

THE WESTIN
KIERLAND
VILLAS

KIERLAND VILLAGE

SEC 64TH STREET & GREENWAY RD.
PHOENIX, AZ

JOIN NEW
TENANTS:



Greenway Road-27,700 cpd

64th Street-13,300 cpd

SHOP SPACES AVAILABLE



AVAILABILITY

• 1,412 SF

FEATURES

- Located near Kierland Commons and Scottsdale Quarter.
- Safeway Anchored Shopping Center.
- High Income Trade Area.

TRAFFIC COUNTS

- 27,700 cars per day on Greenway Road
- 13,300 cars per day on 64th Street

NOTABLE TENANTS



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	12,442	71,110	219,272
Ave Household Income	\$119,790	\$110,897	\$108,601
Daytime Employment	10,447	85,502	167,362



MATT MILINOVICH
602.778.3830
mattm@srgaz.com

JAMES DECREMER
602.778.3840
jamesd@srgaz.com

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SEC 64TH STREET & GREENWAY RD.

PHOENIX, AZ



#	TENANT	SQ. FT.
A101	Kierland Dental Arts	1,448 sf
A102	Baskin Robbins	1,119 sf
A103	UPS Store	2,239 sf
A104	East Valley Urgent Care	4,036 sf
A105	Subway	1,355 sf
A107	Desert Nail Spa	2,400 sf
A108	Pizza Hut/Wingstreet	1,200 sf
A109	9 Round	1,200 sf
A110	Delia's Cleaner	1,500 sf
B150	Peak Nutrition	1,240 sf
B151	Available	1,412 sf
B152	Wow Wow Lemonade	1,214 sf

#	TENANT	SQ. FT.
B153	Urban Wax	1,213 sf
B154	Einstein Brothers	2,214 sf
B156	Salon E	2,427 sf
B159	Perk Eatery	3,661 sf
C130	Zipps Sports Grill	5,007 sf
C133	One Arizona Bank	3,468 sf
E120	Panda Express	2,162 sf
E121	Sports Clips	1,049 sf
E122	Kierland Cigar	912 sf
E123	Humble Pie Pizza	2,808 sf
Pad	El Pollo Loco	2,660 sf



STRATEGIC

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mattm@srgaz.com

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6242/-111.9424

RF5

6501 E Greenway Pkwy Scottsdale, AZ 85254		1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2017)		12,442	71,110	219,272
Projected Population (2022)		13,591	77,372	238,538
Census Population (2010)		11,941	67,366	201,513
Census Population (2000)		13,043	70,104	200,238
Projected Annual Growth (2017 to 2022)		1,149 1.8%	6,262 1.8%	19,266 1.8%
Historical Annual Growth (2010 to 2017)		501 0.6%	3,744 0.8%	17,759 1.3%
Historical Annual Growth (2000 to 2010)		-1,102 -0.8%	-2,738 -0.4%	1,275 0.1%
Estimated Population Density (2017)		3,961 <i>psm</i>	2,516 <i>psm</i>	2,793 <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 (2017)		5,421	30,309	94,725
Projected Households (2022)		5,711	31,902	99,827
Census Households (2010)		5,095	28,164	85,223
Census Households (2000)		5,020	26,590	78,668
Estimated Households with Children (2017)		1,299 24.0%	8,026 26.5%	24,856 26.2%
Estimated Average Household Size (2017)		2.26	2.31	2.30
Average Household Income				
Estimated Average Household Income (2017)		\$119,790	\$110,897	\$108,601
Projected Average Household Income (2022)		\$159,406	\$140,554	\$136,294
Estimated Average Family Income (2017)		\$135,142	\$134,877	\$132,552
Median Household Income				
Estimated Median Household Income (2017)		\$92,763	\$91,396	\$88,449
Projected Median Household Income (2022)		\$108,584	\$106,933	\$103,137
Estimated Median Family Income (2017)		\$112,713	\$113,272	\$111,512
Per Capita Income				
Estimated Per Capita Income (2017)		\$52,313	\$47,389	\$46,983
Projected Per Capita Income (2022)		\$67,102	\$58,064	\$57,100
Estimated Per Capita Income 5 Year Growth		\$14,789 28.3%	\$10,675 22.5%	\$10,117 21.5%
Estimated Average Household Net Worth (2017)		\$1,339,043	\$1,265,922	\$1,197,077
Daytime Demos (2017)				
Total Businesses		1,019	8,581	18,203
Total Employees		10,447	85,502	167,362
Company Headquarter Businesses		19 1.9%	103 1.2%	162 0.9%
Company Headquarter Employees		806 7.7%	11,756 13.7%	22,059 13.2%
Employee Population per Business		10.3	10.0	9.2
Residential Population per Business		12.2	8.3	12.0

