

LAST SHOP SPACE AVAILABLE

Rio at Scottsdale

SEC Miller Rd & McDowell Rd | Scottsdale, AZ



PROPERTY DETAILS

Available: ±1,190 SF (Former Smoothie Bar)
 ±1,190 SF (Former Bakery)
 ±3,570SF (Coming Available July 1, 2024*)
 *DO NOT DISTURB TENANT

Zoning: C-3, City of Scottsdale

PROPERTY HIGHLIGHTS

- ▶ 1 mile from L-101 Freeway
- ▶ Dense neighborhood corridor
- ▶ 1 mile from Old Town's Entertainment District
- ▶ Close to SkySong ASU's Innovation Center, a 42-acre mixed-use development with over 1,000 employees in 50+ companies with 325 residents
- ▶ Close to San Travesia by Mark Taylor (572 apartment units)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	16,766	90,338	276,056
2028 Total Population	17,124	97,873	287,436
2023 Med HH Income	\$86,759	\$79,164	\$67,120
2028 Total Daytime Pop	21,706	146,334	363,998
Workers	15,269	110,926	244,522
Residents	6,437	35,408	119,476

ESRI 2023

TRAFFIC COUNTS

N: ±8,953 VPD (NB & SB)	E: ±35,309 VPD (EB & WB)
S: ±10,506 VPD (NB & SB)	W: ±33,870 VPD (EB & WB)

ADOT 2023

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[03/20/24]



