



SWC Scottsdale Rd & Frank Lloyd Wright Blvd
Shops at Kierland One

2nd Generation Restaurant Space: 1,550 SF

Last space remaining!

Opportunity

- Prime shop space with ideal Scottsdale Road frontage
- Signage visible to Scottsdale Road
- 80k sf office space signed within walking distance
- More than 2.8m sf of office space within 1-mile radius
- Join well-established tenants Tokyo Joe's, Sleep Number, and OneAZ Credit Union

Notable Tenants



sleep  number.



86,559 Employees in
3-mile radius



\$123,489 Average household
income in 1-mile
radius



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Location



The Shops at Kierland One are located adjacent to Kierland One, a class A, 175,441-square-foot office building located in the North Scottsdale Airpark submarket of Phoenix.

Completed in 1999 and situated on 11 acres, the four-story building is located at 16430 N Scottsdale Road across from the Promenade Shops, within the Kierland master-planned development.

2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	6,100	65,996	201,244
Avg Household Income	\$123,489	\$133,793	\$152,639
Daytime Employment	20,519	86,559	163,891

Traffic Counts

Scottsdale Rd	33,000 CPD
Frank Lloyd Wright Blvd	41,924 CPD
Bell Rd	40,816 CPD

80K

Square foot office space
signed within the center

20K+

Employees working within
1-mile radius

41K+

Cars per day via Frank Lloyd
Wright Boulevard

2.8M

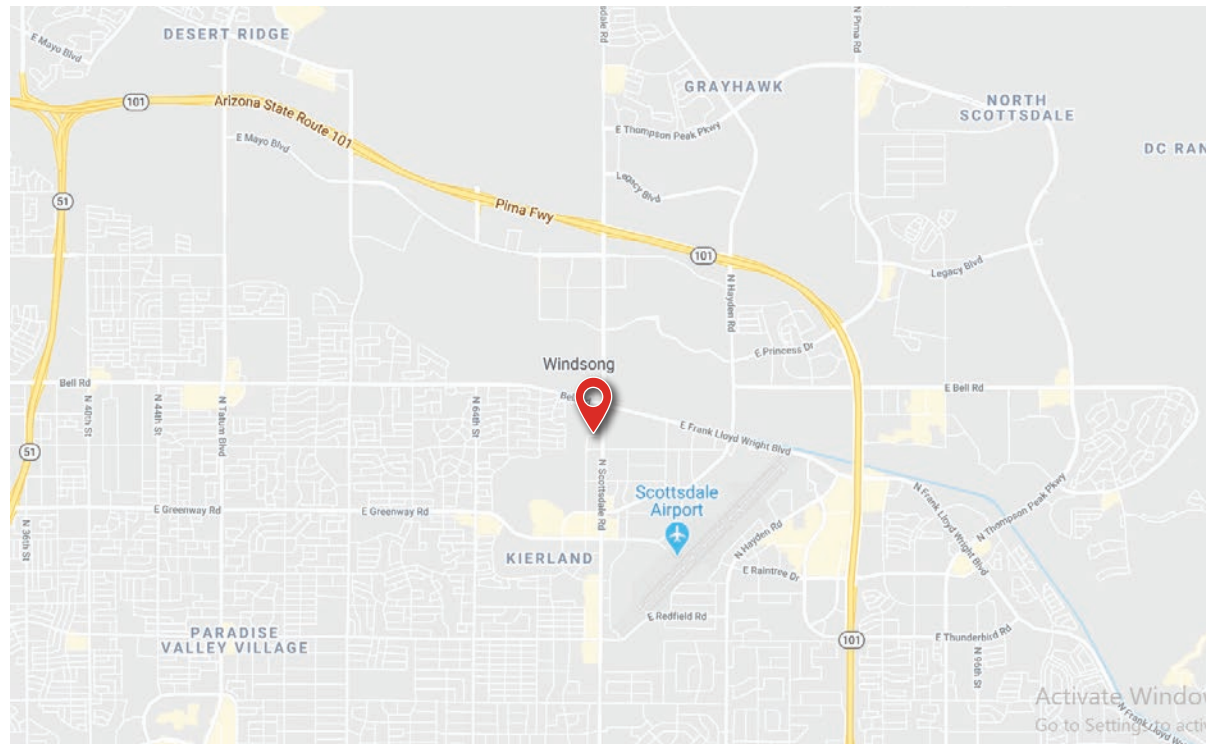
Square feet of office space
within 1-mile radius

