

# 94 Hundred Shea

94th and East Shea Boulevard, Scottsdale, Arizona



**STRATEGIC**

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**94** HUNDRED SHEA  
THE SHOPS · THE OFFICES





**PROPERTY OVERVIEW**

Class A retail space available in a mixed-used center, situated in an affluent area of Scottsdale. Great co-tenancy 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







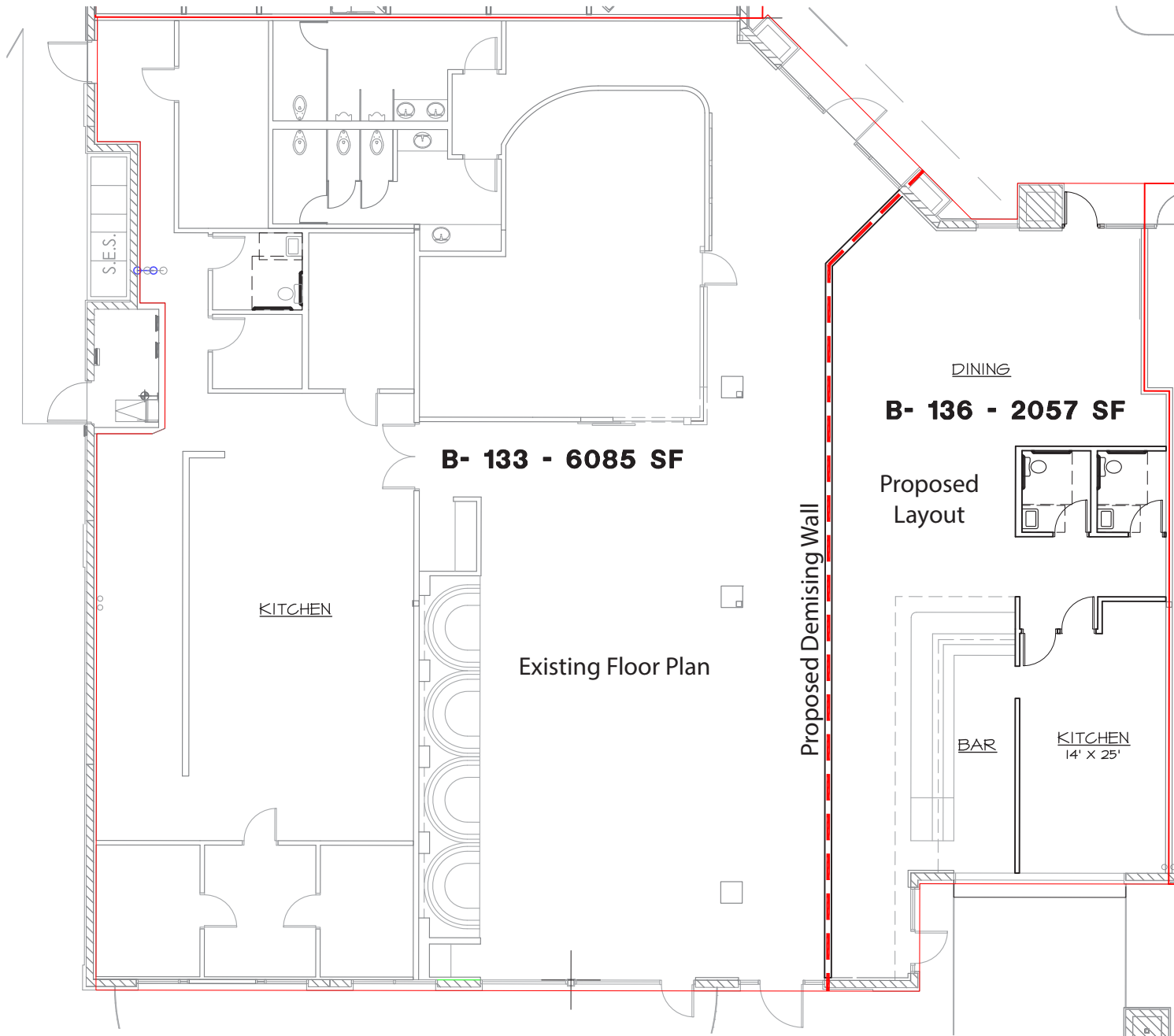
**AVAILABILITY**

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



Click Here to View Restaurant Space

2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	10,580	72,523	148,955
Avg. Household Income	\$93,995	\$127,273	\$137,165
Daytime Employment	20,359	83,864	153,607



