



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

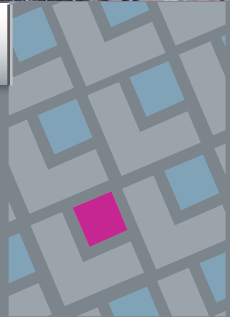
CONTACT

DEMOGRAPHICS

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AT HOME - NEW OUTPARCEL AVAILABLE

Raintree Drive & Loop 101 - North of the Northwest Corner
Scottsdale, Arizona



AT HOME OPENED MARCH 2019!

Property Highlights

- Parcel Size: Approximately 1.1 acres
- Plat: Parcel will be Delivered as separately platted parcel in the City of Scottsdale
- Zoning: C-3, City of Scottsdale
- Buildable Area: Approximately 6,000 SF
- Intended Use: Freestanding Retailer / Restaurant or Multi-Tenant Shop Building
- Fee Simple Purchase or Ground Lease
- Delivery: As-Is Condition - Parcel has been the existing parking lot since the initial construction of Sam's Club
- Pricing: Best Offer

Traffic Counts

Raintree Dr	31,500 VPD
Loop 101	165,427 VPD
Total	196,927 VPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	4,110	70,088	171,013
Med Household Income	\$105,007	\$100,536	\$105,708
Estimated Households	1,931	32,239	77,649
Daytime Employees	25,350	101,511	159,868

Source: SitesUSA

Nearby Tenants



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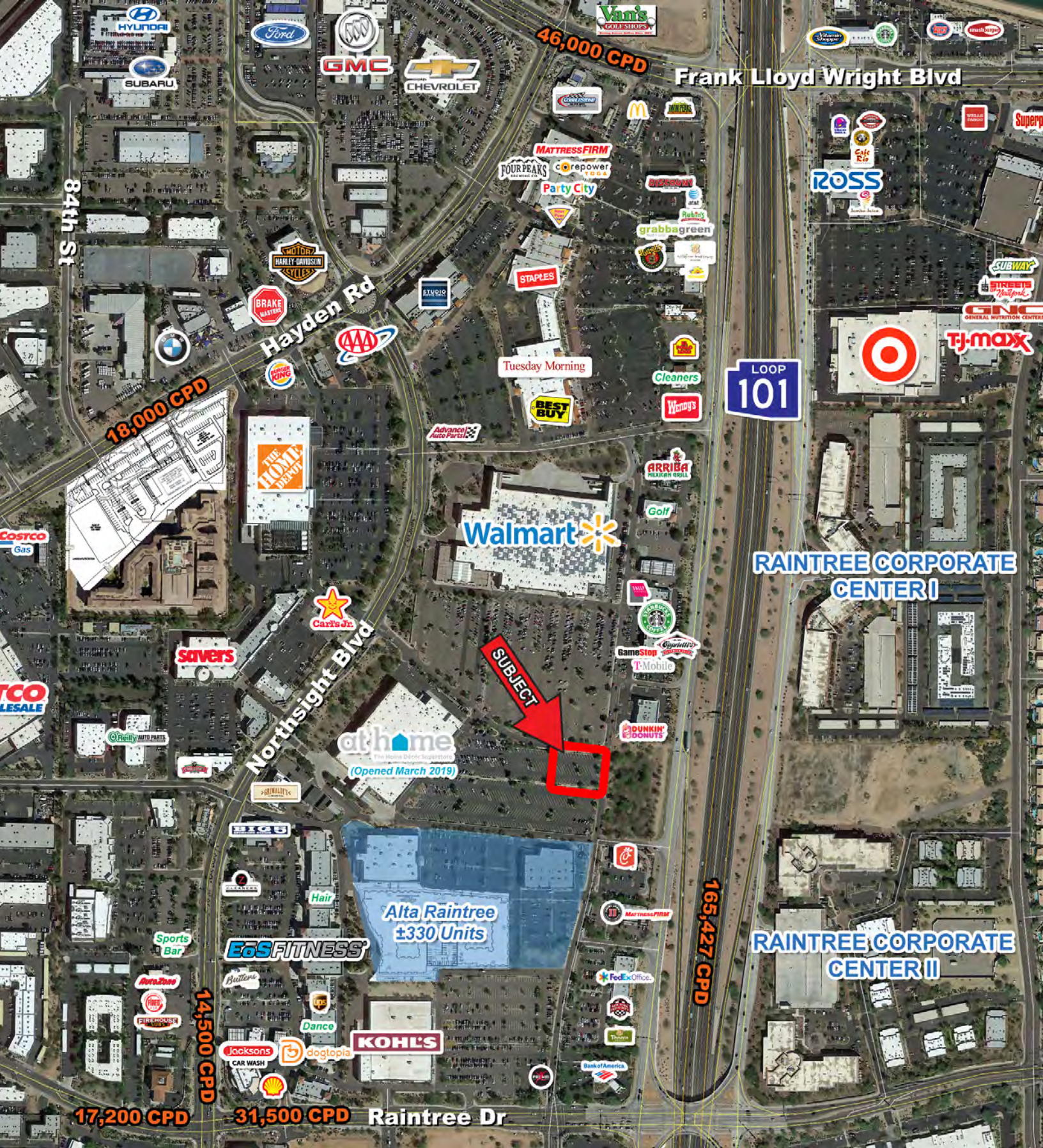
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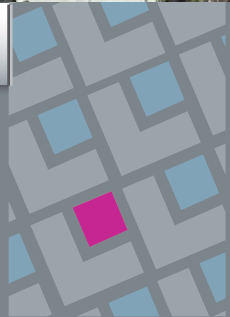