61K+

Employees working within
3-mile radius

\$133.7K+

Average household income
within 3-mile radius









RFS

16500 N Scottsdale Rd				
Scottsdale, AZ 85254				
	1 mi radius	3 mi radius	5 mi radius	
Population				
Estimated Population (2019)	6,100	65,996	201,244	
Projected Population (2024)	6,602	72,178	219,713	
Census Population (2010)	3,482	57,394	174,890	
Census Population (2000)	3,479	54,751	169,118	
Projected Annual Growth (2019 to 2024)	502 1.6%	6,181 1.9%	18,469 1.8%	
Historical Annual Growth (2010 to 2019)	2,618 4.8%	8,602 1.4%	26,354 1.5%	
Historical Annual Growth (2000 to 2010)	3 -	2,643 0.5%	5,772 0.3%	
Estimated Population Density (2019)	1,943 psm	2,335 psm	2,563 psm	
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	
Households				
Estimated Households (2019)	2,967	29,399	88,612	
Projected Households (2024)	3,084	30,882	92,978	
Census Households (2010)	1,753	24,783	75,283	
Census Households (2000)	1,537	21,276	67,472	
Estimated Households with Children (2019)	514 17.3%	7,083 24.1%	22,297 25.2%	
Estimated Average Household Size (2019)	2.04	2.22	2.25	
Average Household Income				
Estimated Average Household Income (2019)	\$123,489	\$133,793	\$133,880	
Projected Average Household Income (2024)	\$141,711	\$153,399	\$152,639	
Estimated Average Family Income (2019)	\$155,038	\$167,839	\$167,802	
Median Household Income				
Estimated Median Household Income (2019)	\$86,826	\$100,236	\$98,853	
Projected Median Household Income (2024)	\$97,116	\$114,265	\$113,220	
Estimated Median Family Income (2019)	\$107,572	\$125,154	\$125,182	
Per Capita Income				
Estimated Per Capita Income (2019)	\$60,203	\$59,724	\$59,039	
Projected Per Capita Income (2024)	\$66,311	\$65,748	\$64,674	
Estimated Per Capita Income 5 Year Growth	\$6,109 10.1%	\$6,024 10.1%	\$5,636 9.5%	
Estimated Average Household Net Worth (2019)	\$1,265,596	\$1,430,067	\$1,422,228	
Daytime Demos (2019)				
Total Businesses	1,507	7,532	15,781	
Total Employees	20,519	86,559	163,891	
Company Headquarter Businesses	27 1.8%	114 1.5%	152 1.0%	
Company Headquarter Employees	2,141 10.4%	13,871 16.0%	23,121 14.1%	
Employee Population per Business	13.6	11.5	10.4	
Residential Population per Business	4.0	8.8	12.8	

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Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

