



Shop spaces available within Scottsdale Airpark

Availability

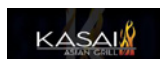
- 741 sf
- 2,086 sf (2nd story space)
- 2,493 sf (do not disturb)
- 3,084 sf (2nd story space)
- 6,787 sf single tenant freestanding building, or ground up PAD reposition

Features

- Daytime population: over 65,000 employees within a 3-mile radius
- 3,300 acres, 33 million square feet of commercial buildings
- Excellent combination of high incomes and strong traffic counts
- 58,500 cpd at intersection
- 52,000 employees in the Scottsdale Airpark

2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	6,816	81,269	211,919
Avg. Household Income	\$139,793	\$133,451	\$134,772
Daytime Employment	13,652	92,018	172,973

NOTABLE TENANTS



For more information, please contact:

Matt Milinovich

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

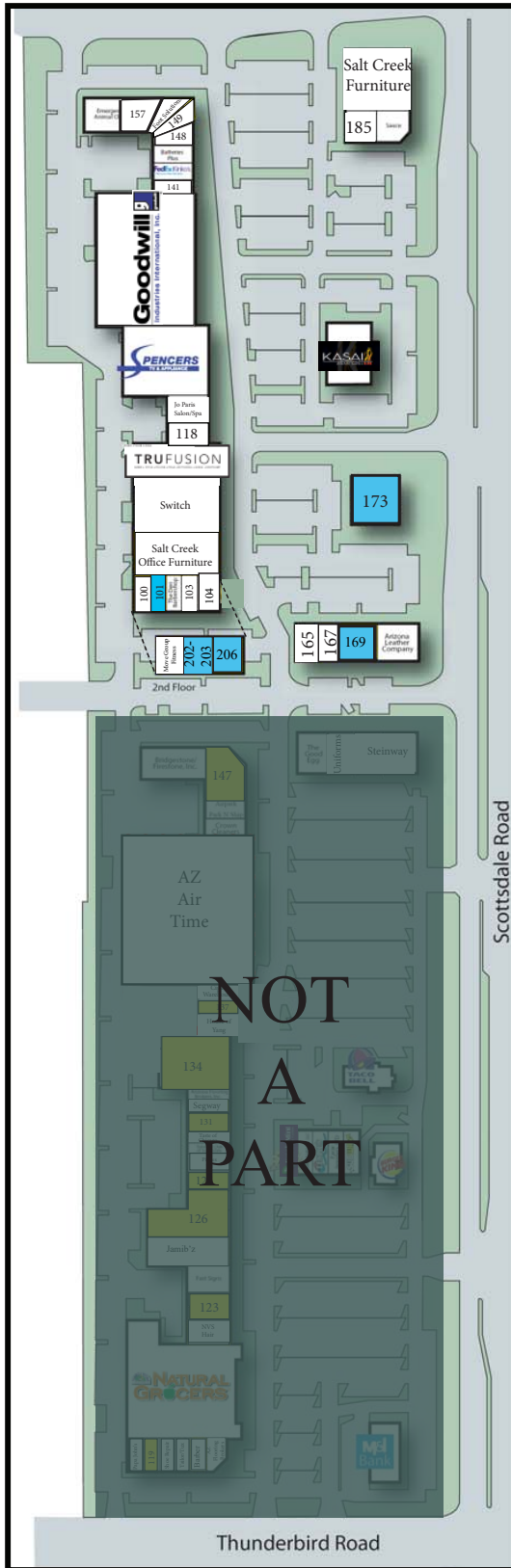
James DeCremer

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

2777 E Camelback Road
 Suite 230
 Phoenix, AZ 85016
avisonyoung.com



#	TENANT	SQ. FT.
100	10th Planet Jiu Jitsu	1,959 sf
101	Available	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	Floor Source	2,000 sf
120	Jo Paris Salon	3,226 sf
124	Spencer's TV & Appliance	16,130 sf
132	Goodwill	35,246 sf
141	Nail Salon	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	Lori's Grooming	3,055 sf
163	Creature Comforts Animal Hospital	3,055 sf
165	Balunsd	2,496 sf
167	Hush Public House	2,488 sf
169	Available- DO NOT DISTURB	2,493 sf
171	Arizona Leather Company, Inc	6,120 sf
200-201	Move Group Fitness	3,082 sf
202-203	Available	2,086 sf
206	Available	3,084 sf
Pad O	Kasai Asian Grill	8,774 sf
Pad 173	Available	6,787 sf
Pad 181	Sauce	3,048 sf
Pad 183	Salt Creek Furniture	10,096 sf
Pad 185	Mad Greens	2,200 sf





Lat/Lon: 33.6112/-111.9257

RF5

E Thunderbird Rd & N Scottsdale Rd

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	6,816	81,269	211,919
