

Ancala Village

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



STRATEGIC

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AVAILABILITY

- 1,190 sf • 1,200 sf • 1,220 sf • 1,326 sf
- 2,100 sf • 1,619 sf • (2) 1,300 sf • 3,758 sf
(At Lease)
- 1,114 sf • 1,790 sf • 1,230 sf • 2,000 sf

OFFICE SPACE

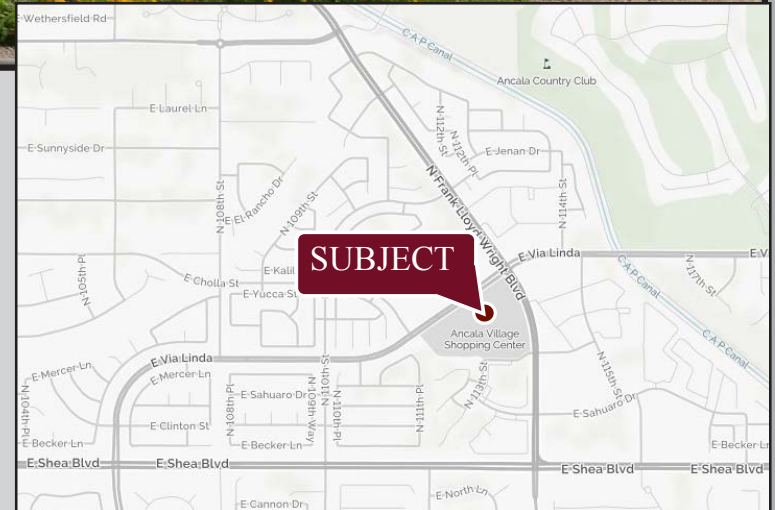
- 381 sf • 1,012 sf • 2,469 sf

[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



2018 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,882	52,993	100,510
Average Household Income	\$107,316	\$138,873	\$142,529
Daytime Employment	2,846	29,668	95,156