RFS

16500 N Scottsdale Rd				
Scottsdale, AZ 85254				
	1 mi radius	3 mi radius	5 mi radius	
Race & Ethnicity				
White (2019)	5,256 86.2%	54,893 83.2%	166,629 82.8%	
Black or African American (2019)	185 3.0%	2,109 3.2%	6,627 3.3%	
American Indian or Alaska Native (2019)	27 0.4%	378 0.6%	1,381 0.7%	
Asian (2019)	296 4.8%	4,498 6.8%	12,227 6.1%	
Hawaiian or Pacific Islander (2019)	7 0.1%	86 0.1%	251 0.1%	
Other Race (2019)	129 2.1%	1,621 2.5%	6,801 3.4%	
Two or More Races (2019)	201 3.3%	2,411 3.7%	7,328 3.6%	
Not Hispanic or Latino Population (2019)	5,390 88.4%	57,710 87.4%	172,973 86.0%	
Hispanic or Latino Population (2019)	710 11.6%	8,286 12.6%	28,271 14.0%	
Not Hispanic or Latino Population (2024)	5,750 87.1%	62,274 86.3%	186,315 84.8%	
Hispanic or Latino Population (2024)	852 12.9%	9,903 13.7%	33,397 15.2%	
Not Hispanic or Latino Population (2010)	3,273 94.0%	53,819 93.8%	160,929 92.0%	
Hispanic or Latino Population (2010)	209 6.0%	3,575 6.2%	13,961 8.0%	
Not Hispanic or Latino Population (2000)	3,330 95.7%	52,454 95.8%	159,706 94.4%	
Hispanic or Latino Population (2000)	149 4.3%	2,297 4.2%	9,412 5.6%	
Projected Hispanic Annual Growth (2019 to 2024)	142 4.0%	1,617 3.9%	5,126 3.6%	
Historic Hispanic Annual Growth (2000 to 2019)	561 19.8%	5,989 13.7%	18,860 10.5%	
Age Distribution (2019)				
Age Under 5	237 3.9%	3,039 4.6%	9,584 4.8%	
Age 5 to 9 Years	272 4.5%	3,477 5.3%	11,018 5.5%	
Age 10 to 14 Years	300 4.9%	3,929 6.0%	12,156 6.0%	
Age 15 to 19 Years	292 4.8%	3,680 5.6%	11,095 5.5%	
Age 20 to 24 Years	208 3.4%	3,032 4.6%	9,131 4.5%	
Age 25 to 29 Years	325 5.3%	4,142 6.3%	12,563 6.2%	
Age 30 to 34 Years	304 5.0%	3,921 5.9%	12,421 6.2%	
Age 35 to 39 Years	359 5.9%	4,151 6.3%	13,151 6.5%	
Age 40 to 44 Years	381 6.2%	4,182 6.3%	13,229 6.6%	
Age 45 to 49 Years	424 6.9%	4,739 7.2%	14,326 7.1%	
Age 50 to 54 Years	432 7.1%	4,867 7.4%	14,451 7.2%	
Age 55 to 59 Years	534 8.8%	5,314 8.1%	15,349 7.6%	
Age 60 to 64 Years	593 9.7%	5,107 7.7%	14,780 7.3%	
Age 65 to 74 Years	911 14.9%	7,349 11.1%	22,152 11.0%	
Age 75 to 84 Years	402 6.6%	3,623 5.5%	11,118 5.5%	
Age 85 Years or Over	127 2.1%	1,444 2.2%	4,720 2.3%	
Median Age	48.3	43.6	42.9	
Gender Age Distribution (2019)				
Female Population	3,145 51.6%	33,760 51.2%	103,773 51.6%	
Age 0 to 19 Years	557 17.7%	6,810 20.2%	21,435 20.7%	
Age 20 to 64 Years	1,842 58.6%	20,352 60.3%	61,677 59.4%	
Age 65 Years or Over	747 23.7%	6,597 19.5%	20,661 19.9%	
Female Median Age	48.9	44.6	44.0	
Male Population	2,954 48.4%	32,236 48.8%	97,471 48.4%	
Age 0 to 19 Years	544 18.4%	7,314 22.7%	22,417 23.0%	
Age 20 to 64 Years	1,717 58.1%	19,104 59.3%	57,724 59.2%	
Age 65 Years or Over	693 23.5%	5,818 18.0%	17,330 17.8%	
Male Median Age	47.7	42.6	41.8	

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Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

