

94 HUNDRED SHEA
THE SHOPS · THE OFFICES

Class A Retail Space Available
94th Street & East Shea Boulevard



**AVISON
YOUNG**

2777 E Camelback Road
Suite 230
Phoenix, AZ 85016
avisonyoung.com

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PROPERTY OVERVIEW

Class A retail space available in a mixed-used center, situated in an affluent area of Scottsdale. Great cotenancy exists, inclusive of Ling & Louie’s Asian Bar & Grill, S & V Urban Italian and V’s Barbershop.

PROPERTY BENEFITS

- 35,000+ SF of Class A Fully Occupied Office Space (250 Employees On-Site)
- Located near HonorHealth Scottsdale Shea Medical Center with more than 3,000 expert physicians, 10,000 dedicated employees, and 3,000 caring volunteers
- Approximately 48,200 Vehicles per Day (Shea Boulevard)
- Neighboring Caremark Hub - 2,000+ Employees

PROPERTY SUMMARY

- 8,142 SF of Turn-Key Restaurant Space
- Zoning: C-3, City of Scottsdale
- Current Parking Ratio: 9/1,000

94 HUNDRED SHEA TESTIMONIAL WEB ADDRESS:

<https://www.youtube.com/watch?v=-tnSKujBOqM>

- On-Site Management

AVAILABILITY

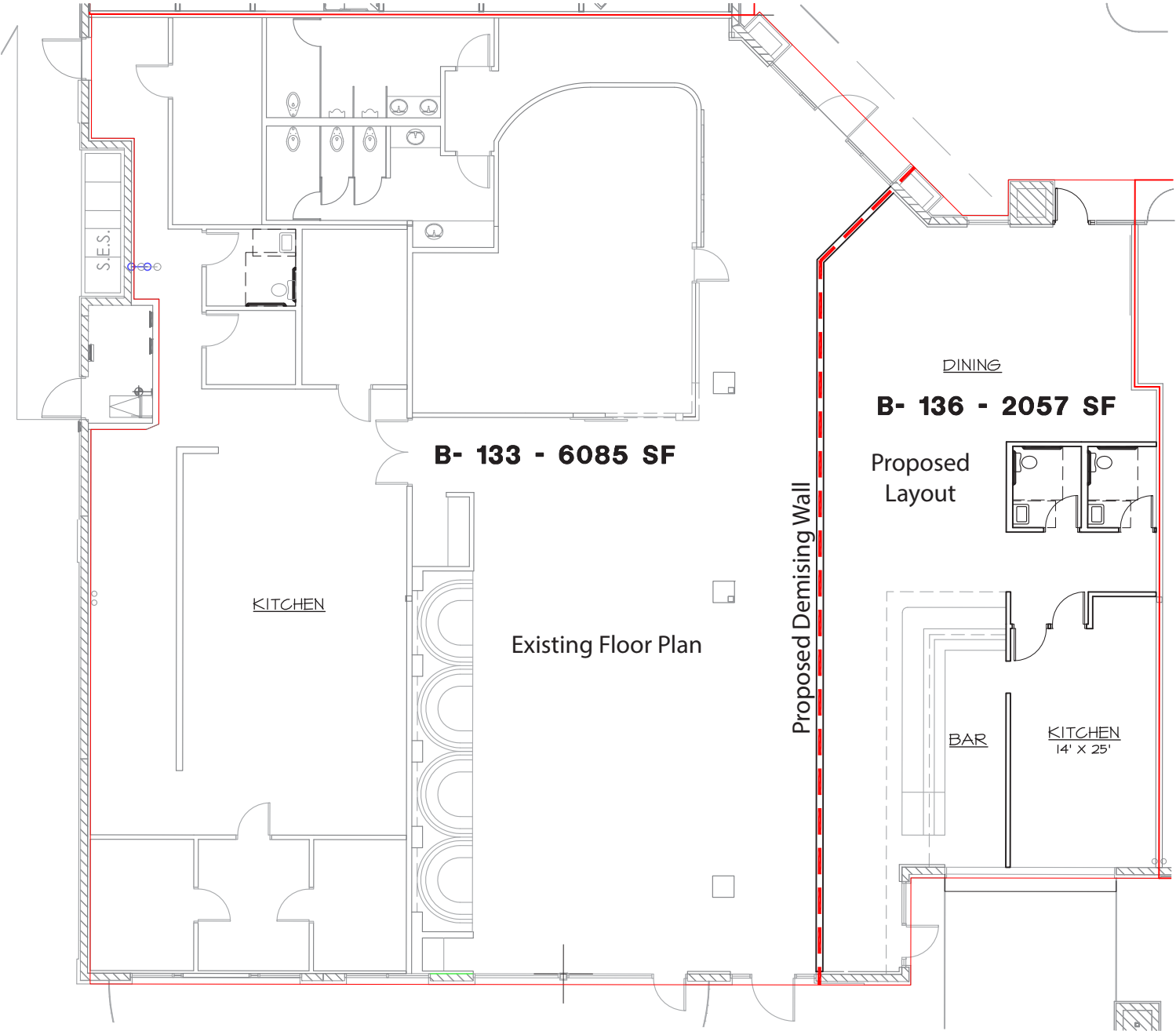
- B135- 8,142 SF-Fully Equipped Restaurant Space



