

Ancala Village

Southeast Corner of Via Linda & Frank Lloyd Wright Blvd., Scottsdale, AZ



STRATEGIC

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AVAILABILITY

- 1,050 sf • 1,190 sf • 1,200 sf • 1,220 sf
- 1,326 sf • 2,100 sf • 1,619 sf • 1,300 sf
- 1,114 sf

OFFICE SPACE

- 381 sf • 1,012 sf • 2,469 sf

Click on
siteplan for
video tours



FEATURES

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



2017 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,626	50,947	96,278
Average Household Income	\$104,913	\$132,103	\$133,439
Daytime Employment	2,819	29,284	85,396

NOTABLE TENANTS



STRATEGIC

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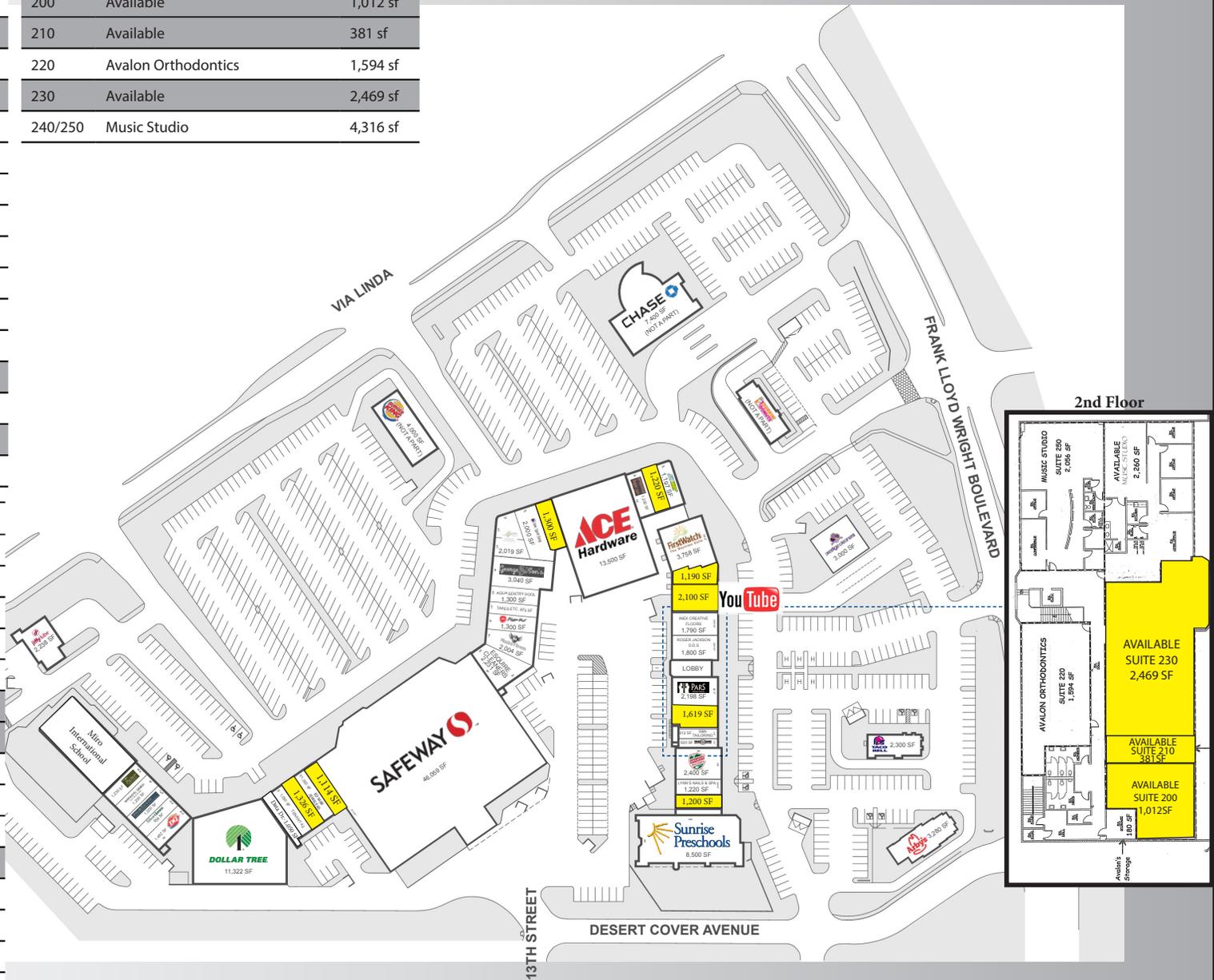
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#	TENANT	SQ. FT.
A100	Data Dr.	1,050 sf
A104	Elite Shutters	1,050 sf
A108	Available-Former Chiropractor	1,326 sf
A112	Ed Mar Jewelers	1,050 sf
A116	Available	1,114 sf
B120	Esquire Cleaners	2,231 sf
B124	Mostro Fitness	2,004 sf
B128	Pizza Hut	1,300 sf
B132	Taxes Etc.	975 sf
B136	Aqua Sentry Pool	1,300 sf
B140	George & Sons Asian	3,040 sf
B144	Le Vie En Day Spa	2,019 sf
B146	Se Spot Shop	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	Tesoro Ristorante Italiano	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	First Watch	3,758 sf
E03	Available-Former Yogurt	1,190 sf
E04/05	Available-Former Salon	2,100 sf
E06	Inex Creative Floors	1,790 sf
E07/08	Roger Jackson D.D.S.	1,800 sf
E09/10	Pars Persain Cuisine	2,198 sf
E11	Available-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