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1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2017)	10,871	87.4%	60,218	84.7%	183,053	83.5%
Black or African American (2017)	249	2.0%	2,066	2.9%	6,393	2.9%
American Indian or Alaska Native (2017)	49	0.4%	473	0.7%	1,526	0.7%
Asian (2017)	716	5.8%	4,379	6.2%	11,238	5.1%
Hawaiian or Pacific Islander (2017)	5	-	67	0.1%	254	0.1%
Other Race (2017)	209	1.7%	1,734	2.4%	10,052	4.6%
Two or More Races (2017)	343	2.8%	2,174	3.1%	6,757	3.1%
Not Hispanic or Latino Population (2017)	11,327	91.0%	63,775	89.7%	186,489	85.0%
Hispanic or Latino Population (2017)	1,115	9.0%	7,335	10.3%	32,783	15.0%
Not Hispanic or Latino Population (2022)	12,098	89.0%	67,801	87.6%	198,179	83.1%
Hispanic or Latino Population (2022)	1,492	11.0%	9,571	12.4%	40,360	16.9%
Not Hispanic or Latino Population (2010)	11,281	94.5%	62,746	93.1%	177,762	88.2%
Hispanic or Latino Population (2010)	660	5.5%	4,620	6.9%	23,750	11.8%
Not Hispanic or Latino Population (2000)	12,485	95.7%	66,856	95.4%	183,080	91.4%
Hispanic or Latino Population (2000)	559	4.3%	3,248	4.6%	17,158	8.6%
Projected Hispanic Annual Growth (2017 to 2022)	377	6.8%	2,236	6.1%	7,576	4.6%
Historic Hispanic Annual Growth (2000 to 2017)	556	5.9%	4,087	7.4%	15,626	5.4%

Age Distribution (2017)

Age Under 5	547	4.4%	3,363	4.7%	11,183	5.1%
Age 5 to 9 Years	599	4.8%	3,717	5.2%	12,301	5.6%
Age 10 to 14 Years	691	5.6%	4,372	6.1%	13,278	6.1%
Age 15 to 19 Years	754	6.1%	4,380	6.2%	12,690	5.8%
Age 20 to 24 Years	556	4.5%	3,571	5.0%	11,215	5.1%
Age 25 to 29 Years	755	6.1%	4,526	6.4%	14,344	6.5%
Age 30 to 34 Years	700	5.6%	4,331	6.1%	14,375	6.6%
Age 35 to 39 Years	742	6.0%	4,230	5.9%	14,028	6.4%
Age 40 to 44 Years	821	6.6%	4,725	6.6%	14,742	6.7%
Age 45 to 49 Years	925	7.4%	5,249	7.4%	15,567	7.1%
Age 50 to 54 Years	1,094	8.8%	5,910	8.3%	16,647	7.6%
Age 55 to 59 Years	1,119	9.0%	5,657	8.0%	16,168	7.4%
Age 60 to 64 Years	981	7.9%	5,040	7.1%	14,670	6.7%
Age 65 to 74 Years	1,186	9.5%	6,800	9.6%	21,386	9.8%
Age 75 to 84 Years	632	5.1%	3,349	4.7%	10,981	5.0%
Age 85 Years or Over	340	2.7%	1,891	2.7%	5,698	2.6%
Median Age	44.2		42.6		41.6	

Gender Age Distribution (2017)

