

DEVELOPMENT SITE FOR SALE

7532-7538 E McKnight Avenue | Scottsdale, AZ 85251



E INDIAN SCHOOL RD

RETAIL
REDEVELOPMENT

55+ COMMUNITY
REDEVELOPMENT

SITE

N MILLER RD

MAIN STREET PLACE
11 HIGH-END UNITS

E MAIN ST

FUTURE
REDEVELOPMENT


FUTURE
REDEVELOPMENT

FUTURE
REDEVELOPMENT

LEV ROSE
COMMERCIAL REAL ESTATE

TCN

Property Overview

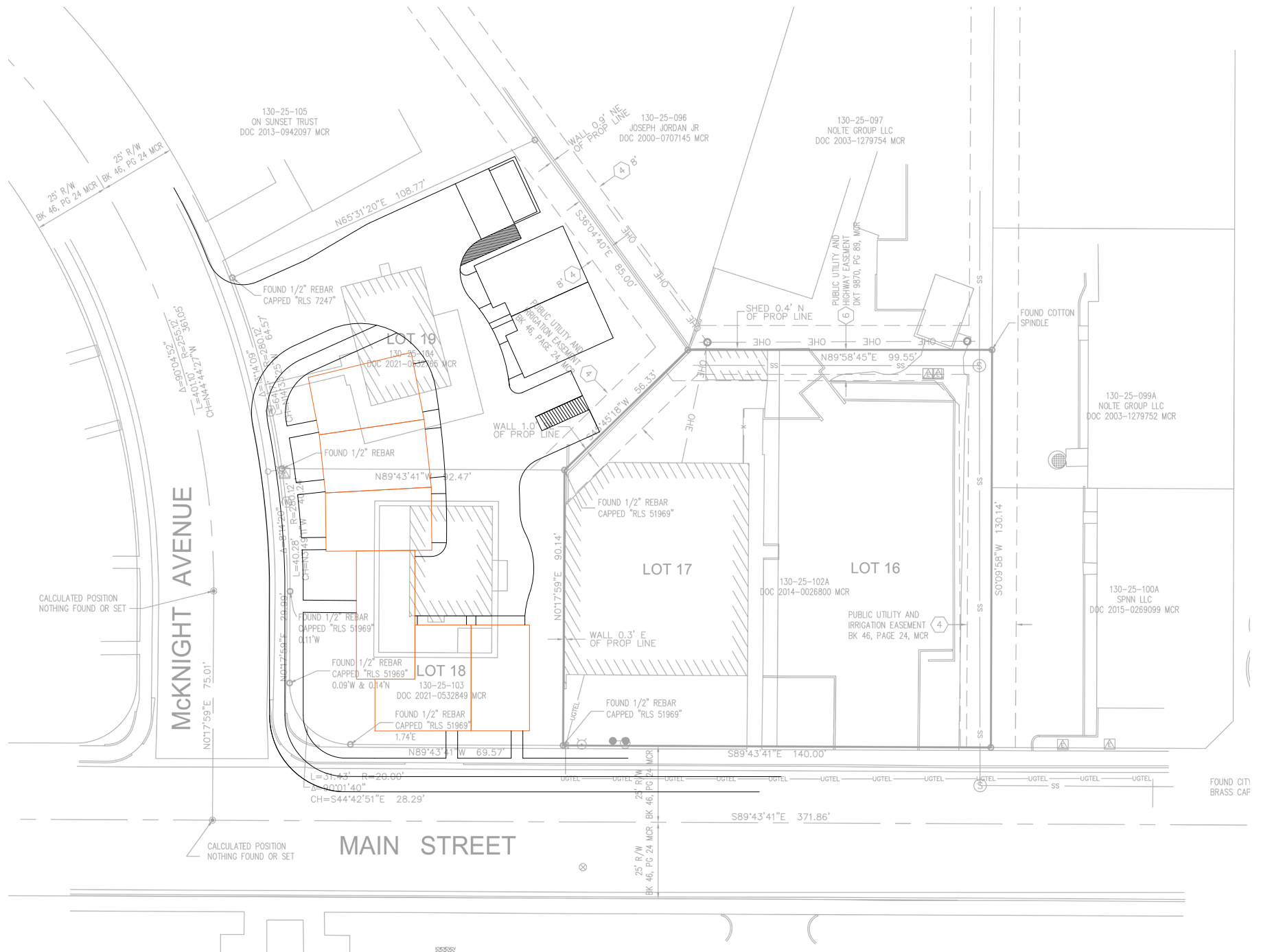
| | |
|----------------------|--|
| Address | 7532-7538 E McKnight Avenue Scottsdale, AZ 85251 |
| Asking Price | \$1,950,000 |
| Property Type | Land/Redevelopment |
| Submarket | Central Scottsdale |
| Located In | Opportunity Zone |
| Lot Size | ±18,921 SF |
| Zoning | D/OR-1.5  |
| Parcel | 130-25-104 130-25-103 |