#	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



STARS
CHANGING LIVES THROUGH OPPORTUNITY

Walgreens

TOTAR TIME

McDonald's

Albertsons

VIA LINDA

CHASE

DUNKIN' DONUTS

FirstWatch

prestige cleaners

HyVee

SAFeway
FOOD & DRUG

TACO BELL

Arby's

Sunrise

FRANK LOYD WRIGHT BLVD

Vitas

CUBESMART
self storage + logistics

Blue Sky
BLUE WADOBÉ

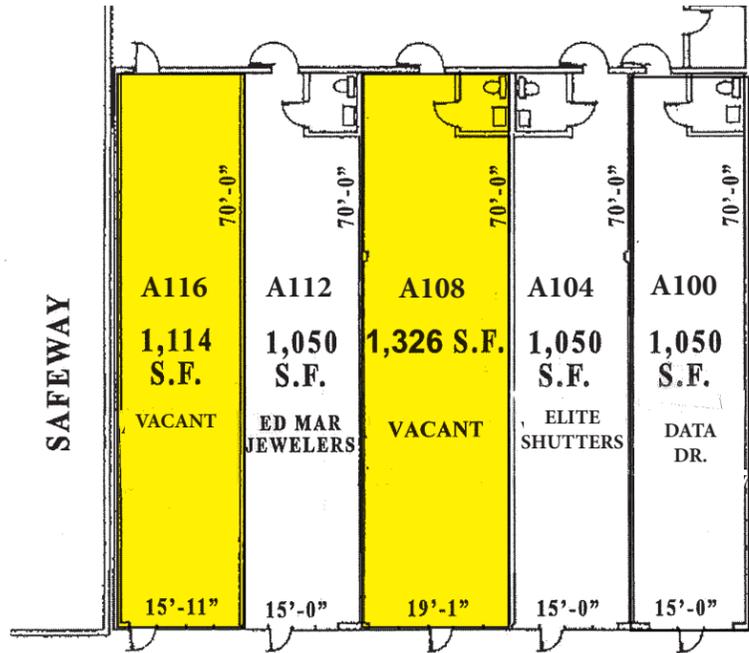
Tuesday Morning

SHEA BLVD.

