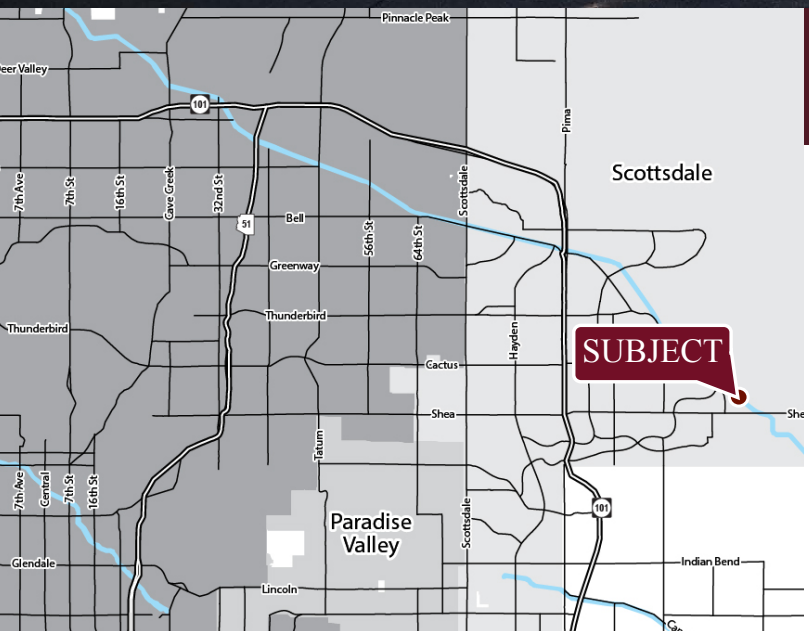
MOUNTAINSIDE PLAZA

NEC 116TH STREET & SHEA BLVD.
SCOTTSDALE, AZ



ENDCAP SPACE AVAILABLE

AVAILABILITY

- 1,008 SF
- 1,074 SF
- 2,484 SF
- 2,715 SF

FEATURES

- 16,702 SF OF SHOPS
- END CAP AVAILABLE
- JOIN MOUNTAINSIDE FITNESS & COLD BEER & CHEESEBURGERS!
- BLACK ROCK COFFEE COMING SOON!
- DESTINATION CENTER
- ONLY RETAIL IN AREA AVAILABLE ON SHEA BLVD.

NOTABLE TENANTS IN TRADE AREA

MOUNTAINSIDE FITNESS · COLD BEERS & CHEESEBURGERS · Albertsons · SAFEWAY FOOD & DRUG

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	9,623	39,229	92,318
Avg. Household Income	$131,654	$158,186	$154,274
Daytime Employment	2,695	17,322	77,760