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	9,608	71,505	146,733
Avg. Household Income	\$103,236	\$134,149	\$144,304
Daytime Employment	18,965	83,192	154,520







Stain Mart
Specialty Paints & More

SHERWIN WILLIAMS
PCA
FOOT LOCKER

Pier 1 Imports

LOOP 101

Shea Blvd.-48,200 cpd

Portillo's
HOT DOGS • BEEF BURGERS • SALADS

FLOWER CHILD
FLORAL & HOME DECOR

fray's
FRUIT & VEGETABLES

HomeGoods

ENSTEIN BREADS
BAGELS

HONORHEALTH

Marshall's

DUNKIN' DONUTS

DSW
DESIGNER SHOE WAREHOUSE

TACO BELL

OfficeMax

buybuy BABY

PETSMART

THE HOME DEPOT

POPEYES

IHOP
RESTAURANT

SCOTTSDALE PUBLIC LIBRARY

92nd St

Subject



CVS caremark

Scottsdale Ranch
ANIMAL HOSPITAL

SMIL
SCOTTSDALE MEDICAL IMAGING
SDI

TOZER
EYE CENTER

Physiotherapy
ASSOCIATES

IVF PHOENIX
Advanced Fertility Care

Arizona
Women's
Care

Sonora Quest
Laboratories
A subsidiary of Quest Diagnostics

LOOP 101

fray's
Marketplace

GOODWILL

Via Linda

96th St

Mountainview Rd.

COCHISE
ELEMENTARY SCHOOL

STARBUCKS nékter
JUICE BAR
Orangetheory
FedEx
SPROUTS
FARMERS MARKET
CHIPOTLE
MEXICAN GRILL

9325 E Shea Blvd		1 mi radius		3 mi radius		5 mi radius	
Scottsdale, AZ 85258							
Population							
Estimated Population (2019)		9,608		71,505		146,733	
Projected Population (2024)		10,449		78,048		160,167	
Census Population (2010)		8,550		64,496		128,817	
Census Population (2000)		9,432		66,859		128,789	
Projected Annual Growth (2019 to 2024)		841	1.8%	6,543	1.8%	13,434	1.8%
Historical Annual Growth (2010 to 2019)		1,058	1.2%	7,009	1.1%	17,916	1.4%
Historical Annual Growth (2000 to 2010)		-882	-0.9%	-2,363	-0.4%	28	-
Estimated Population Density (2019)		3,060 psm		2,530 psm		1,869 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households							
Estimated Households (2019)		5,191		34,619		67,826	
Projected Households (2024)		5,438		36,295		71,131	
Census Households (2010)		4,535		30,700		58,688	
Census Households (2000)		4,398		29,392		54,738	
Estimated Households with Children (2019)		727	14.0%	6,880	19.9%	14,960	22.1%
Estimated Average Household Size (2019)		1.82		2.05		2.15	
Average Household Income							
Estimated Average Household Income (2019)		\$103,236		\$134,149		\$144,304	
Projected Average Household Income (2024)		\$116,747		\$153,348		\$165,109	
Estimated Average Family Income (2019)		\$148,269		\$174,298		\$185,375	
Median Household Income							
Estimated Median Household Income (2019)		\$74,660		\$94,404		\$100,865	
Projected Median Household Income (2024)		\$86,134		\$108,325		\$115,475	
Estimated Median Family Income (2019)		\$126,196		\$123,846		\$130,838	
Per Capita Income							
Estimated Per Capita Income (2019)		\$55,890		\$65,008		\$66,772	
Projected Per Capita Income (2024)		\$60,867		\$71,367		\$73,389	
Estimated Per Capita Income 5 Year Growth		\$4,976	8.9%	\$6,359	9.8%	\$6,616	9.9%
Estimated Average Household Net Worth (2019)		\$1,151,527		\$1,421,289		\$1,537,307	
Daytime Demos (2019)							
Total Businesses		1,615		7,036		13,634	
Total Employees		18,965		83,192		154,520	
Company Headquarter Businesses		9	0.6%	78	1.1%	195	1.4%
Company Headquarter Employees		7,364	38.8%	15,272	18.4%	21,199	13.7%
Employee Population per Business		11.7		11.8		11.3	
Residential Population per Business		5.9		10.2		10.8	

