



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



 **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.

2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	8,061	67,272	201,937
Avg Household Income	\$121,450	\$135,863	\$134,756
Daytime Employment	19,938	87,139	156,027

### 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

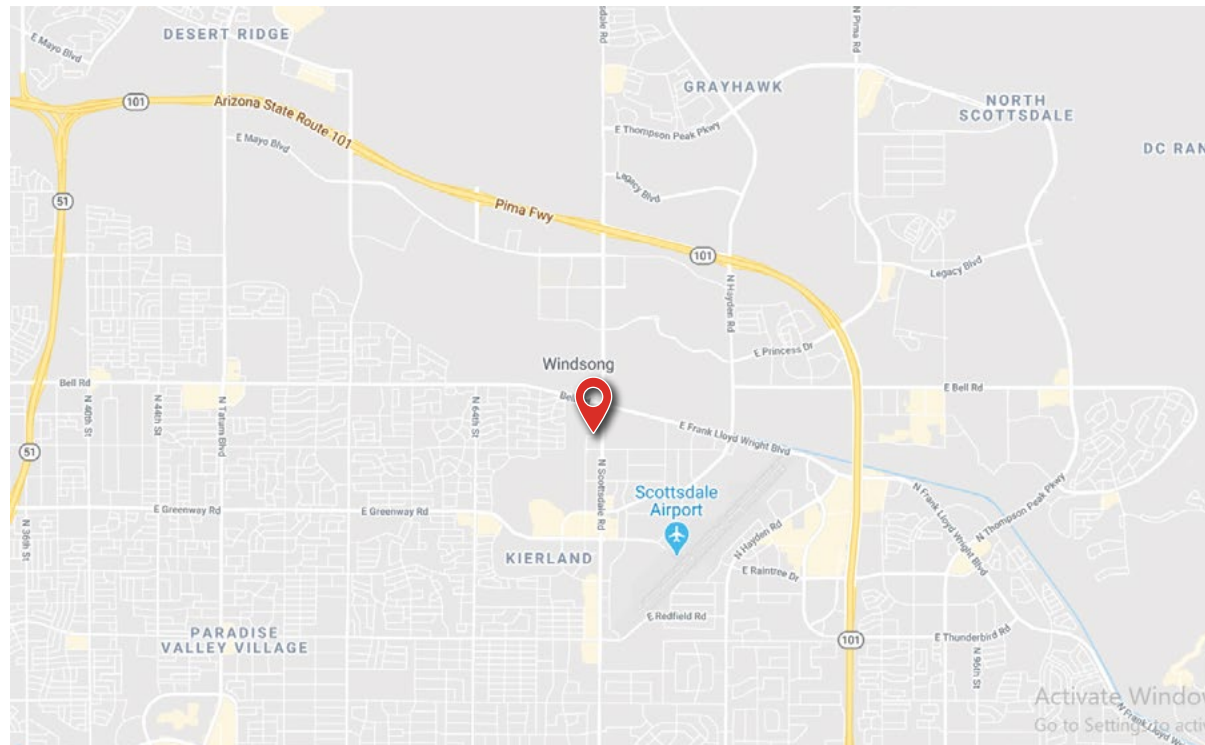
**20K±**  
Employees working within 1-mile radius

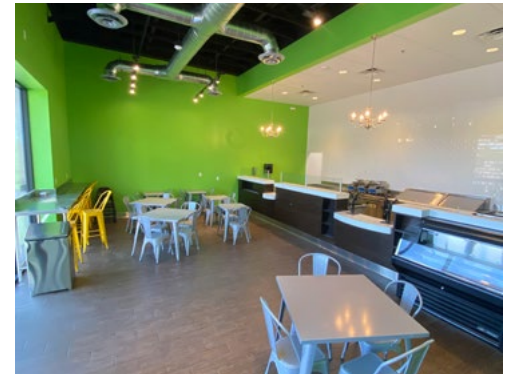
**41K+**  
Cars per day via Frank Lloyd Wright Boulevard

