



Shop spaces available within Scottsdale Airpark

Availability

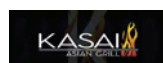
- 902 sf (former barber shop)
- 2,493 sf (do not disturb)
- 2,496 sf
- 2,683 sf
- 1,036 sf
- 2,801 sf (do not disturb)
- 2,950 sf (former Chase Bank)  
*can be combined to 6,787 sf  
or ground up PAD reposition*

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

2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	6,706	82,162	212,937
Avg. Household Income	\$133,468	\$131,341	\$137,643
Daytime Employment	13,411	91,431	170,600

NOTABLE TENANTS



For more information, please contact:

**Matt Milinovich**

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

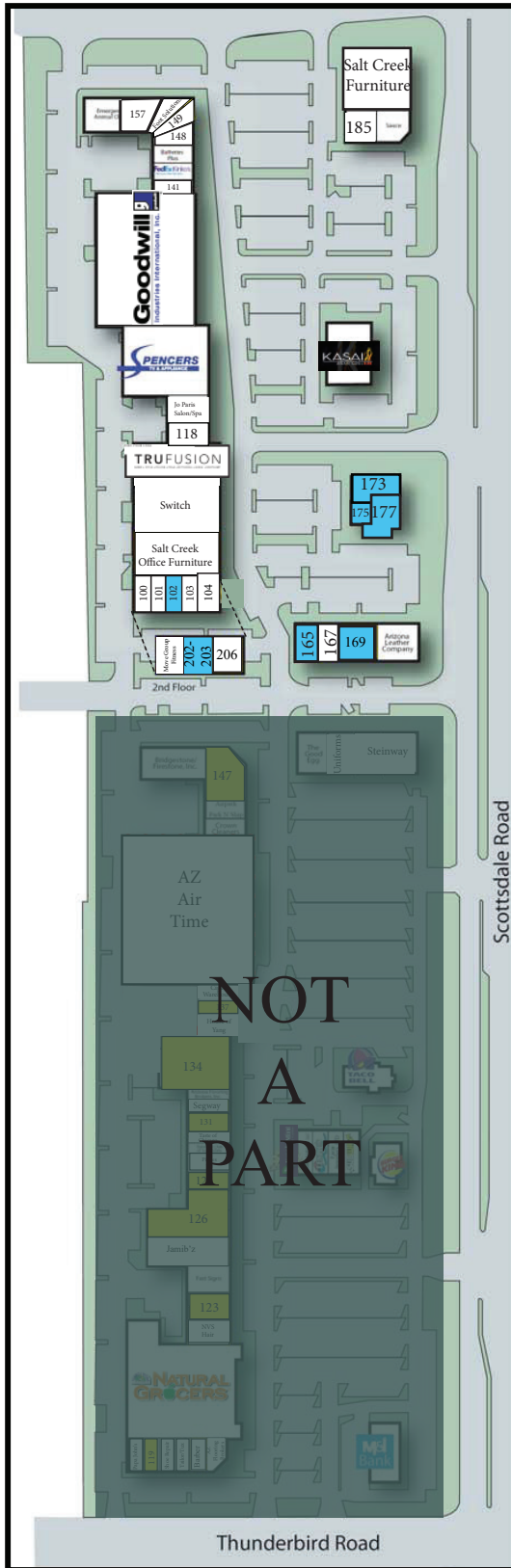
**James DeCremer**

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

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



#	TENANT	SQ. FT.
100	10th Planet Jiu Jitsu	1,959 sf
101	North Valley Locksmith	741 sf
102	Available - former barber shop	902 sf
103	Women's 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	Available	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	2,683 sf
206	Makor	2,532 sf
Pad O	Kasai Asian Grill	8,774 sf
Pad 173	Available - DO NOT DISTURB	2,801 sf
Pad 175	Available	1,036 sf
Pad 177	Available - Former Chase Bank	2,950 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
<b>Population</b>			
Estimated Population (2020)	6,706	82,162	212,937
Projected Population (2025)	7,265	89,314	231,490
Census Population (2010)	6,318	72,392	186,003
Census Population (2000)	7,023	74,483	185,682
Projected Annual Growth (2020 to 2025)	559 1.7%	7,152 1.7%	18,553 1.7%
Historical Annual Growth (2010 to 2020)	388 0.6%	9,770 1.3%	26,934 1.4%
Historical Annual Growth (2000 to 2010)	-705 -1.0%	-2,091 -0.3%	321 -
Estimated Population Density (2020)	2,136 psm	2,907 psm	2,712 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2020)	2,845	37,130	95,197
Projected Households (2025)	2,948	38,675	99,304
Census Households (2010)	2,582	32,111	81,332
Census Households (2000)	2,744	29,715	74,896
Estimated Households with Children (2020)	714 25.1%	8,472 22.8%	22,696 23.8%
Estimated Average Household Size (2020)	2.30	2.19	2.22
<b>Average Household Income</b>			
Estimated Average Household Income (2020)	\$133,468	\$131,341	\$137,643
Projected Average Household Income (2025)	\$154,861	\$151,724	\$158,375
Estimated Average Family Income (2020)	\$168,155	\$167,620	\$174,411
<b>Median Household Income</b>			
Estimated Median Household Income (2020)	\$99,744	\$97,984	\$99,867
Projected Median Household Income (2025)	\$115,697	\$113,843	\$114,786