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9325 E Shea Blvd

Scottsdale, AZ 85258

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2019)	8,346	86.9%	60,642	84.8%	124,291	84.7%
Black or African American (2019)	299	3.1%	2,309	3.2%	4,583	3.1%
American Indian or Alaska Native (2019)	53	0.5%	403	0.6%	942	0.6%
Asian (2019)	442	4.6%	4,215	5.9%	8,493	5.8%
Hawaiian or Pacific Islander (2019)	15	0.2%	85	0.1%	143	-
Other Race (2019)	159	1.7%	1,304	1.8%	2,865	2.0%
Two or More Races (2019)	293	3.1%	2,547	3.6%	5,416	3.7%
Not Hispanic or Latino Population (2019)	8,427	87.7%	62,824	87.9%	128,699	87.7%
Hispanic or Latino Population (2019)	1,181	12.3%	8,681	12.1%	18,034	12.3%
Not Hispanic or Latino Population (2024)	9,035	86.5%	67,629	86.6%	138,539	86.5%
Hispanic or Latino Population (2024)	1,414	13.5%	10,420	13.4%	21,628	13.5%
Not Hispanic or Latino Population (2010)	8,104	94.8%	61,073	94.7%	121,705	94.5%
Hispanic or Latino Population (2010)	446	5.2%	3,423	5.3%	7,113	5.5%
Not Hispanic or Latino Population (2000)	9,142	96.9%	64,399	96.3%	123,804	96.1%
Hispanic or Latino Population (2000)	290	3.1%	2,460	3.7%	4,985	3.9%
Projected Hispanic Annual Growth (2019 to 2024)	233	3.9%	1,738	4.0%	3,594	4.0%
Historic Hispanic Annual Growth (2000 to 2019)	891	16.2%	6,221	13.3%	13,049	13.8%

Age Distribution (2019)

Age Under 5	329	3.4%	2,853	4.0%	6,106	4.2%
Age 5 to 9 Years	365	3.8%	3,366	4.7%	7,376	5.0%
Age 10 to 14 Years	403	4.2%	3,748	5.2%	8,305	5.7%
Age 15 to 19 Years	405	4.2%	3,450	4.8%	7,732	5.3%
Age 20 to 24 Years	369	3.8%	3,107	4.3%	6,284	4.3%
Age 25 to 29 Years	595	6.2%	4,317	6.0%	8,594	5.9%
Age 30 to 34 Years	572	6.0%	4,122	5.8%	8,246	5.6%
Age 35 to 39 Years	543	5.7%	4,212	5.9%	8,858	6.0%
Age 40 to 44 Years	513	5.3%	4,267	6.0%	9,120	6.2%
Age 45 to 49 Years	575	6.0%	4,780	6.7%	10,166	6.9%
Age 50 to 54 Years	628	6.5%	5,014	7.0%	10,664	7.3%
Age 55 to 59 Years	695	7.2%	5,560	7.8%	11,402	7.8%
Age 60 to 64 Years	650	6.8%	5,414	7.6%	11,136	7.6%
Age 65 to 74 Years	1,325	13.8%	9,395	13.1%	18,537	12.6%
Age 75 to 84 Years	985	10.3%	5,491	7.7%	10,111	6.9%
Age 85 Years or Over	656	6.8%	2,409	3.4%	4,096	2.8%
Median Age	50.1		46.5		45.5	

Gender Age Distribution (2019)