RFS

16500 N Scottsdale Rd				
Scottsdale, AZ 85254				
	1 mi radius	3 mi radius	5 mi radius	
Household Income Distribution (2019)				
HH Income \$200,000 or More	391 13.2%	4,460 15.2%	14,384 16.2%	
HH Income \$150,000 to \$199,999	311 10.5%	3,717 12.6%	9,393 10.6%	
HH Income \$100,000 to \$149,999	508 17.1%	5,778 19.7%	15,920 18.0%	
HH Income \$75,000 to \$99,999	491 16.6%	4,607 15.7%	12,848 14.5%	
HH Income \$50,000 to \$74,999	699 23.6%	4,777 16.3%	14,169 16.0%	
HH Income \$35,000 to \$49,999	242 8.2%	2,468 8.4%	8,789 9.9%	
HH Income \$25,000 to \$34,999	140 4.7%	1,575 5.4%	4,889 5.5%	
HH Income \$15,000 to \$24,999	106 3.6%	1,080 3.7%	4,181 4.7%	
HH Income Under \$15,000	80 2.7%	937 3.2%	4,039 4.6%	
HH Income \$35,000 or More	2,642 89.0%	25,807 87.8%	75,504 85.2%	
HH Income \$75,000 or More	1,701 57.3%	18,561 63.1%	52,545 59.3%	
Housing (2019)				
Total Housing Units	3,280	31,701	95,418	
Housing Units Occupied	2,967 90.5%	29,399 92.7%	88,612 92.9%	
Housing Units Owner-Occupied	1,391 46.9%	17,085 58.1%	56,687 64.0%	
Housing Units, Renter-Occupied	1,576 53.1%	12,314 41.9%	31,925 36.0%	
Housing Units, Vacant	312 10.5%	2,302 7.8%	6,806 7.7%	
Marital Status (2019)				
Never Married	1,484 28.1%	15,803 28.4%	47,595 28.2%	
Currently Married	2,450 46.3%	28,165 50.7%	84,166 50.0%	
Separated	259 4.9%	2,129 3.8%	5,593 3.3%	
Widowed	424 8.0%	2,996 5.4%	9,549 5.7%	
Divorced	673 12.7%	6,459 11.6%	21,583 12.8%	
Household Type (2019)				
Population Family	4,407 72.2%	50,958 77.2%	156,596 77.8%	
Population Non-Family	1,638 26.9%	14,365 21.8%	42,849 21.3%	
Population Group Quarters	55 0.9%	673 1.0%	1,799 0.9%	
Family Households	1,606 54.1%	17,500 59.5%	53,287 60.1%	
Non-Family Households	1,361 45.9%	11,899 40.5%	35,325 39.9%	
Married Couple with Children	332 13.5%	5,171 18.4%	16,082 19.1%	
Average Family Household Size	2.7	2.9	2.9	
Household Size (2019)				
1 Person Households	1,122 37.8%	9,796 33.3%	28,941 32.7%	
2 Person Households	1,144 38.6%	10,640 36.2%	32,310 36.5%	
3 Person Households	349 11.8%	4,000 13.6%	12,019 13.6%	
4 Person Households	236 8.0%	3,297 11.2%	9,969 11.3%	
5 Person Households	85 2.9%	1,183 4.0%	3,712 4.2%	
6 or More Person Households	31 1.0%	483 1.6%	1,663 1.9%	
Household Vehicles (2019)				
Households with 0 Vehicles Available	131 4.4%	1,037 3.5%	3,531 4.0%	
Households with 1 Vehicles Available	1,448 48.8%	11,167 38.0%	32,247 36.4%	
Households with 2 or More Vehicles Available	1,388 46.8%	17,196 58.5%	52,834 59.6%	
Total Vehicles Available	4,726	52,811	160,672	
Average Vehicles Per Household	1.6	1.8	1.8	