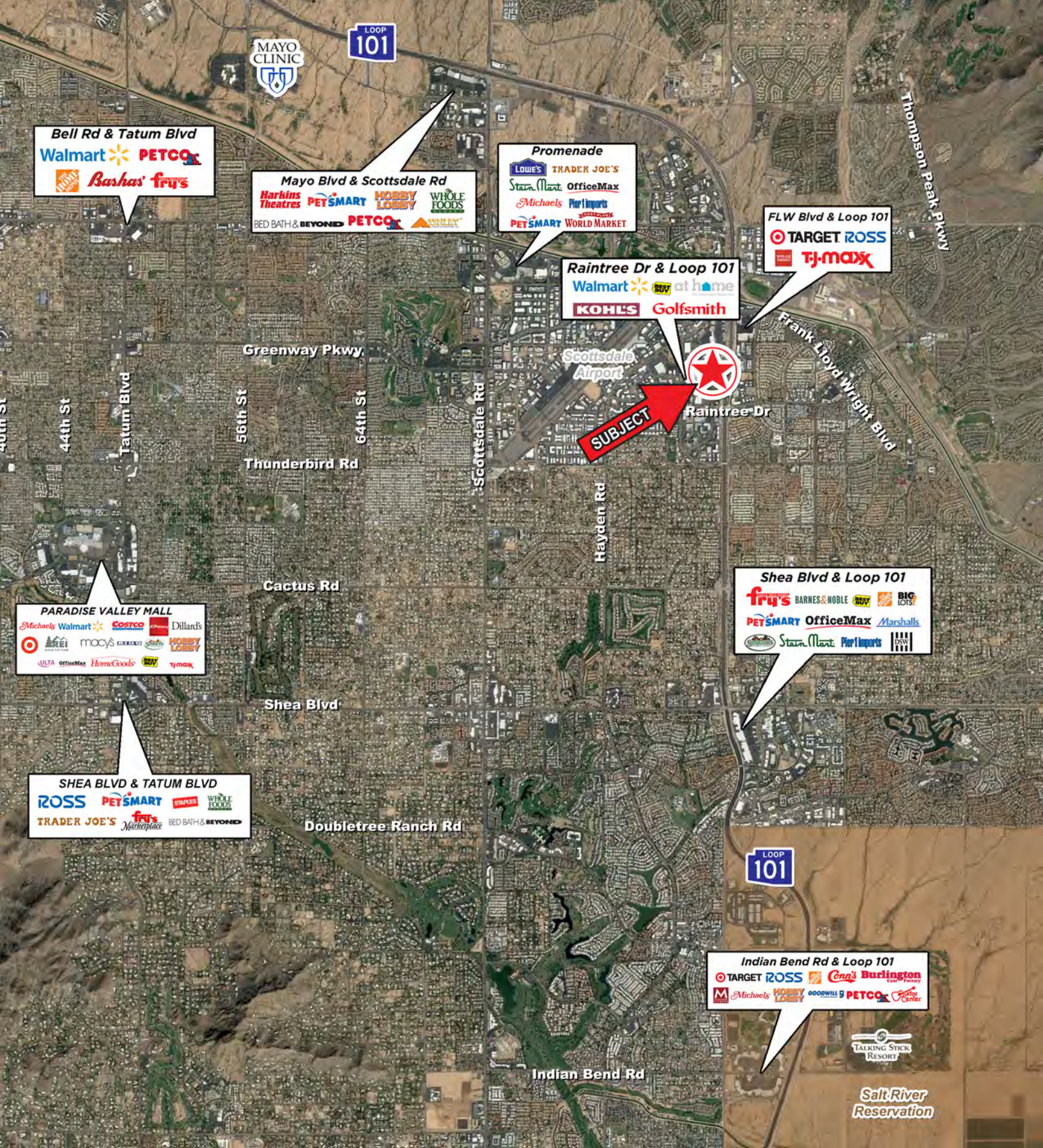
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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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Lat/Lon: 33.6184/-111.8984

