



SOUTH OF THE SOUTHEAST CORNER

CAMELBACK AND CENTRAL

Located on the Light Rail!

SUBJECT SITE
ZONING APPROVED FOR
181 APARTMENT UNITS

LIGHT RAIL STOP
CENTRAL AVE &
CAMELBACK RD

CENTRAL AVENUE

CAMELBACK ROAD

UPTOWN
Plaza

Camelback/Central
Looking West



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



SOUTH OF THE SOUTHEAST CORNER

CAMELBACK AND CENTRAL

Located on the Light Rail!

LOCATION

Site is located south of the southeast corner of Camelback Road and Central Avenue *immediately on the Light Rail* in the City of Phoenix, Arizona.

SIZE

Gross Acreage: ±2.08 Gross Acres (90,604.8 Gross SF)

- Net Acreage: ±1.264 Net Acres (55,059.84 Net SF)
- Maximum Units: 181
- Maximum Building Height: 56'

MINIMUM SUGGESTED OFFERING PRICE

\$9,000,000 (±\$99.33/SF)

TERMS

Cash

COMMENTS

This property is located in the heart of Uptown, adjacent to Brophy College Preparatory and the Saint Francis Xavier Catholic Church, and represents one of the few remaining infill properties within the North Central Phoenix submarket. Its location directly on the Light Rail and walkability to nearby restaurants and retail will allow residents to enjoy a unique and vibrant, urban environment.

ASSESSOR PARCEL NUMBERS

155-27-031, 033 and 034

ZONING

PUD | City of Phoenix

Site has recently received a 3-year PUD extension.

PROPERTY TAXES

2023 Assessment: \$16,561.64

DUE DILIGENCE [CLICK HERE](#) to view

ALTA Survey

Demos and Traffic Counts

Environmental

Erwin Architects Study

Photos and Drone

Title

Utilities

Zoning – PUD

TRAFFIC COUNTS

Site has very high traffic counts; Central and Camelback have 19,486 cars at the intersection daily.



PHOENIX QUICK FACTS



POPULATION

2023 population: **1,644,409**
Population growth annually: **1.31%**
Median age of **35**



HOUSEHOLDS

Median household income: **\$75,969**
Number of households: **613,918**



RANKING

5th largest city in the United States
Between 2010 and 2021, employment grew an **average of 37%**
Fastest growing city of the last decade



ECONOMICS

Phoenix is emerging in the **new economy** with strength in high technology, manufacturing, bioscience research and advanced business services.



PHOENIX'S LARGE EMPLOYERS

Banner Health
American Express.
Honeywell.
Amazon
Charles Schwab
Dignity Health
Chase
Ping
U Haul
Phoenix Children's Hospital



