



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Darren Pitts

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PADS AVAILABLE AT SCOTTSDALE & SHEA

Southwest Corner of Shea Boulevard and Scottsdale Road
Scottsdale, Arizona



◆ Shea / Scottsdale Pad & Shop Space Available

Property Highlights

- Over 85,000 cars per day making it one of the busiest intersections in Metro Phoenix
- One of the highest income trade areas in Metro Phoenix
- Easy access from both Scottsdale Rd & Shea Blvd
- 5,190 SF Inline Shop Available
- 2,700 SF Corner Cap Available with walk in freezer, hood, and grease trap
- 4,200 SF Pad building with Drive-Thru
- 5,000 SF divisible Freestanding building

Traffic Counts

Shea Blvd.	43,700 VPD
Scottsdale Rd	41,944 VPD
Total	85,644 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	7,784	61,561	185,997
Avg Household Income	\$130,120	\$160,157	\$138,945
Estimated Households	3,811	27,875	85,715

Source: SitesUSA

Nearby Tenants

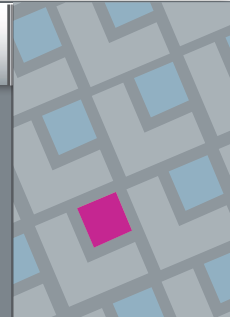


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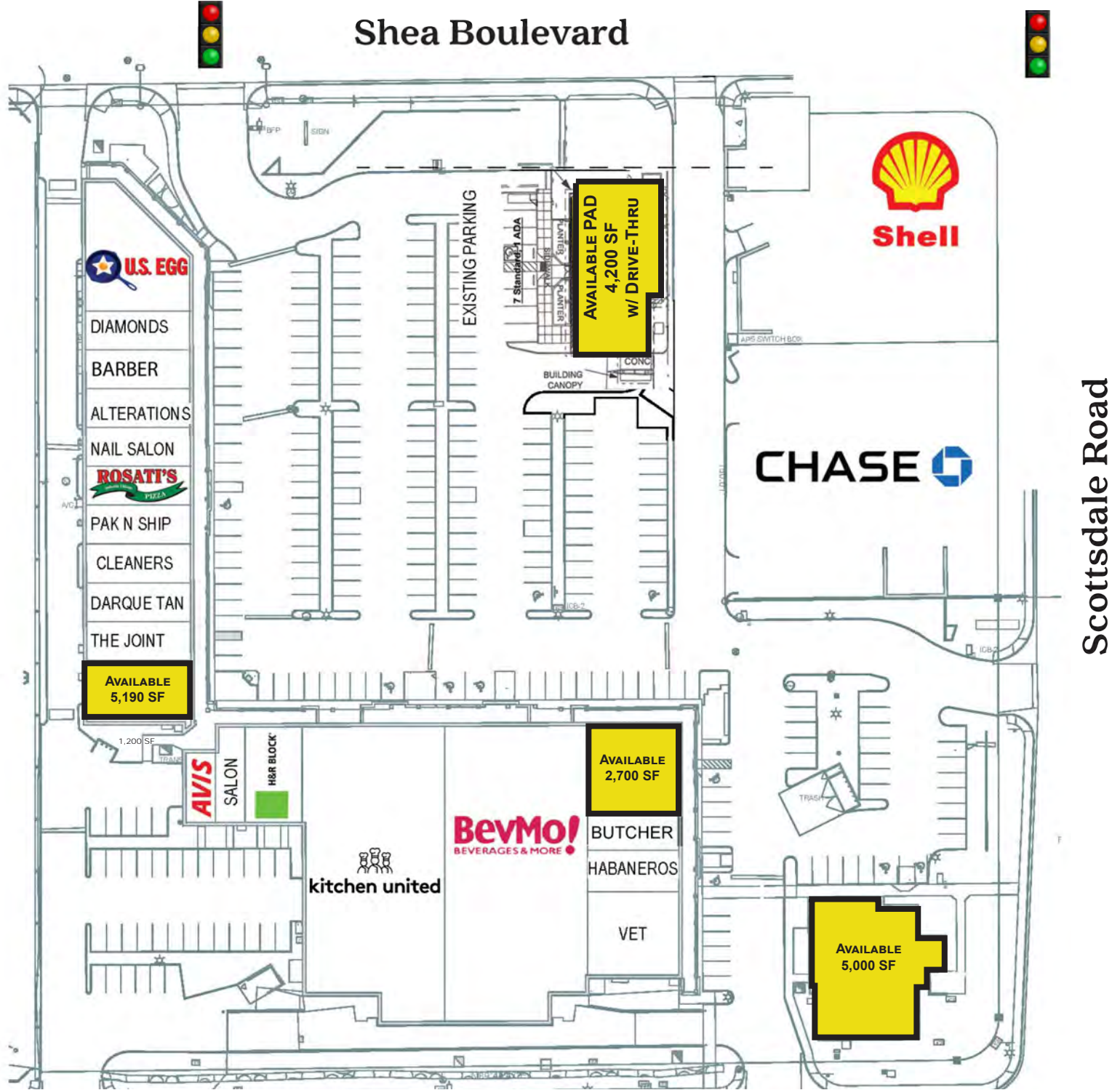
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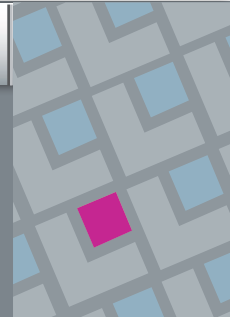


