

10855 N 116th Street | NEC 116th Street & Shea Boulevard

Mountainside Plaza



Pinnacie Peak Scottsdale Scottsdale Scottsdale Finnacie Peak Scottsdale Scottsdale Finnacie Peak Scottsdale Scottsdale Scottsdale Finnacie Peak Scottsdale Scottsdale Finnacie Peak Scottsdale Scottsdale Finnacie Peak Scottsdale Scottsdale Scottsdale Finnacie Peak Scottsdale Scottsdale Scottsdale Scottsdale Scottsdale Finnacie Peak Scottsdale Scottsdale

ENDCAP SPACE AVAILABLE

AVAILABILITY

- 1,074 sf 2,715 sf
- 1,390 sf

FEATURES

- 16,702 sf of shops
- Join Mountainside Fitness & Cold Beer & Cheeseburgers!
- Black Rock Coffee coming soon!
- Destination center
- Only retail in area available on Shea Blvd

2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	9,868	40,015	94,547
Avg. Household Income	\$134,987	\$158,654	\$150,836
Daytime Employment	2,585	16,536	79,900

NOTABLE TENANTS IN TRADE AREA







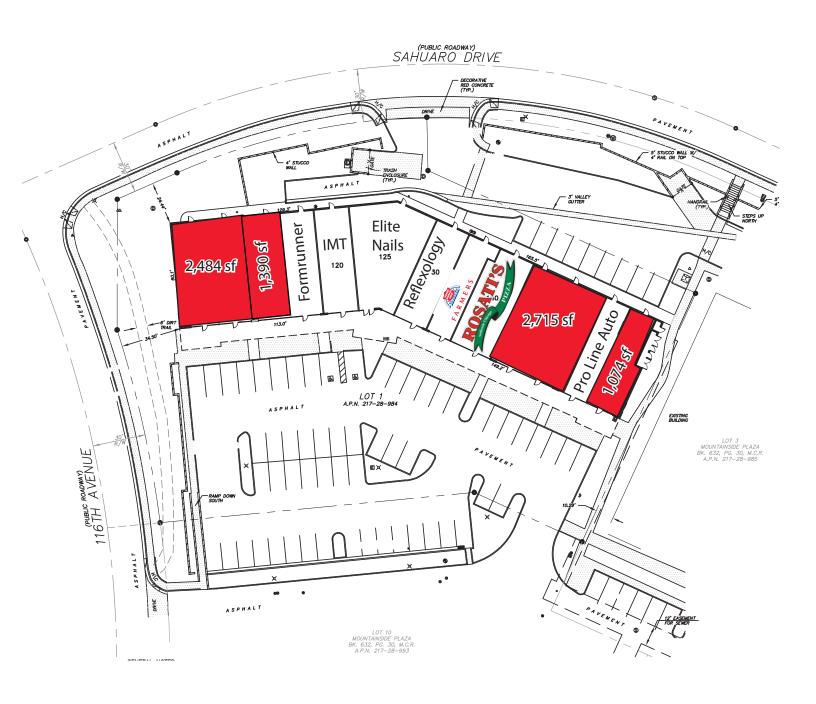


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Lat/Lon: 33.5825/-111.8307

						RF5
E Shea Blvd & N 116th St	1 mi radi	us	3 mi radi	us	5 mi radi	ius
Population						
Estimated Population (2019)	9,868		40,015		94,547	
Projected Population (2024)	10,785		43,700		103,293	
Census Population (2010)	9,037		36,098		85,725	
Census Population (2000)	8,674		35,157		82,278	
Projected Annual Growth (2019 to 2024)	917	1.9%	3,685	1.8%	8,746	1.9%
Historical Annual Growth (2010 to 2019)	831	0.9%	3,917	1.1%	8,822	1.0%
Historical Annual Growth (2000 to 2010)	363	0.4%	941	0.3%	3,447	0.4%
Estimated Population Density (2019)	3,143	psm	1,416	psm	1,204	psm
Trade Area Size	3.1	sq mi		sq mi		sq mi
Households		-		-		
Estimated Households (2019)	4,677		17,794		43,974	
Projected Households (2024)	4,896		18,670		46,138	
Census Households (2010)	4,202		15,767		39,234	
Census Households (2000)	3,719		14,441		35,097	
Estimated Households with Children (2019)	1,023	21.9%	4,340	24.4%	9,797	22.3%
Estimated Average Household Size (2019)	2.11		2.24		2.14	
Average Household Income						
Estimated Average Household Income (2019)	\$134,987		\$158,654		\$150,836	
Projected Average Household Income (2024)	\$154,232		\$182,131		\$173,550	
Estimated Average Family Income (2019)	\$178,357		\$200,312		\$194,075	
Median Household Income						
Estimated Median Household Income (2019)	\$95,104		\$108,228		\$102,735	
Projected Median Household Income (2024)	\$106,113		\$123,383		\$117,622	
Estimated Median Family Income (2019)	\$132,314		\$140,570		\$133,126	
Per Capita Income						
Estimated Per Capita Income (2019)	\$63,997		\$70,577		\$70,191	
Projected Per Capita Income (2024)	\$70,029		\$77,838		\$77,554	
Estimated Per Capita Income 5 Year Growth	\$6,032	9.4%	\$7,261	10.3%	\$7,363	10.5%
Estimated Average Household Net Worth (2019)	\$1,427,300		\$1,721,212		\$1,586,153	
Daytime Demos (2019)						
Total Businesses	431		1,515		6,762	
Total Employees	2,585		16,536		79,900	
Company Headquarter Businesses	-	-	3	0.2%	70	1.0%
Company Headquarter Employees	-	-	2,489	15.1%	12,964	16.2%
Employee Population per Business	6.0		10.9		11.8	
Residential Population per Business	22.9		26.4		14.0	