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RFS

16500 N Scottsdale Rd				
Scottsdale, AZ 85254				
	1 mi radius	3 mi radius	5 mi radius	
Labor Force (2019)				
Estimated Labor Population Age 16 Years or Over	5,233	54,784	166,118	
Estimated Civilian Employed	3,478 66.5%	35,551 64.9%	107,697 64.8%	
Estimated Civilian Unemployed	82 1.6%	1,073 2.0%	2,933 1.8%	
Estimated in Armed Forces	-	35 -	59 -	
Estimated Not in Labor Force	1,672 32.0%	18,125 33.1%	55,430 33.4%	
Unemployment Rate	1.6%	2.0%	1.8%	
Occupation (2019)				
Occupation: Population Age 16 Years or Over	3,478	35,551	107,697	
Management, Business, Financial Operations	736 21.2%	8,811 24.8%	26,512 24.6%	
Professional, Related	1,022 29.4%	9,901 27.9%	28,792 26.7%	
Service	253 7.3%	4,091 11.5%	14,151 13.1%	
Sales, Office	1,136 32.6%	9,530 26.8%	27,918 25.9%	
Farming, Fishing, Forestry	20 0.6%	74 0.2%	198 0.2%	
Construct, Extraction, Maintenance	172 4.9%	1,291 3.6%	4,345 4.0%	
Production, Transport Material Moving	140 4.0%	1,854 5.2%	5,780 5.4%	
White Collar Workers	2,893 83.2%	28,242 79.4%	83,221 77.3%	
Blue Collar Workers	585 16.8%	7,310 20.6%	24,475 22.7%	
Consumer Expenditure (2019)				
Total Household Expenditure	\$244.03 M	\$2.55 B	\$7.66 B	
Total Non-Retail Expenditure	\$129.45 M 53.0%	\$1.35 B 53.0%	\$4.07 B 53.1%	
Total Retail Expenditure	\$114.58 M 47.0%	\$1.2 B 47.0%	\$3.6 B 46.9%	
Apparel	\$8.67 M 3.6%	\$91.23 M 3.6%	\$274.06 M 3.6%	
Contributions	\$8.34 M 3.4%	\$88.23 M 3.5%	\$267.89 M 3.5%	
Education	\$7.8 M 3.2%	\$84.25 M 3.3%	\$255.93 M 3.3%	
Entertainment	\$13.99 M 5.7%	\$147.44 M 5.8%	\$443.49 M 5.8%	
Food and Beverages	\$35.52 M 14.6%	\$370.05 M 14.5%	\$1.11 B 14.5%	
Furnishings and Equipment	\$8.69 M 3.6%	\$91.4 M 3.6%	\$274.64 M 3.6%	
Gifts	\$6.39 M 2.6%	\$67.28 M 2.6%	\$205.23 M 2.7%	
Health Care	\$20.29 M 8.3%	\$209.94 M 8.2%	\$630.55 M 8.2%	
Household Operations	\$9.71 M 4.0%	\$101.95 M 4.0%	\$307.48 M 4.0%	
Miscellaneous Expenses	\$4.66 M 1.9%	\$48.68 M 1.9%	\$146.38 M 1.9%	
Personal Care	\$3.28 M 1.3%	\$34.29 M 1.3%	\$102.85 M 1.3%	
Personal Insurance	\$1.78 M 0.7%	\$18.98 M 0.7%	\$57.35 M 0.7%	
Reading	\$541.69 K 0.2%	\$5.65 M 0.2%	\$17 M 0.2%	
Shelter	\$51.45 M 21.1%	\$536.86 M 21.0%	\$1.61 B 21.0%	
Tobacco	\$1.36 M 0.6%	\$13.68 M 0.5%	\$40.86 M 0.5%	
Transportation	\$44.21 M 18.1%	\$461.72 M 18.1%	\$1.38 B 18.0%	
Utilities	\$17.34 M 7.1%	\$178.85 M 7.0%	\$536.82 M 7.0%	
Educational Attainment (2019)				
Adult Population Age 25 Years or Over	4,791	48,840	148,261	
Elementary (Grade Level 0 to 8)	24 0.5%	467 1.0%	2,315 1.6%	
Some High School (Grade Level 9 to 11)	53 1.1%	770 1.6%	3,250 2.2%	
High School Graduate	911 19.0%	6,597 13.5%	20,372 13.7%	
Some College	931 19.4%	9,432 19.3%	28,159 19.0%	
Associate Degree Only	344 7.2%	3,712 7.6%	11,730 7.9%	
Bachelor Degree Only	1,664 34.7%	17,384 35.6%	50,391 34.0%	
Graduate Degree	863 18.0%	10,478 21.5%	32,044 21.6%	