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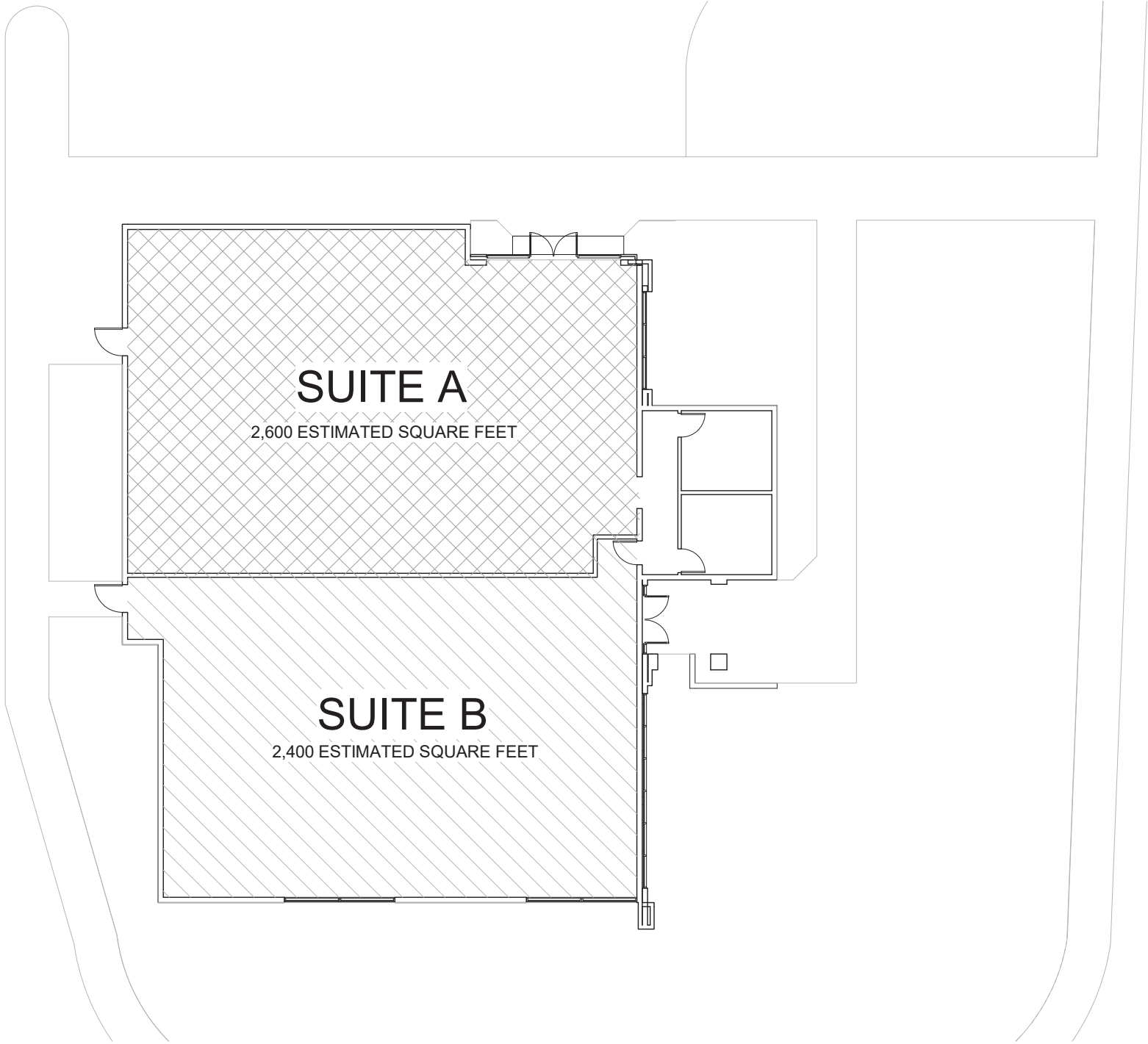
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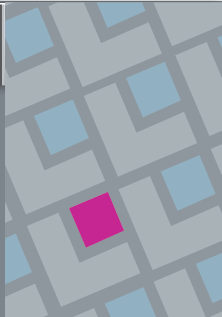
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① North
1/8" = 1'-0"



