

9.9 Acres Commercial Land For Sale

SOUTHWEST CORNER OF 107TH AVE. & NORTHERN AVE., GLENDALE, AZ



\$3.75 PSF Commercial Corner At Lighted Intersection on Major Arterial Roadway



STRATEGIC

EXCLUSIVELY REPRESENTED BY

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Summary



LOCATION: SWC 107TH AVENUE & NORTHERN, MARICOPA COUNTY

PRICE: \$1,632,030 (\$3.75 PER SQ. FT.)

SIZE: APPROXIMATELY 9.9 ACRES (435,208+/- SQ. FT.)

ZONING: C-2, MARICOPA COUNTY

APN: 142-75-001M

2015 TAXES: \$21,066

FRONTAGE: 640' FRONTAGE ON FUTURE 8-LANE SUPER STREET



Highlights

- Close to Glen Harbor Airport, Glen Harbor Business Park, Park West, the 101 Freeway, & the Cardinals Football Stadium.
- When completed, no left turns will be permitted on the Northern Parkway, except at 111th Avenue & 107th Avenue.
- All intersections on the Parkway except for 111th Avenue and 107th Avenue will be grade separated (elevated roadway).
- Expected traffic counts of 80,000 to 100,000 cars per day.
- 107th Avenue will have the only traffic signal on the parkway at grade level adjacent to commercial land.

Northern Parkway Highlights



Northern Parkway is a proposed new 12-mile long transportation facility that extends from SR 303L to US 60 (Grand Avenue) in Glendale, Arizona. It is anticipated that Northern Parkway will accommodate an average of 86,000 vehicles per day with three continuous travel lanes in each direction with traffic exceeding 100,000 vehicles per day in a few areas. Traffic projections are based on a 2030 ADT.

Traffic flow would be enhanced with grade-separated intersections (GSI) at major arterial street intersections. Except for 111th Avenue and 107th Avenue, Northern Parkway would be elevated over most of the intersecting arterials, which would remain at grade.

All traffic signals along Northern Parkway would be eliminated except at 111th Avenue and 107th Avenue. The plans call for no left turns permitted on the parkway except at these two signals.

Construction has begun starting on the west end of Northern Parkway and will work its way east. The anticipated date for the completion of construction at 107th Avenue and Northern is 2024.



Aerial



EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5510/-112.2897

RF5

W Northern Ave & N 107th Ave Peoria, AZ 85307		1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2017)		8,519	56,228	241,384
Projected Population (2022)		9,302	62,121	267,715
Census Population (2010)		8,039	51,321	222,155
Census Population (2000)		6,983	39,291	162,456
Projected Annual Growth (2017 to 2022)		783 1.8%	5,893 2.1%	26,331 2.2%
Historical Annual Growth (2010 to 2017)		480 0.9%	4,907 1.4%	19,229 1.2%
Historical Annual Growth (2000 to 2010)		1,056 1.5%	12,030 3.1%	59,699 3.7%
Estimated Population Density (2017)		2,713 <i>psm</i>	1,989 <i>psm</i>	3,075 <i>psm</i>
Trade Area Size		3.14 <i>sq mi</i>	28.27 <i>sq mi</i>	78.51 <i>sq mi</i>
Households				
Estimated Households (2017)		3,350	23,457	87,341
Projected Households (2022)		3,555	25,167	94,159
Census Households (2010)		3,124	21,183	78,908
Census Households (2000)		2,577	16,701	59,437
Estimated Households with Children (2017)		1,086 32.4%	6,285 26.8%	31,409 36.0%
Estimated Average Household Size (2017)		2.51	2.38	2.74
Average Household Income				
Estimated Average Household Income (2017)		\$62,876	\$58,460	\$61,148
Projected Average Household Income (2022)		\$73,514	\$69,020	\$72,690
Estimated Average Family Income (2017)		\$66,201	\$69,380	\$69,133
Median Household Income				
Estimated Median Household Income (2017)		\$52,697	\$51,635	\$53,646
Projected Median Household Income (2022)		\$62,121	\$60,600	\$63,266
Estimated Median Family Income (2017)		\$59,905	\$64,169	\$63,086
Per Capita Income				
Estimated Per Capita Income (2017)		\$24,811	\$24,452	\$22,225
Projected Per Capita Income (2022)		\$28,176	\$28,019	\$25,656
Estimated Per Capita Income 5 Year Growth		\$3,365 13.6%	\$3,568 14.6%	\$3,431 15.4%
Estimated Average Household Net Worth (2017)		\$516,012	\$479,158	\$513,900
Daytime Demos (2017)				
Total Businesses		125	1,406	5,101
Total Employees		2,709	17,443	58,496
Company Headquarter Businesses		1 0.8%	1 0.1%	9 0.2%
Company Headquarter Employees		1 -	1 -	1,879 3.2%
Employee Population per Business		21.7	12.4	11.5
Residential Population per Business		68.2	40.0	47.3

