



CITY OF GLENDALE, ARIZONA

VISION 2, PARCEL A



SUBJECT SITE

Vision 2
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF GLENDALE, ARIZONA

VISION 2, PARCEL A

LOCATION

Site is located west of the southwest corner of 99th Avenue and Glendale Avenue in the City of Glendale, Arizona.

SIZE

17.6 Gross Acres (766,656 SF)

ASSESSOR PARCEL NUMBER

102-60-014E (Portion)

ZONING

[Planned Area Development](#) | [City of Glendale](#)

Parcel A: Multi-Family Use Designation

- *Development Standards show preferred use as: Very High Residential with allowable uses of MDR, HDR, Office and Employment.*
- *Minimum Building Stories/Height: 4/55'*

MINIMUM SUGGESTED OFFERING PRICE

\$17,633,088 (\$23.00/SF)

TERMS

Cash

PROPERTY TAXES

2022 Assessment: \$2,263.56 (entire parcel)

COMMENTS

Site lies within the 188-acre Vision 2, a mixed use zoned project located just west of the Loop 101, south of St. Joseph's Westgate Medical Center, directly east of the Loop 101 Glendale exit, Desert Diamond Arena, Westgate, Tanger Outlets and NFL Arizona Cardinals stadium.



UTILITIES

Water:

The City will be the water service provider for the site. Existing water infrastructure consists of a 12-inch waterline in Glendale Avenue, a 12-inch waterline in 99th Avenue, and an 8-inch waterline one-quarter mile south of the Maryland Avenue alignment. Developers of Parcels will be required to connect to the public system, completing waterline loops where necessary to provide sufficient domestic, fire and landscape service to the Parcels.

Wastewater:

The City will be the wastewater service provider for the Property. Existing wastewater infrastructure consists of an 8-inch sewer in the eastern portion of Glendale Avenue, and 15-inch and 42-inch sewers in 99th Avenue. 8-inch sewer stubs will be provided for properties adjacent to Ballpark Boulevard. Due to the site topography and the fact that the city does not have a sewer outfall along the western boundary, a lift station will be required to pump wastewater generated by the Vision 2 Master Plan to the 42-inch sewer in 99th Avenue. As lift stations are site specific, lift stations are not included in the development impact fee schedule for the City water and sewer.

Lift Station:

As part of the Master Development for the Vision 2 PAD, a lift station is required to service the area. Development of all parcels will require the developer/property owner(s) to structure an agreement to establish cost-share amounts to utilize a proportionate share of the lift station. Such agreements will need to be documented and recorded before permits for construction are issued.

Other Infrastructure:

In conjunction with the Vision 2 Master Plan, the Developers will prepare and submit to the City a plan which determines the size and types of infrastructure and associated phasing necessary to develop the Vision 2 Master Plan for approval. Subsequent Plans will be provided as required by the city.



GLENDALE QUICK FACTS



POPULATION

2021 population: **259,659**
Annual population growth: **0.94%**
Median age of **34**



HOUSEHOLDS

Number of households: **85,298**
Median household income: **\$56,991**



TARGETED INDUSTRIES

- Aerospace & Aviation
- Healthcare & Bioscience
- Manufacturing
- Tech & Innovation



SPORTS

Glendale is fast becoming the nation's new sports mecca with a lineup of professional football, Spring Training baseball, auto racing, NCAA regionals and home to the VIZIO Fiesta Bowl. *Source: glendaleaz.gov*



ECONOMIC DEVELOPMENTS

- 303 Logistics
 - Merit Partners \$1.5B Logistics Park
 - 303 Loop Development Boom
 - Waste Management Glendale
 - Red Bull, Ball & Rauch
 - Topgolf
 - Crystal Lagoons Island Resort
- Source: glendaleaz.gov*



EDUCATION

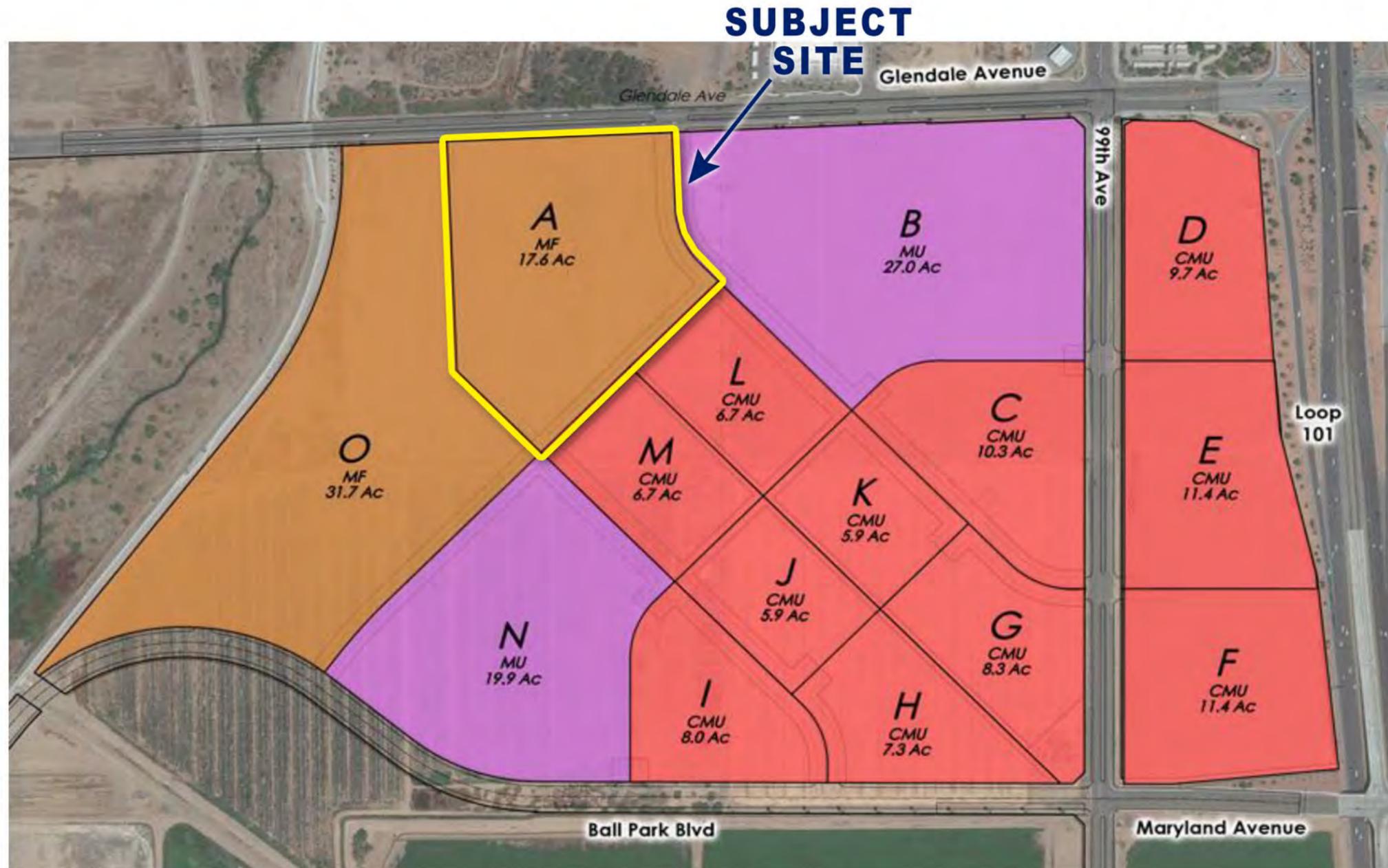
- ASU West Campus **15,000**
- Midwestern University **6,900**
- Grand Canyon University **22,000**
- Glendale Community College **15,112**
- Arizona Christian University **870**
- Embry Riddle Aeronautical University **6,402**
- Ottawa University **831**