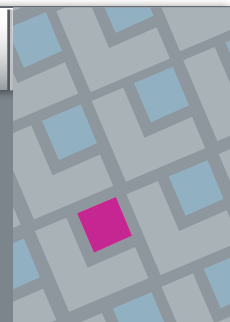
② East
1/8" = 1'-0"

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Bell Rd & Tatum Blvd
Walmart **PETCO**
Bashas' FRUITS

Mayo Blvd & Scottsdale Rd
Harkins Theatres **PETSMART** **HOBBY LOBBY** **WHOLE FOODS**
BED BATH & BEYOND **PETCO** **The Container Store**

Promenade
LOWE'S **TRADER JOE'S**
Stain Mart **OfficeMax**
Michaels **Pier Imports**
PETSMART **WORLD MARKET**

Raintree Dr & Loop 101
Walmart **BUY MEGA FURNITURE** **STAPLES**
KOHL'S **at home**

FLW Blvd & Loop 101
TARGET **ROSS**
TJ-maxx

PARADISE VALLEY MALL
Michaels **Walmart** **COSTCO** **Dillard's**
Target **MACYS** **Sears** **HOBBY LOBBY**
ULTA **OfficeMax** **HomeGoods** **BUY** **TJ-maxx**

Shea Blvd & Loop 101
fru's **BARNES & NOBLE** **BUY** **BIG LOTS**
PETSMART **OfficeMax** **Marshalls**
Stain Mart **Pier Imports** **DSW**

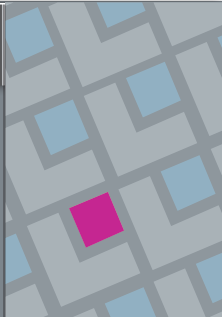
Indian Bend Rd & Loop 101
TARGET **ROSS** **Conn's** **Burlington**
Michaels **HOBBY LOBBY** **goodwill** **PETCO** **Senior Center**