Female Population	6,363	51.1%	36,318	51.1%	112,804	51.4%
Age 0 to 19 Years	1,222	19.2%	7,576	20.9%	24,013	21.3%
Age 20 to 64 Years	3,959	62.2%	22,101	60.9%	67,583	59.9%
Age 65 Years or Over	1,183	18.6%	6,642	18.3%	21,209	18.8%
Female Median Age	45.4		43.7		42.8	
Male Population	6,079	48.9%	34,792	48.9%	106,468	48.6%
Age 0 to 19 Years	1,369	22.5%	8,257	23.7%	25,439	23.9%
Age 20 to 64 Years	3,735	61.4%	21,137	60.8%	64,173	60.3%
Age 65 Years or Over	975	16.0%	5,398	15.5%	16,856	15.8%
Male Median Age	42.8		41.3		40.3	

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Scottsdale, AZ 85254

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2017)

HH Income \$200,000 or More	822	15.2%	4,152	13.7%	12,371	13.1%
HH Income \$150,000 to \$199,999	498	9.2%	2,780	9.2%	8,013	8.5%
HH Income \$100,000 to \$149,999	1,104	20.4%	5,569	18.4%	16,088	17.0%
HH Income \$75,000 to \$99,999	832	15.4%	4,219	13.9%	12,187	12.9%
HH Income \$50,000 to \$74,999	876	16.2%	5,311	17.5%	16,396	17.3%
HH Income \$35,000 to \$49,999	400	7.4%	3,395	11.2%	10,969	11.6%
HH Income \$25,000 to \$34,999	396	7.3%	1,939	6.4%	6,516	6.9%
HH Income \$15,000 to \$24,999	231	4.3%	1,382	4.6%	6,159	6.5%
HH Income Under \$15,000	261	4.8%	1,563	5.2%	6,026	6.4%
HH Income \$35,000 or More	4,532	83.6%	25,425	83.9%	76,024	80.3%
HH Income \$75,000 or More	3,256	60.1%	16,719	55.2%	48,659	51.4%

Housing (2017)

Total Housing Units	5,802		32,093		102,011	
Housing Units Occupied	5,421	93.4%	30,309	94.4%	94,725	92.9%
Housing Units Owner-Occupied	3,652	67.4%	19,028	62.8%	60,033	63.4%
Housing Units, Renter-Occupied	1,769	32.6%	11,281	37.2%	34,692	36.6%
Housing Units, Vacant	382	6.6%	1,784	5.6%	7,287	7.1%

Marital Status (2017)

Never Married	2,695	25.4%	18,274	30.6%	55,484	30.4%
Currently Married	5,615	53.0%	29,298	49.1%	85,718	47.0%
Separated	271	2.6%	1,951	3.3%	6,048	3.3%
Widowed	713	6.7%	3,223	5.4%	10,271	5.6%
Divorced	1,310	12.4%	6,911	11.6%	24,989	13.7%

Household Type (2017)

Population Family	9,727	78.2%	55,916	78.6%	170,235	77.6%
Population Non-Family	2,531	20.3%	14,224	20.0%	47,186	21.5%
Population Group Quarters	183	1.5%	970	1.4%	1,851	0.8%
Family Households	3,369	62.1%	18,901	62.4%	56,755	59.9%
Non-Family Households	2,052	37.9%	11,409	37.6%	37,970	40.1%
Married Couple with Children	972	17.3%	5,797	19.8%	17,069	19.9%
Average Family Household Size	2.9		3.0		3.0	

Household Size (2017)

1 Person Households	1,654	30.5%	9,102	30.0%	30,394	32.1%
2 Person Households	2,049	37.8%	10,958	36.2%	33,615	35.5%
3 Person Households	784	14.5%	4,594	15.2%	13,275	14.0%
4 Person Households	626	11.5%	3,699	12.2%	10,787	11.4%
5 Person Households	215	4.0%	1,367	4.5%	4,319	4.6%
6 or More Person Households	92	1.7%	590	1.9%	2,335	2.5%

Household Vehicles (2017)