EDUCATION

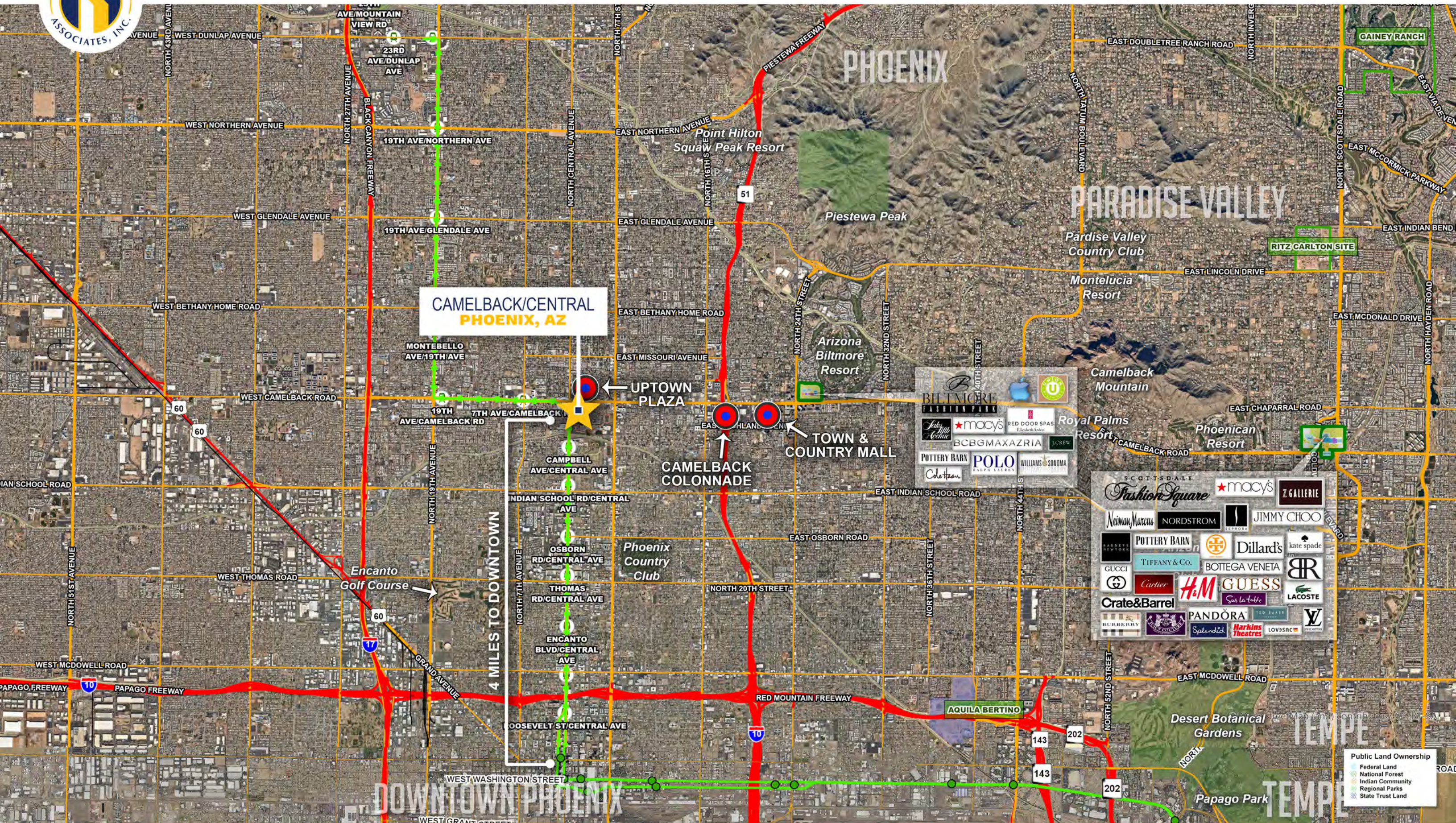
Phoenix is home to the strongest academic institutions available in the region.

Arizona State University **119,951**
University of Arizona - Phoenix **45,918**
Northern Arizona University- Phoenix **30,736**
Grand Canyon University **102,000**
Maricopa Community College **114,775**