Projected Population (2024)	7,426	88,683	231,351
Census Population (2010)	6,318	72,392	186,003
Census Population (2000)	7,023	74,483	185,682
Projected Annual Growth (2019 to 2024)	610 1.8%	7,414 1.8%	19,432 1.8%
Historical Annual Growth (2010 to 2019)	498 0.8%	8,877 1.2%	25,916 1.4%
Historical Annual Growth (2000 to 2010)	-705 -1.0%	-2,091 -0.3%	321 -
Estimated Population Density (2019)	2,171 psm	2,876 psm	2,699 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	2,864	36,848	94,844
Projected Households (2024)	2,990	38,594	99,521
Census Households (2010)	2,582	32,111	81,332
Census Households (2000)	2,744	29,715	74,896
Estimated Households with Children (2019)	720 25.1%	8,357 22.7%	22,832 24.1%
Estimated Average Household Size (2019)	2.32	2.18	2.22
Average Household Income			
Estimated Average Household Income (2019)	\$139,793	\$133,451	\$134,772
Projected Average Household Income (2024)	\$162,069	\$152,758	\$153,828
Estimated Average Family Income (2019)	\$167,679	\$168,641	\$170,810
Median Household Income			
Estimated Median Household Income (2019)	\$96,349	\$97,003	\$97,349
Projected Median Household Income (2024)	\$109,507	\$110,773	\$111,508
Estimated Median Family Income (2019)	\$115,611	\$123,108	\$123,764
Per Capita Income			
Estimated Per Capita Income (2019)	\$59,134	\$60,633	\$60,404
Projected Per Capita Income (2024)	\$65,624	\$66,594	\$66,252
Estimated Per Capita Income 5 Year Growth	\$6,490 11.0%	\$5,961 9.8%	\$5,849 9.7%
Estimated Average Household Net Worth (2019)	\$1,482,527	\$1,403,128	\$1,404,211
Daytime Demos (2019)			
Total Businesses	1,339	8,654	16,440
Total Employees	13,652	92,018	172,973
Company Headquarter Businesses	23 1.7%	110 1.3%	171 1.0%
Company Headquarter Employees	843 6.2%	11,435 12.4%	24,925 14.4%
Employee Population per Business	10.2	10.6	10.5
Residential Population per Business	5.1	9.4	12.9



