



EAST THUNDERBIRD SQUARE

NORTHWEST CORNER OF SCOTTSDALE ROAD & THUNDERBIRD ROAD, SCOTTSDALE, AZ



TOTAL BUILDING AREA

- North Center: +/- 166,267 sf

FEATURES

- Huge daytime population with over 65,000 employees within a 3 mile radius.
- 3,300 Acres, 33 Million Square feet of commercial buildings located within the Scottsdale Airpark.
- Excellent combination of high incomes and strong traffic counts. 58,500 cpd at intersection.
- 52,000 Employees in the Scottsdale Airpark

NOTABLE TENANTS



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	7,070	77,426	199,924
Avg. Household Income	\$125,829	\$117,996	\$116,975
Daytime Population	13,729	92,397	168,005



STRATEGIC

EXCLUSIVELY REPRESENTED BY

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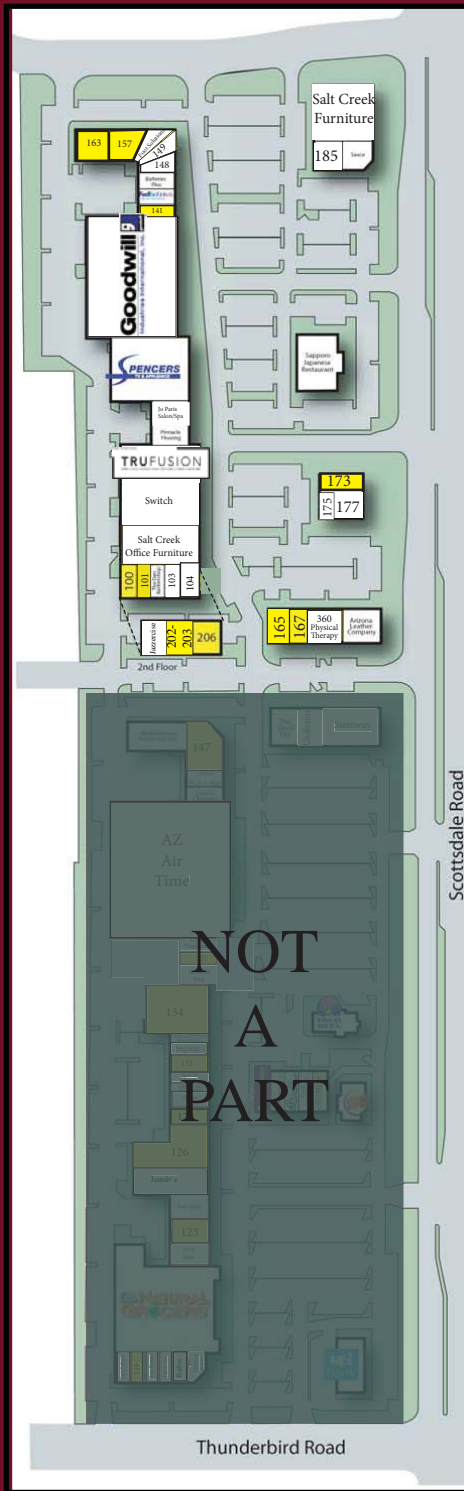
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EAST THUNDERBIRD SQUARE

