

Mountain Park Pavilions

NORTHEAST CORNER OF RAY ROAD & RANCH CIRCLE NORTH, PHOENIX, AZ



EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM



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AVAILABILITY

- 900 SF -8,600 SF

BENEFITS

- Enhance sales with the strong consumer traffic from Fry's Food Stores, UFC Gym fitness facility, and notable restaurant groups Angry Crab Shack and The Melting Pot.
- Grow profits by developing strong relationships with consumers in the affluent neighborhoods of Ahwatukee.
- Reduce expenses with more affordable rental rates than regional power center sites along Ray Rd corridor.

TRAFFIC COUNTS

Ray Road: ±21,409 VPD

Ranch Circle North: ±8,044 VPD

Click to view [Property Video](#)

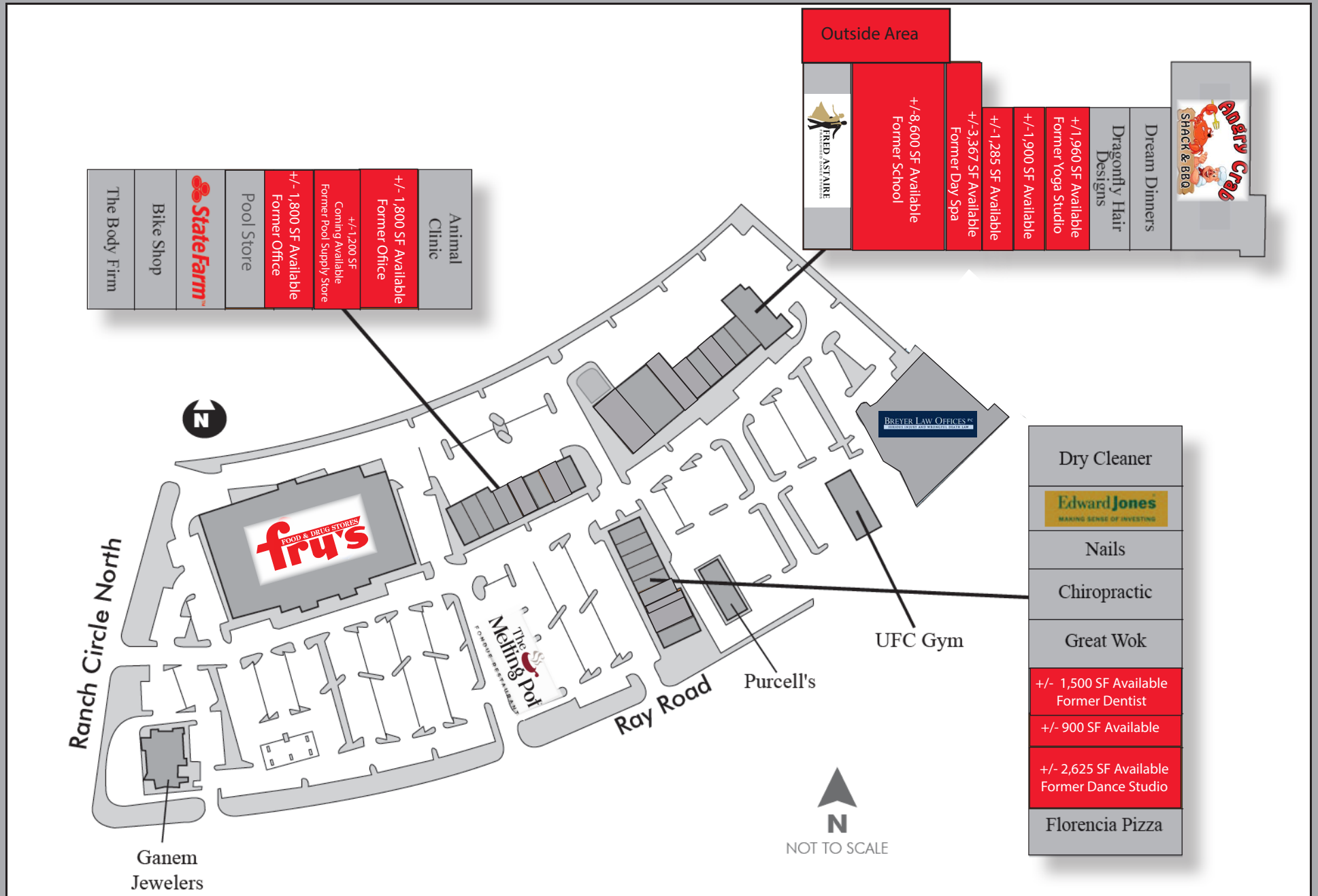
NOTABLE TENANTS

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	13,014	68,072	152,826
Avg. Household Income	\$125,519	\$121,361	\$113,596
Daytime Employment	2,084	29,080	78,818



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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3154/-112.0069

RF5

E Ray Rd & S Ranch Cir N	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	13,014	68,072	152,826
Projected Population (2023)	14,191	74,102	166,487
Census Population (2010)	12,299	62,852	140,217
Census Population (2000)	13,241	64,043	136,194
Projected Annual Growth (2018 to 2023)	1,177 1.8%	6,030 1.8%	13,661 1.8%
Historical Annual Growth (2010 to 2018)	715 0.7%	5,220 1.0%	12,609 1.1%
Historical Annual Growth (2000 to 2010)	-942 -0.7%	-1,191 -0.2%	4,023 0.3%
