



SHOP SPACE AVAILABLE

ADDRESS

17025 N Scottsdale Road | Scottsdale, AZ

AVAILABLE

3,000 sf - former fitness studio

FEATURES

- High profile Scottsdale location
- National credit tenants at regional intersection
- High density population and incomes
- Gateway to Scottsdale Airpark

TRAFFIC COUNT

Scottsdale Rd: ±83,874 CPD

NOTABLE TENANTS IN TRADE AREA

NORDSTROM
rack

TRADER JOE'S

OfficeMax®

Pier 1 imports

LIVING SPACES

LOWE'S

Michaels

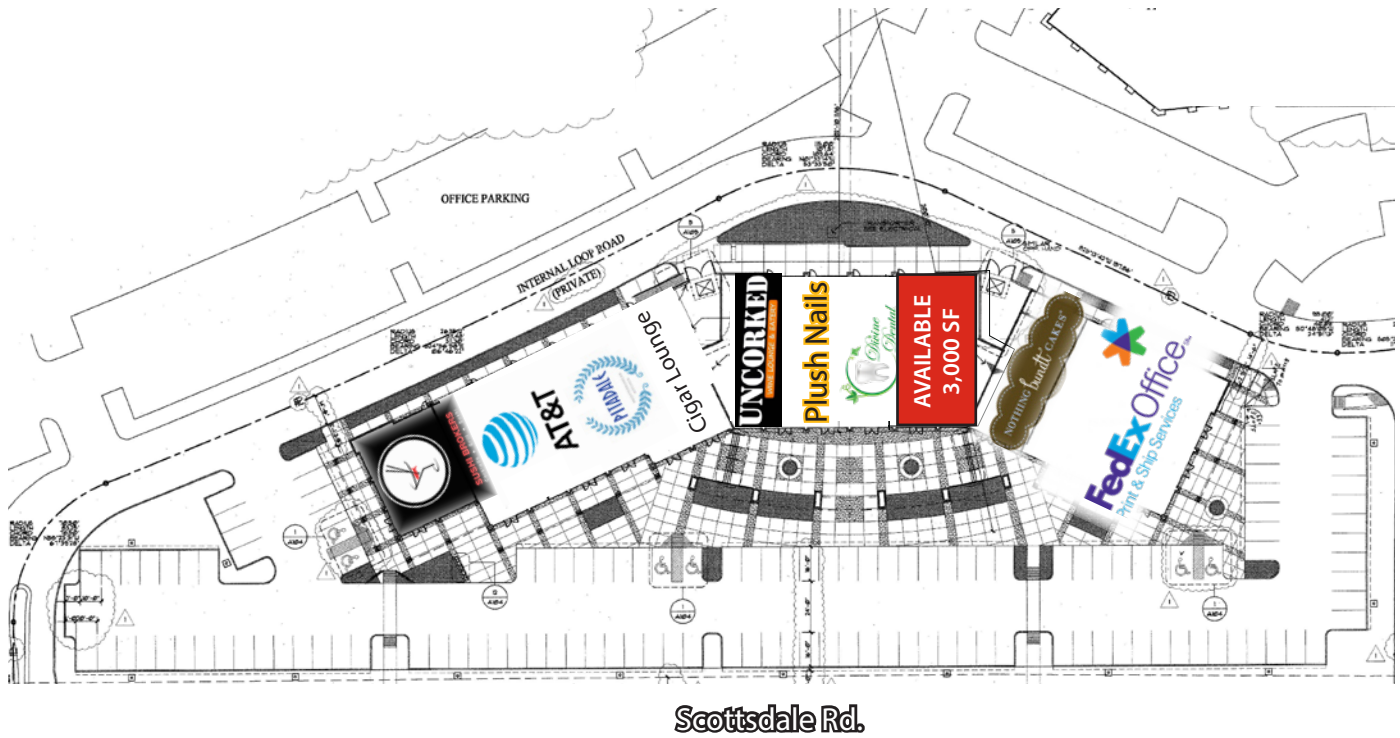
2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	8,061	67,272	201,937
Avg Household Income	\$121,450	\$135,863	\$134,756
Daytime Employment	19,938	87,139	156,027