Estimated Median Family Income (2020)	\$123,763	\$125,575	\$127,483
<b>Per Capita Income</b>			
Estimated Per Capita Income (2020)	\$57,006	\$59,477	\$61,620
Projected Per Capita Income (2025)	\$63,195	\$65,811	\$68,017
Estimated Per Capita Income 5 Year Growth	\$6,189 10.9%	\$6,334 10.7%	\$6,397 10.4%
Estimated Average Household Net Worth (2020)	\$1,502,257	\$1,426,035	\$1,448,581
<b>Daytime Demos (2020)</b>			
Total Businesses	1,344	8,749	16,846
Total Employees	13,411	91,431	170,600
Company Headquarter Businesses	24 1.8%	116 1.3%	180 1.1%
Company Headquarter Employees	972 7.2%	12,702 13.9%	25,731 15.1%
Employee Population per Business	10.0	10.5	10.1
Residential Population per Business	5.0	9.4	12.6

Lat/Lon: 33.6112/-111.9257

RF5

**E Thunderbird Rd & N Scottsdale Rd**

**1 mi radius                      3 mi radius                      5 mi radius**

**Race & Ethnicity**

White (2020)	5,599	83.5%	69,279	84.3%	177,086	83.2%
Black or African American (2020)	208	3.1%	2,637	3.2%	6,945	3.3%
American Indian or Alaska Native (2020)	43	0.6%	481	0.6%	1,460	0.7%
Asian (2020)	486	7.3%	5,011	6.1%	12,853	6.0%
Hawaiian or Pacific Islander (2020)	7	0.1%	81	-	253	0.1%
Other Race (2020)	148	2.2%	1,888	2.3%	6,894	3.2%
Two or More Races (2020)	214	3.2%	2,785	3.4%	7,446	3.5%
Not Hispanic or Latino Population (2020)	5,873	87.6%	72,384	88.1%	184,506	86.6%
Hispanic or Latino Population (2020)	833	12.4%	9,778	11.9%	28,431	13.4%
Not Hispanic or Latino Population (2025)	6,279	86.4%	77,630	86.9%	197,901	85.5%
Hispanic or Latino Population (2025)	986	13.6%	11,684	13.1%	33,589	14.5%
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 (2020 to 2025)	153	3.7%	1,906	3.9%	5,158	3.6%
Historic Hispanic Annual Growth (2000 to 2020)	531	8.8%	6,815	11.5%	18,321	9.1%

**Age Distribution (2020)**

Age Under 5	315	4.7%	3,551	4.3%	9,622	4.5%
Age 5 to 9 Years	366	5.5%	3,976	4.8%	10,906	5.1%
Age 10 to 14 Years	400	6.0%	4,607	5.6%	12,086	5.7%
Age 15 to 19 Years	387	5.8%	4,505	5.5%	11,339	5.3%
Age 20 to 24 Years	330	4.9%	4,032	4.9%	10,010	4.7%
Age 25 to 29 Years	507	7.6%	5,593	6.8%	13,740	6.5%
Age 30 to 34 Years	438	6.5%	5,252	6.4%	13,591	6.4%
Age 35 to 39 Years	448	6.7%	5,064	6.2%	13,491	6.3%
Age 40 to 44 Years	449	6.7%	5,150	6.3%	13,462	6.3%
Age 45 to 49 Years	464	6.9%	5,646	6.9%	14,552	6.8%
Age 50 to 54 Years	496	7.4%	5,954	7.2%	15,193	7.1%
Age 55 to 59 Years	503	7.5%	6,361	7.7%	16,089	7.6%
Age 60 to 64 Years	442	6.6%	6,006	7.3%	15,533	7.3%
Age 65 to 74 Years	667	9.9%	8,989	10.9%	24,326	11.4%
Age 75 to 84 Years	362	5.4%	4,993	6.1%	13,100	6.2%
Age 85 Years or Over	131	2.0%	2,482	3.0%	5,897	2.8%
Median Age	41.0		43.7		43.7	