STRATEGIC

DAVID JARAND
602.778.3834
davidj@srgaz.com

15169 N. Scottsdale Road #330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f) www.srgaz.com

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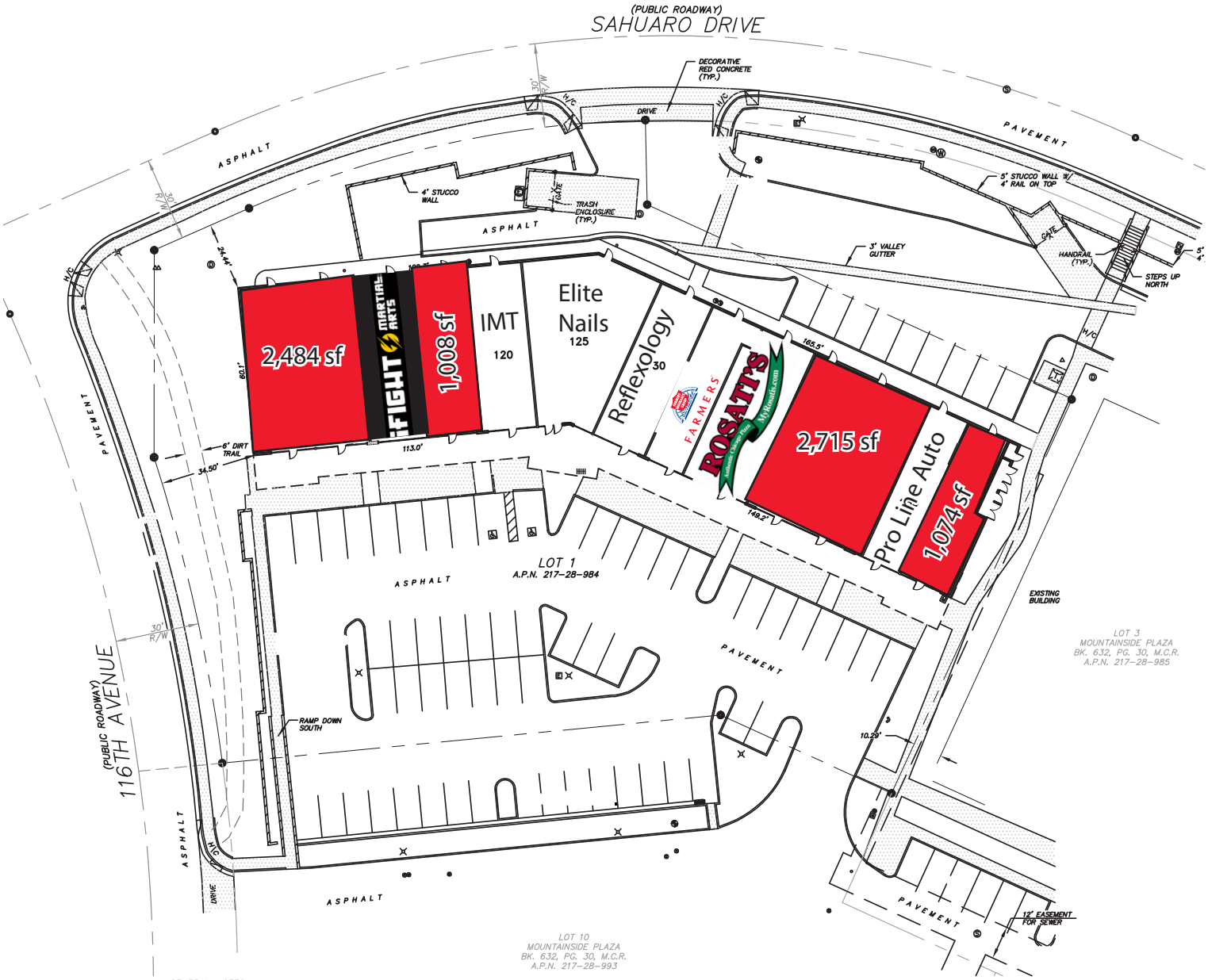

