

# Restaurant Opportunity *in Paradise Valley*

*join*



MOUNTAIN SHADOWS

56TH STREET & LINCOLN DRIVE | SWC



**Newmark  
Knight Frank**

2398 East Camelback Road | Phoenix, AZ 85016  
Phone: 602.952.3800 | Fax: 602.952.3801

**Joe Doucett** | Senior Managing Director  
602.952.3817 | 480.390.2262 | [jdoucett@ngkf.com](mailto:jdoucett@ngkf.com)



This location is nestled between the Biltmore neighborhood of Phoenix and Old Town Scottsdale in a luxurious and exclusive Town of Paradise Valley with frontage on Lincoln Road. *The restaurant pad at Mountain Shadows will be the neighborhood's crown jewel culinary destination.*



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## PROPERTY HIGHLIGHTS

- ±5,000 SF restaurant opportunity with spacious patio in the heart of Paradise Valley
- Patio buildable to 1,000 SF
- For sale, ground lease or build-to-suit with tenant improvement allowance available
- Mountain Shadows Resort development with 183 key boutique hotel, redesigned 18-hole golf course, 40 luxury homes, 42 resort condominiums, and 66 townhomes

## LOCATION HIGHLIGHTS

- Close Proximity to the Camelback Corridor, Old Town Scottsdale and McCormick Ranch
- Median home prices of \$1,519,600 in Town of Paradise Valley
- 11,000 resort guest rooms in the trade area with an average occupancy rate of 70% and an average room price of \$180 per night
- Resort guests state dining out is their #1 expenditure and activity

## DEMOGRAPHIC BRIEF 2017

	1-Mile	3-Mile	5-Mile
<b>Population</b>	2,711	43,528	219,398
<b>Average HH Income</b>	\$220,667	\$149,947	\$96,810
<b>Households</b>	1,169	20,312	101,771
<b>Median Age</b>	56.7	51.0	43.4

