



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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# SHOPS AVAILABLE AT SCOTTSDALE & SHEA

Southwest Corner of Shea Boulevard and Scottsdale Road  
Scottsdale, Arizona



## ◆ Shea / Scottsdale Shop Spaces Available

### Property Highlights

- Over 85,000 cars per day making it one of the busiest intersections in Metro Phoenix
- One of the highest income trade areas in Metro Phoenix
- Easy access from both Scottsdale Rd & Shea Blvd
- ±1,500 SF Inline Shop Available
- ±1,025 SF Inline Shop Available
- ±840 SF Inline Shop Available

### Traffic Counts

Shea Blvd.	43,700 VPD
Scottsdale Rd	41,944 VPD
<b>Total</b>	<b>85,644 VPD</b>

Demographics	1 mi	3 mi	5 mi
Estimated Population	7,784	61,561	185,997
Avg Household Income	\$130,120	\$160,157	\$138,945
Estimated Households	3,811	27,875	85,715

Source: SitesUSA

### Nearby Tenants



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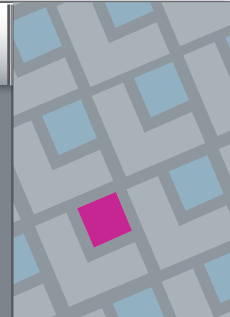
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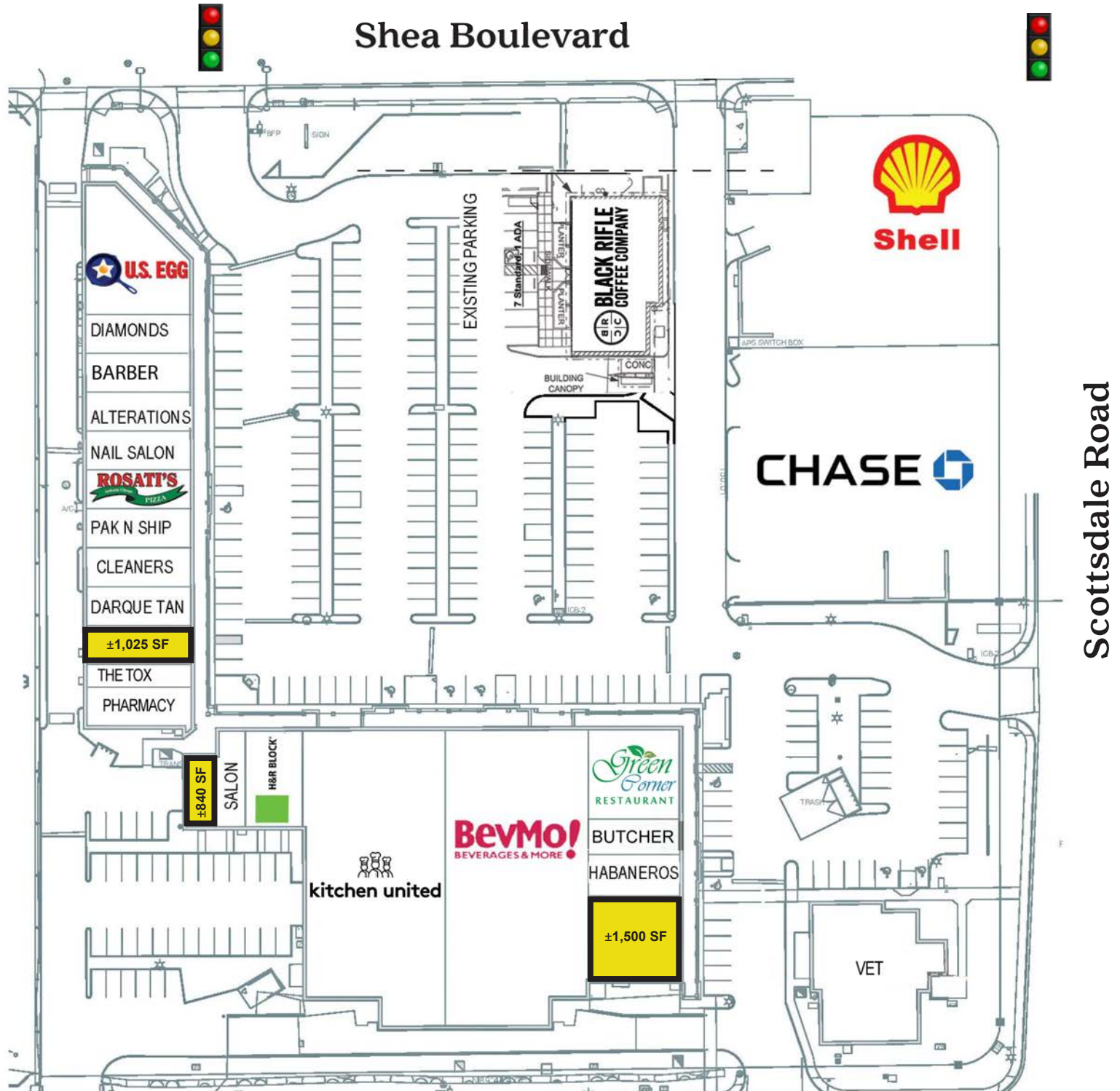
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# PADS AVAILABLE AT SCOTTSDALE & SHEA