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EXPANDED PROFILE

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RFS

W Northern Ave & N 107th Ave

Peoria, AZ 85307

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	6,448	75.7%	41,383	73.6%	157,788	65.4%
Black or African American (2017)	516	6.1%	3,179	5.7%	18,059	7.5%
American Indian or Alaska Native (2017)	103	1.2%	705	1.3%	3,261	1.4%
Asian (2017)	205	2.4%	1,904	3.4%	9,046	3.7%
Hawaiian or Pacific Islander (2017)	16	0.2%	78	0.1%	411	0.2%
Other Race (2017)	906	10.6%	6,894	12.3%	42,896	17.8%
Two or More Races (2017)	323	3.8%	2,084	3.7%	9,922	4.1%
Not Hispanic or Latino Population (2017)	6,281	73.7%	41,028	73.0%	150,399	62.3%
Hispanic or Latino Population (2017)	2,238	26.3%	15,200	27.0%	90,985	37.7%
Not Hispanic or Latino Population (2022)	6,697	72.0%	44,302	71.3%	162,999	60.9%
Hispanic or Latino Population (2022)	2,605	28.0%	17,818	28.7%	104,716	39.1%
Not Hispanic or Latino Population (2010)	6,093	75.8%	37,709	73.5%	137,093	61.7%
Hispanic or Latino Population (2010)	1,946	24.2%	13,612	26.5%	85,062	38.3%
Not Hispanic or Latino Population (2000)	5,946	85.2%	33,249	84.6%	119,361	73.5%
Hispanic or Latino Population (2000)	1,037	14.8%	6,043	15.4%	43,096	26.5%
Projected Hispanic Annual Growth (2017 to 2022)	367	3.3%	2,619	3.4%	13,732	3.0%
Historic Hispanic Annual Growth (2000 to 2017)	1,202	6.8%	9,157	8.9%	47,889	6.5%

Age Distribution (2017)

Age Under 5	500	5.9%	3,031	5.4%	16,047	6.6%
Age 5 to 9 Years	545	6.4%	3,252	5.8%	17,130	7.1%
Age 10 to 14 Years	580	6.8%	3,463	6.2%	17,856	7.4%
Age 15 to 19 Years	566	6.6%	3,374	6.0%	17,347	7.2%
Age 20 to 24 Years	579	6.8%	3,387	6.0%	16,929	7.0%
Age 25 to 29 Years	612	7.2%	3,563	6.3%	16,536	6.9%
Age 30 to 34 Years	609	7.1%	3,320	5.9%	16,182	6.7%
Age 35 to 39 Years	494	5.8%	3,171	5.6%	15,265	6.3%
Age 40 to 44 Years	536	6.3%	3,144	5.6%	14,756	6.1%
Age 45 to 49 Years	597	7.0%	3,276	5.8%	14,567	6.0%
Age 50 to 54 Years	547	6.4%	3,181	5.7%	13,903	5.8%
Age 55 to 59 Years	570	6.7%	3,398	6.0%	13,212	5.5%
Age 60 to 64 Years	486	5.7%	3,410	6.1%	11,953	5.0%
Age 65 to 74 Years	676	7.9%	6,690	11.9%	20,308	8.4%
Age 75 to 84 Years	382	4.5%	4,514	8.0%	12,666	5.2%
Age 85 Years or Over	241	2.8%	2,053	3.7%	6,729	2.8%
Median Age	37.5		41.5		36.2	

