

PROMENADE SUBLEASE

Frank Lloyd Wright Blvd & Scottsdale Rd - Southeast Corner
Scottsdale, Arizona

3,000 SF Restaurant Space With Patio!

Opportunity to Lease Prime Retail/Restaurant Space at Below Market Rate



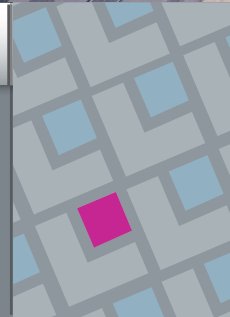
PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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 Scottsdale, Arizona



◆ 3,000 SF of Restaurant Space With Patio!

Property Highlights

- Currently available Restaurant space
- Endcap with great visibility
- Located on busy Scottsdale Road
- Over ±80,000 cars per day
- Rare Infill Restaurant Opportunity
- Strong Demographics
- Rent: Call to Discuss

Traffic Counts

Frank Lloyd Wright Blvd 33,619 CPD
 Scottsdale Rd 46,745 CPD

Total 80,364 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	8,132	67,871	203,426
Estimated Households	4,053	29,946	88,910
Avg Household Income	\$124,465	\$139,366	\$138,267
Daytime Population	19,938	87,139	158,027

Source: SitesUSA

Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

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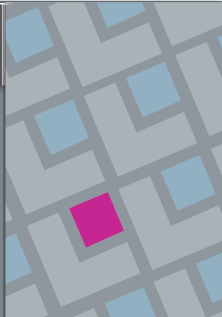
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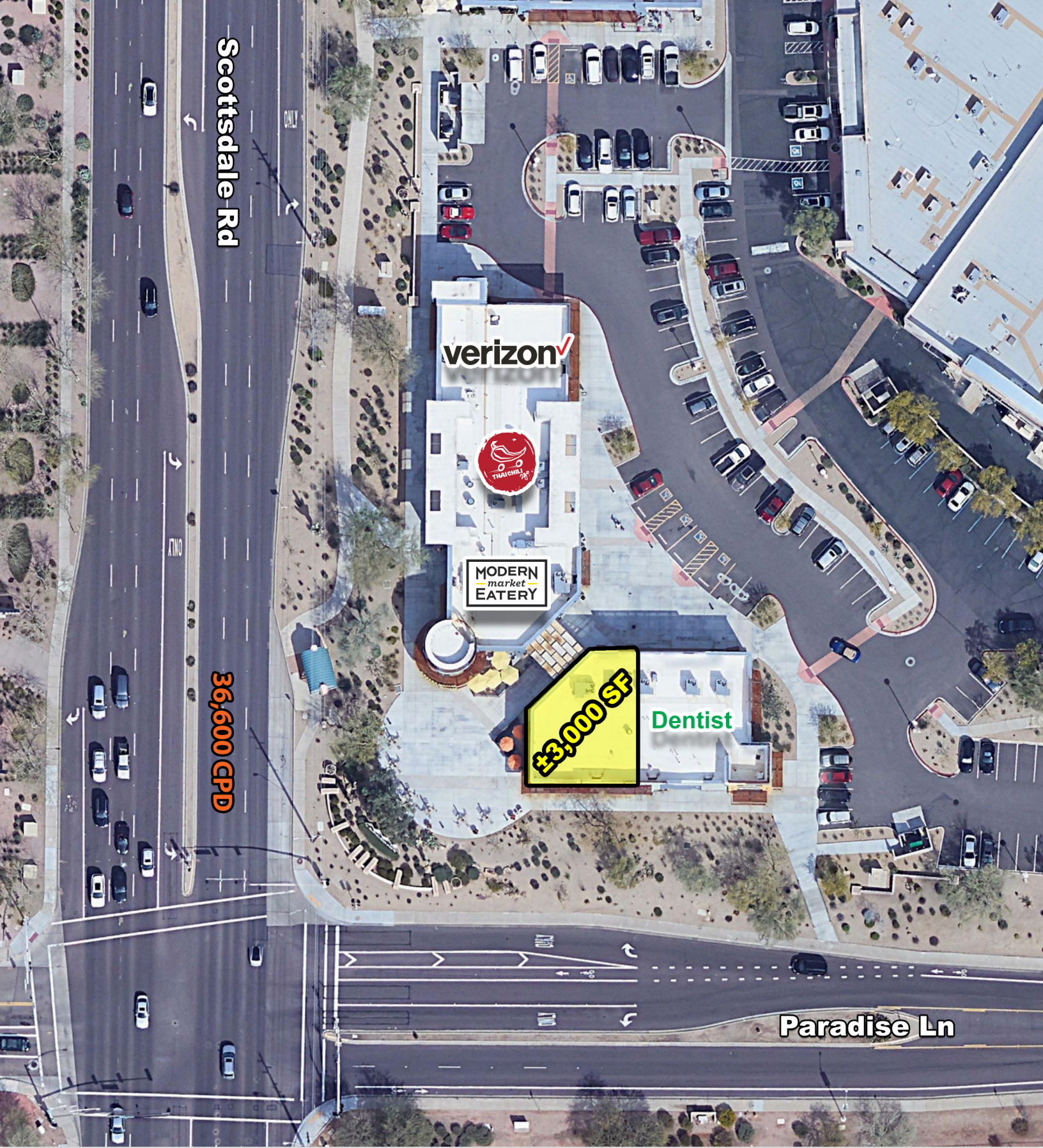
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Scottsdale Rd

