

Ancala Village



Matt Milinovich
D 480 423 7959
C 602 885 9393
matt.milinovich@avisonyoung.com

James DeCremer
D 480 423 7958
C 602 909 0957
james.decremer@avisonyoung.com

Kristina Remon
D 480 423 7954
C 602 621 1529
kristina.remon@avisonyoung.com

2720 E Camelback Road
Suite 150
Phoenix, AZ 85016
avisonyoung.com



ADDRESS

11108-11162 N Frank Lloyd Wright Boulevard
Scottsdale, AZ 85259

AVAILABILITY

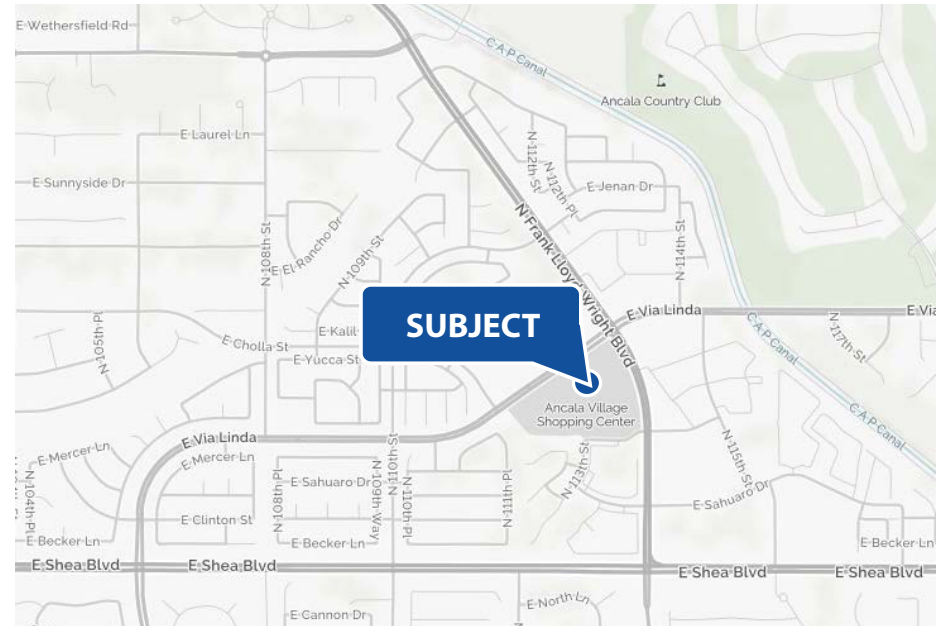
- 1,190 sf • 1,200 sf • 1,220 sf • 1,326 sf
- 2,100 sf • 1,619 sf • (2) 1,300 sf • 1,790 sf
- 2,000 sf • 2,019 sf

OFFICE SPACE

- 381 sf • 1,012 sf • 2,469 sf

FEATURES

- Established North Scottsdale Neighborhood Center
- Anchored by Ace Hardware and Dollar Tree
- 1.5 miles to Mayo Clinic
- 2 miles to Scottsdale Healthcare
- 40,000 vehicles per day at intersection



2020 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,859	51,912	100,402
Average Household Income	\$129,901	\$154,835	\$180,315
Daytime Employment	2,469	29,087	95,773

NOTABLE TENANTS



©2020 Avison Young - Arizona, LTD. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



#	TENANT	SQ. FT.
A100	Data Dr.	1,050 sf
A104	Elite Shutters	1,050 sf
A108	Available - Former Chiropractor	1,326 sf
A112	Ed Mar Jewelers	1,050 sf
A116	Sophia Spa	1,114 sf
B120	Esquire Cleaners	2,231 sf
B124	Mostro Fitness	2,004 sf
B128	Pizza Hut	1,300 sf
B132	Taxes Etc.	975 sf
B136	Available	1,300 sf
B140	George & Sons Asian	3,040 sf
B144	Available - Former Nail Salon	2,019 sf
B146	Available	2,000 sf
B148	Available - Former Nutrition	1,300 sf
C168	Arizona Hair Company	1,200 sf
C172	Available-Former GoWireless	1,220 sf
C176	Subway	1,197 sf
D01	Al Hamra	1,230 sf
D02	Fantastic Sams	1,200 sf
D03	Ancala Eyecare	1,200 sf
D04	Edward Jones	936 sf
D05	Dairy Queen	1,462 sf
E01/02	Over Easy	3,758 sf
E03	Available - Former Yogurt	1,190 sf
E04/05	Available - Former Salon	2,100 sf
E06	Available	1,790 sf
E07/08	Roger Jackson D.D.S.	1,800 sf
E09/10	Pars Persain Cuisine	2,198 sf
E11	Available - Former Nail Salon	1,619 sf
E12A	S&N Tailoring	612 sf
E12B	Gary's Barbershop	620 sf
E13	Spinato's Pizza	2,400 sf
E15	Lynn's Nail & Spa	1,220 sf
E16	Available - Former Self Defense Studio	1,200 sf
Major D1	Miro International School	7,205 sf
Major C	Ace Hardware	13,500 sf
Pad	Filiberto's	3,280 sf