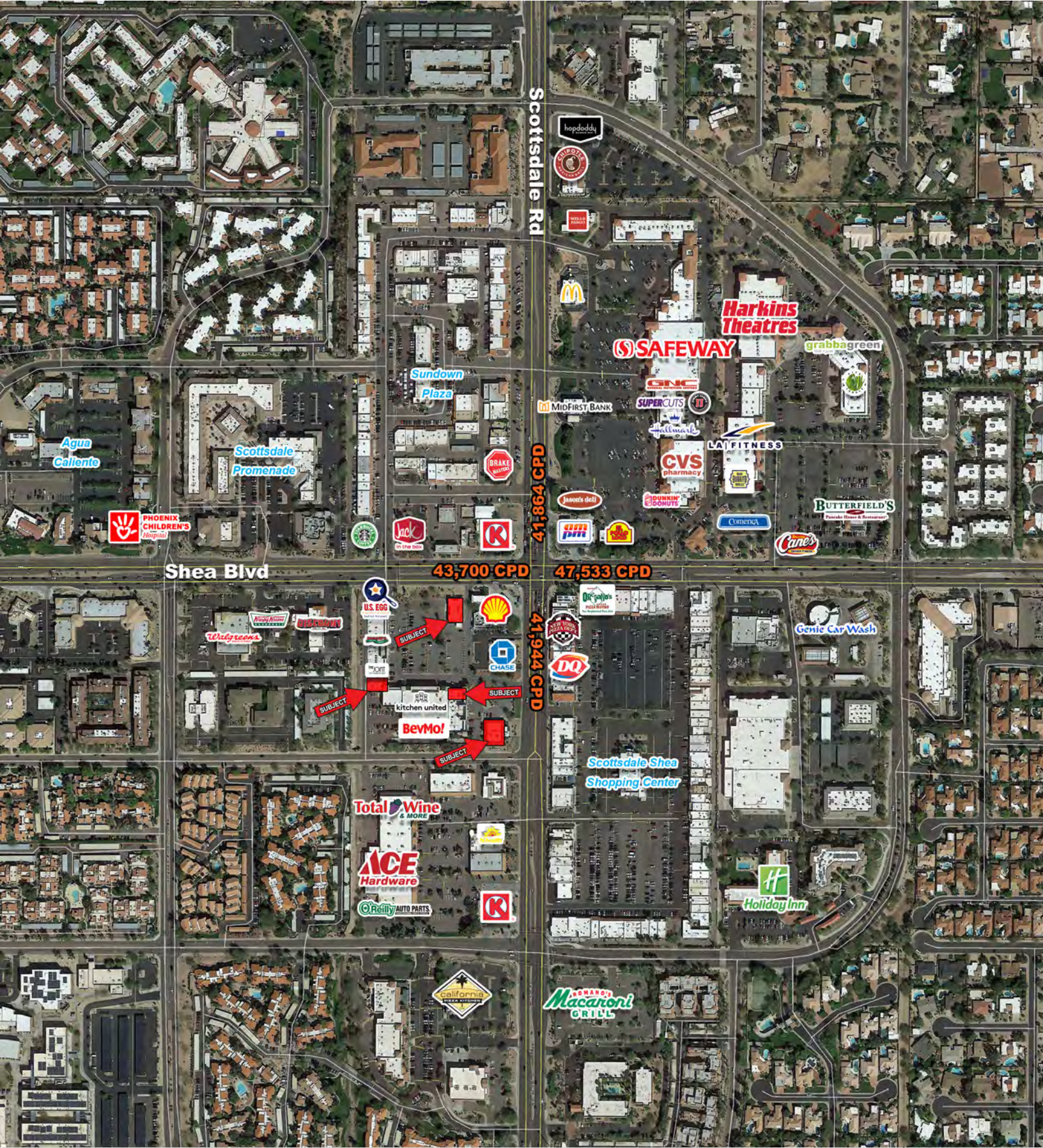
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Shea Blvd

Scottsdale Rd

43,700 CPD

47,533 CPD

41,944 CPD

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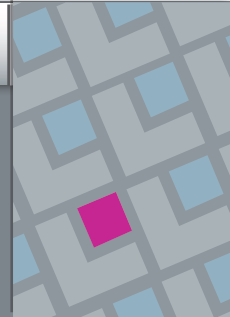
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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5819/-111.9262

RF5

Scottsdale Rd & Shea Bl	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	7,784	61,561	185,997
Projected Population (2023)	8,459	66,329	200,981
Census Population (2010)	7,107	56,896	169,488
Census Population (2000)	7,179	61,266	177,883
Projected Annual Growth (2018 to 2023)	675 1.7%	4,768 1.5%	14,984 1.6%
Historical Annual Growth (2010 to 2018)	677 1.2%	4,665 1.0%	16,509 1.2%
Historical Annual Growth (2000 to 2010)	-72 -0.1%	-4,370 -0.7%	-8,395 -0.5%
Estimated Population Density (2018)	2,479 <i>psm</i>	2,179 <i>psm</i>	2,369 <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)	3,811	27,875	85,715
Projected Households (2023)	4,005	29,122	89,783
Census Households (2010)	3,410	25,160	76,147
Census Households (2000)	3,181	25,410	73,863
Estimated Households with Children (2018)	756 19.8%	6,237 22.4%	18,879 22.0%
Estimated Average Household Size (2018)	2.01	2.18	2.15
Average Household Income			
Estimated Average Household Income (2018)	\$130,120	\$160,157	\$138,945
Projected Average Household Income (2023)	\$150,463	\$189,026	\$162,151
Estimated Average Family Income (2018)	\$194,468	\$204,722	\$178,454
Median Household Income			
Estimated Median Household Income (2018)	\$94,118	\$109,345	\$97,775
Projected Median Household Income (2023)	\$108,056	\$125,128	\$111,858
Estimated Median Family Income (2018)	\$141,015	\$148,743	\$130,120
Per Capita Income			
Estimated Per Capita Income (2018)	\$63,861	\$72,636	\$64,102
Projected Per Capita Income (2023)	\$71,378	\$83,100	\$72,503
Estimated Per Capita Income 5 Year Growth	\$7,517 11.8%	\$10,464 14.4%	\$8,400 13.1%
Estimated Average Household Net Worth (2018)	\$1,502,573	\$1,745,886	\$1,428,550
Daytime Demos (2018)			
Total Businesses	1,118	9,083	17,642
Total Employees	7,544	90,483	174,849
Company Headquarter Businesses	4 0.3%	96 1.1%	198 1.1%
Company Headquarter Employees	36 0.5%	15,844 17.5%	22,910 13.1%
Employee Population per Business	6.7	10.0	9.9
Residential Population per Business	7.0	6.8	10.5