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E Frank Lloyd Wright Blvd & N Scottsdale Rd							
	1 mi radius		3 mi radius		5 mi radius		
Population							
Estimated Population (2020)	8,061		67,272		201,937		
Projected Population (2025)	8,689		73,242		219,619		
Census Population (2010)	4,350		56,897		173,574		
Census Population (2000)	3,647		53,609		167,315		
Projected Annual Growth (2020 to 2025)	628	1.6%	5,970	1.8%	17,682	1.8%	
Historical Annual Growth (2010 to 2020)	3,711	8.5%	10,375	1.8%	28,363	1.6%	
Historical Annual Growth (2000 to 2010)	703	1.9%	3,288	0.6%	6,259	0.4%	
Estimated Population Density (2020)	2,567	psm	2,380	psm	2,572	psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi		
Households							
Estimated Households (2020)	4,040		29,874		88,830		
Projected Households (2025)	4,176		31,182		92,682		
Census Households (2010)	2,344		24,500		74,716		
Census Households (2000)	1,612		20,909		66,773		
Estimated Households with Children (2020)	719	17.8%	7,339	24.6%	22,272	25.1%	
Estimated Average Household Size (2020)	1.98		2.23		2.25		
Average Household Income							
Estimated Average Household Income (2020)	\$121,450		\$135,863		\$134,756		
Projected Average Household Income (2025)	\$139,689		\$157,023		\$155,095		
Estimated Average Family Income (2020)	\$169,752		\$171,008		\$170,800		
Median Household Income							
Estimated Median Household Income (2020)	\$95,054		\$103,256		\$100,306		
Projected Median Household Income (2025)	\$110,126		\$119,645		\$115,884		
Estimated Median Family Income (2020)	\$118,027		\$127,783		\$128,049		
Per Capita Income							
Estimated Per Capita Income (2020)	\$60,999		\$60,451		\$59,363		
Projected Per Capita Income (2025)	\$67,250		\$66,958		\$65,530		
Estimated Per Capita Income 5 Year Growth	\$6,251	10.2%	\$6,508	10.8%	\$6,168	10.4%	
Estimated Average Household Net Worth (2020)	\$1,380,488		\$1,471,288		\$1,453,937		
Daytime Demos (2020)							
Total Businesses	1,481		7,727		15,775		
Total Employees	19,938		87,139		156,027		
Company Headquarter Businesses	29	2.0%	117	1.5%	158	1.0%	
Company Headquarter Employees	2,253	11.3%	14,690	16.9%	22,232	14.2%	
Employee Population per Business	13.5		11.3		9.9		
Residential Population per Business	5.4		8.7		12.8		

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**E Frank Lloyd Wright Blvd & N
Scottsdale Rd****1 mi radius****3 mi radius****5 mi radius****Race & Ethnicity**

White (2020)	6,708	83.2%	55,664	82.7%	167,117	82.8%
Black or African American (2020)	301	3.7%	2,217	3.3%	6,813	3.4%
American Indian or Alaska Native (2020)	40	0.5%	369	0.5%	1,350	0.7%
Asian (2020)	523	6.5%	4,971	7.4%	12,604	6.2%
Hawaiian or Pacific Islander (2020)	12	0.2%	88	0.1%	255	0.1%
Other Race (2020)	185	2.3%	1,585	2.4%	6,615	3.3%
Two or More Races (2020)	291	3.6%	2,379	3.5%	7,184	3.6%
Not Hispanic or Latino Population (2020)	7,063	87.6%	59,195	88.0%	174,627	86.5%
Hispanic or Latino Population (2020)	998	12.4%	8,077	12.0%	27,310	13.5%
Not Hispanic or Latino Population (2025)	7,512	86.5%	63,614	86.9%	187,434	85.3%
Hispanic or Latino Population (2025)	1,177	13.5%	9,627	13.1%	32,186	14.7%
Not Hispanic or Latino Population (2010)	4,059	93.3%	53,354	93.8%	159,824	92.1%
Hispanic or Latino Population (2010)	291	6.7%	3,543	6.2%	13,750	7.9%
Not Hispanic or Latino Population (2000)	3,491	95.7%	51,347	95.8%	158,082	94.5%
Hispanic or Latino Population (2000)	156	4.3%	2,262	4.2%	9,234	5.5%
Projected Hispanic Annual Growth (2020 to 2025)	179	3.6%	1,550	3.8%	4,876	3.6%
Historic Hispanic Annual Growth (2000 to 2020)	842	27.0%	5,815	12.9%	18,076	9.8%

