

AVISON YOUNG

THE WESTIN
KIERLAND
VILLAS

KIERLAND VILLAGE

SEC 64TH STREET & GREENWAY RD.
SCOTTSDALE, AZ

Built-Out Restaurant End Cap Space Available



SHOP SPACES AVAILABLE

AVAILABILITY

- 2,808 sf - end cap and a fully built-out restaurant space
- 3,468 sf - end cap former credit union
- 1,214 sf - former chiropractic office
- 1,213 sf - former urban wax

TRAFFIC COUNTS

Greenway Road: ±27,700 CPD

64th Street: ±13,300 CPD

NOTABLE TENANTS



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	12,976	76,044	232,547
Ave Household Income	\$141,982	\$125,884	\$125,849
Daytime Employment	8,900	84,815	168,023

Matt Milinovich

D 480 423 7958

C 602 885 9393

matt.milinovich@avisonyoung.com

James DeCremer

D 480 423 7958

C 602 909 0957

james.decremer@avisonyoung.com

2720 E Camelback Road

Suite 150

Phoenix, AZ 85016

avisonyoung.com



#	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	Stretch Zone	1,412 sf
B152	Wow Wow Lemonade	1,214 sf

#	TENANT	SQ. FT.	Notes
B153	Available	1,213 sf	- Former Urban Wax
B154	Einstein Brothers	2,214 sf	
B156	Salon E	1,213 sf	
B157	Available	1,214 sf	- Former Chiropractor Office
B159	Perk Eatery	3,661 sf	
C130	Zipps Sports Grill	5,007 sf	
C133	Available	3,468 sf	- Former Credit Union
E120	Panda Express	2,162 sf	
E121	Sports Clips	1,049 sf	
E122	Kierland Cigar	912 Sf	
E123	Available	2,808 sf	- Built-Out Restaurant

N 64th St & E Greenway Rd						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2019)	12,976		76,044		232,547	
Projected Population (2024)	14,161		82,973		253,568	
Census Population (2010)	11,765		67,817		202,630	
Census Population (2000)	12,771		70,599		200,844	
Projected Annual Growth (2019 to 2024)	1,185	1.8%	6,929	1.8%	21,021	1.8%
Historical Annual Growth (2010 to 2019)	1,211	1.0%	8,227	1.2%	29,917	1.4%
Historical Annual Growth (2000 to 2010)	-1,006	-0.8%	-2,782	-0.4%	1,786	-
Estimated Population Density (2019)	4,132 psm		2,691 psm		2,962 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2019)	5,653		32,626		100,150	
Projected Households (2024)	5,906		34,184		105,021	
Census Households (2010)	4,997		28,354		85,501	
Census Households (2000)	4,865		26,792		78,778	
Estimated Households with Children (2019)	1,351	23.9%	8,419	25.8%	26,341	26.3%
Estimated Average Household Size (2019)	2.27		2.30		2.30	
Average Household Income						
Estimated Average Household Income (2019)	\$141,982		\$125,884		\$125,849	
Projected Average Household Income (2024)	\$165,555		\$143,767		\$143,466	
Estimated Average Family Income (2019)	\$164,793		\$155,433		\$155,281	
Median Household Income						
Estimated Median Household Income (2019)	\$102,244		\$94,811		\$93,031	
Projected Median Household Income (2024)	\$116,529		\$107,860		\$106,743	
Estimated Median Family Income (2019)	\$124,503		\$117,332		\$116,120	
Per Capita Income						
Estimated Per Capita Income (2019)	\$61,985		\$54,156		\$54,280	
Projected Per Capita Income (2024)	\$69,161		\$59,365		\$59,494	
Estimated Per Capita Income 5 Year Growth	\$7,176	11.6%	\$5,210	9.6%	\$5,214	9.6%
Estimated Average Household Net Worth (2019)	\$1,438,919		\$1,327,141		\$1,289,709	
Daytime Demos (2019)						
Total Businesses	858		7,541		16,321	
Total Employees	8,900		84,815		168,023	
Company Headquarter Businesses	17	1.9%	99	1.3%	154	0.9%
Company Headquarter Employees	620	7.0%	12,707	15.0%	22,523	13.4%
Employee Population per Business	10.4		11.2		10.3	
Residential Population per Business	15.1		10.1		14.2	