## TRAFFIC COUNTS

LINCOLN DRIVE 23,740



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



# Restaurant *site plan*



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MOUNTAIN SHADOWS HOTEL



PRESIDENTIAL SUITE TERRACE



VILLAS & RESIDENCES



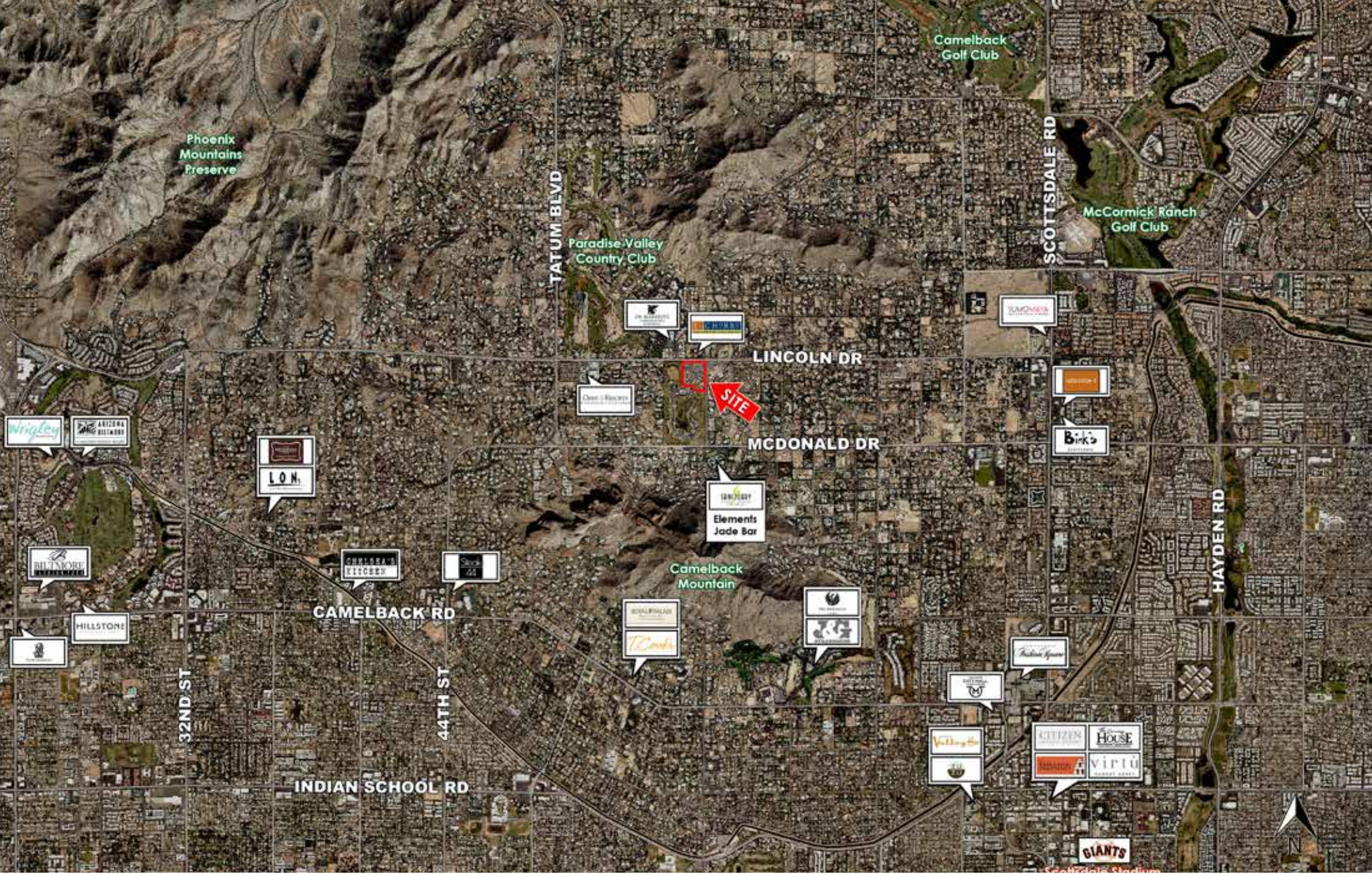
THE SHORT COURSE



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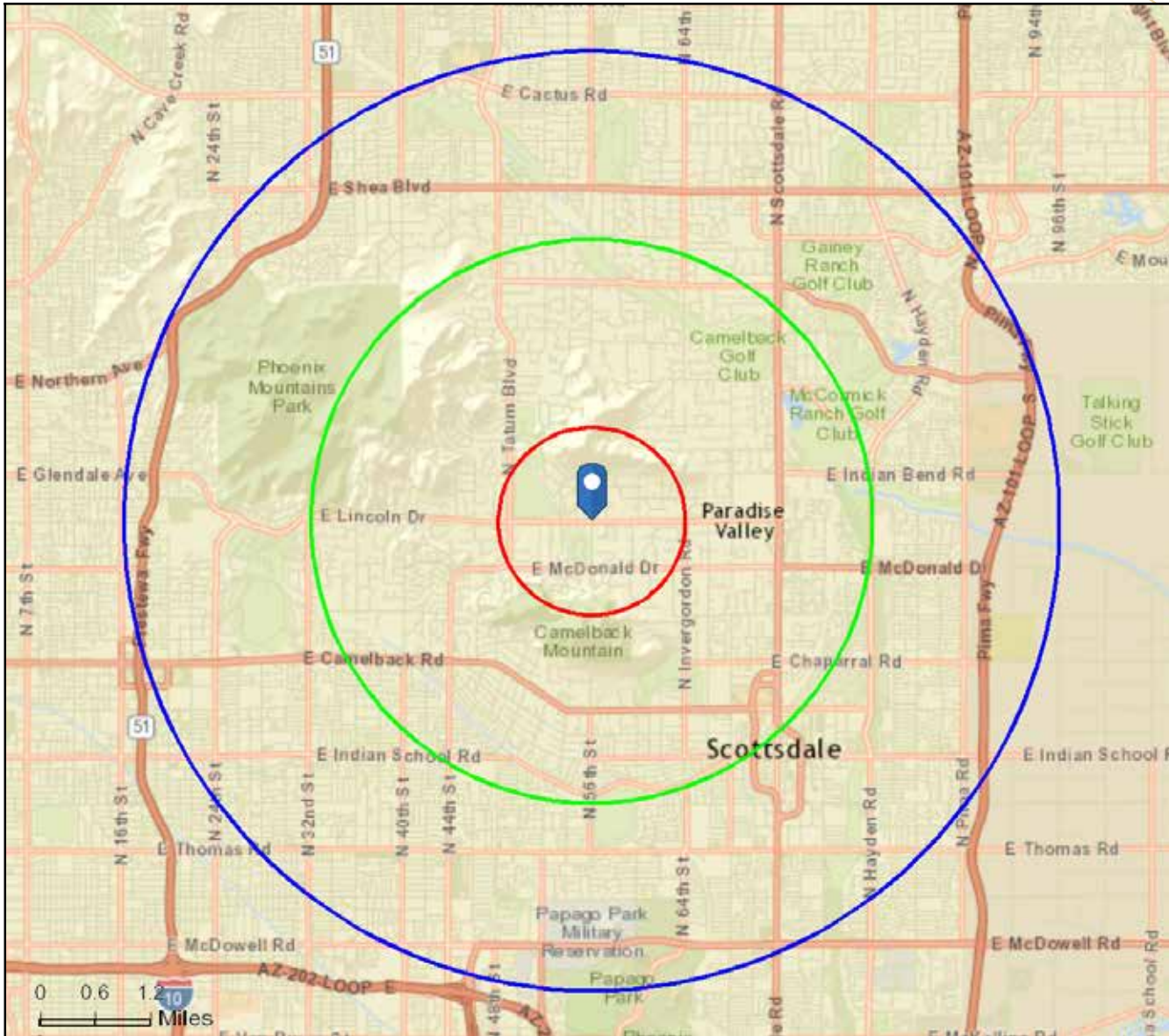


