

I-10 / LOOP 101 PADS

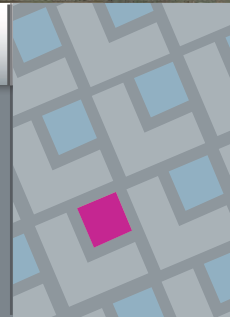
Interstate 10 & Loop 101 - East of the Southeast Corner
Tolleson, Arizona



PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Tolleson, Arizona



NEW PADS AVAILABLE! ZONING C-2!

Property Highlights

- Great infill location on freeway
- Over 20,000 cars per day passing the site to Interstate 10
- Over 225,000 cars per day on Interstate 10
- Going-to-Work side of the road
- Less than 1 Mile from Loop 101 / Interstate 10 Interchange

Traffic Counts

Interstate 10	225,000 CPD
91st Avenue	20,580 CPD
Total	245,580 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	15,617	119,269	339,723
Estimated Households	4,525	34,670	102,633
Avg Household Income	\$71,890	\$72,130	\$75,513
Daytime Population	4,569	35,444	67,531

Source: SitesUSA

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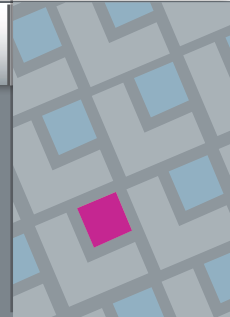




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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4651/-112.2552

RF5

N 91st Ave & W McDowell Rd

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	15,817	119,269	339,723
Projected Population (2025)	17,478	131,719	375,340
Census Population (2010)	14,238	103,374	292,190
Census Population (2000)	9,695	69,270	193,291
Projected Annual Growth (2020 to 2025)	1,661 2.1%	12,450 2.1%	35,617 2.1%
Historical Annual Growth (2010 to 2020)	1,579 1.1%	15,895 1.5%	47,533 1.6%
Historical Annual Growth (2000 to 2010)	4,543 4.7%	34,104 4.9%	98,899 5.1%
Estimated Population Density (2020)	5,037 psm	4,220 psm	4,328 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	4,525	34,670	96,691
Projected Households (2025)	4,803	36,790	102,633
Census Households (2010)	4,042	29,459	81,844
Census Households (2000)	2,749	19,964	55,166
Estimated Households with Children (2020)	2,323 51.3%	17,879 51.6%	50,940 52.7%
Estimated Average Household Size (2020)	3.49	3.44	3.51
Average Household Income			
Estimated Average Household Income (2020)	\$71,890	\$72,130	\$75,513
Projected Average Household Income (2025)	\$78,062	\$78,773	\$83,197
Estimated Average Family Income (2020)	\$75,923	\$77,984	\$80,515
Median Household Income			
Estimated Median Household Income (2020)	\$60,634	\$57,849	\$60,537
Projected Median Household Income (2025)	\$72,027	\$67,719	\$70,825
Estimated Median Family Income (2020)	\$65,300	\$61,269	\$64,846
Per Capita Income			
Estimated Per Capita Income (2020)	\$20,587	\$20,972	\$21,502
Projected Per Capita Income (2025)	\$21,469	\$22,006	\$22,758
Estimated Per Capita Income 5 Year Growth	\$882 4.3%	\$1,034 4.9%	\$1,256 5.8%
Estimated Average Household Net Worth (2020)	\$460,470	\$436,078	\$496,823
Daytime Demos (2020)			
Total Businesses	284	2,277	4,773
Total Employees	4,569	35,444	67,531
Company Headquarter Businesses	1 0.4%	8 0.4%	20 0.4%
Company Headquarter Employees	1,381 30.2%	2,750 7.8%	5,136 7.6%
Employee Population per Business	16.1	15.6	14.2
Residential Population per Business	55.8	52.4	71.2