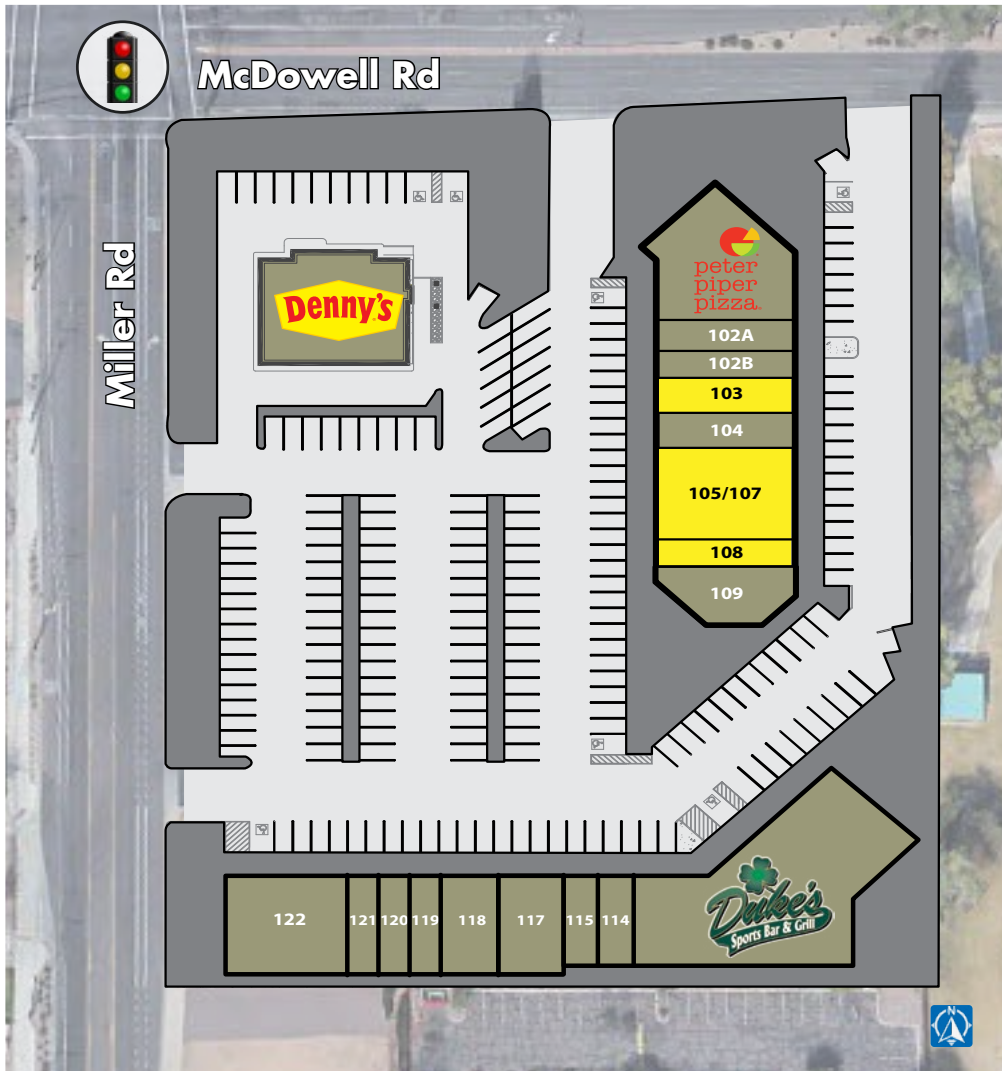
PHOENIX COMMERCIAL ADVISORS

A MEMBER OF CHAINLINKS RETAIL ADVISORS

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Suite	Tenant	SF
110-113	Duke's Sports Grill	7,832
114	Chiropractor	991
115-116	Spinners	2,000
117	Urban Jewelers	755
118	Blu Smoke	1,300
119	Hair Salon	1,100
120	El Rancho Carnicería	830
121	Check Cashing	830
122	El Rancho Carnicería	2,905
101	Peter Piper	4,000
102A	Reflexology	1,050
102B	Average Bike Shop	1,280
103	AVAILABLE SMOOTHIE BAR	1,190
104	Nail Salon	1,190
105-107	AVAILABLE FITNESS SPACE *COMING AVAILABLE JULY 1, 2024 *DO NOT DISTURB TENANT	3,570
108	AVAILABLE FORMER BAKERY	1,190
109	Brazilian Jui Jitsu Social Club	1,756