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5825/-111.8307

RF5

E Shea Blvd & N 116th St	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	9,623		39,229		92,318	
Projected Population (2023)	10,403		42,397		99,808	
Census Population (2010)	9,037		36,207		85,725	
Census Population (2000)	8,674		35,269		82,278	
Projected Annual Growth (2018 to 2023)	780	*1.6%*	3,168	*1.6%*	7,490	*1.6%*
Historical Annual Growth (2010 to 2018)	586	*0.8%*	3,022	*1.0%*	6,593	*1.0%*
Historical Annual Growth (2000 to 2010)	363	*0.4%*	938	*0.3%*	3,447	*0.4%*
Estimated Population Density (2018)	3,065 *psm*		1,388 *psm*		1,176 *psm*	
Trade Area Size	3.14 *sq mi*		28.26 *sq mi*		78.51 *sq mi*	
Households						
Estimated Households (2018)	4,594		17,565		43,252	
Projected Households (2023)	4,796		18,390		45,285	
Census Households (2010)	4,202		15,811		39,234	
Census Households (2000)	3,719		14,483		35,097	
Estimated Households with Children (2018)	1,003	*21.8%*	4,170	*23.7%*	9,436	*21.8%*
Estimated Average Household Size (2018)	2.09		2.23		2.13	
Average Household Income						
Estimated Average Household Income (2018)	$131,654		$158,186		$154,274	
Projected Average Household Income (2023)	$153,644		$186,505		$182,366	
Estimated Average Family Income (2018)	$182,631		$204,072		$199,934	
Median Household Income						
Estimated Median Household Income (2018)	$102,281		$114,594		$108,208	
Projected Median Household Income (2023)	$115,946		$131,519		$124,756	
Estimated Median Family Income (2018)	$152,726		$153,165		$143,529	
Per Capita Income						
Estimated Per Capita Income (2018)	$62,859		$70,853		$72,312	
Projected Per Capita Income (2023)	$70,847		$80,921		$82,773	
Estimated Per Capita Income 5 Year Growth	$7,988	*12.7%*	$10,068	*14.2%*	$10,460	*14.5%*
Estimated Average Household Net Worth (2018)	$1,570,249		$1,861,783		$1,696,896	
Daytime Demos (2018)						
Total Businesses	458		1,614		7,362	
Total Employees	2,695		17,322		77,760	
Company Headquarter Businesses	-	-	4	*0.2%*	72	*1.0%*
Company Headquarter Employees	-	-	2,833	*16.4%*	13,403	*17.2%*
Employee Population per Business	5.9		10.7		10.6	
Residential Population per Business	21.0		24.3		12.5	