Southwest Corner of Shea Boulevard and Scottsdale Road  
Scottsdale, Arizona



Scottsdale Road

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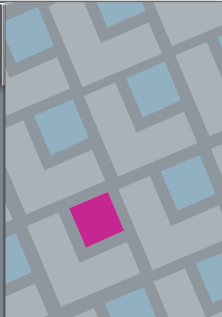
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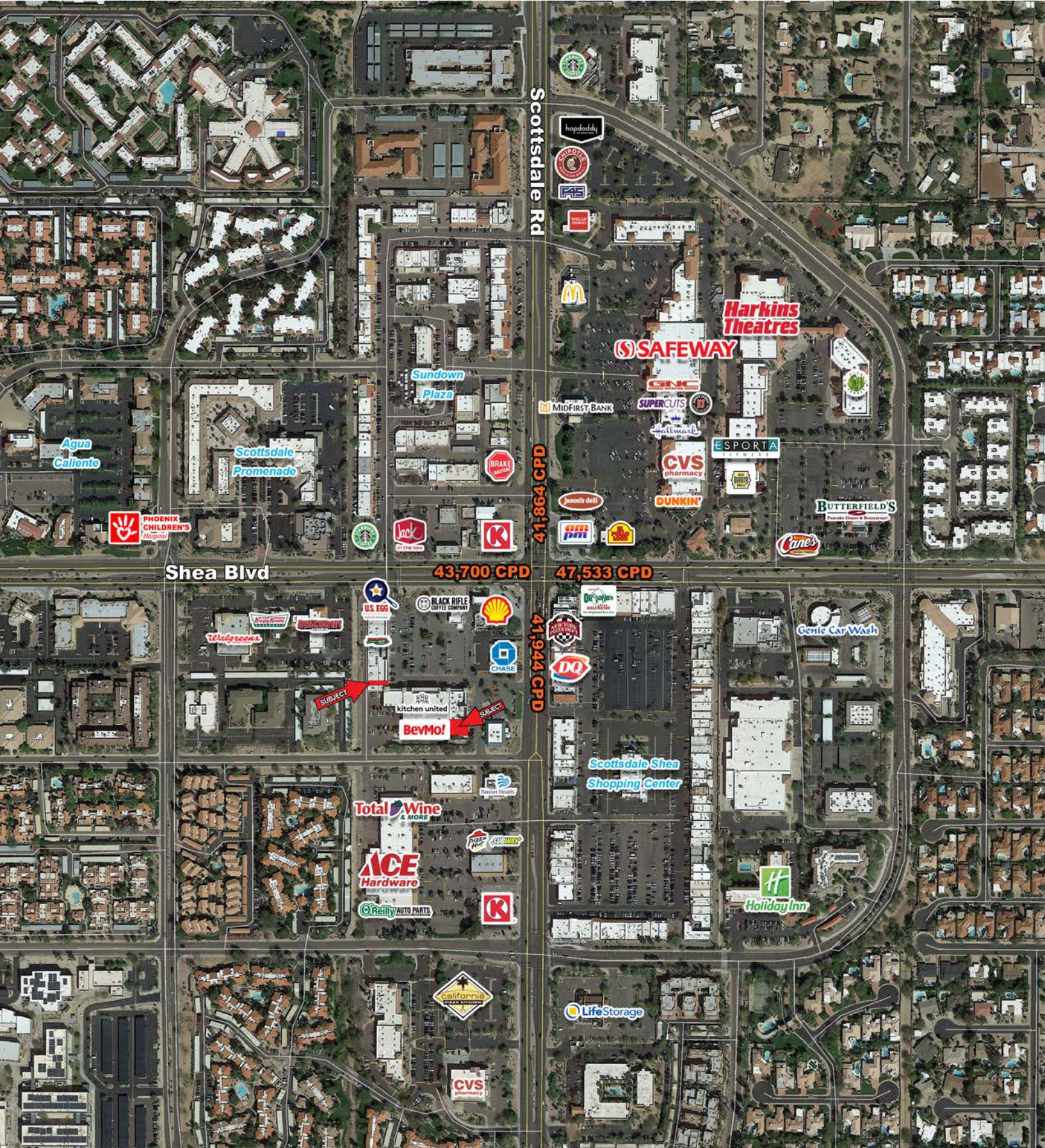