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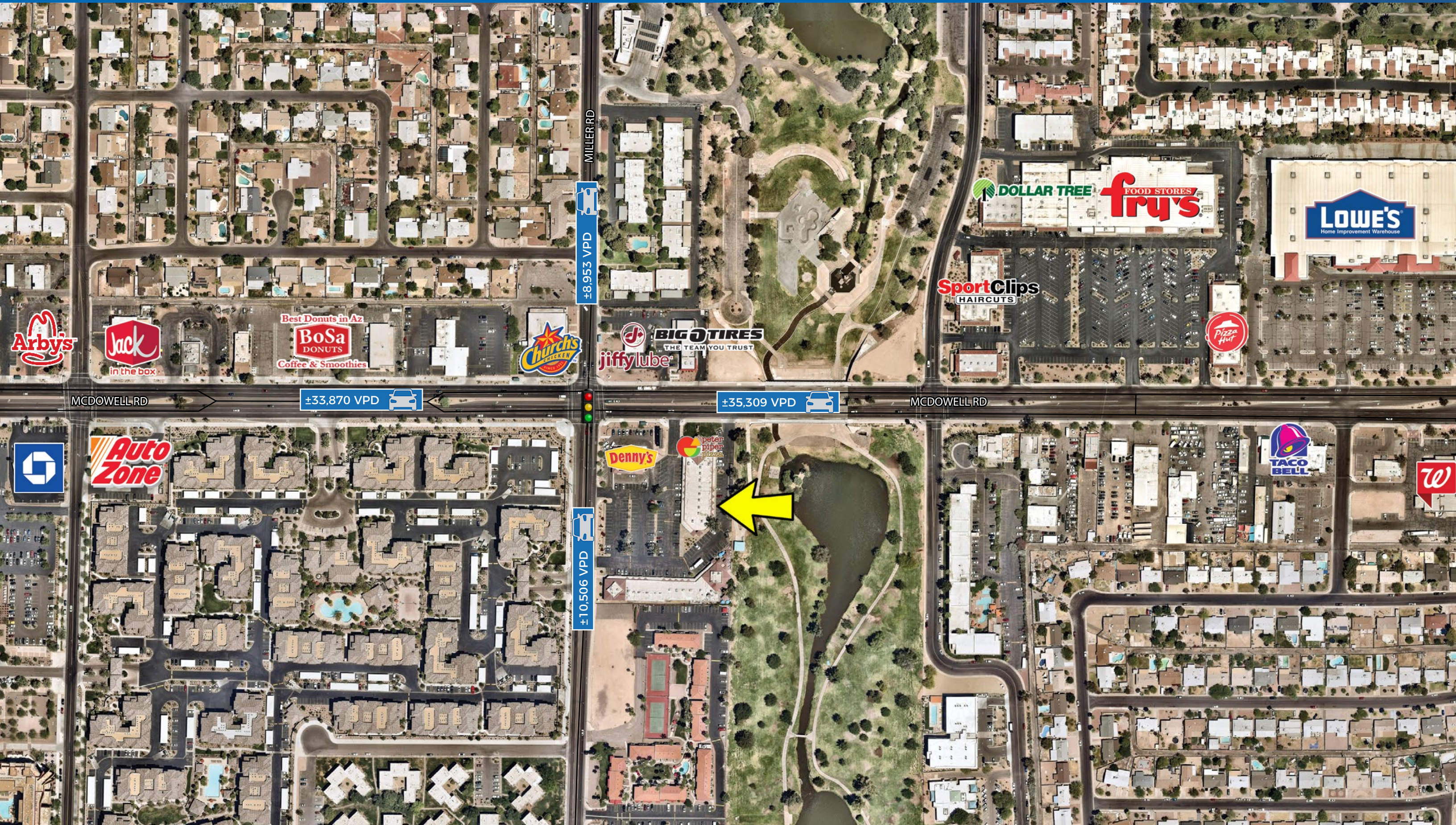
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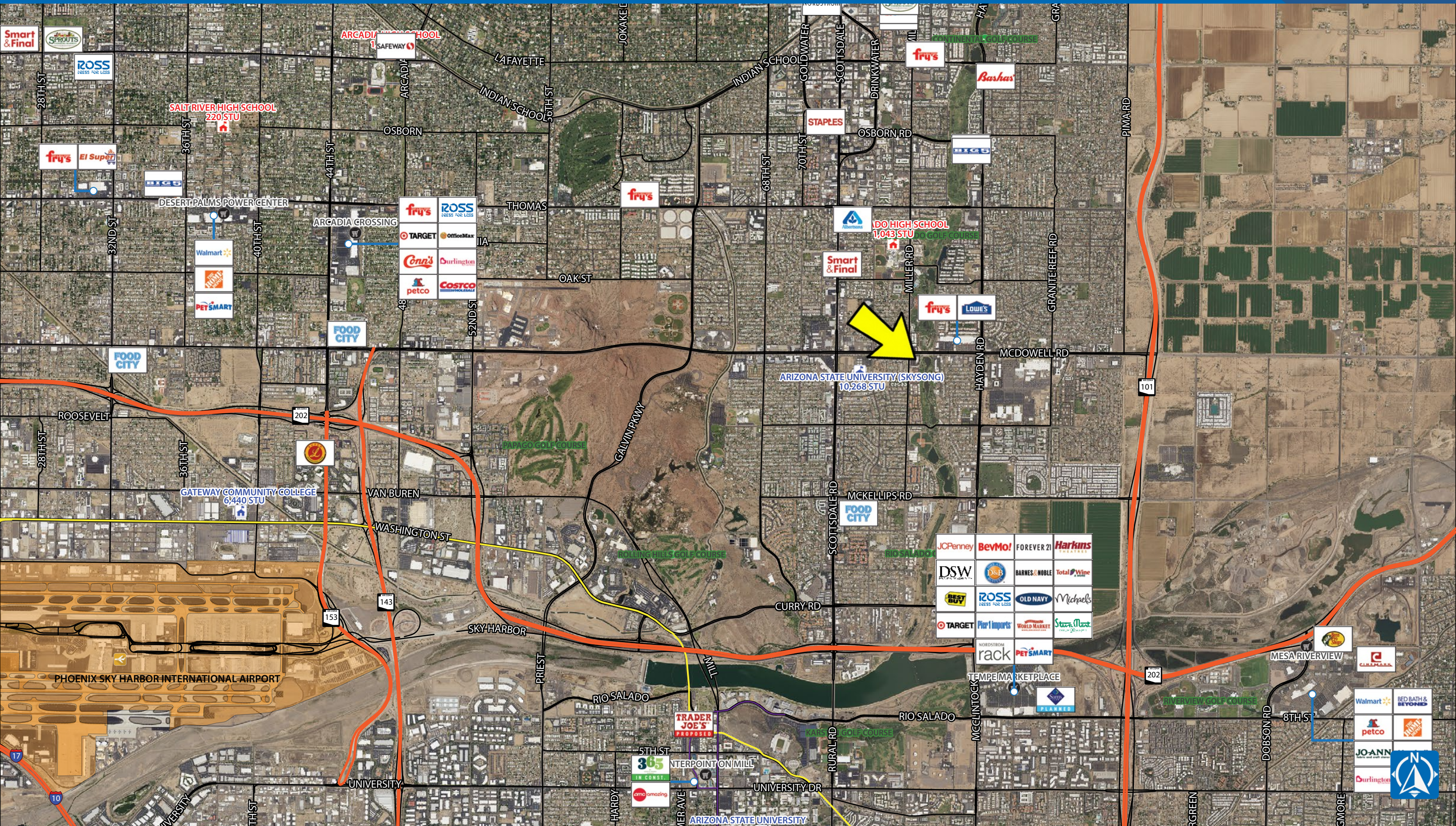
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One Page Summary 2023

