

SILVERSTONE MARKETPLACE

SOUTHEAST CORNER OF PINNACLE PEAK ROAD & SCOTTSDALE ROAD, SCOTTSDALE, AZ



AVAILABILITY

- 2,000 sf -contiguous up to 4,500 sf
- 2,500 sf -former spa/massage-contiguous up to 4,500 sf

FEATURES

- 75,000 SF Grocery anchored shopping center
- Serves masterplanned communities of: Grayhawk, Desert Foothills, Boulders, Troon, Desert Ridge and DC Ranch
- Strong Regional/National Tenant Lineup

NOTABLE TENANTS



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	4,122	26,031	98,240
Ave Household Income	\$142,062	\$146,755	\$137,952
Daytime Employment	3,579	13,289	58,958



EXCLUSIVELY REPRESENTED BY

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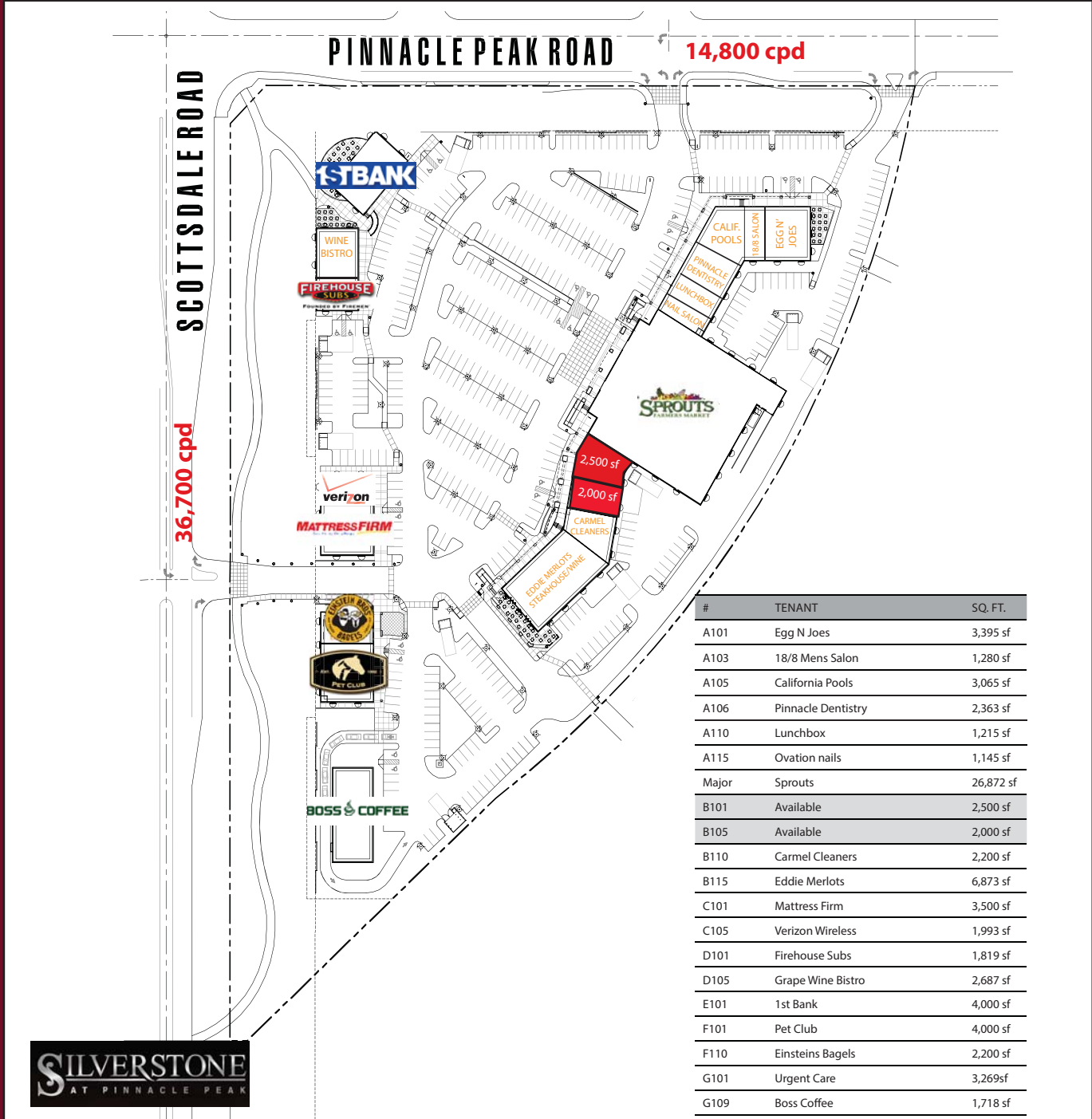
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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6988/-111.9252