**STRATEGIC**

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Stein Mart

SHERWIN WILLIAMS

PGA TOUR

LOOP 101

Pier 1 imports

STARBUCKS nékter JUICE BAR

Orangetheory FedEx

SPROUTS FARMERS MARKET

CHIPOTLE MEXICAN GRILL

96th St

Shea Blvd.-48,200 cpd

Subject



Portillo's

FLOWER CHILD

fray's

ENSTEIN BREADS BAGELS

HONORHEALTH

HomeGoods

DUNKIN' DONUTS

Marshall's

TACO BELL

DSW

SCOTTSDALE PUBLIC LIBRARY

OfficeMax

WHATABurger

buybuy BABY

POPEYES

PETSMART

THE HOME DEPOT

IHOP RESTAURANT

SMIL SDI

Scottsdale Ranch ANIMAL HOSPITAL

92nd St

LOOP 101

Mountainview Rd.

COCHISE ELEMENTARY SCHOOL

Sonora Quest Laboratories

TOZER EYE CENTER

Physiotherapy ASSOCIATES

IVF PHOENIX

Advanced FERTILITY CARE

Arizona Women's Care

fray's Marketplace

Via Linda

GOODWILL



# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5825/-111.8826

RF5

N 92nd St & E Shea Blvd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2018)	10,580		72,523		148,955	
Projected Population (2023)	11,489		78,964		162,174	
Census Population (2010)	8,891		64,952		131,534	
Census Population (2000)	9,775		67,682		131,765	
Projected Annual Growth (2018 to 2023)	909	1.7%	6,440	1.8%	13,219	1.8%
Historical Annual Growth (2010 to 2018)	1,689	2.4%	7,571	1.5%	17,421	1.7%
Historical Annual Growth (2000 to 2010)	-884	-0.9%	-2,730	-0.4%	-231	-
Estimated Population Density (2018)	3,370 <i>psm</i>		2,566 <i>psm</i>		1,897 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.26 <i>sq mi</i>		78.51 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2018)	5,665		35,011		68,355	
Projected Households (2023)	5,966		36,876		72,016	
Census Households (2010)	4,673		30,932		59,776	
Census Households (2000)	4,539		29,759		55,847	
Estimated Households with Children (2018)	798	14.1%	6,836	19.5%	15,031	22.0%
Estimated Average Household Size (2018)	1.83		2.06		2.17	
<b>Average Household Income</b>						
Estimated Average Household Income (2018)	\$93,995		\$127,273		\$137,165	
Projected Average Household Income (2023)	\$109,448		\$150,111		\$161,651	
Estimated Average Family Income (2018)	\$135,463		\$165,421		\$175,311	
<b>Median Household Income</b>						
Estimated Median Household Income (2018)	\$69,309		\$92,698		\$100,894	
Projected Median Household Income (2023)	\$79,376		\$107,206		\$116,511	
Estimated Median Family Income (2018)	\$111,687		\$125,517		\$135,781	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2018)	\$50,429		\$61,498		\$63,008	
Projected Per Capita Income (2023)	\$56,929		\$70,154		\$71,842	
Estimated Per Capita Income 5 Year Growth	\$6,500	12.9%	\$8,655	14.1%	\$8,834	14.0%
Estimated Average Household Net Worth (2018)	\$1,103,213		\$1,408,856		\$1,512,367	
<b>Daytime Demos (2018)</b>						
Total Businesses	1,806		8,029		15,285	
Total Employees	20,359		83,864		153,607	
Company Headquarter Businesses	10	0.5%	86	1.1%	202	1.3%
Company Headquarter Employees	7,468	36.7%	15,890	18.9%	21,922	14.3%
Employee Population per Business	11.3		10.4		10.0	
Residential Population per Business	5.9		9.0		9.7	