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RF5

E Thunderbird Rd & N Scottsdale Rd

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2019)	5,725	84.0%	68,527	84.3%	175,824	83.0%
Black or African American (2019)	212	3.1%	2,632	3.2%	6,915	3.3%
American Indian or Alaska Native (2019)	46	0.7%	501	0.6%	1,484	0.7%
Asian (2019)	442	6.5%	4,698	5.8%	12,674	6.0%
Hawaiian or Pacific Islander (2019)	8	0.1%	82	0.1%	255	0.1%
Other Race (2019)	156	2.3%	1,949	2.4%	7,043	3.3%
Two or More Races (2019)	226	3.3%	2,880	3.5%	7,724	3.6%
Not Hispanic or Latino Population (2019)	5,935	87.1%	71,040	87.4%	182,271	86.0%
Hispanic or Latino Population (2019)	881	12.9%	10,229	12.6%	29,648	14.0%
Not Hispanic or Latino Population (2024)	6,377	85.9%	76,456	86.2%	196,284	84.8%
Hispanic or Latino Population (2024)	1,049	14.1%	12,227	13.8%	35,067	15.2%
Not Hispanic or Latino Population (2010)	5,936	94.0%	68,059	94.0%	171,544	92.2%
Hispanic or Latino Population (2010)	382	6.0%	4,333	6.0%	14,459	7.8%
Not Hispanic or Latino Population (2000)	6,722	95.7%	71,520	96.0%	175,572	94.6%
Hispanic or Latino Population (2000)	301	4.3%	2,963	4.0%	10,110	5.4%
Projected Hispanic Annual Growth (2019 to 2024)	169	3.8%	1,997	3.9%	5,419	3.7%
Historic Hispanic Annual Growth (2000 to 2019)	579	10.1%	7,266	12.9%	19,538	10.2%

Age Distribution (2019)

Age Under 5	305	4.5%	3,484	4.3%	9,770	4.6%
Age 5 to 9 Years	377	5.5%	4,037	5.0%	11,287	5.3%
Age 10 to 14 Years	399	5.8%	4,695	5.8%	12,544	5.9%
Age 15 to 19 Years	391	5.7%	4,581	5.6%	11,541	5.4%
Age 20 to 24 Years	328	4.8%	3,878	4.8%	9,687	4.6%
Age 25 to 29 Years	500	7.3%	5,201	6.4%	13,121	6.2%
Age 30 to 34 Years	393	5.8%	4,728	5.8%	12,894	6.1%
Age 35 to 39 Years	437	6.4%	4,872	6.0%	13,487	6.4%
Age 40 to 44 Years	433	6.4%	4,989	6.1%	13,530	6.4%
Age 45 to 49 Years	475	7.0%	5,638	6.9%	14,836	7.0%
Age 50 to 54 Years	511	7.5%	6,006	7.4%	15,241	7.2%
Age 55 to 59 Years	525	7.7%	6,439	7.9%	16,177	7.6%
Age 60 to 64 Years	470	6.9%	6,128	7.5%	15,556	7.3%
Age 65 to 74 Years	736	10.8%	9,202	11.3%	24,136	11.4%
Age 75 to 84 Years	392	5.8%	4,961	6.1%	12,656	6.0%
Age 85 Years or Over	145	2.1%	2,429	3.0%	5,456	2.6%
Median Age	42.4		44.3		43.6	

Gender Age Distribution (2019)

Female Population	3,377	49.5%	42,132	51.8%	109,564	51.7%
Age 0 to 19 Years	657	19.4%	8,105	19.2%	22,004	20.1%
Age 20 to 64 Years	2,042	60.5%	24,842	59.0%	64,426	58.8%
Age 65 Years or Over	678	20.1%	9,185	21.8%	23,135	21.1%
Female Median Age	44.1		45.8		44.8	
Male Population	3,439	50.5%	39,137	48.2%	102,355	48.3%
Age 0 to 19 Years	814	23.7%	8,692	22.2%	23,139	22.6%
Age 20 to 64 Years	2,030	59.0%	23,037	58.9%	60,103	58.7%
Age 65 Years or Over	595	17.3%	7,408	18.9%	19,113	18.7%
Male Median Age	40.6		42.7		42.4	



Lat/Lon: 33.6112/-111.9257

RF5

E Thunderbird Rd & N Scottsdale Rd

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2019)

