



Community Profile

Rings: 1, 3, 5 mile radii

16880 W Waddell Rd, Surprise, AZ 85388,

Latitude: 33.6114
Longitude: -112.4226

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	4,502	68,163	122,821
2020 Total Population	5,345	84,183	147,870
2020 Group Quarters	17	726	1,573
2022 Total Population	5,464	86,229	153,394
2022 Group Quarters	17	727	1,573
2027 Total Population	5,791	88,851	157,879
2022-2027 Annual Rate	1.17%	0.60%	0.58%
2022 Total Daytime Population	5,258	65,212	129,032
Workers	2,566	18,346	39,827
Residents	2,692	46,866	89,205
Household Summary			
2010 Households	1,417	23,261	46,063
2010 Average Household Size	3.18	2.93	2.66
2020 Total Households	1,596	28,594	54,614
2020 Average Household Size	3.34	2.92	2.68
2022 Total Households	1,654	29,283	56,488
2022 Average Household Size	3.29	2.92	2.69
2027 Total Households	1,779	30,136	57,972
2027 Average Household Size	3.25	2.92	2.70
2022-2027 Annual Rate	1.47%	0.58%	0.52%
2010 Families	1,156	18,529	34,638
2010 Average Family Size	3.47	3.25	3.05
2022 Total Families	1,322	22,812	41,433
2022 Average Family Size	3.65	3.30	3.14
2027 Total Families	1,416	23,491	42,588
2027 Average Family Size	3.61	3.30	3.14
2022-2027 Annual Rate	1.38%	0.59%	0.55%
Housing Unit Summary			
2000 Housing Units	22	5,528	17,306
Owner Occupied Housing Units	54.5%	69.1%	73.7%
Renter Occupied Housing Units	31.8%	3.8%	6.9%
Vacant Housing Units	13.6%	27.2%	19.4%
2010 Housing Units	1,607	27,548	55,306
Owner Occupied Housing Units	65.2%	66.3%	66.6%
Renter Occupied Housing Units	22.9%	18.1%	16.7%
Vacant Housing Units	11.8%	15.6%	16.7%
2020 Housing Units	1,655	31,454	61,319
Vacant Housing Units	3.6%	9.1%	10.9%
2022 Housing Units	1,711	32,027	63,007
Owner Occupied Housing Units	77.6%	72.5%	71.4%
Renter Occupied Housing Units	19.1%	19.0%	18.2%
Vacant Housing Units	3.3%	8.6%	10.3%
2027 Housing Units	1,837	32,931	64,609
Owner Occupied Housing Units	73.7%	73.1%	72.3%
Renter Occupied Housing Units	23.1%	18.4%	17.4%
Vacant Housing Units	3.2%	8.5%	10.3%
Median Household Income			
2022	\$82,306	\$83,804	\$79,628
2027	\$96,605	\$99,100	\$93,043
Median Home Value			
2022	\$236,970	\$296,823	\$303,740
2027	\$279,036	\$334,368	\$342,893
Per Capita Income			
2022	\$34,313	\$35,040	\$37,013
2027	\$42,649	\$41,445	\$43,841
Median Age			
2010	29.6	33.4	37.7
2022	30.3	35.1	39.2
2027	29.3	33.2	37.3

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.