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RF5

N 92nd St & E Shea Blvd	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2018)	9,386	88.7%	63,067	87.0%	129,312	86.8%
Black or African American (2018)	272	2.6%	1,982	2.7%	3,880	2.6%
American Indian or Alaska Native (2018)	53	0.5%	355	0.5%	819	0.5%
Asian (2018)	413	3.9%	3,775	5.2%	7,793	5.2%
Hawaiian or Pacific Islander (2018)	18	0.2%	72	0.1%	124	0.1%
Other Race (2018)	145	1.4%	1,106	1.5%	2,434	1.6%
Two or More Races (2018)	294	2.8%	2,166	3.0%	4,593	3.1%
Not Hispanic or Latino Population (2018)	9,436	89.2%	65,472	90.3%	134,511	90.3%
Hispanic or Latino Population (2018)	1,144	10.8%	7,051	9.7%	14,445	9.7%
Not Hispanic or Latino Population (2023)	10,021	87.2%	69,745	88.3%	143,260	88.3%
Hispanic or Latino Population (2023)	1,468	12.8%	9,218	11.7%	18,915	11.7%
Not Hispanic or Latino Population (2010)	8,435	94.9%	61,496	94.7%	124,294	94.5%
Hispanic or Latino Population (2010)	456	5.1%	3,456	5.3%	7,240	5.5%
Not Hispanic or Latino Population (2000)	9,474	96.9%	65,187	96.3%	126,674	96.1%
Hispanic or Latino Population (2000)	301	3.1%	2,495	3.7%	5,091	3.9%
Projected Hispanic Annual Growth (2018 to 2023)	323	5.7%	2,167	6.1%	4,470	6.2%
Historic Hispanic Annual Growth (2000 to 2018)	843	15.6%	4,557	10.1%	9,354	10.2%
<b>Age Distribution (2018)</b>						
Age Under 5	396	3.7%	2,883	4.0%	6,285	4.2%
Age 5 to 9 Years	433	4.1%	3,332	4.6%	7,336	4.9%
Age 10 to 14 Years	469	4.4%	3,736	5.2%	8,285	5.6%
Age 15 to 19 Years	458	4.3%	3,494	4.8%	7,771	5.2%
Age 20 to 24 Years	394	3.7%	3,092	4.3%	6,209	4.2%
Age 25 to 29 Years	608	5.7%	4,224	5.8%	8,421	5.7%
Age 30 to 34 Years	593	5.6%	3,993	5.5%	8,087	5.4%
Age 35 to 39 Years	580	5.5%	4,040	5.6%	8,641	5.8%
Age 40 to 44 Years	553	5.2%	4,137	5.7%	9,009	6.0%
Age 45 to 49 Years	670	6.3%	4,940	6.8%	10,542	7.1%
Age 50 to 54 Years	716	6.8%	5,292	7.3%	11,296	7.6%
Age 55 to 59 Years	790	7.5%	5,737	7.9%	11,826	7.9%
Age 60 to 64 Years	759	7.2%	5,530	7.6%	11,392	7.6%
Age 65 to 74 Years	1,432	13.5%	9,747	13.4%	19,030	12.8%
Age 75 to 84 Years	1,024	9.7%	5,690	7.8%	10,313	6.9%
Age 85 Years or Over	705	6.7%	2,656	3.7%	4,512	3.0%
Median Age	49.9		47.3		46.1	
<b>Gender Age Distribution (2018)</b>						
Female Population	5,822	55.0%	38,479	53.1%	78,014	52.4%
Age 0 to 19 Years	841	14.4%	6,628	17.2%	14,611	18.7%
Age 20 to 64 Years	3,060	52.6%	21,663	56.3%	44,765	57.4%
Age 65 Years or Over	1,921	33.0%	10,188	26.5%	18,638	23.9%
Female Median Age	52.9		48.9		47.3	
Male Population	4,758	45.0%	34,044	46.9%	70,941	47.6%
Age 0 to 19 Years	916	19.2%	6,817	20.0%	15,066	21.2%
Age 20 to 64 Years	2,603	54.7%	19,322	56.8%	40,658	57.3%
Age 65 Years or Over	1,240	26.1%	7,905	23.2%	15,217	21.4%
Male Median Age	46.2		45.5		44.8	