CAMELBACK ROAD AND CENTRAL AVENUE / CENTRAL PHOENIX SUBMARKET



**CAMELBACK/CENTRAL
PHOENIX, AZ**

4 MILES TO DOWNTOWN

BILTMORE FASHION PARK

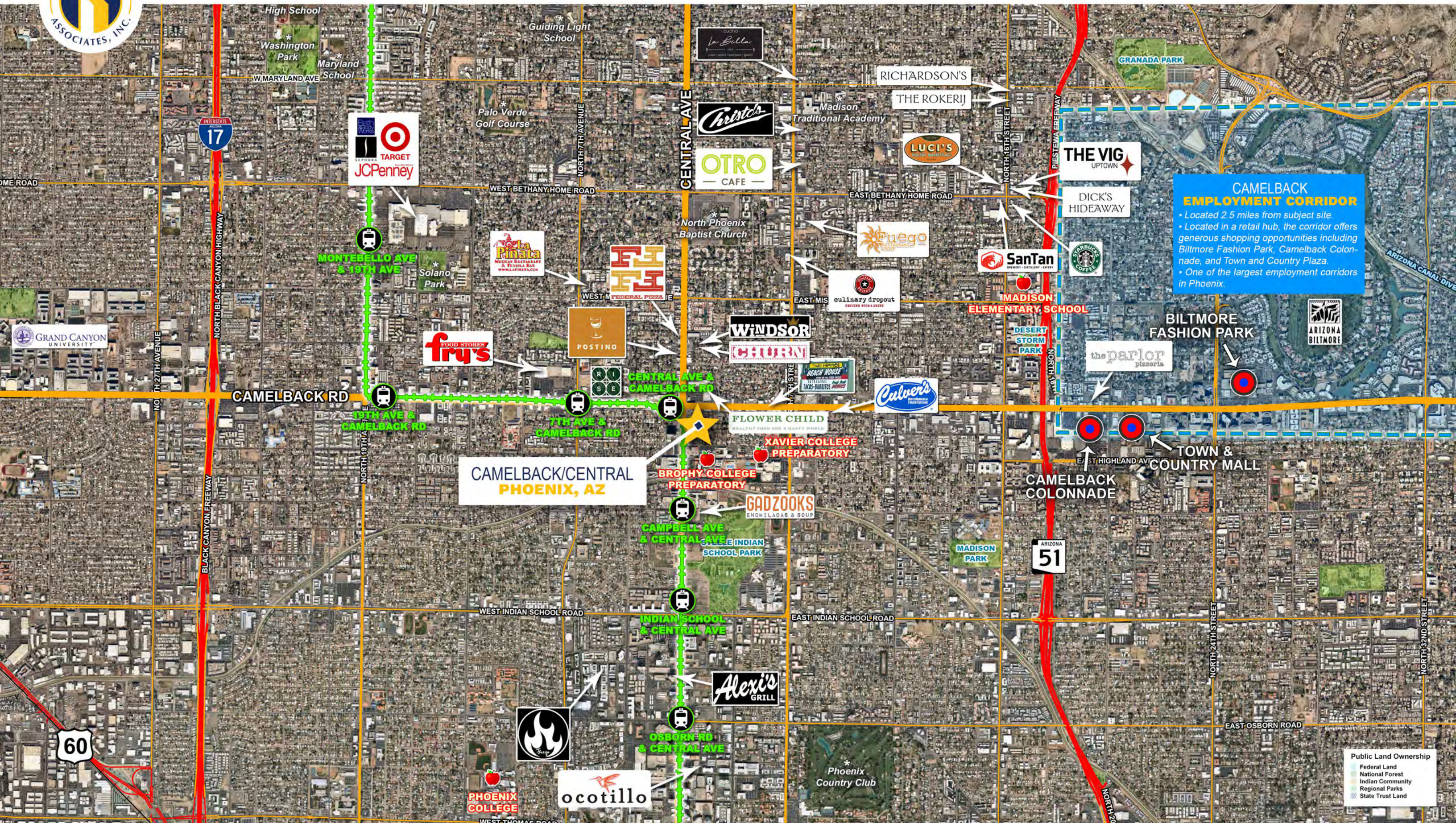
Macy's, RED DOOR SPAS, BCBGM, MAXAZRIA, J.CREW, POTTERY BARN, POLO, WILLIAMS & SONOMA, Colchian

SCOTTSDALE

Fashion Square, Macy's, Z GALLERY, Neiman Marcus, NORDSTROM, JIMMY CHOO, POTTERY BARN, Dillard's, kate spade, GUCCI, TIFFANY & CO., BOTTEGA VENETA, BURBERRY, Cartier, H&M, GUESS, LACOSTE, Crate&Barrel, PANDORA, Splendid, Harkins Theatres, LOV93RC, LV



CAMELBACK ROAD AND CENTRAL AVENUE / NORTH CENTRAL PHOENIX SUBMARKET



CAMELBACK EMPLOYMENT CORRIDOR

- Located 2.5 miles from subject site.
- Located in a retail hub, the corridor offers generous shopping opportunities including Biltmore Fashion Park, Camelback Colonnade, and Town and Country Plaza.
- One of the largest employment corridors in Phoenix.