Age Distribution (2020)

Age Under 5	348	4.3%	3,164	4.7%	9,569	4.7%
Age 5 to 9 Years	344	4.3%	3,427	5.1%	10,731	5.3%
Age 10 to 14 Years	381	4.7%	3,827	5.7%	11,809	5.8%
Age 15 to 19 Years	376	4.7%	3,593	5.3%	10,938	5.4%
Age 20 to 24 Years	421	5.2%	3,292	4.9%	9,563	4.7%
Age 25 to 29 Years	713	8.9%	4,814	7.2%	13,378	6.6%
Age 30 to 34 Years	633	7.9%	4,657	6.9%	13,328	6.6%
Age 35 to 39 Years	559	6.9%	4,490	6.7%	13,342	6.6%
Age 40 to 44 Years	563	7.0%	4,419	6.6%	13,288	6.6%
Age 45 to 49 Years	553	6.9%	4,722	7.0%	14,062	7.0%
Age 50 to 54 Years	497	6.2%	4,774	7.1%	14,297	7.1%
Age 55 to 59 Years	586	7.3%	5,098	7.6%	15,024	7.4%
Age 60 to 64 Years	596	7.4%	4,792	7.1%	14,364	7.1%
Age 65 to 74 Years	868	10.8%	6,765	10.1%	21,683	10.7%
Age 75 to 84 Years	445	5.5%	3,632	5.4%	11,344	5.6%
Age 85 Years or Over	178	2.2%	1,807	2.7%	5,216	2.6%
Median Age	41.9		42.3		42.6	

Gender Age Distribution (2020)

Female Population	4,199	52.1%	34,600	51.4%	104,296	51.6%
Age 0 to 19 Years	745	17.7%	6,780	19.6%	20,979	20.1%
Age 20 to 64 Years	2,634	62.7%	21,176	61.2%	62,325	59.8%
Age 65 Years or Over	820	19.5%	6,645	19.2%	20,992	20.1%
Female Median Age	42.6		43.2		43.7	
Male Population	3,862	47.9%	32,671	48.6%	97,641	48.4%
Age 0 to 19 Years	704	18.2%	7,231	22.1%	22,068	22.6%
Age 20 to 64 Years	2,488	64.4%	19,882	60.9%	58,322	59.7%
Age 65 Years or Over	670	17.4%	5,559	17.0%	17,252	17.7%
Male Median Age	41.3		41.3		41.4	