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## PARADISE VALLEY RESTAURANT

56th St & Lincoln Dr | Southwest Corner  
 Paradise Valley, AZ  
 Ring: 1, 3, 5 Miles

Latitude: 33.53105  
 Longitude: -111.96049





# Demographics

## one mile radius

Summary	Census 2010	2017	2022
Population	2,419	2,711	2,962
Households	1,046	1,169	1,275
Families	777	860	934
Average Household Size	2.30	2.31	2.32
Owner Occupied Housing Units	979	1,077	1,174
Renter Occupied Housing Units	67	92	101
Median Age	55.0	56.7	55.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.79%	1.41%	0.83%
Households	1.75%	1.35%	0.79%
Families	1.66%	1.27%	0.71%
Owner HHS	1.74%	1.32%	0.72%
Median Household Income	0.23%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	65	5.6%	73	5.7%
\$15,000 - \$24,999	84	7.2%	81	6.4%
\$25,000 - \$34,999	35	3.0%	33	2.6%
\$35,000 - \$49,999	71	6.1%	66	5.2%
\$50,000 - \$74,999	82	7.0%	89	7.0%
\$75,000 - \$99,999	101	8.6%	122	9.6%
\$100,000 - \$149,999	139	11.9%	160	12.5%
\$150,000 - \$199,999	118	10.1%	126	9.9%
\$200,000+	474	40.5%	525	41.2%

Median Household Income	\$152,496	\$154,263
Average Household Income	\$220,667	\$235,228
Per Capita Income	\$93,234	\$99,140

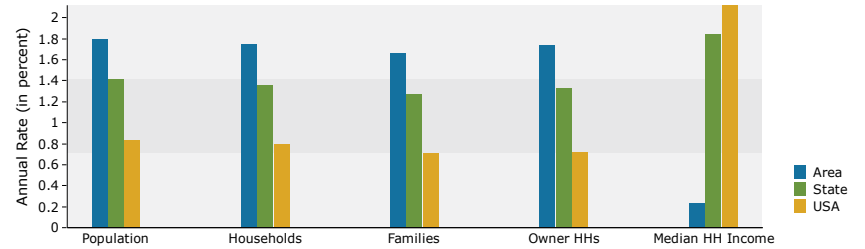
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	71	2.9%	81	3.0%	102	3.4%
5 - 9	108	4.5%	118	4.4%	140	4.7%
10 - 14	145	6.0%	161	5.9%	174	5.9%
15 - 19	161	6.7%	155	5.7%	163	5.5%
20 - 24	51	2.1%	107	3.9%	86	2.9%
25 - 34	77	3.2%	135	5.0%	186	6.3%
35 - 44	183	7.6%	185	6.8%	260	8.8%
45 - 54	414	17.1%	328	12.1%	341	11.5%
55 - 64	494	20.4%	495	18.3%	485	16.4%
65 - 74	390	16.1%	507	18.7%	516	17.4%
75 - 84	238	9.8%	314	11.6%	360	12.1%
85+	85	3.5%	124	4.6%	150	5.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,252	93.1%	2,476	91.4%	2,660	89.8%
Black Alone	21	0.9%	29	1.1%	37	1.2%
American Indian Alone	1	0.0%	1	0.0%	1	0.0%
Asian Alone	97	4.0%	136	5.0%	179	6.0%
Pacific Islander Alone	1	0.0%	2	0.1%	3	0.1%
Some Other Race Alone	15	0.6%	19	0.7%	24	0.8%
Two or More Races	32	1.3%	46	1.7%	58	2.0%
Hispanic Origin (Any Race)	100	4.1%	129	4.8%	157	5.3%