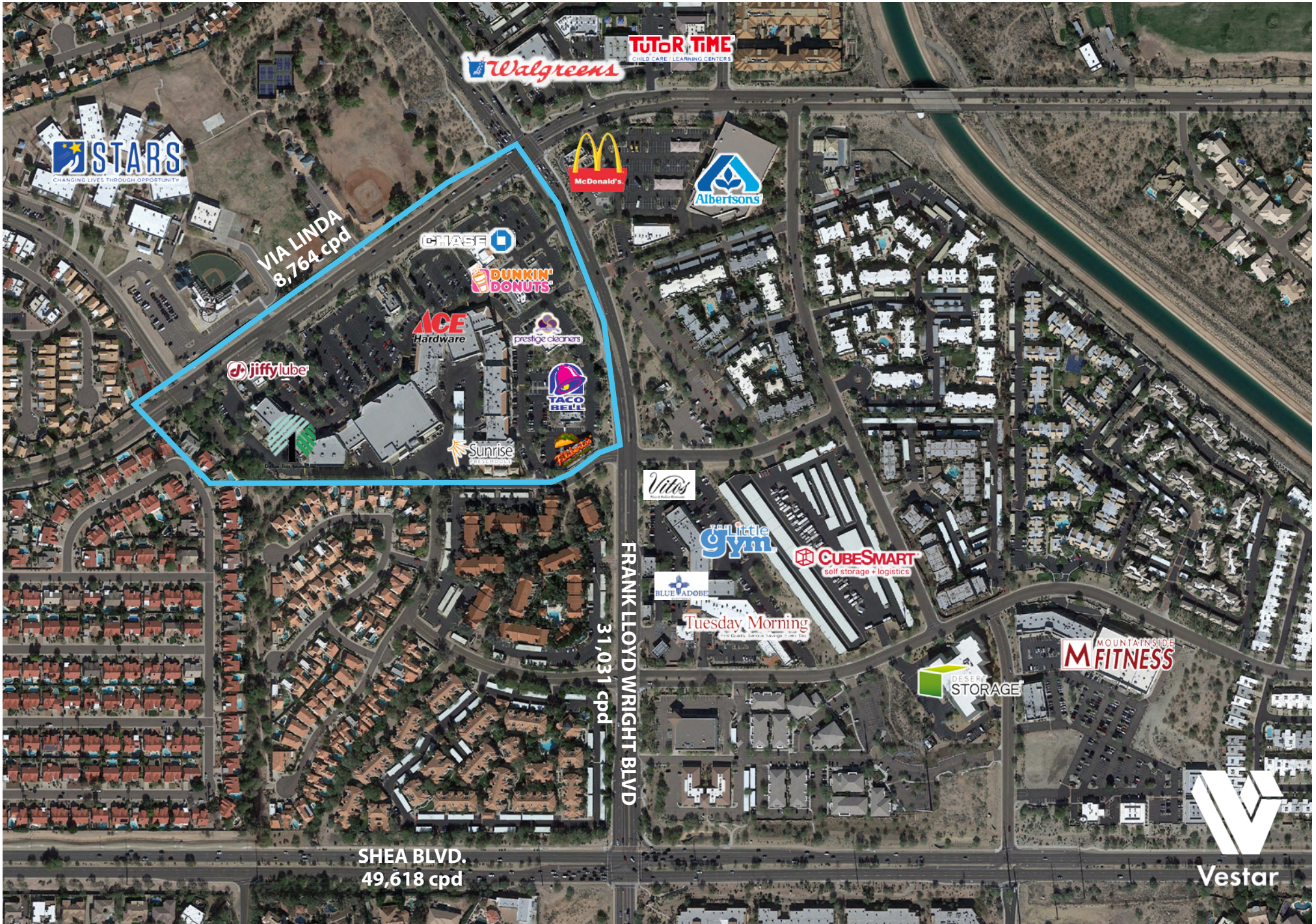
#	TENANT	SQ. FT.
2nd Story Office		
200	Available	1,012 sf
210	Available	381 sf
220	Avalon Orthodontics	1,594 sf
230	Available	2,469 sf
240/250	Music Studio	4,316 sf