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RF5

E Frank Lloyd Wright Blvd & N Scottsdale Rd							
	1 mi radius		3 mi radius		5 mi radius		
Household Income Distribution (2020)							
HH Income \$200,000 or More	597	14.8%	4,914	16.4%	15,220	17.1%	
HH Income \$150,000 to \$199,999	461	11.4%	3,498	11.7%	8,963	10.1%	
HH Income \$100,000 to \$149,999	801	19.8%	6,217	20.8%	16,783	18.9%	
HH Income \$75,000 to \$99,999	710	17.6%	4,483	15.0%	11,673	13.1%	
HH Income \$50,000 to \$74,999	732	18.1%	4,535	15.2%	13,968	15.7%	
HH Income \$35,000 to \$49,999	375	9.3%	2,707	9.1%	8,813	9.9%	
HH Income \$25,000 to \$34,999	128	3.2%	1,251	4.2%	4,762	5.4%	
HH Income \$15,000 to \$24,999	111	2.8%	1,157	3.9%	4,373	4.9%	
HH Income Under \$15,000	125	3.1%	1,110	3.7%	4,274	4.8%	
HH Income \$35,000 or More	3,676	91.0%	26,355	88.2%	75,420	84.9%	
HH Income \$75,000 or More	2,568	63.6%	19,113	64.0%	52,640	59.3%	
Housing (2020)							
Total Housing Units	4,395		32,186		95,537		
Housing Units Occupied	4,040	91.9%	29,874	92.8%	88,830	93.0%	
Housing Units Owner-Occupied	1,444	35.7%	16,777	56.2%	55,789	62.8%	
Housing Units, Renter-Occupied	2,596	64.3%	13,097	43.8%	33,041	37.2%	
Housing Units, Vacant	355	8.8%	2,312	7.7%	6,707	7.6%	
Marital Status (2020)							
Never Married	2,134	30.5%	15,375	27.0%	46,564	27.4%	
Currently Married	3,165	45.3%	29,560	52.0%	86,266	50.8%	
Separated	328	4.7%	2,304	4.1%	5,960	3.5%	
Widowed	471	6.7%	3,043	5.4%	9,857	5.8%	
Divorced	890	12.7%	6,571	11.6%	21,181	12.5%	
Household Type (2020)							
Population Family	5,215	64.7%	51,244	76.2%	155,562	77.0%	
Population Non-Family	2,772	34.4%	15,360	22.8%	44,582	22.1%	
Population Group Quarters	74	0.9%	668	1.0%	1,793	0.9%	
Family Households	1,851	45.8%	17,569	58.8%	52,669	59.3%	
Non-Family Households	2,189	54.2%	12,305	41.2%	36,161	40.7%	
Married Couple with Children	430	13.6%	5,245	17.7%	15,707	18.2%	
Average Family Household Size	2.8		2.9		3.0		
Household Size (2020)							
1 Person Households	1,733	42.9%	9,821	32.9%	29,152	32.8%	
2 Person Households	1,452	35.9%	11,031	36.9%	32,213	36.3%	
3 Person Households	454	11.2%	4,139	13.9%	12,297	13.8%	
4 Person Households	280	6.9%	3,286	11.0%	9,865	11.1%	
5 Person Households	91	2.3%	1,150	3.8%	3,674	4.1%	
6 or More Person Households	30	0.8%	447	1.5%	1,630	1.8%	
Household Vehicles (2020)							
Households with 0 Vehicles Available	140	3.5%	1,028	3.4%	3,492	3.9%	
Households with 1 Vehicles Available	1,880	46.5%	11,260	37.7%	32,465	36.5%	
Households with 2 or More Vehicles Available	2,020	50.0%	17,585	58.9%	52,873	59.5%	
Total Vehicles Available	6,640		53,436		160,530		
Average Vehicles Per Household	1.6		1.8		1.8		

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RF5

**E Frank Lloyd Wright Blvd & N
Scottsdale Rd**

1 mi radius

3 mi radius

5 mi radius

Labor Force (2020)

Estimated Labor Population Age 16 Years or Over	6,910		56,100		167,511	
Estimated Civilian Employed	4,778	69.1%	36,873	65.7%	108,451	64.7%
Estimated Civilian Unemployed	69	1.0%	874	1.6%	2,813	1.7%
Estimated in Armed Forces	-	-	24	-	48	-
Estimated Not in Labor Force	2,063	29.9%	18,329	32.7%	56,199	33.5%
Unemployment Rate	1.0%		1.6%		1.7%	

Occupation (2020)