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RF5

Lat/Lon: 33.5825/-111.8307

						RF5
E Shea Blvd & N 116th St	4					
	1 mi radi	us	3 mi radi	us	5 mi radi	us
Race & Ethnicity						
White (2019)	8,297	84.1%	34,021	85.0%	79,696	84.3%
Black or African American (2019)	331	3.4%	1,241	3.1%	2,967	3.1%
American Indian or Alaska Native (2019)	79	0.8%	205	0.5%	601	0.6%
Asian (2019)	566	5.7%	2,393	6.0%	6,008	6.4%
Hawaiian or Pacific Islander (2019)	15	0.2%	2,393		98	0.4%
Other Race (2019)	207	2.1%	660	1.6%	1,731	1.8%
Two or More Races (2019)	372	3.8%	1,464	3.7%	3,445	3.6%
` '						
Not Hispanic or Latino Population (2019)	8,666	87.8%	35,248	88.1%	83,180	88.0%
Hispanic or Latino Population (2019)		12.2%		11.9%	11,367	12.0% 86.8%
Not Hispanic or Latino Population (2024)	9,336	86.6%	37,957	86.9%	89,649	13.2%
Hispanic or Latino Population (2024)	1,449			13.1%	13,643	
Not Hispanic or Latino Population (2010)	8,509 528	94.2% 5.8%	34,315	95.1% 4.9%	81,277	94.8% 5.2%
Hispanic or Latino Population (2010)			1,783		4,448	
Not Hispanic or Latino Population (2000)	8,280	95.5%	33,919	96.5%	79,294	96.4%
Hispanic or Latino Population (2000)	394	4.5%	1,238	3.5%	2,984	3.6%
Projected Hispanic Annual Growth (2019 to 2024)	247	4.1%	976	4.1%	2,277	4.0%
Historic Hispanic Annual Growth (2000 to 2019)	808	10.8%	3,529	15.0%	8,383	14.8%
Age Distribution (2019)						
Age Under 5	388	3.9%	1,606	4.0%	3,966	4.2%
Age 5 to 9 Years	502	5.1%	2,087	5.2%	4,807	5.1%
Age 10 to 14 Years	556	5.6%	2,427	6.1%	5,322	5.6%
Age 15 to 19 Years	564	5.7%	2,311	5.8%	4,862	5.1%
Age 20 to 24 Years	416	4.2%	1,530	3.8%	3,959	4.2%
Age 25 to 29 Years	474	4.8%	1,781	4.4%	5,326	5.6%
Age 30 to 34 Years	464	4.7%	1,847	4.6%	5,266	5.6%
Age 35 to 39 Years	539	5.5%	2,176	5.4%	5,692	6.0%
Age 40 to 44 Years	626	6.3%	2,588	6.5%	6,034	6.4%
Age 45 to 49 Years	736	7.5%	3,015	7.5%	6,804	7.2%
Age 50 to 54 Years	759	7.7%	3,224	8.1%	6,959	7.4%
Age 55 to 59 Years	839	8.5%	3,429	8.6%	7,501	7.9%
Age 60 to 64 Years	859	8.7%	3,266	8.2%	7,286	7.7%
Age 65 to 74 Years	1,299	13.2%	5,203	13.0%	11,839	12.5%
Age 75 to 84 Years	660	6.7%	2,677	6.7%	6,410	6.8%
Age 85 Years or Over	188	1.9%	847	2.1%	2,513	2.7%
Median Age	46.8		47.0		45.7	
Gender Age Distribution (2019)						
Female Population		51.8%	20,892		49,581	
Age 0 to 19 Years	1,004	19.6%	4,226	20.2%	9,407	19.0%
Age 20 to 64 Years	2,997	58.6%	12,064	57.7%	28,936	58.4%
Age 65 Years or Over	1,115	21.8%	4,602	22.0%	11,238	22.7%
Female Median Age	47.4		47.5		46.7	
Male Population	4,752	48.2%	19,123	47.8%	44,966	47.6%
Age 0 to 19 Years	1,006	21.2%	4,204	22.0%	9,550	21.2%
Age 20 to 64 Years	2,714	57.1%	10,793	56.4%	25,892	57.6%
Age 65 Years or Over	1,033	21.7%	4,126	21.6%	9,524	21.2%
Male Median Age	46.0		46.3		44.6	