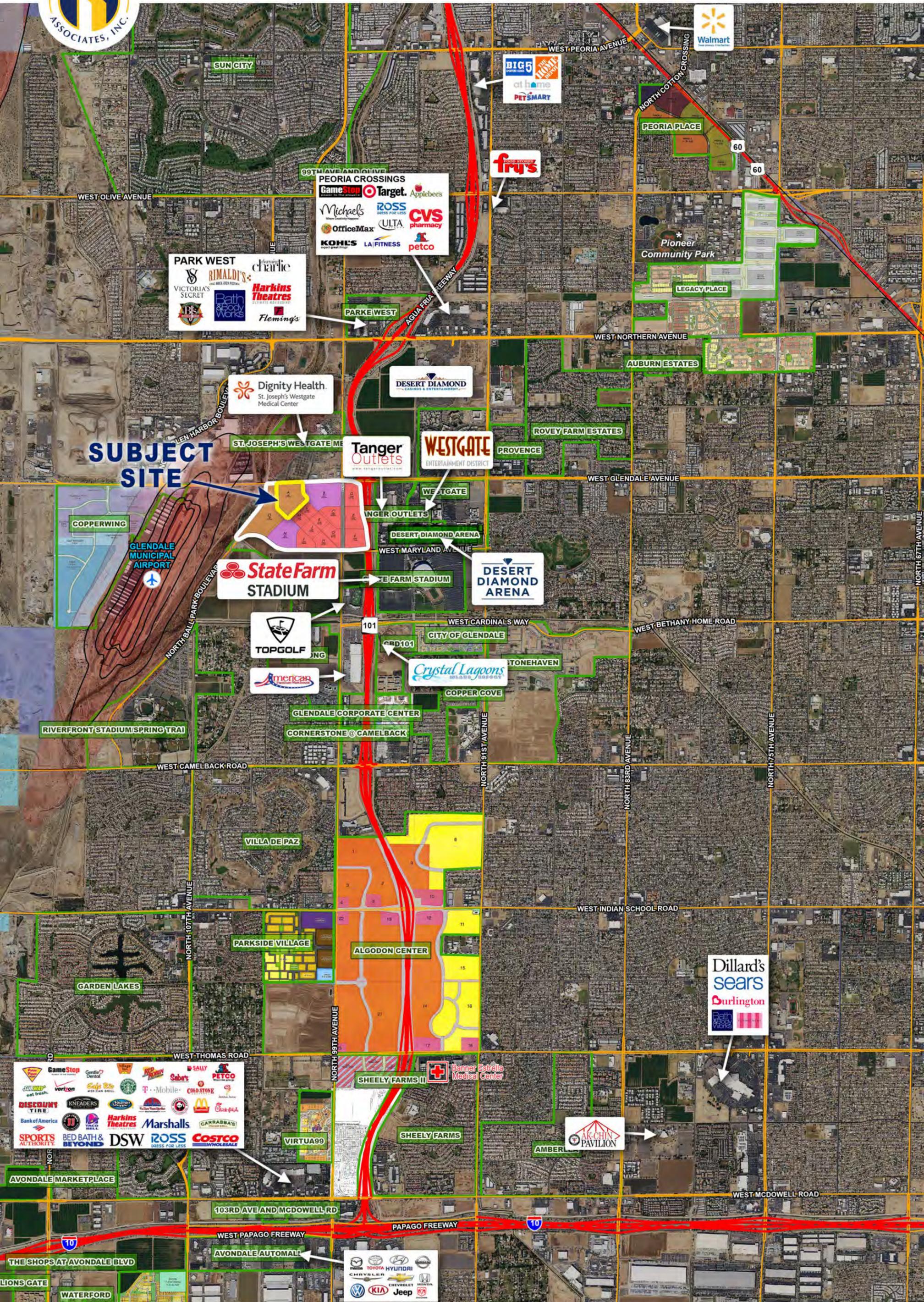
Vision 2

Planned Area Development
Project Narrative



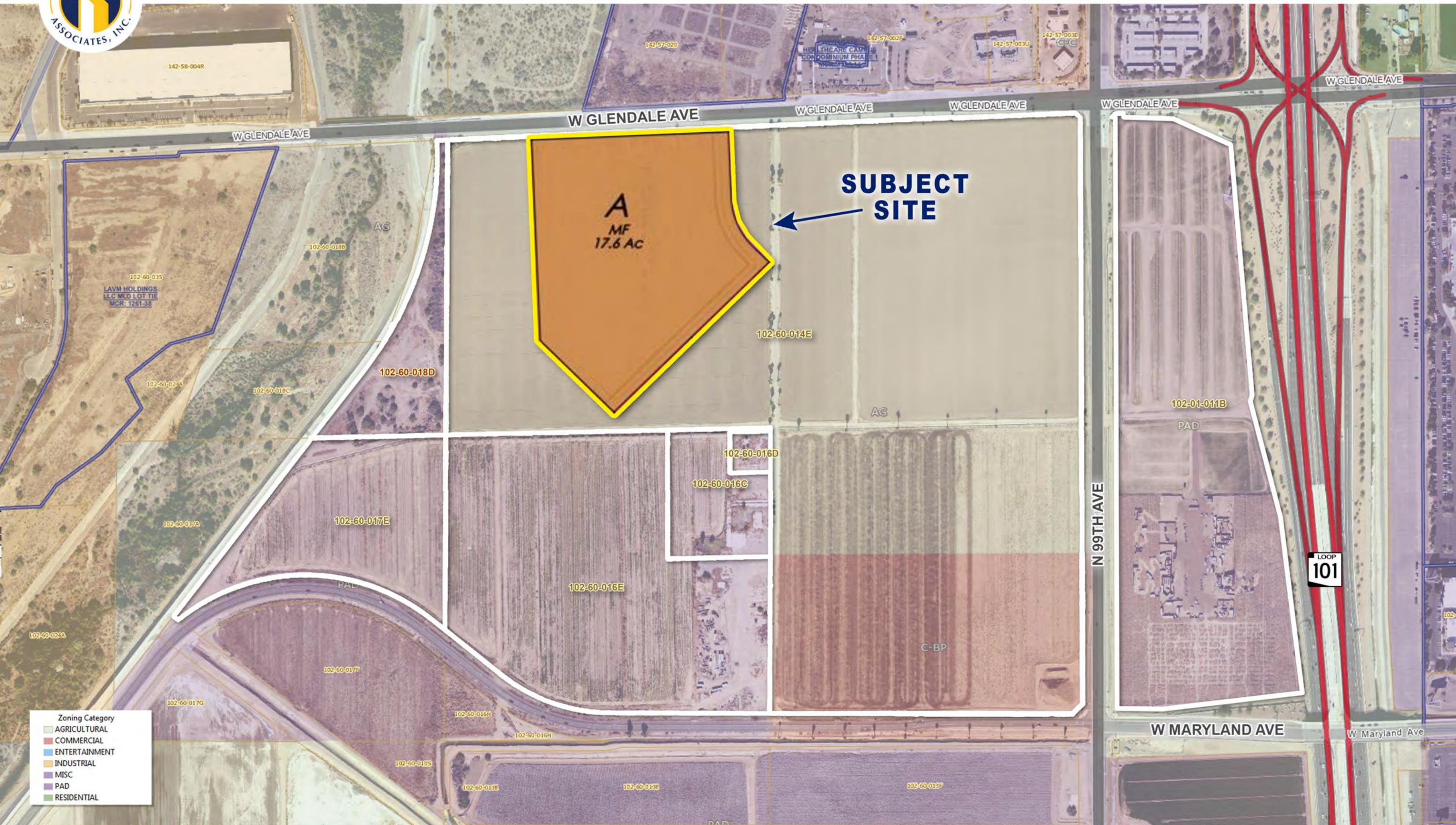
Area	Use	Gross Acres
A	MF	17.6
B	MU	27
C	CMU	10.3
D	CMU	9.7
E	CMU	11.4
F	CMU	11.4
G	CMU	8.3
H	CMU	7.3
I	CMU	8
J	CMU	5.9
K	CMU	5.9
L	CMU	6.7
M	CMU	6.7
N	MU	19.9
O	MF	31.7

Vision 2 PAD zoning and land use shall be based upon the Gross Acres as set