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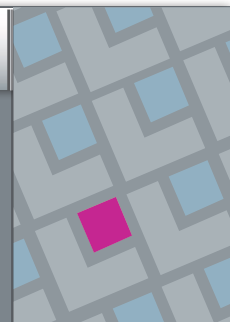
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Race & Ethnicity						
White (2020)	7,832	49.5%	62,693	52.6%	182,511	53.7%
Black or African American (2020)	1,584	10.0%	10,661	8.9%	29,709	8.7%
American Indian or Alaska Native (2020)	258	1.6%	1,918	1.6%	5,392	1.6%
Asian (2020)	652	4.1%	3,831	3.2%	11,261	3.3%
Hawaiian or Pacific Islander (2020)	33	0.2%	195	0.2%	598	0.2%
Other Race (2020)	4,813	30.4%	35,278	29.6%	96,724	28.5%
Two or More Races (2020)	645	4.1%	4,694	3.9%	13,528	4.0%
Not Hispanic or Latino Population (2020)	5,402	34.2%	46,329	38.8%	134,227	39.5%
Hispanic or Latino Population (2020)	10,415	65.8%	72,940	61.2%	205,497	60.5%
Not Hispanic or Latino Population (2025)	6,013	34.4%	51,026	38.7%	147,849	39.4%
Hispanic or Latino Population (2025)	11,464	65.6%	80,694	61.3%	227,491	60.6%
Not Hispanic or Latino Population (2010)	4,351	30.6%	34,063	33.0%	100,115	34.3%
Hispanic or Latino Population (2010)	9,887	69.4%	69,311	67.0%	192,075	65.7%
Not Hispanic or Latino Population (2000)	4,512	46.5%	34,537	49.9%	94,003	48.6%
Hispanic or Latino Population (2000)	5,183	53.5%	34,733	50.1%	99,288	51.4%
Projected Hispanic Annual Growth (2020 to 2025)	1,050	2.0%	7,754	2.1%	21,994	2.1%
Historic Hispanic Annual Growth (2000 to 2020)	5,231	5.0%	38,206	5.5%	106,209	5.3%
Age Distribution (2020)						
Age Under 5	1,174	7.4%	9,286	7.8%	27,021	8.0%
Age 5 to 9 Years	1,256	7.9%	9,701	8.1%	27,806	8.2%
Age 10 to 14 Years	1,337	8.5%	10,131	8.5%	28,969	8.5%
Age 15 to 19 Years	1,356	8.6%	9,672	8.1%	27,796	8.2%
Age 20 to 24 Years	1,320	8.3%	9,728	8.2%	27,100	8.0%
Age 25 to 29 Years	1,357	8.6%	10,480	8.8%	29,136	8.6%
Age 30 to 34 Years	1,184	7.5%	9,250	7.8%	26,676	7.9%
Age 35 to 39 Years	1,143	7.2%	8,605	7.2%	24,728	7.3%
Age 40 to 44 Years	1,032	6.5%	7,702	6.5%	22,356	6.6%
Age 45 to 49 Years	1,019	6.4%	7,222	6.1%	20,944	6.2%
Age 50 to 54 Years	953	6.0%	6,681	5.6%	18,706	5.5%
Age 55 to 59 Years	806	5.1%	6,027	5.1%	17,025	5.0%
Age 60 to 64 Years	645	4.1%	5,008	4.2%	13,817	4.1%
Age 65 to 74 Years	793	5.0%	6,364	5.3%	17,930	5.3%
Age 75 to 84 Years	333	2.1%	2,620	2.2%	7,442	2.2%
Age 85 Years or Over	109	0.7%	792	0.7%	2,271	0.7%
Median Age	29.9		29.7		29.7	
Gender Age Distribution (2020)						
Female Population	8,040	50.8%	60,569	50.8%	172,071	50.7%
Age 0 to 19 Years	2,495	31.0%	19,014	31.4%	54,742	31.8%
Age 20 to 64 Years	4,846	60.3%	36,115	59.6%	102,147	59.4%
Age 65 Years or Over	699	8.7%	5,439	9.0%	15,182	8.8%
Female Median Age	31.0		30.5		30.4	
Male Population	7,777	49.2%	58,700	49.2%	167,652	49.3%
Age 0 to 19 Years	2,628	33.8%	19,775	33.7%	56,850	33.9%
Age 20 to 64 Years	4,614	59.3%	34,588	58.9%	98,341	58.7%
Age 65 Years or Over	536	6.9%	4,337	7.4%	12,462	7.4%
Male Median Age	28.9		28.9		29.0	

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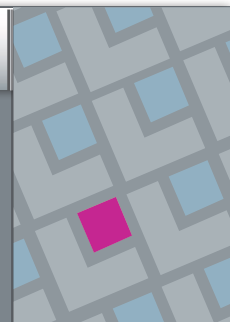
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RF5