HH Income \$200,000 or More	491	17.1%	5,674	15.4%	15,239	16.1%
HH Income \$150,000 to \$199,999	308	10.7%	4,210	11.4%	9,707	10.2%
HH Income \$100,000 to \$149,999	566	19.8%	6,888	18.7%	16,954	17.9%
HH Income \$75,000 to \$99,999	402	14.0%	5,556	15.1%	13,879	14.6%
HH Income \$50,000 to \$74,999	470	16.4%	5,799	15.7%	15,308	16.1%
HH Income \$35,000 to \$49,999	247	8.6%	3,427	9.3%	9,363	9.9%
HH Income \$25,000 to \$34,999	171	6.0%	2,215	6.0%	5,332	5.6%
HH Income \$15,000 to \$24,999	106	3.7%	1,559	4.2%	4,689	4.9%
HH Income Under \$15,000	103	3.6%	1,520	4.1%	4,374	4.6%
HH Income \$35,000 or More	2,484	86.7%	31,553	85.6%	80,450	84.8%
HH Income \$75,000 or More	1,767	61.7%	22,327	60.6%	55,778	58.8%

Housing (2019)

Total Housing Units	3,082		39,649		103,014	
Housing Units Occupied	2,864	92.9%	36,848	92.9%	94,844	92.1%
Housing Units Owner-Occupied	1,680	58.6%	22,481	61.0%	61,109	64.4%
Housing Units, Renter-Occupied	1,184	41.4%	14,366	39.0%	33,735	35.6%
Housing Units, Vacant	218	7.6%	2,801	7.6%	8,170	8.6%

Marital Status (2019)

Never Married	1,501	26.2%	19,669	28.5%	50,068	28.1%
Currently Married	2,935	51.2%	33,447	48.4%	88,328	49.5%
Separated	260	4.5%	2,518	3.6%	5,951	3.3%
Widowed	433	7.6%	4,512	6.5%	10,910	6.1%
Divorced	606	10.6%	8,906	12.9%	23,061	12.9%

Household Type (2019)

Population Family	5,285	77.5%	61,534	75.7%	163,294	77.1%
Population Non-Family	1,355	19.9%	18,850	23.2%	46,802	22.1%
Population Group Quarters	177	2.6%	885	1.1%	1,823	0.9%
Family Households	1,774	61.9%	21,248	57.7%	56,035	59.1%
Non-Family Households	1,090	38.1%	15,599	42.3%	38,809	40.9%
Married Couple with Children	530	18.0%	6,036	18.0%	16,404	18.6%
Average Family Household Size	3.0		2.9		2.9	

Household Size (2019)

1 Person Households	863	30.1%	12,815	34.8%	31,978	33.7%
2 Person Households	1,058	36.9%	13,314	36.1%	34,609	36.5%
3 Person Households	418	14.6%	4,838	13.1%	12,514	13.2%
4 Person Households	317	11.1%	3,882	10.5%	10,176	10.7%
5 Person Households	139	4.9%	1,411	3.8%	3,813	4.0%
6 or More Person Households	68	2.4%	588	1.6%	1,754	1.8%

Household Vehicles (2019)

Households with 0 Vehicles Available	87	3.0%	1,586	4.3%	3,534	3.7%
Households with 1 Vehicles Available	1,080	37.7%	13,611	36.9%	35,198	37.1%
Households with 2 or More Vehicles Available	1,696	59.2%	21,651	58.8%	56,112	59.2%
Total Vehicles Available	5,195		67,345		171,688	
Average Vehicles Per Household	1.8		1.8		1.8	

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RF5

E Thunderbird Rd & N Scottsdale Rd

	1 mi radius	3 mi radius	5 mi radius
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Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	5,651	68,106	175,893
Estimated Civilian Employed	3,462 61.3%	43,783 64.3%	111,947 63.6%
Estimated Civilian Unemployed	95 1.7%	1,101 1.6%	3,032 1.7%
Estimated in Armed Forces	10 0.2%	42 -	49 -
Estimated Not in Labor Force	2,084 36.9%	23,180 34.0%	60,865 34.6%
Unemployment Rate	1.7%	1.6%	1.7%

Occupation (2019)