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2022 Households by Income			
Household Income Base	1,654	29,277	56,482
<\$15,000	1.5%	3.1%	3.6%
\$15,000 - \$24,999	1.3%	2.9%	4.0%
\$25,000 - \$34,999	2.5%	4.7%	5.9%
\$35,000 - \$49,999	12.1%	10.5%	11.2%
\$50,000 - \$74,999	24.4%	20.2%	20.9%
\$75,000 - \$99,999	21.9%	19.5%	18.1%
\$100,000 - \$149,999	18.6%	25.3%	22.2%
\$150,000 - \$199,999	6.3%	7.6%	8.2%
\$200,000+	11.4%	6.1%	5.9%
Average Household Income	\$114,801	\$103,410	\$100,441
2027 Households by Income			
Household Income Base	1,779	30,130	57,966
<\$15,000	0.9%	1.8%	2.1%
\$15,000 - \$24,999	0.8%	1.6%	2.3%
\$25,000 - \$34,999	1.2%	2.9%	4.0%
\$35,000 - \$49,999	10.1%	8.5%	9.5%
\$50,000 - \$74,999	21.6%	17.8%	18.9%
\$75,000 - \$99,999	17.2%	17.9%	17.1%
\$100,000 - \$149,999	20.5%	30.1%	26.3%
\$150,000 - \$199,999	10.6%	11.1%	12.0%
\$200,000+	17.1%	8.3%	7.9%
Average Household Income	\$141,495	\$122,453	\$119,362
2022 Owner Occupied Housing Units by Value			
Total	1,327	23,203	45,012
<\$50,000	1.3%	0.5%	0.6%
\$50,000 - \$99,999	0.0%	0.1%	0.5%
\$100,000 - \$149,999	2.5%	0.6%	1.4%
\$150,000 - \$199,999	20.0%	4.4%	4.6%
\$200,000 - \$249,999	35.6%	21.9%	20.1%
\$250,000 - \$299,999	20.7%	24.0%	21.6%
\$300,000 - \$399,999	7.9%	32.7%	30.9%
\$400,000 - \$499,999	3.3%	10.2%	10.6%
\$500,000 - \$749,999	3.2%	3.9%	7.3%
\$750,000 - \$999,999	0.3%	0.6%	1.1%
\$1,000,000 - \$1,499,999	4.7%	0.9%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.2%
\$2,000,000 +	0.5%	0.2%	0.5%
Average Home Value	\$311,879	\$329,856	\$347,701
2027 Owner Occupied Housing Units by Value			
Total	1,354	24,064	46,727
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.1%	0.0%	0.0%
\$150,000 - \$199,999	1.9%	0.5%	0.6%
\$200,000 - \$249,999	30.2%	12.9%	12.6%
\$250,000 - \$299,999	30.6%	22.8%	21.0%
\$300,000 - \$399,999	12.3%	40.2%	36.7%
\$400,000 - \$499,999	6.5%	14.9%	15.2%
\$500,000 - \$749,999	9.4%	6.5%	11.0%
\$750,000 - \$999,999	0.4%	0.8%	1.4%
\$1,000,000 - \$1,499,999	7.9%	1.2%	0.8%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.2%
\$2,000,000 +	0.6%	0.1%	0.4%
Average Home Value	\$402,696	\$367,030	\$387,801

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.



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2010 Population by Age			
Total	4,503	68,160	122,824
0 - 4	10.7%	8.8%	7.6%
5 - 9	11.1%	9.5%	8.1%
10 - 14	9.2%	8.5%	7.3%
15 - 24	11.6%	10.5%	9.6%
25 - 34	18.3%	15.4%	13.4%
35 - 44	17.6%	15.9%	13.5%
45 - 54	9.9%	9.8%	9.2%
55 - 64	7.0%	9.1%	10.5%
65 - 74	3.1%	8.2%	12.0%
75 - 84	1.1%	3.5%	6.6%
85 +	0.4%	0.8%	2.3%
18 +	64.2%	68.9%	73.3%
2022 Population by Age			
Total	5,463	86,229	153,395
0 - 4	9.5%	8.0%	7.1%
5 - 9	9.5%	8.1%	7.2%
10 - 14	8.7%	7.6%	6.8%
15 - 24	14.0%	12.1%	10.8%
25 - 34	14.6%	14.0%	12.5%
35 - 44	16.6%	15.0%	13.4%
45 - 54	12.7%	11.4%	10.3%
55 - 64	7.3%	8.5%	8.8%
65 - 74	5.0%	9.4%	12.5%
75 - 84	1.8%	4.9%	7.9%
85 +	0.4%	1.0%	2.7%
18 +	67.1%	71.9%	75.1%
2027 Population by Age			
Total	5,790	88,850	157,877
0 - 4	9.8%	8.4%	7.4%
5 - 9	9.7%	8.2%	7.3%
10 - 14	9.1%	7.9%	7.0%
15 - 24	13.7%	11.6%	10.5%
25 - 34	19.1%	17.3%	14.8%
35 - 44	14.1%	13.8%	12.7%
45 - 54	11.8%	10.6%	9.7%
55 - 64	6.5%	7.6%	7.6%
65 - 74	4.1%	7.7%	10.3%
75 - 84	1.7%	5.7%	9.8%
85 +	0.3%	1.2%	2.9%
18 +	66.5%	71.3%	74.6%
2010 Population by Sex			
Males	2,222	33,218	59,086
Females	2,281	34,945	63,735
2022 Population by Sex			
Males	2,722	42,093	74,140
Females	2,742	44,135	79,254
2027 Population by Sex			
Males	2,890	43,205	76,014
Females	2,901	45,646	81,865