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RF5

N 92nd St & E Shea Blvd		1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2018)</b>							
HH Income \$200,000 or More	742	13.1%	6,171	17.6%	13,614	19.9%	
HH Income \$150,000 to \$199,999	405	7.1%	3,277	9.4%	6,561	9.6%	
HH Income \$100,000 to \$149,999	654	11.5%	5,577	15.9%	11,231	16.4%	
HH Income \$75,000 to \$99,999	658	11.6%	4,325	12.4%	8,090	11.8%	
HH Income \$50,000 to \$74,999	909	16.0%	5,362	15.3%	10,366	15.2%	
HH Income \$35,000 to \$49,999	803	14.2%	3,954	11.3%	6,979	10.2%	
HH Income \$25,000 to \$34,999	421	7.4%	2,277	6.5%	4,175	6.1%	
HH Income \$15,000 to \$24,999	442	7.8%	1,773	5.1%	3,287	4.8%	
HH Income Under \$15,000	631	11.1%	2,297	6.6%	4,052	5.9%	
HH Income \$35,000 or More	4,171	73.6%	28,664	81.9%	56,841	83.2%	
HH Income \$75,000 or More	2,459	43.4%	19,349	55.3%	39,496	57.8%	
<b>Housing (2018)</b>							
Total Housing Units	6,586		38,839		75,535		
Housing Units Occupied	5,665	86.0%	35,011	90.1%	68,355	90.5%	
Housing Units Owner-Occupied	3,550	62.7%	22,504	64.3%	46,006	67.3%	
Housing Units, Renter-Occupied	2,116	37.3%	12,507	35.7%	22,349	32.7%	
Housing Units, Vacant	921	14.0%	3,828	9.9%	7,181	9.5%	
<b>Marital Status (2018)</b>							
Never Married	2,369	25.5%	15,712	25.1%	32,103	25.3%	
Currently Married	3,662	39.5%	31,671	50.6%	66,496	52.3%	
Separated	239	2.6%	1,552	2.5%	3,369	2.7%	
Widowed	1,161	12.5%	4,592	7.3%	8,222	6.5%	
Divorced	1,851	19.9%	9,045	14.5%	16,859	13.3%	
<b>Household Type (2018)</b>							
Population Family	6,747	63.8%	53,170	73.3%	113,639	76.3%	
Population Non-Family	3,644	34.4%	18,896	26.1%	34,390	23.1%	
Population Group Quarters	189	1.8%	457	0.6%	926	0.6%	
Family Households	2,469	43.6%	19,047	54.4%	39,809	58.2%	
Non-Family Households	3,196	56.4%	15,964	45.6%	28,546	41.8%	
Married Couple with Children	504	13.8%	4,760	15.0%	10,803	16.2%	
Average Family Household Size	2.7		2.8		2.9		
<b>Household Size (2018)</b>							
1 Person Households	2,794	49.3%	13,336	38.1%	23,435	34.3%	
2 Person Households	1,828	32.3%	13,088	37.4%	25,873	37.9%	
3 Person Households	519	9.2%	4,019	11.5%	8,569	12.5%	
4 Person Households	344	6.1%	3,073	8.8%	6,960	10.2%	
5 Person Households	118	2.1%	1,077	3.1%	2,505	3.7%	
6 or More Person Households	61	1.1%	418	1.2%	1,013	1.5%	
<b>Household Vehicles (2018)</b>							
Households with 0 Vehicles Available	435	7.7%	1,356	3.9%	2,134	3.1%	
Households with 1 Vehicles Available	2,731	48.2%	14,328	40.9%	25,966	38.0%	
Households with 2 or More Vehicles Available	2,499	44.1%	19,327	55.2%	40,255	58.9%	
Total Vehicles Available	8,563		59,784		122,099		
Average Vehicles Per Household	1.5		1.7		1.8		

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2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5825/-111.8826