Gender Age Distribution (2017)

Female Population	4,488	52.7%	29,717	52.9%	124,915	51.7%
Age 0 to 19 Years	1,093	24.4%	6,446	21.7%	33,495	26.8%
Age 20 to 64 Years	2,628	58.5%	15,489	52.1%	68,204	54.6%
Age 65 Years or Over	767	17.1%	7,781	26.2%	23,215	18.6%
Female Median Age	39.7		43.4		38.0	
Male Population	4,031	47.3%	26,511	47.1%	116,469	48.3%
Age 0 to 19 Years	1,097	27.2%	6,674	25.2%	34,884	30.0%
Age 20 to 64 Years	2,402	59.6%	14,361	54.2%	65,097	55.9%
Age 65 Years or Over	532	13.2%	5,477	20.7%	16,488	14.2%
Male Median Age	35.2		39.4		34.4	

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RF5

W Northern Ave & N 107th Ave

Peoria, AZ 85307

Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	97	2.9%	466	2.0%	1,654	1.9%
HH Income \$150,000 to \$199,999	80	2.4%	635	2.7%	3,036	3.5%
HH Income \$100,000 to \$149,999	373	11.1%	2,549	10.9%	10,258	11.7%
HH Income \$75,000 to \$99,999	530	15.8%	2,991	12.8%	11,597	13.3%
HH Income \$50,000 to \$74,999	741	22.1%	5,091	21.7%	18,460	21.1%
HH Income \$35,000 to \$49,999	632	18.9%	3,878	16.5%	14,391	16.5%
HH Income \$25,000 to \$34,999	354	10.6%	2,873	12.2%	10,438	12.0%
HH Income \$15,000 to \$24,999	348	10.4%	2,603	11.1%	9,430	10.8%
HH Income Under \$15,000	196	5.8%	2,371	10.1%	8,076	9.2%
HH Income \$35,000 or More	2,453	73.2%	15,610	66.5%	59,397	68.0%
HH Income \$75,000 or More	1,080	32.2%	6,641	28.3%	26,546	30.4%

Housing (2017)

Total Housing Units	3,526		25,709		94,529	
Housing Units Occupied	3,350	95.0%	23,457	91.2%	87,341	92.4%
Housing Units Owner-Occupied	2,270	67.8%	16,031	68.3%	57,215	65.5%
Housing Units, Renter-Occupied	1,080	32.2%	7,426	31.7%	30,127	34.5%
Housing Units, Vacant	176	5.0%	2,252	8.8%	7,187	7.6%

Marital Status (2017)

Never Married	2,096	30.4%	12,738	27.4%	63,881	33.6%
Currently Married	2,523	36.6%	19,589	42.1%	77,413	40.7%
Separated	304	4.4%	1,972	4.2%	9,526	5.0%
Widowed	541	7.8%	4,471	9.6%	12,578	6.6%
Divorced	1,430	20.7%	7,712	16.6%	26,953	14.2%

Household Type (2017)

Population Family	6,894	80.9%	44,512	79.2%	203,459	84.3%
Population Non-Family	1,517	17.8%	11,211	19.9%	35,761	14.8%
Population Group Quarters	108	1.3%	504	0.9%	2,164	0.9%
Family Households	2,147	64.1%	14,192	60.5%	58,438	66.9%
Non-Family Households	1,203	35.9%	9,265	39.5%	28,903	33.1%
Married Couple with Children	604	23.9%	3,736	19.1%	18,869	24.4%
Average Family Household Size	3.2		3.1		3.5	

Household Size (2017)

1 Person Households	941	28.1%	7,634	32.5%	23,568	27.0%
2 Person Households	1,080	32.2%	7,974	34.0%	25,521	29.2%
3 Person Households	572	17.1%	3,035	12.9%	12,684	14.5%
4 Person Households	423	12.6%	2,524	10.8%	11,853	13.6%
5 Person Households	192	5.7%	1,288	5.5%	7,156	8.2%
6 or More Person Households	143	4.3%	1,002	4.3%	6,559	7.5%

Household Vehicles (2017)