Estimated Population Density (2018)	4,144 <i>psm</i>	2,408 <i>psm</i>	1,947 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.27 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2018)	5,214	28,280	60,520
Projected Households (2023)	5,503	29,774	63,821
Census Households (2010)	4,898	25,937	55,310
Census Households (2000)	4,889	24,533	50,734
Estimated Households with Children (2018)	1,740 33.4%	8,889 31.4%	19,665 32.5%
Estimated Average Household Size (2018)	2.50	2.40	2.52
Average Household Income			
Estimated Average Household Income (2018)	\$125,519	\$121,361	\$113,596
Projected Average Household Income (2023)	\$150,936	\$143,276	\$134,000
Estimated Average Family Income (2018)	\$152,589	\$149,423	\$134,704
Median Household Income			
Estimated Median Household Income (2018)	\$99,824	\$93,190	\$88,711
Projected Median Household Income (2023)	\$117,783	\$108,994	\$103,407
Estimated Median Family Income (2018)	\$121,536	\$113,865	\$107,042
Per Capita Income			
Estimated Per Capita Income (2018)	\$50,290	\$50,431	\$45,007
Projected Per Capita Income (2023)	\$58,527	\$57,580	\$51,388
Estimated Per Capita Income 5 Year Growth	\$8,237 16.4%	\$7,149 14.2%	\$6,381 14.2%
Estimated Average Household Net Worth (2018)	\$1,380,353	\$1,287,621	\$1,196,733
Daytime Demos (2018)			
Total Businesses	342	2,643	5,934
Total Employees	2,084	29,080	78,818
Company Headquarter Businesses	1 0.3%	15 0.6%	66 1.1%
Company Headquarter Employees	52 2.5%	1,425 4.9%	6,738 8.5%
Employee Population per Business	6.1	11.0	13.3
Residential Population per Business	38.1	25.8	25.8