RF5

Raintree Dr & Northsight BI	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	4,110	70,088	171,013
Projected Population (2023)	4,459	75,797	184,882
Census Population (2010)	3,953	61,717	153,657
Census Population (2000)	4,278	59,514	148,476
Projected Annual Growth (2018 to 2023)	349 1.7%	5,709 1.6%	13,869 1.6%
Historical Annual Growth (2010 to 2018)	157 0.5%	8,371 1.7%	17,356 1.4%
Historical Annual Growth (2000 to 2010)	-325 -0.8%	2,204 0.4%	5,181 0.3%
Estimated Population Density (2018)	1,309 <i>psm</i>	2,480 <i>psm</i>	2,178 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2018)	1,931	32,239	77,649
Projected Households (2023)	2,022	33,733	81,324
Census Households (2010)	1,817	27,856	68,003
Census Households (2000)	1,922	24,362	60,706
Estimated Households with Children (2018)	403 20.9%	7,377 22.9%	18,340 23.6%
Estimated Average Household Size (2018)	2.13	2.15	2.19
Average Household Income			
Estimated Average Household Income (2018)	\$134,601	\$139,248	\$144,874
Projected Average Household Income (2023)	\$154,916	\$162,646	\$169,228
Estimated Average Family Income (2018)	\$176,879	\$179,392	\$184,553
Median Household Income			
Estimated Median Household Income (2018)	\$105,007	\$100,536	\$105,708
Projected Median Household Income (2023)	\$120,869	\$116,407	\$121,178
Estimated Median Family Income (2018)	\$135,922	\$133,576	\$139,793
Per Capita Income			
Estimated Per Capita Income (2018)	\$63,242	\$64,147	\$65,856
Projected Per Capita Income (2023)	\$70,273	\$72,475	\$74,507
Estimated Per Capita Income 5 Year Growth	\$7,031 11.1%	\$8,328 13.0%	\$8,652 13.1%
Estimated Average Household Net Worth (2018)	\$1,323,843	\$1,542,068	\$1,610,956
Daytime Demos (2018)			
Total Businesses	2,014	10,061	16,503
Total Employees	25,350	101,511	159,868
Company Headquarter Businesses	26 1.3%	122 1.2%	171 1.0%
Company Headquarter Employees	6,285 24.8%	16,269 16.0%	24,043 15.0%
Employee Population per Business	12.6	10.1	9.7
Residential Population per Business	2.0	7.0	10.4