36,600 CPD

verizon



MODERN market EATERY

#3,000 SF

Dentist

Paradise Ln

PROPERTY HIGHLIGHTS

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AERIAL

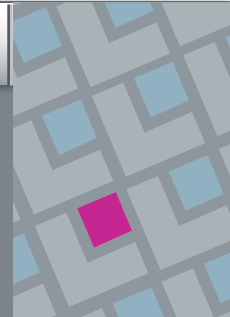
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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6382/-111.9253

RFS

E Frank Lloyd Wright Blvd & N Scottsdale Rd

	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	8,132		67,871		203,426	
Projected Population (2025)	8,863		74,061		221,751	
Census Population (2010)	4,350		56,897		173,574	
Census Population (2000)	3,647		53,609		167,315	
Projected Annual Growth (2020 to 2025)	731	1.8%	6,190	1.8%	18,325	1.8%
Historical Annual Growth (2010 to 2020)	3,782	8.7%	10,974	1.9%	29,852	1.7%
Historical Annual Growth (2000 to 2010)	703	1.9%	3,288	0.6%	6,259	0.4%
Estimated Population Density (2020)	2,590 psm		2,402 psm		2,591 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	4,053		29,946		88,910	
Projected Households (2025)	4,267		31,574		93,677	
Census Households (2010)	2,344		24,500		74,716	
Census Households (2000)	1,612		20,909		66,773	
Estimated Households with Children (2020)	731	18.0%	7,387	24.7%	22,341	25.1%
Estimated Average Household Size (2020)	1.99		2.24		2.27	
Average Household Income						
Estimated Average Household Income (2020)	\$124,465		\$139,366		\$138,267	
Projected Average Household Income (2025)	\$139,881		\$159,399		\$157,728	
Estimated Average Family Income (2020)	\$172,004		\$174,963		\$174,614	
Median Household Income						
Estimated Median Household Income (2020)	\$97,241		\$106,529		\$104,835	
Projected Median Household Income (2025)	\$116,096		\$127,050		\$124,175	
Estimated Median Family Income (2020)	\$120,567		\$131,802		\$133,664	
Per Capita Income						
Estimated Per Capita Income (2020)	\$62,152		\$61,608		\$60,517	
Projected Per Capita Income (2025)	\$67,455		\$68,064		\$66,709	
Estimated Per Capita Income 5 Year Growth	\$5,302	8.5%	\$6,456	10.5%	\$6,192	10.2%
Estimated Average Household Net Worth (2020)	\$1,464,967		\$1,560,128		\$1,547,368	
Daytime Demos (2020)						
Total Businesses	1,481		7,727		15,775	
Total Employees	19,938		87,139		156,027	
Company Headquarter Businesses	29	2.0%	117	1.5%	158	1.0%
Company Headquarter Employees	2,253	11.3%	14,690	16.9%	22,232	14.2%
Employee Population per Business	13.5		11.3		9.9	
Residential Population per Business	5.5		8.8		12.9	