**Gender Age Distribution (2020)**

Female Population	3,329	49.6%	42,700	52.0%	110,228	51.8%
Age 0 to 19 Years	660	19.8%	8,056	18.9%	21,387	19.4%
Age 20 to 64 Years	2,049	61.5%	25,446	59.6%	65,013	59.0%
Age 65 Years or Over	620	18.6%	9,198	21.5%	23,829	21.6%
Female Median Age	42.4		45.1		44.9	
Male Population	3,377	50.4%	39,462	48.0%	102,709	48.2%
Age 0 to 19 Years	808	23.9%	8,582	21.7%	22,567	22.0%
Age 20 to 64 Years	2,029	60.1%	23,614	59.8%	60,649	59.0%
Age 65 Years or Over	540	16.0%	7,266	18.4%	19,493	19.0%
Male Median Age	39.5		42.2		42.5	





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 (2020)**

HH Income \$200,000 or More	503	17.7%	5,966	16.1%	16,394	17.2%
HH Income \$150,000 to \$199,999	291	10.2%	4,118	11.1%	9,290	9.8%
HH Income \$100,000 to \$149,999	616	21.6%	7,251	19.5%	17,644	18.5%
HH Income \$75,000 to \$99,999	417	14.7%	5,332	14.4%	12,575	13.2%
HH Income \$50,000 to \$74,999	373	13.1%	5,568	15.0%	15,211	16.0%
HH Income \$35,000 to \$49,999	294	10.3%	3,651	9.8%	9,308	9.8%
HH Income \$25,000 to \$34,999	179	6.3%	1,823	4.9%	5,129	5.4%
HH Income \$15,000 to \$24,999	82	2.9%	1,715	4.6%	4,957	5.2%
HH Income Under \$15,000	90	3.2%	1,706	4.6%	4,691	4.9%
HH Income \$35,000 or More	2,494	87.7%	31,886	85.9%	80,421	84.5%
HH Income \$75,000 or More	1,827	64.2%	22,667	61.0%	55,903	58.7%

**Housing (2020)**

Total Housing Units	3,062		39,929		103,342	
Housing Units Occupied	2,845	92.9%	37,130	93.0%	95,197	92.1%
Housing Units Owner-Occupied	1,586	55.8%	22,179	59.7%	60,519	63.6%
Housing Units, Renter-Occupied	1,259	44.2%	14,951	40.3%	34,678	36.4%
Housing Units, Vacant	217	7.6%	2,799	7.5%	8,145	8.6%

**Marital Status (2020)**

Never Married	1,367	24.3%	19,580	28.0%	49,668	27.5%
Currently Married	2,901	51.6%	34,775	49.7%	90,131	50.0%
Separated	331	5.9%	2,702	3.9%	6,304	3.5%
Widowed	384	6.8%	4,467	6.4%	11,312	6.3%
Divorced	642	11.4%	8,504	12.1%	22,908	12.7%

**Household Type (2020)**

Population Family	5,108	76.2%	61,527	74.9%	162,828	76.5%
Population Non-Family	1,435	21.4%	19,751	24.0%	48,287	22.7%
Population Group Quarters	163	2.4%	884	1.1%	1,822	0.9%
Family Households	1,720	60.5%	21,159	57.0%	55,764	58.6%
Non-Family Households	1,125	39.5%	15,972	43.0%	39,433	41.4%
Married Couple with Children	518	17.8%	5,998	17.2%	15,996	17.7%
Average Family Household Size	3.0		2.9		2.9	

**Household Size (2020)**

1 Person Households	866	30.4%	12,872	34.7%	32,018	33.6%
2 Person Households	1,079	37.9%	13,548	36.5%	34,924	36.7%
3 Person Households	402	14.1%	4,896	13.2%	12,721	13.4%
4 Person Households	312	11.0%	3,863	10.4%	10,047	10.6%
5 Person Households	127	4.5%	1,389	3.7%	3,775	4.0%
6 or More Person Households	59	2.1%	562	1.5%	1,713	1.8%

**Household Vehicles (2020)**

Households with 0 Vehicles Available	67	2.4%	1,596	4.3%	3,493	3.7%
Households with 1 Vehicles Available	1,044	36.7%	13,650	36.8%	35,394	37.2%
Households with 2 or More Vehicles Available	1,733	60.9%	21,885	58.9%	56,311	59.2%
Total Vehicles Available	5,254		67,541		171,968	
Average Vehicles Per Household	1.8		1.8		1.8	

