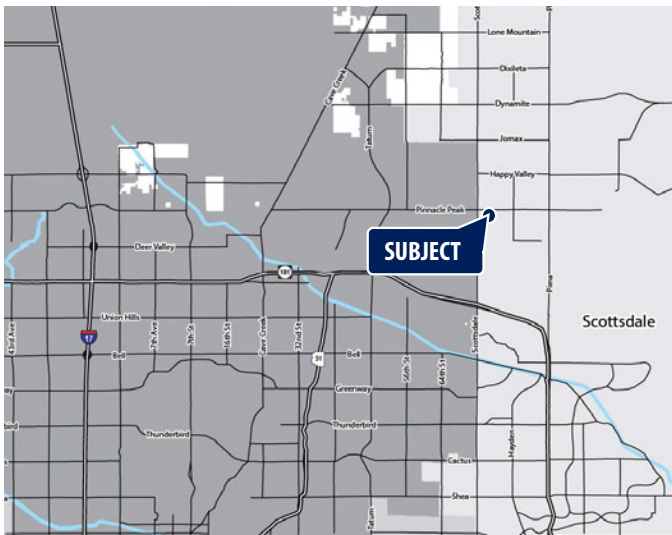




Retail suites available



AVAILABILITY

- 2,000 sf
 - 2,500 sf - former spa/massage
 - 4,000 sf - former Pet Club
 - 1,280 sf - former hair salon
- } *Contiguous up to 4,500 sf*

FEATURES

- 75,000 sf grocery anchored shopping center
- Serves master planned communities of: Grayhawk, Desert Foothills, Boulders, Troon, Desert Ridge and DC Ranch
- Strong regional/national tenant lineup
- Great for medical users

2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	6,690	30,629	106,622
Ave Household Income	\$129,419	\$177,643	\$160,310
Daytime Employment	3,365	13,085	62,887