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RF5

E Frank Lloyd Wright Blvd & N Scottsdale Rd

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2020)	6,759	83.1%	56,057	82.6%	167,995	82.6%
Black or African American (2020)	311	3.8%	2,297	3.4%	7,046	3.5%
American Indian or Alaska Native (2020)	41	0.5%	381	0.6%	1,386	0.7%
Asian (2020)	522	6.4%	4,964	7.3%	12,594	6.2%
Hawaiian or Pacific Islander (2020)	12	0.1%	89	0.1%	259	0.1%
Other Race (2020)	188	2.3%	1,631	2.4%	6,760	3.3%
Two or More Races (2020)	299	3.7%	2,452	3.6%	7,385	3.6%
Not Hispanic or Latino Population (2020)	7,103	87.3%	59,518	87.7%	175,340	86.2%
Hispanic or Latino Population (2020)	1,029	12.7%	8,353	12.3%	28,086	13.8%
Not Hispanic or Latino Population (2025)	7,625	86.0%	64,000	86.4%	188,322	84.9%
Hispanic or Latino Population (2025)	1,238	14.0%	10,061	13.6%	33,429	15.1%
Not Hispanic or Latino Population (2010)	4,059	93.3%	53,354	93.8%	159,824	92.1%
Hispanic or Latino Population (2010)	291	6.7%	3,543	6.2%	13,750	7.9%
Not Hispanic or Latino Population (2000)	3,491	95.7%	51,347	95.8%	158,082	94.5%
Hispanic or Latino Population (2000)	156	4.3%	2,262	4.2%	9,234	5.5%
Projected Hispanic Annual Growth (2020 to 2025)	209	4.1%	1,708	4.1%	5,343	3.8%
Historic Hispanic Annual Growth (2000 to 2020)	873	28.0%	6,091	13.5%	18,853	10.2%

Age Distribution (2020)

Age Under 5	342	4.2%	3,111	4.6%	9,409	4.6%
Age 5 to 9 Years	348	4.3%	3,444	5.1%	10,759	5.3%
Age 10 to 14 Years	384	4.7%	3,854	5.7%	11,837	5.8%
Age 15 to 19 Years	377	4.6%	3,621	5.3%	10,993	5.4%
Age 20 to 24 Years	427	5.2%	3,346	4.9%	9,711	4.8%
Age 25 to 29 Years	713	8.8%	4,832	7.1%	13,448	6.6%
Age 30 to 34 Years	645	7.9%	4,739	7.0%	13,542	6.7%
Age 35 to 39 Years	564	6.9%	4,527	6.7%	13,438	6.6%
Age 40 to 44 Years	569	7.0%	4,492	6.6%	13,460	6.6%
Age 45 to 49 Years	550	6.8%	4,695	6.9%	13,947	6.9%
Age 50 to 54 Years	502	6.2%	4,832	7.1%	14,447	7.1%
Age 55 to 59 Years	589	7.2%	5,111	7.5%	15,040	7.4%
Age 60 to 64 Years	601	7.4%	4,859	7.2%	14,542	7.1%
Age 65 to 74 Years	885	10.9%	6,893	10.2%	22,068	10.8%
Age 75 to 84 Years	453	5.6%	3,692	5.4%	11,530	5.7%
Age 85 Years or Over	184	2.3%	1,823	2.7%	5,255	2.6%
Median Age	42.0		42.4		42.7	

Gender Age Distribution (2020)

Female Population	4,241	52.2%	34,931	51.5%	105,127	51.7%
Age 0 to 19 Years	747	17.6%	6,804	19.5%	20,966	19.9%
Age 20 to 64 Years	2,662	62.8%	21,382	61.2%	62,875	59.8%
Age 65 Years or Over	833	19.6%	6,746	19.3%	21,286	20.2%
Female Median Age	42.6		43.2		43.7	
Male Population	3,891	47.8%	32,940	48.5%	98,299	48.3%
Age 0 to 19 Years	705	18.1%	7,227	21.9%	22,032	22.4%
Age 20 to 64 Years	2,497	64.2%	20,050	60.9%	58,700	59.7%
Age 65 Years or Over	689	17.7%	5,663	17.2%	17,567	17.9%
Male Median Age	41.4		41.4		41.6	