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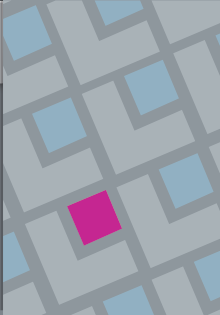
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## EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5819/-111.9262

RF5

Scottsdale Rd & Shea Bl	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2018)	7,784	61,561	185,997
Projected Population (2023)	8,459	66,329	200,981
Census Population (2010)	7,107	56,896	169,488
Census Population (2000)	7,179	61,266	177,883
Projected Annual Growth (2018 to 2023)	675 1.7%	4,768 1.5%	14,984 1.6%
Historical Annual Growth (2010 to 2018)	677 1.2%	4,665 1.0%	16,509 1.2%
Historical Annual Growth (2000 to 2010)	-72 -0.1%	-4,370 -0.7%	-8,395 -0.5%
Estimated Population Density (2018)	2,479 <i>psm</i>	2,179 <i>psm</i>	2,369 <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)	3,811	27,875	85,715
Projected Households (2023)	4,005	29,122	89,783
Census Households (2010)	3,410	25,160	76,147
Census Households (2000)	3,181	25,410	73,863
Estimated Households with Children (2018)	756 19.8%	6,237 22.4%	18,879 22.0%
Estimated Average Household Size (2018)	2.01	2.18	2.15
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$130,120	\$160,157	\$138,945
Projected Average Household Income (2023)	\$150,463	\$189,026	\$162,151
Estimated Average Family Income (2018)	\$194,468	\$204,722	\$178,454
<b>Median Household Income</b>			
Estimated Median Household Income (2018)	\$94,118	\$109,345	\$97,775
Projected Median Household Income (2023)	\$108,056	\$125,128	\$111,858
Estimated Median Family Income (2018)	\$141,015	\$148,743	\$130,120
<b>Per Capita Income</b>			
Estimated Per Capita Income (2018)	\$63,861	\$72,636	\$64,102
Projected Per Capita Income (2023)	\$71,378	\$83,100	\$72,503
Estimated Per Capita Income 5 Year Growth	\$7,517 11.8%	\$10,464 14.4%	\$8,400 13.1%
Estimated Average Household Net Worth (2018)	\$1,502,573	\$1,745,886	\$1,428,550
<b>Daytime Demos (2018)</b>			
Total Businesses	1,118	9,083	17,642
Total Employees	7,544	90,483	174,849
Company Headquarter Businesses	4 0.3%	96 1.1%	198 1.1%
Company Headquarter Employees	36 0.5%	15,844 17.5%	22,910 13.1%
Employee Population per Business	6.7	10.0	9.9
Residential Population per Business	7.0	6.8	10.5