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1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2018)	3,497	85.1%	59,824	85.4%	145,982	85.4%
Black or African American (2018)	125	3.0%	2,082	3.0%	4,985	2.9%
American Indian or Alaska Native (2018)	11	0.3%	328	0.5%	881	0.5%
Asian (2018)	237	5.8%	4,395	6.3%	10,314	6.0%
Hawaiian or Pacific Islander (2018)	4	0.1%	58	0.1%	165	0.1%
Other Race (2018)	99	2.4%	1,190	1.7%	3,179	1.9%
Two or More Races (2018)	137	3.3%	2,211	3.2%	5,507	3.2%
Not Hispanic or Latino Population (2018)	3,678	89.5%	62,678	89.4%	152,817	89.4%
Hispanic or Latino Population (2018)	432	10.5%	7,409	10.6%	18,196	10.6%
Not Hispanic or Latino Population (2023)	3,938	88.3%	66,814	88.1%	162,778	88.0%
Hispanic or Latino Population (2023)	521	11.7%	8,983	11.9%	22,104	12.0%
Not Hispanic or Latino Population (2010)	3,718	94.1%	58,148	94.2%	144,952	94.3%
Hispanic or Latino Population (2010)	235	5.9%	3,569	5.8%	8,705	5.7%
Not Hispanic or Latino Population (2000)	4,097	95.8%	57,260	96.2%	142,624	96.1%
Hispanic or Latino Population (2000)	181	4.2%	2,254	3.8%	5,852	3.9%
Projected Hispanic Annual Growth (2018 to 2023)	89	4.1%	1,573	4.2%	3,908	4.3%
Historic Hispanic Annual Growth (2000 to 2018)	251	7.7%	5,156	12.7%	12,343	11.7%

Age Distribution (2018)

Age Under 5	167	4.1%	3,190	4.6%	7,571	4.4%
Age 5 to 9 Years	204	5.0%	3,591	5.1%	8,761	5.1%
Age 10 to 14 Years	237	5.8%	3,965	5.7%	9,942	5.8%
Age 15 to 19 Years	226	5.5%	3,571	5.1%	9,063	5.3%
Age 20 to 24 Years	229	5.6%	3,084	4.4%	7,299	4.3%
Age 25 to 29 Years	297	7.2%	4,527	6.5%	10,206	6.0%
Age 30 to 34 Years	261	6.4%	4,353	6.2%	9,782	5.7%
Age 35 to 39 Years	260	6.3%	4,549	6.5%	10,407	6.1%
Age 40 to 44 Years	258	6.3%	4,533	6.5%	10,812	6.3%
Age 45 to 49 Years	326	7.9%	5,075	7.2%	12,398	7.2%
Age 50 to 54 Years	312	7.6%	5,171	7.4%	12,881	7.5%
Age 55 to 59 Years	330	8.0%	5,439	7.8%	13,581	7.9%
Age 60 to 64 Years	293	7.1%	5,128	7.3%	13,067	7.6%
Age 65 to 74 Years	411	10.0%	7,758	11.1%	20,162	11.8%
Age 75 to 84 Years	236	5.8%	4,221	6.0%	10,397	6.1%
Age 85 Years or Over	62	1.5%	1,935	2.8%	4,686	2.7%
Median Age	42.4		43.9		44.8	

Gender Age Distribution (2018)

Female Population	2,141	52.1%	36,553	52.2%	88,679	51.9%
Age 0 to 19 Years	411	19.2%	7,007	19.2%	17,256	19.5%
Age 20 to 64 Years	1,343	62.7%	21,788	59.6%	52,228	58.9%
Age 65 Years or Over	387	18.1%	7,758	21.2%	19,195	21.6%
Female Median Age	43.4		45.2		45.9	
Male Population	1,969	47.9%	33,535	47.8%	82,334	48.1%
Age 0 to 19 Years	422	21.4%	7,309	21.8%	18,081	22.0%
Age 20 to 64 Years	1,224	62.1%	20,070	59.8%	48,204	58.5%
Age 65 Years or Over	323	16.4%	6,155	18.4%	16,049	19.5%
Male Median Age	41.1		42.5		43.7	