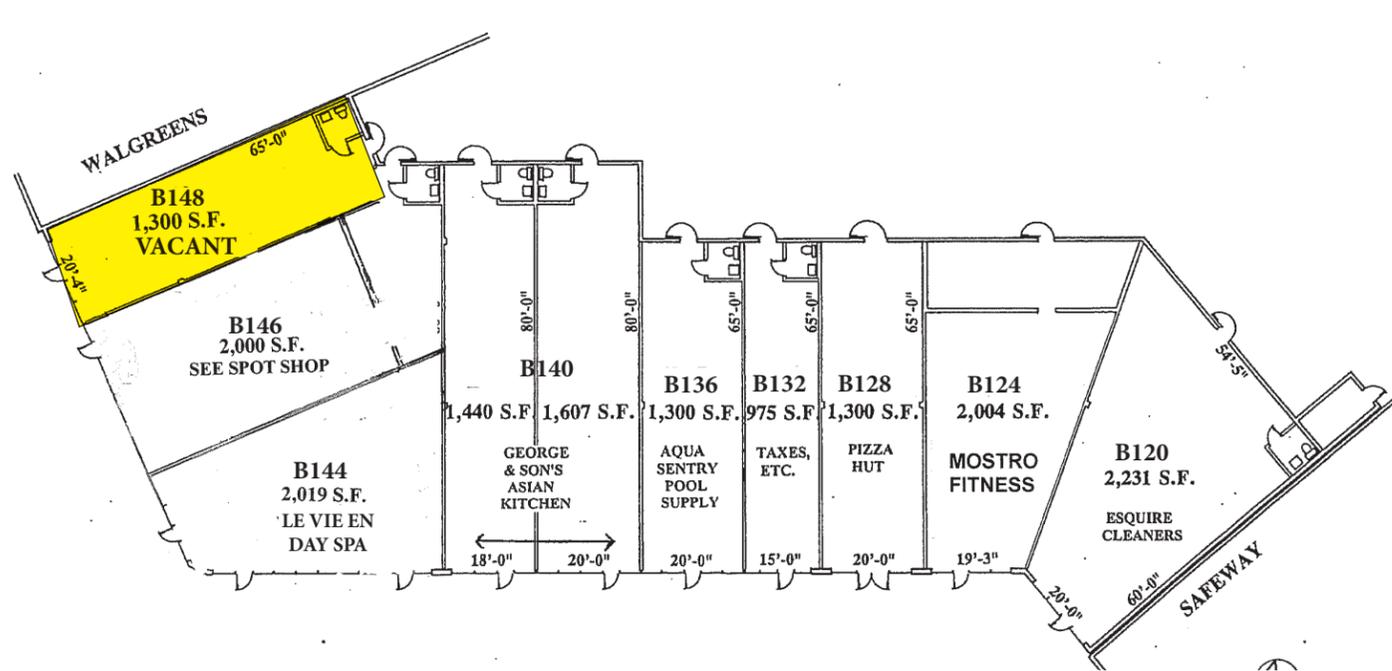
DESERT STORAGE

M
MOUNTAINBROS
FITNESS

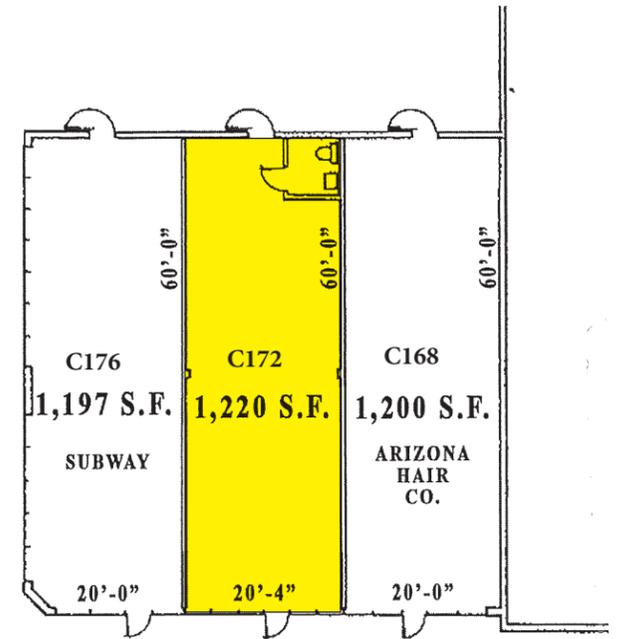
SHOPS A



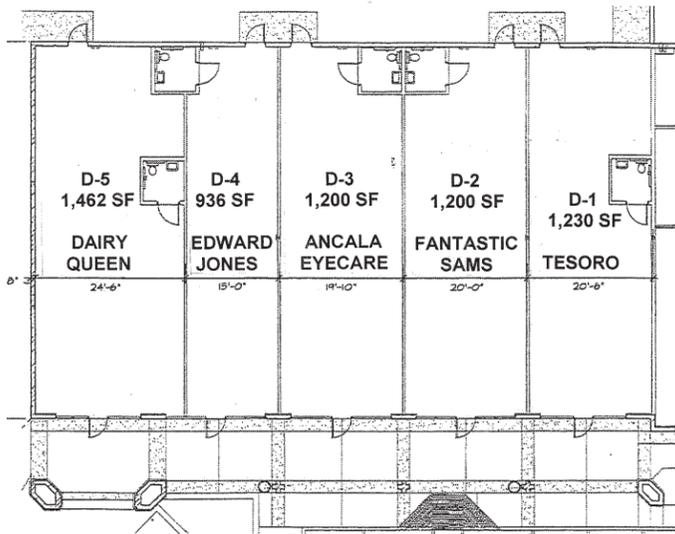
SHOPS B



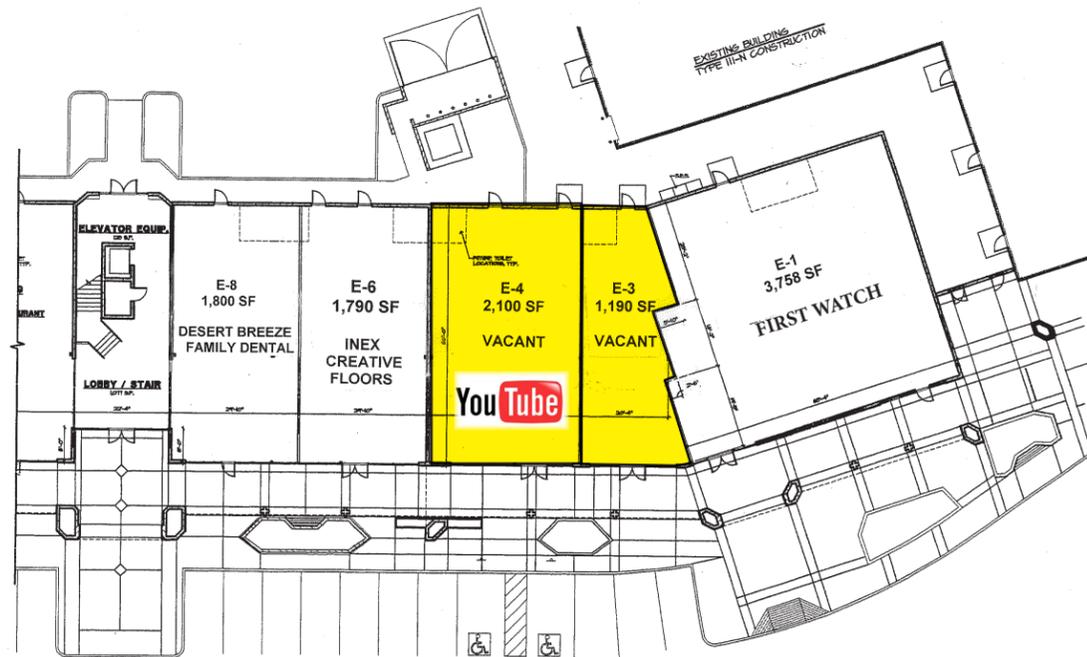
SHOPS C



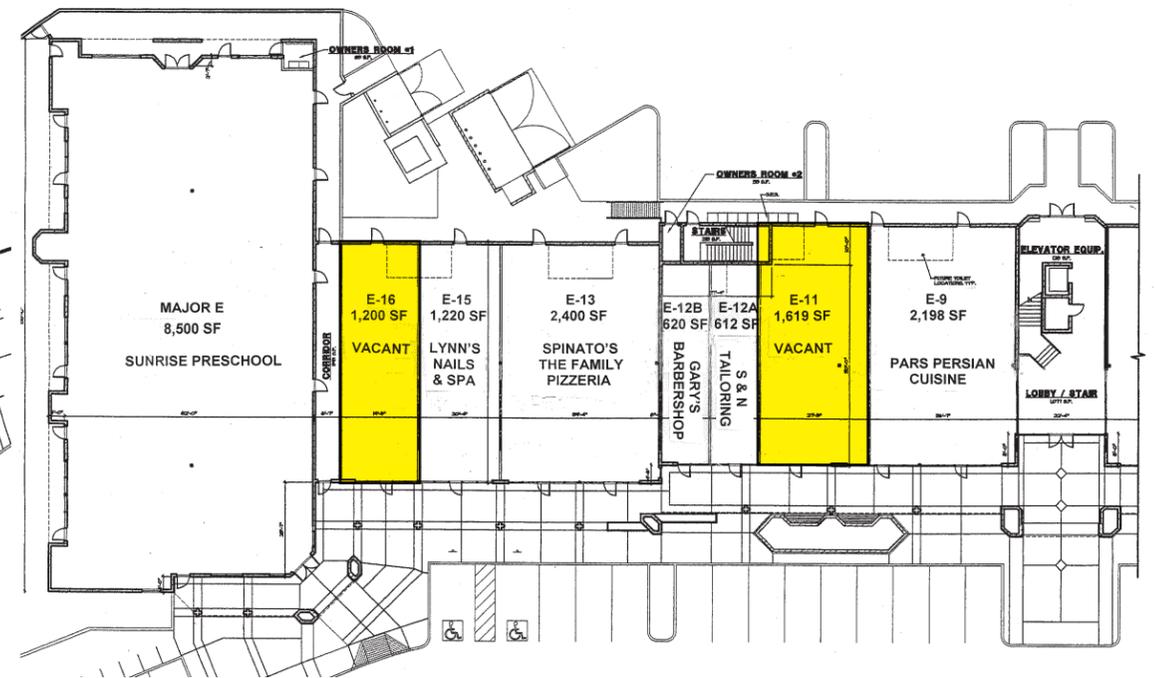
SHOPS D



SHOPS E-NORTH



SHOPS E-SOUTH



EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5892/-111.8363

RF5

N Frank Lloyd Wright Blvd & E VÃ-a Linda

Scottsdale, AZ 85259

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2017)	9,626	50,947	96,278
Projected Population (2022)	10,550	55,527	104,923
Census Population (2010)	8,701	47,635	89,384
Census Population (2000)	8,772	46,173	84,574
Projected Annual Growth (2017 to 2022)	924 1.9%	4,580 1.8%	8,645 1.8%
Historical Annual Growth (2010 to 2017)	925 1.5%	3,312 1.0%	6,894 1.1%
Historical Annual Growth (2000 to 2010)	-72 -0.1%	1,463 0.3%	4,810 0.6%
Estimated Population Density (2017)	3,066 <i>psm</i>	1,803 <i>psm</i>	1,226 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>