Female Population	5,338	55.6%	37,877	53.0%	76,714	52.3%
Age 0 to 19 Years	727	13.6%	6,597	17.4%	14,505	18.9%
Age 20 to 64 Years	2,788	52.2%	21,602	57.0%	44,305	57.8%
Age 65 Years or Over	1,823	34.1%	9,678	25.6%	17,905	23.3%
Female Median Age	53.2		48.0		46.6	
Male Population	4,270	44.4%	33,628	47.0%	70,019	47.7%
Age 0 to 19 Years	775	18.2%	6,819	20.3%	15,014	21.4%
Age 20 to 64 Years	2,352	55.1%	19,191	57.1%	40,166	57.4%
Age 65 Years or Over	1,142	26.8%	7,618	22.7%	14,839	21.2%
Male Median Age	46.2		44.8		44.2	

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9325 E Shea Blvd	1 mi radius		3 mi radius		5 mi radius	
Scottsdale, AZ 85258						
Household Income Distribution (2019)						
HH Income \$200,000 or More	704	13.6%	5,802	16.8%	12,660	18.7%
HH Income \$150,000 to \$199,999	345	6.6%	3,295	9.5%	6,890	10.2%
HH Income \$100,000 to \$149,999	664	12.8%	6,064	17.5%	12,123	17.9%
HH Income \$75,000 to \$99,999	728	14.0%	5,102	14.7%	9,316	13.7%
HH Income \$50,000 to \$74,999	849	16.4%	5,423	15.7%	10,341	15.2%
HH Income \$35,000 to \$49,999	646	12.5%	3,378	9.8%	6,364	9.4%
HH Income \$25,000 to \$34,999	385	7.4%	2,074	6.0%	3,720	5.5%
HH Income \$15,000 to \$24,999	398	7.7%	1,694	4.9%	3,231	4.8%
HH Income Under \$15,000	472	9.1%	1,787	5.2%	3,182	4.7%
HH Income \$35,000 or More	3,936	75.8%	29,064	84.0%	57,693	85.1%
HH Income \$75,000 or More	2,441	47.0%	20,263	58.5%	40,988	60.4%
Housing (2019)						
Total Housing Units	6,120		38,371		74,803	
Housing Units Occupied	5,191	84.8%	34,619	90.2%	67,826	90.7%
Housing Units Owner-Occupied	3,487	67.2%	22,652	65.4%	45,621	67.3%
Housing Units, Renter-Occupied	1,704	32.8%	11,967	34.6%	22,205	32.7%
Housing Units, Vacant	929	17.9%	3,753	10.8%	6,977	10.3%
Marital Status (2019)						
Never Married	2,161	25.4%	15,392	25.0%	32,217	25.8%
Currently Married	3,186	37.4%	30,627	49.8%	64,436	51.6%
Separated	335	3.9%	1,940	3.2%	3,999	3.2%
Widowed	1,094	12.9%	4,496	7.3%	8,014	6.4%
Divorced	1,734	20.4%	9,084	14.8%	16,281	13.0%
Household Type (2019)						
Population Family	6,129	63.8%	52,636	73.6%	111,808	76.2%
Population Non-Family	3,301	34.4%	18,428	25.8%	34,054	23.2%
Population Group Quarters	178	1.9%	441	0.6%	871	0.6%
Family Households	2,297	44.3%	18,990	54.9%	39,426	58.1%
Non-Family Households	2,894	55.7%	15,629	45.1%	28,401	41.9%
Married Couple with Children	477	15.0%	4,930	16.1%	10,905	16.9%
Average Family Household Size	2.7		2.8		2.8	
Household Size (2019)						
1 Person Households	2,520	48.6%	13,102	37.8%	23,468	34.6%
2 Person Households	1,759	33.9%	13,096	37.8%	25,825	38.1%
3 Person Households	470	9.1%	3,922	11.3%	8,317	12.3%
4 Person Households	304	5.9%	3,053	8.8%	6,810	10.0%
5 Person Households	93	1.8%	1,053	3.0%	2,436	3.6%
6 or More Person Households	45	0.9%	394	1.1%	971	1.4%
Household Vehicles (2019)						
Households with 0 Vehicles Available	405	7.8%	1,391	4.0%	2,219	3.3%
Households with 1 Vehicles Available	2,436	46.9%	13,857	40.0%	25,399	37.4%
Households with 2 or More Vehicles Available	2,350	45.3%	19,371	56.0%	40,208	59.3%
Total Vehicles Available	8,149		60,129		122,478	
Average Vehicles Per Household	1.6		1.7		1.8	