CAMELBACK/CENTRAL PHOENIX, AZ

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



CAMELBACK ROAD AND CENTRAL AVENUE / SOUTH OF THE SOUTHEAST CORNER



Public Land Ownership
Federal Land
National Forest
Indian Community
Regional Parks
State Trust Land



UPTOWN Plaza



Services



Dining



Shopping







A.L.T.A./N.S.P.S. LAND TITLE SURVEY OF

LOTS 25, 27 AND 28, SAINT FRANCIS PLACE, ACCORDING TO THE PLAT IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 24 OF MAPS, PAGE 47 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-906740-PI01, EFFECTIVE DATE: MAY 16, 2018.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREIN. HILGARTWILSON, LLC AND ROBERT A. JOHNSTON (RJS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

LOTS 25, 27 AND 28, SAINT FRANCIS PLACE, ACCORDING TO THE PLAT IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 24 OF MAPS, PAGE 47.

SCHEDULE "B" - EXCEPTIONS

- 1. TAXES FOR THE FULL YEAR OF 2018. [THE FIRST HALF IS DUE OCTOBER 1, 2018 AND IS DELINQUENT NOVEMBER 1, 2018. THE SECOND HALF IS DUE MARCH 1, 2019 AND IS DELINQUENT MAY 1, 2019.]
2. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. [ALL ASSESSMENTS DUE AND PAYABLE ARE (YMG).]
3. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
4. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SAINT FRANCIS PLACE, AS RECORDED IN PLAT BOOK 24 OF MAPS, PAGE(S) 47, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). [AFFECTS ALL LOTS] (SHOW)
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN BOOK 57 OF MISCELLANEOUS, PAGE 199, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). [AFFECTS ALL LOTS] (SHOW)
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 13183, PAGE 117, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). [AFFECTS ALL LOTS] (SHOW)
7. ALL MATTERS AS SET FORTH IN RESOLUTION NO. 15070, RECORDED NOVEMBER 14, 1976, AS DOCKET 13277, PAGE 1056. [AFFECTS ALL LOTS] (SHOW)
8. ALL MATTERS AS SET FORTH IN WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY UNDER PROPOSITION 207 (A.R.S. 12-1131 ET SEQ.), RECORDED DECEMBER 03, 2015 AS 2015-0857516 OF OFFICIAL RECORDS. [AFFECTS ALL LOTS] (AFFECTS NOTHING PLOTTABLE)
9. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NPS SURVEY MADE BY: ON DESIGNATED JOB NUMBER
10. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MOUTH TO MOUTH TECHNIQUES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OF DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

BASIS OF BEARING

BASIS OF BEARING: IS NORTH 00°15'09" EAST ALONG THE CENTERLINE OF CENTRAL AVENUE AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 1218 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS, BETWEEN THE MONUMENTS AS SHOWN HEREON.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADDED ZONE "C" WITH A DEFINITION OF AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE ANNUAL CHANCE FLOOD. REGISTRATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1740L, PANEL NUMBER 1740 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

REFERENCE DOCUMENTS

- 1. FINAL PLAT PER BOOK 24, PAGE 47 MCR
2. RECORD OF SURVEY PER BOOK 1218, PAGE 43 MCR
3. LINE SECTION 2 CENTRAL PHOENIX EAST VALLEY LIGHT RAIL TRANSIT PROJECT, MONUMENT CORNER TIES, DOCUMENT 2009-0003285 MCR

ZONING (TABLE A, ITEM #8)