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RF5

E Shea Blvd & N 116th St	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	8,150	*84.7%*	33,974	*86.6%*	79,338	*85.9%*
Black or African American (2018)	315	*3.3%*	1,067	*2.7%*	2,524	*2.7%*
American Indian or Alaska Native (2018)	77	*0.8%*	187	*0.5%*	543	*0.6%*
Asian (2018)	519	*5.4%*	2,101	*5.4%*	5,355	*5.8%*
Hawaiian or Pacific Islander (2018)	13	*0.1%*	26	*0.1%*	82	*0.1%*
Other Race (2018)	197	*2.1%*	588	*1.5%*	1,501	*1.6%*
Two or More Races (2018)	352	*3.7%*	1,286	*3.3%*	2,976	*3.2%*
Not Hispanic or Latino Population (2018)	8,516	*88.5%*	35,128	*89.5%*	82,806	*89.7%*
Hispanic or Latino Population (2018)	1,107	*11.5%*	4,101	*10.5%*	9,512	*10.3%*
Not Hispanic or Latino Population (2023)	9,067	*87.2%*	37,386	*88.2%*	88,205	*88.4%*
Hispanic or Latino Population (2023)	1,336	*12.8%*	5,011	*11.8%*	11,603	*11.6%*
Not Hispanic or Latino Population (2010)	8,509	*94.2%*	34,418	*95.1%*	81,277	*94.8%*
Hispanic or Latino Population (2010)	528	*5.8%*	1,789	*4.9%*	4,448	*5.2%*
Not Hispanic or Latino Population (2000)	8,280	*95.5%*	34,027	*96.5%*	79,294	*96.4%*
Hispanic or Latino Population (2000)	394	*4.5%*	1,242	*3.5%*	2,984	*3.6%*
Projected Hispanic Annual Growth (2018 to 2023)	229	*4.1%*	910	*4.4%*	2,090	*4.4%*
Historic Hispanic Annual Growth (2000 to 2018)	712	*10.0%*	2,859	*12.8%*	6,529	*12.2%*
Age Distribution (2018)						
Age Under 5	385	*4.0%*	1,515	*3.9%*	3,799	*4.1%*
Age 5 to 9 Years	483	*5.0%*	1,983	*5.1%*	4,587	*5.0%*
Age 10 to 14 Years	557	*5.8%*	2,351	*6.0%*	5,161	*5.6%*
Age 15 to 19 Years	566	*5.9%*	2,255	*5.7%*	4,714	*5.1%*
Age 20 to 24 Years	463	*4.8%*	1,523	*3.9%*	3,747	*4.1%*
Age 25 to 29 Years	571	*5.9%*	1,816	*4.6%*	5,032	*5.5%*
Age 30 to 34 Years	515	*5.4%*	1,776	*4.5%*	4,903	*5.3%*
Age 35 to 39 Years	523	*5.4%*	2,026	*5.2%*	5,318	*5.8%*
Age 40 to 44 Years	586	*6.1%*	2,411	*6.1%*	5,710	*6.2%*
Age 45 to 49 Years	742	*7.7%*	2,998	*7.6%*	6,797	*7.4%*
Age 50 to 54 Years	735	*7.6%*	3,224	*8.2%*	7,008	*7.6%*
Age 55 to 59 Years	753	*7.8%*	3,367	*8.6%*	7,500	*8.1%*
Age 60 to 64 Years	730	*7.6%*	3,161	*8.1%*	7,233	*7.8%*
Age 65 to 74 Years	1,158	*12.0%*	5,189	*13.2%*	11,919	*12.9%*
Age 75 to 84 Years	666	*6.9%*	2,758	*7.0%*	6,421	*7.0%*
Age 85 Years or Over	190	*2.0%*	876	*2.2%*	2,470	*2.7%*
Median Age	44.9		47.3		46.4	
Gender Age Distribution (2018)						
Female Population	4,997	*51.9%*	20,498	*52.3%*	48,379	*52.4%*
Age 0 to 19 Years	988	*19.8%*	4,055	*19.8%*	9,029	*18.7%*
Age 20 to 64 Years	2,933	*58.7%*	11,751	*57.3%*	28,060	*58.0%*
Age 65 Years or Over	1,077	*21.5%*	4,692	*22.9%*	11,289	*23.3%*
Female Median Age	45.8		48.0		47.5	
Male Population	4,626	*48.1%*	18,731	*47.7%*	43,939	*47.6%*
Age 0 to 19 Years	1,005	*21.7%*	4,049	*21.6%*	9,231	*21.0%*
Age 20 to 64 Years	2,684	*58.0%*	10,550	*56.3%*	25,188	*57.3%*
Age 65 Years or Over	937	*20.3%*	4,131	*22.1%*	9,520	*21.7%*
Male Median Age	44.0		46.6		45.3	