RF5

N Scottsdale Rd & E Pinnacle Peak Rd

Scottsdale, AZ 85255

1 mi radius 3 mi radius 5 mi radius

Population

Estimated Population (2017)	4,122	26,031	98,240
Projected Population (2022)	4,487	28,508	106,993
Census Population (2010)	3,573	21,464	84,107
Census Population (2000)	2,694	15,138	64,204
Projected Annual Growth (2017 to 2022)	365 1.8%	2,478 1.9%	8,753 1.8%
Historical Annual Growth (2010 to 2017)	549 2.2%	4,567 3.0%	14,133 2.4%
Historical Annual Growth (2000 to 2010)	879 3.3%	6,326 4.2%	19,902 3.1%
Estimated Population Density (2017)	1,312 <i>psm</i>	921 <i>psm</i>	1,251 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.27 <i>sq mi</i>	78.51 <i>sq mi</i>

Households

Estimated Households (2017)	1,627	11,522	41,896
Projected Households (2022)	1,713	12,232	44,190
Census Households (2010)	1,377	8,937	34,965
Census Households (2000)	1,067	6,290	25,383
Estimated Households with Children (2017)	538 33.1%	2,882 25.0%	11,612 27.7%
Estimated Average Household Size (2017)	2.53	2.25	2.33

Average Household Income

Estimated Average Household Income (2017)	\$142,062	\$146,755	\$137,952
Projected Average Household Income (2022)	\$179,965	\$184,668	\$175,648
Estimated Average Family Income (2017)	\$167,275	\$178,251	\$167,178

Median Household Income

Estimated Median Household Income (2017)	\$116,816	\$120,953	\$112,572
Projected Median Household Income (2022)	\$138,088	\$141,484	\$131,162
Estimated Median Family Income (2017)	\$136,363	\$147,634	\$137,976

Per Capita Income

Estimated Per Capita Income (2017)	\$56,098	\$64,988	\$58,865
Projected Per Capita Income (2022)	\$68,722	\$79,261	\$72,577
Estimated Per Capita Income 5 Year Growth	\$12,624 22.5%	\$14,274 22.0%	\$13,712 23.3%
Estimated Average Household Net Worth (2017)	\$1,888,383	\$1,801,451	\$1,601,710

Daytime Demos (2017)

Total Businesses	511	1,792	6,575
Total Employees	3,579	13,289	58,958
Company Headquarter Businesses	3 0.6%	10 0.5%	71 1.1%
Company Headquarter Employees	475 13.3%	1,411 10.6%	6,729 11.4%
Employee Population per Business	7.0	7.4	9.0
Residential Population per Business	8.1	14.5	14.9

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RFS

N Scottsdale Rd & E Pinnacle Peak Rd

Scottsdale, AZ 85255

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2017)	3,546	86.0%	23,026	88.5%	84,828	86.3%
Black or African American (2017)	103	2.5%	622	2.4%	2,403	2.4%
American Indian or Alaska Native (2017)	4	0.1%	65	0.2%	403	0.4%
Asian (2017)	235	5.7%	1,241	4.8%	5,940	6.0%
Hawaiian or Pacific Islander (2017)	15	0.4%	42	0.2%	85	0.1%
Other Race (2017)	74	1.8%	333	1.3%	1,735	1.8%
Two or More Races (2017)	146	3.5%	701	2.7%	2,847	2.9%
Not Hispanic or Latino Population (2017)	3,749	90.9%	23,783	91.4%	88,942	90.5%
Hispanic or Latino Population (2017)	373	9.1%	2,248	8.6%	9,298	9.5%
Not Hispanic or Latino Population (2022)	3,979	88.7%	25,449	89.3%	94,642	88.5%
Hispanic or Latino Population (2022)	508	11.3%	3,059	10.7%	12,351	11.5%
Not Hispanic or Latino Population (2010)	3,395	95.0%	20,450	95.3%	79,092	94.0%
Hispanic or Latino Population (2010)	178	5.0%	1,014	4.7%	5,014	6.0%
Not Hispanic or Latino Population (2000)	2,590	96.2%	14,561	96.2%	61,360	95.6%
Hispanic or Latino Population (2000)	104	3.8%	578	3.8%	2,844	4.4%
Projected Hispanic Annual Growth (2017 to 2022)	135	7.2%	811	7.2%	3,053	6.6%
Historic Hispanic Annual Growth (2000 to 2017)	270	15.3%	1,671	17.0%	6,454	13.3%