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Household Income Distribution (2020)						
HH Income \$200,000 or More	66	1.4%	547	1.6%	2,125	2.2%
HH Income \$150,000 to \$199,999	177	3.9%	1,119	3.2%	4,074	4.2%
HH Income \$100,000 to \$149,999	712	15.7%	4,536	13.1%	13,455	13.9%
HH Income \$75,000 to \$99,999	628	13.9%	5,030	14.5%	14,351	14.8%
HH Income \$50,000 to \$74,999	1,234	27.3%	8,584	24.8%	22,626	23.4%
HH Income \$35,000 to \$49,999	717	15.8%	6,210	17.9%	16,154	16.7%
HH Income \$25,000 to \$34,999	472	10.4%	3,257	9.4%	8,788	9.1%
HH Income \$15,000 to \$24,999	282	6.2%	2,902	8.4%	8,132	8.4%
HH Income Under \$15,000	238	5.3%	2,483	7.2%	6,984	7.2%
HH Income \$35,000 or More	3,532	78.1%	26,027	75.1%	72,786	75.3%
HH Income \$75,000 or More	1,582	35.0%	11,232	32.4%	34,006	35.2%
Housing (2020)						
Total Housing Units	4,726		36,238		101,027	
Housing Units Occupied	4,525	95.8%	34,670	95.7%	96,691	95.7%
Housing Units Owner-Occupied	2,594	57.3%	19,655	56.7%	57,568	59.5%
Housing Units, Renter-Occupied	1,931	42.7%	15,015	43.3%	39,122	40.5%
Housing Units, Vacant	201	4.4%	1,568	4.5%	4,336	4.5%
Marital Status (2020)						
Never Married	4,921	40.8%	36,485	40.5%	103,794	40.6%
Currently Married	4,511	37.4%	33,696	37.4%	98,424	38.5%
Separated	739	6.1%	7,170	8.0%	18,306	7.2%
Widowed	429	3.6%	2,952	3.3%	8,139	3.2%
Divorced	1,450	12.0%	9,849	10.9%	27,265	10.7%
Household Type (2020)						
Population Family	14,451	91.4%	108,164	90.7%	310,630	91.4%
Population Non-Family	1,343	8.5%	11,068	9.3%	28,881	8.5%
Population Group Quarters	23	0.1%	37	-	212	-
Family Households	3,561	78.7%	26,926	77.7%	76,682	79.3%
Non-Family Households	964	21.3%	7,744	22.3%	20,009	20.7%
Married Couple with Children	1,370	30.4%	10,269	30.5%	30,089	30.6%
Average Family Household Size	4.1		4.0		4.1	
Household Size (2020)						
1 Person Households	684	15.1%	5,310	15.3%	13,777	14.2%
2 Person Households	975	21.5%	8,013	23.1%	21,589	22.3%
3 Person Households	797	17.6%	5,877	17.0%	16,436	17.0%
4 Person Households	775	17.1%	5,943	17.1%	17,507	18.1%
5 Person Households	609	13.5%	4,417	12.7%	12,681	13.1%
6 or More Person Households	686	15.2%	5,109	14.7%	14,701	15.2%
Household Vehicles (2020)						
Households with 0 Vehicles Available	194	4.3%	1,403	4.0%	3,916	4.1%
Households with 1 Vehicles Available	1,289	28.5%	10,471	30.2%	27,883	28.8%
Households with 2 or More Vehicles Available	3,042	67.2%	22,796	65.8%	64,892	67.1%
Total Vehicles Available	9,004		69,159		196,833	
Average Vehicles Per Household	2.0		2.0		2.0	

