

FUTURE GROCERY-ANCHORED SHOPPING CENTER

ESTIMATED TIMELINE



**THE ABOVE ESTIMATED TIMELINE IS A ROUGH ESTIMATE BASED ON CURRENT KNOWLEDGE AND IS SUBJECT TO CHANGE*

CITY OF AVONDALE DEMOGRAPHICS



TOTAL POPULATION
±102,019



DAYTIME POPULATION
±78,122



AVG HH INCOME
±\$105,735



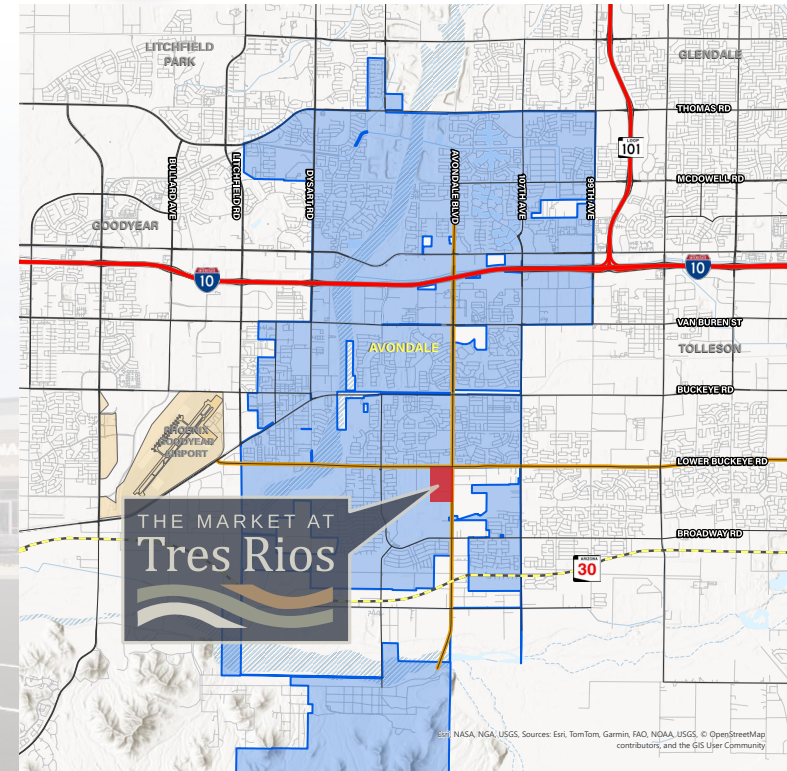
MEDIAN AGE
±32.6



HOUSING UNITS
±33,845



AVG HOME VALUE
±\$404,156



AVONDALE EMPLOYMENT NUMBERS



	1 - City of Avondale ±600 employees		9 - Sigler Inc ±250 employees
	2 - Ashley Furniture Warehouse ±700 employees		10 - Carvana ±401 employees
	3 - Universal Tech Institute ±147 employees/±1,800 Students		11 - JBS Foods ±1,760 employees
	4 - Amazon Dist. Center ±1,023 employees		12 - JA Solar ±355 employees
	5 - Pepsi Beverage Company ±530 employees		13 - La Joya High School ±171 employees/±2,170 students
	6 - Albertson Dist. Center ±800 employees		14 - Chewy Dist. Center ±1,100 employees
	7 - Windigo Logistics ±960 employees		15 - Amazon Warehouse ±3,076 employees
	8 - Tyson Foods ±322 employees		16 - Goodyear Airport (All) ±1,100 employees

SOURCE: AVONDALE ECONOMIC DEVELOPMENT, MARICOPA ASSOCIATIONS OF GOVERNMENT 2023/2024

CITY OF AVONDALE

AMERICAN SPORTS CENTER OF AVONDALE

One of Arizona's largest indoor multi-sport facilities at ±83,000 square feet.

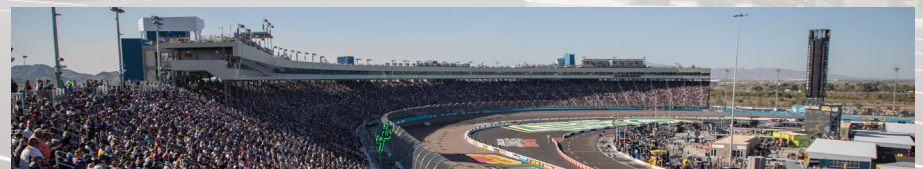
- » ± 700,000 annual visitors
- » Features 6 Volleyball Courts, 4 Basketball Courts, 2 Indoor Soccer Fields, and a 4,000 SF Multi-Purpose Room



PHOENIX RACEWAY

Active over 200 days per year with ± 713,000 total annual visitors with non-local attendees making up 58.1% of attendance.