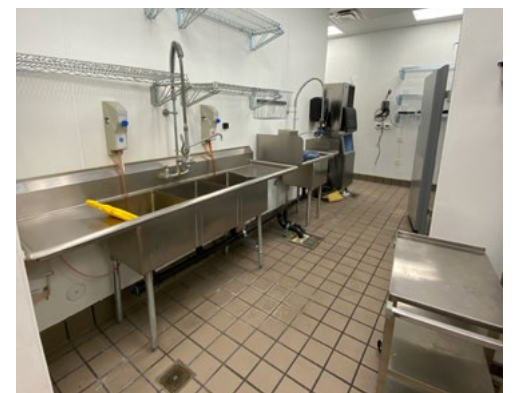
**2.8M**  
Square feet of office space within 1-mile radius

**87K+**  
Employees working within 3-mile radius

**\$135K+**  
Average household income within 3-mile radius









RFS

E Frank Lloyd Wright Blvd & N Scottsdale Rd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Population</b>				
Estimated Population (2020)	8,061	67,272	201,937	
Projected Population (2025)	8,689	73,242	219,619	
Census Population (2010)	4,350	56,897	173,574	
Census Population (2000)	3,647	53,609	167,315	
Projected Annual Growth (2020 to 2025)	628 1.6%	5,970 1.8%	17,682 1.8%	
Historical Annual Growth (2010 to 2020)	3,711 8.5%	10,375 1.8%	28,363 1.6%	
Historical Annual Growth (2000 to 2010)	703 1.9%	3,288 0.6%	6,259 0.4%	
Estimated Population Density (2020)	2,567 psm	2,380 psm	2,572 psm	
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	
<b>Households</b>				
Estimated Households (2020)	4,040	29,874	88,830	
Projected Households (2025)	4,176	31,182	92,682	
Census Households (2010)	2,344	24,500	74,716	
Census Households (2000)	1,612	20,909	66,773	
Estimated Households with Children (2020)	719 17.8%	7,339 24.6%	22,272 25.1%	
Estimated Average Household Size (2020)	1.98	2.23	2.25	
<b>Average Household Income</b>				
Estimated Average Household Income (2020)	\$121,450	\$135,863	\$134,756	
Projected Average Household Income (2025)	\$139,689	\$157,023	\$155,095	
Estimated Average Family Income (2020)	\$169,752	\$171,008	\$170,800	
<b>Median Household Income</b>				
Estimated Median Household Income (2020)	\$95,054	\$103,256	\$100,306	
Projected Median Household Income (2025)	\$110,126	\$119,645	\$115,884	
Estimated Median Family Income (2020)	\$118,027	\$127,783	\$128,049	
<b>Per Capita Income</b>				
Estimated Per Capita Income (2020)	\$60,999	\$60,451	\$59,363	
Projected Per Capita Income (2025)	\$67,250	\$66,958	\$65,530	
Estimated Per Capita Income 5 Year Growth	\$6,251 10.2%	\$6,508 10.8%	\$6,168 10.4%	
Estimated Average Household Net Worth (2020)	\$1,380,488	\$1,471,288	\$1,453,937	
<b>Daytime Demos (2020)</b>				
Total Businesses	1,481	7,727	15,775	
Total Employees	19,938	87,139	156,027	
Company Headquarter Businesses	29 2.0%	117 1.5%	158 1.0%	
Company Headquarter Employees	2,253 11.3%	14,690 16.9%	22,232 14.2%	
Employee Population per Business	13.5	11.3	9.9	
Residential Population per Business	5.4	8.7	12.8	