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N 64th St & E Greenway Rd						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2019)	10,995	84.7%	62,862	82.7%	189,487	81.5%
Black or African American (2019)	351	2.7%	2,543	3.3%	8,156	3.5%
American Indian or Alaska Native (2019)	61	0.5%	580	0.8%	1,793	0.8%
Asian (2019)	841	6.5%	5,010	6.6%	13,230	5.7%
Hawaiian or Pacific Islander (2019)	6	-	92	0.1%	311	0.1%
Other Race (2019)	275	2.1%	2,197	2.9%	11,194	4.8%
Two or More Races (2019)	447	3.4%	2,759	3.6%	8,376	3.6%
Not Hispanic or Latino Population (2019)	11,416	88.0%	66,096	86.9%	193,088	83.0%
Hispanic or Latino Population (2019)	1,560	12.0%	9,948	13.1%	39,459	17.0%
Not Hispanic or Latino Population (2024)	12,291	86.8%	71,155	85.8%	207,808	82.0%
Hispanic or Latino Population (2024)	1,870	13.2%	11,819	14.2%	45,760	18.0%
Not Hispanic or Latino Population (2010)	11,118	94.5%	63,124	93.1%	178,260	88.0%
Hispanic or Latino Population (2010)	647	5.5%	4,693	6.9%	24,370	12.0%
Not Hispanic or Latino Population (2000)	12,231	95.8%	67,296	95.3%	183,192	91.2%
Hispanic or Latino Population (2000)	540	4.2%	3,303	4.7%	17,652	8.8%
Projected Hispanic Annual Growth (2019 to 2024)	310	4.0%	1,871	3.8%	6,301	3.2%
Historic Hispanic Annual Growth (2000 to 2019)	1,019	9.9%	6,645	10.6%	21,807	6.5%
Age Distribution (2019)						
Age Under 5	575	4.4%	3,541	4.7%	11,764	5.1%
Age 5 to 9 Years	610	4.7%	4,035	5.3%	13,040	5.6%
Age 10 to 14 Years	713	5.5%	4,767	6.3%	14,264	6.1%
Age 15 to 19 Years	766	5.9%	4,571	6.0%	13,199	5.7%
Age 20 to 24 Years	581	4.5%	3,599	4.7%	11,420	4.9%
Age 25 to 29 Years	835	6.4%	4,698	6.2%	15,440	6.6%
Age 30 to 34 Years	769	5.9%	4,476	5.9%	15,099	6.5%
Age 35 to 39 Years	807	6.2%	4,706	6.2%	15,460	6.6%
Age 40 to 44 Years	815	6.3%	4,880	6.4%	15,096	6.5%
Age 45 to 49 Years	939	7.2%	5,553	7.3%	16,343	7.0%
Age 50 to 54 Years	1,035	8.0%	5,858	7.7%	16,376	7.0%
Age 55 to 59 Years	1,123	8.7%	6,022	7.9%	17,145	7.4%
Age 60 to 64 Years	1,053	8.1%	5,646	7.4%	16,098	6.9%
Age 65 to 74 Years	1,318	10.2%	7,929	10.4%	24,222	10.4%
Age 75 to 84 Years	709	5.5%	3,904	5.1%	12,329	5.3%
Age 85 Years or Over	328	2.5%	1,858	2.4%	5,250	2.3%
Median Age	44.1		43.0		41.7	
Gender Age Distribution (2019)						
Female Population	6,672	51.4%	38,787	51.0%	119,533	51.4%
Age 0 to 19 Years	1,272	19.1%	8,159	21.0%	25,491	21.3%
Age 20 to 64 Years	4,104	61.5%	23,168	59.7%	71,074	59.5%
Age 65 Years or Over	1,296	19.4%	7,460	19.2%	22,968	19.2%
Female Median Age	45.5		44.2		42.9	
Male Population	6,303	48.6%	37,257	49.0%	113,014	48.6%
Age 0 to 19 Years	1,392	22.1%	8,756	23.5%	26,777	23.7%
Age 20 to 64 Years	3,853	61.1%	22,271	59.8%	67,404	59.6%
Age 65 Years or Over	1,058	16.8%	6,231	16.7%	18,833	16.7%
Male Median Age	42.5		41.7		40.5	