Households

Estimated Households (2017)	4,691	23,380	44,695
Projected Households (2022)	4,967	24,662	47,122
Census Households (2010)	4,139	21,388	40,780
Census Households (2000)	3,894	19,165	36,023
Estimated Households with Children (2017)	1,026 21.9%	5,398 23.1%	10,080 22.6%
Estimated Average Household Size (2017)	2.05	2.17	2.14

Average Household Income

Estimated Average Household Income (2017)	\$104,913	\$132,103	\$133,439
Projected Average Household Income (2022)	\$129,364	\$165,001	\$167,641
Estimated Average Family Income (2017)	\$141,289	\$171,334	\$167,757

Median Household Income

Estimated Median Household Income (2017)	\$84,104	\$100,274	\$102,510
Projected Median Household Income (2022)	\$95,748	\$115,994	\$119,245
Estimated Median Family Income (2017)	\$121,147	\$136,982	\$135,338

Per Capita Income

Estimated Per Capita Income (2017)	\$51,144	\$60,662	\$61,980
Projected Per Capita Income (2022)	\$60,914	\$73,320	\$75,321
Estimated Per Capita Income 5 Year Growth	\$9,769 19.1%	\$12,658 20.9%	\$13,341 21.5%
Estimated Average Household Net Worth (2017)	\$1,132,809	\$1,504,526	\$1,513,928

Daytime Demos (2017)

Total Businesses	468	2,758	8,640
Total Employees	2,819	29,284	85,396
Company Headquarter Businesses	- -	9 0.3%	92 1.1%
Company Headquarter Employees	4 0.1%	6,998 23.9%	15,559 18.2%
Employee Population per Business	6.0	10.6	9.9
Residential Population per Business	20.6	18.5	11.1

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RFS

N Frank Lloyd Wright Blvd & E Vā-a Linda Scottsdale, AZ 85259		1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity							
White (2017)		8,176	84.9%	44,300	87.0%	83,828	87.1%
Black or African American (2017)		290	3.0%	1,211	2.4%	2,275	2.4%
American Indian or Alaska Native (2017)		79	0.8%	241	0.5%	436	0.5%
Asian (2017)		527	5.5%	2,939	5.8%	5,467	5.7%
Hawaiian or Pacific Islander (2017)		11	0.1%	40	0.1%	79	0.1%
Other Race (2017)		202	2.1%	703	1.4%	1,378	1.4%
Two or More Races (2017)		340	3.5%	1,513	3.0%	2,815	2.9%
Not Hispanic or Latino Population (2017)		8,639	89.8%	46,351	91.0%	87,621	91.0%
Hispanic or Latino Population (2017)		987	10.2%	4,596	9.0%	8,657	9.0%
Not Hispanic or Latino Population (2022)		9,241	87.6%	49,354	88.9%	93,288	88.9%
Hispanic or Latino Population (2022)		1,308	12.4%	6,173	11.1%	11,635	11.1%
Not Hispanic or Latino Population (2010)		8,150	93.7%	45,185	94.9%	84,732	94.8%
Hispanic or Latino Population (2010)		551	6.3%	2,450	5.1%	4,652	5.2%
Not Hispanic or Latino Population (2000)		8,336	95.0%	44,500	96.4%	81,544	96.4%
Hispanic or Latino Population (2000)		436	5.0%	1,672	3.6%	3,030	3.6%
Projected Hispanic Annual Growth (2017 to 2022)		322	6.5%	1,576	6.9%	2,978	6.9%
Historic Hispanic Annual Growth (2000 to 2017)		550	7.4%	2,924	10.3%	5,628	10.9%
Age Distribution (2017)							
Age Under 5		393	4.1%	2,068	4.1%	4,071	4.2%
Age 5 to 9 Years		463	4.8%	2,613	5.1%	4,915	5.1%
Age 10 to 14 Years		549	5.7%	2,937	5.8%	5,355	5.6%
Age 15 to 19 Years		572	5.9%	2,866	5.6%	5,023	5.2%
Age 20 to 24 Years		534	5.5%	2,128	4.2%	4,019	4.2%
Age 25 to 29 Years		666	6.9%	2,518	4.9%	5,059	5.3%
Age 30 to 34 Years		585	6.1%	2,619	5.1%	5,252	5.5%
Age 35 to 39 Years		553	5.7%	2,768	5.4%	5,496	5.7%
Age 40 to 44 Years		631	6.6%	3,301	6.5%	6,276	6.5%
Age 45 to 49 Years		751	7.8%	3,810	7.5%	7,007	7.3%
Age 50 to 54 Years		781	8.1%	4,230	8.3%	7,674	8.0%
Age 55 to 59 Years		774	8.0%	4,234	8.3%	7,797	8.1%
Age 60 to 64 Years		687	7.1%	3,852	7.6%	7,415	7.7%
Age 65 to 74 Years		993	10.3%	6,060	11.9%	11,887	12.3%
Age 75 to 84 Years		514	5.3%	3,359	6.6%	6,337	6.6%
Age 85 Years or Over		178	1.8%	1,585	3.1%	2,693	2.8%
Median Age		42.7		46.3		46.0	
Gender Age Distribution (2017)							
Female Population		5,016	52.1%	26,906	52.8%	50,494	52.4%
Age 0 to 19 Years		997	19.9%	5,253	19.5%	9,602	19.0%
Age 20 to 64 Years		3,107	61.9%	15,538	57.7%	29,484	58.4%
Age 65 Years or Over		912	18.2%	6,115	22.7%	11,409	22.6%
Female Median Age		43.7		47.4		46.9	
Male Population		4,610	47.9%	24,041	47.2%	45,784	47.6%
Age 0 to 19 Years		981	21.3%	5,232	21.8%	9,763	21.3%
Age 20 to 64 Years		2,856	62.0%	13,921	57.9%	26,513	57.9%
Age 65 Years or Over		773	16.8%	4,888	20.3%	9,508	20.8%
Male Median Age		41.5		45.0		44.9	