forth in the Vision 2 Master Plan Concept "Gross Acreage", so as to allow for the movement of rights of way when developing the Vision 2 Master Plan.









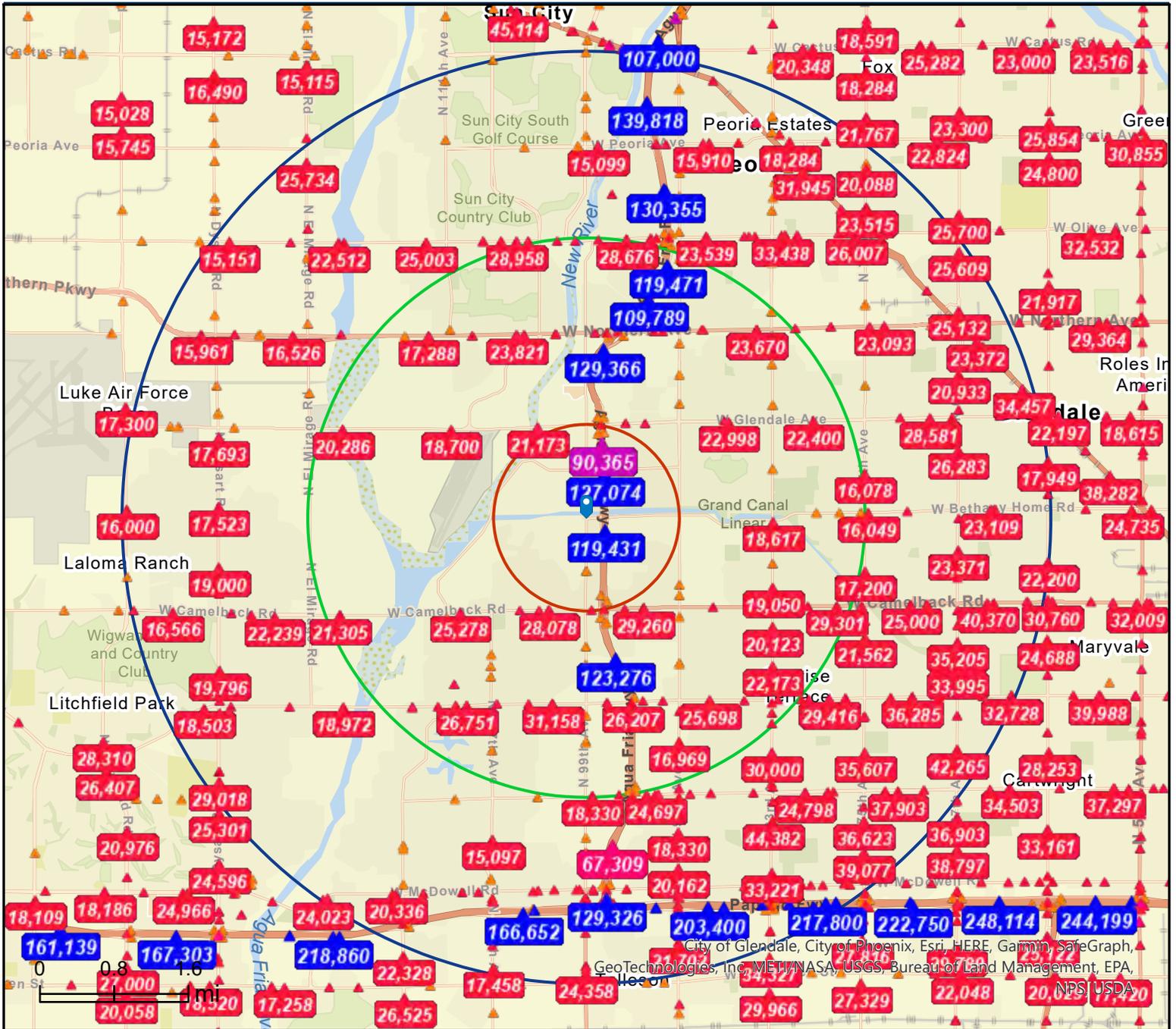
SUBJECT SITE

**A
MF
17.6 AC**

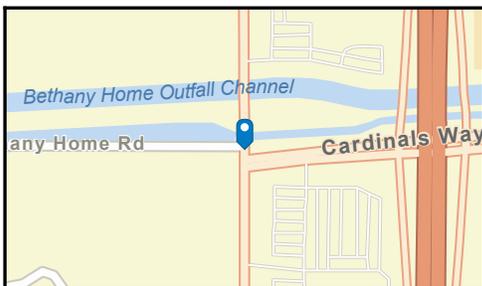
- Zoning Category
- AGRICULTURAL
 - COMMERCIAL
 - ENTERTAINMENT
 - INDUSTRIAL
 - MISC
 - PAD
 - RESIDENTIAL