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Scottsdale Rd & Shea Bl		1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity							
White (2018)	6,721	86.3%	53,948	87.6%	158,745	85.3%	
Black or African American (2018)	301	3.9%	1,647	2.7%	5,601	3.0%	
American Indian or Alaska Native (2018)	30	0.4%	319	0.5%	1,230	0.7%	
Asian (2018)	370	4.8%	2,836	4.6%	9,340	5.0%	
Hawaiian or Pacific Islander (2018)	6	0.1%	61	0.1%	198	0.1%	
Other Race (2018)	110	1.4%	893	1.5%	4,818	2.6%	
Two or More Races (2018)	245	3.1%	1,858	3.0%	6,065	3.3%	
Not Hispanic or Latino Population (2018)	6,946	89.2%	55,289	89.8%	164,389	88.4%	
Hispanic or Latino Population (2018)	838	10.8%	6,272	10.2%	21,608	11.6%	
Not Hispanic or Latino Population (2023)	7,438	87.9%	58,651	88.4%	174,989	87.1%	
Hispanic or Latino Population (2023)	1,021	12.1%	7,678	11.6%	25,993	12.9%	
Not Hispanic or Latino Population (2010)	6,694	94.2%	54,035	95.0%	158,058	93.3%	
Hispanic or Latino Population (2010)	413	5.8%	2,861	5.0%	11,430	6.7%	
Not Hispanic or Latino Population (2000)	6,899	96.1%	59,031	96.4%	169,555	95.3%	
Hispanic or Latino Population (2000)	279	3.9%	2,234	3.6%	8,328	4.7%	
Projected Hispanic Annual Growth (2018 to 2023)	183	4.4%	1,406	4.5%	4,385	4.1%	
Historic Hispanic Annual Growth (2000 to 2018)	558	11.1%	4,038	10.0%	13,280	8.9%	
Age Distribution (2018)							
Age Under 5	284	3.6%	2,398	3.9%	7,847	4.2%	
Age 5 to 9 Years	335	4.3%	3,001	4.9%	8,926	4.8%	
Age 10 to 14 Years	431	5.5%	3,565	5.8%	10,478	5.6%	
Age 15 to 19 Years	430	5.5%	3,379	5.5%	9,992	5.4%	
Age 20 to 24 Years	377	4.8%	2,419	3.9%	8,398	4.5%	
Age 25 to 29 Years	536	6.9%	3,193	5.2%	11,466	6.2%	
Age 30 to 34 Years	445	5.7%	2,995	4.9%	10,600	5.7%	
Age 35 to 39 Years	417	5.4%	3,328	5.4%	10,963	5.9%	
Age 40 to 44 Years	430	5.5%	3,569	5.8%	11,047	5.9%	
Age 45 to 49 Years	494	6.3%	4,301	7.0%	12,992	7.0%	
Age 50 to 54 Years	588	7.6%	4,703	7.6%	14,026	7.5%	
Age 55 to 59 Years	585	7.5%	4,964	8.1%	14,833	8.0%	
Age 60 to 64 Years	563	7.2%	4,833	7.9%	14,036	7.5%	
Age 65 to 74 Years	954	12.3%	8,325	13.5%	22,733	12.2%	
Age 75 to 84 Years	547	7.0%	4,472	7.3%	12,416	6.7%	
Age 85 Years or Over	367	4.7%	2,115	3.4%	5,243	2.8%	
Median Age	45.8		47.4		45.3		
Gender Age Distribution (2018)							
Female Population	4,132	53.1%	32,025	52.0%	96,794	52.0%	
Age 0 to 19 Years	725	17.5%	5,914	18.5%	18,056	18.7%	
Age 20 to 64 Years	2,303	55.8%	17,884	55.8%	56,289	58.2%	
Age 65 Years or Over	1,103	26.7%	8,227	25.7%	22,449	23.2%	
Female Median Age	47.9		48.9		46.6		
Male Population	3,652	46.9%	29,536	48.0%	89,203	48.0%	
Age 0 to 19 Years	756	20.7%	6,429	21.8%	19,187	21.5%	
Age 20 to 64 Years	2,131	58.4%	16,422	55.6%	52,072	58.4%	
Age 65 Years or Over	765	21.0%	6,686	22.6%	17,944	20.1%	
Male Median Age	43.2		45.8		43.8		