NORTHWEST CORNER OF SCOTTSDALE ROAD & THUNDERBIRD ROAD, SCOTTSDALE, AZ

THUNDERBIRD NORTH



#	TENANT	SQ. FT.
100	VACANT	1,959 sf
101	VACANT	741 sf
102	The Den Barber Shop	902 sf
103	Womens Health	1,280 sf
104	The Rooster Tavern	3,121 sf
110	Salt Creek Office Furniture	10,862 sf
112	Switch Consignment	9,998 sf
114	TruFusion	9,683 sf
118	Arizona Flooring Direct	2,000 sf
120	Jo Paris Salon	3,226 sf
124	Spencer's A/C & Appliance	16,130 sf
132	Goodwill	35,246 sf
141	VACANT	1,307 sf
145	Fed Ex Kinko's	2,374 sf
147	Battery Plus, LLC	1,590 sf
148-149	My Popcorn Kitchen	2,572 sf
151	Foot Solutions	2,250 sf
157	VACANT-Fully Built-out Veterinary Clinic	3,055 sf
163	VACANT--Fully Built-out Veterinary Clinic	3,055 sf
165	VACANT	3,627 sf
167	VACANT	1,357 sf
169	360 Physical Therapy	2,493 sf
171	Arizona Leather Company, Inc	6,120 sf
200-201	Jazzercise	3,082 sf
202-203	VACANT	2,086 sf
206	VACANT	3,084 sf
Pad O	Sapporo	8,774 sf
Pad 173	VACANT-DO NOT DISTURB	2,801 sf
Pad 175	Arizona Equity Properties	1,036 sf
Pad 177	Chase	2,950 sf
Pad 181	Sauce	3,048 sf
Pad 183	Salt Creek Furniture	10,096 sf
Pad 185	Mad Greens	2,200 sf



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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POTATO BARN
UNIQUE HOME FURNISHINGS

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TPC
Scottsdale

SCOTTSDALE
Marriott
AT MCDOWELL MOUNTAINS

NIKE

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THEATERS

FOREVER 21

POTTERY BARN

Scottsdale
Airpark

Subject

HOLLAND BOONE HOME

ICE DEN

MOUNTAIN SIDE FITNESS

MAZ
INDOOR CLIMBING

NOTRE DAME PREPARATORY
HIGH SCHOOL

WESTWORLD
BY RESTORALE

Albertsons

TARGET

STAPLES

Walmart
SUPERCENTER

Party City
THE DISCOUNT PARTY SUPER STORE

Sam's CLUB

THE HOME DEPOT

MEGAFURNITURE

KOHL'S

SEARS

EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6116/-111.9264

RF5

7138 E Thunderbird Rd

Scottsdale, AZ 85254

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2017)	7,070	77,426	199,924
Projected Population (2022)	7,684	84,268	217,602
Census Population (2010)	6,252	72,450	185,588
Census Population (2000)	6,964	74,640	185,250
Projected Annual Growth (2017 to 2022)	614 1.7%	6,842 1.8%	17,678 1.8%
Historical Annual Growth (2010 to 2017)	818 1.9%	4,976 1.0%	14,336 1.1%
Historical Annual Growth (2000 to 2010)	-713 -1.0%	-2,190 -0.3%	338 -
Estimated Population Density (2017)	2,251 psm	2,740 psm	2,546 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi

Households

Estimated Households (2017)	2,981	34,937	89,148
Projected Households (2022)	3,129	36,768	93,957
Census Households (2010)	2,592	32,069	81,124
Census Households (2000)	2,741	29,706	74,671
Estimated Households with Children (2017)	772 25.9%	8,106 23.2%	21,725 24.4%
Estimated Average Household Size (2017)	2.31	2.19	2.22

Average Household Income

Estimated Average Household Income (2017)	\$125,829	\$117,996	\$116,975
Projected Average Household Income (2022)	\$155,826	\$149,369	\$146,882
Estimated Average Family Income (2017)	\$149,165	\$149,250	\$144,778

Median Household Income

Estimated Median Household Income (2017)	\$96,712	\$93,097	\$92,814
Projected Median Household Income (2022)	\$113,370	\$108,796	\$108,088
Estimated Median Family Income (2017)	\$117,161	\$121,286	\$120,059

Per Capita Income

Estimated Per Capita Income (2017)	\$53,393	\$53,348	\$52,233
Projected Per Capita Income (2022)	\$63,760	\$65,270	\$63,488
Estimated Per Capita Income 5 Year Growth	\$10,367 19.4%	\$11,922 22.3%	\$11,255 21.5%
Estimated Average Household Net Worth (2017)	\$1,418,033	\$1,290,962	\$1,293,838

Daytime Demos (2017)

Total Businesses	1,448	9,762	18,179
Total Employees	13,729	92,397	168,005
Company Headquarter Businesses	26 1.8%	121 1.2%	187 1.0%
Company Headquarter Employees	910 6.6%	10,735 11.6%	23,953 14.3%
Employee Population per Business	9.5	9.5	9.2
Residential Population per Business	4.9	7.9	11.0