Glendale Avenue & 99th Avenue
 N 99th Ave, Glendale, Arizona, 85305
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
 Latitude: 33.52267
 Longitude: -112.27237



City of Glendale, City of Phoenix, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS/USDA



- 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: ©2022 Kalibrate Technologies (Q3 2022).



Traffic Count Profile

Glendale Avenue & 99th Avenue
N 99th Ave, Glendale, Arizona, 85305
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.52267
Longitude: -112.27237

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	W Bethany Home Rd	N 99th Ave (0.09 miles W)	2012	2,000
0.23	SR-101 Exit 6 J-Ramp	W Bethany Home Rd (0.14 miles N)	2020	1,174
0.23	Agua Fria Freeway	W Bethany Home Rd (0.13 miles N)	2018	119,431
0.24	SR-101 Exit 6 C-Ramp	W Bethany Home Rd (0.0 miles)	2020	1,793
0.27	SR-101 Exit 6 A-Ramp	W Bethany Home Rd (0.14 miles N)	2020	2,055
0.27	SR-101 Exit 6 G-Ramp	W Bethany Home Rd (0.1 miles S)	2020	1,305
0.36	W Bethany Home Rd	N 95th Ave (0.14 miles E)	2015	4,300
0.44	Agua Fria Fwy	W Bethany Home Rd (0.42 miles N)	2017	111,704
0.47	99th Ave	W Maryland Ave (0.04 miles N)	2015	6,400
0.52	Agua Fria Fwy	W Maryland Ave (0.03 miles N)	2017	127,074
0.57	North 99th Avenue	W Camelback Rd (0.42 miles S)	2018	9,609
0.57	N 99th Ave	W Camelback Rd (0.42 miles S)	2015	11,457
0.58	W Missouri Ave	N 102nd Ave (0.07 miles W)	2014	647
0.74	N 101st Ave	W Colter St (0.02 miles S)	2012	1,359
0.83	Agua Fria Freeway	Agua Fria Fwy (0.18 miles N)	2018	90,365
0.85	N 103rd Ave	W Colter St (0.01 miles N)	2012	2,224
0.85	SR-101 Exit 5 C-Ramp	W Camelback Rd (0.16 miles S)	2020	10,131
0.91	SR-101 Exit 7 J-Ramp	W Glendale Ave (0.11 miles N)	2020	9,757
0.92	SR-101 Exit 5 G-Ramp	W Camelback Rd (0.16 miles S)	2020	8,959
0.94	SR-101 Exit 7 A-Ramp	W Glendale Ave (0.11 miles N)	2020	10,420
0.99	W Camelback Rd	N 99th Ave (0.06 miles W)	2018	38,173
1.00	Camelback Rd	Agua Fria Fwy (0.01 miles E)	2020	22,126
1.01	Glendale Ave	Agua Fria Fwy (0.01 miles SE)	2020	35,033
1.02	N 91st Ave	W Rovey Ave (0.08 miles S)	2015	6,900
1.04	W Missouri Ave	N 107th Ave (0.11 miles W)	2011	357
1.06	W Camelback Rd	N 95th Ave (0.08 miles E)	2015	27,700
1.07	West Camelback Road	N 101st Ave (0.02 miles E)	2018	28,078
1.07	W Camelback Rd	N 101st Ave (0.02 miles E)	2015	26,700
1.08	N 107th Ave	W San Miguel Ave (0.04 miles N)	2018	793
1.09	SR-101 Exit 5 J-Ramp	W Camelback Rd (0.13 miles N)	2020	8,366

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 2021 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2022 Kalibrate Technologies (Q3 2022).