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

August 01, 2022



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Rings: 1, 3, 5 mile radii

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2010 Population by Race/Ethnicity			
Total	4,502	68,163	122,820
White Alone	77.0%	80.3%	81.6%
Black Alone	6.4%	5.5%	5.1%
American Indian Alone	0.5%	0.8%	0.7%
Asian Alone	2.4%	2.8%	2.6%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	7.7%	6.1%	6.0%
Two or More Races	5.7%	4.2%	3.7%
Hispanic Origin	19.9%	17.4%	16.6%
Diversity Index	58.7	53.3	51.2
2020 Population by Race/Ethnicity			
Total	5,345	84,183	147,870
White Alone	66.1%	70.7%	72.6%
Black Alone	7.3%	5.9%	5.4%
American Indian Alone	1.0%	0.9%	0.9%
Asian Alone	2.0%	2.9%	2.7%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	7.9%	6.1%	6.1%
Two or More Races	15.2%	13.2%	12.1%
Hispanic Origin	24.1%	19.5%	18.8%
Diversity Index	70.1	63.9	61.9
2022 Population by Race/Ethnicity			
Total	5,463	86,229	153,394
White Alone	65.4%	70.0%	71.8%
Black Alone	7.4%	5.9%	5.4%
American Indian Alone	1.1%	1.0%	1.0%
Asian Alone	2.1%	3.0%	2.8%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	8.2%	6.3%	6.2%
Two or More Races	15.5%	13.6%	12.5%
Hispanic Origin	24.5%	19.8%	19.1%
Diversity Index	70.8	64.7	62.7
2027 Population by Race/Ethnicity			
Total	5,791	88,849	157,879
White Alone	63.1%	68.2%	70.1%
Black Alone	7.9%	6.2%	5.7%
American Indian Alone	1.2%	1.0%	1.0%
Asian Alone	2.4%	3.1%	2.9%
Pacific Islander Alone	0.4%	0.3%	0.2%
Some Other Race Alone	8.7%	6.5%	6.5%
Two or More Races	16.4%	14.7%	13.6%
Hispanic Origin	24.8%	20.2%	19.5%
Diversity Index	72.5	66.4	64.5
2010 Population by Relationship and Household Type			
Total	4,502	68,163	122,821
In Households	100.0%	99.8%	99.7%
In Family Households	92.0%	90.8%	88.2%
Householder	25.4%	27.1%	28.2%
Spouse	19.3%	21.9%	23.3%
Child	40.2%	35.5%	30.9%
Other relative	4.3%	3.9%	3.6%
Nonrelative	2.8%	2.4%	2.2%
In Nonfamily Households	8.0%	9.1%	11.5%
In Group Quarters	0.0%	0.2%	0.3%
Institutionalized Population	0.0%	0.0%	0.2%
Noninstitutionalized Population	0.0%	0.2%	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.