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Scottsdale Rd & Shea Bl		1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity							
White (2018)	6,721	86.3%	53,948	87.6%	158,745	85.3%	
Black or African American (2018)	301	3.9%	1,647	2.7%	5,601	3.0%	
American Indian or Alaska Native (2018)	30	0.4%	319	0.5%	1,230	0.7%	
Asian (2018)	370	4.8%	2,836	4.6%	9,340	5.0%	
Hawaiian or Pacific Islander (2018)	6	0.1%	61	0.1%	198	0.1%	
Other Race (2018)	110	1.4%	893	1.5%	4,818	2.6%	
Two or More Races (2018)	245	3.1%	1,858	3.0%	6,065	3.3%	
Not Hispanic or Latino Population (2018)	6,946	89.2%	55,289	89.8%	164,389	88.4%	
Hispanic or Latino Population (2018)	838	10.8%	6,272	10.2%	21,608	11.6%	
Not Hispanic or Latino Population (2023)	7,438	87.9%	58,651	88.4%	174,989	87.1%	
Hispanic or Latino Population (2023)	1,021	12.1%	7,678	11.6%	25,993	12.9%	
Not Hispanic or Latino Population (2010)	6,694	94.2%	54,035	95.0%	158,058	93.3%	
Hispanic or Latino Population (2010)	413	5.8%	2,861	5.0%	11,430	6.7%	
Not Hispanic or Latino Population (2000)	6,899	96.1%	59,031	96.4%	169,555	95.3%	
Hispanic or Latino Population (2000)	279	3.9%	2,234	3.6%	8,328	4.7%	
Projected Hispanic Annual Growth (2018 to 2023)	183	4.4%	1,406	4.5%	4,385	4.1%	
Historic Hispanic Annual Growth (2000 to 2018)	558	11.1%	4,038	10.0%	13,280	8.9%	
Age Distribution (2018)							
Age Under 5	284	3.6%	2,398	3.9%	7,847	4.2%	
Age 5 to 9 Years	335	4.3%	3,001	4.9%	8,926	4.8%	
Age 10 to 14 Years	431	5.5%	3,565	5.8%	10,478	5.6%	
Age 15 to 19 Years	430	5.5%	3,379	5.5%	9,992	5.4%	
Age 20 to 24 Years	377	4.8%	2,419	3.9%	8,398	4.5%	
Age 25 to 29 Years	536	6.9%	3,193	5.2%	11,466	6.2%	
Age 30 to 34 Years	445	5.7%	2,995	4.9%	10,600	5.7%	
Age 35 to 39 Years	417	5.4%	3,328	5.4%	10,963	5.9%	
Age 40 to 44 Years	430	5.5%	3,569	5.8%	11,047	5.9%	
Age 45 to 49 Years	494	6.3%	4,301	7.0%	12,992	7.0%	
Age 50 to 54 Years	588	7.6%	4,703	7.6%	14,026	7.5%	
Age 55 to 59 Years	585	7.5%	4,964	8.1%	14,833	8.0%	
Age 60 to 64 Years	563	7.2%	4,833	7.9%	14,036	7.5%	
Age 65 to 74 Years	954	12.3%	8,325	13.5%	22,733	12.2%	
Age 75 to 84 Years	547	7.0%	4,472	7.3%	12,416	6.7%	
Age 85 Years or Over	367	4.7%	2,115	3.4%	5,243	2.8%	
Median Age	45.8		47.4		45.3		
Gender Age Distribution (2018)							
Female Population	4,132	53.1%	32,025	52.0%	96,794	52.0%	
Age 0 to 19 Years	725	17.5%	5,914	18.5%	18,056	18.7%	
Age 20 to 64 Years	2,303	55.8%	17,884	55.8%	56,289	58.2%	
Age 65 Years or Over	1,103	26.7%	8,227	25.7%	22,449	23.2%	
Female Median Age	47.9		48.9		46.6		
Male Population	3,652	46.9%	29,536	48.0%	89,203	48.0%	
Age 0 to 19 Years	756	20.7%	6,429	21.8%	19,187	21.5%	
Age 20 to 64 Years	2,131	58.4%	16,422	55.6%	52,072	58.4%	
Age 65 Years or Over	765	21.0%	6,686	22.6%	17,944	20.1%	
Male Median Age	43.2		45.8		43.8		