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E Ray Rd & S Ranch Cir N

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	10,162	78.1%	51,167	75.2%	104,406	68.3%
Black or African American (2018)	809	6.2%	4,816	7.1%	13,072	8.6%
American Indian or Alaska Native (2018)	160	1.2%	1,058	1.6%	4,394	2.9%
Asian (2018)	813	6.2%	5,004	7.4%	11,630	7.6%
Hawaiian or Pacific Islander (2018)	25	0.2%	137	0.2%	278	0.2%
Other Race (2018)	441	3.4%	2,848	4.2%	12,026	7.9%
Two or More Races (2018)	605	4.6%	3,040	4.5%	7,020	4.6%
Not Hispanic or Latino Population (2018)	11,066	85.0%	57,199	84.0%	119,128	78.0%
Hispanic or Latino Population (2018)	1,948	15.0%	10,873	16.0%	33,698	22.0%
Not Hispanic or Latino Population (2023)	11,820	83.3%	61,044	82.4%	127,297	76.5%
Hispanic or Latino Population (2023)	2,371	16.7%	13,058	17.6%	39,190	23.5%
Not Hispanic or Latino Population (2010)	10,815	87.9%	54,604	86.9%	112,669	80.4%
Hispanic or Latino Population (2010)	1,484	12.1%	8,248	13.1%	27,548	19.6%
Not Hispanic or Latino Population (2000)	12,144	91.7%	58,325	91.1%	114,693	84.2%
Hispanic or Latino Population (2000)	1,097	8.3%	5,718	8.9%	21,501	15.8%
Projected Hispanic Annual Growth (2018 to 2023)	423	4.3%	2,185	4.0%	5,492	3.3%
Historic Hispanic Annual Growth (2000 to 2018)	851	4.3%	5,156	5.0%	12,196	3.2%
Age Distribution (2018)						
Age Under 5	655	5.0%	3,652	5.4%	9,097	6.0%
Age 5 to 9 Years	772	5.9%	3,978	5.8%	9,504	6.2%
Age 10 to 14 Years	963	7.4%	4,709	6.9%	10,632	7.0%
Age 15 to 19 Years	915	7.0%	4,524	6.6%	10,264	6.7%
Age 20 to 24 Years	666	5.1%	3,868	5.7%	9,726	6.4%
Age 25 to 29 Years	860	6.6%	4,946	7.3%	11,723	7.7%
Age 30 to 34 Years	811	6.2%	4,639	6.8%	10,727	7.0%
Age 35 to 39 Years	871	6.7%	4,581	6.7%	10,370	6.8%
Age 40 to 44 Years	891	6.8%	4,525	6.6%	10,206	6.7%
Age 45 to 49 Years	1,123	8.6%	5,543	8.1%	11,983	7.8%
Age 50 to 54 Years	1,126	8.7%	5,561	8.2%	11,818	7.7%
Age 55 to 59 Years	1,039	8.0%	4,894	7.2%	10,726	7.0%
Age 60 to 64 Years	745	5.7%	3,675	5.4%	8,168	5.3%
Age 65 to 74 Years	983	7.5%	5,269	7.7%	10,906	7.1%
Age 75 to 84 Years	448	3.4%	2,707	4.0%	5,104	3.3%
Age 85 Years or Over	147	1.1%	1,001	1.5%	1,872	1.2%
Median Age	39.5		38.9		37.1	
Gender Age Distribution (2018)						
Female Population	6,650	51.1%	34,824	51.2%	77,689	50.8%
Age 0 to 19 Years	1,537	23.1%	8,054	23.1%	19,114	24.6%
Age 20 to 64 Years	4,268	64.2%	21,828	62.7%	48,770	62.8%
Age 65 Years or Over	845	12.7%	4,942	14.2%	9,805	12.6%
Female Median Age	40.6		39.9		37.9	
Male Population	6,364	48.9%	33,249	48.8%	75,137	49.2%
Age 0 to 19 Years	1,768	27.8%	8,810	26.5%	20,384	27.1%
Age 20 to 64 Years	3,864	60.7%	20,403	61.4%	46,677	62.1%
Age 65 Years or Over	733	11.5%	4,036	12.1%	8,076	10.7%
Male Median Age	38.2		37.9		36.2	