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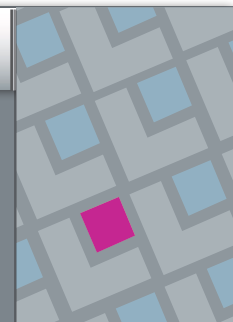
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Household Income Distribution (2020)						
HH Income \$200,000 or More	675	16.7%	5,500	18.4%	16,901	19.0%
HH Income \$150,000 to \$199,999	433	10.7%	3,299	11.0%	8,573	9.6%
HH Income \$100,000 to \$149,999	806	19.9%	6,236	20.8%	16,885	19.0%
HH Income \$75,000 to \$99,999	741	18.3%	4,731	15.8%	12,527	14.1%
HH Income \$50,000 to \$74,999	709	17.5%	4,431	14.8%	13,831	15.6%
HH Income \$35,000 to \$49,999	332	8.2%	2,438	8.1%	7,829	8.8%
HH Income \$25,000 to \$34,999	130	3.2%	1,210	4.0%	4,497	5.1%
HH Income \$15,000 to \$24,999	90	2.2%	902	3.0%	3,321	3.7%
HH Income Under \$15,000	136	3.4%	1,199	4.0%	4,546	5.1%
HH Income \$35,000 or More	3,696	91.2%	26,635	88.9%	76,546	86.1%
HH Income \$75,000 or More	2,655	65.5%	19,767	66.0%	54,885	61.7%
Housing (2020)						
Total Housing Units	4,497		32,698		96,862	
Housing Units Occupied	4,053	90.1%	29,946	91.6%	88,910	91.8%
Housing Units Owner-Occupied	1,441	35.6%	16,801	56.1%	55,796	62.8%
Housing Units, Renter-Occupied	2,612	64.4%	13,144	43.9%	33,114	37.2%
Housing Units, Vacant	444	11.0%	2,752	9.2%	7,951	8.9%
Marital Status (2020)						
Never Married	2,156	30.5%	15,552	27.1%	46,992	27.4%
Currently Married	3,195	45.3%	29,870	52.0%	87,103	50.8%
Separated	333	4.7%	2,334	4.1%	6,019	3.5%
Widowed	475	6.7%	3,072	5.3%	9,940	5.8%
Divorced	898	12.7%	6,633	11.5%	21,366	12.5%
Household Type (2020)						
Population Family	5,294	65.1%	51,880	76.4%	157,233	77.3%
Population Non-Family	2,764	34.0%	15,317	22.6%	44,392	21.8%
Population Group Quarters	74	0.9%	674	1.0%	1,801	0.9%
Family Households	1,881	46.4%	17,715	59.2%	53,003	59.6%
Non-Family Households	2,171	53.6%	12,231	40.8%	35,907	40.4%
Married Couple with Children	434	13.6%	5,268	17.6%	15,746	18.1%
Average Family Household Size	2.8		2.9		3.0	
Household Size (2020)						
1 Person Households	1,706	42.1%	9,717	32.4%	28,845	32.4%
2 Person Households	1,477	36.4%	11,070	37.0%	32,210	36.2%
3 Person Households	459	11.3%	4,197	14.0%	12,465	14.0%
4 Person Households	285	7.0%	3,334	11.1%	10,012	11.3%
5 Person Households	95	2.3%	1,172	3.9%	3,727	4.2%
6 or More Person Households	31	0.8%	457	1.5%	1,650	1.9%
Household Vehicles (2020)						
Households with 0 Vehicles Available	136	3.3%	1,002	3.3%	3,450	3.9%
Households with 1 Vehicles Available	1,842	45.5%	10,944	36.5%	31,474	35.4%
Households with 2 or More Vehicles Available	2,075	51.2%	18,000	60.1%	53,987	60.7%
Total Vehicles Available	6,766		54,406		163,159	
Average Vehicles Per Household	1.7		1.8		1.8	

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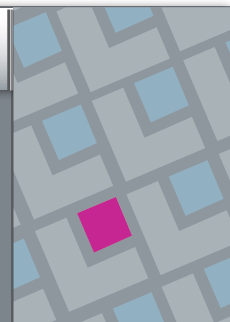
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1 mi radius 3 mi radius 5 mi radius

Labor Force (2020)

Estimated Labor Population Age 16 Years or Over	6,978		56,701		169,090	
Estimated Civilian Employed	4,516	64.7%	35,195	62.1%	103,508	61.2%
Estimated Civilian Unemployed	276	4.0%	2,254	4.0%	6,746	4.0%
Estimated in Armed Forces	-	-	34	-	68	-
Estimated Not in Labor Force	2,186	31.3%	19,218	33.9%	58,768	34.8%
Unemployment Rate	4.0%		4.0%		4.0%	