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Scottsdale, AZ 85254

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	6,044	85.5%	67,000	86.5%	170,557	85.3%
Black or African American (2017)	196	2.8%	2,080	2.7%	5,245	2.6%
American Indian or Alaska Native (2017)	39	0.6%	398	0.5%	1,224	0.6%
Asian (2017)	453	6.4%	4,105	5.3%	10,757	5.4%
Hawaiian or Pacific Islander (2017)	7	0.1%	66	0.1%	201	0.1%
Other Race (2017)	132	1.9%	1,530	2.0%	5,897	2.9%
Two or More Races (2017)	198	2.8%	2,247	2.9%	6,044	3.0%
Not Hispanic or Latino Population (2017)	6,345	89.7%	69,907	90.3%	177,394	88.7%
Hispanic or Latino Population (2017)	725	10.3%	7,519	9.7%	22,530	11.3%
Not Hispanic or Latino Population (2022)	6,735	87.6%	74,343	88.2%	188,606	86.7%
Hispanic or Latino Population (2022)	949	12.4%	9,925	11.8%	28,996	13.3%
Not Hispanic or Latino Population (2010)	5,871	93.9%	68,113	94.0%	171,009	92.1%
Hispanic or Latino Population (2010)	381	6.1%	4,337	6.0%	14,579	7.9%
Not Hispanic or Latino Population (2000)	6,663	95.7%	71,660	96.0%	175,054	94.5%
Hispanic or Latino Population (2000)	301	4.3%	2,979	4.0%	10,196	5.5%
Projected Hispanic Annual Growth (2017 to 2022)	224	6.2%	2,405	6.4%	6,466	5.7%
Historic Hispanic Annual Growth (2000 to 2017)	424	8.3%	4,540	9.0%	12,334	7.1%

Age Distribution (2017)

Age Under 5	339	4.8%	3,388	4.4%	9,298	4.7%
Age 5 to 9 Years	404	5.7%	3,804	4.9%	10,599	5.3%
Age 10 to 14 Years	434	6.1%	4,410	5.7%	11,603	5.8%
Age 15 to 19 Years	439	6.2%	4,465	5.8%	11,096	5.6%
Age 20 to 24 Years	343	4.9%	3,834	5.0%	9,426	4.7%
Age 25 to 29 Years	502	7.1%	4,939	6.4%	12,150	6.1%
Age 30 to 34 Years	428	6.1%	4,628	6.0%	12,243	6.1%
Age 35 to 39 Years	453	6.4%	4,506	5.8%	12,177	6.1%
Age 40 to 44 Years	479	6.8%	4,955	6.4%	13,137	6.6%
Age 45 to 49 Years	507	7.2%	5,481	7.1%	14,147	7.1%
Age 50 to 54 Years	566	8.0%	6,167	8.0%	15,583	7.8%
Age 55 to 59 Years	543	7.7%	6,165	8.0%	15,427	7.7%
Age 60 to 64 Years	471	6.7%	5,628	7.3%	14,301	7.2%
Age 65 to 74 Years	667	9.4%	8,178	10.6%	21,612	10.8%
Age 75 to 84 Years	350	5.0%	4,402	5.7%	11,349	5.7%
Age 85 Years or Over	144	2.0%	2,474	3.2%	5,777	2.9%
Median Age	41.0		44.0		43.6	

Gender Age Distribution (2017)

Female Population	3,516	49.7%	40,182	51.9%	103,533	51.8%
Age 0 to 19 Years	723	20.6%	7,707	19.2%	20,669	20.0%
Age 20 to 64 Years	2,170	61.7%	24,029	59.8%	61,374	59.3%
Age 65 Years or Over	623	17.7%	8,446	21.0%	21,489	20.8%
Female Median Age	42.3		45.5		44.8	
Male Population	3,554	50.3%	37,245	48.1%	96,391	48.2%
Age 0 to 19 Years	893	25.1%	8,360	22.4%	21,926	22.7%
Age 20 to 64 Years	2,122	59.7%	22,275	59.8%	57,216	59.4%
Age 65 Years or Over	538	15.2%	6,609	17.7%	17,249	17.9%
Male Median Age	39.6		42.4		42.3	