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RF5

E Ray Rd & S Ranch Cir N	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	620	11.9%	3,696	13.1%	7,095	11.7%
HH Income \$150,000 to \$199,999	709	13.6%	2,865	10.1%	5,687	9.4%
HH Income \$100,000 to \$149,999	1,017	19.5%	5,616	19.9%	11,339	18.7%
HH Income \$75,000 to \$99,999	798	15.3%	3,853	13.6%	8,282	13.7%
HH Income \$50,000 to \$74,999	810	15.5%	4,846	17.1%	10,650	17.6%
HH Income \$35,000 to \$49,999	519	10.0%	3,069	10.9%	6,997	11.6%
HH Income \$25,000 to \$34,999	244	4.7%	1,496	5.3%	3,856	6.4%
HH Income \$15,000 to \$24,999	223	4.3%	1,231	4.4%	2,896	4.8%
HH Income Under \$15,000	273	5.2%	1,607	5.7%	3,717	6.1%
HH Income \$35,000 or More	4,473	85.8%	23,945	84.7%	50,051	82.7%
HH Income \$75,000 or More	3,145	60.3%	16,031	56.7%	32,403	53.5%
Housing (2018)						
Total Housing Units	5,404		29,156		62,618	
Housing Units Occupied	5,214	96.5%	28,280	97.0%	60,520	96.7%
Housing Units Owner-Occupied	3,449	66.1%	17,198	60.8%	36,979	61.1%
Housing Units, Renter-Occupied	1,765	33.9%	11,081	39.2%	23,542	38.9%
Housing Units, Vacant	190	3.5%	877	3.0%	2,098	3.3%
Marital Status (2018)						
Never Married	3,091	29.1%	17,501	31.4%	42,011	34.0%
Currently Married	5,682	53.5%	27,374	49.1%	57,626	46.6%
Separated	366	3.4%	1,761	3.2%	4,645	3.8%
Widowed	341	3.2%	2,148	3.9%	4,752	3.8%
Divorced	1,144	10.8%	6,949	12.5%	14,559	11.8%
Household Type (2018)						
Population Family	10,844	83.3%	55,016	80.8%	124,419	81.4%
Population Non-Family	2,167	16.6%	12,952	19.0%	27,938	18.3%
Population Group Quarters	3	-	104	0.2%	468	0.3%
Family Households	3,511	67.3%	17,983	63.6%	38,937	64.3%
Non-Family Households	1,702	32.7%	10,297	36.4%	21,584	35.7%
Married Couple with Children	1,171	20.6%	5,760	21.0%	12,332	21.4%
Average Family Household Size	3.1		3.1		3.2	
Household Size (2018)						
1 Person Households	1,327	25.5%	7,987	28.2%	16,287	26.9%
2 Person Households	1,779	34.1%	9,672	34.2%	19,977	33.0%
3 Person Households	936	18.0%	4,762	16.8%	10,210	16.9%
4 Person Households	770	14.8%	3,857	13.6%	8,418	13.9%
5 Person Households	273	5.2%	1,410	5.0%	3,412	5.6%
6 or More Person Households	127	2.4%	592	2.1%	2,218	3.7%
Household Vehicles (2018)						
Households with 0 Vehicles Available	138	2.7%	933	3.3%	2,323	3.8%
Households with 1 Vehicles Available	1,493	28.6%	9,513	33.6%	20,646	34.1%
Households with 2 or More Vehicles Available	3,583	68.7%	17,834	63.1%	37,551	62.0%
Total Vehicles Available	10,186		52,295		112,076	
Average Vehicles Per Household	2.0		1.8		1.9	