Occupation (2020)

Occupation: Population Age 16 Years or Over	4,516		35,195		103,508	
Management, Business, Financial Operations	1,014	22.5%	8,502	24.2%	24,451	23.6%
Professional, Related	1,369	30.3%	9,952	28.3%	28,384	27.4%
Service	425	9.4%	4,365	12.4%	14,564	14.1%
Sales, Office	1,195	26.5%	8,789	25.0%	25,165	24.3%
Farming, Fishing, Forestry	34	0.8%	93	0.3%	257	0.2%
Construct, Extraction, Maintenance	200	4.4%	1,188	3.4%	4,021	3.9%
Production, Transport Material Moving	279	6.2%	2,307	6.6%	6,665	6.4%
White Collar Workers	3,579	79.2%	27,243	77.4%	78,000	75.4%
Blue Collar Workers	938	20.8%	7,952	22.6%	25,508	24.6%

Consumer Expenditure (2020)

Total Household Expenditure	\$334.47 M		\$2.68 B		\$7.89 B	
Total Non-Retail Expenditure	\$177.74 M	53.1%	\$1.42 B	53.1%	\$4.19 B	53.1%
Total Retail Expenditure	\$156.73 M	46.9%	\$1.26 B	46.9%	\$3.69 B	46.9%
Apparel	\$11.98 M	3.6%	\$96.19 M	3.6%	\$282.82 M	3.6%
Contributions	\$11.52 M	3.4%	\$93.95 M	3.5%	\$278.71 M	3.5%
Education	\$11.02 M	3.3%	\$90.67 M	3.4%	\$268.65 M	3.4%
Entertainment	\$19.23 M	5.7%	\$155.4 M	5.8%	\$457.63 M	5.8%
Food and Beverages	\$48.59 M	14.5%	\$387.58 M	14.5%	\$1.14 B	14.4%
Furnishings and Equipment	\$11.93 M	3.6%	\$96.19 M	3.6%	\$283.06 M	3.6%
Gifts	\$8.93 M	2.7%	\$72.46 M	2.7%	\$215.43 M	2.7%
Health Care	\$27.29 M	8.2%	\$218.52 M	8.2%	\$644.24 M	8.2%
Household Operations	\$13.3 M	4.0%	\$107.44 M	4.0%	\$317.3 M	4.0%
Miscellaneous Expenses	\$6.37 M	1.9%	\$51.11 M	1.9%	\$150.62 M	1.9%
Personal Care	\$4.5 M	1.3%	\$35.98 M	1.3%	\$105.74 M	1.3%
Personal Insurance	\$2.44 M	0.7%	\$20.1 M	0.8%	\$59.45 M	0.8%
Reading	\$738.77 K	0.2%	\$5.93 M	0.2%	\$17.5 M	0.2%
Shelter	\$71 M	21.2%	\$564.14 M	21.1%	\$1.66 B	21.0%
Tobacco	\$1.82 M	0.5%	\$14.03 M	0.5%	\$41.17 M	0.5%
Transportation	\$60.45 M	18.1%	\$483.64 M	18.1%	\$1.42 B	18.0%
Utilities	\$23.37 M	7.0%	\$185.7 M	6.9%	\$547.12 M	6.9%

Educational Attainment (2020)

Adult Population Age 25 Years or Over	6,254		50,494		150,717	
Elementary (Grade Level 0 to 8)	45	0.7%	497	1.0%	2,485	1.6%
Some High School (Grade Level 9 to 11)	72	1.1%	891	1.8%	3,547	2.4%
High School Graduate	1,036	16.6%	6,610	13.1%	20,306	13.5%
Some College	1,234	19.7%	9,202	18.2%	27,075	18.0%
Associate Degree Only	464	7.4%	3,811	7.5%	11,993	8.0%
Bachelor Degree Only	2,237	35.8%	18,077	35.8%	51,935	34.5%
Graduate Degree	1,166	18.6%	11,408	22.6%	33,376	22.1%