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9325 E Shea Blvd
Scottsdale, AZ 85258

1 mi radius

3 mi radius

5 mi radius

Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	8,414		60,821		123,290	
Estimated Civilian Employed	4,694	55.8%	37,391	61.5%	76,747	62.2%
Estimated Civilian Unemployed	123	1.5%	922	1.5%	1,981	1.6%
Estimated in Armed Forces	-	-	31	-	75	-
Estimated Not in Labor Force	3,597	42.8%	22,478	37.0%	44,488	36.1%
Unemployment Rate	1.5%		1.5%		1.6%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	4,694		37,391		76,747	
Management, Business, Financial Operations	1,276	27.2%	10,000	26.7%	20,327	26.5%
Professional, Related	1,081	23.0%	10,083	27.0%	20,961	27.3%
Service	634	13.5%	4,278	11.4%	9,098	11.9%
Sales, Office	1,383	29.5%	9,965	26.7%	20,208	26.3%
Farming, Fishing, Forestry	11	0.2%	102	0.3%	141	0.2%
Construct, Extraction, Maintenance	116	2.5%	1,238	3.3%	2,571	3.4%
Production, Transport Material Moving	194	4.1%	1,724	4.6%	3,441	4.5%
White Collar Workers	3,740	79.7%	30,048	80.4%	61,495	80.1%
Blue Collar Workers	954	20.3%	7,343	19.6%	15,251	19.9%

Consumer Expenditure (2019)

Total Household Expenditure	\$368.86 M		\$2.99 B		\$6.22 B	
Total Non-Retail Expenditure	\$196.25 M	53.2%	\$1.59 B	53.1%	\$3.31 B	53.2%
Total Retail Expenditure	\$172.61 M	46.8%	\$1.4 B	46.9%	\$2.91 B	46.8%
Apparel	\$12.99 M	3.5%	\$106.31 M	3.6%	\$222.29 M	3.6%
Contributions	\$12.87 M	3.5%	\$104.98 M	3.5%	\$220.62 M	3.5%
Education	\$11.84 M	3.2%	\$98.86 M	3.3%	\$210.43 M	3.4%
Entertainment	\$21.07 M	5.7%	\$172.58 M	5.8%	\$360.87 M	5.8%
Food and Beverages	\$53.54 M	14.5%	\$432.35 M	14.5%	\$897.84 M	14.4%
Furnishings and Equipment	\$13.07 M	3.5%	\$106.94 M	3.6%	\$223.33 M	3.6%
Gifts	\$9.8 M	2.7%	\$80.39 M	2.7%	\$169.51 M	2.7%
Health Care	\$31.03 M	8.4%	\$247.56 M	8.3%	\$511.71 M	8.2%
Household Operations	\$14.81 M	4.0%	\$120.08 M	4.0%	\$250.83 M	4.0%
Miscellaneous Expenses	\$7.07 M	1.9%	\$57.18 M	1.9%	\$119.08 M	1.9%
Personal Care	\$4.95 M	1.3%	\$40.12 M	1.3%	\$83.45 M	1.3%
Personal Insurance	\$2.69 M	0.7%	\$22.31 M	0.7%	\$46.98 M	0.8%
Reading	\$828.07 K	0.2%	\$6.67 M	0.2%	\$13.88 M	0.2%
Shelter	\$77.68 M	21.1%	\$627.53 M	21.0%	\$1.31 B	21.0%
Tobacco	\$2.09 M	0.6%	\$16.05 M	0.5%	\$32.61 M	0.5%
Transportation	\$66 M	17.9%	\$538.12 M	18.0%	\$1.12 B	18.0%
Utilities	\$26.53 M	7.2%	\$210.11 M	7.0%	\$433.35 M	7.0%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	7,736		54,982		110,931	
Elementary (Grade Level 0 to 8)	95	1.2%	574	1.0%	1,123	1.0%
Some High School (Grade Level 9 to 11)	294	3.8%	837	1.5%	1,542	1.4%
High School Graduate	1,094	14.1%	6,642	12.1%	13,343	12.0%
Some College	1,300	16.8%	10,611	19.3%	20,881	18.8%
Associate Degree Only	731	9.5%	4,163	7.6%	7,956	7.2%
Bachelor Degree Only	2,784	36.0%	19,353	35.2%	39,339	35.5%
Graduate Degree	1,437	18.6%	12,801	23.3%	26,746	24.1%