NOTABLE TENANTS



STRATEGIC

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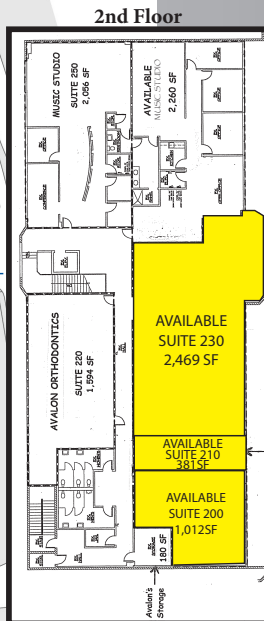
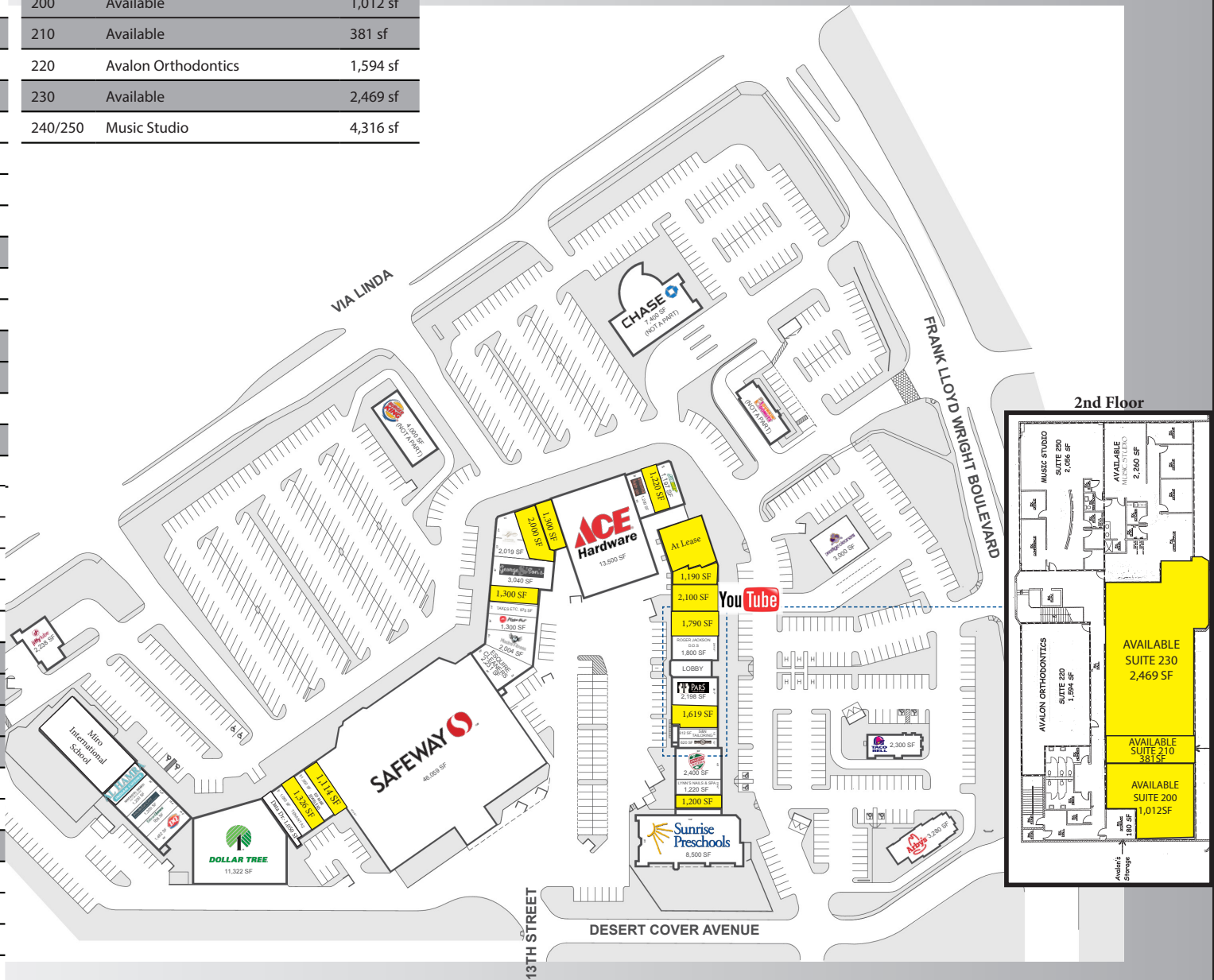
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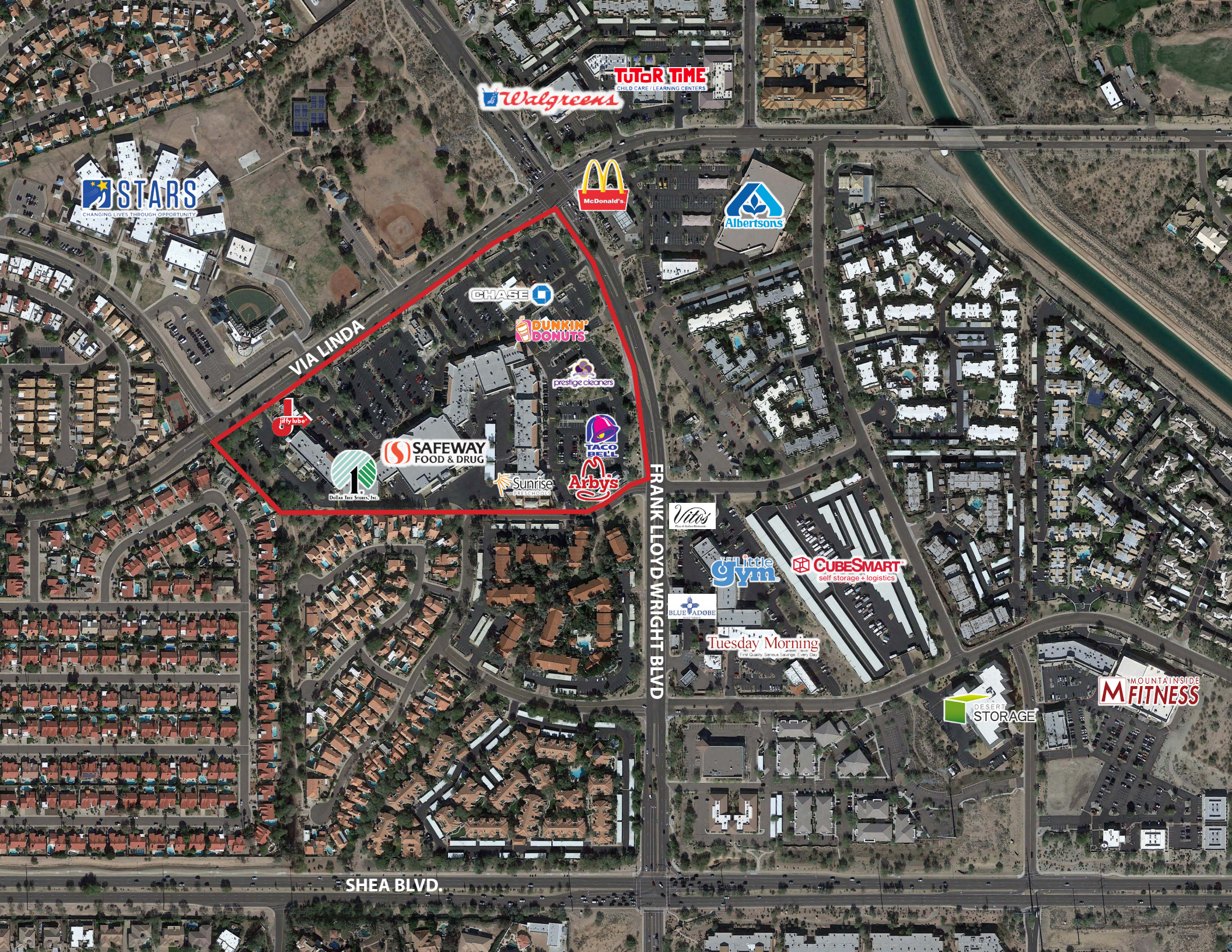
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#	TENANT	SQ. FT.
A100	Data Dr.	1,050 sf
A104	Elite Shutters	1,050 sf
A108	Available-Former Chiropractor	1,326 sf
A112	Ed Mar Jewelers	1,050 sf
A116	Available	1,114 sf
B120	Esquire Cleaners	2,231 sf
B124	Mostro Fitness	2,004 sf
B128	Pizza Hut	1,300 sf
B132	Taxes Etc.	975 sf
B136	Available	1,300 sf
B140	George & Sons Asian	3,040 sf
B144	Le Vie En Day Spa	2,019 sf
B146	Available	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	Al Hamra	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	At Lease	3,758 sf
E03	Available-Former Yogurt	1,190 sf
E04/05	Available-Former Salon	2,100 sf
E06	Available	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