Age Distribution (2017)

Age Under 5	239	5.8%	1,183	4.5%	5,193	5.3%
Age 5 to 9 Years	305	7.4%	1,528	5.9%	5,890	6.0%
Age 10 to 14 Years	322	7.8%	1,656	6.4%	6,147	6.3%
Age 15 to 19 Years	218	5.3%	1,270	4.9%	5,091	5.2%
Age 20 to 24 Years	121	2.9%	880	3.4%	3,809	3.9%
Age 25 to 29 Years	154	3.7%	1,325	5.1%	5,405	5.5%
Age 30 to 34 Years	218	5.3%	1,439	5.5%	5,977	6.1%
Age 35 to 39 Years	319	7.7%	1,682	6.5%	6,632	6.8%
Age 40 to 44 Years	371	9.0%	1,945	7.5%	7,272	7.4%
Age 45 to 49 Years	341	8.3%	1,948	7.5%	7,187	7.3%
Age 50 to 54 Years	287	7.0%	1,954	7.5%	7,309	7.4%
Age 55 to 59 Years	272	6.6%	1,954	7.5%	7,484	7.6%
Age 60 to 64 Years	286	6.9%	1,960	7.5%	7,248	7.4%
Age 65 to 74 Years	422	10.2%	3,039	11.7%	10,787	11.0%
Age 75 to 84 Years	178	4.3%	1,435	5.5%	4,764	4.8%
Age 85 Years or Over	69	1.7%	832	3.2%	2,044	2.1%
Median Age	41.2		44.6		42.8	

Gender Age Distribution (2017)

Female Population	2,145	52.0%	13,471	51.7%	50,599	51.5%
Age 0 to 19 Years	527	24.6%	2,744	20.4%	11,018	21.8%
Age 20 to 64 Years	1,265	59.0%	7,948	59.0%	30,398	60.1%
Age 65 Years or Over	353	16.5%	2,779	20.6%	9,183	18.1%
Female Median Age	41.5		45.1		43.0	
Male Population	1,977	48.0%	12,560	48.3%	47,641	48.5%
Age 0 to 19 Years	557	28.2%	2,893	23.0%	11,303	23.7%
Age 20 to 64 Years	1,103	55.8%	7,139	56.8%	27,925	58.6%
Age 65 Years or Over	316	16.0%	2,528	20.1%	8,413	17.7%
Male Median Age	40.9		44.2		42.6	

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Scottsdale, AZ 85255

Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	411	25.3%	2,737	23.8%	8,557	20.4%
HH Income \$150,000 to \$199,999	215	13.2%	1,449	12.6%	4,511	10.8%
HH Income \$100,000 to \$149,999	283	17.4%	2,155	18.7%	8,178	19.5%
HH Income \$75,000 to \$99,999	233	14.3%	1,332	11.6%	5,178	12.4%
HH Income \$50,000 to \$74,999	230	14.1%	1,603	13.9%	6,161	14.7%
HH Income \$35,000 to \$49,999	101	6.2%	793	6.9%	3,569	8.5%
HH Income \$25,000 to \$34,999	43	2.6%	509	4.4%	2,074	5.0%
HH Income \$15,000 to \$24,999	34	2.1%	371	3.2%	1,455	3.5%
HH Income Under \$15,000	78	4.8%	574	5.0%	2,212	5.3%
HH Income \$35,000 or More	1,473	90.5%	10,069	87.4%	36,155	86.3%
HH Income \$75,000 or More	1,142	70.2%	7,673	66.6%	26,425	63.1%

Housing (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	1,705		13,100		46,195	
Housing Units Occupied	1,627	95.5%	11,522	88.0%	41,896	90.7%
Housing Units Owner-Occupied	1,243	76.4%	7,789	67.6%	28,686	68.5%
Housing Units, Renter-Occupied	385	23.6%	3,733	32.4%	13,210	31.5%
Housing Units, Vacant	77	4.5%	1,578	12.0%	4,299	9.3%

Marital Status (2017)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	723	22.2%	4,625	21.3%	20,207	24.9%
Currently Married	2,084	64.0%	12,758	58.9%	46,040	56.8%
Separated	53	1.6%	603	2.8%	2,100	2.6%
Widowed	99	3.1%	1,045	4.8%	3,591	4.4%
Divorced	297	9.1%	2,632	12.2%	9,072	11.2%