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page 1 of 5

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

RFS

E Frank Lloyd Wright Blvd & N Scottsdale Rd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Race &amp; Ethnicity</b>				
White (2020)	6,708 83.2%	55,664 82.7%	167,117 82.8%	
Black or African American (2020)	301 3.7%	2,217 3.3%	6,813 3.4%	
American Indian or Alaska Native (2020)	40 0.5%	369 0.5%	1,350 0.7%	
Asian (2020)	523 6.5%	4,971 7.4%	12,604 6.2%	
Hawaiian or Pacific Islander (2020)	12 0.2%	88 0.1%	255 0.1%	
Other Race (2020)	185 2.3%	1,585 2.4%	6,615 3.3%	
Two or More Races (2020)	291 3.6%	2,379 3.5%	7,184 3.6%	
Not Hispanic or Latino Population (2020)	7,063 87.6%	59,195 88.0%	174,627 86.5%	
Hispanic or Latino Population (2020)	998 12.4%	8,077 12.0%	27,310 13.5%	
Not Hispanic or Latino Population (2025)	7,512 86.5%	63,614 86.9%	187,434 85.3%	
Hispanic or Latino Population (2025)	1,177 13.5%	9,627 13.1%	32,186 14.7%	
Not Hispanic or Latino Population (2010)	4,059 93.3%	53,354 93.8%	159,824 92.1%	
Hispanic or Latino Population (2010)	291 6.7%	3,543 6.2%	13,750 7.9%	
Not Hispanic or Latino Population (2000)	3,491 95.7%	51,347 95.8%	158,082 94.5%	
Hispanic or Latino Population (2000)	156 4.3%	2,262 4.2%	9,234 5.5%	
Projected Hispanic Annual Growth (2020 to 2025)	179 3.6%	1,550 3.8%	4,876 3.6%	
Historic Hispanic Annual Growth (2000 to 2020)	842 27.0%	5,815 12.9%	18,076 9.8%	
<b>Age Distribution (2020)</b>				
Age Under 5	348 4.3%	3,164 4.7%	9,569 4.7%	
Age 5 to 9 Years	344 4.3%	3,427 5.1%	10,731 5.3%	
Age 10 to 14 Years	381 4.7%	3,827 5.7%	11,809 5.8%	
Age 15 to 19 Years	376 4.7%	3,593 5.3%	10,938 5.4%	
Age 20 to 24 Years	421 5.2%	3,292 4.9%	9,563 4.7%	
Age 25 to 29 Years	713 8.9%	4,814 7.2%	13,378 6.6%	
Age 30 to 34 Years	633 7.9%	4,657 6.9%	13,328 6.6%	
Age 35 to 39 Years	559 6.9%	4,490 6.7%	13,342 6.6%	
Age 40 to 44 Years	563 7.0%	4,419 6.6%	13,288 6.6%	
Age 45 to 49 Years	553 6.9%	4,722 7.0%	14,062 7.0%	
Age 50 to 54 Years	497 6.2%	4,774 7.1%	14,297 7.1%	
Age 55 to 59 Years	586 7.3%	5,098 7.6%	15,024 7.4%	
Age 60 to 64 Years	596 7.4%	4,792 7.1%	14,364 7.1%	
Age 65 to 74 Years	868 10.8%	6,765 10.1%	21,683 10.7%	
Age 75 to 84 Years	445 5.5%	3,632 5.4%	11,344 5.6%	
Age 85 Years or Over	178 2.2%	1,807 2.7%	5,216 2.6%	
Median Age	41.9	42.3	42.6	
<b>Gender Age Distribution (2020)</b>				
Female Population	4,199 52.1%	34,600 51.4%	104,296 51.6%	
Age 0 to 19 Years	745 17.7%	6,780 19.6%	20,979 20.1%	
Age 20 to 64 Years	2,634 62.7%	21,176 61.2%	62,325 59.8%	
Age 65 Years or Over	820 19.5%	6,645 19.2%	20,992 20.1%	
Female Median Age	42.6	43.2	43.7	
Male Population	3,862 47.9%	32,671 48.6%	97,641 48.4%	
Age 0 to 19 Years	704 18.2%	7,231 22.1%	22,068 22.6%	
Age 20 to 64 Years	2,488 64.4%	19,882 60.9%	58,322 59.7%	
Age 65 Years or Over	670 17.4%	5,559 17.0%	17,252 17.7%	
Male Median Age	41.3	41.3	41.4	