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N 64th St & E Greenway Rd						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)						
HH Income \$200,000 or More	849	15.0%	4,541	13.9%	14,011	14.0%
HH Income \$150,000 to \$199,999	755	13.4%	3,751	11.5%	10,110	10.1%
HH Income \$100,000 to \$149,999	1,161	20.5%	6,121	18.8%	17,734	17.7%
HH Income \$75,000 to \$99,999	801	14.2%	5,043	15.5%	14,644	14.6%
HH Income \$50,000 to \$74,999	877	15.5%	5,598	17.2%	16,731	16.7%
HH Income \$35,000 to \$49,999	434	7.7%	3,034	9.3%	10,300	10.3%
HH Income \$25,000 to \$34,999	339	6.0%	1,823	5.6%	6,195	6.2%
HH Income \$15,000 to \$24,999	249	4.4%	1,431	4.4%	5,571	5.6%
HH Income Under \$15,000	186	3.3%	1,284	3.9%	4,854	4.8%
HH Income \$35,000 or More	4,879	86.3%	28,087	86.1%	83,529	83.4%
HH Income \$75,000 or More	3,567	63.1%	19,455	59.6%	56,499	56.4%
Housing (2019)						
Total Housing Units	5,942		34,323		107,027	
Housing Units Occupied	5,653	95.1%	32,626	95.1%	100,150	93.6%
Housing Units Owner-Occupied	3,786	67.0%	20,030	61.4%	62,985	62.9%
Housing Units, Renter-Occupied	1,867	33.0%	12,595	38.6%	37,165	37.1%
Housing Units, Vacant	288	5.1%	1,697	5.2%	6,877	6.9%
Marital Status (2019)						
Never Married	2,930	26.4%	18,312	28.7%	56,936	29.4%
Currently Married	5,793	52.3%	32,301	50.7%	92,551	47.8%
Separated	457	4.1%	2,227	3.5%	6,989	3.6%
Widowed	683	6.2%	3,660	5.7%	10,852	5.6%
Divorced	1,216	11.0%	7,201	11.3%	26,152	13.5%
Household Type (2019)						
Population Family	10,197	78.6%	59,791	78.6%	181,941	78.2%
Population Non-Family	2,609	20.1%	15,253	20.1%	48,740	21.0%
Population Group Quarters	170	1.3%	1,000	1.3%	1,867	0.8%
Family Households	3,532	62.5%	20,164	61.8%	60,561	60.5%
Non-Family Households	2,122	37.5%	12,462	38.2%	39,589	39.5%
Married Couple with Children	1,009	17.4%	6,152	19.0%	18,288	19.8%
Average Family Household Size	2.9		3.0		3.0	
Household Size (2019)						
1 Person Households	1,720	30.4%	10,170	31.2%	32,057	32.0%
2 Person Households	2,129	37.7%	11,596	35.5%	35,490	35.4%
3 Person Households	844	14.9%	4,828	14.8%	13,979	14.0%
4 Person Households	660	11.7%	3,945	12.1%	11,496	11.5%
5 Person Households	213	3.8%	1,441	4.4%	4,621	4.6%
6 or More Person Households	88	1.6%	646	2.0%	2,506	2.5%
Household Vehicles (2019)						
Households with 0 Vehicles Available	194	3.4%	1,471	4.5%	4,235	4.2%
Households with 1 Vehicles Available	2,000	35.4%	11,352	34.8%	36,757	36.7%
Households with 2 or More Vehicles Available	3,459	61.2%	19,802	60.7%	59,158	59.1%
Total Vehicles Available	10,674		60,797		181,180	
Average Vehicles Per Household	1.9		1.9		1.8	