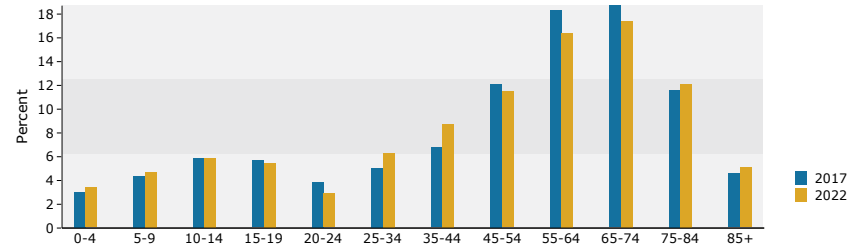
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

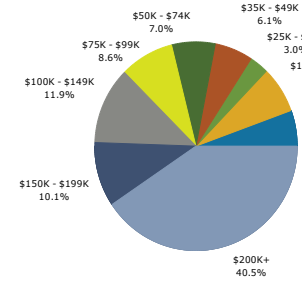
Trends 2017-2022



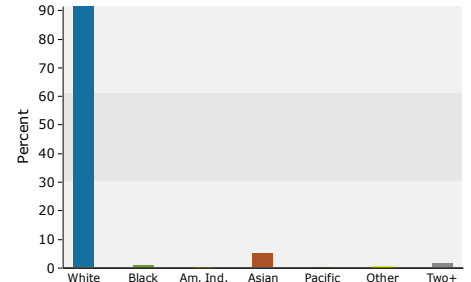
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 4.8%



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# Demographics

## three mile radius

Summary	Census 2010	2017	2022
Population	39,544	43,528	46,876
Households	18,328	20,312	21,918
Families	10,627	11,460	12,216
Average Household Size	2.16	2.14	2.14
Owner Occupied Housing Units	14,328	15,148	16,235
Renter Occupied Housing Units	4,000	5,164	5,682
Median Age	48.4	51.0	51.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.49%	1.41%	0.83%
Households	1.53%	1.35%	0.79%
Families	1.29%	1.27%	0.71%
Owner HHS	1.40%	1.32%	0.72%
Median Household Income	1.98%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,291	6.4%	1,276	5.8%
\$15,000 - \$24,999	1,228	6.0%	1,148	5.2%
\$25,000 - \$34,999	1,248	6.1%	1,135	5.2%
\$35,000 - \$49,999	1,945	9.6%	1,760	8.0%
\$50,000 - \$74,999	3,125	15.4%	3,316	15.1%
\$75,000 - \$99,999	1,991	9.8%	2,363	10.8%
\$100,000 - \$149,999	3,010	14.8%	3,669	16.7%
\$150,000 - \$199,999	1,869	9.2%	2,121	9.7%
\$200,000+	4,606	22.7%	5,130	23.4%

Median Household Income	\$90,188	\$99,478
Average Household Income	\$149,947	\$162,845
Per Capita Income	\$69,937	\$76,097