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Household Income Distribution (2018)						
HH Income \$200,000 or More	267	13.8%	6,084	18.9%	15,772	20.3%
HH Income \$150,000 to \$199,999	202	10.5%	3,196	9.9%	7,690	9.9%
HH Income \$100,000 to \$149,999	446	23.1%	6,070	18.8%	13,852	17.8%
HH Income \$75,000 to \$99,999	347	18.0%	4,226	13.1%	9,597	12.4%
HH Income \$50,000 to \$74,999	248	12.8%	4,544	14.1%	11,334	14.6%
HH Income \$35,000 to \$49,999	194	10.1%	3,360	10.4%	7,786	10.0%
HH Income \$25,000 to \$34,999	107	5.5%	1,926	6.0%	4,382	5.6%
HH Income \$15,000 to \$24,999	67	3.5%	1,263	3.9%	3,388	4.4%
HH Income Under \$15,000	52	2.7%	1,570	4.9%	3,848	5.0%
HH Income \$35,000 or More	1,704	88.3%	27,479	85.2%	66,031	85.0%
HH Income \$75,000 or More	1,262	65.4%	19,575	60.7%	46,911	60.4%
Housing (2018)						
Total Housing Units	2,047		34,934		85,030	
Housing Units Occupied	1,931	94.3%	32,239	92.3%	77,649	91.3%
Housing Units Owner-Occupied	1,197	62.0%	19,433	60.3%	50,453	65.0%
Housing Units, Renter-Occupied	734	38.0%	12,806	39.7%	27,196	35.0%
Housing Units, Vacant	117	5.7%	2,696	7.7%	7,381	8.7%
Marital Status (2018)						
Never Married	954	27.2%	15,814	26.6%	37,254	25.7%
Currently Married	1,852	52.9%	30,291	51.0%	76,983	53.2%
Separated	112	3.2%	1,705	2.9%	4,170	2.9%
Widowed	97	2.8%	3,719	6.3%	8,505	5.9%
Divorced	487	13.9%	7,814	13.2%	17,827	12.3%
Household Type (2018)						
Population Family	3,071	74.7%	52,490	74.9%	131,706	77.0%
Population Non-Family	1,034	25.2%	16,921	24.1%	37,963	22.2%
Population Group Quarters	5	0.1%	677	1.0%	1,344	0.8%
Family Households	1,071	55.5%	18,181	56.4%	45,957	59.2%
Non-Family Households	860	44.5%	14,058	43.6%	31,692	40.8%
Married Couple with Children	272	14.7%	5,296	17.5%	13,451	17.5%
Average Family Household Size	2.9		2.9		2.9	
Household Size (2018)						
1 Person Households	700	36.2%	11,526	35.8%	26,260	33.8%
2 Person Households	698	36.2%	11,554	35.8%	28,934	37.3%
3 Person Households	248	12.8%	4,154	12.9%	9,998	12.9%
4 Person Households	188	9.7%	3,347	10.4%	8,297	10.7%
5 Person Households	73	3.8%	1,194	3.7%	2,994	3.9%
6 or More Person Households	24	1.2%	464	1.4%	1,166	1.5%
Household Vehicles (2018)						
Households with 0 Vehicles Available	53	2.7%	1,116	3.5%	2,263	2.9%
Households with 1 Vehicles Available	755	39.1%	12,691	39.4%	29,215	37.6%
Households with 2 or More Vehicles Available	1,123	58.2%	18,432	57.2%	46,171	59.5%
Total Vehicles Available	3,475		56,515		140,349	
Average Vehicles Per Household	1.8		1.8		1.8	