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Household Income Distribution (2018)			
HH Income \$200,000 or More	743 19.5%	6,455 23.2%	14,852 17.3%
HH Income \$150,000 to \$199,999	305 8.0%	2,684 9.6%	7,695 9.0%
HH Income \$100,000 to \$149,999	615 16.1%	4,702 16.9%	14,924 17.4%
HH Income \$75,000 to \$99,999	411 10.8%	3,218 11.5%	10,984 12.8%
HH Income \$50,000 to \$74,999	530 13.9%	3,621 13.0%	13,659 15.9%
HH Income \$35,000 to \$49,999	413 10.8%	2,614 9.4%	9,353 10.9%
HH Income \$25,000 to \$34,999	324 8.5%	1,578 5.7%	5,300 6.2%
HH Income \$15,000 to \$24,999	174 4.6%	1,384 5.0%	4,475 5.2%
HH Income Under \$15,000	298 7.8%	1,618 5.8%	4,471 5.2%
HH Income \$35,000 or More	3,016 79.1%	23,295 83.6%	71,468 83.4%
HH Income \$75,000 or More	2,073 54.4%	17,059 61.2%	48,455 56.5%
Housing (2018)			
Total Housing Units	4,192	31,118	93,597
Housing Units Occupied	3,811 90.9%	27,875 89.6%	85,715 91.6%
Housing Units Owner-Occupied	2,062 54.1%	20,199 72.5%	57,579 67.2%
Housing Units, Renter-Occupied	1,749 45.9%	7,676 27.5%	28,136 32.8%
Housing Units, Vacant	380 9.1%	3,243 10.4%	7,882 8.4%
Marital Status (2018)			
Never Married	2,194 32.6%	12,688 24.1%	43,165 27.2%
Currently Married	3,042 45.2%	27,816 52.9%	79,937 50.4%
Separated	186 2.8%	1,430 2.7%	4,258 2.7%
Widowed	455 6.8%	3,857 7.3%	10,180 6.4%
Divorced	857 12.7%	6,806 12.9%	21,205 13.4%
Household Type (2018)			
Population Family	5,375 69.1%	47,535 77.2%	140,467 75.5%
Population Non-Family	2,298 29.5%	13,363 21.7%	44,203 23.8%
Population Group Quarters	110 1.4%	663 1.1%	1,327 0.7%
Family Households	1,900 49.8%	16,669 59.8%	49,179 57.4%
Non-Family Households	1,912 50.2%	11,206 40.2%	36,536 42.6%
Married Couple with Children	520 17.1%	4,657 16.7%	13,275 16.6%
Average Family Household Size	2.8	2.9	2.9
Household Size (2018)			
1 Person Households	1,566 41.1%	9,322 33.4%	29,964 35.0%
2 Person Households	1,344 35.3%	10,757 38.6%	31,943 37.3%
3 Person Households	433 11.4%	3,374 12.1%	10,812 12.6%
4 Person Households	303 7.9%	2,830 10.2%	8,435 9.8%
5 Person Households	111 2.9%	1,111 4.0%	3,151 3.7%
6 or More Person Households	55 1.4%	482 1.7%	1,409 1.6%
Household Vehicles (2018)			
Households with 0 Vehicles Available	172 4.5%	793 2.8%	2,505 2.9%
Households with 1 Vehicles Available	1,476 38.7%	9,776 35.1%	32,177 37.5%
Households with 2 or More Vehicles Available	2,163 56.8%	17,306 62.1%	51,033 59.5%
Total Vehicles Available	6,884	53,089	155,636
Average Vehicles Per Household	1.8	1.9	1.8