Households with 0 Vehicles Available	198	3.7%	1,108	3.7%	3,947	4.2%
Households with 1 Vehicles Available	1,894	34.9%	10,788	35.6%	35,102	37.1%
Households with 2 or More Vehicles Available	3,329	61.4%	18,414	60.8%	55,676	58.8%
Total Vehicles Available	9,881		55,692		167,371	
Average Vehicles Per Household	1.8		1.8		1.8	

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1 mi radius 3 mi radius 5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	10,447		58,772		179,912
Estimated Civilian Employed	6,913	66.2%	38,837	66.1%	116,584
Estimated Civilian Unemployed	208	2.0%	1,340	2.3%	4,223
Estimated in Armed Forces	10	0.1%	10	-	28
Estimated Not in Labor Force	3,316	31.7%	18,585	31.6%	59,077
Unemployment Rate	2.0%		2.3%		2.3%

Occupation (2010)

Occupation: Population Age 16 Years or Over	6,923		39,385		117,093
Management, Business, Financial Operations	1,479	21.4%	8,732	22.2%	25,585
Professional, Related	2,009	29.0%	10,379	26.4%	28,539
Service	940	13.6%	5,525	14.0%	18,449
Sales, Office	1,920	27.7%	10,825	27.5%	32,174
Farming, Fishing, Forestry	7	0.1%	107	0.3%	304
Construct, Extraction, Maintenance	254	3.7%	1,537	3.9%	5,219
Production, Transport Material Moving	314	4.5%	2,280	5.8%	6,821
White Collar Workers	5,408	78.1%	29,937	76.0%	86,298
Blue Collar Workers	1,515	21.9%	9,448	24.0%	30,794

Consumer Expenditure (2017)

Total Household Expenditure	\$436 M		\$2.29 B		\$7.02 B
Total Non-Retail Expenditure	\$238 M	54.7%	\$1.25 B	54.7%	\$3.84 B
Total Retail Expenditure	\$197 M	45.3%	\$1.04 B	45.3%	\$3.18 B
Apparel	\$15.3 M	3.5%	\$80.5 M	3.5%	\$247 M
Contributions	\$21.8 M	5.0%	\$114 M	5.0%	\$350 M
Education	\$18.3 M	4.2%	\$95.4 M	4.2%	\$292 M
Entertainment	\$24.8 M	5.7%	\$130 M	5.7%	\$398 M
Food and Beverages	\$61.7 M	14.2%	\$325 M	14.2%	\$997 M
Furnishings and Equipment	\$15.7 M	3.6%	\$81.8 M	3.6%	\$250 M
Gifts	\$12.0 M	2.7%	\$62.5 M	2.7%	\$191 M
Health Care	\$32.9 M	7.6%	\$173 M	7.6%	\$535 M
Household Operations	\$13.5 M	3.1%	\$70.7 M	3.1%	\$216 M
Miscellaneous Expenses	\$6.22 M	1.4%	\$32.8 M	1.4%	\$101 M
Personal Care	\$5.61 M	1.3%	\$29.4 M	1.3%	\$90.4 M
Personal Insurance	\$3.57 M	0.8%	\$18.7 M	0.8%	\$57.1 M
Reading	\$980 K	0.2%	\$5.13 M	0.2%	\$15.8 M
Shelter	\$90.2 M	20.7%	\$473 M	20.7%	\$1.45 B
Tobacco	\$2.27 M	0.5%	\$12.1 M	0.5%	\$37.5 M
Transportation	\$80.1 M	18.4%	\$421 M	18.4%	\$1.29 B
Utilities	\$30.7 M	7.0%	\$162 M	7.1%	\$499 M

Educational Attainment (2017)

Adult Population Age 25 Years or Over	9,295		51,706		158,606
Elementary (Grade Level 0 to 8)	124	1.3%	901	1.7%	4,546
Some High School (Grade Level 9 to 11)	156	1.7%	1,345	2.6%	5,846
High School Graduate	1,624	17.5%	8,343	16.1%	25,537
Some College	1,755	18.9%	11,155	21.6%	33,597
Associate Degree Only	696	7.5%	3,971	7.7%	12,542
Bachelor Degree Only	3,180	34.2%	16,454	31.8%	47,250
Graduate Degree	1,759	18.9%	9,537	18.4%	29,287