Lat/Lon: 33.6112/-111.9257

RF5

**E Thunderbird Rd & N Scottsdale Rd**

	1 mi radius		3 mi radius		5 mi radius	
--	-------------	--	-------------	--	-------------	--

**Labor Force (2020)**

Estimated Labor Population Age 16 Years or Over	5,540		69,091		177,957	
Estimated Civilian Employed	3,571	64.5%	44,871	64.9%	112,949	63.5%
Estimated Civilian Unemployed	89	1.6%	983	1.4%	2,952	1.7%
Estimated in Armed Forces	9	0.2%	40	-	55	-
Estimated Not in Labor Force	1,871	33.8%	23,197	33.6%	62,002	34.8%
Unemployment Rate	1.6%		1.4%		1.7%	

**Occupation (2020)**

Occupation: Population Age 16 Years or Over	3,571		44,871		112,949	
Management, Business, Financial Operations Professional, Related	824	23.1%	10,763	24.0%	26,363	23.3%
Service	1,059	29.7%	12,478	27.8%	31,246	27.7%
Sales, Office	429	12.0%	6,084	13.6%	15,725	13.9%
Farming, Fishing, Forestry	816	22.9%	10,724	23.9%	27,645	24.5%
Construct, Extraction, Maintenance	26	0.7%	137	0.3%	291	0.3%
Production, Transport Material Moving	156	4.4%	1,692	3.8%	4,428	3.9%
White Collar Workers	261	7.3%	2,993	6.7%	7,251	6.4%
Blue Collar Workers	2,699	75.6%	33,965	75.7%	85,254	75.5%
	872	24.4%	10,906	24.3%	27,695	24.5%

**Consumer Expenditure (2020)**

Total Household Expenditure	\$241.3 M		\$3.16 B		\$8.44 B	
Total Non-Retail Expenditure	\$127.98 M	53.0%	\$1.68 B	53.1%	\$4.49 B	53.1%
Total Retail Expenditure	\$113.31 M	47.0%	\$1.48 B	46.9%	\$3.96 B	46.9%
Apparel	\$8.65 M	3.6%	\$113.1 M	3.6%	\$301.94 M	3.6%
Contributions	\$8.39 M	3.5%	\$110.08 M	3.5%	\$297.42 M	3.5%
Education	\$8.03 M	3.3%	\$105.06 M	3.3%	\$284.39 M	3.4%
Entertainment	\$13.96 M	5.8%	\$182.94 M	5.8%	\$489.06 M	5.8%
Food and Beverages	\$34.98 M	14.5%	\$458.78 M	14.5%	\$1.22 B	14.5%
Furnishings and Equipment	\$8.65 M	3.6%	\$113.26 M	3.6%	\$302.55 M	3.6%
Gifts	\$6.45 M	2.7%	\$83.93 M	2.7%	\$228.34 M	2.7%
Health Care	\$19.76 M	8.2%	\$260.39 M	8.2%	\$693.66 M	8.2%
Household Operations	\$9.65 M	4.0%	\$126.68 M	4.0%	\$339.59 M	4.0%
Miscellaneous Expenses	\$4.6 M	1.9%	\$60.42 M	1.9%	\$161.41 M	1.9%
Personal Care	\$3.24 M	1.3%	\$42.49 M	1.3%	\$113.23 M	1.3%
Personal Insurance	\$1.8 M	0.7%	\$23.55 M	0.7%	\$63.35 M	0.8%
Reading	\$533.04 K	0.2%	\$7.01 M	0.2%	\$18.77 M	0.2%
Shelter	\$50.77 M	21.0%	\$666.29 M	21.1%	\$1.77 B	21.0%
Tobacco	\$1.28 M	0.5%	\$16.98 M	0.5%	\$44.69 M	0.5%
Transportation	\$43.7 M	18.1%	\$571.6 M	18.1%	\$1.52 B	18.0%
Utilities	\$16.84 M	7.0%	\$221.88 M	7.0%	\$589.66 M	7.0%

**Educational Attainment (2020)**

Adult Population Age 25 Years or Over	4,908		61,492		158,974	
Elementary (Grade Level 0 to 8)	57	1.2%	687	1.1%	2,518	1.6%
Some High School (Grade Level 9 to 11)	84	1.7%	1,064	1.7%	3,415	2.1%
High School Graduate	884	18.0%	8,578	13.9%	21,111	13.3%
Some College	1,106	22.5%	11,756	19.1%	29,780	18.7%
Associate Degree Only	290	5.9%	4,841	7.9%	12,262	7.7%
Bachelor Degree Only	1,566	31.9%	20,956	34.1%	53,684	33.8%
Graduate Degree	922	18.8%	13,609	22.1%	36,203	22.8%