Walgreens

TUTOR TIME
CHILD CARE / LEARNING CENTERS

STARS
CHANGING LIVES THROUGH OPPORTUNITY

McDonald's

Albertsons

VIA LINDA

CHASE

DUNKIN' DONUTS

prestige cleaners

Jiffy Lube

SAFeway
FOOD & DRUG

TACO BELL

Sunrise
RESTAURANT

Arby's

1
Dallas Tree Stumps, Inc.

FRANK LLOYD WRIGHT BLVD

Vitas

Little GYM

CUBESMART
self storage • logistics

BLUE WADOB

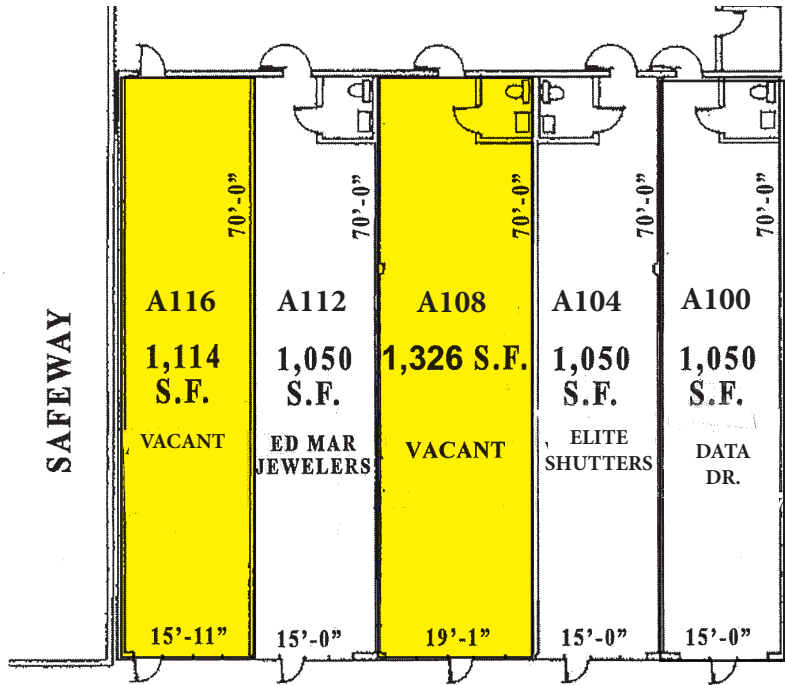
Tuesday Morning
First Quality. Second Serving. Every Day.

SHEA BLVD.