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RF5

Scottsdale Rd & Shea Bl						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	743	19.5%	6,455	23.2%	14,852	17.3%
HH Income \$150,000 to \$199,999	305	8.0%	2,684	9.6%	7,695	9.0%
HH Income \$100,000 to \$149,999	615	16.1%	4,702	16.9%	14,924	17.4%
HH Income \$75,000 to \$99,999	411	10.8%	3,218	11.5%	10,984	12.8%
HH Income \$50,000 to \$74,999	530	13.9%	3,621	13.0%	13,659	15.9%
HH Income \$35,000 to \$49,999	413	10.8%	2,614	9.4%	9,353	10.9%
HH Income \$25,000 to \$34,999	324	8.5%	1,578	5.7%	5,300	6.2%
HH Income \$15,000 to \$24,999	174	4.6%	1,384	5.0%	4,475	5.2%
HH Income Under \$15,000	298	7.8%	1,618	5.8%	4,471	5.2%
HH Income \$35,000 or More	3,016	79.1%	23,295	83.6%	71,468	83.4%
HH Income \$75,000 or More	2,073	54.4%	17,059	61.2%	48,455	56.5%
Housing (2018)						
Total Housing Units	4,192		31,118		93,597	
Housing Units Occupied	3,811	90.9%	27,875	89.6%	85,715	91.6%
Housing Units Owner-Occupied	2,062	54.1%	20,199	72.5%	57,579	67.2%
Housing Units, Renter-Occupied	1,749	45.9%	7,676	27.5%	28,136	32.8%
Housing Units, Vacant	380	9.1%	3,243	10.4%	7,882	8.4%
Marital Status (2018)						
Never Married	2,194	32.6%	12,688	24.1%	43,165	27.2%
Currently Married	3,042	45.2%	27,816	52.9%	79,937	50.4%
Separated	186	2.8%	1,430	2.7%	4,258	2.7%
Widowed	455	6.8%	3,857	7.3%	10,180	6.4%
Divorced	857	12.7%	6,806	12.9%	21,205	13.4%
Household Type (2018)						
Population Family	5,375	69.1%	47,535	77.2%	140,467	75.5%
Population Non-Family	2,298	29.5%	13,363	21.7%	44,203	23.8%
Population Group Quarters	110	1.4%	663	1.1%	1,327	0.7%
Family Households	1,900	49.8%	16,669	59.8%	49,179	57.4%
Non-Family Households	1,912	50.2%	11,206	40.2%	36,536	42.6%
Married Couple with Children	520	17.1%	4,657	16.7%	13,275	16.6%
Average Family Household Size	2.8		2.9		2.9	
Household Size (2018)						
1 Person Households	1,566	41.1%	9,322	33.4%	29,964	35.0%
2 Person Households	1,344	35.3%	10,757	38.6%	31,943	37.3%
3 Person Households	433	11.4%	3,374	12.1%	10,812	12.6%
4 Person Households	303	7.9%	2,830	10.2%	8,435	9.8%
5 Person Households	111	2.9%	1,111	4.0%	3,151	3.7%
6 or More Person Households	55	1.4%	482	1.7%	1,409	1.6%
Household Vehicles (2018)						
Households with 0 Vehicles Available	172	4.5%	793	2.8%	2,505	2.9%
Households with 1 Vehicles Available	1,476	38.7%	9,776	35.1%	32,177	37.5%
Households with 2 or More Vehicles Available	2,163	56.8%	17,306	62.1%	51,033	59.5%
Total Vehicles Available	6,884		53,089		155,636	
Average Vehicles Per Household	1.8		1.9		1.8	