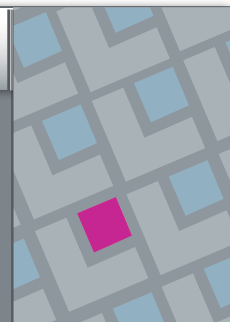
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Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	6,656	51,873	156,690
Estimated Civilian Employed	4,467 67.1%	31,499 60.7%	101,046 64.5%
Estimated Civilian Unemployed	69 1.0%	764 1.5%	2,688 1.7%
Estimated in Armed Forces	- -	14 -	14 -
Estimated Not in Labor Force	2,120 31.8%	19,596 37.8%	52,942 33.8%
Unemployment Rate	1.0%	1.5%	1.7%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	4,459	32,022	102,028
Management, Business, Financial Operations	1,075 24.1%	8,524 26.6%	24,060 23.6%
Professional, Related	1,160 26.0%	8,799 27.5%	27,988 27.4%
Service	707 15.9%	4,011 12.5%	14,191 13.9%
Sales, Office	1,038 23.3%	8,005 25.0%	26,560 26.0%
Farming, Fishing, Forestry	18 0.4%	110 0.3%	152 0.1%
Construct, Extraction, Maintenance	230 5.2%	976 3.0%	3,487 3.4%
Production, Transport Material Moving	231 5.2%	1,596 5.0%	5,590 5.5%
White Collar Workers	3,273 73.4%	25,328 79.1%	78,608 77.0%
Blue Collar Workers	1,186 26.6%	6,694 20.9%	23,420 23.0%
Consumer Expenditure (2018)			
Total Household Expenditure	\$317 M	\$2.76 B	\$7.65 B
Total Non-Retail Expenditure	\$169 M 53.4%	\$1.48 B 53.5%	\$4.07 B 53.2%
Total Retail Expenditure	\$148 M 46.6%	\$1.28 B 46.5%	\$3.58 B 46.8%
Apparel	\$11.2 M 3.5%	\$97.8 M 3.5%	\$270 M 3.5%
Contributions	\$16.9 M 5.3%	\$152 M 5.5%	\$401 M 5.2%
Education	\$14.0 M 4.4%	\$124 M 4.5%	\$330 M 4.3%
Entertainment	\$18.0 M 5.7%	\$158 M 5.7%	\$435 M 5.7%
Food and Beverages	\$44.4 M 14.0%	\$384 M 13.9%	\$1.07 B 14.0%
Furnishings and Equipment	\$11.4 M 3.6%	\$100 M 3.6%	\$275 M 3.6%
Gifts	\$9.05 M 2.9%	\$80.3 M 2.9%	\$216 M 2.8%
Health Care	\$23.8 M 7.5%	\$204 M 7.4%	\$574 M 7.5%
Household Operations	\$10.1 M 3.2%	\$89.6 M 3.2%	\$242 M 3.2%
Miscellaneous Expenses	\$4.51 M 1.4%	\$38.7 M 1.4%	\$108 M 1.4%
Personal Care	\$4.06 M 1.3%	\$35.3 M 1.3%	\$98.0 M 1.3%
Personal Insurance	\$2.69 M 0.8%	\$24.0 M 0.9%	\$64.3 M 0.8%
Reading	\$716 K 0.2%	\$6.23 M 0.2%	\$17.2 M 0.2%
Shelter	\$66.1 M 20.8%	\$576 M 20.8%	\$1.59 B 20.8%
Tobacco	\$1.60 M 0.5%	\$13.4 M 0.5%	\$38.9 M 0.5%
Transportation	\$56.9 M 17.9%	\$493 M 17.8%	\$1.38 B 18.1%
Utilities	\$22.1 M 7.0%	\$189 M 6.8%	\$532 M 7.0%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	5,927	46,799	140,356
Elementary (Grade Level 0 to 8)	68 1.1%	564 1.2%	1,830 1.3%
Some High School (Grade Level 9 to 11)	110 1.9%	922 2.0%	3,044 2.2%
High School Graduate	697 11.8%	5,980 12.8%	19,200 13.7%
Some College	1,235 20.8%	8,881 19.0%	28,257 20.1%
Associate Degree Only	250 4.2%	3,411 7.3%	10,852 7.7%
Bachelor Degree Only	2,160 36.4%	15,883 33.9%	46,932 33.4%
Graduate Degree	1,408 23.7%	11,160 23.8%	30,242 21.5%