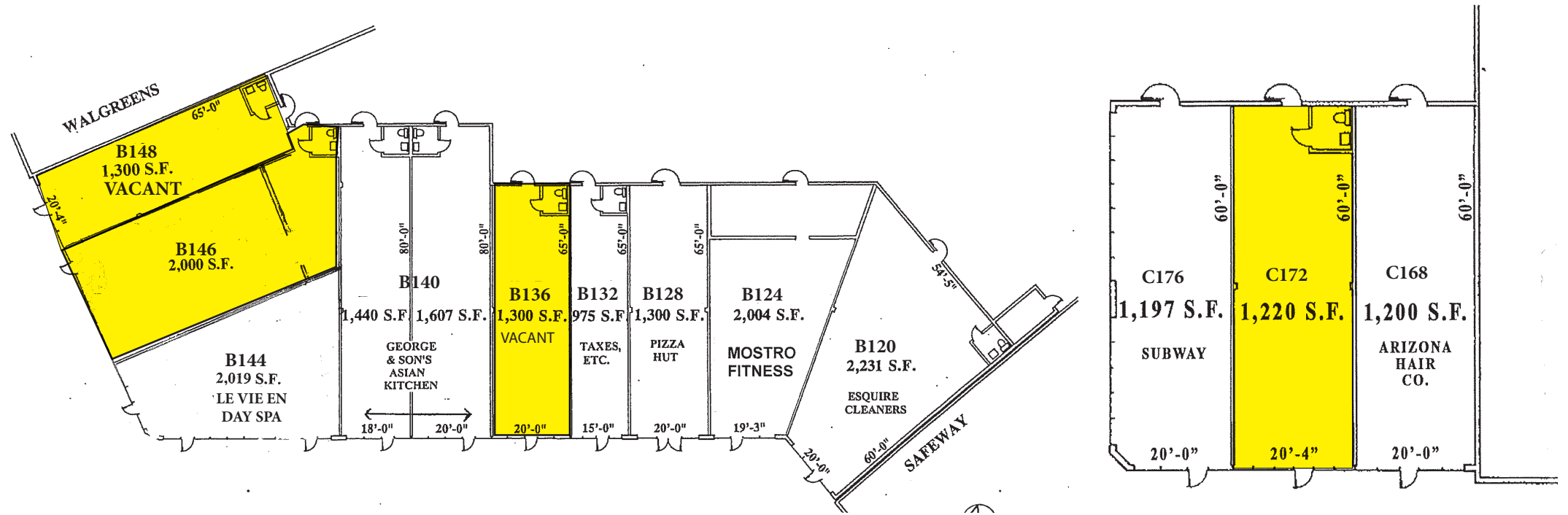
DESERT STORAGE

MOUNTAIN INSIDE
FITNESS

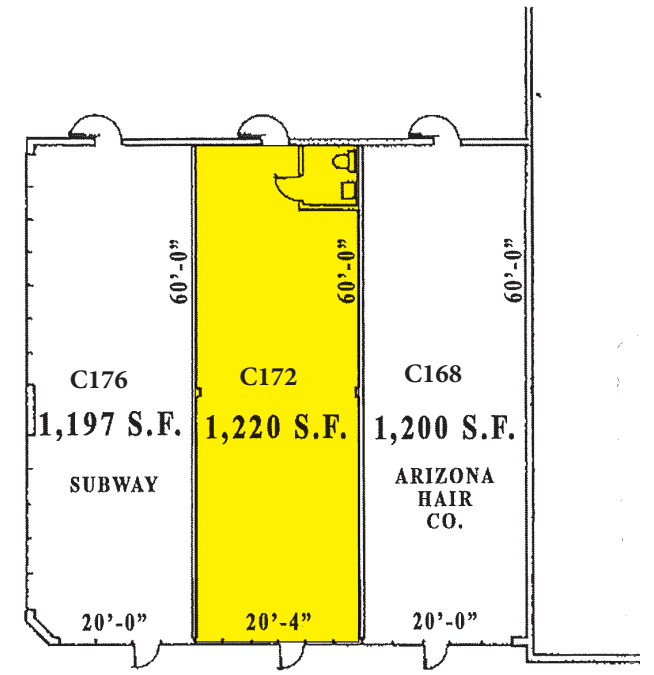
SHOPS A



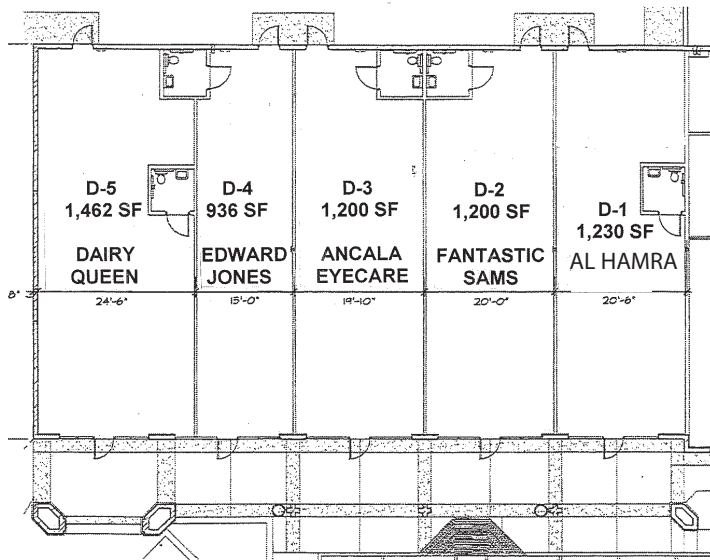
SHOPS B



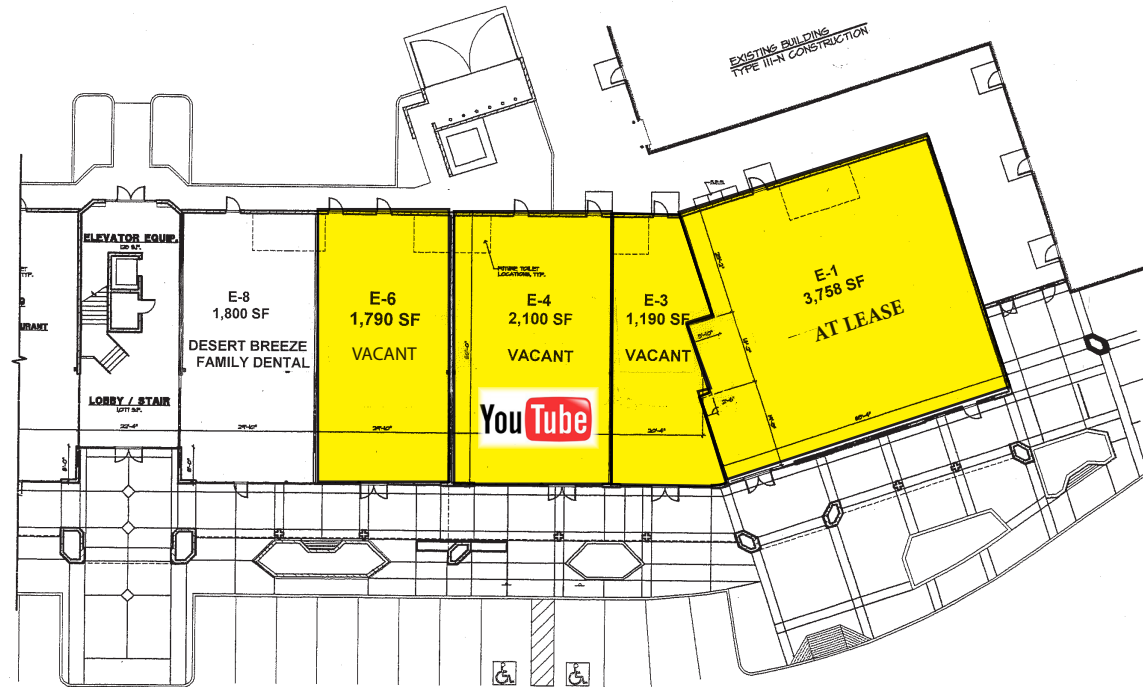
SHOPS C



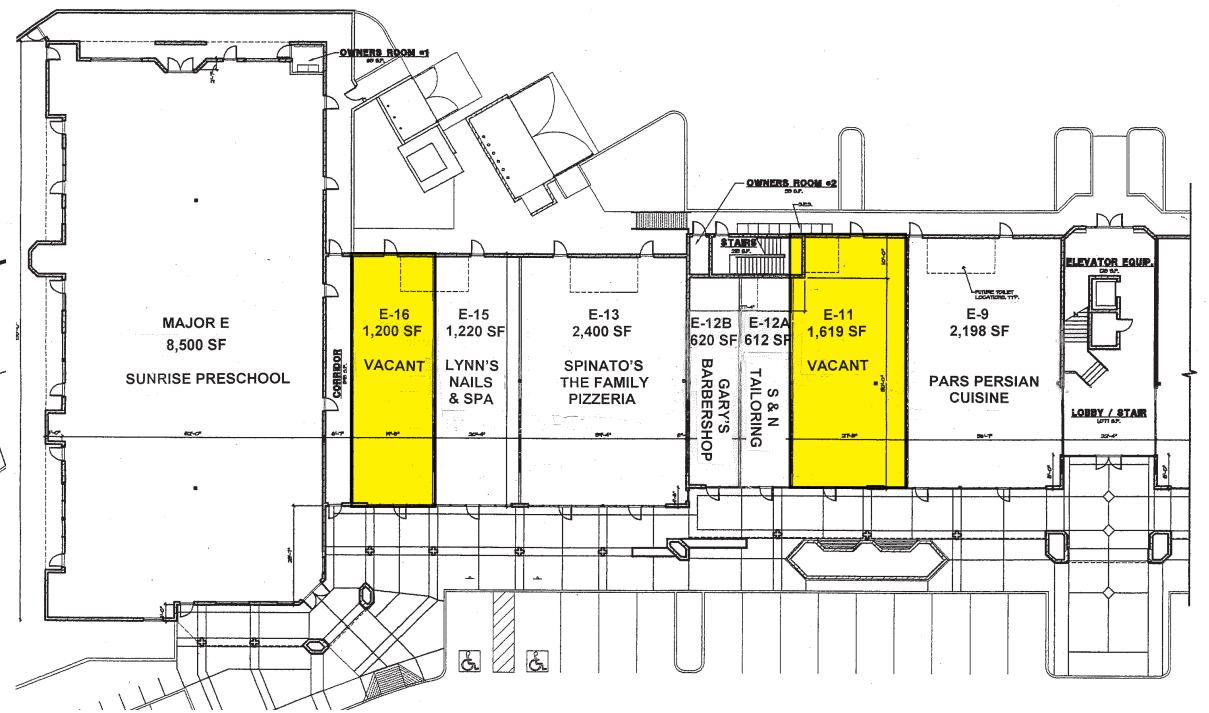
SHOPS D



SHOPS E-NORTH



SHOPS E-SOUTH



EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 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

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2018)	9,882	52,993	100,510
Projected Population (2023)	10,758	57,739	109,541
Census Population (2010)	8,701	47,635	89,384
Census Population (2000)	8,772	46,173	84,574
Projected Annual Growth (2018 to 2023)	876 1.8%	4,746 1.8%	9,031 1.8%
Historical Annual Growth (2010 to 2018)	1,181 1.7%	5,358 1.4%	11,126 1.6%
Historical Annual Growth (2000 to 2010)	-72 -0.1%	1,463 0.3%	4,810 0.6%
Estimated Population Density (2018)	3,148 <i>psm</i>	1,875 <i>psm</i>	1,280 <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 (2018)	4,772	24,139	46,343
Projected Households (2023)	5,010	25,442	48,846
Census Households (2010)	4,139	21,388	40,780
Census Households (2000)	3,894	19,165	36,023
Estimated Households with Children (2018)	1,032 21.6%	5,514 22.8%	10,371 22.4%
Estimated Average Household Size (2018)	2.07	2.18	2.16

Average Household Income

Estimated Average Household Income (2018)	\$107,316	\$138,873	\$142,529
Projected Average Household Income (2023)	\$125,394	\$164,428	\$169,060
Estimated Average Family Income (2018)	\$142,216	\$180,820	\$181,739

Median Household Income

Estimated Median Household Income (2018)	\$87,769	\$103,539	\$105,550
Projected Median Household Income (2023)	\$100,934	\$119,757	\$122,359
Estimated Median Family Income (2018)	\$118,585	\$140,242	\$139,438

Per Capita Income

Estimated Per Capita Income (2018)	\$51,840	\$63,298	\$65,752
Projected Per Capita Income (2023)	\$58,410	\$72,488	\$75,419
Estimated Per Capita Income 5 Year Growth	\$6,570 12.7%	\$9,190 14.5%	\$9,667 14.7%
Estimated Average Household Net Worth (2018)	\$1,216,212	\$1,588,114	\$1,598,345

Daytime Demos (2018)