Households with 0 Vehicles Available	166	5.0%	1,375	5.9%	5,019	5.7%
Households with 1 Vehicles Available	1,334	39.8%	10,661	45.4%	34,310	39.3%
Households with 2 or More Vehicles Available	1,850	55.2%	11,422	48.7%	48,012	55.0%
Total Vehicles Available	5,785		38,183		152,075	
Average Vehicles Per Household	1.7		1.6		1.7	

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W Northern Ave & N 107th Ave

Peoria, AZ 85307

1 mi radius 3 mi radius 5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	6,775		45,833		186,907
Estimated Civilian Employed	4,308	63.6%	24,141	52.7%	106,631
Estimated Civilian Unemployed	221	3.3%	1,348	2.9%	6,439
Estimated in Armed Forces	16	0.2%	199	0.4%	1,489
Estimated Not in Labor Force	2,230	32.9%	20,145	44.0%	72,347
Unemployment Rate	3.3%		2.9%		3.4%

Occupation (2015)

Occupation: Population Age 16 Years or Over	4,298		24,136		106,519
Management, Business, Financial Operations	662	15.4%	3,145	13.0%	12,340
Professional, Related	665	15.5%	3,805	15.8%	16,243
Service	678	15.8%	4,758	19.7%	22,627
Sales, Office	1,275	29.7%	7,017	29.1%	30,442
Farming, Fishing, Forestry	44	1.0%	114	0.5%	501
Construct, Extraction, Maintenance	434	10.1%	2,353	9.8%	11,168
Production, Transport Material Moving	540	12.6%	2,944	12.2%	13,197
White Collar Workers	2,601	60.5%	13,966	57.9%	59,026
Blue Collar Workers	1,696	39.5%	10,170	42.1%	47,493

Consumer Expenditure (2017)

Total Household Expenditure	\$171 M		\$1.14 B		\$4.36 B
Total Non-Retail Expenditure	\$92.7 M	54.1%	\$614 M	54.0%	\$2.36 B
Total Retail Expenditure	\$78.6 M	45.9%	\$523 M	46.0%	\$2.00 B
Apparel	\$5.93 M	3.5%	\$39.4 M	3.5%	\$152 M
Contributions	\$6.84 M	4.0%	\$45.5 M	4.0%	\$175 M
Education	\$5.66 M	3.3%	\$37.8 M	3.3%	\$148 M
Entertainment	\$9.57 M	5.6%	\$63.2 M	5.6%	\$243 M
Food and Beverages	\$25.6 M	14.9%	\$170 M	15.0%	\$652 M
Furnishings and Equipment	\$5.80 M	3.4%	\$38.1 M	3.4%	\$147 M
Gifts	\$3.99 M	2.3%	\$26.5 M	2.3%	\$102 M
Health Care	\$14.2 M	8.3%	\$94.6 M	8.3%	\$358 M
Household Operations	\$4.64 M	2.7%	\$30.6 M	2.7%	\$119 M
Miscellaneous Expenses	\$2.59 M	1.5%	\$17.2 M	1.5%	\$65.3 M
Personal Care	\$2.23 M	1.3%	\$14.8 M	1.3%	\$56.7 M
Personal Insurance	\$1.20 M	0.7%	\$7.88 M	0.7%	\$30.6 M
Reading	\$378 K	0.2%	\$2.51 M	0.2%	\$9.58 M
Shelter	\$35.0 M	20.4%	\$233 M	20.5%	\$894 M
Tobacco	\$1.14 M	0.7%	\$7.57 M	0.7%	\$28.7 M
Transportation	\$33.3 M	19.4%	\$220 M	19.3%	\$843 M
Utilities	\$13.3 M	7.8%	\$88.4 M	7.8%	\$338 M

Educational Attainment (2017)

Adult Population Age 25 Years or Over	5,750		39,721		156,076
Elementary (Grade Level 0 to 8)	132	2.3%	1,709	4.3%	9,918
Some High School (Grade Level 9 to 11)	317	5.5%	2,955	7.4%	14,867
High School Graduate	1,677	29.2%	11,931	30.0%	46,736
Some College	1,822	31.7%	12,054	30.3%	42,375
Associate Degree Only	556	9.7%	3,170	8.0%	13,327
Bachelor Degree Only	894	15.5%	5,447	13.7%	19,172
Graduate Degree	351	6.1%	2,455	6.2%	9,681