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Lat/Lon: 33.5825/-111.8307

					RF5
1 mi radi	us	3 mi radi	us	5 mi radi	
848	18 1%	4.018	22 6%	8.581	19.5%
					10.3%
					17.8%
					14.1%
					14.5%
					9.2%
					5.3%
					4.3%
					4.9%
					85.4%
				27,157	61.8%
-	<u> </u>			-	
5 024		19 569		48 590	
	93.1%		90.9%		90.5%
					68.9%
					31.1%
346	7.4%	1,775	10.0%		10.5%
	-				
2.337	27 7%	8.171	24 1%	19.908	24 7%
,					
					3.1%
					5.9%
				10,728	
7,598	77.0%	32,423	81.0%	72,907	77.1%
2,260	22.9%	7,475	18.7%	21,261	22.5%
10	0.1%	117	0.3%	379	0.4%
2 729	58.3%	11 439	64.3%	26 022	59.2%
		,			
2.8	17.070	2.8	10.170	2.8	17.2,3
-				-	
1,676	35.8%	5,362	30.1%	14,976	34.1%
					39.0%
					12.0%
					10.2%
					3.4%
55	1.2%	261	1.5%	554	1.3%
137	2.9%	491	2.8%	1,474	3.4%
1,798		6,055	34.0%		37.3%
2,743	58.6%	11,248	63.2%	26,102	59.4%
8,603		33,644		79,365	
	848 362 601 745 835 525 282 257 221 3,917 2,557 5,024 4,677 2,807 1,871 346 2,337 4,219 355 403 1,109 7,598 2,260 10 2,729 1,948 739 2.8 1,676 1,799 532 459 155 55	362 7.7% 601 12.9% 745 15.9% 835 17.9% 525 11.2% 282 6.0% 257 5.5% 221 4.7% 3,917 83.8% 2,557 54.7% 5,024 4,677 93.1% 2,807 60.0% 1,871 40.0% 346 7.4% 2,337 27.7% 4,219 50.1% 355 4.2% 403 4.8% 1,109 13.2% 7,598 77.0% 2,260 22.9% 10 0.1% 2,729 58.3% 1,948 41.7% 739 17.5% 2.8 1,676 35.8% 1,799 38.5% 532 11.4% 459 9.8% 155 3.3% 55 1.2% 137 2.9% 1,798 38.4% 2,743 58.6%	848 18.1% 4,018 362 7.7% 1,717 601 12.9% 2,838 745 15.9% 2,347 835 17.9% 2,536 525 11.2% 1,607 282 6.0% 964 257 5.5% 839 221 4.7% 929 3,917 83.8% 15,062 2,557 54.7% 10,919 5,024 19,569 4,677 93.1% 17,794 2,807 60.0% 13,137 1,871 40.0% 4,657 346 7.4% 1,775 2,337 27.7% 8,171 4,219 50.1% 18,643 355 4.2% 1,239 403 4.8% 1,838 1,109 13.2% 4,004 7,598 77.0% 32,423 2,260 22.9% 7,475 10 0.1% 117 2,729 58.3% 11,439 1,948	848 18.1% 4,018 22.6% 362 7.7% 1,717 9.7% 601 12.9% 2,838 15.9% 745 15.9% 2,347 13.2% 835 17.9% 2,536 14.3% 525 11.2% 1,607 9.0% 282 6.0% 964 5.4% 257 5.5% 839 4.7% 221 4.7% 929 5.2% 3,917 83.8% 15,062 84.6% 2,557 54.7% 10,919 61.4% 5,024 19,569 4,677 93.1% 17,794 90.9% 2,807 60.0% 13,137 73.8% 1,871 40.0% 4,657 26.2% 346 7.4% 1,775 10.0% 2,337 27.7% 8,171 24.1% 4,219 50.1% 18,643 55.0% 355 4.2% 1,239 3.7% 403 4.8% 1,838 5.4% 1,09 13.2%	848 18.1% 4,018 22.6% 8,581 362 7.7% 1,717 9.7% 4,514 601 12.9% 2,838 15.9% 7,848 745 15.9% 2,347 13.2% 6,214 835 17.9% 2,536 14.3% 6,361 525 11.2% 1,607 9.0% 4,050 282 6.0% 964 5.4% 2,332 257 5.5% 839 4.7% 1,907 221 4.7% 929 5.2% 2,167 3,917 83.8% 15,062 84.6% 37,568 2,557 54.7% 10,919 61.4% 27,157 5,024 19,569 48,590 4,677 93.1% 17,794 90.9% 43,974 2,807 60.0% 13,137 73.8% 30,289 1,871 40.0% 4,657 26.2% 13,686 346 7.4% 1,775 10.0% 4,616 2,337 27.7% 8,171 24.1% 19,908