Occupation: Population Age 16 Years or Over	3,462	43,783	111,947
Management, Business, Financial Operations Professional, Related	930 26.9%	10,848 24.8%	27,383 24.5%
Service	928 26.8%	12,124 27.7%	30,181 27.0%
Sales, Office	349 10.1%	5,428 12.4%	14,556 13.0%
Farming, Fishing, Forestry	870 25.1%	11,242 25.7%	29,320 26.2%
Construct, Extraction, Maintenance	28 0.8%	117 0.3%	222 0.2%
Production, Transport Material Moving	164 4.7%	1,743 4.0%	4,407 3.9%
White Collar Workers	194 5.6%	2,281 5.2%	5,879 5.3%
Blue Collar Workers	2,728 78.8%	34,213 78.1%	86,884 77.6%
	734 21.2%	9,570 21.9%	25,064 22.4%

Consumer Expenditure (2019)

Total Household Expenditure	\$256.07 M	\$3.18 B	\$8.27 B
Total Non-Retail Expenditure	\$135.81 M 53.0%	\$1.69 B 53.1%	\$4.39 B 53.1%
Total Retail Expenditure	\$120.26 M 47.0%	\$1.49 B 46.9%	\$3.88 B 46.9%
Apparel	\$9.17 M 3.6%	\$113.38 M 3.6%	\$295.19 M 3.6%
Contributions	\$8.89 M 3.5%	\$110.36 M 3.5%	\$289.35 M 3.5%
Education	\$8.5 M 3.3%	\$104.94 M 3.3%	\$275.4 M 3.3%
Entertainment	\$14.81 M 5.8%	\$183.48 M 5.8%	\$478.08 M 5.8%
Food and Beverages	\$37.14 M 14.5%	\$460.4 M 14.5%	\$1.2 B 14.5%
Furnishings and Equipment	\$9.17 M 3.6%	\$113.68 M 3.6%	\$296.06 M 3.6%
Gifts	\$6.84 M 2.7%	\$84.23 M 2.7%	\$221.67 M 2.7%
Health Care	\$21.05 M 8.2%	\$262 M 8.3%	\$681.21 M 8.2%
Household Operations	\$10.25 M 4.0%	\$127.13 M 4.0%	\$331.77 M 4.0%
Miscellaneous Expenses	\$4.88 M 1.9%	\$60.64 M 1.9%	\$157.92 M 1.9%
Personal Care	\$3.44 M 1.3%	\$42.65 M 1.3%	\$110.92 M 1.3%
Personal Insurance	\$1.91 M 0.7%	\$23.65 M 0.7%	\$61.83 M 0.7%
Reading	\$566.19 K 0.2%	\$7.04 M 0.2%	\$18.36 M 0.2%
Shelter	\$53.81 M 21.0%	\$667.98 M 21.0%	\$1.74 B 21.0%
Tobacco	\$1.37 M 0.5%	\$17.08 M 0.5%	\$44.14 M 0.5%
Transportation	\$46.36 M 18.1%	\$573.86 M 18.1%	\$1.49 B 18.0%
Utilities	\$17.93 M 7.0%	\$223.09 M 7.0%	\$579.57 M 7.0%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	5,017	60,594	157,090
Elementary (Grade Level 0 to 8)	46 0.9%	695 1.1%	2,383 1.5%
Some High School (Grade Level 9 to 11)	86 1.7%	1,143 1.9%	3,282 2.1%
High School Graduate	958 19.1%	8,723 14.4%	21,225 13.5%
Some College	1,114 22.2%	11,807 19.5%	30,130 19.2%
Associate Degree Only	342 6.8%	4,652 7.7%	12,424 7.9%
Bachelor Degree Only	1,635 32.6%	20,687 34.1%	52,934 33.7%
Graduate Degree	837 16.7%	12,886 21.3%	34,711 22.1%

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RF5

E Thunderbird Rd & N Scottsdale Rd

1 mi radius 3 mi radius 5 mi radius

Units In Structure (2019)