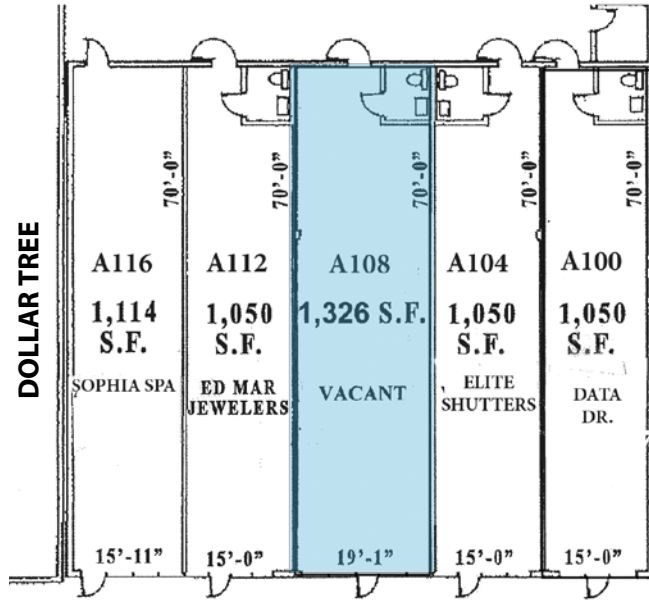
SECOND FLOOR



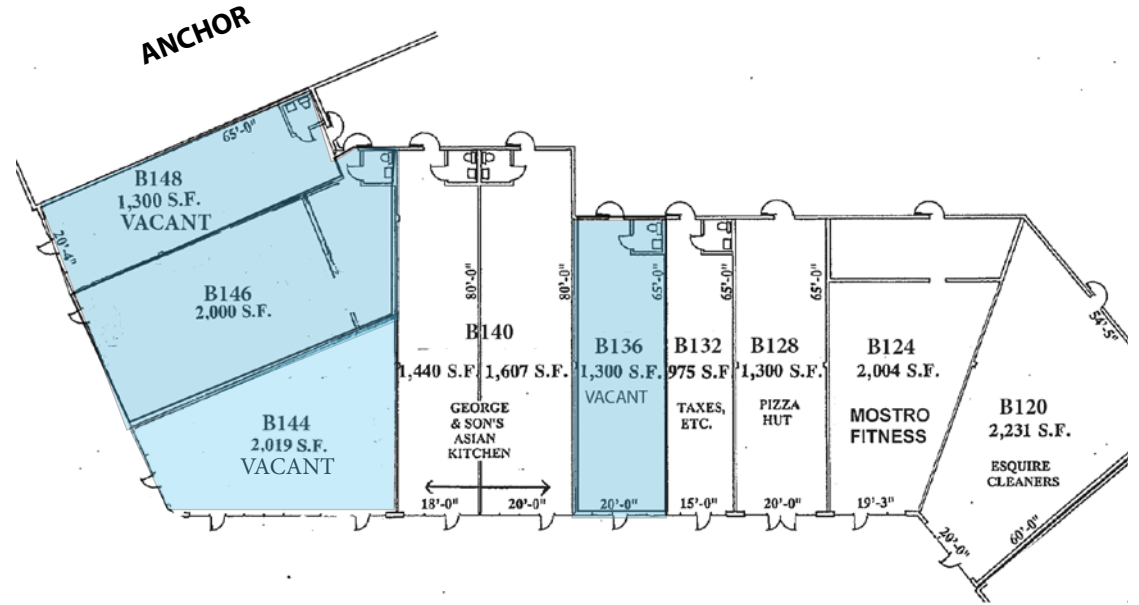
Vestar



SHOPS A



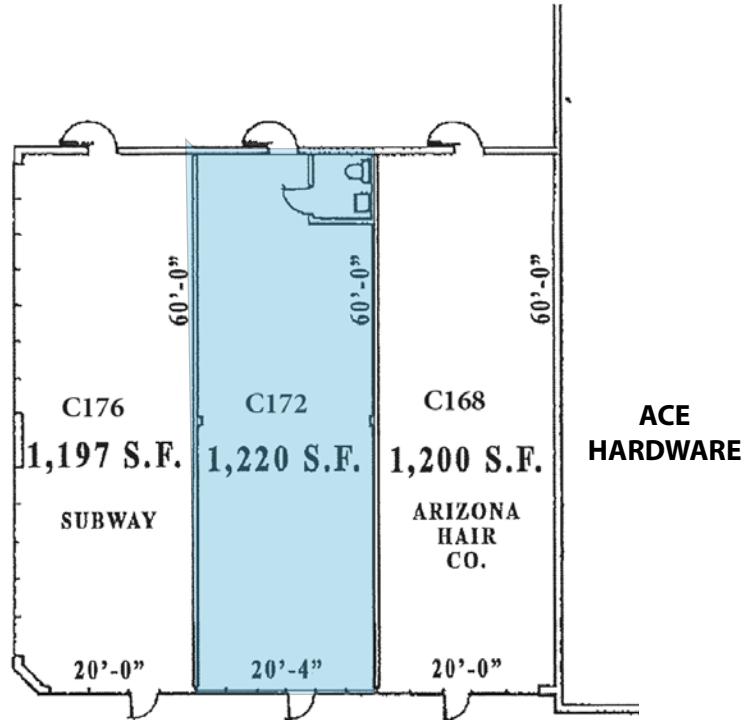
SHOPS B



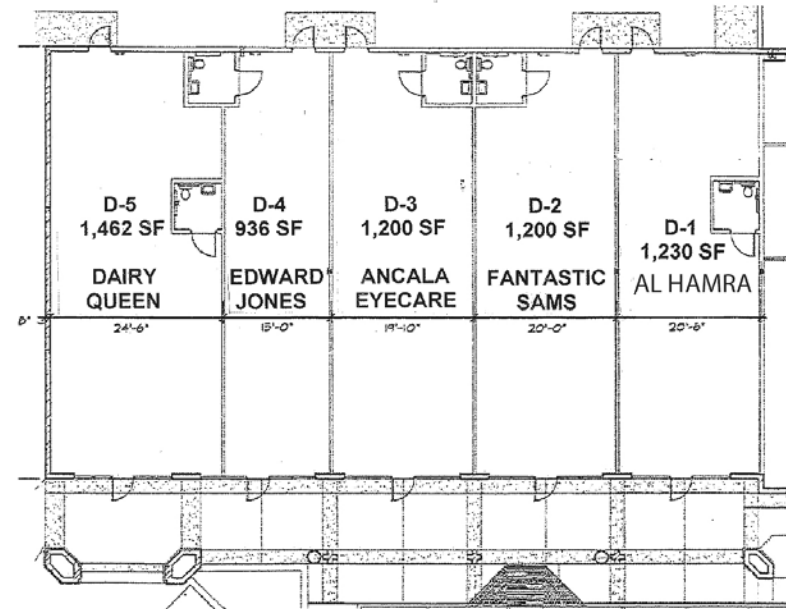
©2020 Avison Young - Arizona, LTD. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