Occupation: Population Age 16 Years or Over	4,778		36,873		108,451	
Management, Business, Financial Operations	1,067	22.3%	8,873	24.1%	25,541	23.6%
Professional, Related	1,442	30.2%	10,387	28.2%	29,662	27.4%
Service	455	9.5%	4,596	12.5%	15,312	14.1%
Sales, Office	1,266	26.5%	9,211	25.0%	26,335	24.3%
Farming, Fishing, Forestry	37	0.8%	100	0.3%	273	0.3%
Construct, Extraction, Maintenance	212	4.4%	1,268	3.4%	4,266	3.9%
Production, Transport Material Moving	299	6.3%	2,438	6.6%	7,062	6.5%
White Collar Workers	3,775	79.0%	28,471	77.2%	81,538	75.2%
Blue Collar Workers	1,003	21.0%	8,402	22.8%	26,914	24.8%

Consumer Expenditure (2020)

Total Household Expenditure	\$327.57 M		\$2.62 B		\$7.74 B	
Total Non-Retail Expenditure	\$173.97 M	53.1%	\$1.39 B	53.1%	\$4.11 B	53.1%
Total Retail Expenditure	\$153.6 M	46.9%	\$1.23 B	46.9%	\$3.63 B	46.9%
Apparel	\$11.71 M	3.6%	\$93.93 M	3.6%	\$276.89 M	3.6%
Contributions	\$11.19 M	3.4%	\$91.19 M	3.5%	\$271.28 M	3.5%
Education	\$10.66 M	3.3%	\$87.62 M	3.3%	\$260.07 M	3.4%
Entertainment	\$18.8 M	5.7%	\$151.73 M	5.8%	\$447.91 M	5.8%
Food and Beverages	\$47.66 M	14.6%	\$379.76 M	14.5%	\$1.12 B	14.5%
Furnishings and Equipment	\$11.67 M	3.6%	\$93.95 M	3.6%	\$277.15 M	3.6%
Gifts	\$8.63 M	2.6%	\$69.8 M	2.7%	\$208.22 M	2.7%
Health Care	\$26.82 M	8.2%	\$214.56 M	8.2%	\$634.74 M	8.2%
Household Operations	\$13 M	4.0%	\$104.89 M	4.0%	\$310.65 M	4.0%
Miscellaneous Expenses	\$6.24 M	1.9%	\$50.01 M	1.9%	\$147.77 M	1.9%
Personal Care	\$4.41 M	1.3%	\$35.2 M	1.3%	\$103.76 M	1.3%
Personal Insurance	\$2.38 M	0.7%	\$19.54 M	0.7%	\$57.93 M	0.7%
Reading	\$723 K	0.2%	\$5.8 M	0.2%	\$17.15 M	0.2%
Shelter	\$69.57 M	21.2%	\$551.97 M	21.1%	\$1.63 B	21.0%
Tobacco	\$1.81 M	0.6%	\$13.91 M	0.5%	\$41.03 M	0.5%
Transportation	\$59.29 M	18.1%	\$473.79 M	18.1%	\$1.4 B	18.0%
Utilities	\$23.02 M	7.0%	\$182.72 M	7.0%	\$540.38 M	7.0%

Educational Attainment (2020)

Adult Population Age 25 Years or Over	6,191		49,970		149,327	
Elementary (Grade Level 0 to 8)	36	0.6%	476	1.0%	2,401	1.6%
Some High School (Grade Level 9 to 11)	63	1.0%	815	1.6%	3,317	2.2%
High School Graduate	1,032	16.7%	6,556	13.1%	20,188	13.5%
Some College	1,243	20.1%	9,245	18.5%	27,247	18.2%
Associate Degree Only	457	7.4%	3,761	7.5%	11,854	7.9%
Bachelor Degree Only	2,201	35.6%	17,809	35.6%	51,228	34.3%
Graduate Degree	1,159	18.7%	11,308	22.6%	33,092	22.2%

RF5

**E Frank Lloyd Wright Blvd & N
Scottsdale Rd****1 mi radius****3 mi radius****5 mi radius****Units In Structure (2020)**