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RF5

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Scottsdale, AZ 85254

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2017)

HH Income \$200,000 or More	544	18.3%	5,190	14.9%	13,545	15.2%
HH Income \$150,000 to \$199,999	242	8.1%	3,047	8.7%	7,784	8.7%
HH Income \$100,000 to \$149,999	590	19.8%	6,351	18.2%	15,026	16.9%
HH Income \$75,000 to \$99,999	456	15.3%	5,067	14.5%	11,603	13.0%
HH Income \$50,000 to \$74,999	483	16.2%	5,495	15.7%	14,907	16.7%
HH Income \$35,000 to \$49,999	232	7.8%	3,780	10.8%	9,923	11.1%
HH Income \$25,000 to \$34,999	192	6.4%	2,340	6.7%	5,726	6.4%
HH Income \$15,000 to \$24,999	122	4.1%	1,706	4.9%	5,335	6.0%
HH Income Under \$15,000	122	4.1%	1,962	5.6%	5,299	5.9%
HH Income \$35,000 or More	2,546	85.4%	28,929	82.8%	72,788	81.6%
HH Income \$75,000 or More	1,831	61.4%	19,655	56.3%	47,958	53.8%

Housing (2017)

Total Housing Units	3,221		37,861		97,556	
Housing Units Occupied	2,981	92.6%	34,937	92.3%	89,148	91.4%
Housing Units Owner-Occupied	1,727	57.9%	21,589	61.8%	58,157	65.2%
Housing Units, Renter-Occupied	1,254	42.1%	13,348	38.2%	30,991	34.8%
Housing Units, Vacant	240	7.4%	2,925	7.7%	8,408	8.6%

Marital Status (2017)

Never Married	1,630	27.7%	19,117	29.0%	47,888	28.4%
Currently Married	3,023	51.3%	31,752	48.2%	82,634	49.1%
Separated	170	2.9%	2,134	3.2%	4,921	2.9%
Widowed	381	6.5%	4,168	6.3%	9,980	5.9%
Divorced	689	11.7%	8,653	13.1%	23,002	13.7%

Household Type (2017)

Population Family	5,433	76.8%	58,538	75.6%	153,667	76.9%
Population Non-Family	1,454	20.6%	18,000	23.2%	44,458	22.2%
Population Group Quarters	183	2.6%	887	1.1%	1,799	0.9%
Family Households	1,822	61.1%	20,238	57.9%	52,694	59.1%
Non-Family Households	1,159	38.9%	14,699	42.1%	36,454	40.9%
Married Couple with Children	554	18.3%	5,776	18.2%	15,421	18.7%
Average Family Household Size	3.0		2.9		2.9	

Household Size (2017)

1 Person Households	912	30.6%	11,883	34.0%	29,631	33.2%
2 Person Households	1,085	36.4%	12,744	36.5%	32,624	36.6%
3 Person Households	439	14.7%	4,688	13.4%	11,993	13.5%
4 Person Households	342	11.5%	3,723	10.7%	9,617	10.8%
5 Person Households	137	4.6%	1,347	3.9%	3,625	4.1%
6 or More Person Households	67	2.2%	552	1.6%	1,658	1.9%

Household Vehicles (2017)

Households with 0 Vehicles Available	72	2.4%	1,307	3.7%	3,149	3.5%
Households with 1 Vehicles Available	1,104	37.0%	13,080	37.4%	33,459	37.5%
Households with 2 or More Vehicles Available	1,806	60.6%	20,550	58.8%	52,540	58.9%
Total Vehicles Available	5,470		62,996		158,237	
Average Vehicles Per Household	1.8		1.8		1.8	