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Scottsdale, AZ 85258							
Units In Structure (2019)							
1 Detached Unit		2,358	52.0%	19,693	64.1%	41,306	70.4%
1 Attached Unit		602	13.3%	3,826	12.5%	7,193	12.3%
2 to 4 Units		564	12.4%	2,153	7.0%	3,684	6.3%
5 to 9 Units		506	11.2%	2,445	8.0%	4,463	7.6%
10 to 19 Units		244	5.4%	2,042	6.7%	3,485	5.9%
20 to 49 Units		139	3.1%	950	3.1%	1,701	2.9%
50 or More Units		764	16.8%	3,307	10.8%	5,583	9.5%
Mobile Home or Trailer		12	0.3%	177	0.6%	358	0.6%
Other Structure		-	-	26	-	55	-
Homes Built By Year (2019)							
Homes Built 2010 or later		191	4.2%	1,294	4.2%	2,891	4.9%
Homes Built 2000 to 2009		314	6.9%	3,359	10.9%	8,657	14.8%
Homes Built 1990 to 1999		1,221	26.9%	9,767	31.8%	19,249	32.8%
Homes Built 1980 to 1989		2,644	58.3%	13,028	42.4%	19,045	32.5%
Homes Built 1970 to 1979		594	13.1%	5,361	17.5%	12,258	20.9%
Homes Built 1960 to 1969		143	3.2%	1,102	3.6%	4,056	6.9%
Homes Built 1950 to 1959		62	1.4%	458	1.5%	1,119	1.9%
Homes Built Before 1949		23	0.5%	250	0.8%	552	0.9%
Home Values (2019)							
Home Values \$1,000,000 or More		68	2.2%	1,009	4.9%	2,113	5.2%
Home Values \$500,000 to \$999,999		851	27.5%	7,246	35.4%	14,851	36.3%
Home Values \$400,000 to \$499,999		249	8.0%	4,110	20.1%	8,269	20.2%
Home Values \$300,000 to \$399,999		760	24.6%	4,922	24.1%	9,300	22.7%
Home Values \$200,000 to \$299,999		849	27.4%	3,096	15.1%	5,919	14.5%
Home Values \$150,000 to \$199,999		413	13.3%	1,071	5.2%	2,106	5.1%
Home Values \$100,000 to \$149,999		167	5.4%	481	2.4%	927	2.3%
Home Values \$70,000 to \$99,999		31	1.0%	124	0.6%	215	0.5%
Home Values \$50,000 to \$69,999		10	0.3%	55	0.3%	110	0.3%
Home Values \$25,000 to \$49,999		11	0.4%	46	0.2%	145	0.4%
Home Values Under \$25,000		49	1.6%	243	1.2%	406	1.0%
Owner-Occupied Median Home Value		\$374,016		\$464,679		\$497,665	
Renter-Occupied Median Rent		\$1,120		\$1,178		\$1,222	
Transportation To Work (2019)							
Drive to Work Alone		3,581	75.1%	26,879	75.8%	55,182	75.9%
Drive to Work in Carpool		376	7.9%	2,702	7.6%	5,819	8.0%
Travel to Work by Public Transportation		56	1.2%	452	1.3%	1,014	1.4%
Drive to Work on Motorcycle		10	0.2%	75	0.2%	177	0.2%
Walk or Bicycle to Work		95	2.0%	675	1.9%	1,388	1.9%
Other Means		23	0.5%	271	0.8%	620	0.9%
Work at Home		627	13.2%	4,425	12.5%	8,499	11.7%
Travel Time (2019)							
Travel to Work in 14 Minutes or Less		1,197	25.1%	10,109	28.5%	20,168	27.7%
Travel to Work in 15 to 29 Minutes		1,754	36.8%	12,908	36.4%	27,016	37.2%
Travel to Work in 30 to 59 Minutes		927	19.4%	8,679	24.5%	18,305	25.2%
Travel to Work in 60 Minutes or More		182	3.8%	1,010	2.8%	2,175	3.0%
Average Minutes Travel to Work		20.0		19.7		20.3	

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