SHOPS C



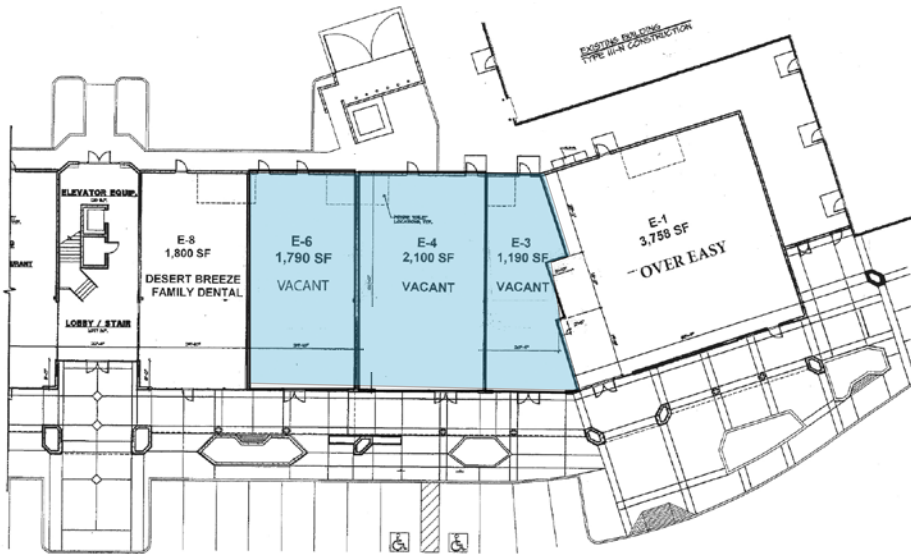
SHOPS D



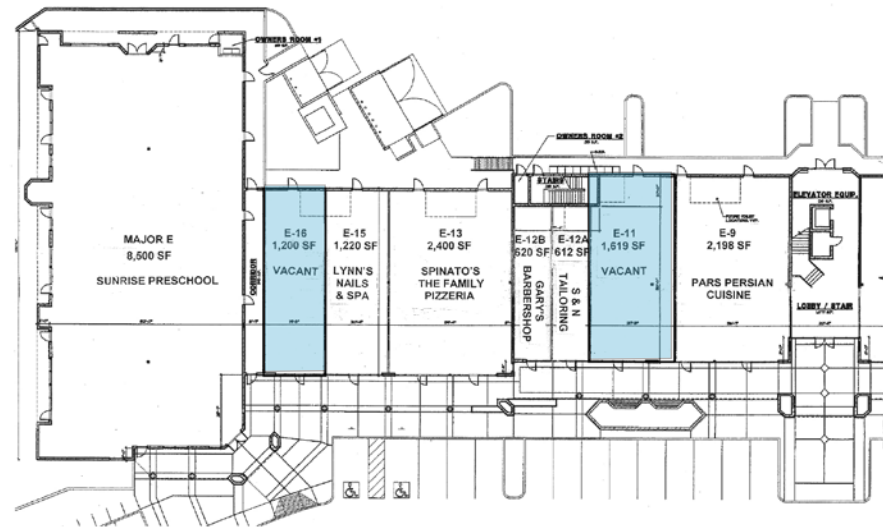
©2020 Avison Young - Arizona, LTD. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



SHOPS E NORTH



SHOPS E SOUTH



©2020 Avison Young - Arizona, LTD. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



E Via Linda & N Frank Lloyd Wright Blvd						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	9,859		51,912		100,402	
Projected Population (2025)	10,699		56,468		109,286	
Census Population (2010)	8,701		47,501		89,327	
Census Population (2000)	8,772		46,028		84,563	
Projected Annual Growth (2020 to 2025)	841	1.7%	4,556	1.8%	8,884	1.8%
Historical Annual Growth (2010 to 2020)	1,158	1.3%	4,411	0.9%	11,075	1.2%
Historical Annual Growth (2000 to 2010)	-72	-	1,473	0.3%	4,764	0.6%
Estimated Population Density (2020)	3,140 psm		1,837 psm		1,279 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	4,786		23,688		46,341	
Projected Households (2025)	4,966		24,705		48,353	
Census Households (2010)	4,139		21,336		40,756	
Census Households (2000)	3,894		19,110		36,017	
Estimated Households with Children (2020)	996	20.8%	5,406	22.8%	10,330	22.3%
Estimated Average Household Size (2020)	2.06		2.18		2.16	
Average Household Income						
Estimated Average Household Income (2020)	\$129,901		\$154,835		\$155,429	
Projected Average Household Income (2025)	\$148,874		\$178,552		\$180,315	
Estimated Average Family Income (2020)	\$187,810		\$202,425		\$200,694	
Median Household Income						
Estimated Median Household Income (2020)	\$94,821		\$108,876		\$108,866	
Projected Median Household Income (2025)	\$106,761		\$123,601		\$124,416	
Estimated Median Family Income (2020)	\$122,939		\$147,106		\$143,226	
Per Capita Income						
Estimated Per Capita Income (2020)	\$63,080		\$70,696		\$71,776	
Projected Per Capita Income (2025)	\$69,115		\$78,156		\$79,813	
Estimated Per Capita Income 5 Year Growth	\$6,034	9.6%	\$7,460	10.6%	\$8,037	11.2%
Estimated Average Household Net Worth (2020)	\$1,317,389		\$1,709,221		\$1,682,753	
Daytime Demos (2020)						
Total Businesses	424		2,941		8,429	
Total Employees	2,469		29,087		95,773	
Company Headquarter Businesses	1	0.3%	13	0.4%	103	1.2%
Company Headquarter Employees	12	0.5%	7,030	24.2%	17,118	17.9%
Employee Population per Business	5.8		9.9		11.4	
Residential Population per Business	23.3		17.7		11.9	