Total Businesses	462	2,811	8,856
Total Employees	2,846	29,668	95,156
Company Headquarter Businesses	-	9 0.3%	97 1.1%
Company Headquarter Employees	1	7,023 23.7%	17,016 17.9%
Employee Population per Business	6.2	10.6	10.7
Residential Population per Business	21.4	18.9	11.3

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Scottsdale, AZ 85259

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2018)	8,352	84.5%	45,845	86.5%	87,078	86.6%
Black or African American (2018)	345	3.5%	1,386	2.6%	2,596	2.6%
American Indian or Alaska Native (2018)	81	0.8%	259	0.5%	464	0.5%
Asian (2018)	533	5.4%	3,062	5.8%	5,769	5.7%
Hawaiian or Pacific Islander (2018)	11	0.1%	45	0.1%	85	0.1%
Other Race (2018)	208	2.1%	761	1.4%	1,485	1.5%
Two or More Races (2018)	351	3.6%	1,635	3.1%	3,033	3.0%
Not Hispanic or Latino Population (2018)	8,841	89.5%	47,890	90.4%	90,979	90.5%
Hispanic or Latino Population (2018)	1,041	10.5%	5,103	9.6%	9,531	9.5%
Not Hispanic or Latino Population (2023)	9,409	87.5%	51,050	88.4%	97,011	88.6%
Hispanic or Latino Population (2023)	1,349	12.5%	6,689	11.6%	12,530	11.4%
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 (2018 to 2023)	308	5.9%	1,586	6.2%	2,999	6.3%
Historic Hispanic Annual Growth (2000 to 2018)	605	7.7%	3,431	11.4%	6,501	11.9%

Age Distribution (2018)

Age Under 5	410	4.1%	2,188	4.1%	4,292	4.3%
Age 5 to 9 Years	473	4.8%	2,682	5.1%	5,062	5.0%
Age 10 to 14 Years	554	5.6%	3,041	5.7%	5,568	5.5%
Age 15 to 19 Years	564	5.7%	2,866	5.4%	5,062	5.0%
Age 20 to 24 Years	515	5.2%	2,136	4.0%	4,042	4.0%
Age 25 to 29 Years	676	6.8%	2,709	5.1%	5,394	5.4%
Age 30 to 34 Years	588	6.0%	2,692	5.1%	5,379	5.4%
Age 35 to 39 Years	565	5.7%	2,916	5.5%	5,801	5.8%
Age 40 to 44 Years	627	6.3%	3,269	6.2%	6,229	6.2%
Age 45 to 49 Years	764	7.7%	3,969	7.5%	7,347	7.3%
Age 50 to 54 Years	782	7.9%	4,214	8.0%	7,681	7.6%
Age 55 to 59 Years	794	8.0%	4,393	8.3%	8,135	8.1%
Age 60 to 64 Years	720	7.3%	4,080	7.7%	7,888	7.8%
Age 65 to 74 Years	1,091	11.0%	6,624	12.5%	12,939	12.9%
Age 75 to 84 Years	571	5.8%	3,633	6.9%	6,857	6.8%
Age 85 Years or Over	187	1.9%	1,581	3.0%	2,833	2.8%
Median Age	43.5		46.6		46.4	

Gender Age Distribution (2018)

Female Population	5,157	52.2%	27,951	52.7%	52,683	52.4%
Age 0 to 19 Years	1,011	19.6%	5,414	19.4%	9,956	18.9%
Age 20 to 64 Years	3,147	61.0%	16,017	57.3%	30,453	57.8%
Age 65 Years or Over	999	19.4%	6,520	23.3%	12,274	23.3%
Female Median Age	44.6		47.7		47.4	
Male Population	4,725	47.8%	25,042	47.3%	47,827	47.6%
Age 0 to 19 Years	990	20.9%	5,363	21.4%	10,028	21.0%
Age 20 to 64 Years	2,885	61.1%	14,361	57.3%	27,444	57.4%
Age 65 Years or Over	850	18.0%	5,319	21.2%	10,355	21.7%
Male Median Age	42.3		45.4		45.4	

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Scottsdale, AZ 85259

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2018)

HH Income \$200,000 or More	687	14.4%	5,308	22.0%	9,860	21.3%
HH Income \$150,000 to \$199,999	386	8.1%	2,368	9.8%	4,805	10.4%
HH Income \$100,000 to \$149,999	590	12.4%	3,423	14.2%	7,718	16.7%
HH Income \$75,000 to \$99,999	547	11.5%	2,546	10.5%	5,396	11.6%
HH Income \$50,000 to \$74,999	1,028	21.5%	3,615	15.0%	6,473	14.0%
HH Income \$35,000 to \$49,999	585	12.3%	2,672	11.1%	4,750	10.2%
HH Income \$25,000 to \$34,999	371	7.8%	1,587	6.6%	2,689	5.8%
HH Income \$15,000 to \$24,999	285	6.0%	1,119	4.6%	1,941	4.2%
HH Income Under \$15,000	294	6.2%	1,502	6.2%	2,711	5.8%
HH Income \$35,000 or More	3,823	80.1%	19,932	82.6%	39,002	84.2%
HH Income \$75,000 or More	2,210	46.3%	13,645	56.5%	27,780	59.9%

Housing (2018)