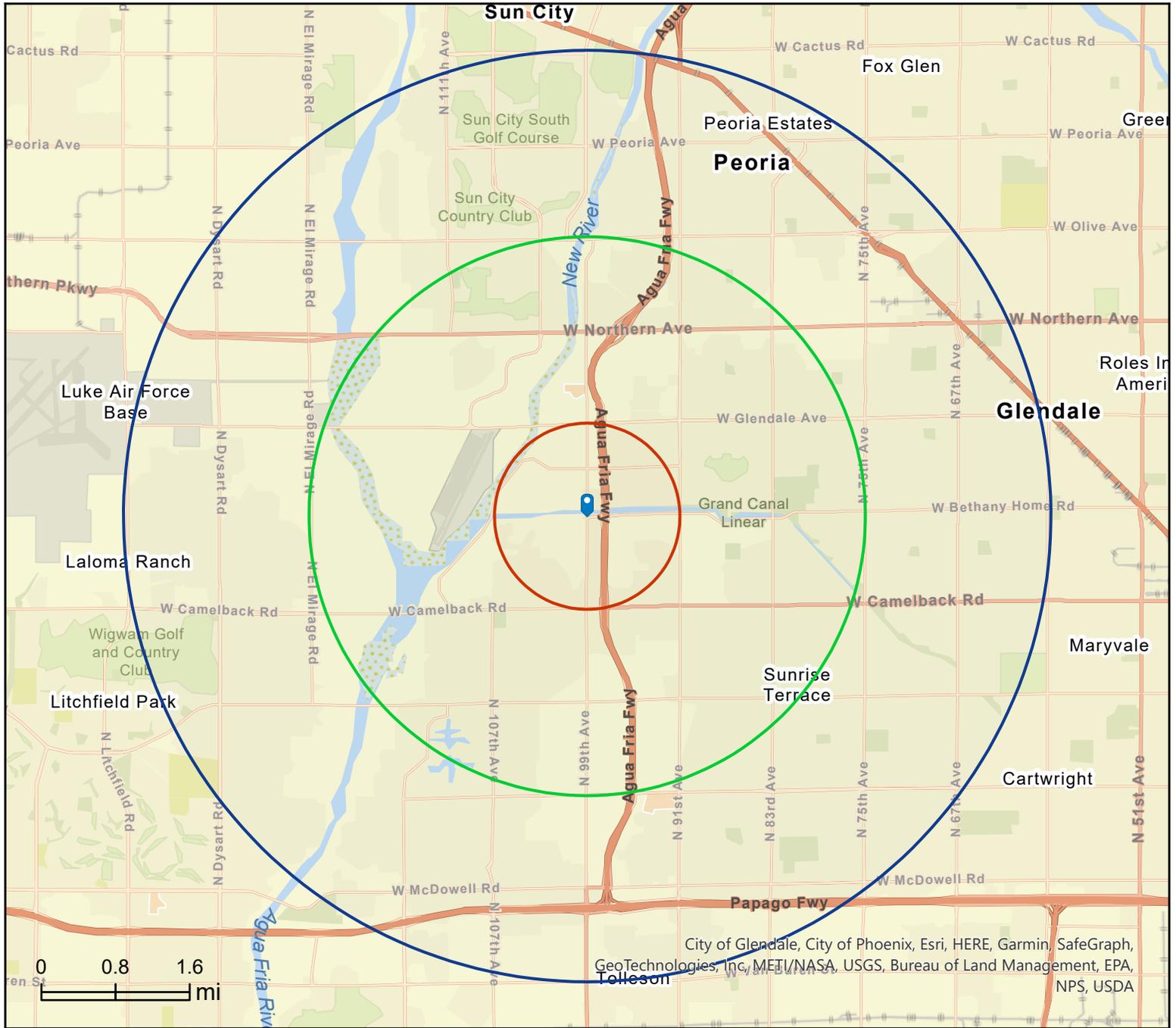
Site Map

Glendale Avenue & 99th Avenue
N 99th Ave, Glendale, Arizona, 85305
Rings: 1, 3, 5 mile radii

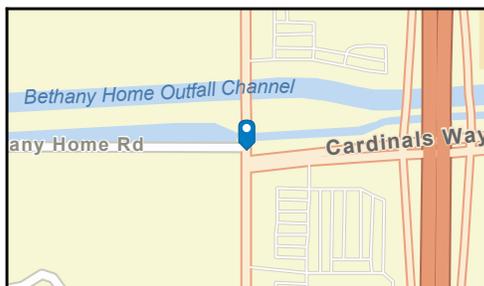
Prepared by Nathan and Associates, Inc.

Latitude: 33.52267

Longitude: -112.27237



City of Glendale, City of Phoenix, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, Tolleson, NPS, USDA



May 01, 2023



Executive Summary

Glendale Avenue & 99th Avenue
 N 99th Ave, Glendale, Arizona, 85305
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.52267
 Longitude: -112.27237

	1 mile	3 miles	5 miles
Population			
2010 Population	4,041	75,552	282,569
2020 Population	5,075	87,225	320,327
2022 Population	6,225	92,167	330,196
2027 Population	6,800	97,430	343,766
2010-2020 Annual Rate	2.30%	1.45%	1.26%
2020-2022 Annual Rate	9.50%	2.48%	1.36%
2022-2027 Annual Rate	1.78%	1.12%	0.81%
2022 Male Population	49.6%	49.4%	49.2%
2022 Female Population	50.4%	50.6%	50.8%
2022 Median Age	32.5	32.1	31.4

In the identified area, the current year population is 330,196. In 2020, the Census count in the area was 320,327. The rate of change since 2020 was 1.36% annually. The five-year projection for the population in the area is 343,766 representing a change of 0.81% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 31.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	41.0%	37.7%	38.4%
2022 Black Alone	13.8%	7.5%	8.4%
2022 American Indian/Alaska Native Alone	3.2%	2.4%	2.3%
2022 Asian Alone	4.3%	4.2%	3.7%
2022 Pacific Islander Alone	0.4%	0.3%	0.3%
2022 Other Race	16.0%	25.7%	26.9%
2022 Two or More Races	21.2%	22.1%	20.1%
2022 Hispanic Origin (Any Race)	43.4%	56.5%	55.6%

Persons of Hispanic origin represent 55.6% of the population in the identified area compared to 19.0% 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 86.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	59	63	58
2010 Households	1,541	23,229	89,340
2020 Households	1,867	26,800	102,233
2022 Households	2,303	28,454	105,848
2027 Households	2,530	30,222	110,365
2010-2020 Annual Rate	1.94%	1.44%	1.36%
2020-2022 Annual Rate	9.78%	2.70%	1.56%
2022-2027 Annual Rate	1.90%	1.21%	0.84%
2022 Average Household Size	2.70	3.22	3.10

The household count in this area has changed from 102,233 in 2020 to 105,848 in the current year, a change of 1.56% annually. The five-year projection of households is 110,365, a change of 0.84% annually from the current year total. Average household size is currently 3.10, compared to 3.12 in the year 2020. The number of families in the current year is 75,571 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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 N 99th Ave, Glendale, Arizona, 85305
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	20.2%	18.8%	21.2%
Median Household Income			
2022 Median Household Income	\$70,558	\$69,857	\$60,406
2027 Median Household Income	\$88,151	\$81,293	\$72,791
2022-2027 Annual Rate	4.55%	3.08%	3.80%
Average Household Income			
2022 Average Household Income	\$93,097	\$88,138	\$79,681
2027 Average Household Income	\$114,344	\$105,418	\$95,504
2022-2027 Annual Rate	4.20%	3.65%	3.69%
Per Capita Income			
2022 Per Capita Income	\$33,424	\$27,233	\$25,521
2027 Per Capita Income	\$41,200	\$32,725	\$30,625
2022-2027 Annual Rate	4.27%	3.74%	3.71%

Households by Income

Current median household income is \$60,406 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$72,791 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$79,681 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$95,504 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$25,521 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$30,625 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	123	133	119
2010 Total Housing Units	1,762	26,374	104,404
2010 Owner Occupied Housing Units	646	15,146	53,751
2010 Renter Occupied Housing Units	895	8,083	35,590
2010 Vacant Housing Units	221	3,145	15,064
2020 Total Housing Units	2,005	28,695	109,900
2020 Vacant Housing Units	138	1,895	7,667
2022 Total Housing Units	2,683	30,617	113,140
2022 Owner Occupied Housing Units	779	17,459	60,227
2022 Renter Occupied Housing Units	1,524	10,995	45,621
2022 Vacant Housing Units	380	2,163	7,292
2027 Total Housing Units	2,894	32,361	117,715
2027 Owner Occupied Housing Units	790	18,235	63,260
2027 Renter Occupied Housing Units	1,740	11,987	47,105
2027 Vacant Housing Units	364	2,139	7,350