RF5

## N 92nd St & E Shea Blvd

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2018)</b>						
Estimated Labor Population Age 16 Years or Over	9,176		61,868		125,399	
Estimated Civilian Employed	5,061	55.2%	38,294	61.9%	78,076	62.3%
Estimated Civilian Unemployed	189	2.1%	951	1.5%	2,083	1.7%
Estimated in Armed Forces	-	-	-	-	11	-
Estimated Not in Labor Force	3,926	42.8%	22,622	36.6%	45,229	36.1%
Unemployment Rate	2.1%		1.5%		1.7%	
<b>Occupation (2015)</b>						
Occupation: Population Age 16 Years or Over	5,025		38,739		77,759	
Management, Business, Financial Operations	1,286	25.6%	10,225	26.4%	20,051	25.8%
Professional, Related	1,207	24.0%	10,525	27.2%	21,637	27.8%
Service	765	15.2%	5,019	13.0%	9,974	12.8%
Sales, Office	1,423	28.3%	9,930	25.6%	19,926	25.6%
Farming, Fishing, Forestry	17	0.3%	120	0.3%	136	0.2%
Construct, Extraction, Maintenance	110	2.2%	1,113	2.9%	2,337	3.0%
Production, Transport Material Moving	218	4.3%	1,807	4.7%	3,697	4.8%
White Collar Workers	3,915	77.9%	30,679	79.2%	61,615	79.2%
Blue Collar Workers	1,110	22.1%	8,060	20.8%	16,144	20.8%
<b>Consumer Expenditure (2018)</b>						
Total Household Expenditure	\$376 M		\$2.90 B		\$6.02 B	
Total Non-Retail Expenditure	\$199 M	53.0%	\$1.54 B	53.2%	\$3.21 B	53.3%
Total Retail Expenditure	\$177 M	47.0%	\$1.36 B	46.8%	\$2.81 B	46.7%
Apparel	\$13.2 M	3.5%	\$102 M	3.5%	\$212 M	3.5%
Contributions	\$18.8 M	5.0%	\$151 M	5.2%	\$321 M	5.3%
Education	\$15.4 M	4.1%	\$124 M	4.3%	\$263 M	4.4%
Entertainment	\$21.2 M	5.6%	\$165 M	5.7%	\$342 M	5.7%
Food and Beverages	\$53.6 M	14.2%	\$408 M	14.1%	\$842 M	14.0%
Furnishings and Equipment	\$13.2 M	3.5%	\$104 M	3.6%	\$217 M	3.6%
Gifts	\$10.2 M	2.7%	\$81.3 M	2.8%	\$171 M	2.8%
Health Care	\$29.3 M	7.8%	\$219 M	7.5%	\$449 M	7.5%
Household Operations	\$11.4 M	3.0%	\$91.0 M	3.1%	\$192 M	3.2%
Miscellaneous Expenses	\$5.45 M	1.4%	\$41.2 M	1.4%	\$85.0 M	1.4%
Personal Care	\$4.84 M	1.3%	\$37.2 M	1.3%	\$77.1 M	1.3%
Personal Insurance	\$3.01 M	0.8%	\$24.2 M	0.8%	\$51.1 M	0.8%
Reading	\$848 K	0.2%	\$6.54 M	0.2%	\$13.6 M	0.2%
Shelter	\$78.2 M	20.8%	\$602 M	20.8%	\$1.25 B	20.8%
Tobacco	\$2.09 M	0.6%	\$14.9 M	0.5%	\$30.1 M	0.5%
Transportation	\$68.4 M	18.2%	\$524 M	18.1%	\$1.08 B	18.0%
Utilities	\$27.1 M	7.2%	\$203 M	7.0%	\$417 M	6.9%
<b>Educational Attainment (2018)</b>						
Adult Population Age 25 Years or Over	8,430		55,986		113,069	
Elementary (Grade Level 0 to 8)	107	1.3%	657	1.2%	1,379	1.2%
Some High School (Grade Level 9 to 11)	309	3.7%	1,065	1.9%	1,949	1.7%
High School Graduate	1,162	13.8%	6,847	12.2%	13,520	12.0%
Some College	1,540	18.3%	11,527	20.6%	22,062	19.5%
Associate Degree Only	768	9.1%	4,063	7.3%	7,703	6.8%
Bachelor Degree Only	2,891	34.3%	19,468	34.8%	40,127	35.5%
Graduate Degree	1,654	19.6%	12,360	22.1%	26,329	23.3%