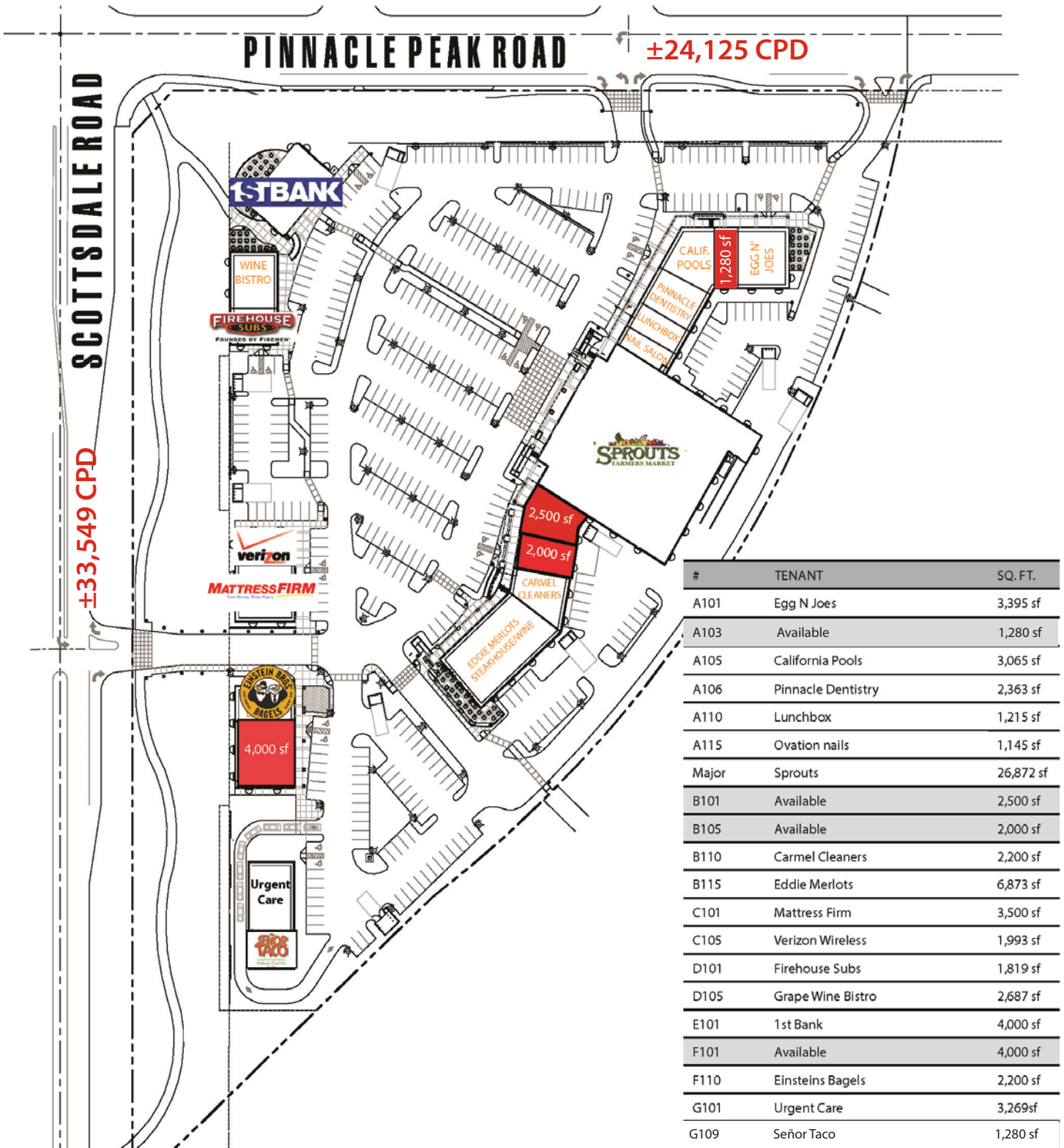
NOTABLE TENANTS



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#	TENANT	SQ. FT.
A101	Egg N Joes	3,395 sf
A103	Available	1,280 sf
A105	California Pools	3,065 sf
A106	Pinnacle Dentistry	2,363 sf
A110	Lunchbox	1,215 sf
A115	Ovation nails	1,145 sf
Major	Sprouts	26,872 sf
B101	Available	2,500 sf
B105	Available	2,000 sf
B110	Carmel Cleaners	2,200 sf
B115	Eddie Merlots	6,873 sf
C101	Mattress Firm	3,500 sf
C105	Verizon Wireless	1,993 sf
D101	Firehouse Subs	1,819 sf
D105	Grape Wine Bistro	2,687 sf
E101	1st Bank	4,000 sf
F101	Available	4,000 sf
F110	Einsteins Bagels	2,200 sf
G101	Urgent Care	3,269sf
G109	Señor Taco	1,280 sf



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommend purchaser's or tenant's independent investigation.



23207 N Scottsdale Rd	1 mi radius		3 mi radius		5 mi radius	
Scottsdale, AZ 85255						
Population						
Estimated Population (2020)	6,690		30,629		106,622	
Projected Population (2025)	7,349		33,445		116,039	
Census Population (2010)	4,583		22,010		82,732	
Census Population (2000)	3,446		15,306		62,754	
Projected Annual Growth (2020 to 2025)	659	2.0%	2,816	1.8%	9,417	1.8%
Historical Annual Growth (2010 to 2020)	2,107	4.6%	8,619	3.9%	23,890	2.9%
Historical Annual Growth (2000 to 2010)	1,137	3.3%	6,704	4.4%	19,978	3.2%
Estimated Population Density (2020)	2,131 psm		1,084 psm		1,358 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	2,667		13,556		45,552	
Projected Households (2025)	2,790		14,210		47,571	
Census Households (2010)	1,755		9,165		34,420	
Census Households (2000)	1,384		6,359		24,826	
Estimated Households with Children (2020)	858	32.2%	3,359	24.8%	12,351	27.1%
Estimated Average Household Size (2020)	2.51		2.25		2.33	
Average Household Income						
Estimated Average Household Income (2020)	\$129,419		\$177,643		\$160,310	
Projected Average Household Income (2025)	\$144,788		\$207,036		\$185,470	
Estimated Average Family Income (2020)	\$161,087		\$230,457		\$197,231	
Median Household Income						
Estimated Median Household Income (2020)	\$127,323		\$125,037		\$116,613	
Projected Median Household Income (2025)	\$144,505		\$142,086		\$133,689	
Estimated Median Family Income (2020)	\$152,275		\$159,908		\$142,100	
Per Capita Income						
Estimated Per Capita Income (2020)	\$51,602		\$78,655		\$68,535	
Projected Per Capita Income (2025)	\$54,994		\$87,992		\$76,076	
Estimated Per Capita Income 5 Year Growth	\$3,392	6.6%	\$9,337	11.9%	\$7,540	11.0%
Estimated Average Household Net Worth (2020)	\$2,133,429		\$1,984,745		\$1,785,691	
Daytime Demos (2020)						
Total Businesses	454		1,489		5,947	
Total Employees	3,365		13,085		62,887	
Company Headquarter Businesses	4	0.9%	9	0.6%	70	1.2%
Company Headquarter Employees	123	3.7%	1,213	9.3%	7,652	12.2%
Employee Population per Business	7.4		8.8		10.6	
Residential Population per Business	14.7		20.6		17.9	