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2022 Population 25+ by Educational Attainment			
Total	3,188	55,341	104,601
Less than 9th Grade	2.7%	1.5%	1.7%
9th - 12th Grade, No Diploma	3.7%	4.3%	4.4%
High School Graduate	24.2%	21.2%	21.1%
GED/Alternative Credential	4.1%	3.7%	3.7%
Some College, No Degree	25.8%	27.5%	27.2%
Associate Degree	11.6%	10.7%	11.0%
Bachelor's Degree	17.8%	20.6%	20.4%
Graduate/Professional Degree	10.1%	10.4%	10.5%
2022 Population 15+ by Marital Status			
Total	3,953	65,791	121,233
Never Married	27.0%	26.8%	24.1%
Married	60.2%	59.0%	59.8%
Widowed	2.9%	4.3%	6.0%
Divorced	9.9%	9.9%	10.0%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,839	40,757	66,682
Population 16+ Employed	98.4%	96.7%	96.6%
Population 16+ Unemployment rate	1.6%	3.3%	3.4%
Population 16-24 Employed	14.0%	12.4%	12.4%
Population 16-24 Unemployment rate	3.2%	9.0%	8.2%
Population 25-54 Employed	72.0%	72.2%	69.7%
Population 25-54 Unemployment rate	1.3%	2.3%	2.4%
Population 55-64 Employed	10.3%	11.2%	12.1%
Population 55-64 Unemployment rate	1.0%	2.4%	3.2%
Population 65+ Employed	3.6%	4.1%	5.8%
Population 65+ Unemployment rate	1.9%	4.4%	5.4%
2022 Employed Population 16+ by Industry			
Total	2,794	39,429	64,419
Agriculture/Mining	0.0%	0.2%	0.4%
Construction	5.1%	6.6%	7.3%
Manufacturing	11.6%	5.8%	5.2%
Wholesale Trade	4.2%	2.8%	2.5%
Retail Trade	19.2%	14.3%	14.5%
Transportation/Utilities	7.7%	6.2%	6.7%
Information	1.4%	1.5%	1.4%
Finance/Insurance/Real Estate	4.4%	10.4%	10.9%
Services	37.0%	45.9%	45.6%
Public Administration	9.4%	6.1%	5.5%
2022 Employed Population 16+ by Occupation			
Total	2,796	39,429	64,419
White Collar	65.2%	67.4%	66.9%
Management/Business/Financial	19.5%	18.6%	17.9%
Professional	15.2%	22.3%	22.0%
Sales	16.8%	12.0%	11.6%
Administrative Support	13.8%	14.5%	15.3%
Services	16.2%	14.0%	14.2%
Blue Collar	18.7%	18.5%	18.9%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	4.9%	4.0%	4.5%
Installation/Maintenance/Repair	4.8%	3.6%	3.8%
Production	3.5%	3.3%	3.2%
Transportation/Material Moving	5.4%	7.5%	7.3%