E Via Linda & N Frank Lloyd Wright Blvd						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	8,133	82.5%	44,055	84.9%	85,337	85.0%
Black or African American (2020)	384	3.9%	1,566	3.0%	2,982	3.0%
American Indian or Alaska Native (2020)	94	0.9%	284	0.5%	527	0.5%
Asian (2020)	603	6.1%	3,334	6.4%	6,327	6.3%
Hawaiian or Pacific Islander (2020)	12	0.1%	47	-	99	-
Other Race (2020)	235	2.4%	836	1.6%	1,700	1.7%
Two or More Races (2020)	398	4.0%	1,790	3.4%	3,430	3.4%
Not Hispanic or Latino Population (2020)	8,615	87.4%	46,118	88.8%	89,125	88.8%
Hispanic or Latino Population (2020)	1,244	12.6%	5,794	11.2%	11,277	11.2%
Not Hispanic or Latino Population (2025)	9,219	86.2%	49,491	87.6%	95,710	87.6%
Hispanic or Latino Population (2025)	1,480	13.8%	6,977	12.4%	13,576	12.4%
Not Hispanic or Latino Population (2010)	8,150	93.7%	45,058	94.9%	84,676	94.8%
Hispanic or Latino Population (2010)	551	6.3%	2,443	5.1%	4,651	5.2%
Not Hispanic or Latino Population (2000)	8,336	95.0%	44,361	96.4%	81,532	96.4%
Hispanic or Latino Population (2000)	436	5.0%	1,667	3.6%	3,031	3.6%
Projected Hispanic Annual Growth (2020 to 2025)	236	3.8%	1,183	4.1%	2,298	4.1%
Historic Hispanic Annual Growth (2000 to 2020)	808	9.3%	4,127	12.4%	8,246	13.6%
Age Distribution (2020)						
Age Under 5	404	4.1%	2,081	4.0%	4,155	4.1%
Age 5 to 9 Years	462	4.7%	2,589	5.0%	4,984	5.0%
Age 10 to 14 Years	547	5.5%	2,944	5.7%	5,475	5.5%
Age 15 to 19 Years	562	5.7%	2,798	5.4%	5,027	5.0%
Age 20 to 24 Years	589	6.0%	2,221	4.3%	4,206	4.2%
Age 25 to 29 Years	757	7.7%	2,748	5.3%	5,617	5.6%
Age 30 to 34 Years	631	6.4%	2,784	5.4%	5,741	5.7%
Age 35 to 39 Years	593	6.0%	2,952	5.7%	5,978	6.0%
Age 40 to 44 Years	633	6.4%	3,261	6.3%	6,302	6.3%
Age 45 to 49 Years	712	7.2%	3,722	7.2%	7,003	7.0%
Age 50 to 54 Years	706	7.2%	3,930	7.6%	7,306	7.3%
Age 55 to 59 Years	748	7.6%	4,191	8.1%	7,948	7.9%
Age 60 to 64 Years	685	6.9%	3,942	7.6%	7,832	7.8%
Age 65 to 74 Years	1,044	10.6%	6,494	12.5%	13,067	13.0%
Age 75 to 84 Years	561	5.7%	3,678	7.1%	7,074	7.0%
Age 85 Years or Over	226	2.3%	1,576	3.0%	2,685	2.7%
Median Age	42.1		46.3		46.1	
Gender Age Distribution (2020)						
Female Population	5,152	52.3%	27,420	52.8%	52,645	52.4%
Age 0 to 19 Years	991	19.2%	5,214	19.0%	9,755	18.5%
Age 20 to 64 Years	3,166	61.5%	15,721	57.3%	30,550	58.0%
Age 65 Years or Over	995	19.3%	6,485	23.6%	12,339	23.4%
Female Median Age	43.3		47.5		47.1	
Male Population	4,707	47.7%	24,492	47.2%	47,758	47.6%
Age 0 to 19 Years	983	20.9%	5,198	21.2%	9,886	20.7%
Age 20 to 64 Years	2,888	61.3%	14,030	57.3%	27,385	57.3%
Age 65 Years or Over	836	17.8%	5,264	21.5%	10,487	22.0%
Male Median Age	40.9		45.0		45.1	



©2020 Avison Young - Arizona, LTD. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