23207 N Scottsdale Rd**Scottsdale, AZ 85255****1 mi radius****3 mi radius****5 mi radius****Race & Ethnicity**

White (2020)	5,403	80.8%	26,163	85.4%	89,588	84.0%
Black or African American (2020)	305	4.6%	1,040	3.4%	3,371	3.2%
American Indian or Alaska Native (2020)	8	0.1%	104	0.3%	504	0.5%
Asian (2020)	399	6.0%	1,626	5.3%	7,066	6.6%
Hawaiian or Pacific Islander (2020)	33	0.5%	69	0.2%	128	0.1%
Other Race (2020)	181	2.7%	556	1.8%	2,240	2.1%
Two or More Races (2020)	362	5.4%	1,072	3.5%	3,725	3.5%
Not Hispanic or Latino Population (2020)	5,684	85.0%	26,996	88.1%	93,836	88.0%
Hispanic or Latino Population (2020)	1,006	15.0%	3,633	11.9%	12,785	12.0%
Not Hispanic or Latino Population (2025)	6,158	83.8%	29,080	86.9%	100,784	86.9%
Hispanic or Latino Population (2025)	1,191	16.2%	4,365	13.1%	15,255	13.1%
Not Hispanic or Latino Population (2010)	4,349	94.9%	20,986	95.3%	77,808	94.0%
Hispanic or Latino Population (2010)	234	5.1%	1,024	4.7%	4,924	6.0%
Not Hispanic or Latino Population (2000)	3,307	96.0%	14,729	96.2%	59,985	95.6%
Hispanic or Latino Population (2000)	139	4.0%	576	3.8%	2,769	4.4%
Projected Hispanic Annual Growth (2020 to 2025)	184	3.7%	732	4.0%	2,470	3.9%
Historic Hispanic Annual Growth (2000 to 2020)	868	31.3%	3,057	26.5%	10,016	18.1%

Age Distribution (2020)

Age Under 5	393	5.9%	1,415	4.6%	5,410	5.1%
Age 5 to 9 Years	466	7.0%	1,703	5.6%	6,074	5.7%
Age 10 to 14 Years	503	7.5%	1,845	6.0%	6,436	6.0%
Age 15 to 19 Years	407	6.1%	1,544	5.0%	5,480	5.1%
Age 20 to 24 Years	283	4.2%	1,175	3.8%	4,333	4.1%
Age 25 to 29 Years	379	5.7%	1,747	5.7%	6,354	6.0%
Age 30 to 34 Years	440	6.6%	1,835	6.0%	6,834	6.4%
Age 35 to 39 Years	528	7.9%	2,075	6.8%	7,469	7.0%
Age 40 to 44 Years	551	8.2%	2,173	7.1%	7,492	7.0%
Age 45 to 49 Years	509	7.6%	2,216	7.2%	7,582	7.1%
Age 50 to 54 Years	442	6.6%	2,117	6.9%	7,254	6.8%
Age 55 to 59 Years	455	6.8%	2,266	7.4%	7,946	7.5%
Age 60 to 64 Years	411	6.2%	2,244	7.3%	7,907	7.4%
Age 65 to 74 Years	586	8.8%	3,537	11.5%	12,159	11.4%
Age 75 to 84 Years	251	3.7%	1,778	5.8%	5,629	5.3%
Age 85 Years or Over	86	1.3%	957	3.1%	2,264	2.1%
Median Age	38.5		44.3		42.9	

Gender Age Distribution (2020)