	1 mi radius	3 mi radius	5 mi radius
1 Detached Unit	1,919 74.3%	22,364 69.6%	59,210 72.8%
1 Attached Unit	42 1.6%	1,906 5.9%	6,959 8.6%
2 to 4 Units	122 4.7%	2,211 6.9%	5,054 6.2%
5 to 9 Units	237 9.2%	2,493 7.8%	6,059 7.4%
10 to 19 Units	111 4.3%	2,009 6.3%	5,043 6.2%
20 to 49 Units	35 1.3%	1,432 4.5%	3,233 4.0%
50 or More Units	388 15.0%	4,144 12.9%	8,499 10.4%
Mobile Home or Trailer	8 0.3%	232 0.7%	666 0.8%
Other Structure	1 -	58 0.2%	122 0.2%

Homes Built By Year (2019)

Homes Built 2010 or later	179 6.9%	1,981 6.2%	4,895 6.0%
Homes Built 2000 to 2009	351 13.6%	4,742 14.8%	13,862 17.0%
Homes Built 1990 to 1999	762 29.5%	9,807 30.5%	24,984 30.7%
Homes Built 1980 to 1989	523 20.2%	10,808 33.7%	25,929 31.9%
Homes Built 1970 to 1979	760 29.4%	7,040 21.9%	18,800 23.1%
Homes Built 1960 to 1969	216 8.4%	1,514 4.7%	4,158 5.1%
Homes Built 1950 to 1959	37 1.4%	520 1.6%	1,447 1.8%
Homes Built Before 1949	36 1.4%	435 1.4%	770 0.9%

Home Values (2019)

Home Values \$1,000,000 or More	14 0.9%	686 3.3%	2,326 4.2%
Home Values \$500,000 to \$999,999	664 42.6%	6,323 30.6%	16,435 30.0%
Home Values \$400,000 to \$499,999	443 28.5%	4,865 23.6%	10,393 18.9%
Home Values \$300,000 to \$399,999	373 23.9%	5,591 27.1%	12,973 23.6%
Home Values \$200,000 to \$299,999	79 5.1%	3,143 15.2%	10,331 18.8%
Home Values \$150,000 to \$199,999	57 3.7%	803 3.9%	3,608 6.6%
Home Values \$100,000 to \$149,999	23 1.5%	348 1.7%	1,722 3.1%
Home Values \$70,000 to \$99,999	5 0.4%	75 0.4%	480 0.9%
Home Values \$50,000 to \$69,999	- -	53 0.3%	226 0.4%
Home Values \$25,000 to \$49,999	3 0.2%	78 0.4%	232 0.4%
Home Values Under \$25,000	5 0.3%	198 1.0%	692 1.3%
Owner-Occupied Median Home Value	\$476,451	\$452,494	\$459,512
Renter-Occupied Median Rent	\$1,283	\$1,209	\$1,171

Transportation To Work (2019)

Drive to Work Alone	2,513 74.7%	30,632 76.3%	79,479 75.8%
Drive to Work in Carpool	333 9.9%	3,483 8.7%	9,021 8.6%
Travel to Work by Public Transportation	50 1.5%	601 1.5%	1,607 1.5%
Drive to Work on Motorcycle	23 0.7%	103 0.3%	267 0.3%
Walk or Bicycle to Work	53 1.6%	810 2.0%	1,963 1.9%
Other Means	34 1.0%	372 0.9%	962 0.9%
Work at Home	359 10.7%	4,171 10.4%	11,494 11.0%

Travel Time (2019)

Travel to Work in 14 Minutes or Less	1,157 34.4%	13,127 32.7%	28,814 27.5%
Travel to Work in 15 to 29 Minutes	1,123 33.4%	14,477 36.0%	41,300 39.4%
Travel to Work in 30 to 59 Minutes	719 21.4%	10,380 25.8%	26,377 25.2%
Travel to Work in 60 Minutes or More	83 2.5%	1,147 2.9%	3,017 2.9%
Average Minutes Travel to Work	18.6	19.7	20.3