1 Detached Unit	1,669	71.2%	17,164	70.1%	56,214	75.2%
1 Attached Unit	150	6.4%	1,509	6.2%	4,677	6.3%
2 to 4 Units	286	12.2%	1,813	7.4%	4,202	5.6%
5 to 9 Units	406	17.3%	2,239	9.1%	5,173	6.9%
10 to 19 Units	179	7.7%	1,377	5.6%	4,115	5.5%
20 to 49 Units	341	14.6%	1,297	5.3%	3,111	4.2%
50 or More Units	971	41.4%	4,108	16.8%	9,831	13.2%
Mobile Home or Trailer	36	1.5%	322	1.3%	1,389	1.9%
Other Structure	2	-	45	0.2%	119	0.2%

Homes Built By Year (2020)

Homes Built 2010 or later	583	24.9%	2,346	9.6%	5,921	7.9%
Homes Built 2000 to 2009	893	38.1%	5,383	22.0%	14,117	18.9%
Homes Built 1990 to 1999	663	28.3%	8,651	35.3%	26,463	35.4%
Homes Built 1980 to 1989	1,177	50.2%	7,668	31.3%	21,987	29.4%
Homes Built 1970 to 1979	485	20.7%	4,199	17.1%	14,987	20.1%
Homes Built 1960 to 1969	130	5.5%	1,046	4.3%	3,371	4.5%
Homes Built 1950 to 1959	54	2.3%	279	1.1%	1,260	1.7%
Homes Built Before 1949	54	2.3%	302	1.2%	725	1.0%

Home Values (2020)

Home Values \$1,000,000 or More	54	3.7%	476	2.8%	2,327	4.2%
Home Values \$500,000 to \$999,999	429	29.7%	5,863	34.9%	16,947	30.4%
Home Values \$400,000 to \$499,999	302	20.9%	3,985	23.8%	9,904	17.8%
Home Values \$300,000 to \$399,999	432	29.9%	3,854	23.0%	11,916	21.4%
Home Values \$200,000 to \$299,999	150	10.4%	1,799	10.7%	8,925	16.0%
Home Values \$150,000 to \$199,999	28	1.9%	360	2.1%	2,391	4.3%
Home Values \$100,000 to \$149,999	3	0.2%	113	0.7%	993	1.8%
Home Values \$70,000 to \$99,999	-	-	31	0.2%	319	0.6%
Home Values \$50,000 to \$69,999	-	-	7	-	125	0.2%
Home Values \$25,000 to \$49,999	8	0.5%	67	0.4%	184	0.3%
Home Values Under \$25,000	5	0.3%	94	0.6%	472	0.8%
Owner-Occupied Median Home Value	\$447,712		\$470,919		\$469,562	
Renter-Occupied Median Rent	\$1,279		\$1,258		\$1,218	

Transportation To Work (2020)

Drive to Work Alone	2,919	71.0%	25,484	75.7%	76,294	75.7%
Drive to Work in Carpool	355	8.6%	2,621	7.8%	8,085	8.0%
Travel to Work by Public Transportation	58	1.4%	361	1.1%	1,234	1.2%
Drive to Work on Motorcycle	7	0.2%	41	0.1%	166	0.2%
Walk or Bicycle to Work	188	4.6%	596	1.8%	1,510	1.5%
Other Means	72	1.8%	447	1.3%	1,195	1.2%
Work at Home	511	12.4%	4,101	12.2%	12,364	12.3%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	1,354	32.9%	10,357	30.8%	26,700	26.5%
Travel to Work in 15 to 29 Minutes	1,610	39.2%	12,469	37.1%	40,280	39.9%
Travel to Work in 30 to 59 Minutes	1,013	24.6%	8,306	24.7%	24,956	24.7%
Travel to Work in 60 Minutes or More	174	4.2%	1,140	3.4%	2,952	2.9%
Average Minutes Travel to Work	20.2		20.1		20.4	

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