Female Population	3,435	51.3%	15,786	51.5%	54,807	51.4%
Age 0 to 19 Years	847	24.7%	3,154	20.0%	11,515	21.0%
Age 20 to 64 Years	2,106	61.3%	9,371	59.4%	32,856	59.9%
Age 65 Years or Over	483	14.1%	3,260	20.7%	10,436	19.0%
Female Median Age	38.7		44.7		43.2	
Male Population	3,255	48.7%	14,843	48.5%	51,814	48.6%
Age 0 to 19 Years	922	28.3%	3,354	22.6%	11,884	22.9%
Age 20 to 64 Years	1,892	58.1%	8,478	57.1%	30,315	58.5%
Age 65 Years or Over	440	13.5%	3,011	20.3%	9,616	18.6%
Male Median Age	38.2		43.9		42.7	

23207 N Scottsdale Rd**Scottsdale, AZ 85255****1 mi radius****3 mi radius****5 mi radius****Household Income Distribution (2020)**

HH Income \$200,000 or More	744	27.9%	3,578	26.4%	10,326	22.7%
HH Income \$150,000 to \$199,999	371	13.9%	1,588	11.7%	5,156	11.3%
HH Income \$100,000 to \$149,999	555	20.8%	2,643	19.5%	9,422	20.7%
HH Income \$75,000 to \$99,999	352	13.2%	1,623	12.0%	5,733	12.6%
HH Income \$50,000 to \$74,999	238	8.9%	1,464	10.8%	6,020	13.2%
HH Income \$35,000 to \$49,999	139	5.2%	947	7.0%	3,734	8.2%
HH Income \$25,000 to \$34,999	107	4.0%	546	4.0%	1,683	3.7%
HH Income \$15,000 to \$24,999	79	3.0%	516	3.8%	1,718	3.8%
HH Income Under \$15,000	81	3.0%	651	4.8%	1,761	3.9%
HH Income \$35,000 or More	2,399	90.0%	11,843	87.4%	40,391	88.7%
HH Income \$75,000 or More	2,022	75.8%	9,432	69.6%	30,637	67.3%

Housing (2020)

Total Housing Units	2,757		15,166		49,628	
Housing Units Occupied	2,667	96.7%	13,556	89.4%	45,552	91.8%
Housing Units Owner-Occupied	1,739	65.2%	8,662	63.9%	30,137	66.2%
Housing Units, Renter-Occupied	928	34.8%	4,894	36.1%	15,416	33.8%
Housing Units, Vacant	91	3.4%	1,610	11.9%	4,076	8.9%

Marital Status (2020)

Never Married	1,017	19.1%	5,665	22.1%	20,686	23.3%
Currently Married	3,381	63.5%	14,817	57.7%	51,406	58.0%
Separated	183	3.4%	935	3.6%	2,671	3.0%
Widowed	208	3.9%	1,250	4.9%	4,111	4.6%
Divorced	539	10.1%	2,999	11.7%	9,829	11.1%

Household Type (2020)

Population Family	5,608	83.8%	24,281	79.3%	86,197	80.8%
Population Non-Family	1,074	16.0%	6,230	20.3%	19,912	18.7%
Population Group Quarters	8	0.1%	118	0.4%	513	0.5%
Family Households	1,782	66.8%	8,397	61.9%	29,412	64.6%
Non-Family Households	885	33.2%	5,159	38.1%	16,141	35.4%
Married Couple with Children	592	17.5%	2,526	17.0%	9,288	18.1%
Average Family Household Size	3.1		2.9		2.9	

Household Size (2020)

1 Person Households	735	27.6%	4,235	31.2%	12,964	28.5%
2 Person Households	969	36.4%	5,406	39.9%	17,767	39.0%
3 Person Households	369	13.8%	1,650	12.2%	6,378	14.0%
4 Person Households	390	14.6%	1,514	11.2%	5,673	12.5%
5 Person Households	139	5.2%	553	4.1%	1,998	4.4%
6 or More Person Households	65	2.4%	199	1.5%	771	1.7%

Household Vehicles (2020)

Households with 0 Vehicles Available	116	4.4%	492	3.6%	1,269	2.8%
Households with 1 Vehicles Available	642	24.1%	4,374	32.3%	15,161	33.3%
Households with 2 or More Vehicles Available	1,908	71.6%	8,690	64.1%	29,122	63.9%
Total Vehicles Available	5,202		25,195		85,379	
Average Vehicles Per Household	2.0		1.9		1.9	