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Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

RF5

16500 N Scottsdale Rd						
Scottsdale, AZ 85254						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2019)						
1 Detached Unit	1,499	85.5%	17,213	69.5%	56,711	75.3%
1 Attached Unit	154	8.8%	1,616	6.5%	5,195	6.9%
2 to 4 Units	187	10.7%	1,867	7.5%	4,445	5.9%
5 to 9 Units	296	16.9%	2,300	9.3%	5,444	7.2%
10 to 19 Units	191	10.9%	1,662	6.7%	4,595	6.1%
20 to 49 Units	158	9.0%	1,196	4.8%	3,109	4.1%
50 or More Units	465	26.5%	3,311	13.4%	8,079	10.7%
Mobile Home or Trailer	15	0.8%	182	0.7%	916	1.2%
Other Structure	2	0.1%	51	0.2%	119	0.2%
Homes Built By Year (2019)						
Homes Built 2010 or later	313	17.9%	1,959	7.9%	5,175	6.9%
Homes Built 2000 to 2009	551	31.4%	5,548	22.4%	15,133	20.1%
Homes Built 1990 to 1999	605	34.5%	8,654	34.9%	26,574	35.3%
Homes Built 1980 to 1989	1,065	60.7%	7,631	30.8%	21,828	29.0%
Homes Built 1970 to 1979	277	15.8%	4,027	16.3%	14,814	19.7%
Homes Built 1960 to 1969	63	3.6%	921	3.7%	3,167	4.2%
Homes Built 1950 to 1959	55	3.1%	304	1.2%	1,200	1.6%
Homes Built Before 1949	38	2.2%	355	1.4%	721	1.0%
Home Values (2019)						
Home Values \$1,000,000 or More	38	3.2%	335	2.2%	1,970	3.9%
Home Values \$500,000 to \$999,999	403	33.3%	4,960	32.1%	15,358	30.4%
Home Values \$400,000 to \$499,999	236	19.6%	4,023	26.0%	9,797	19.4%
Home Values \$300,000 to \$399,999	422	34.9%	4,181	27.1%	11,930	23.6%
Home Values \$200,000 to \$299,999	209	17.3%	2,367	15.3%	9,926	19.6%
Home Values \$150,000 to \$199,999	45	3.7%	590	3.8%	3,396	6.7%
Home Values \$100,000 to \$149,999	8	0.7%	232	1.5%	1,637	3.2%
Home Values \$70,000 to \$99,999	3	0.3%	71	0.5%	473	0.9%
Home Values \$50,000 to \$69,999	3	0.3%	23	0.2%	218	0.4%
Home Values \$25,000 to \$49,999	7	0.6%	64	0.4%	236	0.5%
Home Values Under \$25,000	11	0.9%	153	1.0%	663	1.3%
Owner-Occupied Median Home Value	\$416,146		\$435,716		\$440,009	
Renter-Occupied Median Rent	\$1,284		\$1,219		\$1,178	
Transportation To Work (2019)						
Drive to Work Alone	2,282	75.0%	24,596	75.1%	75,239	75.6%
Drive to Work in Carpool	254	8.4%	2,903	8.9%	8,930	9.0%
Travel to Work by Public Transportation	56	1.8%	503	1.5%	1,562	1.6%
Drive to Work on Motorcycle	5	0.2%	75	0.2%	274	0.3%
Walk or Bicycle to Work	73	2.4%	596	1.8%	1,809	1.8%
Other Means	35	1.2%	317	1.0%	935	0.9%
Work at Home	338	11.1%	3,751	11.5%	10,771	10.8%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,160	38.1%	10,103	30.9%	27,381	27.5%
Travel to Work in 15 to 29 Minutes	999	32.8%	11,634	35.5%	39,215	39.4%
Travel to Work in 30 to 59 Minutes	814	26.7%	8,706	26.6%	26,444	26.6%
Travel to Work in 60 Minutes or More	99	3.2%	973	3.0%	2,814	2.8%
Average Minutes Travel to Work	20.0		20.3		20.5	

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