Currently, 53.2% of the 113,140 housing units in the area are owner occupied; 40.3%, renter occupied; and 6.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 109,900 housing units in the area and 7.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.30%. Median home value in the area is \$242,435, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.09% annually to \$296,241.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Market Profile

Glendale Avenue & 99th Avenue
 N 99th Ave, Glendale, Arizona, 85305
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.52267
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,041	75,552	282,569
2020 Total Population	5,075	87,225	320,327
2020 Group Quarters	7	532	1,588
2022 Total Population	6,225	92,167	330,196
2022 Group Quarters	7	532	1,588
2027 Total Population	6,800	97,430	343,766
2022-2027 Annual Rate	1.78%	1.12%	0.81%
2022 Total Daytime Population	8,580	71,546	263,879
Workers	5,739	25,510	88,603
Residents	2,841	46,036	175,276
Household Summary			
2010 Households	1,541	23,229	89,340
2010 Average Household Size	2.62	3.24	3.15
2020 Total Households	1,867	26,800	102,233
2020 Average Household Size	2.71	3.23	3.12
2022 Total Households	2,303	28,454	105,848
2022 Average Household Size	2.70	3.22	3.10
2027 Total Households	2,530	30,222	110,365
2027 Average Household Size	2.68	3.21	3.10
2022-2027 Annual Rate	1.90%	1.21%	0.84%
2010 Families	998	17,786	65,813
2010 Average Family Size	3.17	3.65	3.64
2022 Total Families	1,425	21,100	75,571
2022 Average Family Size	3.35	3.70	3.65
2027 Total Families	1,553	22,399	78,883
2027 Average Family Size	3.34	3.68	3.64
2022-2027 Annual Rate	1.74%	1.20%	0.86%
Housing Unit Summary			
2000 Housing Units	843	19,422	76,284
Owner Occupied Housing Units	93.7%	80.1%	66.9%
Renter Occupied Housing Units	5.9%	16.0%	26.4%
Vacant Housing Units	0.4%	3.8%	6.7%
2010 Housing Units	1,762	26,374	104,404
Owner Occupied Housing Units	36.7%	57.4%	51.5%
Renter Occupied Housing Units	50.8%	30.6%	34.1%
Vacant Housing Units	12.5%	11.9%	14.4%
2020 Housing Units	2,005	28,695	109,900
Vacant Housing Units	6.9%	6.6%	7.0%
2022 Housing Units	2,683	30,617	113,140
Owner Occupied Housing Units	29.0%	57.0%	53.2%
Renter Occupied Housing Units	56.8%	35.9%	40.3%
Vacant Housing Units	14.2%	7.1%	6.4%
2027 Housing Units	2,894	32,361	117,715
Owner Occupied Housing Units	27.3%	56.3%	53.7%
Renter Occupied Housing Units	60.1%	37.0%	40.0%
Vacant Housing Units	12.6%	6.6%	6.2%
Median Household Income			
2022	\$70,558	\$69,857	\$60,406
2027	\$88,151	\$81,293	\$72,791
Median Home Value			
2022	\$270,192	\$248,907	\$242,435
2027	\$301,481	\$305,081	\$296,241
Per Capita Income			
2022	\$33,424	\$27,233	\$25,521
2027	\$41,200	\$32,725	\$30,625
Median Age			
2010	28.2	29.4	29.5
2022	32.5	32.1	31.4
2027	34.0	33.0	32.1

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

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 N 99th Ave, Glendale, Arizona, 85305
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Prepared by Nathan and Associates, Inc.

Latitude: 33.52267
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	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	2,303	28,453	105,841
<\$15,000	3.0%	4.8%	7.3%
\$15,000 - \$24,999	5.6%	5.7%	7.9%
\$25,000 - \$34,999	5.6%	6.0%	8.4%
\$35,000 - \$49,999	11.7%	14.2%	15.0%
\$50,000 - \$74,999	27.4%	22.7%	21.7%
\$75,000 - \$99,999	15.9%	17.2%	15.1%
\$100,000 - \$149,999	18.7%	18.0%	15.5%
\$150,000 - \$199,999	7.4%	8.0%	5.7%
\$200,000+	4.6%	3.4%	3.2%
Average Household Income	\$93,097	\$88,138	\$79,681
2027 Households by Income			
Household Income Base	2,530	30,222	110,359
<\$15,000	1.6%	2.6%	4.9%
\$15,000 - \$24,999	3.8%	3.4%	6.0%
\$25,000 - \$34,999	8.3%	4.4%	6.0%
\$35,000 - \$49,999	10.7%	12.3%	12.6%
\$50,000 - \$74,999	19.2%	21.9%	21.9%
\$75,000 - \$99,999	11.0%	16.8%	16.6%
\$100,000 - \$149,999	26.0%	21.4%	19.1%
\$150,000 - \$199,999	11.8%	12.3%	8.5%
\$200,000+	7.6%	4.8%	4.4%
Average Household Income	\$114,344	\$105,418	\$95,504
2022 Owner Occupied Housing Units by Value			
Total	779	17,458	60,214
<\$50,000	0.5%	3.2%	5.5%
\$50,000 - \$99,999	0.4%	3.8%	5.0%
\$100,000 - \$149,999	0.6%	5.1%	7.0%
\$150,000 - \$199,999	8.5%	12.9%	13.3%
\$200,000 - \$249,999	35.9%	25.5%	22.6%
\$250,000 - \$299,999	10.0%	17.3%	16.8%
\$300,000 - \$399,999	17.2%	17.5%	14.6%
\$400,000 - \$499,999	15.9%	6.7%	6.3%
\$500,000 - \$749,999	10.0%	5.1%	5.2%
\$750,000 - \$999,999	0.5%	1.1%	1.7%
\$1,000,000 - \$1,499,999	0.1%	0.7%	1.0%
\$1,500,000 - \$1,999,999	0.1%	0.5%	0.4%
\$2,000,000 +	0.1%	0.4%	0.5%
Average Home Value	\$330,103	\$298,635	\$292,229
2027 Owner Occupied Housing Units by Value			
Total	790	18,234	63,245
<\$50,000	0.0%	1.0%	1.8%
\$50,000 - \$99,999	0.0%	1.3%	1.5%
\$100,000 - \$149,999	0.0%	0.7%	2.7%
\$150,000 - \$199,999	1.1%	3.3%	5.6%
\$200,000 - \$249,999	37.6%	21.9%	19.7%
\$250,000 - \$299,999	11.0%	20.5%	20.3%
\$300,000 - \$399,999	17.1%	25.3%	21.8%
\$400,000 - \$499,999	18.7%	11.8%	11.0%
\$500,000 - \$749,999	12.9%	10.1%	9.8%
\$750,000 - \$999,999	0.9%	2.0%	3.2%
\$1,000,000 - \$1,499,999	0.4%	1.1%	1.6%
\$1,500,000 - \$1,999,999	0.1%	0.7%	0.6%
\$2,000,000 +	0.1%	0.4%	0.5%
Average Home Value	\$359,241	\$369,740	\$371,865