23207 N Scottsdale Rd**Scottsdale, AZ 85255**

1 mi radius

3 mi radius

5 mi radius

Labor Force (2020)

Estimated Labor Population Age 16 Years or Over	5,235		25,314		87,457	
Estimated Civilian Employed	3,471	66.3%	15,572	61.5%	55,404	63.4%
Estimated Civilian Unemployed	30	0.6%	293	1.2%	1,415	1.6%
Estimated in Armed Forces	-	-	-	-	19	-
Estimated Not in Labor Force	1,734	33.1%	9,448	37.3%	30,619	35.0%
Unemployment Rate	0.6%		1.2%		1.6%	

Occupation (2020)

Occupation: Population Age 16 Years or Over	3,471		15,572		55,404	
Management, Business, Financial Operations	1,115	32.1%	4,612	29.6%	14,304	25.8%
Professional, Related	861	24.8%	4,071	26.1%	15,755	28.4%
Service	406	11.7%	1,788	11.5%	6,847	12.4%
Sales, Office	836	24.1%	3,724	23.9%	13,197	23.8%
Farming, Fishing, Forestry	2	-	6	-	111	0.2%
Construct, Extraction, Maintenance	117	3.4%	414	2.7%	1,732	3.1%
Production, Transport Material Moving	135	3.9%	957	6.1%	3,459	6.2%
White Collar Workers	2,812	81.0%	12,407	79.7%	43,256	78.1%
Blue Collar Workers	660	19.0%	3,165	20.3%	12,148	21.9%

Consumer Expenditure (2020)

Total Household Expenditure	\$228.52 M		\$1.47 B		\$4.54 B	
Total Non-Retail Expenditure	\$121.78 M	53.3%	\$784.99 M	53.3%	\$2.42 B	53.2%
Total Retail Expenditure	\$106.74 M	46.7%	\$686.74 M	46.7%	\$2.13 B	46.8%
Apparel	\$8.3 M	3.6%	\$53.16 M	3.6%	\$163.74 M	3.6%
Contributions	\$8.3 M	3.6%	\$53.8 M	3.7%	\$163.2 M	3.6%
Education	\$8.28 M	3.6%	\$52.9 M	3.6%	\$159.11 M	3.5%
Entertainment	\$13.43 M	5.9%	\$86.29 M	5.9%	\$265.55 M	5.8%
Food and Beverages	\$32.75 M	14.3%	\$210.72 M	14.3%	\$653.67 M	14.4%
Furnishings and Equipment	\$8.28 M	3.6%	\$53.23 M	3.6%	\$164.04 M	3.6%
Gifts	\$6.45 M	2.8%	\$41.8 M	2.8%	\$126.23 M	2.8%
Health Care	\$18.24 M	8.0%	\$118.57 M	8.1%	\$368.47 M	8.1%
Household Operations	\$9.28 M	4.1%	\$59.91 M	4.1%	\$183.97 M	4.0%
Miscellaneous Expenses	\$4.37 M	1.9%	\$28.19 M	1.9%	\$86.96 M	1.9%
Personal Care	\$3.06 M	1.3%	\$19.72 M	1.3%	\$60.92 M	1.3%
Personal Insurance	\$1.78 M	0.8%	\$11.42 M	0.8%	\$34.86 M	0.8%
Reading	\$507.3 K	0.2%	\$3.29 M	0.2%	\$10.12 M	0.2%
Shelter	\$48.1 M	21.0%	\$309.22 M	21.0%	\$953.48 M	21.0%
Tobacco	\$1.1 M	0.5%	\$7.19 M	0.5%	\$22.8 M	0.5%
Transportation	\$40.93 M	17.9%	\$262.78 M	17.9%	\$816.81 M	18.0%
Utilities	\$15.35 M	6.7%	\$99.54 M	6.8%	\$310.91 M	6.8%

Educational Attainment (2020)

Adult Population Age 25 Years or Over	4,638		22,946		78,890	
Elementary (Grade Level 0 to 8)	37	0.8%	252	1.1%	953	1.2%
Some High School (Grade Level 9 to 11)	72	1.6%	285	1.2%	1,384	1.8%
High School Graduate	567	12.2%	2,433	10.6%	9,037	11.5%
Some College	715	15.4%	3,352	14.6%	12,876	16.3%
Associate Degree Only	334	7.2%	1,536	6.7%	5,202	6.6%
Bachelor Degree Only	1,773	38.2%	9,549	41.6%	29,872	37.9%
Graduate Degree	1,140	24.6%	5,539	24.1%	19,566	24.8%