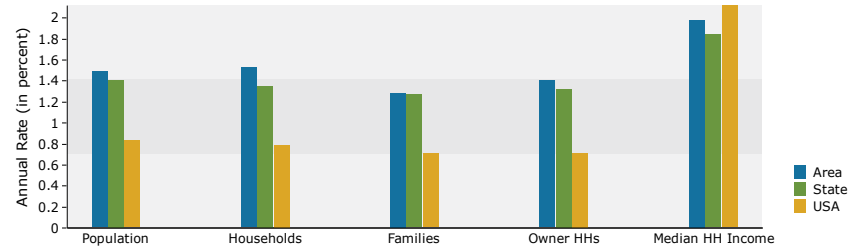
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,498	3.8%	1,490	3.4%	1,645	3.5%
5 - 9	2,038	5.2%	1,925	4.4%	2,031	4.3%
10 - 14	2,351	5.9%	2,328	5.3%	2,304	4.9%
15 - 19	2,169	5.5%	2,278	5.2%	2,198	4.7%
20 - 24	1,422	3.6%	1,926	4.4%	1,833	3.9%
25 - 34	3,645	9.2%	4,047	9.3%	4,756	10.1%
35 - 44	4,581	11.6%	4,440	10.2%	4,973	10.6%
45 - 54	6,420	16.2%	5,861	13.5%	5,746	12.3%
55 - 64	6,449	16.3%	7,203	16.5%	7,215	15.4%
65 - 74	4,677	11.8%	6,539	15.0%	7,508	16.0%
75 - 84	3,153	8.0%	3,801	8.7%	4,696	10.0%
85+	1,141	2.9%	1,692	3.9%	1,970	4.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	36,459	92.2%	39,398	90.5%	41,723	89.0%
Black Alone	468	1.2%	628	1.4%	781	1.7%
American Indian Alone	175	0.4%	230	0.5%	275	0.6%
Asian Alone	1,089	2.8%	1,506	3.5%	1,950	4.2%
Pacific Islander Alone	20	0.1%	24	0.1%	28	0.1%
Some Other Race Alone	607	1.5%	733	1.7%	852	1.8%
Two or More Races	726	1.8%	1,009	2.3%	1,267	2.7%
Hispanic Origin (Any Race)	2,424	6.1%	2,990	6.9%	3,541	7.6%

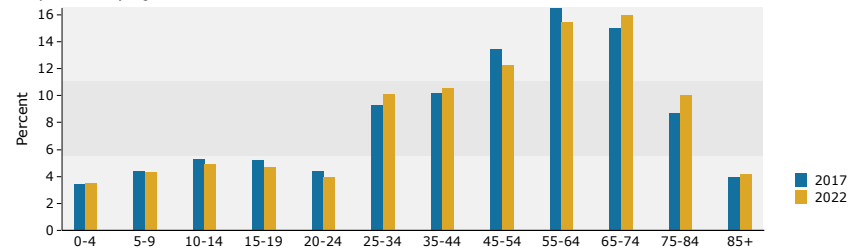
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

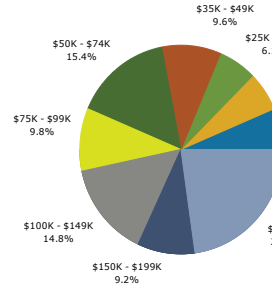
Trends 2017-2022



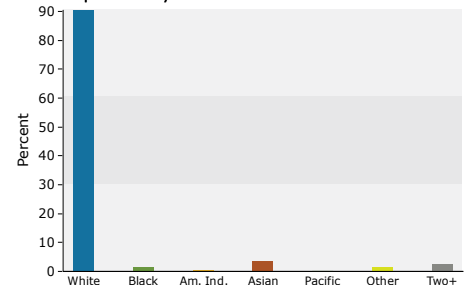
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 6.9%



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# Demographics

## five mile radius

Summary	Census 2010	2017	2022
Population	201,059	219,398	235,790
Households	93,364	101,771	109,253
Families	48,244	51,488	54,723
Average Household Size	2.15	2.15	2.15
Owner Occupied Housing Units	57,168	58,081	61,811
Renter Occupied Housing Units	36,196	43,690	47,443
Median Age	41.7	43.4	44.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.45%	1.41%	0.83%
Households	1.43%	1.35%	0.79%
Families	1.23%	1.27%	0.71%
Owner HHS	1.25%	1.32%	0.72%
Median Household Income	2.51%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	11,144	11.0%	11,314	10.4%
\$15,000 - \$24,999	9,814	9.6%	9,360	8.6%
\$25,000 - \$34,999	9,622	9.5%	8,904	8.1%
\$35,000 - \$49,999	12,780	12.6%	11,824	10.8%
\$50,000 - \$74,999	16,536	16.2%	17,643	16.1%
\$75,000 - \$99,999	11,157	11.0%	13,362	12.2%
\$100,000 - \$149,999	13,427	13.2%	16,695	15.3%
\$150,000 - \$199,999	6,543	6.4%	7,807	7.1%
\$200,000+	10,746	10.6%	12,345	11.3%
Median Household Income	\$59,147		\$66,949	
Average Household Income	\$96,810		\$107,725	
Per Capita Income	\$45,017		\$50,013	