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Glendale Avenue & 99th Avenue
 N 99th Ave, Glendale, Arizona, 85305
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.52267
 Longitude: -112.27237

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	4,039	75,549	282,566
0 - 4	7.6%	8.4%	9.1%
5 - 9	7.4%	8.8%	9.1%
10 - 14	7.7%	9.2%	8.9%
15 - 24	20.4%	16.8%	16.3%
25 - 34	18.4%	15.1%	14.8%
35 - 44	13.2%	14.4%	13.7%
45 - 54	12.9%	12.9%	11.7%
55 - 64	7.9%	8.5%	8.1%
65 - 74	2.9%	3.8%	4.7%
75 - 84	1.4%	1.5%	2.7%
85 +	0.3%	0.7%	1.1%
18 +	72.6%	67.9%	67.7%
2022 Population by Age			
Total	6,227	92,166	330,196
0 - 4	7.0%	7.7%	8.3%
5 - 9	6.6%	7.6%	8.0%
10 - 14	6.1%	7.2%	7.4%
15 - 24	13.3%	14.3%	14.9%
25 - 34	23.3%	18.5%	17.5%
35 - 44	13.9%	13.3%	12.5%
45 - 54	10.3%	11.3%	10.6%
55 - 64	10.1%	10.2%	9.3%
65 - 74	6.5%	6.6%	6.9%
75 - 84	2.3%	2.5%	3.4%
85 +	0.7%	0.8%	1.3%
18 +	77.0%	73.2%	72.0%
2027 Population by Age			
Total	6,798	97,431	343,765
0 - 4	7.0%	7.8%	8.4%
5 - 9	6.5%	7.7%	8.0%
10 - 14	6.2%	7.6%	7.7%
15 - 24	12.9%	13.0%	13.8%
25 - 34	19.3%	17.8%	17.3%
35 - 44	18.0%	15.4%	13.9%
45 - 54	10.0%	10.6%	10.0%
55 - 64	9.4%	9.3%	8.6%
65 - 74	6.8%	6.8%	7.0%
75 - 84	3.1%	3.3%	4.0%
85 +	0.8%	0.8%	1.3%
18 +	77.1%	72.9%	71.9%
2010 Population by Sex			
Males	2,021	37,398	138,480
Females	2,020	38,153	144,089
2022 Population by Sex			
Males	3,089	45,551	162,428
Females	3,136	46,617	167,768
2027 Population by Sex			
Males	3,355	48,058	169,014
Females	3,444	49,372	174,752

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	4,042	75,552	282,569
White Alone	60.2%	59.1%	59.7%
Black Alone	8.2%	6.8%	7.1%
American Indian Alone	2.1%	1.7%	1.7%
Asian Alone	2.8%	3.2%	2.9%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	20.5%	24.5%	24.2%
Two or More Races	6.1%	4.5%	4.2%
Hispanic Origin	41.6%	50.8%	52.3%
Diversity Index	78.6	79.1	78.8
2020 Population by Race/Ethnicity			
Total	5,075	87,225	320,327
White Alone	41.7%	38.6%	39.2%
Black Alone	13.2%	7.4%	8.4%
American Indian Alone	3.2%	2.4%	2.2%
Asian Alone	4.5%	4.2%	3.6%
Pacific Islander Alone	0.5%	0.2%	0.2%
Some Other Race Alone	16.3%	25.7%	26.8%
Two or More Races	20.7%	21.5%	19.6%
Hispanic Origin	43.9%	56.5%	55.5%
Diversity Index	86.6	86.3	86.2
2022 Population by Race/Ethnicity			
Total	6,225	92,168	330,197
White Alone	41.0%	37.7%	38.4%
Black Alone	13.8%	7.5%	8.4%
American Indian Alone	3.2%	2.4%	2.3%
Asian Alone	4.3%	4.2%	3.7%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	16.0%	25.7%	26.9%
Two or More Races	21.2%	22.1%	20.1%
Hispanic Origin	43.4%	56.5%	55.6%
Diversity Index	86.7	86.5	86.4
2027 Population by Race/Ethnicity			
Total	6,799	97,428	343,765
White Alone	38.9%	35.5%	36.3%
Black Alone	14.1%	7.8%	8.7%
American Indian Alone	3.3%	2.6%	2.4%
Asian Alone	4.5%	4.4%	3.8%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	16.1%	25.8%	27.1%
Two or More Races	22.5%	23.7%	21.4%
Hispanic Origin	43.4%	56.6%	55.6%
Diversity Index	87.2	86.9	86.8
2010 Population by Relationship and Household Type			
Total	4,041	75,551	282,568
In Households	99.9%	99.7%	99.6%
In Family Households	81.6%	89.7%	88.7%
Householder	24.4%	23.5%	23.3%
Spouse	15.6%	15.7%	15.3%
Child	33.1%	39.5%	39.1%
Other relative	5.1%	7.2%	7.2%
Nonrelative	3.4%	3.8%	3.9%
In Nonfamily Households	18.3%	10.0%	10.9%
In Group Quarters	0.1%	0.3%	0.4%
Institutionalized Population	0.0%	0.2%	0.3%
Noninstitutionalized Population	0.1%	0.1%	0.1%