ZONING INFO, INC. FINAL REPORT DATED: 06/28/2018 FOR 4801 N CENTRAL AVENUE, 15 E MARIPOSA STREET, & 4900 N 1ST STREET, PHOENIX, ARIZONA, SITE #06682 PREPARED FOR: MGA CREEK-SAGAMORE CAPITAL PARTNERS ZONING REPORT WAS PREPARED BY: MELANIE MOORE, ZONING ANALYST CURRENT ZONING OF PROPERTY "PLU" PLANNED UNIT DEVELOPMENT DISTRICT NOTE: SITE IS VACANT (NO BUILDINGS) EXISTING AND DIFFERENCES SITE REQUIREMENTS ARE NON-APPLICABLE

Table with 3 columns: SITE REQUIREMENTS, CODE, REQUIRED / ALLOWED. Rows include MINIMUM FRONTAGE, MAXIMUM DENSITY, MINIMUM OPEN SPACE, MAXIMUM HEIGHT, STREET SETBACK, INTERIOR, PARKING SETBACK, LANDSCAPE BUFFER.

PARKING REQUIREMENTS MINIMUM PARKING REQUIRED: MULTI-FAMILY: 1 PARKING SPACE PER STUDIO DWELLING UNIT (INDETERMINATE) MULTI-FAMILY: 1.5 PARKING SPACES PER 1 OR 2 BEDROOM DWELLING UNIT (INDETERMINATE) RETAIL: 1 PARKING SPACE PER 375 SQUARE FEET (INDETERMINATE) (PER PLANNED UNIT DEVELOPMENT CASE #2-27-15-4) MAXIMUM PARKING: MAXIMUM NUMBER OF PARKING SPACES ALLOWED CAN BE NO MORE THAN 125% OF THE MINIMUM PARKING REQUIRED (PER PLANNED UNIT DEVELOPMENT CASE #2-27-15-4) TOTAL MINIMUM & MAXIMUM PARKING SPACES REQUIRED (INDETERMINATE) TOTAL PARKING SPACES EXISTING TO PARKING SPACES



VICINITY MAP NOT TO SCALE

OWNER

GANNETT PHOENIX LIMITED PARTNERSHIP 9425 WILSHIRE BLVD STE 400 BEVERLY HILLS CA 90212

SURVEYOR

HILGARTWILSON, LLC 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, ARIZONA 85016 PHONE: (602) 490-0535 CONTACT: ROBERT A. JOHNSTON, RLS

NOTES

- 1. AREA IS 50.078 50. FT. OR 1.284 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES (TABLE A, ITEM #7), AS BY REFERENCE TO VISIBLE SURFACE UTILITIES.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN JUNE, 2018. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. SITE ADDRESS IS 4801 NORTH CENTRAL AVENUE, PHOENIX AZ 85012 (TABLE A, ITEM #2)
9. THE SUBJECT SITE HAS 10 AVAILABLE PARKING STALLS & FIVE HANDICAPPED STALLS (TABLE A, ITEM #9)
10. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #10)
11. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #11)
12. THERE ARE NO KNOWN WETLAND AREAS AS DETERMINED BY A QUALIFIED SPECIALIST. (TABLE A, ITEM #12)
13. NO OBSERVABLE EVIDENCE OF CEMETERIES

SURVEYOR'S CERTIFICATION

- TO: 1. SAGAMORE CENTRAL AVENUE, LLC 2. BRIDGESTONE CENTRAL AVENUE, LLC 3. PAVENOR SAGAMORE CENTRAL AVENUE, LLC 6. INSD CENTRAL AVENUE, LLC 7. SANDER CVR HOTEL, LLC 8. KEY BANK NATIONAL ASSOCIATION AND ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR 9. FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 11, 13, 14, 17, 18, 20 AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN JUNE, 2018.