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page 2 of 5

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography



E Frank Lloyd Wright Blvd & N Scottsdale Rd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Household Income Distribution (2020)</b>				
HH Income \$200,000 or More	597 14.8%	4,914 16.4%	15,220 17.1%	
HH Income \$150,000 to \$199,999	461 11.4%	3,498 11.7%	8,963 10.1%	
HH Income \$100,000 to \$149,999	801 19.8%	6,217 20.8%	16,783 18.9%	
HH Income \$75,000 to \$99,999	710 17.6%	4,483 15.0%	11,673 13.1%	
HH Income \$50,000 to \$74,999	732 18.1%	4,535 15.2%	13,968 15.7%	
HH Income \$35,000 to \$49,999	375 9.3%	2,707 9.1%	8,813 9.9%	
HH Income \$25,000 to \$34,999	128 3.2%	1,251 4.2%	4,762 5.4%	
HH Income \$15,000 to \$24,999	111 2.8%	1,157 3.9%	4,373 4.9%	
HH Income Under \$15,000	125 3.1%	1,110 3.7%	4,274 4.8%	
HH Income \$35,000 or More	3,676 91.0%	26,355 88.2%	75,420 84.9%	
HH Income \$75,000 or More	2,568 63.6%	19,113 64.0%	52,640 59.3%	
<b>Housing (2020)</b>				
Total Housing Units	4,395	32,186	95,537	
Housing Units Occupied	4,040 91.9%	29,874 92.8%	88,830 93.0%	
Housing Units Owner-Occupied	1,444 35.7%	16,777 56.2%	55,789 62.8%	
Housing Units, Renter-Occupied	2,596 64.3%	13,097 43.8%	33,041 37.2%	
Housing Units, Vacant	355 8.8%	2,312 7.7%	6,707 7.6%	
<b>Marital Status (2020)</b>				
Never Married	2,134 30.5%	15,375 27.0%	46,564 27.4%	
Currently Married	3,165 45.3%	29,560 52.0%	86,266 50.8%	
Separated	328 4.7%	2,304 4.1%	5,960 3.5%	
Widowed	471 6.7%	3,043 5.4%	9,857 5.8%	
Divorced	890 12.7%	6,571 11.6%	21,181 12.5%	
<b>Household Type (2020)</b>				
Population Family	5,215 64.7%	51,244 76.2%	155,562 77.0%	
Population Non-Family	2,772 34.4%	15,360 22.8%	44,582 22.1%	
Population Group Quarters	74 0.9%	668 1.0%	1,793 0.9%	
Family Households	1,851 45.8%	17,569 58.8%	52,669 59.3%	
Non-Family Households	2,189 54.2%	12,305 41.2%	36,161 40.7%	
Married Couple with Children	430 13.6%	5,245 17.7%	15,707 18.2%	
Average Family Household Size	2.8	2.9	3.0	
<b>Household Size (2020)</b>				
1 Person Households	1,733 42.9%	9,821 32.9%	29,152 32.8%	
2 Person Households	1,452 35.9%	11,031 36.9%	32,213 36.3%	
3 Person Households	454 11.2%	4,139 13.9%	12,297 13.8%	
4 Person Households	280 6.9%	3,286 11.0%	9,865 11.1%	
5 Person Households	91 2.3%	1,150 3.8%	3,674 4.1%	
6 or More Person Households	30 0.8%	447 1.5%	1,630 1.8%	
<b>Household Vehicles (2020)</b>				
Households with 0 Vehicles Available	140 3.5%	1,028 3.4%	3,492 3.9%	
Households with 1 Vehicles Available	1,880 46.5%	11,260 37.7%	32,465 36.5%	
Households with 2 or More Vehicles Available	2,020 50.0%	17,585 58.9%	52,873 59.5%	
Total Vehicles Available	6,640	53,436	160,530	
Average Vehicles Per Household	1.6	1.8	1.8	