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Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	10,420	54,736	121,495
Estimated Civilian Employed	7,484 71.8%	38,529 70.4%	84,530 69.6%
Estimated Civilian Unemployed	171 1.6%	1,163 2.1%	2,923 2.4%
Estimated in Armed Forces	- -	32 0.1%	34 -
Estimated Not in Labor Force	2,765 26.5%	15,013 27.4%	34,008 28.0%
Unemployment Rate	1.6%	2.1%	2.4%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	7,466	38,374	84,524
Management, Business, Financial Operations	1,777 23.8%	8,243 21.5%	16,958 20.1%
Professional, Related	2,153 28.8%	10,120 26.4%	22,511 26.6%
Service	936 12.5%	4,905 12.8%	11,481 13.6%
Sales, Office	1,833 24.5%	10,434 27.2%	22,116 26.2%
Farming, Fishing, Forestry	5 0.1%	60 0.2%	141 0.2%
Construct, Extraction, Maintenance	298 4.0%	1,840 4.8%	4,560 5.4%
Production, Transport Material Moving	464 6.2%	2,771 7.2%	6,756 8.0%
White Collar Workers	5,763 77.2%	28,797 75.0%	61,586 72.9%
Blue Collar Workers	1,703 22.8%	9,577 25.0%	22,938 27.1%
Consumer Expenditure (2018)			
Total Household Expenditure	\$433 M	\$2.28 B	\$4.65 B
Total Non-Retail Expenditure	\$229 M 52.9%	\$1.20 B 52.8%	\$2.45 B 52.7%
Total Retail Expenditure	\$204 M 47.1%	\$1.07 B 47.2%	\$2.20 B 47.3%
Apparel	\$15.3 M 3.5%	\$80.3 M 3.5%	\$164 M 3.5%
Contributions	\$22.2 M 5.1%	\$114 M 5.0%	\$229 M 4.9%
Education	\$18.6 M 4.3%	\$96.3 M 4.2%	\$194 M 4.2%
Entertainment	\$24.7 M 5.7%	\$129 M 5.7%	\$264 M 5.7%
Food and Beverages	\$61.0 M 14.1%	\$323 M 14.2%	\$662 M 14.2%
Furnishings and Equipment	\$15.6 M 3.6%	\$81.6 M 3.6%	\$166 M 3.6%
Gifts	\$12.0 M 2.8%	\$62.5 M 2.7%	\$126 M 2.7%
Health Care	\$32.2 M 7.4%	\$171 M 7.5%	\$352 M 7.6%
Household Operations	\$13.7 M 3.2%	\$71.0 M 3.1%	\$144 M 3.1%
Miscellaneous Expenses	\$6.11 M 1.4%	\$32.5 M 1.4%	\$66.6 M 1.4%
Personal Care	\$5.57 M 1.3%	\$29.3 M 1.3%	\$60.0 M 1.3%
Personal Insurance	\$3.62 M 0.8%	\$18.7 M 0.8%	\$37.8 M 0.8%
Reading	\$971 K 0.2%	\$5.11 M 0.2%	\$10.4 M 0.2%
Shelter	\$89.7 M 20.7%	\$471 M 20.7%	\$960 M 20.7%
Tobacco	\$2.20 M 0.5%	\$11.9 M 0.5%	\$24.7 M 0.5%
Transportation	\$79.2 M 18.3%	\$419 M 18.4%	\$858 M 18.5%
Utilities	\$30.2 M 7.0%	\$161 M 7.1%	\$331 M 7.1%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	9,043	47,341	103,602
Elementary (Grade Level 0 to 8)	104 1.1%	467 1.0%	2,488 2.4%
Some High School (Grade Level 9 to 11)	258 2.8%	1,459 3.1%	4,466 4.3%
High School Graduate	1,156 12.8%	7,051 14.9%	16,910 16.3%
Some College	1,741 19.3%	10,358 21.9%	22,389 21.6%
Associate Degree Only	1,171 12.9%	5,342 11.3%	9,940 9.6%
Bachelor Degree Only	2,458 27.2%	14,069 29.7%	29,164 28.1%
Graduate Degree	2,155 23.8%	8,595 18.2%	18,246 17.6%