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Scottsdale, AZ 85259

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2017)

HH Income \$200,000 or More	682	14.5%	4,968	21.2%	8,958	20.0%
HH Income \$150,000 to \$199,999	295	6.3%	2,015	8.6%	4,278	9.6%
HH Income \$100,000 to \$149,999	493	10.5%	3,150	13.5%	7,189	16.1%
HH Income \$75,000 to \$99,999	481	10.3%	2,342	10.0%	5,247	11.7%
HH Income \$50,000 to \$74,999	960	20.5%	3,591	15.4%	6,644	14.9%
HH Income \$35,000 to \$49,999	780	16.6%	2,732	11.7%	4,654	10.4%
HH Income \$25,000 to \$34,999	401	8.6%	1,625	6.9%	2,748	6.1%
HH Income \$15,000 to \$24,999	324	6.9%	1,455	6.2%	2,465	5.5%
HH Income Under \$15,000	274	5.8%	1,503	6.4%	2,511	5.6%
HH Income \$35,000 or More	3,692	78.7%	18,798	80.4%	36,971	82.7%
HH Income \$75,000 or More	1,951	41.6%	12,475	53.4%	25,672	57.4%

Housing (2017)

Total Housing Units	5,031		25,732		49,753	
Housing Units Occupied	4,691	93.2%	23,380	90.9%	44,695	89.8%
Housing Units Owner-Occupied	2,576	54.9%	16,049	68.6%	30,295	67.8%
Housing Units, Renter-Occupied	2,115	45.1%	7,332	31.4%	14,400	32.2%
Housing Units, Vacant	340	6.8%	2,351	9.1%	5,058	10.2%

Marital Status (2017)

Never Married	2,202	26.8%	10,745	24.8%	20,066	24.5%
Currently Married	4,080	49.6%	22,653	52.3%	43,635	53.3%
Separated	280	3.4%	1,144	2.6%	2,011	2.5%
Widowed	449	5.5%	2,701	6.2%	4,753	5.8%
Divorced	1,209	14.7%	6,085	14.0%	11,470	14.0%

Household Type (2017)

Population Family	7,011	72.8%	39,424	77.4%	74,014	76.9%
Population Non-Family	2,603	27.0%	11,240	22.1%	21,846	22.7%
Population Group Quarters	13	0.1%	282	0.6%	418	0.4%
Family Households	2,502	53.3%	13,860	59.3%	26,304	58.9%
Non-Family Households	2,189	46.7%	9,521	40.7%	18,391	41.1%
Married Couple with Children	656	16.1%	4,020	17.7%	7,444	17.1%
Average Family Household Size	2.8		2.8		2.8	

Household Size (2017)