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page 3 of 5

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E Frank Lloyd Wright Blvd & N Scottsdale Rd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Labor Force (2020)</b>				
Estimated Labor Population Age 16 Years or Over	6,910	56,100	167,511	
Estimated Civilian Employed	4,778 69.1%	36,873 65.7%	108,451 64.7%	
Estimated Civilian Unemployed	69 1.0%	874 1.6%	2,813 1.7%	
Estimated in Armed Forces	-	24 -	48 -	
Estimated Not in Labor Force	2,063 29.9%	18,329 32.7%	56,199 33.5%	
Unemployment Rate	1.0%	1.6%	1.7%	
<b>Occupation (2020)</b>				
Occupation: Population Age 16 Years or Over	4,778	36,873	108,451	
Management, Business, Financial Operations	1,067 22.3%	8,873 24.1%	25,541 23.6%	
Professional, Related	1,442 30.2%	10,387 28.2%	29,662 27.4%	
Service	455 9.5%	4,596 12.5%	15,312 14.1%	
Sales, Office	1,266 26.5%	9,211 25.0%	26,335 24.3%	
Farming, Fishing, Forestry	37 0.8%	100 0.3%	273 0.3%	
Construct, Extraction, Maintenance	212 4.4%	1,268 3.4%	4,266 3.9%	
Production, Transport Material Moving	299 6.3%	2,438 6.6%	7,062 6.5%	
White Collar Workers	3,775 79.0%	28,471 77.2%	81,538 75.2%	
Blue Collar Workers	1,003 21.0%	8,402 22.8%	26,914 24.8%	
<b>Consumer Expenditure (2020)</b>				
Total Household Expenditure	\$327.57 M	\$2.62 B	\$7.74 B	
Total Non-Retail Expenditure	\$173.97 M	53.1% \$1.39 B	53.1% \$4.11 B	53.1%
Total Retail Expenditure	\$153.6 M	46.9% \$1.23 B	46.9% \$3.63 B	46.9%
Apparel	\$11.71 M	3.6% \$93.93 M	3.6% \$276.89 M	3.6%
Contributions	\$11.19 M	3.4% \$91.19 M	3.5% \$271.28 M	3.5%
Education	\$10.66 M	3.3% \$87.62 M	3.3% \$260.07 M	3.4%
Entertainment	\$18.8 M	5.7% \$151.73 M	5.8% \$447.91 M	5.8%
Food and Beverages	\$47.66 M	14.6% \$379.76 M	14.5% \$1.12 B	14.5%
Furnishings and Equipment	\$11.67 M	3.6% \$93.95 M	3.6% \$277.15 M	3.6%
Gifts	\$8.63 M	2.6% \$69.8 M	2.7% \$208.22 M	2.7%
Health Care	\$26.82 M	8.2% \$214.56 M	8.2% \$634.74 M	8.2%
Household Operations	\$13 M	4.0% \$104.89 M	4.0% \$310.65 M	4.0%
Miscellaneous Expenses	\$6.24 M	1.9% \$50.01 M	1.9% \$147.77 M	1.9%
Personal Care	\$4.41 M	1.3% \$35.2 M	1.3% \$103.76 M	1.3%
Personal Insurance	\$2.38 M	0.7% \$19.54 M	0.7% \$57.93 M	0.7%
Reading	\$723 K	0.2% \$5.8 M	0.2% \$17.15 M	0.2%
Shelter	\$69.57 M	21.2% \$551.97 M	21.1% \$1.63 B	21.0%
Tobacco	\$1.81 M	0.6% \$13.91 M	0.5% \$41.03 M	0.5%
Transportation	\$59.29 M	18.1% \$473.79 M	18.1% \$1.4 B	18.0%
Utilities	\$23.02 M	7.0% \$182.72 M	7.0% \$540.38 M	7.0%
<b>Educational Attainment (2020)</b>				
Adult Population Age 25 Years or Over	6,191	49,970	149,327	
Elementary (Grade Level 0 to 8)	36 0.6%	476 1.0%	2,401 1.6%	
Some High School (Grade Level 9 to 11)	63 1.0%	815 1.6%	3,317 2.2%	
High School Graduate	1,032 16.7%	6,556 13.1%	20,188 13.5%	
Some College	1,243 20.1%	9,245 18.5%	27,247 18.2%	
Associate Degree Only	457 7.4%	3,761 7.5%	11,864 7.9%	
Bachelor Degree Only	2,201 35.6%	17,809 35.6%	51,228 34.3%	
Graduate Degree	1,159 18.7%	11,308 22.6%	33,092 22.2%	