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Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	3,464	58,586	142,821
Estimated Civilian Employed	2,311 66.7%	38,448 65.6%	92,228 64.6%
Estimated Civilian Unemployed	51 1.5%	1,038 1.8%	2,374 1.7%
Estimated in Armed Forces	- -	14 -	14 -
Estimated Not in Labor Force	1,101 31.8%	19,086 32.6%	48,206 33.8%
Unemployment Rate	1.5%	1.8%	1.7%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	2,371	38,970	93,496
Management, Business, Financial Operations	654 27.6%	9,940 25.5%	23,689 25.3%
Professional, Related	686 28.9%	11,141 28.6%	26,331 28.2%
Service	282 11.9%	4,801 12.3%	12,134 13.0%
Sales, Office	607 25.6%	10,053 25.8%	23,724 25.4%
Farming, Fishing, Forestry	3 0.1%	98 0.3%	143 0.2%
Construct, Extraction, Maintenance	49 2.1%	1,064 2.7%	2,804 3.0%
Production, Transport Material Moving	89 3.8%	1,873 4.8%	4,672 5.0%
White Collar Workers	1,948 82.1%	31,134 79.9%	73,744 78.9%
Blue Collar Workers	423 17.9%	7,836 20.1%	19,753 21.1%
Consumer Expenditure (2018)			
Total Household Expenditure	\$168 M	\$2.86 B	\$7.14 B
Total Non-Retail Expenditure	\$88.7 M 52.8%	\$1.52 B 53.2%	\$3.81 B 53.3%
Total Retail Expenditure	\$79.3 M 47.2%	\$1.34 B 46.8%	\$3.33 B 46.7%
Apparel	\$5.90 M 3.5%	\$101 M 3.5%	\$252 M 3.5%
Contributions	\$8.41 M 5.0%	\$150 M 5.3%	\$383 M 5.4%
Education	\$7.11 M 4.2%	\$125 M 4.4%	\$315 M 4.4%
Entertainment	\$9.56 M 5.7%	\$163 M 5.7%	\$407 M 5.7%
Food and Beverages	\$23.7 M 14.1%	\$401 M 14.0%	\$997 M 14.0%
Furnishings and Equipment	\$6.09 M 3.6%	\$103 M 3.6%	\$258 M 3.6%
Gifts	\$4.63 M 2.8%	\$81.0 M 2.8%	\$204 M 2.9%
Health Care	\$12.7 M 7.5%	\$213 M 7.5%	\$530 M 7.4%
Household Operations	\$5.24 M 3.1%	\$90.9 M 3.2%	\$229 M 3.2%
Miscellaneous Expenses	\$2.40 M 1.4%	\$40.6 M 1.4%	\$101 M 1.4%
Personal Care	\$2.17 M 1.3%	\$36.7 M 1.3%	\$91.4 M 1.3%
Personal Insurance	\$1.38 M 0.8%	\$24.1 M 0.8%	\$61.0 M 0.9%
Reading	\$380 K 0.2%	\$6.46 M 0.2%	\$16.1 M 0.2%
Shelter	\$34.7 M 20.7%	\$594 M 20.8%	\$1.48 B 20.8%
Tobacco	\$862 K 0.5%	\$14.3 M 0.5%	\$35.3 M 0.5%
Transportation	\$30.9 M 18.4%	\$517 M 18.1%	\$1.28 B 18.0%
Utilities	\$11.8 M 7.0%	\$199 M 7.0%	\$492 M 6.9%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	3,047	52,687	128,377
Elementary (Grade Level 0 to 8)	39 1.3%	751 1.4%	1,533 1.2%
Some High School (Grade Level 9 to 11)	59 1.9%	988 1.9%	2,241 1.7%
High School Graduate	428 14.0%	6,863 13.0%	15,691 12.2%
Some College	569 18.7%	9,857 18.7%	24,328 19.0%
Associate Degree Only	248 8.1%	3,970 7.5%	9,356 7.3%
Bachelor Degree Only	1,108 36.4%	18,472 35.1%	45,271 35.3%
Graduate Degree	595 19.5%	11,786 22.4%	29,957 23.3%