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RF5

E Shea Blvd & N 116th St	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income $200,000 or More	962	*20.9%*	4,467	*25.4%*	9,469	*21.9%*
HH Income $150,000 to $199,999	371	*8.1%*	1,741	*9.9%*	4,415	*10.2%*
HH Income $100,000 to $149,999	583	*12.7%*	2,604	*14.8%*	7,344	*17.0%*
HH Income $75,000 to $99,999	505	*11.0%*	1,691	*9.6%*	5,179	*12.0%*
HH Income $50,000 to $74,999	840	*18.3%*	2,523	*14.4%*	6,024	*13.9%*
HH Income $35,000 to $49,999	534	*11.6%*	1,801	*10.3%*	4,411	*10.2%*
HH Income $25,000 to $34,999	355	*7.7%*	1,041	*5.9%*	2,420	*5.6%*
HH Income $15,000 to $24,999	222	*4.8%*	755	*4.3%*	1,808	*4.2%*
HH Income Under $15,000	221	*4.8%*	942	*5.4%*	2,182	*5.0%*
HH Income $35,000 or More	3,795	*82.6%*	14,826	*84.4%*	36,842	*85.2%*
HH Income $75,000 or More	2,421	*52.7%*	10,503	*59.8%*	26,407	*61.1%*
Housing (2018)						
Total Housing Units	4,942		19,350		47,880	
Housing Units Occupied	4,594	*93.0%*	17,565	*90.8%*	43,252	*90.3%*
Housing Units Owner-Occupied	2,757	*60.0%*	12,983	*73.9%*	29,784	*68.9%*
Housing Units, Renter-Occupied	1,836	*40.0%*	4,582	*26.1%*	13,469	*31.1%*
Housing Units, Vacant	348	*7.0%*	1,786	*9.2%*	4,628	*9.7%*
Marital Status (2018)						
Never Married	2,297	*28.0%*	8,053	*24.1%*	19,173	*24.3%*
Currently Married	4,211	*51.4%*	18,715	*56.1%*	42,918	*54.5%*
Separated	218	*2.7%*	808	*2.4%*	1,902	*2.4%*
Widowed	456	*5.6%*	1,871	*5.6%*	4,676	*5.9%*
Divorced	1,016	*12.4%*	3,931	*11.8%*	10,103	*12.8%*
Household Type (2018)						
Population Family	7,270	*75.5%*	31,493	*80.3%*	70,714	*76.6%*
Population Non-Family	2,343	*24.3%*	7,621	*19.4%*	21,227	*23.0%*
Population Group Quarters	10	*0.1%*	115	*0.3%*	377	*0.4%*
Family Households	2,578	*56.1%*	11,078	*63.1%*	25,294	*58.5%*
Non-Family Households	2,016	*43.9%*	6,487	*36.9%*	17,958	*41.5%*
Married Couple with Children	685	*16.3%*	3,169	*16.9%*	6,934	*16.2%*
Average Family Household Size	2.8		2.8		2.8	
Household Size (2018)						
1 Person Households	1,728	*37.6%*	5,470	*31.1%*	15,018	*34.7%*
2 Person Households	1,674	*36.4%*	6,877	*39.1%*	16,766	*38.8%*
3 Person Households	534	*11.6%*	2,275	*13.0%*	5,148	*11.9%*
4 Person Households	433	*9.4%*	1,953	*11.1%*	4,296	*9.9%*
5 Person Households	161	*3.5%*	713	*4.1%*	1,470	*3.4%*
6 or More Person Households	65	*1.4%*	278	*1.6%*	554	*1.3%*
Household Vehicles (2018)						
Households with 0 Vehicles Available	114	*2.5%*	439	*2.5%*	1,228	*2.8%*
Households with 1 Vehicles Available	1,805	*39.3%*	6,134	*34.9%*	16,388	*37.9%*
Households with 2 or More Vehicles Available	2,674	*58.2%*	10,991	*62.6%*	25,636	*59.3%*
Total Vehicles Available	8,368		33,119		77,803	
Average Vehicles Per Household	1.8		1.9		1.8	