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Average Vehicles Per Household

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Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

1.8

1.9



1.8

RF5

Lat/Lon: 33.5825/-111.8307

						RF5
E Shea Blvd & N 116th St						
	1 mi radius		3 mi radius		5 mi radius	
						-
Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	8,300		33,382		79,394	
Estimated Civilian Employed	5,465	65.9%	20,285	60.8%	48,891	61.6%
Estimated Civilian Unemployed	143	1.7%	536	1.6%	1,268	1.6%
Estimated in Armed Forces	-	-	-	-	31	
Estimated Not in Labor Force	,	32.4%		37.6%	29,204	36.8%
Unemployment Rate	1.7%		1.6%		1.6%	-
Occupation (2019)						
Occupation: Population Age 16 Years or Over	5,465		20,285		48,891	
Management, Business, Financial Operations	1,334	24.4%	5,715	28.2%	13,538	27.7%
Professional, Related	1,394		5,265		13,213	27.0%
Service		14.0%		11.6%	5,571	11.4%
Sales, Office	1,493	27.3%		26.8%	12,971	26.5%
Farming, Fishing, Forestry	-	-	12		81	0.2%
Construct, Extraction, Maintenance	202	3.7%	681	3.4%	1,482	3.0%
Production, Transport Material Moving	278	5.1%	822	4.1%	2,035	4.2%
White Collar Workers	4,220	77.2%		81.0%	39,722	81.2%
Blue Collar Workers	1,246	22.8%	3,863	19.0%	9,168	18.8%
Consumer Expenditure (2019)						
Total Household Expenditure	\$408.75 M		\$1.76 B		\$4.16 B	
Total Non-Retail Expenditure	\$217.43 M	53.2%	\$936.58 M	53.2%	\$2.21 B	53.2%
Total Retail Expenditure	\$191.32 M	46.8%	\$823.18 M	46.8%	\$1.95 B	46.8%
Apparel	\$14.56 M	3.6%	\$63.11 M	3.6%	\$148.87 M	3.6%
Contributions	\$14.47 M	3.5%	\$63.58 M	3.6%	\$148.32 M	3.6%
Education	\$13.65 M	3.3%	\$61.38 M	3.5%	\$141.96 M	3.4%
Entertainment	\$23.58 M		\$102.67 M		\$241.95 M	5.8%
Food and Beverages	\$59.04 M	14.4%	\$252.78 M	14.4%	\$599.9 M	14.4%
Furnishings and Equipment	\$14.58 M	3.6%	\$63.43 M	3.6%	\$149.72 M	3.6%
Gifts	\$11.13 M	2.7%	\$49.11 M	2.8%	\$114.05 M	2.7%
Health Care	\$33.75 M		\$143.81 M		\$341.71 M	8.2%
Household Operations	\$16.44 M		\$71.41 M		\$168.09 M	4.0%
Miscellaneous Expenses	\$7.8 M		\$33.71 M		\$79.7 M	1.9%
Personal Care	\$5.47 M		\$23.56 M		\$55.83 M	1.3%
Personal Insurance	\$3.05 M		\$13.54 M		\$31.61 M	0.8%
Reading	\$911.9 K		\$3.94 M		\$9.29 M	0.2%
Shelter	\$85.98 M		\$368.24 M		\$872.5 M	21.0%
Tobacco	\$2.21 M		\$8.92 M		\$21.57 M	0.5%
Transportation	\$73.4 M		\$315.41 M		\$748.27 M	18.0%
Utilities	\$28.71 M	7.0%	\$121.16 M	6.9%	\$288.75 M	6.9%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	7,443		30,054		71,631	
Elementary (Grade Level 0 to 8)	48	0.6%	284	0.9%	659	0.9%
Some High School (Grade Level 9 to 11)	58	0.8%	401	1.3%	974	1.4%
High School Graduate	787		3,232		7,956	11.1%
Some College	1,626	21.8%	5,376		12,701	17.7%
Associate Degree Only	482	6.5%	1,814	6.0%	5,479	7.6%
Bachelor Degree Only	2,828	38.0%	11,280		25,717	35.9%
Graduate Degree	1,614	21.7%	7,667	25.5%	18,146	25.3%