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,812	74.8%	20,867	74.1%	61,888	72.6%
1 Attached Unit	160	3.1%	908	3.2%	5,075	6.0%
2 to 4 Units	139	2.7%	1,290	4.6%	5,502	6.5%
5 to 9 Units	363	7.1%	1,865	6.6%	4,956	5.8%
10 to 19 Units	356	7.0%	2,097	7.4%	6,247	7.3%
20 to 49 Units	106	2.1%	1,125	4.0%	3,067	3.6%
50 or More Units	401	7.9%	2,289	8.1%	6,250	7.3%
Mobile Home or Trailer	89	1.7%	325	1.2%	2,016	2.4%
Other Structure	2	-	46	0.2%	118	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	28	0.5%	172	0.6%	653	0.8%
Homes Built 2000 to 2004	683	13.4%	3,561	12.6%	14,684	17.2%
Homes Built 1990 to 1999	1,833	36.0%	7,970	28.3%	27,174	31.9%
Homes Built 1980 to 1989	1,904	37.4%	9,526	33.8%	24,548	28.8%
Homes Built 1970 to 1979	708	13.9%	6,885	24.4%	18,622	21.9%
Homes Built 1960 to 1969	111	2.2%	1,361	4.8%	4,658	5.5%
Homes Built 1950 to 1959	67	1.3%	588	2.1%	2,024	2.4%
Homes Built Before 1949	26	0.5%	229	0.8%	580	0.7%

Home Values (2010)

Home Values \$1,000,000 or More	41	1.2%	291	1.6%	1,521	2.7%
Home Values \$500,000 to \$999,999	619	17.6%	3,144	17.1%	10,532	18.6%
Home Values \$400,000 to \$499,999	591	16.8%	2,941	16.0%	6,816	12.1%
Home Values \$300,000 to \$399,999	1,044	29.7%	4,989	27.2%	12,352	21.9%
Home Values \$200,000 to \$299,999	881	25.0%	4,623	25.2%	13,955	24.7%
Home Values \$150,000 to \$199,999	271	7.7%	1,597	8.7%	6,891	12.2%
Home Values \$100,000 to \$149,999	116	3.3%	701	3.8%	4,098	7.3%
Home Values \$70,000 to \$99,999	13	0.4%	180	1.0%	1,124	2.0%
Home Values \$50,000 to \$69,999	16	0.5%	67	0.4%	494	0.9%
Home Values \$25,000 to \$49,999	8	0.2%	62	0.3%	353	0.6%
Home Values Under \$25,000	41	1.2%	258	1.4%	1,085	1.9%
Owner-Occupied Median Home Value	\$351,345		\$357,010		\$351,173	
Renter-Occupied Median Rent	\$1,119		\$1,053		\$1,028	

Transportation To Work (2010)

Drive to Work Alone	4,615	78.0%	26,870	79.2%	81,054	77.8%
Drive to Work in Carpool	400	6.8%	2,511	7.4%	8,369	8.0%
Travel to Work by Public Transportation	62	1.0%	525	1.5%	1,814	1.7%
Drive to Work on Motorcycle	22	0.4%	63	0.2%	230	0.2%
Walk or Bicycle to Work	125	2.1%	619	1.8%	2,224	2.1%
Other Means	24	0.4%	213	0.6%	1,087	1.0%
Work at Home	667	11.3%	3,116	9.2%	9,447	9.1%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	2,329	44.4%	11,247	36.5%	29,247	30.9%
Travel to Work in 15 to 29 Minutes	2,226	42.4%	14,417	46.8%	45,151	47.6%
Travel to Work in 30 to 59 Minutes	1,485	28.3%	9,225	30.0%	28,919	30.5%
Travel to Work in 60 Minutes or More	90	1.7%	793	2.6%	2,963	3.1%
Average Minutes Travel to Work	17.9		19.6		20.7	

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