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<b>Labor Force (2018)</b>							
Estimated Labor Population Age 16 Years or Over					6,656	51,873	156,690
Estimated Civilian Employed					4,467 67.1%	31,499 60.7%	101,046 64.5%
Estimated Civilian Unemployed					69 1.0%	764 1.5%	2,688 1.7%
Estimated in Armed Forces					- -	14 -	14 -
Estimated Not in Labor Force					2,120 31.8%	19,596 37.8%	52,942 33.8%
Unemployment Rate					1.0%	1.5%	1.7%
<b>Occupation (2015)</b>							
Occupation: Population Age 16 Years or Over					4,459	32,022	102,028
Management, Business, Financial Operations					1,075 24.1%	8,524 26.6%	24,060 23.6%
Professional, Related					1,160 26.0%	8,799 27.5%	27,988 27.4%
Service					707 15.9%	4,011 12.5%	14,191 13.9%
Sales, Office					1,038 23.3%	8,005 25.0%	26,560 26.0%
Farming, Fishing, Forestry					18 0.4%	110 0.3%	152 0.1%
Construct, Extraction, Maintenance					230 5.2%	976 3.0%	3,487 3.4%
Production, Transport Material Moving					231 5.2%	1,596 5.0%	5,590 5.5%
White Collar Workers					3,273 73.4%	25,328 79.1%	78,608 77.0%
Blue Collar Workers					1,186 26.6%	6,694 20.9%	23,420 23.0%
<b>Consumer Expenditure (2018)</b>							
Total Household Expenditure					\$317 M	\$2.76 B	\$7.65 B
Total Non-Retail Expenditure					\$169 M 53.4%	\$1.48 B 53.5%	\$4.07 B 53.2%
Total Retail Expenditure					\$148 M 46.6%	\$1.28 B 46.5%	\$3.58 B 46.8%
Apparel					\$11.2 M 3.5%	\$97.8 M 3.5%	\$270 M 3.5%
Contributions					\$16.9 M 5.3%	\$152 M 5.5%	\$401 M 5.2%
Education					\$14.0 M 4.4%	\$124 M 4.5%	\$330 M 4.3%
Entertainment					\$18.0 M 5.7%	\$158 M 5.7%	\$435 M 5.7%
Food and Beverages					\$44.4 M 14.0%	\$384 M 13.9%	\$1.07 B 14.0%
Furnishings and Equipment					\$11.4 M 3.6%	\$100 M 3.6%	\$275 M 3.6%
Gifts					\$9.05 M 2.9%	\$80.3 M 2.9%	\$216 M 2.8%
Health Care					\$23.8 M 7.5%	\$204 M 7.4%	\$574 M 7.5%
Household Operations					\$10.1 M 3.2%	\$89.6 M 3.2%	\$242 M 3.2%
Miscellaneous Expenses					\$4.51 M 1.4%	\$38.7 M 1.4%	\$108 M 1.4%
Personal Care					\$4.06 M 1.3%	\$35.3 M 1.3%	\$98.0 M 1.3%
Personal Insurance					\$2.69 M 0.8%	\$24.0 M 0.9%	\$64.3 M 0.8%
Reading					\$716 K 0.2%	\$6.23 M 0.2%	\$17.2 M 0.2%
Shelter					\$66.1 M 20.8%	\$576 M 20.8%	\$1.59 B 20.8%
Tobacco					\$1.60 M 0.5%	\$13.4 M 0.5%	\$38.9 M 0.5%
Transportation					\$56.9 M 17.9%	\$493 M 17.8%	\$1.38 B 18.1%
Utilities					\$22.1 M 7.0%	\$189 M 6.8%	\$532 M 7.0%
<b>Educational Attainment (2018)</b>							
Adult Population Age 25 Years or Over					5,927	46,799	140,356
Elementary (Grade Level 0 to 8)					68 1.1%	564 1.2%	1,830 1.3%
Some High School (Grade Level 9 to 11)					110 1.9%	922 2.0%	3,044 2.2%
High School Graduate					697 11.8%	5,980 12.8%	19,200 13.7%
Some College					1,235 20.8%	8,881 19.0%	28,257 20.1%
Associate Degree Only					250 4.2%	3,411 7.3%	10,852 7.7%
Bachelor Degree Only					2,160 36.4%	15,883 33.9%	46,932 33.4%
Graduate Degree					1,408 23.7%	11,160 23.8%	30,242 21.5%