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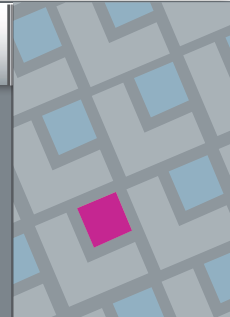
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Units In Structure (2020)							
1 Detached Unit		1,669	71.2%	17,203	70.2%	56,233	75.3%
1 Attached Unit		152	6.5%	1,508	6.2%	4,679	6.3%
2 to 4 Units		287	12.2%	1,822	7.4%	4,213	5.6%
5 to 9 Units		407	17.4%	2,240	9.1%	5,170	6.9%
10 to 19 Units		179	7.6%	1,375	5.6%	4,108	5.5%
20 to 49 Units		342	14.6%	1,301	5.3%	3,117	4.2%
50 or More Units		975	41.6%	4,110	16.8%	9,827	13.2%
Mobile Home or Trailer		37	1.6%	337	1.4%	1,436	1.9%
Other Structure		4	0.2%	49	0.2%	127	0.2%
Homes Built By Year (2020)							
Homes Built 2010 or later		593	25.3%	2,365	9.7%	5,927	7.9%
Homes Built 2000 to 2009		903	38.5%	5,385	22.0%	14,088	18.9%
Homes Built 1990 to 1999		667	28.4%	8,659	35.3%	26,457	35.4%
Homes Built 1980 to 1989		1,173	50.0%	7,678	31.3%	21,995	29.4%
Homes Built 1970 to 1979		483	20.6%	4,215	17.2%	15,010	20.1%
Homes Built 1960 to 1969		129	5.5%	1,049	4.3%	3,385	4.5%
Homes Built 1950 to 1959		53	2.2%	284	1.2%	1,286	1.7%
Homes Built Before 1949		53	2.3%	311	1.3%	762	1.0%
Home Values (2020)							
Home Values \$1,000,000 or More		54	3.8%	473	2.8%	2,312	4.1%
Home Values \$500,000 to \$999,999		430	29.9%	5,862	34.9%	16,917	30.3%
Home Values \$400,000 to \$499,999		300	20.8%	3,995	23.8%	9,892	17.7%
Home Values \$300,000 to \$399,999		429	29.7%	3,860	23.0%	11,921	21.4%
Home Values \$200,000 to \$299,999		149	10.4%	1,802	10.7%	8,935	16.0%
Home Values \$150,000 to \$199,999		30	2.1%	365	2.2%	2,405	4.3%
Home Values \$100,000 to \$149,999		2	0.2%	111	0.7%	1,005	1.8%
Home Values \$70,000 to \$99,999	-	-	-	32	0.2%	327	0.6%
Home Values \$50,000 to \$69,999	-	-	-	7	-	130	0.2%
Home Values \$25,000 to \$49,999		8	0.5%	71	0.4%	195	0.3%
Home Values Under \$25,000		5	0.3%	98	0.6%	481	0.9%
Owner-Occupied Median Home Value		\$447,706		\$470,330		\$468,741	
Renter-Occupied Median Rent		\$1,285		\$1,262		\$1,222	
Transportation To Work (2020)							
Drive to Work Alone		2,817	71.0%	24,581	75.6%	73,437	75.5%
Drive to Work in Carpool		346	8.7%	2,549	7.8%	7,858	8.1%
Travel to Work by Public Transportation		62	1.6%	387	1.2%	1,308	1.3%
Drive to Work on Motorcycle		6	0.1%	39	0.1%	158	0.2%
Walk or Bicycle to Work		179	4.5%	574	1.8%	1,460	1.5%
Other Means		67	1.7%	425	1.3%	1,142	1.2%
Work at Home		492	12.4%	3,946	12.1%	11,951	12.3%
Travel Time (2020)							
Travel to Work in 14 Minutes or Less		1,274	32.1%	9,838	30.3%	25,355	26.1%
Travel to Work in 15 to 29 Minutes		1,522	38.3%	11,914	36.7%	38,486	39.5%
Travel to Work in 30 to 59 Minutes		957	24.1%	7,934	24.4%	23,836	24.5%
Travel to Work in 60 Minutes or More		166	4.2%	1,106	3.4%	2,857	2.9%
Average Minutes Travel to Work		20.2		20.2		20.5	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

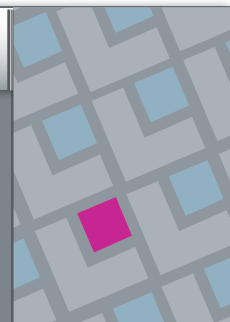
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