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page 4 of 5

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E Frank Lloyd Wright Blvd & N Scottsdale Rd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Units In Structure (2020)</b>				
1 Detached Unit	1,669 71.2%	17,164 70.1%	56,214 75.2%	
1 Attached Unit	150 6.4%	1,509 6.2%	4,677 6.3%	
2 to 4 Units	286 12.2%	1,813 7.4%	4,202 5.6%	
5 to 9 Units	406 17.3%	2,239 9.1%	5,173 6.9%	
10 to 19 Units	179 7.7%	1,377 5.6%	4,115 5.5%	
20 to 49 Units	341 14.6%	1,297 5.3%	3,111 4.2%	
50 or More Units	971 41.4%	4,108 16.8%	9,831 13.2%	
Mobile Home or Trailer	36 1.5%	322 1.3%	1,389 1.9%	
Other Structure	2 -	45 0.2%	119 0.2%	
<b>Homes Built By Year (2020)</b>				
Homes Built 2010 or later	583 24.9%	2,346 9.6%	5,921 7.9%	
Homes Built 2000 to 2009	893 38.1%	5,383 22.0%	14,117 18.9%	
Homes Built 1990 to 1999	663 28.3%	8,651 35.3%	26,463 35.4%	
Homes Built 1980 to 1989	1,177 50.2%	7,668 31.3%	21,987 29.4%	
Homes Built 1970 to 1979	485 20.7%	4,199 17.1%	14,987 20.1%	
Homes Built 1960 to 1969	130 5.5%	1,046 4.3%	3,371 4.5%	
Homes Built 1950 to 1959	54 2.3%	279 1.1%	1,260 1.7%	
Homes Built Before 1949	54 2.3%	302 1.2%	725 1.0%	
<b>Home Values (2020)</b>				
Home Values \$1,000,000 or More	54 4.2%	476 3.1%	2,327 4.7%	
Home Values \$500,000 to \$999,999	429 33.9%	5,863 38.4%	16,947 33.9%	
Home Values \$400,000 to \$499,999	302 23.9%	3,985 26.1%	9,904 19.8%	
Home Values \$300,000 to \$399,999	432 34.1%	3,854 25.2%	11,916 23.8%	
Home Values \$200,000 to \$299,999	150 11.9%	1,799 11.8%	8,925 17.8%	
Home Values \$150,000 to \$199,999	28 2.2%	360 2.4%	2,391 4.8%	
Home Values \$100,000 to \$149,999	3 0.2%	113 0.7%	993 2.0%	
Home Values \$70,000 to \$99,999	-	31 0.2%	319 0.6%	
Home Values \$50,000 to \$69,999	-	7 -	125 0.2%	
Home Values \$25,000 to \$49,999	8 0.6%	67 0.4%	184 0.4%	
Home Values Under \$25,000	5 0.4%	94 0.6%	472 0.9%	
Owner-Occupied Median Home Value	\$447,712	\$470,919	\$469,562	
Renter-Occupied Median Rent	\$1,279	\$1,258	\$1,218	
<b>Transportation To Work (2020)</b>				
Drive to Work Alone	2,919 71.0%	25,484 75.7%	76,294 75.7%	
Drive to Work in Carpool	355 8.6%	2,621 7.8%	8,085 8.0%	
Travel to Work by Public Transportation	58 1.4%	361 1.1%	1,234 1.2%	
Drive to Work on Motorcycle	7 0.2%	41 0.1%	166 0.2%	
Walk or Bicycle to Work	188 4.6%	596 1.8%	1,510 1.5%	
Other Means	72 1.8%	447 1.3%	1,195 1.2%	
Work at Home	511 12.4%	4,101 12.2%	12,364 12.3%	
<b>Travel Time (2020)</b>				
Travel to Work in 14 Minutes or Less	1,354 32.9%	10,357 30.8%	26,700 26.5%	
Travel to Work in 15 to 29 Minutes	1,610 39.2%	12,469 37.1%	40,280 39.9%	
Travel to Work in 30 to 59 Minutes	1,013 24.6%	8,306 24.7%	24,956 24.7%	
Travel to Work in 60 Minutes or More	174 4.2%	1,140 3.4%	2,952 2.9%	
Average Minutes Travel to Work	20.2	20.1	20.4	

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page 5 of 5

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