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Units In Structure (2015)							
1 Detached Unit	2,005	58.8%	19,005	75.5%	54,113	71.1%	
1 Attached Unit	229	6.7%	2,514	10.0%	8,759	11.5%	
2 to 4 Units	201	5.9%	1,289	5.1%	4,022	5.3%	
5 to 9 Units	438	12.8%	1,665	6.6%	5,262	6.9%	
10 to 19 Units	211	6.2%	927	3.7%	4,513	5.9%	
20 to 49 Units	162	4.7%	459	1.8%	2,630	3.5%	
50 or More Units	506	14.8%	2,054	8.2%	6,322	8.3%	
Mobile Home or Trailer	52	1.5%	336	1.3%	955	1.3%	
Other Structure	2	0.1%	17	0.1%	59	0.1%	
Homes Built By Year (2015)							
Homes Built 2010 or later	44	1.3%	429	1.7%	1,385	1.8%	
Homes Built 2000 to 2009	356	10.4%	2,232	8.9%	9,131	12.0%	
Homes Built 1990 to 1999	939	27.5%	6,240	24.8%	19,166	25.2%	
Homes Built 1980 to 1989	1,049	30.7%	8,570	34.1%	26,514	34.8%	
Homes Built 1970 to 1979	979	28.7%	8,295	33.0%	20,912	27.5%	
Homes Built 1960 to 1969	244	7.2%	1,366	5.4%	5,512	7.2%	
Homes Built 1950 to 1959	113	3.3%	416	1.7%	1,746	2.3%	
Homes Built Before 1949	15	0.4%	228	0.9%	764	1.0%	
Home Values (2015)							
Home Values \$1,000,000 or More	131	7.1%	848	4.5%	1,969	3.7%	
Home Values \$500,000 to \$999,999	666	35.9%	5,486	29.2%	10,578	20.0%	
Home Values \$400,000 to \$499,999	367	19.8%	2,989	15.9%	7,954	15.0%	
Home Values \$300,000 to \$399,999	258	13.9%	3,734	19.9%	11,944	22.5%	
Home Values \$200,000 to \$299,999	282	15.2%	3,600	19.2%	12,766	24.1%	
Home Values \$150,000 to \$199,999	130	7.0%	1,492	7.9%	5,604	10.6%	
Home Values \$100,000 to \$149,999	86	4.6%	720	3.8%	2,681	5.1%	
Home Values \$70,000 to \$99,999	9	0.5%	148	0.8%	587	1.1%	
Home Values \$50,000 to \$69,999	7	0.4%	104	0.6%	286	0.5%	
Home Values \$25,000 to \$49,999	3	0.2%	56	0.3%	202	0.4%	
Home Values Under \$25,000	29	1.5%	295	1.6%	854	1.6%	
Owner-Occupied Median Home Value	\$458,639		\$461,776		\$409,564		
Renter-Occupied Median Rent	\$1,175		\$1,214		\$1,143		
Transportation To Work (2015)							
Drive to Work Alone	2,886	75.0%	22,880	73.8%	69,613	75.1%	
Drive to Work in Carpool	355	9.2%	2,820	9.1%	8,204	8.9%	
Travel to Work by Public Transportation	53	1.4%	443	1.4%	1,495	1.6%	
Drive to Work on Motorcycle	14	0.4%	102	0.3%	280	0.3%	
Walk or Bicycle to Work	118	3.1%	609	2.0%	1,992	2.1%	
Other Means	56	1.5%	334	1.1%	1,118	1.2%	
Work at Home	366	9.5%	3,818	12.3%	9,938	10.7%	
Travel Time (2015)							
Travel to Work in 14 Minutes or Less	1,569	45.1%	8,985	33.1%	26,458	32.0%	
Travel to Work in 15 to 29 Minutes	1,551	44.6%	11,680	43.0%	39,039	47.2%	
Travel to Work in 30 to 59 Minutes	810	23.3%	6,449	23.7%	22,631	27.4%	
Travel to Work in 60 Minutes or More	105	3.0%	967	3.6%	2,953	3.6%	
Average Minutes Travel to Work	17.0		19.3		19.8		

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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