total Retail Expenditures	\$2,425	47.6%	\$2,342	47.6%	\$2,289	47.6%	\$2,071	47.5%
Apparel	\$181	3.5%	\$174	3.5%	\$170	3.5%	\$154	3.5%
Contributions	\$157	3.1%	\$150	3.1%	\$148	3.1%	\$134	3.1%
Education	\$143	2.8%	\$135	2.7%	\$134	2.8%	\$121	2.8%
Entertainment	\$286	5.6%	\$275	5.6%	\$269	5.6%	\$243	5.6%
Food and Beverages	\$762	14.9%	\$736	15.0%	\$719	15.0%	\$653	15.0%
Furnishings and Equipment	\$178	3.5%	\$171	3.5%	\$167	3.5%	\$151	3.5%
Gifts	\$117	2.3%	\$112	2.3%	\$110	2.3%	\$100	2.3%
Health Care	\$432	8.5%	\$418	8.5%	\$407	8.5%	\$372	8.5%
Household Operations	\$197	3.9%	\$189	3.8%	\$185	3.9%	\$168	3.9%
Miscellaneous Expenses	\$95	1.9%	\$92	1.9%	\$90	1.9%	\$81	1.9%
Personal Care	\$68	1.3%	\$66	1.3%	\$64	1.3%	\$58	1.3%
Personal Insurance	\$35	0.7%	\$33	0.7%	\$32	0.7%	\$29	0.7%
Reading	\$11	0.2%	\$10	0.2%	\$10	0.2%	\$9	0.2%
Shelter	\$1,076	21.1%	\$1,036	21.1%	\$1,014	21.1%	\$921	21.1%
Tobacco	\$33	0.6%	\$32	0.6%	\$31	0.6%	\$29	0.7%
Transportation	\$945	18.5%	\$914	18.6%	\$892	18.5%	\$804	18.4%
Utilities	\$385	7.6%	\$374	7.6%	\$365	7.6%	\$334	7.7%

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