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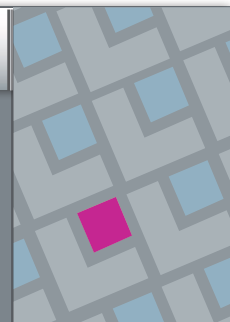
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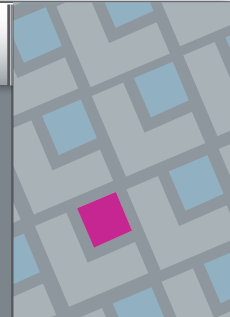
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Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	11,781		88,194		250,449	
Estimated Civilian Employed	7,910	67.1%	56,954	64.6%	162,894	65.0%
Estimated Civilian Unemployed	358	3.0%	2,938	3.3%	7,561	3.0%
Estimated in Armed Forces	-	-	139	0.2%	427	0.2%
Estimated Not in Labor Force	3,513	29.8%	28,162	31.9%	79,567	31.8%
Unemployment Rate	3.0%		3.3%		3.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	7,910		56,954		162,894	
Management, Business, Financial Operations	825	10.4%	5,693	10.0%	17,562	10.8%
Professional, Related	1,104	14.0%	7,265	12.8%	22,463	13.8%
Service	1,520	19.2%	11,855	20.8%	34,136	21.0%
Sales, Office	1,871	23.7%	14,189	24.9%	39,016	24.0%
Farming, Fishing, Forestry	37	0.5%	233	0.4%	648	0.4%
Construct, Extraction, Maintenance	780	9.9%	7,112	12.5%	19,491	12.0%
Production, Transport Material Moving	1,773	22.4%	10,608	18.6%	29,578	18.2%
White Collar Workers	3,800	48.0%	27,147	47.7%	79,041	48.5%
Blue Collar Workers	4,110	52.0%	29,807	52.3%	83,854	51.5%
Consumer Expenditure (2020)						
Total Household Expenditure	\$254.02 M		\$1.94 B		\$5.58 B	
Total Non-Retail Expenditure	\$132.92 M	52.3%	\$1.02 B	52.4%	\$2.92 B	52.4%
Total Retail Expenditure	\$121.1 M	47.7%	\$925.71 M	47.6%	\$2.66 B	47.6%
Apparel	\$8.98 M	3.5%	\$68.59 M	3.5%	\$197.8 M	3.5%
Contributions	\$7.63 M	3.0%	\$58.43 M	3.0%	\$169.54 M	3.0%
Education	\$6.85 M	2.7%	\$52.25 M	2.7%	\$153.33 M	2.7%
Entertainment	\$14.09 M	5.5%	\$107.52 M	5.5%	\$310.69 M	5.6%
Food and Beverages	\$38.19 M	15.0%	\$292.25 M	15.0%	\$837.94 M	15.0%
Furnishings and Equipment	\$8.76 M	3.4%	\$66.86 M	3.4%	\$192.97 M	3.5%
Gifts	\$5.72 M	2.2%	\$43.62 M	2.2%	\$126.11 M	2.3%
Health Care	\$21.59 M	8.5%	\$165.62 M	8.5%	\$473.74 M	8.5%
Household Operations	\$9.7 M	3.8%	\$74.28 M	3.8%	\$214.23 M	3.8%
Miscellaneous Expenses	\$4.72 M	1.9%	\$36.09 M	1.9%	\$103.75 M	1.9%
Personal Care	\$3.39 M	1.3%	\$25.94 M	1.3%	\$74.58 M	1.3%
Personal Insurance	\$1.67 M	0.7%	\$12.78 M	0.7%	\$37.23 M	0.7%
Reading	\$534.08 K	0.2%	\$4.09 M	0.2%	\$11.78 M	0.2%
Shelter	\$53.66 M	21.1%	\$410.85 M	21.1%	\$1.18 B	21.1%
Tobacco	\$1.69 M	0.7%	\$13.04 M	0.7%	\$36.66 M	0.7%
Transportation	\$47.3 M	18.6%	\$360.94 M	18.6%	\$1.04 B	18.6%
Utilities	\$19.54 M	7.7%	\$150.09 M	7.7%	\$427.7 M	7.7%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	9,374		70,752		201,032	
Elementary (Grade Level 0 to 8)	1,044	11.1%	9,096	12.9%	25,653	12.8%
Some High School (Grade Level 9 to 11)	1,145	12.2%	9,846	13.9%	27,054	13.5%
High School Graduate	2,974	31.7%	21,378	30.2%	58,942	29.3%
Some College	2,090	22.3%	15,048	21.3%	44,595	22.2%
Associate Degree Only	680	7.3%	5,686	8.0%	15,897	7.9%
Bachelor Degree Only	1,064	11.4%	6,790	9.6%	19,589	9.7%
Graduate Degree	377	4.0%	2,907	4.1%	9,302	4.6%