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N 64th St & E Greenway Rd							
	1 mi radius		3 mi radius		5 mi radius		
Labor Force (2019)							
Estimated Labor Population Age 16 Years or Over	10,925		62,770		190,757		
Estimated Civilian Employed	7,287	66.7%	40,912	65.2%	124,175	65.1%	
Estimated Civilian Unemployed	201	1.8%	1,205	1.9%	3,704	1.9%	
Estimated in Armed Forces	11	0.1%	11	-	63	-	
Estimated Not in Labor Force	3,426	31.4%	20,642	32.9%	62,815	32.9%	
Unemployment Rate	1.8%		1.9%		1.9%		
Occupation (2019)							
Occupation: Population Age 16 Years or Over	7,287		40,912		124,175		
Management, Business, Financial Operations	1,905	26.1%	9,411	23.0%	28,424	22.9%	
Professional, Related	2,018	27.7%	11,043	27.0%	31,927	25.7%	
Service	783	10.8%	5,487	13.4%	19,022	15.3%	
Sales, Office	1,877	25.8%	11,015	26.9%	31,507	25.4%	
Farming, Fishing, Forestry	-	-	77	0.2%	280	0.2%	
Construct, Extraction, Maintenance	334	4.6%	1,684	4.1%	5,973	4.8%	
Production, Transport Material Moving	370	5.1%	2,196	5.4%	7,043	5.7%	
White Collar Workers	5,799	79.6%	31,469	76.9%	91,857	74.0%	
Blue Collar Workers	1,488	20.4%	9,443	23.1%	32,318	26.0%	
Consumer Expenditure (2019)							
Total Household Expenditure	\$512.69 M		\$2.7 B		\$8.27 B		
Total Non-Retail Expenditure	\$271.7 M	53.0%	\$1.43 B	53.0%	\$4.39 B	53.0%	
Total Retail Expenditure	\$240.99 M	47.0%	\$1.27 B	47.0%	\$3.89 B	47.0%	
Apparel	\$18.33 M	3.6%	\$96.39 M	3.6%	\$295.25 M	3.6%	
Contributions	\$17.75 M	3.5%	\$92.74 M	3.4%	\$286.04 M	3.5%	
Education	\$16.97 M	3.3%	\$88.15 M	3.3%	\$271.57 M	3.3%	
Entertainment	\$29.72 M	5.8%	\$155.78 M	5.8%	\$477.09 M	5.8%	
Food and Beverages	\$74.34 M	14.5%	\$392.36 M	14.5%	\$1.2 B	14.5%	
Furnishings and Equipment	\$18.42 M	3.6%	\$96.54 M	3.6%	\$295.62 M	3.6%	
Gifts	\$13.46 M	2.6%	\$70.5 M	2.6%	\$218.48 M	2.6%	
Health Care	\$42.3 M	8.3%	\$223.07 M	8.3%	\$683.56 M	8.3%	
Household Operations	\$20.53 M	4.0%	\$107.65 M	4.0%	\$330.76 M	4.0%	
Miscellaneous Expenses	\$9.79 M	1.9%	\$51.45 M	1.9%	\$157.77 M	1.9%	
Personal Care	\$6.9 M	1.3%	\$36.25 M	1.3%	\$111.06 M	1.3%	
Personal Insurance	\$3.84 M	0.7%	\$20 M	0.7%	\$61.33 M	0.7%	
Reading	\$1.13 M	0.2%	\$5.96 M	0.2%	\$18.3 M	0.2%	
Shelter	\$107.56 M	21.0%	\$567.56 M	21.0%	\$1.74 B	21.0%	
Tobacco	\$2.73 M	0.5%	\$14.69 M	0.5%	\$45.01 M	0.5%	
Transportation	\$92.95 M	18.1%	\$489.49 M	18.1%	\$1.5 B	18.1%	
Utilities	\$35.95 M	7.0%	\$190.56 M	7.1%	\$584.26 M	7.1%	
Educational Attainment (2019)							
Adult Population Age 25 Years or Over	9,731		55,531		168,859		
Elementary (Grade Level 0 to 8)	76	0.8%	683	1.2%	4,346	2.6%	
Some High School (Grade Level 9 to 11)	221	2.3%	1,106	2.0%	4,942	2.9%	
High School Graduate	1,388	14.3%	8,145	14.7%	25,523	15.1%	
Some College	1,957	20.1%	11,342	20.4%	33,357	19.8%	
Associate Degree Only	724	7.4%	4,460	8.0%	14,125	8.4%	
Bachelor Degree Only	3,558	36.6%	18,863	34.0%	52,884	31.3%	
Graduate Degree	1,808	18.6%	10,931	19.7%	33,682	19.9%	