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	4,180	58,288	203,113
Less than 9th Grade	8.0%	7.8%	9.1%
9th - 12th Grade, No Diploma	10.8%	11.0%	11.2%
High School Graduate	14.4%	23.4%	23.8%
GED/Alternative Credential	2.7%	4.8%	5.3%
Some College, No Degree	28.0%	23.8%	23.3%
Associate Degree	9.2%	10.5%	9.7%
Bachelor's Degree	22.4%	12.4%	11.7%
Graduate/Professional Degree	4.5%	6.4%	5.9%
2022 Population 15+ by Marital Status			
Total	5,007	71,434	252,149
Never Married	38.4%	38.2%	38.3%
Married	47.1%	46.5%	46.1%
Widowed	3.4%	3.8%	4.3%
Divorced	11.1%	11.5%	11.3%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,420	48,465	163,290
Population 16+ Employed	98.7%	96.5%	96.2%
Population 16+ Unemployment rate	1.3%	3.5%	3.8%
Population 16-24 Employed	15.2%	15.2%	16.6%
Population 16-24 Unemployment rate	1.7%	8.8%	8.4%
Population 25-54 Employed	71.7%	68.4%	67.5%
Population 25-54 Unemployment rate	1.5%	2.7%	2.9%
Population 55-64 Employed	10.3%	13.1%	12.0%
Population 55-64 Unemployment rate	0.0%	1.5%	2.1%
Population 65+ Employed	2.7%	3.4%	3.9%
Population 65+ Unemployment rate	0.0%	3.9%	4.5%
2022 Employed Population 16+ by Industry			
Total	3,375	46,747	157,054
Agriculture/Mining	2.9%	1.0%	0.7%
Construction	4.6%	10.5%	10.5%
Manufacturing	7.1%	7.1%	6.9%
Wholesale Trade	1.6%	2.1%	2.6%
Retail Trade	15.6%	12.2%	13.1%
Transportation/Utilities	10.8%	9.6%	9.1%
Information	2.1%	2.4%	1.7%
Finance/Insurance/Real Estate	6.6%	7.6%	8.5%
Services	38.2%	42.8%	42.4%
Public Administration	10.4%	4.8%	4.6%
2022 Employed Population 16+ by Occupation			
Total	3,374	46,746	157,053
White Collar	61.5%	51.6%	50.4%
Management/Business/Financial	17.5%	13.2%	11.9%
Professional	20.4%	15.4%	14.4%
Sales	10.1%	9.0%	9.3%
Administrative Support	13.5%	14.0%	14.7%
Services	13.6%	18.8%	19.0%
Blue Collar	24.9%	29.6%	30.6%
Farming/Forestry/Fishing	3.1%	0.9%	0.5%
Construction/Extraction	5.3%	8.3%	8.8%
Installation/Maintenance/Repair	3.0%	4.6%	3.9%
Production	1.3%	4.8%	4.9%
Transportation/Material Moving	12.2%	11.0%	12.4%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Households by Type			
Total	1,541	23,228	89,341
Households with 1 Person	24.3%	16.8%	20.1%
Households with 2+ People	75.7%	83.2%	79.9%
Family Households	64.8%	76.6%	73.7%
Husband-wife Families	41.5%	51.0%	48.5%
With Related Children	20.8%	29.8%	28.1%
Other Family (No Spouse Present)	23.2%	25.6%	25.2%
Other Family with Male Householder	7.1%	8.2%	7.9%
With Related Children	4.5%	5.8%	5.4%
Other Family with Female Householder	16.2%	17.4%	17.3%
With Related Children	11.9%	12.8%	12.8%
Nonfamily Households	10.9%	6.7%	6.2%
All Households with Children	38.2%	49.0%	47.0%
Multigenerational Households	4.1%	8.7%	8.2%
Unmarried Partner Households	10.3%	10.1%	9.3%
Male-female	9.7%	9.2%	8.6%
Same-sex	0.6%	0.9%	0.7%
2010 Households by Size			
Total	1,540	23,228	89,343
1 Person Household	24.4%	16.8%	20.1%
2 Person Household	31.8%	25.9%	25.9%
3 Person Household	19.0%	17.5%	16.1%
4 Person Household	13.2%	17.0%	16.1%
5 Person Household	6.4%	11.7%	10.7%
6 Person Household	2.8%	6.0%	5.7%
7 + Person Household	2.4%	5.2%	5.4%
2010 Households by Tenure and Mortgage Status			
Total	1,541	23,229	89,341
Owner Occupied	41.9%	65.2%	60.2%
Owned with a Mortgage/Loan	37.7%	57.7%	49.3%
Owned Free and Clear	4.2%	7.5%	10.9%
Renter Occupied	58.1%	34.8%	39.8%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	123	133	119
Percent of Income for Mortgage	20.2%	18.8%	21.2%
Wealth Index	59	63	58
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,762	26,374	104,404
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	4,041	75,552	282,569
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Top 3 Tapestry Segments			
1.	Bright Young Professionals (8C)	Urban Edge Families (7C)	Forging Opportunity (7D)
2.	Urban Edge Families (7C)	Forging Opportunity (7D)	Urban Edge Families (7C)
3.	Emerald City (8B)	Up and Coming Families (7A)	Up and Coming Families (7A)
2022 Consumer Spending			
Apparel & Services: Total \$	\$5,068,992	\$58,463,628	\$199,760,763
Average Spent	\$2,201.04	\$2,054.67	\$1,887.24
Spending Potential Index	91	85	78
Education: Total \$	\$3,829,601	\$42,304,107	\$143,556,950
Average Spent	\$1,662.87	\$1,486.75	\$1,356.26
Spending Potential Index	85	76	69
Entertainment/Recreation: Total \$	\$7,368,513	\$85,641,556	\$287,376,085
Average Spent	\$3,199.53	\$3,009.82	\$2,714.99
Spending Potential Index	87	82	74
Food at Home: Total \$	\$12,765,274	\$149,055,117	\$512,295,574
Average Spent	\$5,542.89	\$5,238.46	\$4,839.92
Spending Potential Index	90	85	78
Food Away from Home: Total \$	\$9,167,708	\$107,096,799	\$366,251,850
Average Spent	\$3,980.77	\$3,763.86	\$3,460.17
Spending Potential Index	92	87	80
Health Care: Total \$	\$14,071,384	\$167,582,217	\$565,770,699
Average Spent	\$6,110.02	\$5,889.58	\$5,345.12
Spending Potential Index	86	83	75
HH Furnishings & Equipment: Total \$	\$5,285,881	\$62,748,862	\$210,175,290
Average Spent	\$2,295.22	\$2,205.27	\$1,985.63
Spending Potential Index	90	86	78
Personal Care Products & Services: Total \$	\$2,126,011	\$24,696,435	\$84,214,602
Average Spent	\$923.15	\$867.94	\$795.62
Spending Potential Index	91	85	78
Shelter: Total \$	\$47,787,271	\$550,102,443	\$1,877,572,657
Average Spent	\$20,750.01	\$19,333.04	\$17,738.39
Spending Potential Index	91	84	77
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,582,777	\$67,618,701	\$226,011,714
Average Spent	\$2,424.13	\$2,376.42	\$2,135.25
Spending Potential Index	89	87	79
Travel: Total \$	\$5,839,757	\$68,132,933	\$226,125,350
Average Spent	\$2,535.72	\$2,394.49	\$2,136.32
Spending Potential Index	88	83	74
Vehicle Maintenance & Repairs: Total \$	\$2,663,961	\$31,258,110	\$105,921,977
Average Spent	\$1,156.74	\$1,098.55	\$1,000.70
Spending Potential Index	92	87	79

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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.