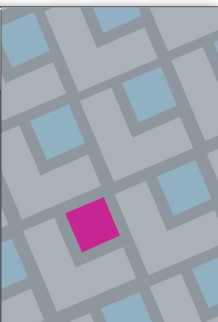
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PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5819/-111.9262

RF5

Scottsdale Rd & Shea Bl	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	2,005	58.8%	19,005	75.5%	54,113	71.1%
1 Attached Unit	229	6.7%	2,514	10.0%	8,759	11.5%
2 to 4 Units	201	5.9%	1,289	5.1%	4,022	5.3%
5 to 9 Units	438	12.8%	1,665	6.6%	5,262	6.9%
10 to 19 Units	211	6.2%	927	3.7%	4,513	5.9%
20 to 49 Units	162	4.7%	459	1.8%	2,630	3.5%
50 or More Units	506	14.8%	2,054	8.2%	6,322	8.3%
Mobile Home or Trailer	52	1.5%	336	1.3%	955	1.3%
Other Structure	2	0.1%	17	0.1%	59	0.1%
Homes Built By Year (2015)						
Homes Built 2010 or later	44	1.3%	429	1.7%	1,385	1.8%
Homes Built 2000 to 2009	356	10.4%	2,232	8.9%	9,131	12.0%
Homes Built 1990 to 1999	939	27.5%	6,240	24.8%	19,166	25.2%
Homes Built 1980 to 1989	1,049	30.7%	8,570	34.1%	26,514	34.8%
Homes Built 1970 to 1979	979	28.7%	8,295	33.0%	20,912	27.5%
Homes Built 1960 to 1969	244	7.2%	1,366	5.4%	5,512	7.2%
Homes Built 1950 to 1959	113	3.3%	416	1.7%	1,746	2.3%
Homes Built Before 1949	15	0.4%	228	0.9%	764	1.0%
Home Values (2015)						
Home Values \$1,000,000 or More	131	7.1%	848	4.5%	1,969	3.7%
Home Values \$500,000 to \$999,999	666	35.9%	5,486	29.2%	10,578	20.0%
Home Values \$400,000 to \$499,999	367	19.8%	2,989	15.9%	7,954	15.0%
Home Values \$300,000 to \$399,999	258	13.9%	3,734	19.9%	11,944	22.5%
Home Values \$200,000 to \$299,999	282	15.2%	3,600	19.2%	12,766	24.1%
Home Values \$150,000 to \$199,999	130	7.0%	1,492	7.9%	5,604	10.6%
Home Values \$100,000 to \$149,999	86	4.6%	720	3.8%	2,681	5.1%
Home Values \$70,000 to \$99,999	9	0.5%	148	0.8%	587	1.1%
Home Values \$50,000 to \$69,999	7	0.4%	104	0.6%	286	0.5%
Home Values \$25,000 to \$49,999	3	0.2%	56	0.3%	202	0.4%
Home Values Under \$25,000	29	1.5%	295	1.6%	854	1.6%
Owner-Occupied Median Home Value	\$458,639		\$461,776		\$409,564	
Renter-Occupied Median Rent	\$1,175		\$1,214		\$1,143	
Transportation To Work (2015)						
Drive to Work Alone	2,886	75.0%	22,880	73.8%	69,613	75.1%
Drive to Work in Carpool	355	9.2%	2,820	9.1%	8,204	8.9%
Travel to Work by Public Transportation	53	1.4%	443	1.4%	1,495	1.6%
Drive to Work on Motorcycle	14	0.4%	102	0.3%	280	0.3%
Walk or Bicycle to Work	118	3.1%	609	2.0%	1,992	2.1%
Other Means	56	1.5%	334	1.1%	1,118	1.2%
Work at Home	366	9.5%	3,818	12.3%	9,938	10.7%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	1,569	45.1%	8,985	33.1%	26,458	32.0%
Travel to Work in 15 to 29 Minutes	1,551	44.6%	11,680	43.0%	39,039	47.2%
Travel to Work in 30 to 59 Minutes	810	23.3%	6,449	23.7%	22,631	27.4%
Travel to Work in 60 Minutes or More	105	3.0%	967	3.6%	2,953	3.6%
Average Minutes Travel to Work	17.0		19.3		19.8	

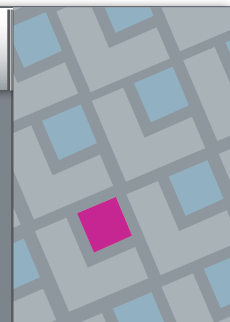
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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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