23207 N Scottsdale Rd**Scottsdale, AZ 85255**

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	2,253	128.4%	8,544	93.2%	30,807	89.5%
1 Attached Unit	231	13.2%	940	10.3%	2,192	6.4%
2 to 4 Units	20	1.1%	643	7.0%	1,667	4.8%
5 to 9 Units	20	1.1%	772	8.4%	2,277	6.6%
10 to 19 Units	7	0.4%	468	5.1%	1,463	4.3%
20 to 49 Units	8	0.5%	581	6.3%	1,698	4.9%
50 or More Units	92	5.2%	1,463	16.0%	4,579	13.3%
Mobile Home or Trailer	35	2.0%	140	1.5%	834	2.4%
Other Structure	-	-	5	-	36	0.1%

Homes Built By Year (2020)

	1 mi radius		3 mi radius		5 mi radius	
Homes Built 2010 or later	178	10.2%	1,260	13.8%	4,688	13.6%
Homes Built 2000 to 2009	763	43.5%	4,610	50.3%	12,593	36.6%
Homes Built 1990 to 1999	1,363	77.7%	5,132	56.0%	16,365	47.5%
Homes Built 1980 to 1989	157	8.9%	1,284	14.0%	6,948	20.2%
Homes Built 1970 to 1979	85	4.9%	732	8.0%	2,990	8.7%
Homes Built 1960 to 1969	52	3.0%	340	3.7%	1,160	3.4%
Homes Built 1950 to 1959	44	2.5%	128	1.4%	499	1.4%
Homes Built Before 1949	24	1.4%	71	0.8%	309	0.9%

Home Values (2020)

	1 mi radius		3 mi radius		5 mi radius	
Home Values \$1,000,000 or More	115	6.6%	727	8.4%	1,940	6.4%
Home Values \$500,000 to \$999,999	778	44.7%	4,284	49.5%	12,433	41.3%
Home Values \$400,000 to \$499,999	246	14.1%	1,116	12.9%	4,835	16.0%
Home Values \$300,000 to \$399,999	311	17.9%	1,125	13.0%	5,287	17.5%
Home Values \$200,000 to \$299,999	229	13.2%	813	9.4%	3,129	10.4%
Home Values \$150,000 to \$199,999	23	1.3%	120	1.4%	520	1.7%
Home Values \$100,000 to \$149,999	4	0.2%	32	0.4%	227	0.8%
Home Values \$70,000 to \$99,999	11	0.6%	16	0.2%	86	0.3%
Home Values \$50,000 to \$69,999	-	-	8	-	84	0.3%
Home Values \$25,000 to \$49,999	7	0.4%	9	0.1%	116	0.4%
Home Values Under \$25,000	-	-	46	0.5%	203	0.7%
Owner-Occupied Median Home Value	\$521,505		\$630,514		\$574,111	
Renter-Occupied Median Rent	\$1,441		\$1,361		\$1,304	

Transportation To Work (2020)

	1 mi radius		3 mi radius		5 mi radius	
Drive to Work Alone	2,480	74.3%	11,084	71.7%	39,471	73.7%
Drive to Work in Carpool	308	9.2%	1,284	8.3%	4,167	7.8%
Travel to Work by Public Transportation	32	1.0%	97	0.6%	509	0.9%
Drive to Work on Motorcycle	1	-	18	0.1%	93	0.2%
Walk or Bicycle to Work	21	0.6%	205	1.3%	691	1.3%
Other Means	20	0.6%	231	1.5%	726	1.4%
Work at Home	476	14.3%	2,546	16.5%	7,935	14.8%

Travel Time (2020)

	1 mi radius		3 mi radius		5 mi radius	
Travel to Work in 14 Minutes or Less	707	21.2%	3,037	19.6%	11,753	21.9%
Travel to Work in 15 to 29 Minutes	1,159	34.7%	5,031	32.5%	19,182	35.8%
Travel to Work in 30 to 59 Minutes	1,029	30.8%	4,475	28.9%	14,528	27.1%
Travel to Work in 60 Minutes or More	69	2.1%	460	3.0%	1,799	3.4%
Average Minutes Travel to Work	22.3		23.3		22.7	