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1 mi radius

3 mi radius

5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	5,796		64,902		166,110	
Estimated Civilian Employed	3,608	62.3%	41,985	64.7%	105,810	63.7%
Estimated Civilian Unemployed	119	2.0%	1,219	1.9%	3,589	2.2%
Estimated in Armed Forces	10	0.2%	10	-	16	-
Estimated Not in Labor Force	2,059	35.5%	21,688	33.4%	56,694	34.1%
Unemployment Rate	2.0%		1.9%		2.2%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,631		42,475		106,461	
Management, Business, Financial Operations	827	22.8%	10,430	24.6%	24,966	23.5%
Professional, Related	960	26.4%	11,319	26.6%	27,391	25.7%
Service	405	11.2%	5,578	13.1%	14,241	13.4%
Sales, Office	1,058	29.1%	11,445	26.9%	30,010	28.2%
Farming, Fishing, Forestry	35	1.0%	137	0.3%	279	0.3%
Construct, Extraction, Maintenance	153	4.2%	1,347	3.2%	3,917	3.7%
Production, Transport Material Moving	194	5.3%	2,219	5.2%	5,658	5.3%
White Collar Workers	2,844	78.3%	33,194	78.1%	82,367	77.4%
Blue Collar Workers	787	21.7%	9,281	21.9%	24,094	22.6%

Consumer Expenditure (2017)

Total Household Expenditure	\$243 M		\$2.76 B		\$6.98 B	
Total Non-Retail Expenditure	\$133 M	54.8%	\$1.51 B	54.7%	\$3.82 B	54.7%
Total Retail Expenditure	\$110 M	45.2%	\$1.25 B	45.3%	\$3.16 B	45.3%
Apparel	\$8.57 M	3.5%	\$96.9 M	3.5%	\$246 M	3.5%
Contributions	\$12.4 M	5.1%	\$139 M	5.0%	\$356 M	5.1%
Education	\$10.3 M	4.3%	\$116 M	4.2%	\$295 M	4.2%
Entertainment	\$13.8 M	5.7%	\$157 M	5.7%	\$396 M	5.7%
Food and Beverages	\$34.3 M	14.1%	\$390 M	14.2%	\$987 M	14.1%
Furnishings and Equipment	\$8.76 M	3.6%	\$98.8 M	3.6%	\$250 M	3.6%
Gifts	\$6.73 M	2.8%	\$75.8 M	2.8%	\$193 M	2.8%
Health Care	\$18.2 M	7.5%	\$209 M	7.6%	\$529 M	7.6%
Household Operations	\$7.62 M	3.1%	\$85.5 M	3.1%	\$217 M	3.1%
Miscellaneous Expenses	\$3.46 M	1.4%	\$39.5 M	1.4%	\$99.7 M	1.4%
Personal Care	\$3.13 M	1.3%	\$35.5 M	1.3%	\$89.7 M	1.3%
Personal Insurance	\$2.01 M	0.8%	\$22.6 M	0.8%	\$57.6 M	0.8%
Reading	\$547 K	0.2%	\$6.21 M	0.2%	\$15.7 M	0.2%
Shelter	\$50.2 M	20.7%	\$571 M	20.7%	\$1.45 B	20.7%
Tobacco	\$1.24 M	0.5%	\$14.5 M	0.5%	\$36.6 M	0.5%
Transportation	\$44.5 M	18.3%	\$505 M	18.3%	\$1.27 B	18.3%
Utilities	\$17.1 M	7.0%	\$195 M	7.1%	\$492 M	7.1%

Educational Attainment (2017)

Adult Population Age 25 Years or Over	5,110		57,525		147,902	
Elementary (Grade Level 0 to 8)	54	1.1%	855	1.5%	2,623	1.8%
Some High School (Grade Level 9 to 11)	139	2.7%	1,373	2.4%	4,113	2.8%
High School Graduate	975	19.1%	8,350	14.5%	21,717	14.7%
Some College	1,098	21.5%	12,129	21.1%	30,452	20.6%
Associate Degree Only	352	6.9%	4,149	7.2%	11,359	7.7%
Bachelor Degree Only	1,601	31.3%	18,850	32.8%	47,266	32.0%
Graduate Degree	891	17.4%	11,819	20.5%	30,372	20.5%

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1 mi radius 3 mi radius 5 mi radius

Units In Structure (2010)