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Lat/Lon: 33.5825/-111.8307

E Shea Blvd & N 116th St						HF5
L Silea Biva & N 110til St	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2019)						
1 Detached Unit	2,929	69.7%	12,385	78.5%	27,459	70.0%
1 Attached Unit	120	2.8%	1,325	8.4%	4,054	10.3%
2 to 4 Units	202	4.8%	733	4.6%	2,603	6.6%
5 to 9 Units	340	8.1%	945	6.0%	2,791	7.1%
10 to 19 Units	379	9.0%	715	4.5%	2,439	6.2%
20 to 49 Units	148	3.5%	305	1.9%	978	2.5%
50 or More Units	535	12.7%	1,307	8.3%	3,396	8.7%
Mobile Home or Trailer	22	0.5%	75	0.5%	221	0.6%
Other Structure	2		5		33	
Homes Built By Year (2019)		= =				
Homes Built 2010 or later	187	4.4%	604	3.8%	1,537	3.9%
Homes Built 2000 to 2009	708	16.9%	2,419	15.3%	6,507	16.6%
Homes Built 1990 to 1999	1,810	43.1%	5,838	37.0%	15,413	39.3%
Homes Built 1980 to 1989	1,504	35.8%	7,057		13,477	34.4%
Homes Built 1970 to 1979	283	6.7%	1,229	7.8%	5,080	12.9%
Homes Built 1960 to 1969	112	2.7%	345	2.2%	1,140	2.9%
Homes Built 1950 to 1959	56	1.3%	241	1.5%	504	1.3%
Homes Built Before 1949	18	0.4%	62	0.4%	315	0.8%
Home Values (2019)						
Home Values \$1,000,000 or More	161	6.4%	935	7.9%	1,517	5.5%
Home Values \$500,000 to \$999,999	989	39.1%	5,455	45.8%	11,074	40.5%
Home Values \$400,000 to \$499,999	442	17.5%	1,924	16.2%	5,485	20.0%
Home Values \$300,000 to \$399,999	634	25.1%	2,091	17.6%	5,664	20.7%
Home Values \$200,000 to \$299,999	340	13.5%	1,362	11.4%	3,632	13.3%
Home Values \$150,000 to \$199,999	97	3.8%	564	4.7%	1,152	4.2%
Home Values \$100,000 to \$149,999	31	1.2%	226	1.9%	555	2.0%
Home Values \$70,000 to \$99,999	10	0.4%	57	0.5%	135	0.5%
Home Values \$50,000 to \$69,999	4	0.1%	17	0.1%	72	0.3%
Home Values \$25,000 to \$49,999	2	-	17	0.1%	68	0.2%
Home Values Under \$25,000	28	1.1%	132	1.1%	306	1.1%
Owner-Occupied Median Home Value	\$517,439		\$540,662		\$500,612	
Renter-Occupied Median Rent	\$1,076		\$1,188		\$1,209	
Transportation To Work (2019)						
Drive to Work Alone	3,794	77.7%	15,290		35,477	
Drive to Work in Carpool	349	7.1%	1,411	7.1%	3,551	7.6%
Travel to Work by Public Transportation	48	1.0%	222	1.1%	591	1.3%
Drive to Work on Motorcycle	8	0.2%	37	0.2%	90	0.2%
Walk or Bicycle to Work	141	2.9%	330	1.7%	796	1.7%
Other Means	40	0.8%	177	0.9%	429	0.9%
Work at Home	503	10.3%	2,303	11.7%	6,008	12.8%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,051		4,317	21.8%	11,894	
Travel to Work in 15 to 29 Minutes		41.8%	7,234	36.6%	16,658	35.5%
Travel to Work in 30 to 59 Minutes	1,634	33.5%	5,717			27.1%
Travel to Work in 60 Minutes or More	165	3.4%	636	3.2%	1,352	2.9%
Average Minutes Travel to Work	22.6		22.0		21.2	

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