Household Type (2017)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	3,561	86.4%	20,846	80.1%	80,181	81.6%
Population Non-Family	556	13.5%	5,069	19.5%	17,609	17.9%
Population Group Quarters	5	0.1%	115	0.4%	450	0.5%
Family Households	1,159	71.2%	7,285	63.2%	27,526	65.7%
Non-Family Households	468	28.8%	4,236	36.8%	14,370	34.3%
Married Couple with Children	410	19.7%	2,222	17.4%	8,834	19.2%
Average Family Household Size	3.1		2.9		2.9	

Household Size (2017)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	393	24.2%	3,497	30.4%	11,591	27.7%
2 Person Households	592	36.4%	4,646	40.3%	16,435	39.2%
3 Person Households	243	14.9%	1,395	12.1%	5,839	13.9%
4 Person Households	281	17.3%	1,358	11.8%	5,438	13.0%
5 Person Households	88	5.4%	472	4.1%	1,882	4.5%
6 or More Person Households	30	1.8%	154	1.3%	709	1.7%

Household Vehicles (2017)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	27	1.7%	302	2.6%	1,074	2.6%
Households with 1 Vehicles Available	332	20.4%	3,552	30.8%	13,499	32.2%
Households with 2 or More Vehicles Available	1,268	77.9%	7,667	66.5%	27,323	65.2%
Total Vehicles Available	3,345		21,582		78,077	
Average Vehicles Per Household	2.1		1.9		1.9	

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1 mi radius 3 mi radius 5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	3,209		21,376		79,836
Estimated Civilian Employed	1,938	60.4%	12,673	59.3%	49,804
Estimated Civilian Unemployed	72	2.2%	345	1.6%	1,498
Estimated in Armed Forces	-	-	3	-	23
Estimated Not in Labor Force	1,199	37.4%	8,355	39.1%	28,510
Unemployment Rate	2.2%		1.6%		1.9%

Occupation (2015)

Occupation: Population Age 16 Years or Over	1,854		12,124		48,959
Management, Business, Financial Operations	455	24.5%	3,135	25.9%	12,743
Professional, Related	453	24.4%	3,263	26.9%	12,620
Service	214	11.6%	1,319	10.9%	6,196
Sales, Office	638	34.4%	3,561	29.4%	13,415
Farming, Fishing, Forestry	3	0.2%	26	0.2%	64
Construct, Extraction, Maintenance	27	1.5%	216	1.8%	1,371
Production, Transport Material Moving	63	3.4%	604	5.0%	2,552
White Collar Workers	1,546	83.4%	9,959	82.1%	38,777
Blue Collar Workers	308	16.6%	2,165	17.9%	10,182

Consumer Expenditure (2017)

Total Household Expenditure	\$149 M		\$1.07 B		\$3.71 B
Total Non-Retail Expenditure	\$81.8 M	55.0%	\$589 M	54.9%	\$2.04 B
Total Retail Expenditure	\$66.8 M	45.0%	\$483 M	45.1%	\$1.68 B
Apparel	\$5.28 M	3.6%	\$38.0 M	3.5%	\$131 M
Contributions	\$8.21 M	5.5%	\$59.4 M	5.5%	\$199 M
Education	\$6.72 M	4.5%	\$48.7 M	4.5%	\$165 M
Entertainment	\$8.51 M	5.7%	\$61.3 M	5.7%	\$212 M
Food and Beverages	\$20.6 M	13.8%	\$148 M	13.8%	\$518 M
Furnishings and Equipment	\$5.43 M	3.7%	\$39.0 M	3.6%	\$135 M
Gifts	\$4.33 M	2.9%	\$31.4 M	2.9%	\$107 M
Health Care	\$10.8 M	7.3%	\$78.3 M	7.3%	\$274 M
Household Operations	\$4.88 M	3.3%	\$35.0 M	3.3%	\$120 M
Miscellaneous Expenses	\$2.06 M	1.4%	\$14.9 M	1.4%	\$52.2 M
Personal Care	\$1.90 M	1.3%	\$13.7 M	1.3%	\$47.5 M
Personal Insurance	\$1.30 M	0.9%	\$9.38 M	0.9%	\$31.9 M
Reading	\$334 K	0.2%	\$2.42 M	0.2%	\$8.36 M
Shelter	\$30.9 M	20.8%	\$223 M	20.8%	\$772 M
Tobacco	\$700 K	0.5%	\$5.05 M	0.5%	\$18.1 M
Transportation	\$26.6 M	17.9%	\$191 M	17.8%	\$668 M
Utilities	\$10.1 M	6.8%	\$72.6 M	6.8%	\$255 M