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Units In Structure (2015)						
1 Detached Unit	1,046	57.6%	19,360	69.5%	48,993	72.0%
1 Attached Unit	268	14.8%	2,241	8.0%	6,249	9.2%
2 to 4 Units	152	8.4%	2,060	7.4%	4,286	6.3%
5 to 9 Units	115	6.3%	2,250	8.1%	5,253	7.7%
10 to 19 Units	167	9.2%	2,234	8.0%	4,599	6.8%
20 to 49 Units	106	5.8%	1,162	4.2%	2,303	3.4%
50 or More Units	111	6.1%	3,112	11.2%	6,197	9.1%
Mobile Home or Trailer	17	1.0%	315	1.1%	867	1.3%
Other Structure	-	-	4	-	53	0.1%
Homes Built By Year (2015)						
Homes Built 2010 or later	25	1.4%	410	1.5%	1,164	1.7%
Homes Built 2000 to 2009	223	12.3%	5,522	19.8%	12,826	18.9%
Homes Built 1990 to 1999	629	34.6%	11,715	42.1%	24,281	35.7%
Homes Built 1980 to 1989	792	43.6%	8,685	31.2%	22,796	33.5%
Homes Built 1970 to 1979	199	11.0%	3,900	14.0%	12,322	18.1%
Homes Built 1960 to 1969	36	2.0%	1,136	4.1%	2,350	3.5%
Homes Built 1950 to 1959	14	0.8%	392	1.4%	1,011	1.5%
Homes Built Before 1949	43	2.4%	325	1.2%	621	0.9%
Home Values (2015)						
Home Values \$1,000,000 or More	39	3.4%	505	2.9%	1,667	3.6%
Home Values \$500,000 to \$999,999	263	23.1%	4,811	27.6%	12,687	27.6%
Home Values \$400,000 to \$499,999	192	16.8%	3,086	17.7%	7,837	17.1%
Home Values \$300,000 to \$399,999	257	22.6%	4,352	25.0%	10,365	22.6%
Home Values \$200,000 to \$299,999	310	27.2%	3,797	21.8%	9,791	21.3%
Home Values \$150,000 to \$199,999	71	6.3%	1,427	8.2%	3,857	8.4%
Home Values \$100,000 to \$149,999	36	3.1%	696	4.0%	1,788	3.9%
Home Values \$70,000 to \$99,999	7	0.6%	102	0.6%	344	0.7%
Home Values \$50,000 to \$69,999	2	0.2%	72	0.4%	182	0.4%
Home Values \$25,000 to \$49,999	4	0.3%	61	0.4%	152	0.3%
Home Values Under \$25,000	9	0.7%	256	1.5%	722	1.6%
Owner-Occupied Median Home Value	\$421,384		\$400,208		\$419,192	
Renter-Occupied Median Rent	\$1,096		\$1,195		\$1,190	
Transportation To Work (2015)						
Drive to Work Alone	1,543	73.8%	26,003	74.0%	63,660	74.2%
Drive to Work in Carpool	201	9.6%	3,190	9.1%	7,477	8.7%
Travel to Work by Public Transportation	34	1.6%	567	1.6%	1,366	1.6%
Drive to Work on Motorcycle	5	0.3%	115	0.3%	245	0.3%
Walk or Bicycle to Work	38	1.8%	764	2.2%	1,674	2.0%
Other Means	18	0.9%	434	1.2%	1,067	1.2%
Work at Home	250	12.0%	4,044	11.5%	10,282	12.0%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	701	38.1%	11,023	35.5%	25,230	33.4%
Travel to Work in 15 to 29 Minutes	678	36.9%	12,832	41.3%	32,450	43.0%
Travel to Work in 30 to 59 Minutes	654	35.5%	9,487	30.5%	21,893	29.0%
Travel to Work in 60 Minutes or More	55	3.0%	1,125	3.6%	2,717	3.6%
Average Minutes Travel to Work	19.6		19.8		19.9	

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

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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