1 Person Households	1,827	38.9%	7,995	34.2%	15,287	34.2%
2 Person Households	1,658	35.4%	8,731	37.3%	17,178	38.4%
3 Person Households	581	12.4%	2,936	12.6%	5,502	12.3%
4 Person Households	441	9.4%	2,536	10.8%	4,595	10.3%
5 Person Households	138	2.9%	866	3.7%	1,561	3.5%
6 or More Person Households	46	1.0%	317	1.4%	572	1.3%

Household Vehicles (2017)

Households with 0 Vehicles Available	145	3.1%	921	3.9%	1,470	3.3%
Households with 1 Vehicles Available	2,055	43.8%	8,636	36.9%	16,723	37.4%
Households with 2 or More Vehicles Available	2,491	53.1%	13,824	59.1%	26,502	59.3%
Total Vehicles Available	7,826		41,411		78,841	
Average Vehicles Per Household	1.7		1.8		1.8	

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Scottsdale, AZ 85259

1 mi radius 3 mi radius 5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	8,108		42,716		80,847	
Estimated Civilian Employed	5,288	65.2%	25,733	60.2%	50,235	62.1%
Estimated Civilian Unemployed	184	2.3%	902	2.1%	1,503	1.9%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	2,637	32.5%	16,081	37.6%	29,108	36.0%
Unemployment Rate	2.3%		2.1%		1.9%	

Occupation (2015)

Occupation: Population Age 16 Years or Over	5,284		25,742		50,286	
Management, Business, Financial Operations	1,125	21.3%	6,693	26.0%	13,627	27.1%
Professional, Related	1,394	26.4%	6,500	25.3%	13,486	26.8%
Service	954	18.1%	3,557	13.8%	6,083	12.1%
Sales, Office	1,350	25.5%	7,147	27.8%	13,559	27.0%
Farming, Fishing, Forestry	6	0.1%	39	0.2%	106	0.2%
Construct, Extraction, Maintenance	231	4.4%	710	2.8%	1,343	2.7%
Production, Transport Material Moving	223	4.2%	1,097	4.3%	2,083	4.1%
White Collar Workers	3,869	73.2%	20,340	79.0%	40,672	80.9%
Blue Collar Workers	1,415	26.8%	5,402	21.0%	9,614	19.1%

Consumer Expenditure (2017)

Total Household Expenditure	\$339 M		\$2.00 B		\$3.86 B	
Total Non-Retail Expenditure	\$185 M	54.6%	\$1.10 B	54.8%	\$2.11 B	54.8%
Total Retail Expenditure	\$154 M	45.4%	\$907 M	45.2%	\$1.75 B	45.2%
Apparel	\$12.0 M	3.5%	\$70.9 M	3.5%	\$136 M	3.5%
Contributions	\$17.1 M	5.0%	\$108 M	5.4%	\$206 M	5.3%
Education	\$13.9 M	4.1%	\$87.7 M	4.4%	\$169 M	4.4%
Entertainment	\$19.2 M	5.7%	\$114 M	5.7%	\$220 M	5.7%
Food and Beverages	\$48.3 M	14.3%	\$280 M	14.0%	\$540 M	14.0%
Furnishings and Equipment	\$11.9 M	3.5%	\$71.8 M	3.6%	\$139 M	3.6%
Gifts	\$9.21 M	2.7%	\$57.1 M	2.8%	\$110 M	2.8%
Health Care	\$26.1 M	7.7%	\$150 M	7.5%	\$288 M	7.5%
Household Operations	\$10.3 M	3.0%	\$63.9 M	3.2%	\$123 M	3.2%
Miscellaneous Expenses	\$4.87 M	1.4%	\$28.2 M	1.4%	\$54.5 M	1.4%
Personal Care	\$4.36 M	1.3%	\$25.6 M	1.3%	\$49.4 M	1.3%
Personal Insurance	\$2.75 M	0.8%	\$17.1 M	0.9%	\$32.8 M	0.9%
Reading	\$762 K	0.2%	\$4.51 M	0.2%	\$8.70 M	0.2%
Shelter	\$70.1 M	20.7%	\$417 M	20.8%	\$803 M	20.8%
Tobacco	\$1.86 M	0.5%	\$10.1 M	0.5%	\$19.3 M	0.5%
Transportation	\$62.1 M	18.3%	\$359 M	17.9%	\$695 M	18.0%
Utilities	\$24.4 M	7.2%	\$139 M	6.9%	\$267 M	6.9%

Educational Attainment (2017)