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	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2015)</b>						
1 Detached Unit	2,747	58.8%	20,773	67.2%	42,380	70.9%
1 Attached Unit	596	12.8%	3,934	12.7%	7,517	12.6%
2 to 4 Units	580	12.4%	2,092	6.8%	3,400	5.7%
5 to 9 Units	442	9.5%	2,355	7.6%	4,270	7.1%
10 to 19 Units	266	5.7%	2,046	6.6%	3,524	5.9%
20 to 49 Units	153	3.3%	1,055	3.4%	1,610	2.7%
50 or More Units	808	17.3%	2,724	8.8%	4,665	7.8%
Mobile Home or Trailer	45	1.0%	373	1.2%	732	1.2%
Other Structure	-	-	4	-	19	-
<b>Homes Built By Year (2015)</b>						
Homes Built 2010 or later	71	1.5%	435	1.4%	945	1.6%
Homes Built 2000 to 2009	320	6.8%	3,215	10.4%	8,271	13.8%
Homes Built 1990 to 1999	1,328	28.4%	9,976	32.2%	19,971	33.4%
Homes Built 1980 to 1989	2,886	61.8%	13,722	44.4%	19,743	33.0%
Homes Built 1970 to 1979	688	14.7%	5,752	18.6%	12,747	21.3%
Homes Built 1960 to 1969	173	3.7%	1,142	3.7%	3,772	6.3%
Homes Built 1950 to 1959	51	1.1%	392	1.3%	1,008	1.7%
Homes Built Before 1949	27	0.6%	225	0.7%	521	0.9%
<b>Home Values (2015)</b>						
Home Values \$1,000,000 or More	39	1.2%	736	3.5%	1,584	3.8%
Home Values \$500,000 to \$999,999	694	21.9%	5,641	27.2%	11,280	27.0%
Home Values \$400,000 to \$499,999	266	8.4%	3,440	16.6%	6,875	16.5%
Home Values \$300,000 to \$399,999	816	25.7%	4,774	23.0%	9,142	21.9%
Home Values \$200,000 to \$299,999	840	26.4%	4,401	21.2%	8,954	21.4%
Home Values \$150,000 to \$199,999	482	15.2%	1,851	8.9%	3,709	8.9%
Home Values \$100,000 to \$149,999	232	7.3%	907	4.4%	1,802	4.3%
Home Values \$70,000 to \$99,999	51	1.6%	181	0.9%	322	0.8%
Home Values \$50,000 to \$69,999	15	0.5%	84	0.4%	168	0.4%
Home Values \$25,000 to \$49,999	10	0.3%	69	0.3%	161	0.4%
Home Values Under \$25,000	64	2.0%	356	1.7%	639	1.5%
Owner-Occupied Median Home Value	\$330,576		\$400,055		\$422,155	
Renter-Occupied Median Rent	\$1,061		\$1,129		\$1,159	
<b>Transportation To Work (2015)</b>						
Drive to Work Alone	3,841	75.2%	27,327	76.5%	55,414	77.0%
Drive to Work in Carpool	417	8.2%	2,493	7.0%	5,084	7.1%
Travel to Work by Public Transportation	32	0.6%	299	0.8%	678	0.9%
Drive to Work on Motorcycle	11	0.2%	68	0.2%	140	0.2%
Walk or Bicycle to Work	105	2.0%	683	1.9%	1,267	1.8%
Other Means	26	0.5%	385	1.1%	779	1.1%
Work at Home	677	13.3%	4,464	12.5%	8,575	11.9%
<b>Travel Time (2015)</b>						
Travel to Work in 14 Minutes or Less	1,472	33.2%	10,067	32.2%	20,289	32.0%
Travel to Work in 15 to 29 Minutes	1,809	40.8%	13,688	43.8%	27,741	43.8%
Travel to Work in 30 to 59 Minutes	877	19.8%	8,943	28.6%	18,013	28.4%
Travel to Work in 60 Minutes or More	194	4.4%	1,194	3.8%	2,382	3.8%
Average Minutes Travel to Work	18.3		19.9		20.1	

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