ROBERT A. JOHNSTON RLS# 37495 HILGARTWILSON, LLC 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, ARIZONA 85016 P: 602.490.0535 rjohnston@hgwilson.com



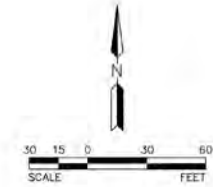
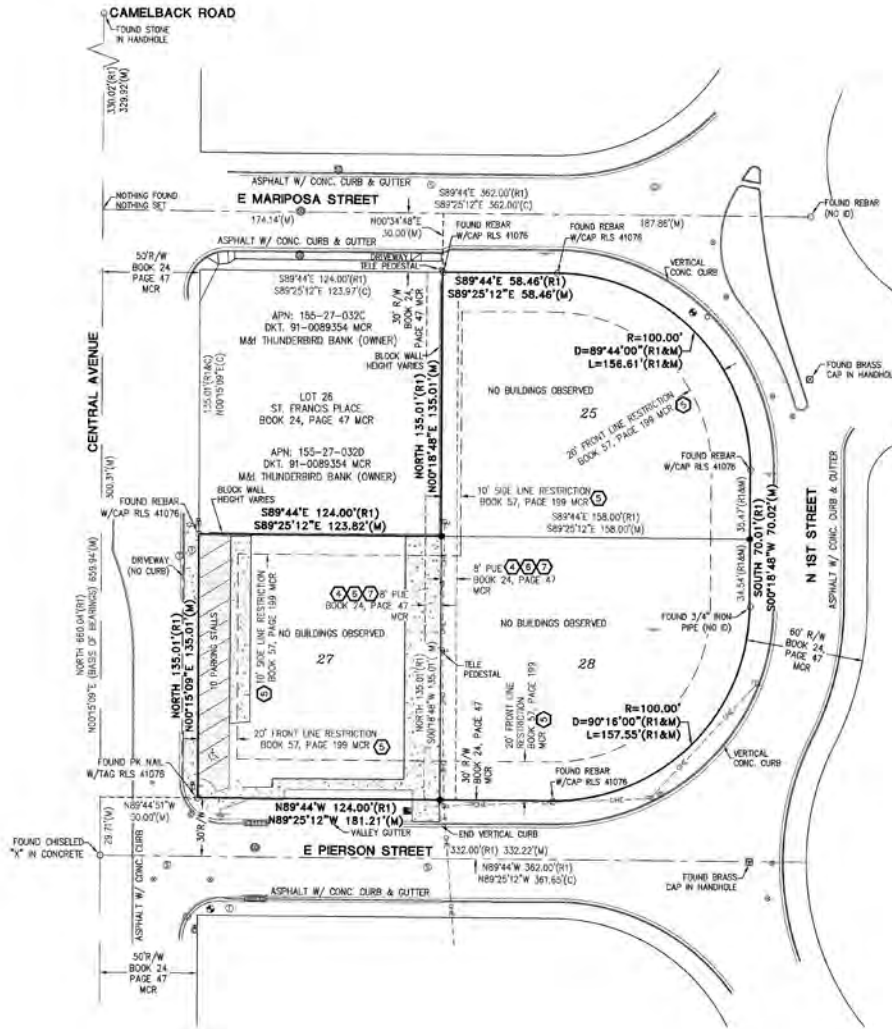
NOTE: A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FIGURES THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

REV: 2018/07/18 ZONING REPORT PROVIDED 2018/07/23 UPDATE CERTIFICATION 2018/07/26 UPDATE CERTIFICATION

HILGARTWILSON, LLC logo and contact information: 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016

CENTRAL AVENUE EAST 4801 NORTH CENTRAL AVENUE PHOENIX, ARIZONA A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON PROJ. NO.: 2021 DATE: JUNE 2018 SCALE: NTS DRAWN: JWS DESIGNED: HW APPROVED: RAL SV-1