E Via Linda & N Frank Lloyd Wright Blvd			
	1 mi radius	3 mi radius	5 mi radius
Household Income Distribution (2020)			
HH Income \$200,000 or More	798 16.7%	5,465 23.1%	9,986 21.5%
HH Income \$150,000 to \$199,999	296 6.2%	1,977 8.3%	4,660 10.1%
HH Income \$100,000 to \$149,999	713 14.9%	3,893 16.4%	8,455 18.2%
HH Income \$75,000 to \$99,999	720 15.0%	2,849 12.0%	5,790 12.5%
HH Income \$50,000 to \$74,999	971 20.3%	3,442 14.5%	6,533 14.1%
HH Income \$35,000 to \$49,999	487 10.2%	2,210 9.3%	4,194 9.1%
HH Income \$25,000 to \$34,999	304 6.4%	1,408 5.9%	2,268 4.9%
HH Income \$15,000 to \$24,999	329 6.9%	1,281 5.4%	2,133 4.6%
HH Income Under \$15,000	167 3.5%	1,163 4.9%	2,322 5.0%
HH Income \$35,000 or More	3,985 83.3%	19,836 83.7%	39,618 85.5%
HH Income \$75,000 or More	2,528 52.8%	14,184 59.9%	28,891 62.3%
Housing (2020)			
Total Housing Units	5,079	25,916	51,198
Housing Units Occupied	4,786 94.2%	23,688 91.4%	46,341 90.5%
Housing Units Owner-Occupied	2,636 55.1%	16,513 69.7%	31,398 67.8%
Housing Units, Renter-Occupied	2,150 44.9%	7,175 30.3%	14,943 32.2%
Housing Units, Vacant	293 6.1%	2,228 9.4%	4,857 10.5%
Marital Status (2020)			
Never Married	2,402 28.4%	11,286 25.5%	21,431 25.0%
Currently Married	4,102 48.6%	23,140 52.2%	45,489 53.0%
Separated	379 4.5%	1,474 3.3%	2,694 3.1%
Widowed	497 5.9%	3,004 6.8%	5,531 6.4%
Divorced	1,066 12.6%	5,393 12.2%	10,643 12.4%
Household Type (2020)			
Population Family	7,071 71.7%	40,232 77.5%	77,131 76.8%
Population Non-Family	2,775 28.1%	11,401 22.0%	22,867 22.8%
Population Group Quarters	13 0.1%	278 0.5%	404 0.4%
Family Households	2,484 51.9%	14,068 59.4%	27,267 58.8%
Non-Family Households	2,303 48.1%	9,621 40.6%	19,074 41.2%
Married Couple with Children	646 15.8%	4,029 17.4%	7,611 16.7%
Average Family Household Size	2.8	2.9	2.8
Household Size (2020)			
1 Person Households	1,943 40.6%	8,095 34.2%	15,809 34.1%
2 Person Households	1,668 34.9%	8,831 37.3%	17,861 38.5%
3 Person Households	554 11.6%	2,986 12.6%	5,726 12.4%
4 Person Households	437 9.1%	2,578 10.9%	4,757 10.3%
5 Person Households	140 2.9%	879 3.7%	1,604 3.5%
6 or More Person Households	44 0.9%	320 1.3%	583 1.3%
Household Vehicles (2020)			
Households with 0 Vehicles Available	203 4.2%	980 4.1%	1,590 3.4%
Households with 1 Vehicles Available	2,075 43.4%	8,790 37.1%	17,159 37.0%
Households with 2 or More Vehicles Available	2,507 52.4%	13,919 58.8%	27,592 59.5%
Total Vehicles Available	8,049	42,865	83,685
Average Vehicles Per Household	1.7	1.8	1.8