	1 mi radius	3 mi radius	5 mi radius
1 Detached Unit	2,061 79.5%	22,144 69.1%	58,171 71.7%
1 Attached Unit	40 1.5%	1,833 5.7%	6,147 7.6%
2 to 4 Units	114 4.4%	2,284 7.1%	5,193 6.4%
5 to 9 Units	295 11.4%	2,113 6.6%	4,797 5.9%
10 to 19 Units	182 7.0%	2,592 8.1%	5,849 7.2%
20 to 49 Units	16 0.6%	1,313 4.1%	2,754 3.4%
50 or More Units	249 9.6%	2,721 8.5%	5,565 6.9%
Mobile Home or Trailer	37 1.4%	356 1.1%	1,086 1.3%
Other Structure	1 -	30 0.1%	120 0.1%

Homes Built By Year (2010)

	1 mi radius	3 mi radius	5 mi radius
Homes Built 2005 or later	15 0.6%	182 0.6%	610 0.8%
Homes Built 2000 to 2004	293 11.3%	4,698 14.7%	12,645 15.6%
Homes Built 1990 to 1999	939 36.2%	9,989 31.1%	25,088 30.9%
Homes Built 1980 to 1989	464 17.9%	10,339 32.2%	25,056 30.9%
Homes Built 1970 to 1979	924 35.6%	7,034 21.9%	18,358 22.6%
Homes Built 1960 to 1969	241 9.3%	1,516 4.7%	3,918 4.8%
Homes Built 1950 to 1959	46 1.8%	675 2.1%	1,677 2.1%
Homes Built Before 1949	33 1.3%	301 0.9%	556 0.7%

Home Values (2010)

	1 mi radius	3 mi radius	5 mi radius
Home Values \$1,000,000 or More	14 0.8%	547 2.6%	1,831 3.3%
Home Values \$500,000 to \$999,999	512 30.9%	4,406 21.3%	11,992 21.9%
Home Values \$400,000 to \$499,999	326 19.7%	3,091 14.9%	7,208 13.2%
Home Values \$300,000 to \$399,999	453 27.3%	5,571 26.9%	12,384 22.6%
Home Values \$200,000 to \$299,999	239 14.4%	4,754 23.0%	12,178 22.3%
Home Values \$150,000 to \$199,999	94 5.6%	1,533 7.4%	5,744 10.5%
Home Values \$100,000 to \$149,999	55 3.3%	857 4.1%	3,337 6.1%
Home Values \$70,000 to \$99,999	13 0.8%	146 0.7%	860 1.6%
Home Values \$50,000 to \$69,999	6 0.3%	66 0.3%	336 0.6%
Home Values \$25,000 to \$49,999	5 0.3%	46 0.2%	208 0.4%
Home Values Under \$25,000	17 1.0%	278 1.3%	836 1.5%
Owner-Occupied Median Home Value	\$419,136	\$384,238	\$387,439
Renter-Occupied Median Rent	\$1,007	\$1,091	\$1,081

Transportation To Work (2010)

	1 mi radius	3 mi radius	5 mi radius
Drive to Work Alone	2,599 77.2%	29,223 79.2%	74,700 78.6%
Drive to Work in Carpool	271 8.1%	2,659 7.2%	6,851 7.2%
Travel to Work by Public Transportation	40 1.2%	442 1.2%	1,259 1.3%
Drive to Work on Motorcycle	22 0.6%	64 0.2%	168 0.2%
Walk or Bicycle to Work	59 1.8%	798 2.2%	1,854 2.0%
Other Means	23 0.7%	321 0.9%	771 0.8%
Work at Home	353 10.5%	3,412 9.2%	9,416 9.9%

Travel Time (2010)

	1 mi radius	3 mi radius	5 mi radius
Travel to Work in 14 Minutes or Less	1,082 35.9%	12,637 37.7%	27,761 32.4%
Travel to Work in 15 to 29 Minutes	1,231 40.8%	15,030 44.9%	40,519 47.3%
Travel to Work in 30 to 59 Minutes	861 28.6%	9,850 29.4%	25,075 29.3%
Travel to Work in 60 Minutes or More	66 2.2%	947 2.8%	2,428 2.8%
Average Minutes Travel to Work	19.4	19.5	20.2

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