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RF5

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Labor Force (2018)						
Estimated Labor Population Age 16 Years or Over	8,077		32,887		77,746	
Estimated Civilian Employed	5,272	*65.3%*	20,040	*60.9%*	48,950	*63.0%*
Estimated Civilian Unemployed	142	*1.8%*	519	*1.6%*	1,227	*1.6%*
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	2,663	*33.0%*	12,328	*37.5%*	27,569	*35.5%*
Unemployment Rate	1.8%		1.6%		1.6%	
Occupation (2015)						
Occupation: Population Age 16 Years or Over	5,454		20,036		49,156	
Management, Business, Financial Operations	1,323	*24.3%*	5,431	*27.1%*	13,222	*26.9%*
Professional, Related	1,533	*28.1%*	5,443	*27.2%*	13,694	*27.9%*
Service	831	*15.2%*	2,614	*13.0%*	6,249	*12.7%*
Sales, Office	1,320	*24.2%*	5,079	*25.3%*	12,517	*25.5%*
Farming, Fishing, Forestry	2	-	15	*0.1%*	77	*0.2%*
Construct, Extraction, Maintenance	171	*3.1%*	546	*2.7%*	1,256	*2.6%*
Production, Transport Material Moving	274	*5.0%*	907	*4.5%*	2,142	*4.4%*
White Collar Workers	4,176	*76.6%*	15,953	*79.6%*	39,433	*80.2%*
Blue Collar Workers	1,278	*23.4%*	4,083	*20.4%*	9,723	*19.8%*
Consumer Expenditure (2018)						
Total Household Expenditure	$392 M		$1.73 B		$4.18 B	
Total Non-Retail Expenditure	$209 M	*53.3%*	$931 M	*53.7%*	$2.23 B	*53.5%*
Total Retail Expenditure	$183 M	*46.7%*	$804 M	*46.3%*	$1.94 B	*46.5%*
Apparel	$13.9 M	*3.5%*	$61.6 M	*3.6%*	$148 M	*3.5%*
Contributions	$21.0 M	*5.4%*	$97.1 M	*5.6%*	$228 M	*5.4%*
Education	$17.0 M	*4.3%*	$78.5 M	*4.5%*	$186 M	*4.5%*
Entertainment	$22.3 M	*5.7%*	$99.1 M	*5.7%*	$238 M	*5.7%*
Food and Beverages	$55.0 M	*14.0%*	$240 M	*13.8%*	$581 M	*13.9%*
Furnishings and Equipment	$14.0 M	*3.6%*	$62.8 M	*3.6%*	$151 M	*3.6%*
Gifts	$11.1 M	*2.8%*	$50.8 M	*2.9%*	$121 M	*2.9%*
Health Care	$29.3 M	*7.5%*	$127 M	*7.3%*	$309 M	*7.4%*
Household Operations	$12.4 M	*3.2%*	$56.7 M	*3.3%*	$135 M	*3.2%*
Miscellaneous Expenses	$5.53 M	*1.4%*	$24.1 M	*1.4%*	$58.6 M	*1.4%*
Personal Care	$5.01 M	*1.3%*	$22.1 M	*1.3%*	$53.4 M	*1.3%*
Personal Insurance	$3.33 M	*0.8%*	$15.2 M	*0.9%*	$36.0 M	*0.9%*
Reading	$883 K	*0.2%*	$3.91 M	*0.2%*	$9.43 M	*0.2%*
Shelter	$81.4 M	*20.8%*	$362 M	*20.9%*	$869 M	*20.8%*
Tobacco	$1.99 M	*0.5%*	$8.29 M	*0.5%*	$20.3 M	*0.5%*
Transportation	$70.5 M	*18.0%*	$308 M	*17.7%*	$747 M	*17.9%*
Utilities	$27.3 M	*7.0%*	$118 M	*6.8%*	$286 M	*6.9%*
Educational Attainment (2018)						
Adult Population Age 25 Years or Over	7,168		29,601		70,311	
Elementary (Grade Level 0 to 8)	47	*0.7%*	287	*1.0%*	689	*1.0%*
Some High School (Grade Level 9 to 11)	58	*0.8%*	415	*1.4%*	1,141	*1.6%*
High School Graduate	843	*11.8%*	3,450	*11.7%*	7,926	*11.3%*
Some College	1,514	*21.1%*	5,210	*17.6%*	12,687	*18.0%*
Associate Degree Only	489	*6.8%*	1,892	*6.4%*	5,328	*7.6%*
Bachelor Degree Only	2,764	*38.6%*	11,114	*37.5%*	25,422	*36.2%*
Graduate Degree	1,454	*20.3%*	7,234	*24.4%*	17,116	*24.3%*