Miller Rd & McDowell Rd, Scottsdale

Prepared By Business Analyst Desktop

Latitude: 33.465806

Longitude: -111.917541

	1 mile	3 miles	5 miles
Population Summary			
2023 Total Population	16,766	90,338	276,056
2028 Total Population	17,124	97,873	287,436
2023-2028 Annual Rate	0.42%	1.62%	0.81%
2023 Total Daytime Population	21,706	146,334	363,998
Workers	15,269	110,926	244,522
Residents	6,437	35,408	119,476
Household Summary			
2023 Households	7,865	46,538	125,724
2023 Average Household Size	2.11	1.90	2.11
2028 Households	8,135	51,019	132,680
2028 Average Household Size	2.08	1.88	2.09
2023-2028 Annual Rate	0.68%	1.86%	1.08%
Housing Unit Summary			
2023 Housing Units	8,810	53,300	139,804
Owner Occupied Housing Units	43.3%	39.1%	35.9%
Renter Occupied Housing Units	46.0%	48.2%	54.0%
Vacant Housing Units	10.7%	12.7%	10.1%
Home Value			
2023 Median Home Value	\$410,762	\$429,887	\$433,145
Household Income			
2023 Median Household Income	\$86,759	\$79,164	\$67,120
2023 Average Household Income	\$117,828	\$112,477	\$100,439
2023 Per Capita Income	\$54,776	\$57,273	\$46,040
Median Age			
2023 Median Age	39.4	38.6	33.1
2023 Population by Race/Ethnicity			
Total	16,767	90,338	276,056
White Alone	66.3%	69.2%	60.4%
Black Alone	4.0%	4.2%	6.5%
American Indian Alone	3.0%	2.8%	3.9%
Asian Alone	3.8%	4.3%	6.4%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	10.8%	8.3%	10.5%
Two or More Races	11.9%	11.0%	12.0%
Hispanic Origin	25.1%	20.0%	24.5%
Diversity Index	70.7	65.9	74.8
2023 Population 25+ by Educational Attainment			
Total	12,458	67,232	181,126
Less than 9th Grade	2.1%	1.8%	2.8%
9th - 12th Grade, No Diploma	2.6%	3.1%	4.2%
High School Graduate	11.8%	12.7%	14.4%
GED/Alternative Credential	2.8%	2.5%	2.9%
Some College, No Degree	19.7%	18.6%	19.5%
Associate Degree	8.7%	8.0%	7.9%
Bachelor's Degree	36.8%	36.2%	30.7%
Graduate/Professional Degree	15.4%	17.2%	17.7%
Business Summary			
Total Businesses:	650	5,441	13,383
Total Employees:	10,765	90,035	223,374
2023 Labor Force			
Civilian Population 16+	10,904	57,499	165,311
Population 16+ Employed	96.3%	97.2%	96.6%
Population 16+ Unemployment rate	3.7%	2.8%	3.4%
Top 3 Tapestry Segments			
1.	Old and Newcomers (8F)	Old and Newcomers (8F)	Young and Restless (11B)
2.	Emerald City (8B)	Young and Restless (11B)	College Towns (14B)
3.	Metro Fusion (11C)	Emerald City (8B)	Emerald City (8B)

Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2023 and 2028

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