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August 01, 2022



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2010 Households by Type			
Total	1,416	23,261	46,064
Households with 1 Person	12.8%	15.5%	20.1%
Households with 2+ People	87.2%	84.5%	79.9%
Family Households	81.6%	79.7%	75.2%
Husband-wife Families	62.1%	64.4%	62.2%
With Related Children	40.3%	33.0%	25.3%
Other Family (No Spouse Present)	19.6%	15.2%	13.0%
Other Family with Male Householder	6.0%	4.8%	4.0%
With Related Children	4.7%	3.6%	2.8%
Other Family with Female Householder	13.6%	10.5%	9.0%
With Related Children	10.6%	7.8%	6.5%
Nonfamily Households	5.6%	4.9%	4.7%
All Households with Children	56.3%	44.9%	35.1%
Multigenerational Households	5.7%	4.9%	4.0%
Unmarried Partner Households	7.8%	6.8%	6.1%
Male-female	7.0%	6.0%	5.3%
Same-sex	0.8%	0.8%	0.7%
2010 Households by Size			
Total	1,417	23,260	46,064
1 Person Household	12.8%	15.5%	20.1%
2 Person Household	26.7%	35.1%	40.5%
3 Person Household	19.3%	16.1%	13.2%
4 Person Household	20.4%	17.7%	13.8%
5 Person Household	13.2%	9.5%	7.4%
6 Person Household	5.0%	3.9%	3.1%
7 + Person Household	2.6%	2.3%	1.9%
2010 Households by Tenure and Mortgage Status			
Total	1,416	23,261	46,063
Owner Occupied	74.0%	78.6%	80.0%
Owned with a Mortgage/Loan	69.1%	65.6%	60.0%
Owned Free and Clear	4.9%	12.9%	20.0%
Renter Occupied	26.0%	21.4%	20.0%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	167	136	125
Percent of Income for Mortgage	15.2%	18.7%	20.1%
Wealth Index	103	91	96
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,607	27,548	55,306
Housing Units Inside Urbanized Area	99.6%	99.4%	99.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.3%	0.6%	0.6%
2010 Population By Urban/ Rural Status			
Total Population	4,502	68,163	122,821
Population Inside Urbanized Area	99.8%	99.5%	99.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.2%	0.5%	0.6%

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.

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Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.		The Elders (9C)	The Elders (9C)
3.		Middleburg (4C)	Middleburg (4C)
2022 Consumer Spending			
Apparel & Services: Total \$	\$4,397,464	\$69,362,382	\$128,313,597
Average Spent	\$2,658.68	\$2,368.69	\$2,271.52
Spending Potential Index	110	98	94
Education: Total \$	\$2,983,892	\$47,734,442	\$89,794,447
Average Spent	\$1,804.05	\$1,630.11	\$1,589.62
Spending Potential Index	92	83	81
Entertainment/Recreation: Total \$	\$6,526,457	\$104,693,514	\$197,410,041
Average Spent	\$3,945.86	\$3,575.23	\$3,494.73
Spending Potential Index	107	97	95
Food at Home: Total \$	\$10,927,337	\$175,804,301	\$332,609,618
Average Spent	\$6,606.61	\$6,003.63	\$5,888.15
Spending Potential Index	107	97	95
Food Away from Home: Total \$	\$7,974,757	\$126,229,190	\$234,187,607
Average Spent	\$4,821.50	\$4,310.66	\$4,145.79
Spending Potential Index	112	100	96
Health Care: Total \$	\$12,615,502	\$207,591,119	\$402,368,854
Average Spent	\$7,627.27	\$7,089.13	\$7,123.09
Spending Potential Index	108	100	101
HH Furnishings & Equipment: Total \$	\$4,891,807	\$77,699,854	\$144,873,167
Average Spent	\$2,957.56	\$2,653.41	\$2,564.67
Spending Potential Index	115	104	100
Personal Care Products & Services: Total \$	\$1,860,853	\$30,224,803	\$57,648,685
Average Spent	\$1,125.06	\$1,032.16	\$1,020.55
Spending Potential Index	110	101	100
Shelter: Total \$	\$40,422,211	\$647,836,971	\$1,218,963,775
Average Spent	\$24,439.06	\$22,123.31	\$21,579.16
Spending Potential Index	107	97	94
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,601,534	\$90,532,911	\$171,347,029
Average Spent	\$3,386.66	\$3,091.65	\$3,033.34
Spending Potential Index	125	114	112
Travel: Total \$	\$5,256,538	\$84,982,297	\$161,211,793
Average Spent	\$3,178.08	\$2,902.10	\$2,853.91
Spending Potential Index	111	101	99
Vehicle Maintenance & Repairs: Total \$	\$2,392,389	\$38,091,536	\$71,213,329
Average Spent	\$1,446.43	\$1,300.81	\$1,260.68
Spending Potential Index	115	103	100

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.