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Units In Structure (2015)							
1 Detached Unit	2,396	76.7%	16,367	77.3%	62,888	79.7%	
1 Attached Unit	140	4.5%	1,745	8.2%	6,849	8.7%	
2 to 4 Units	235	7.5%	949	4.5%	2,965	3.8%	
5 to 9 Units	146	4.7%	645	3.0%	2,950	3.7%	
10 to 19 Units	100	3.2%	920	4.3%	2,926	3.7%	
20 to 49 Units	22	0.7%	390	1.8%	1,339	1.7%	
50 or More Units	75	2.4%	886	4.2%	3,053	3.9%	
Mobile Home or Trailer	229	7.3%	1,493	7.0%	4,187	5.3%	
Other Structure	3	0.1%	51	0.2%	126	0.2%	
Homes Built By Year (2015)							
Homes Built 2010 or later	18	0.6%	176	0.8%	541	0.7%	
Homes Built 2000 to 2009	660	21.1%	5,230	24.7%	22,264	28.2%	
Homes Built 1990 to 1999	1,055	33.8%	4,989	23.6%	19,483	24.7%	
Homes Built 1980 to 1989	668	21.4%	3,669	17.3%	15,348	19.5%	
Homes Built 1970 to 1979	720	23.0%	3,409	16.1%	15,703	19.9%	
Homes Built 1960 to 1969	58	1.9%	4,070	19.2%	8,134	10.3%	
Homes Built 1950 to 1959	60	1.9%	1,107	5.2%	2,895	3.7%	
Homes Built Before 1949	18	0.6%	187	0.9%	920	1.2%	
Home Values (2015)							
Home Values \$1,000,000 or More	14	0.7%	121	0.8%	411	0.8%	
Home Values \$500,000 to \$999,999	99	4.6%	790	5.4%	2,876	5.4%	
Home Values \$400,000 to \$499,999	75	3.5%	581	4.0%	2,282	4.3%	
Home Values \$300,000 to \$399,999	158	7.4%	1,578	10.8%	5,486	10.4%	
Home Values \$200,000 to \$299,999	365	17.1%	2,749	18.8%	10,839	20.5%	
Home Values \$150,000 to \$199,999	424	19.8%	2,809	19.2%	10,411	19.7%	
Home Values \$100,000 to \$149,999	529	24.7%	3,271	22.4%	11,663	22.0%	
Home Values \$70,000 to \$99,999	350	16.4%	2,053	14.0%	6,484	12.2%	
Home Values \$50,000 to \$69,999	123	5.7%	726	5.0%	2,758	5.2%	
Home Values \$25,000 to \$49,999	43	2.0%	483	3.3%	1,466	2.8%	
Home Values Under \$25,000	77	3.6%	797	5.4%	2,287	4.3%	
Owner-Occupied Median Home Value	\$144,900		\$159,666		\$166,596		
Renter-Occupied Median Rent	\$870		\$843		\$859		
Transportation To Work (2015)							
Drive to Work Alone	3,220	82.5%	20,814	80.4%	88,741	79.8%	
Drive to Work in Carpool	453	11.6%	2,796	10.8%	13,199	11.9%	
Travel to Work by Public Transportation	29	0.7%	281	1.1%	1,746	1.6%	
Drive to Work on Motorcycle	41	1.0%	124	0.5%	535	0.5%	
Walk or Bicycle to Work	47	1.2%	429	1.7%	2,030	1.8%	
Other Means	5	0.1%	212	0.8%	829	0.7%	
Work at Home	110	2.8%	1,239	4.8%	4,078	3.7%	
Travel Time (2015)							
Travel to Work in 14 Minutes or Less	650	17.1%	4,191	17.0%	18,851	17.6%	
Travel to Work in 15 to 29 Minutes	1,709	45.1%	9,142	37.1%	39,127	36.5%	
Travel to Work in 30 to 59 Minutes	1,411	37.2%	8,096	32.8%	36,924	34.5%	
Travel to Work in 60 Minutes or More	406	10.7%	1,669	6.8%	8,108	7.6%	
Average Minutes Travel to Work	25.6		25.2		25.5		

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