Total Housing Units	5,079		26,441		51,295	
Housing Units Occupied	4,772	94.0%	24,139	91.3%	46,343	90.3%
Housing Units Owner-Occupied	2,640	55.3%	16,595	68.7%	31,351	67.6%
Housing Units, Renter-Occupied	2,132	44.7%	7,544	31.3%	14,992	32.4%
Housing Units, Vacant	307	6.0%	2,302	8.7%	4,952	9.7%

Marital Status (2018)

Never Married	2,367	28.0%	11,215	24.9%	20,798	24.3%
Currently Married	4,193	49.7%	23,974	53.2%	46,604	54.5%
Separated	233	2.8%	1,128	2.5%	2,080	2.4%
Widowed	526	6.2%	2,784	6.2%	4,993	5.8%
Divorced	1,126	13.3%	5,981	13.3%	11,113	13.0%

Household Type (2018)

Population Family	7,300	73.9%	41,214	77.8%	77,642	77.2%
Population Non-Family	2,569	26.0%	11,495	21.7%	22,448	22.3%
Population Group Quarters	13	0.1%	285	0.5%	420	0.4%
Family Households	2,586	54.2%	14,382	59.6%	27,435	59.2%
Non-Family Households	2,187	45.8%	9,758	40.4%	18,908	40.8%
Married Couple with Children	669	16.0%	4,094	17.1%	7,646	16.4%
Average Family Household Size	2.8		2.9		2.8	

Household Size (2018)

1 Person Households	1,849	38.7%	8,222	34.1%	15,729	33.9%
2 Person Households	1,681	35.2%	8,966	37.1%	17,808	38.4%
3 Person Households	593	12.4%	3,064	12.7%	5,755	12.4%
4 Person Households	455	9.5%	2,622	10.9%	4,780	10.3%
5 Person Households	145	3.0%	915	3.8%	1,647	3.6%
6 or More Person Households	49	1.0%	351	1.5%	623	1.3%

Household Vehicles (2018)

Households with 0 Vehicles Available	157	3.3%	950	3.9%	1,471	3.2%
Households with 1 Vehicles Available	1,984	41.6%	9,053	37.5%	17,496	37.8%
Households with 2 or More Vehicles Available	2,631	55.1%	14,136	58.6%	27,376	59.1%
Total Vehicles Available	8,163		42,913		82,339	
Average Vehicles Per Household	1.7		1.8		1.8	

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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2018)						
Estimated Labor Population Age 16 Years or Over	8,330		44,467		84,493	
Estimated Civilian Employed	5,537	66.5%	27,186	61.1%	52,636	62.3%
Estimated Civilian Unemployed	173	2.1%	783	1.8%	1,374	1.6%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	2,620	31.5%	16,498	37.1%	30,482	36.1%
Unemployment Rate	2.1%		1.8%		1.6%	
Occupation (2015)						
Occupation: Population Age 16 Years or Over	5,528		27,204		52,667	
Management, Business, Financial Operations	1,275	23.1%	7,294	26.8%	14,227	27.0%
Professional, Related	1,625	29.4%	7,311	26.9%	14,691	27.9%
Service	834	15.1%	3,694	13.6%	6,641	12.6%
Sales, Office	1,314	23.8%	6,930	25.5%	13,333	25.3%
Farming, Fishing, Forestry	2	-	17	0.1%	101	0.2%
Construct, Extraction, Maintenance	208	3.8%	725	2.7%	1,360	2.6%
Production, Transport Material Moving	271	4.9%	1,234	4.5%	2,314	4.4%
White Collar Workers	4,215	76.2%	21,534	79.2%	42,251	80.2%
Blue Collar Workers	1,314	23.8%	5,670	20.8%	10,416	19.8%
Consumer Expenditure (2018)						
Total Household Expenditure	\$351 M		\$2.13 B		\$4.19 B	
Total Non-Retail Expenditure	\$186 M	52.9%	\$1.14 B	53.5%	\$2.24 B	53.4%
Total Retail Expenditure	\$165 M	47.1%	\$992 M	46.5%	\$1.95 B	46.6%
Apparel	\$12.4 M	3.5%	\$75.5 M	3.5%	\$148 M	3.5%
Contributions	\$17.8 M	5.1%	\$116 M	5.4%	\$227 M	5.4%
Education	\$14.5 M	4.1%	\$94.3 M	4.4%	\$186 M	4.4%
Entertainment	\$19.8 M	5.7%	\$121 M	5.7%	\$239 M	5.7%
Food and Beverages	\$49.9 M	14.2%	\$297 M	13.9%	\$584 M	13.9%
Furnishings and Equipment	\$12.4 M	3.5%	\$76.7 M	3.6%	\$151 M	3.6%
Gifts	\$9.58 M	2.7%	\$61.3 M	2.9%	\$121 M	2.9%
Health Care	\$26.8 M	7.6%	\$158 M	7.4%	\$311 M	7.4%
Household Operations	\$10.8 M	3.1%	\$68.5 M	3.2%	\$135 M	3.2%
Miscellaneous Expenses	\$5.02 M	1.4%	\$29.9 M	1.4%	\$58.9 M	1.4%
Personal Care	\$4.51 M	1.3%	\$27.2 M	1.3%	\$53.6 M	1.3%
Personal Insurance	\$2.86 M	0.8%	\$18.3 M	0.9%	\$36.0 M	0.9%
Reading	\$789 K	0.2%	\$4.80 M	0.2%	\$9.45 M	0.2%
Shelter	\$72.6 M	20.7%	\$444 M	20.8%	\$872 M	20.8%
Tobacco	\$1.89 M	0.5%	\$10.5 M	0.5%	\$20.6 M	0.5%
Transportation	\$64.1 M	18.3%	\$381 M	17.9%	\$751 M	17.9%
Utilities	\$25.0 M	7.1%	\$147 M	6.9%	\$288 M	6.9%
Educational Attainment (2018)						
Adult Population Age 25 Years or Over	7,365		40,080		76,483	
Elementary (Grade Level 0 to 8)	42	0.6%	442	1.1%	837	1.1%
Some High School (Grade Level 9 to 11)	62	0.8%	759	1.9%	1,267	1.7%
High School Graduate	950	12.9%	4,784	11.9%	8,405	11.0%
Some College	1,699	23.1%	7,336	18.3%	14,222	18.6%
Associate Degree Only	437	5.9%	2,621	6.5%	5,506	7.2%
Bachelor Degree Only	2,774	37.7%	14,477	36.1%	27,629	36.1%
Graduate Degree	1,401	19.0%	9,662	24.1%	18,617	24.3%