- » Phoenix Raceway Concert Series: ±100,000 visitors per year
- » NASCAR Championship Race:
 - ±125,000 visitors per year and over 1,000 jobs
- » Music Festivals: ±250,000 annual attendees

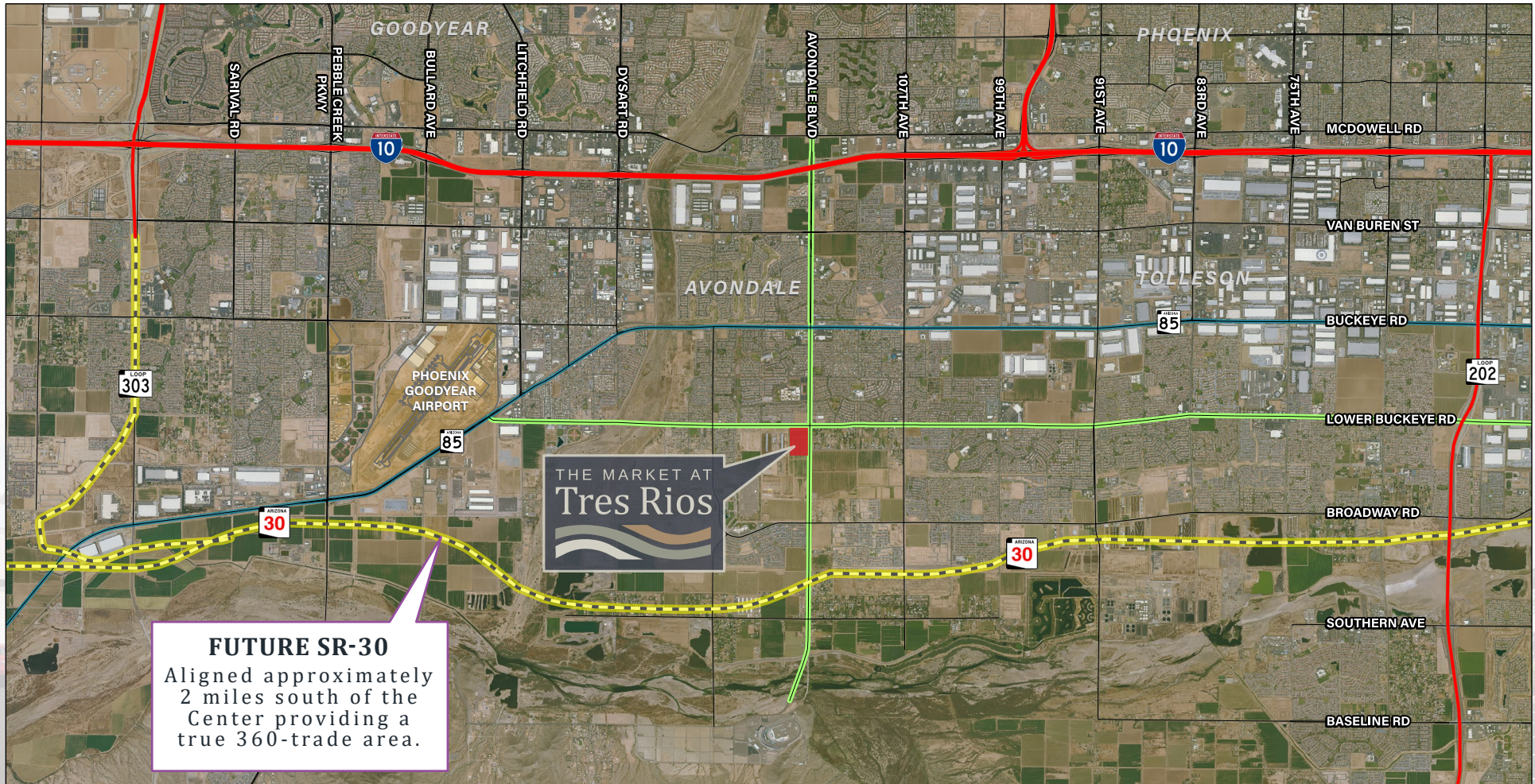


SOURCE: CITY OF AVONDALE

SR-30 FUTURE EXPANSION

ANTICIPATED CONSTRUCTION SCHEDULE AND COSTS ARE AS FOLLOWS:

- » 97th Ave - Loop 202: FY 2027-2030 | \$1.262B
- » Dysart Rd - 97th Ave: FY 2029-2031 | \$634M
- » Estrella Pkwy - Dysart Rd: FY 2031-2033 | \$769M
- » Loop 303 - Estrella Pkwy: FY 2033-2035 | \$860M



FUTURE SR-30
Aligned approximately
2 miles south of the
Center providing a
true 360-trade area.