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N 64th St & E Greenway Rd							
	1 mi radius		3 mi radius		5 mi radius		
Units In Structure (2019)							
1 Detached Unit	3,969	79.4%	21,669	76.4%	63,030	73.7%	
1 Attached Unit	192	3.8%	963	3.4%	5,719	6.7%	
2 to 4 Units	181	3.6%	1,386	4.9%	5,625	6.6%	
5 to 9 Units	340	6.8%	2,321	8.2%	6,127	7.2%	
10 to 19 Units	157	3.1%	1,532	5.4%	5,371	6.3%	
20 to 49 Units	141	2.8%	1,315	4.6%	3,609	4.2%	
50 or More Units	614	12.3%	3,188	11.2%	8,664	10.1%	
Mobile Home or Trailer	49	1.0%	184	0.6%	1,874	2.2%	
Other Structure	11	0.2%	68	0.2%	129	0.2%	
Homes Built By Year (2019)							
Homes Built 2010 or later	208	4.2%	1,871	6.6%	5,660	6.6%	
Homes Built 2000 to 2009	864	17.3%	3,970	14.0%	15,864	18.6%	
Homes Built 1990 to 1999	1,634	32.7%	7,752	27.3%	26,910	31.5%	
Homes Built 1980 to 1989	2,060	41.2%	9,806	34.6%	25,198	29.5%	
Homes Built 1970 to 1979	700	14.0%	7,018	24.8%	19,253	22.5%	
Homes Built 1960 to 1969	97	1.9%	1,405	5.0%	4,804	5.6%	
Homes Built 1950 to 1959	55	1.1%	490	1.7%	1,656	1.9%	
Homes Built Before 1949	37	0.7%	312	1.1%	806	0.9%	
Home Values (2019)							
Home Values \$1,000,000 or More	42	1.2%	273	1.5%	1,850	3.3%	
Home Values \$500,000 to \$999,999	801	22.9%	4,654	25.2%	14,203	25.2%	
Home Values \$400,000 to \$499,999	1,015	29.0%	4,521	24.5%	9,793	17.4%	
Home Values \$300,000 to \$399,999	1,209	34.5%	5,530	29.9%	13,422	23.8%	
Home Values \$200,000 to \$299,999	506	14.5%	3,185	17.2%	13,250	23.5%	
Home Values \$150,000 to \$199,999	110	3.1%	839	4.5%	4,707	8.3%	
Home Values \$100,000 to \$149,999	35	1.0%	387	2.1%	2,108	3.7%	
Home Values \$70,000 to \$99,999	8	0.2%	108	0.6%	661	1.2%	
Home Values \$50,000 to \$69,999	8	0.2%	35	0.2%	336	0.6%	
Home Values \$25,000 to \$49,999	15	0.4%	89	0.5%	404	0.7%	
Home Values Under \$25,000	31	0.9%	212	1.1%	1,007	1.8%	
Owner-Occupied Median Home Value	\$399,763		\$414,459		\$409,133		
Renter-Occupied Median Rent	\$1,311		\$1,159		\$1,123		
Transportation To Work (2019)							
Drive to Work Alone	4,950	77.2%	28,630	76.4%	86,483	75.3%	
Drive to Work in Carpool	574	9.0%	3,423	9.1%	11,191	9.7%	
Travel to Work by Public Transportation	91	1.4%	592	1.6%	2,052	1.8%	
Drive to Work on Motorcycle	13	0.2%	99	0.3%	360	0.3%	
Walk or Bicycle to Work	125	2.0%	698	1.9%	2,236	1.9%	
Other Means	83	1.3%	344	0.9%	1,069	0.9%	
Work at Home	572	8.9%	3,690	9.8%	11,414	9.9%	
Travel Time (2019)							
Travel to Work in 14 Minutes or Less	2,512	39.2%	11,258	30.0%	30,505	26.6%	
Travel to Work in 15 to 29 Minutes	2,115	33.0%	14,903	39.8%	46,366	40.4%	
Travel to Work in 30 to 59 Minutes	1,810	28.2%	9,604	25.6%	31,165	27.1%	
Travel to Work in 60 Minutes or More	164	2.6%	1,011	2.7%	3,499	3.0%	
Average Minutes Travel to Work	19.4		19.9		20.9		

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