Lat/Lon: 33.6112/-111.9257

RF5

**E Thunderbird Rd & N Scottsdale Rd**

1 mi radius      3 mi radius      5 mi radius

**Units In Structure (2020)**

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	1,798	69.6%	22,466	70.0%	59,182	72.8%
1 Attached Unit	44	1.7%	1,667	5.2%	6,251	7.7%
2 to 4 Units	163	6.3%	1,981	6.2%	4,711	5.8%
5 to 9 Units	248	9.6%	2,351	7.3%	5,649	6.9%
10 to 19 Units	103	4.0%	1,732	5.4%	4,574	5.6%
20 to 49 Units	33	1.3%	1,467	4.6%	3,169	3.9%
50 or More Units	431	16.7%	4,953	15.4%	10,277	12.6%
Mobile Home or Trailer	23	0.9%	454	1.4%	1,261	1.6%
Other Structure	-	-	60	0.2%	123	0.2%

**Homes Built By Year (2020)**

Homes Built 2010 or later	201	7.8%	2,183	6.8%	5,542	6.8%
Homes Built 2000 to 2009	315	12.2%	4,371	13.6%	12,642	15.5%
Homes Built 1990 to 1999	795	30.8%	9,463	29.5%	24,777	30.5%
Homes Built 1980 to 1989	492	19.0%	11,046	34.4%	26,205	32.2%
Homes Built 1970 to 1979	788	30.5%	7,572	23.6%	19,219	23.6%
Homes Built 1960 to 1969	204	7.9%	1,581	4.9%	4,555	5.6%
Homes Built 1950 to 1959	34	1.3%	503	1.6%	1,486	1.8%
Homes Built Before 1949	18	0.7%	411	1.3%	771	0.9%

**Home Values (2020)**

Home Values \$1,000,000 or More	23	1.6%	870	4.2%	2,868	5.2%
Home Values \$500,000 to \$999,999	669	45.0%	6,978	33.8%	17,979	32.8%
Home Values \$400,000 to \$499,999	458	30.8%	5,275	25.6%	10,764	19.6%
Home Values \$300,000 to \$399,999	279	18.8%	5,245	25.4%	12,851	23.4%
Home Values \$200,000 to \$299,999	54	3.6%	2,408	11.7%	9,309	17.0%
Home Values \$150,000 to \$199,999	71	4.8%	543	2.6%	2,499	4.6%
Home Values \$100,000 to \$149,999	13	0.8%	207	1.0%	1,029	1.9%
Home Values \$70,000 to \$99,999	-	-	50	0.2%	311	0.6%
Home Values \$50,000 to \$69,999	-	-	24	0.1%	138	0.3%
Home Values \$25,000 to \$49,999	7	0.5%	84	0.4%	196	0.4%
Home Values Under \$25,000	-	-	122	0.6%	462	0.8%
Owner-Occupied Median Home Value	\$495,487		\$479,822		\$498,444	
Renter-Occupied Median Rent	\$1,289		\$1,247		\$1,209	

**Transportation To Work (2020)**

Drive to Work Alone	2,488	74.4%	31,217	76.0%	80,628	75.8%
Drive to Work in Carpool	316	9.4%	3,152	7.7%	8,167	7.7%
Travel to Work by Public Transportation	34	1.0%	420	1.0%	1,288	1.2%
Drive to Work on Motorcycle	24	0.7%	60	0.1%	172	0.2%
Walk or Bicycle to Work	60	1.8%	799	1.9%	1,647	1.5%
Other Means	45	1.4%	537	1.3%	1,229	1.2%
Work at Home	378	11.3%	4,866	11.9%	13,249	12.5%

**Travel Time (2020)**

Travel to Work in 14 Minutes or Less	1,206	36.1%	12,732	31.0%	28,003	26.3%
Travel to Work in 15 to 29 Minutes	1,119	33.5%	15,667	38.2%	42,527	40.0%
Travel to Work in 30 to 59 Minutes	720	21.5%	9,689	23.6%	24,989	23.5%
Travel to Work in 60 Minutes or More	101	3.0%	1,275	3.1%	3,163	3.0%
Average Minutes Travel to Work	17.9		19.7		20.2	