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Scottsdale, AZ 85259

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	2,829 68.3%	15,855 74.1%	29,396 72.1%
1 Attached Unit	187 4.5%	2,060 9.6%	4,435 10.9%
2 to 4 Units	142 3.4%	1,110 5.2%	2,641 6.5%
5 to 9 Units	418 10.1%	1,360 6.4%	2,694 6.6%
10 to 19 Units	478 11.5%	1,336 6.2%	2,575 6.3%
20 to 49 Units	157 3.8%	462 2.2%	1,168 2.9%
50 or More Units	510 12.3%	1,708 8.0%	2,984 7.3%
Mobile Home or Trailer	43 1.0%	240 1.1%	473 1.2%
Other Structure	2 -	3 -	5 -

Homes Built By Year (2015)

	1 mi radius	3 mi radius	5 mi radius
Homes Built 2010 or later	57 1.4%	300 1.4%	565 1.4%
Homes Built 2000 to 2009	681 16.5%	3,277 15.3%	6,810 16.7%
Homes Built 1990 to 1999	1,619 39.1%	9,431 44.1%	16,576 40.6%
Homes Built 1980 to 1989	1,912 46.2%	8,392 39.2%	14,299 35.1%
Homes Built 1970 to 1979	252 6.1%	1,585 7.4%	5,464 13.4%
Homes Built 1960 to 1969	88 2.1%	490 2.3%	1,177 2.9%
Homes Built 1950 to 1959	52 1.3%	239 1.1%	451 1.1%
Homes Built Before 1949	16 0.4%	91 0.4%	328 0.8%

Home Values (2015)

	1 mi radius	3 mi radius	5 mi radius
Home Values \$1,000,000 or More	107 4.5%	764 5.0%	1,190 4.2%
Home Values \$500,000 to \$999,999	537 22.8%	4,641 30.5%	8,946 31.5%
Home Values \$400,000 to \$499,999	214 9.1%	2,295 15.1%	4,877 17.2%
Home Values \$300,000 to \$399,999	618 26.2%	3,156 20.7%	5,900 20.8%
Home Values \$200,000 to \$299,999	716 30.3%	3,023 19.9%	5,577 19.6%
Home Values \$150,000 to \$199,999	233 9.9%	1,309 8.6%	2,307 8.1%
Home Values \$100,000 to \$149,999	86 3.6%	675 4.4%	1,165 4.1%
Home Values \$70,000 to \$99,999	16 0.7%	120 0.8%	213 0.7%
Home Values \$50,000 to \$69,999	5 0.2%	48 0.3%	109 0.4%
Home Values \$25,000 to \$49,999	5 0.2%	56 0.4%	101 0.4%
Home Values Under \$25,000	47 2.0%	246 1.6%	450 1.6%
Owner-Occupied Median Home Value	\$391,745	\$429,778	\$427,001
Renter-Occupied Median Rent	\$992	\$1,140	\$1,170

Transportation To Work (2015)

	1 mi radius	3 mi radius	5 mi radius
Drive to Work Alone	3,802 79.6%	19,908 77.6%	37,334 76.2%
Drive to Work in Carpool	239 5.0%	1,663 6.5%	3,363 6.9%
Travel to Work by Public Transportation	28 0.6%	171 0.7%	411 0.8%
Drive to Work on Motorcycle	6 0.1%	34 0.1%	76 0.2%
Walk or Bicycle to Work	107 2.2%	375 1.5%	823 1.7%
Other Means	48 1.0%	314 1.2%	595 1.2%
Work at Home	547 11.4%	3,205 12.5%	6,370 13.0%

Travel Time (2015)

	1 mi radius	3 mi radius	5 mi radius
Travel to Work in 14 Minutes or Less	1,208 28.6%	6,096 27.1%	12,706 29.8%
Travel to Work in 15 to 29 Minutes	1,905 45.0%	9,736 43.3%	18,022 42.3%
Travel to Work in 30 to 59 Minutes	1,556 36.8%	6,993 31.1%	13,402 31.5%
Travel to Work in 60 Minutes or More	183 4.3%	959 4.3%	1,642 3.9%
Average Minutes Travel to Work	21.6	21.2	20.9

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