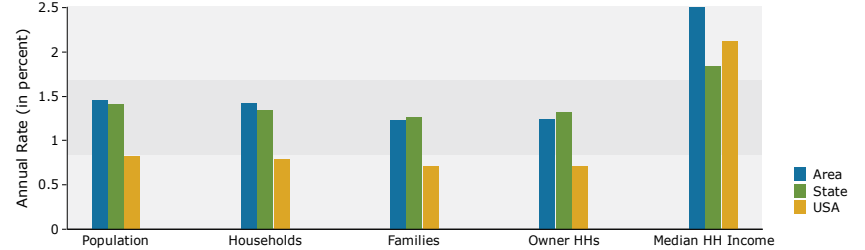
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,410	5.2%	10,401	4.7%	11,330	4.8%
5 - 9	10,417	5.2%	10,695	4.9%	11,168	4.7%
10 - 14	10,736	5.3%	11,166	5.1%	11,521	4.9%
15 - 19	10,902	5.4%	10,965	5.0%	11,151	4.7%
20 - 24	11,998	6.0%	13,381	6.1%	13,637	5.8%
25 - 34	28,816	14.3%	30,286	13.8%	32,585	13.8%
35 - 44	26,037	12.9%	26,975	12.3%	29,348	12.4%
45 - 54	29,886	14.9%	28,435	13.0%	27,989	11.9%
55 - 64	26,358	13.1%	30,979	14.1%	32,101	13.6%
65 - 74	18,079	9.0%	25,072	11.4%	29,690	12.6%
75 - 84	12,227	6.1%	14,044	6.4%	17,526	7.4%
85+	5,195	2.6%	6,999	3.2%	7,744	3.3%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	167,323	83.2%	177,060	80.7%	185,624	78.7%
Black Alone	5,883	2.9%	7,507	3.4%	9,049	3.8%
American Indian Alone	3,538	1.8%	4,438	2.0%	5,187	2.2%
Asian Alone	4,825	2.4%	6,397	2.9%	8,083	3.4%
Pacific Islander Alone	252	0.1%	301	0.1%	339	0.1%
Some Other Race Alone	13,650	6.8%	16,379	7.5%	18,657	7.9%
Two or More Races	5,588	2.8%	7,315	3.3%	8,852	3.8%
Hispanic Origin (Any Race)	36,691	18.2%	43,787	20.0%	50,293	21.3%

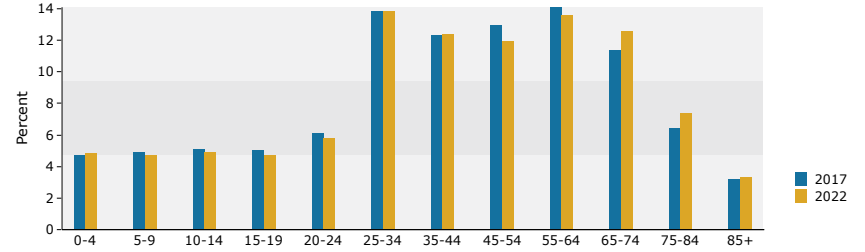
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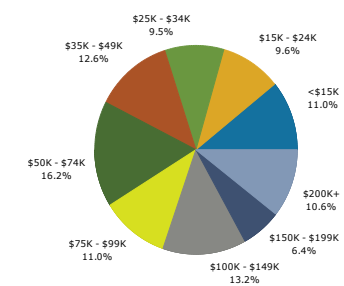
Trends 2017-2022



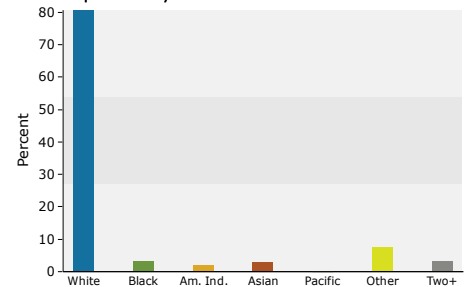
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 20.0%



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