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Units In Structure (2015)						
1 Detached Unit	3,915	79.9%	20,049	77.3%	41,702	75.4%
1 Attached Unit	268	5.5%	981	3.8%	2,942	5.3%
2 to 4 Units	112	2.3%	772	3.0%	1,756	3.2%
5 to 9 Units	291	5.9%	1,522	5.9%	3,689	6.7%
10 to 19 Units	331	6.8%	2,527	9.7%	4,967	9.0%
20 to 49 Units	91	1.9%	621	2.4%	1,344	2.4%
50 or More Units	130	2.7%	1,414	5.5%	3,050	5.5%
Mobile Home or Trailer	57	1.2%	291	1.1%	1,043	1.9%
Other Structure	1	-	5	-	22	-
Homes Built By Year (2015)						
Homes Built 2010 or later	77	1.6%	506	1.9%	1,085	2.0%
Homes Built 2000 to 2009	283	5.8%	2,491	9.6%	7,884	14.3%
Homes Built 1990 to 1999	2,222	45.4%	12,007	46.3%	22,782	41.2%
Homes Built 1980 to 1989	2,181	44.5%	8,492	32.7%	17,131	31.0%
Homes Built 1970 to 1979	212	4.3%	3,139	12.1%	6,854	12.4%
Homes Built 1960 to 1969	92	1.9%	594	2.3%	1,637	3.0%
Homes Built 1950 to 1959	43	0.9%	287	1.1%	1,028	1.9%
Homes Built Before 1949	31	0.6%	165	0.6%	687	1.2%
Home Values (2015)						
Home Values \$1,000,000 or More	38	1.2%	141	0.9%	291	0.8%
Home Values \$500,000 to \$999,999	441	13.4%	1,788	10.9%	3,625	10.3%
Home Values \$400,000 to \$499,999	343	10.4%	1,719	10.5%	3,699	10.5%
Home Values \$300,000 to \$399,999	798	24.2%	3,771	23.0%	7,368	21.0%
Home Values \$200,000 to \$299,999	1,123	34.1%	5,614	34.3%	11,859	33.8%
Home Values \$150,000 to \$199,999	470	14.3%	2,524	15.4%	5,433	15.5%
Home Values \$100,000 to \$149,999	114	3.5%	840	5.1%	2,364	6.7%
Home Values \$70,000 to \$99,999	22	0.7%	204	1.2%	802	2.3%
Home Values \$50,000 to \$69,999	19	0.6%	109	0.7%	412	1.2%
Home Values \$25,000 to \$49,999	11	0.3%	53	0.3%	247	0.7%
Home Values Under \$25,000	35	1.1%	226	1.4%	547	1.6%
Owner-Occupied Median Home Value	\$305,287		\$296,858		\$286,071	
Renter-Occupied Median Rent	\$1,067		\$1,018		\$989	
Transportation To Work (2015)						
Drive to Work Alone	4,738	74.9%	25,480	78.1%	56,877	77.3%
Drive to Work in Carpool	549	8.7%	3,124	9.6%	7,341	10.0%
Travel to Work by Public Transportation	175	2.8%	637	2.0%	1,590	2.2%
Drive to Work on Motorcycle	22	0.3%	94	0.3%	321	0.4%
Walk or Bicycle to Work	135	2.1%	686	2.1%	1,669	2.3%
Other Means	43	0.7%	371	1.1%	786	1.1%
Work at Home	668	10.6%	2,215	6.8%	4,981	6.8%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	1,405	24.8%	9,333	30.7%	21,591	31.5%
Travel to Work in 15 to 29 Minutes	2,677	47.3%	13,881	45.7%	32,446	47.3%
Travel to Work in 30 to 59 Minutes	2,289	40.4%	10,955	36.0%	21,130	30.8%
Travel to Work in 60 Minutes or More	284	5.0%	1,590	5.2%	3,520	5.1%
Average Minutes Travel to Work	23.6		22.0		21.1	

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