E Via Linda & N Frank Lloyd Wright Blvd					
	1 mi radius	3 mi radius	5 mi radius		
Labor Force (2020)					
Estimated Labor Population Age 16 Years or Over	8,336	43,691	84,691		
Estimated Civilian Employed	5,588 67.0%	26,680 61.1%	51,719 61.1%		
Estimated Civilian Unemployed	117 1.4%	623 1.4%	1,360 1.6%		
Estimated in Armed Forces	-	-	30 -		
Estimated Not in Labor Force	2,632 31.6%	16,388 37.5%	31,582 37.3%		
Unemployment Rate	1.4%	1.4%	1.6%		
Occupation (2020)					
Occupation: Population Age 16 Years or Over	5,588	26,680	51,719		
Management, Business, Financial Operations	1,240 22.2%	6,888 25.8%	13,476 26.1%		
Professional, Related Service	1,616 28.9%	7,526 28.2%	14,779 28.6%		
Service	771 13.8%	3,569 13.4%	6,368 12.3%		
Sales, Office	1,383 24.8%	6,370 23.9%	12,596 24.4%		
Farming, Fishing, Forestry	20 0.4%	55 0.2%	140 0.3%		
Construct, Extraction, Maintenance	235 4.2%	882 3.3%	1,647 3.2%		
Production, Transport Material Moving	323 5.8%	1,389 5.2%	2,712 5.2%		
White Collar Workers	4,240 75.9%	20,784 77.9%	40,852 79.0%		
Blue Collar Workers	1,348 24.1%	5,896 22.1%	10,867 21.0%		
Consumer Expenditure (2020)					
Total Household Expenditure	\$407.92 M	\$2.3 B	\$4.51 B		
Total Non-Retail Expenditure	\$216.9 M	53.2% \$1.23 B	53.3% \$2.4 B	53.2%	
Total Retail Expenditure	\$191.01 M	46.8% \$1.07 B	46.7% \$2.11 B	46.8%	
Apparel	\$14.52 M	3.6% \$82.5 M	3.6% \$161.81 M	3.6%	
Contributions	\$14.29 M	3.5% \$83.29 M	3.6% \$162.33 M	3.6%	
Education	\$13.44 M	3.3% \$80.39 M	3.5% \$156.53 M	3.5%	
Entertainment	\$23.44 M	5.7% \$133.97 M	5.8% \$262.97 M	5.8%	
Food and Beverages	\$59.08 M	14.5% \$330.3 M	14.4% \$649.08 M	14.4%	
Furnishings and Equipment	\$14.5 M	3.6% \$82.71 M	3.6% \$162.52 M	3.6%	
Gifts	\$11.06 M	2.7% \$64.56 M	2.8% \$125.25 M	2.8%	
Health Care	\$33.68 M	8.3% \$187.64 M	8.2% \$368.67 M	8.2%	
Household Operations	\$16.34 M	4.0% \$93.37 M	4.1% \$182.82 M	4.1%	
Miscellaneous Expenses	\$7.78 M	1.9% \$44.07 M	1.9% \$86.51 M	1.9%	
Personal Care	\$5.46 M	1.3% \$30.78 M	1.3% \$60.49 M	1.3%	
Personal Insurance	\$3 M	0.7% \$17.61 M	0.8% \$34.48 M	0.8%	
Reading	\$906.38 K	0.2% \$5.15 M	0.2% \$10.09 M	0.2%	
Shelter	\$85.97 M	21.1% \$482.07 M	21.0% \$946.61 M	21.0%	
Tobacco	\$2.24 M	0.5% \$11.7 M	0.5% \$23.02 M	0.5%	
Transportation	\$73.38 M	18.0% \$411.4 M	17.9% \$809.39 M	17.9%	
Utilities	\$28.81 M	7.1% \$158.33 M	6.9% \$310.94 M	6.9%	
Educational Attainment (2020)					
Adult Population Age 25 Years or Over	7,296	39,279	76,555		
Elementary (Grade Level 0 to 8)	57 0.8%	440 1.1%	827 1.1%		
Some High School (Grade Level 9 to 11)	58 0.8%	479 1.2%	883 1.2%		
High School Graduate	887 12.2%	4,387 11.2%	8,314 10.9%		
Some College	1,752 24.0%	6,809 17.3%	13,110 17.1%		
Associate Degree Only	440 6.0%	2,567 6.5%	5,587 7.3%		
Bachelor Degree Only	2,403 32.9%	14,370 36.6%	27,438 35.8%		
Graduate Degree	1,697 23.3%	10,226 26.0%	20,395 26.6%		



©2020 Avison Young - Arizona, LTD. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