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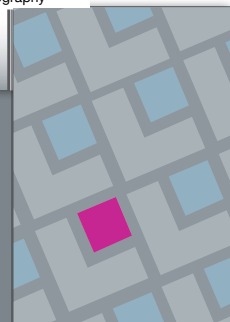
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Units In Structure (2020)						
1 Detached Unit	3,578	88.5%	25,862	87.8%	73,873	90.3%
1 Attached Unit	80	2.0%	836	2.8%	2,104	2.6%
2 to 4 Units	84	2.1%	1,193	4.0%	3,171	3.9%
5 to 9 Units	212	5.2%	2,291	7.8%	5,255	6.4%
10 to 19 Units	256	6.3%	1,806	6.1%	4,675	5.7%
20 to 49 Units	81	2.0%	356	1.2%	1,232	1.5%
50 or More Units	144	3.6%	1,606	5.5%	4,102	5.0%
Mobile Home or Trailer	89	2.2%	668	2.3%	2,186	2.7%
Other Structure	-	-	51	0.2%	91	0.1%
Homes Built By Year (2020)						
Homes Built 2010 or later	149	3.7%	1,950	6.6%	5,779	7.1%
Homes Built 2000 to 2009	1,220	30.2%	9,898	33.6%	30,452	37.2%
Homes Built 1990 to 1999	1,550	38.3%	7,225	24.5%	17,720	21.7%
Homes Built 1980 to 1989	748	18.5%	5,010	17.0%	13,290	16.2%
Homes Built 1970 to 1979	408	10.1%	6,626	22.5%	16,480	20.1%
Homes Built 1960 to 1969	132	3.3%	2,548	8.7%	7,865	9.6%
Homes Built 1950 to 1959	159	3.9%	762	2.6%	3,710	4.5%
Homes Built Before 1949	158	3.9%	650	2.2%	1,395	1.7%
Home Values (2020)						
Home Values \$1,000,000 or More	15	0.6%	111	0.6%	354	0.6%
Home Values \$500,000 to \$999,999	114	4.4%	898	4.6%	2,664	4.6%
Home Values \$400,000 to \$499,999	118	4.5%	858	4.4%	2,505	4.4%
Home Values \$300,000 to \$399,999	280	10.8%	2,121	10.8%	5,889	10.2%
Home Values \$200,000 to \$299,999	834	32.2%	5,651	28.8%	18,626	32.4%
Home Values \$150,000 to \$199,999	662	25.5%	4,950	25.2%	14,592	25.3%
Home Values \$100,000 to \$149,999	322	12.4%	2,820	14.3%	6,807	11.8%
Home Values \$70,000 to \$99,999	83	3.2%	725	3.7%	1,993	3.5%
Home Values \$50,000 to \$69,999	55	2.1%	479	2.4%	1,083	1.9%
Home Values \$25,000 to \$49,999	13	0.5%	239	1.2%	780	1.4%
Home Values Under \$25,000	86	3.3%	706	3.6%	2,006	3.5%
Owner-Occupied Median Home Value	\$207,522		\$199,027		\$203,315	
Renter-Occupied Median Rent	\$953		\$930		\$917	
Transportation To Work (2020)						
Drive to Work Alone	5,944	78.2%	44,343	77.1%	125,530	76.5%
Drive to Work in Carpool	1,233	16.2%	9,210	16.0%	26,641	16.2%
Travel to Work by Public Transportation	156	2.0%	990	1.7%	2,992	1.8%
Drive to Work on Motorcycle	5	-	90	0.2%	289	0.2%
Walk or Bicycle to Work	59	0.8%	764	1.3%	2,075	1.3%
Other Means	37	0.5%	503	0.9%	1,357	0.8%
Work at Home	169	2.2%	1,580	2.7%	5,178	3.2%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	1,937	25.5%	11,010	19.2%	27,701	16.9%
Travel to Work in 15 to 29 Minutes	2,349	30.9%	18,596	32.4%	55,637	33.9%
Travel to Work in 30 to 59 Minutes	2,515	33.1%	19,160	33.3%	55,912	34.1%
Travel to Work in 60 Minutes or More	925	12.2%	6,553	11.4%	18,214	11.1%
Average Minutes Travel to Work	24.2		26.1		26.6	

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





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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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