Educational Attainment (2017)

Adult Population Age 25 Years or Over	2,917		19,514		72,110
Elementary (Grade Level 0 to 8)	59	2.0%	215	1.1%	1,139
Some High School (Grade Level 9 to 11)	63	2.2%	342	1.8%	1,514
High School Graduate	446	15.3%	2,472	12.7%	9,610
Some College	557	19.1%	3,493	17.9%	13,956
Associate Degree Only	241	8.2%	1,689	8.7%	5,311
Bachelor Degree Only	951	32.6%	6,897	35.3%	24,828
Graduate Degree	602	20.6%	4,407	22.6%	15,751

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Units In Structure (2015)							
1 Detached Unit		1,404	102.0	7,716	86.3%	29,170	83.4%
1 Attached Unit		90	6.5%	699	7.8%	1,957	5.6%
2 to 4 Units		8	0.6%	550	6.2%	1,705	4.9%
5 to 9 Units		4	0.3%	478	5.3%	1,726	4.9%
10 to 19 Units		7	0.5%	408	4.6%	1,982	5.7%
20 to 49 Units		3	0.2%	182	2.0%	1,054	3.0%
50 or More Units		32	2.3%	825	9.2%	2,844	8.1%
Mobile Home or Trailer		14	1.0%	122	1.4%	743	2.1%
Other Structure		2	0.1%	35	0.4%	50	0.1%
Homes Built By Year (2015)							
Homes Built 2010 or later		9	0.6%	119	1.3%	304	0.9%
Homes Built 2000 to 2009		470	34.1%	3,856	43.1%	11,970	34.2%
Homes Built 1990 to 1999		890	64.6%	4,729	52.9%	16,865	48.2%
Homes Built 1980 to 1989		87	6.3%	1,082	12.1%	6,432	18.4%
Homes Built 1970 to 1979		18	1.3%	492	5.5%	2,385	6.8%
Homes Built 1960 to 1969		32	2.3%	257	2.9%	905	2.6%
Homes Built 1950 to 1959		32	2.3%	165	1.8%	707	2.0%
Homes Built Before 1949		8	0.6%	58	0.6%	248	0.7%
Home Values (2015)							
Home Values \$1,000,000 or More		20	1.8%	371	5.1%	1,178	4.6%
Home Values \$500,000 to \$999,999		292	25.3%	2,839	39.3%	7,773	30.6%
Home Values \$400,000 to \$499,999		128	11.1%	990	13.7%	3,846	15.1%
Home Values \$300,000 to \$399,999		292	25.3%	1,256	17.4%	5,379	21.2%
Home Values \$200,000 to \$299,999		325	28.2%	1,352	18.7%	5,499	21.7%
Home Values \$150,000 to \$199,999		98	8.5%	420	5.8%	1,965	7.7%
Home Values \$100,000 to \$149,999		23	2.0%	181	2.5%	831	3.3%
Home Values \$70,000 to \$99,999		9	0.8%	49	0.7%	228	0.9%
Home Values \$50,000 to \$69,999		2	0.2%	11	0.2%	120	0.5%
Home Values \$25,000 to \$49,999		7	0.6%	29	0.4%	161	0.6%
Home Values Under \$25,000		5	0.4%	84	1.2%	460	1.8%
Owner-Occupied Median Home Value		\$345,224		\$482,436		\$440,822	
Renter-Occupied Median Rent		\$1,339		\$1,183		\$1,158	
Transportation To Work (2015)							
Drive to Work Alone		1,472	78.6%	8,973	74.5%	34,863	75.9%
Drive to Work in Carpool		104	5.5%	917	7.6%	3,421	7.5%
Travel to Work by Public Transportation		16	0.8%	108	0.9%	603	1.3%
Drive to Work on Motorcycle		1	-	17	0.1%	60	0.1%
Walk or Bicycle to Work		28	1.5%	158	1.3%	632	1.4%
Other Means		1	-	49	0.4%	332	0.7%
Work at Home		252	13.4%	1,829	15.2%	6,003	13.1%
Travel Time (2015)							
Travel to Work in 14 Minutes or Less		410	25.3%	2,484	24.3%	11,140	27.9%
Travel to Work in 15 to 29 Minutes		725	44.7%	3,901	38.2%	16,406	41.1%
Travel to Work in 30 to 59 Minutes		456	28.1%	3,559	34.8%	13,723	34.4%
Travel to Work in 60 Minutes or More		13	0.8%	281	2.7%	1,213	3.0%
Average Minutes Travel to Work		20.5		22.9		22.4	

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