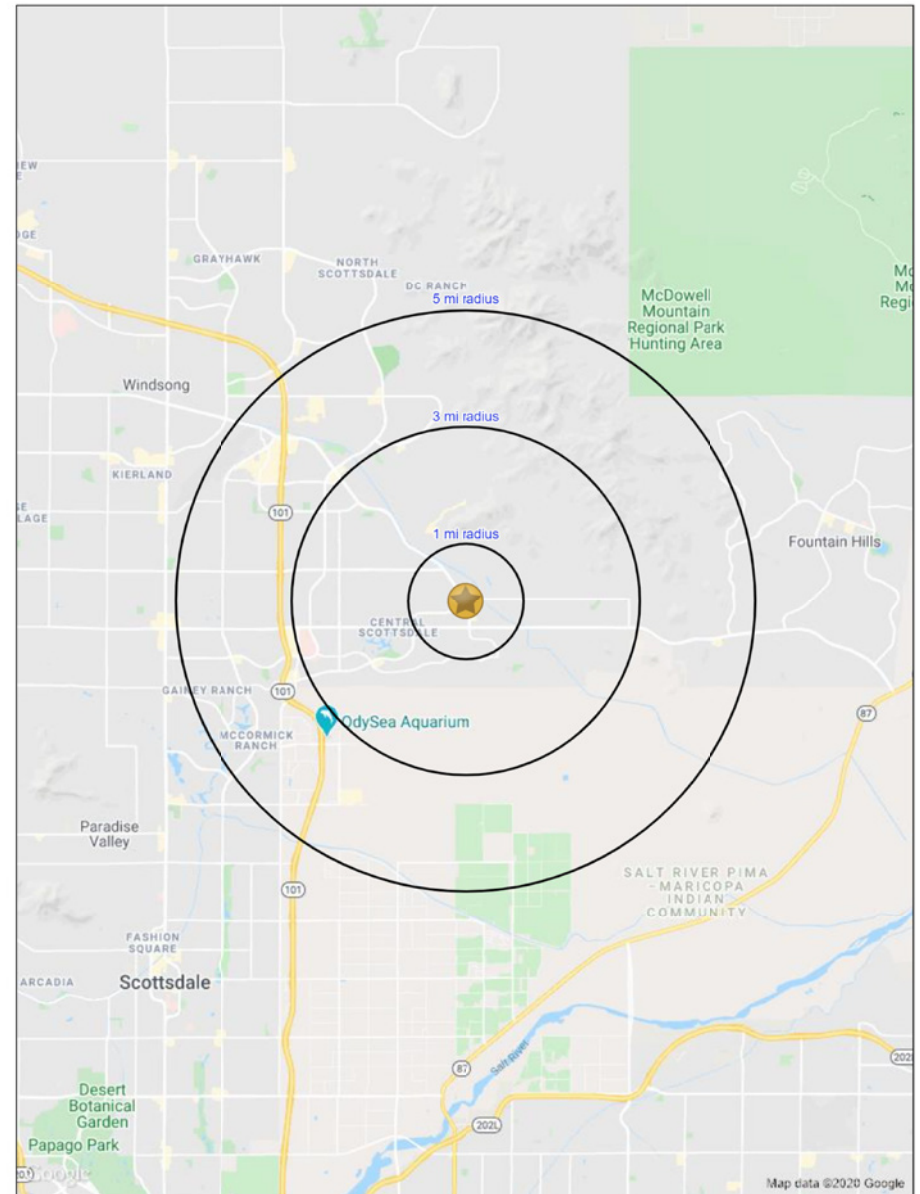


E Via Linda & N Frank Lloyd Wright Blvd			
	1 mi radius	3 mi radius	5 mi radius
Units In Structure (2020)			
1 Detached Unit	2,705 65.4%	15,500 72.6%	29,402 72.1%
1 Attached Unit	183 4.4%	1,693 7.9%	3,853 9.5%
2 to 4 Units	251 6.1%	1,009 4.7%	2,309 5.7%
5 to 9 Units	381 9.2%	1,171 5.5%	2,499 6.1%
10 to 19 Units	370 8.9%	1,234 5.8%	2,316 5.7%
20 to 49 Units	200 4.8%	492 2.3%	1,045 2.6%
50 or More Units	648 15.7%	2,334 10.9%	4,394 10.8%
Mobile Home or Trailer	45 1.1%	247 1.2%	482 1.2%
Other Structure	2 -	10 -	41 0.1%
Homes Built By Year (2020)			
Homes Built 2010 or later	184 4.5%	847 4.0%	1,982 4.9%
Homes Built 2000 to 2009	532 12.9%	2,877 13.5%	6,338 15.6%
Homes Built 1990 to 1999	1,420 34.3%	8,873 41.6%	16,227 39.8%
Homes Built 1980 to 1989	2,042 49.3%	8,342 39.1%	13,996 34.3%
Homes Built 1970 to 1979	375 9.1%	1,763 8.3%	5,618 13.8%
Homes Built 1960 to 1969	149 3.6%	588 2.8%	1,289 3.2%
Homes Built 1950 to 1959	63 1.5%	243 1.1%	500 1.2%
Homes Built Before 1949	20 0.5%	156 0.7%	392 1.0%
Home Values (2020)			
Home Values \$1,000,000 or More	191 7.3%	1,244 7.5%	2,096 6.7%
Home Values \$500,000 to \$999,999	637 24.2%	6,161 37.3%	12,496 39.8%
Home Values \$400,000 to \$499,999	358 13.6%	2,856 17.3%	5,941 18.9%
Home Values \$300,000 to \$399,999	907 34.4%	3,317 20.1%	5,780 18.4%
Home Values \$200,000 to \$299,999	383 14.5%	1,693 10.3%	2,985 9.5%
Home Values \$150,000 to \$199,999	48 1.8%	465 2.8%	742 2.4%
Home Values \$100,000 to \$149,999	8 0.3%	175 1.1%	295 0.9%
Home Values \$70,000 to \$99,999	2 -	23 0.1%	57 0.2%
Home Values \$50,000 to \$69,999	-	8 -	41 0.1%
Home Values \$25,000 to \$49,999	1 -	26 0.2%	60 0.2%
Home Values Under \$25,000	15 0.6%	105 0.6%	181 0.6%
Owner-Occupied Median Home Value	\$507,111	\$538,296	\$532,131
Renter-Occupied Median Rent	\$1,030	\$1,220	\$1,248
Transportation To Work (2020)			
Drive to Work Alone	3,911 79.0%	20,237 78.1%	38,621 76.8%
Drive to Work in Carpool	199 4.0%	1,385 5.3%	2,860 5.7%
Travel to Work by Public Transportation	24 0.5%	215 0.8%	411 0.8%
Drive to Work on Motorcycle	2 -	13 -	31 -
Walk or Bicycle to Work	165 3.3%	358 1.4%	672 1.3%
Other Means	42 0.9%	250 1.0%	497 1.0%
Work at Home	607 12.3%	3,453 13.3%	7,177 14.3%
Travel Time (2020)			
Travel to Work in 14 Minutes or Less	1,224 24.7%	6,120 23.6%	12,703 25.3%
Travel to Work in 15 to 29 Minutes	2,012 40.6%	9,464 36.5%	17,711 35.2%
Travel to Work in 30 to 59 Minutes	1,523 30.8%	6,661 25.7%	12,526 24.9%
Travel to Work in 60 Minutes or More	135 2.7%	816 3.1%	1,320 2.6%
Average Minutes Travel to Work	21.1	21.0	20.8

©2020, Sites USA, Chandler, Arizona, 480-491-1112

page 5 of 5

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography



©2020 Avison Young - Arizona, LTD. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