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Units In Structure (2015)						
1 Detached Unit	2,962	*70.5%*	12,317	*77.9%*	27,589	*70.3%*
1 Attached Unit	188	*4.5%*	1,480	*9.4%*	4,174	*10.6%*
2 to 4 Units	147	*3.5%*	652	*4.1%*	2,464	*6.3%*
5 to 9 Units	366	*8.7%*	885	*5.6%*	2,561	*6.5%*
10 to 19 Units	439	*10.5%*	759	*4.8%*	2,476	*6.3%*
20 to 49 Units	140	*3.3%*	300	*1.9%*	1,051	*2.7%*
50 or More Units	463	*11.0%*	988	*6.2%*	2,625	*6.7%*
Mobile Home or Trailer	45	*1.1%*	177	*1.1%*	463	*1.2%*
Other Structure	2	-	3	-	8	-
Homes Built By Year (2015)						
Homes Built 2010 or later	55	*1.3%*	207	*1.3%*	510	*1.3%*
Homes Built 2000 to 2009	649	*15.4%*	2,267	*14.3%*	6,083	*15.5%*
Homes Built 1990 to 1999	1,956	*46.6%*	6,179	*39.1%*	15,711	*40.0%*
Homes Built 1980 to 1989	1,549	*36.9%*	6,986	*44.2%*	13,653	*34.8%*
Homes Built 1970 to 1979	279	*6.6%*	1,129	*7.1%*	5,091	*13.0%*
Homes Built 1960 to 1969	96	*2.3%*	314	*2.0%*	1,071	*2.7%*
Homes Built 1950 to 1959	51	*1.2%*	200	*1.3%*	438	*1.1%*
Homes Built Before 1949	17	*0.4%*	70	*0.4%*	300	*0.8%*
Home Values (2015)						
Home Values $1,000,000 or More	108	*4.2%*	709	*5.9%*	1,150	*4.2%*
Home Values $500,000 to $999,999	767	*29.8%*	4,165	*34.9%*	8,340	*30.4%*
Home Values $400,000 to $499,999	349	*13.6%*	1,699	*14.2%*	4,608	*16.8%*
Home Values $300,000 to $399,999	548	*21.3%*	2,060	*17.2%*	5,681	*20.7%*
Home Values $200,000 to $299,999	604	*23.5%*	2,275	*19.0%*	5,386	*19.6%*
Home Values $150,000 to $199,999	206	*8.0%*	994	*8.3%*	2,198	*8.0%*
Home Values $100,000 to $149,999	90	*3.5%*	463	*3.9%*	1,126	*4.1%*
Home Values $70,000 to $99,999	23	*0.9%*	98	*0.8%*	219	*0.8%*
Home Values $50,000 to $69,999	7	*0.3%*	37	*0.3%*	115	*0.4%*
Home Values $25,000 to $49,999	9	*0.3%*	39	*0.3%*	104	*0.4%*
Home Values Under $25,000	50	*1.9%*	192	*1.6%*	446	*1.6%*
Owner-Occupied Median Home Value	$407,937		$452,710		$425,388	
Renter-Occupied Median Rent	$1,087		$1,164		$1,161	
Transportation To Work (2015)						
Drive to Work Alone	3,655	*74.0%*	14,415	*74.1%*	33,916	*73.6%*
Drive to Work in Carpool	407	*8.2%*	1,616	*8.3%*	4,035	*8.8%*
Travel to Work by Public Transportation	59	*1.2%*	253	*1.3%*	655	*1.4%*
Drive to Work on Motorcycle	13	*0.3%*	51	*0.3%*	128	*0.3%*
Walk or Bicycle to Work	126	*2.6%*	359	*1.8%*	891	*1.9%*
Other Means	49	*1.0%*	227	*1.2%*	558	*1.2%*
Work at Home	628	*12.7%*	2,528	*13.0%*	5,893	*12.8%*
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	1,119	*26.0%*	4,406	*26.0%*	11,743	*29.2%*
Travel to Work in 15 to 29 Minutes	1,939	*45.0%*	7,019	*41.5%*	16,924	*42.1%*
Travel to Work in 30 to 59 Minutes	1,518	*35.2%*	5,198	*30.7%*	12,669	*31.5%*
Travel to Work in 60 Minutes or More	167	*3.9%*	779	*4.6%*	1,529	*3.8%*
Average Minutes Travel to Work	22.0		21.4		21.1	

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