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊕ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - ⊕ SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
 - ⊕ ELECTRIC PULL BOX
 - ⊕ LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ QTY
 - ⊕ SIGN
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ STORM GRATE INLET
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ TELEPHONE MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ GAS VALVE
 - ⊕ SANITARY SEWER MANHOLE
 - ▭ CONCRETE
 - ▭ ASPHALT
 - ▭ BOUNDARY LINE
 - ▭ SECTION LINE
 - ▭ CENTER LINE
 - ▭ RIGHT OF WAY LINE
 - ▭ EASEMENT
 - ▭ PARCEL LINE
 - ▭ OVERHEAD ELECTRIC
 - ▭ BLOCK WALL
 - R/W RIGHT-OF-WAY
 - (R1) RECORD DIMENSION BOOK 24, PAGE 47 MCR
 - (M) MEASURED
 - (C) CALCULATED DIMENSION
 - MCR MARICOPA COUNTY RECORDS
 - RLS REGISTERED LAND SURVEYOR
 - APN ASSESSOR PARCEL NUMBER
 - F.O.B. POINT OF BEGINNING
 - F.O.C. POINT OF COMMENCEMENT

REV. 2019/07/18 ZONING REPORT PROVIDED
2019/07/23 UPDATE CERTIFICATION
2019/07/25 UPDATE CERTIFICATION

HILGART WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
2141 E. HIGHLAND AVE., STE. 200
PHOENIX, AZ 85016
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www.hilgartwilson.com



CENTRAL AVENUE EAST
4801 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGART WILSON	PROJ. NO.: 2021
	DATE: JUNE 2018
	SCALE: NTS
	DRAWN: JWG
	DESIGNED: HW
	APPROVED: RAJ

SV-2
SHT. 2 OF 2

Hilgart Wilson, Inc. - This block document set is the sole property of Hilgart Wilson. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized supervision employees.



SOUTH ELEVATION



WEST ELEVATION



CAMELBACK/CENTRAL PHOENIX, AZ



CENTRAL/CAMELBACK TRAFFIC COUNTS

19,486 AVERAGE VEHICLES DAILY



POPULATION

2028 EST. POPULATION, 1-MI RADIUS: 20,237

2028 EST. POPULATION, 3-MI RADIUS: 186,932

2028 EST. POPULATION, 5-MI RADIUS: 457,120

In the area of Central and Camelback, the current year population is 446,472. In 2020, the Census count in the area was 437,861. The rate of change since 2020 was 0.60% annually. The five-year projection for the population in the area is 457,120 representing a change of 0.47% annually from 2023 to 2028. Currently, the population is 50.9% male and 49.1% female.



AGE IN CAMELBACK/CENTRAL AREA

MEDIAN AGE WITHIN A 1-MI RADIUS: 36.8

2020 MEDIAN AGE, 3-MI RADIUS: 34.9



HOUSEHOLDS

2023 WEALTH INDEX, 1-MI RADIUS: 82

2023 HOUSEHOLDS, 3-MI RADIUS: 80,199

2020-2023 ANNUAL RATE, 3-MI RADIUS: 1.15%

The household count in this area has changed from 173,692 in 2020 to 179,630 in the current year, a change of 1.04% annually. The five-year projection of households is 188,570, a change of 0.98% annually from the current year total. Average household size is currently 2.40, compared to 2.43 in the year 2020. The number of families in the current year is 93,060 in the specified area.



INCOME

2028 PROJECTED MEDIAN HOUSEHOLD INCOME, 1-MI RADIUS: 82,936

2028 PROJECTED AVERAGE HOUSEHOLD INCOME, 1-MI RADIUS: 121,771

2028 PROJECTED PER CAPITA INCOME, 1-MI RADIUS: 64,678

Current median household income is \$58,559 in the Camelback/Central area, compared to \$72,603 for all U.S. households.

Median household income is projected to be \$69,967 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$92,381 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$107,779 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$37,300 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$44,588 in five years, compared to \$47,525 for all U.S. households.