Adult Population Age 25 Years or Over	7,114		38,334		72,894	
Elementary (Grade Level 0 to 8)	29	0.4%	344	0.9%	782	1.1%
Some High School (Grade Level 9 to 11)	57	0.8%	744	1.9%	1,354	1.9%
High School Graduate	1,078	15.1%	4,921	12.8%	8,549	11.7%
Some College	1,692	23.8%	7,640	19.9%	14,344	19.7%
Associate Degree Only	412	5.8%	2,642	6.9%	5,031	6.9%
Bachelor Degree Only	2,577	36.2%	13,150	34.3%	25,603	35.1%
Graduate Degree	1,269	17.8%	8,892	23.2%	17,231	23.6%

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1 mi radius

3 mi radius

5 mi radius

Units In Structure (2015)

	1 mi radius	3 mi radius	5 mi radius
1 Detached Unit	2,804 67.8%	15,436 72.2%	28,830 70.7%
1 Attached Unit	152 3.7%	1,837 8.6%	4,000 9.8%
2 to 4 Units	119 2.9%	1,186 5.5%	2,982 7.3%
5 to 9 Units	451 10.9%	1,242 5.8%	2,367 5.8%
10 to 19 Units	458 11.1%	1,561 7.3%	2,757 6.8%
20 to 49 Units	162 3.9%	455 2.1%	1,037 2.5%
50 or More Units	495 12.0%	1,390 6.5%	2,269 5.6%
Mobile Home or Trailer	44 1.1%	251 1.2%	475 1.2%
Other Structure	3 0.1%	12 0.1%	21 0.1%

Homes Built By Year (2015)

	1 mi radius	3 mi radius	5 mi radius
Homes Built 2010 or later	21 0.5%	117 0.5%	221 0.5%
Homes Built 2000 to 2009	704 17.0%	3,233 15.1%	6,622 16.2%
Homes Built 1990 to 1999	1,538 37.2%	9,056 42.3%	16,361 40.1%
Homes Built 1980 to 1989	1,911 46.2%	8,058 37.7%	13,345 32.7%
Homes Built 1970 to 1979	255 6.2%	1,666 7.8%	5,283 13.0%
Homes Built 1960 to 1969	92 2.2%	496 2.3%	1,264 3.1%
Homes Built 1950 to 1959	80 1.9%	306 1.4%	614 1.5%
Homes Built Before 1949	11 0.3%	88 0.4%	282 0.7%

Home Values (2015)

	1 mi radius	3 mi radius	5 mi radius
Home Values \$1,000,000 or More	97 4.1%	735 4.8%	1,170 4.1%
Home Values \$500,000 to \$999,999	512 21.7%	4,667 30.7%	8,819 31.0%
Home Values \$400,000 to \$499,999	182 7.7%	2,069 13.6%	4,517 15.9%
Home Values \$300,000 to \$399,999	645 27.3%	3,212 21.1%	6,213 21.9%
Home Values \$200,000 to \$299,999	727 30.8%	2,790 18.3%	5,108 18.0%
Home Values \$150,000 to \$199,999	204 8.7%	1,177 7.7%	1,981 7.0%
Home Values \$100,000 to \$149,999	88 3.7%	762 5.0%	1,278 4.5%
Home Values \$70,000 to \$99,999	20 0.8%	126 0.8%	208 0.7%
Home Values \$50,000 to \$69,999	5 0.2%	34 0.2%	75 0.3%
Home Values \$25,000 to \$49,999	4 0.2%	44 0.3%	113 0.4%
Home Values Under \$25,000	50 2.1%	212 1.4%	395 1.4%
Owner-Occupied Median Home Value	\$386,581	\$436,760	\$430,561
Renter-Occupied Median Rent	\$874	\$1,057	\$1,097

Transportation To Work (2015)

	1 mi radius	3 mi radius	5 mi radius
Drive to Work Alone	3,586 78.7%	18,945 78.4%	35,645 77.7%
Drive to Work in Carpool	259 5.7%	1,348 5.6%	2,947 6.4%
Travel to Work by Public Transportation	18 0.4%	138 0.6%	414 0.9%
Drive to Work on Motorcycle	2 -	16 0.1%	40 0.1%
Walk or Bicycle to Work	132 2.9%	447 1.8%	978 2.1%
Other Means	49 1.1%	193 0.8%	487 1.1%
Work at Home	509 11.2%	3,084 12.8%	5,363 11.7%

Travel Time (2015)

	1 mi radius	3 mi radius	5 mi radius
Travel to Work in 14 Minutes or Less	1,368 33.8%	5,987 28.4%	12,317 30.4%
Travel to Work in 15 to 29 Minutes	1,680 41.5%	9,198 43.6%	17,741 43.8%
Travel to Work in 30 to 59 Minutes	1,455 36.0%	6,587 31.2%	12,939 31.9%
Travel to Work in 60 Minutes or More	145 3.6%	582 2.8%	1,268 3.1%
Average Minutes Travel to Work	21.7	21.1	21.0

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