Property Highlights

- » **Proximity to Amenities:** Old Town Scottsdale is known for its walkability and proximity to high-end dining, shopping, art galleries, and entertainment options. The area has a lively urban vibe while retaining a small-town charm.
- » **Central Connectivity:** Easy access to major freeways, Phoenix Sky Harbor Airport, and neighboring cities like Tempe and Phoenix.
- » **High Demand:** Scottsdale is a popular destination for snowbirds, tourists, and young professionals, ensuring strong rental demand for both residential and commercial land lords.
- » **Cultural and Entertainment Hub:** Home to the Scottsdale Museum of Contemporary Art, the Scottsdale Center for the Performing Arts, and an active nightlife scene with bars, lounges, and live music venues. Two (2) Private Second Floor Patios with Potential to Add Patio Space on the First Floor
- » **Opportunity Zone:** Defer, Reduce, and Eliminate Capital Gains



Conceptual Site Plan





CALA®



COMING SOON



PALLADIUM APARTMENTS

SAN MARIN APARTMENTS

E INDIAN SCHOOL RD ±42,037 VPD

MAIN STREET PLACE LUXURY CONDOS

SITE

OTTSDALE C CENTER

THE CLAYTON ON 2ND FULLY LEASED MULTIFAMILY PROJECT

MULTI-FAMILY PROJECT COMING SOON

FULLY ENTITLED TOWNHOME PROJECT

N MILLER RD ±13,704 VPD

OUR LADY OF PERPETUAL HELP CHURCH

Aerial Overview



TRAINING FACILITY

HONORHEALTH..

AZ88
THE BAR

Los Olivos
MEXICAN RESTAURANT

SCOTTSDALE
POLICE DEPARTMENT

THE CLAYTON ON 2ND
FULLY LEASED
MULTIFAMILY PROJECT

SCOTTSDALE
PUBLIC LIBRARY

SCOTTSDALE
CIVIC CENTER

FULLY ENTITLED
TOWNHOME
PROJECT

MULTI-FAMILY
PROJECT
COMING SOON

MAIN STREET
PLACE
LUXURY CONDOS

SITE

N MILLER RD ±13,704 VPD

SW
58



CAMELBACK MOUNTAIN

MUMMY MOUNTAIN

PHOENICIAN

PARADISE VALLEY

ARCADIA

OPTIMA SONORAN VILLAGE

CAESARS REPUBLIC

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE FASHION SQUARE

SCOTTSDALE WATERFRONT
& SOUTHBRIDGE

W HOTEL

ENTERTAINMENT DISTRICT

ARTS DISTRICT

5TH AVENUE
SHOPPING DISTRICT

ARTS DISTRICT

E. INDIAN SCHOOL ROAD

N. SCOTTSDALE ROAD

SCOTTSDALE MARRIOTT
OLD TOWN

BUSINESS DISTRICT

HISTORIC OLD TOWN

HILTON GARDEN INN



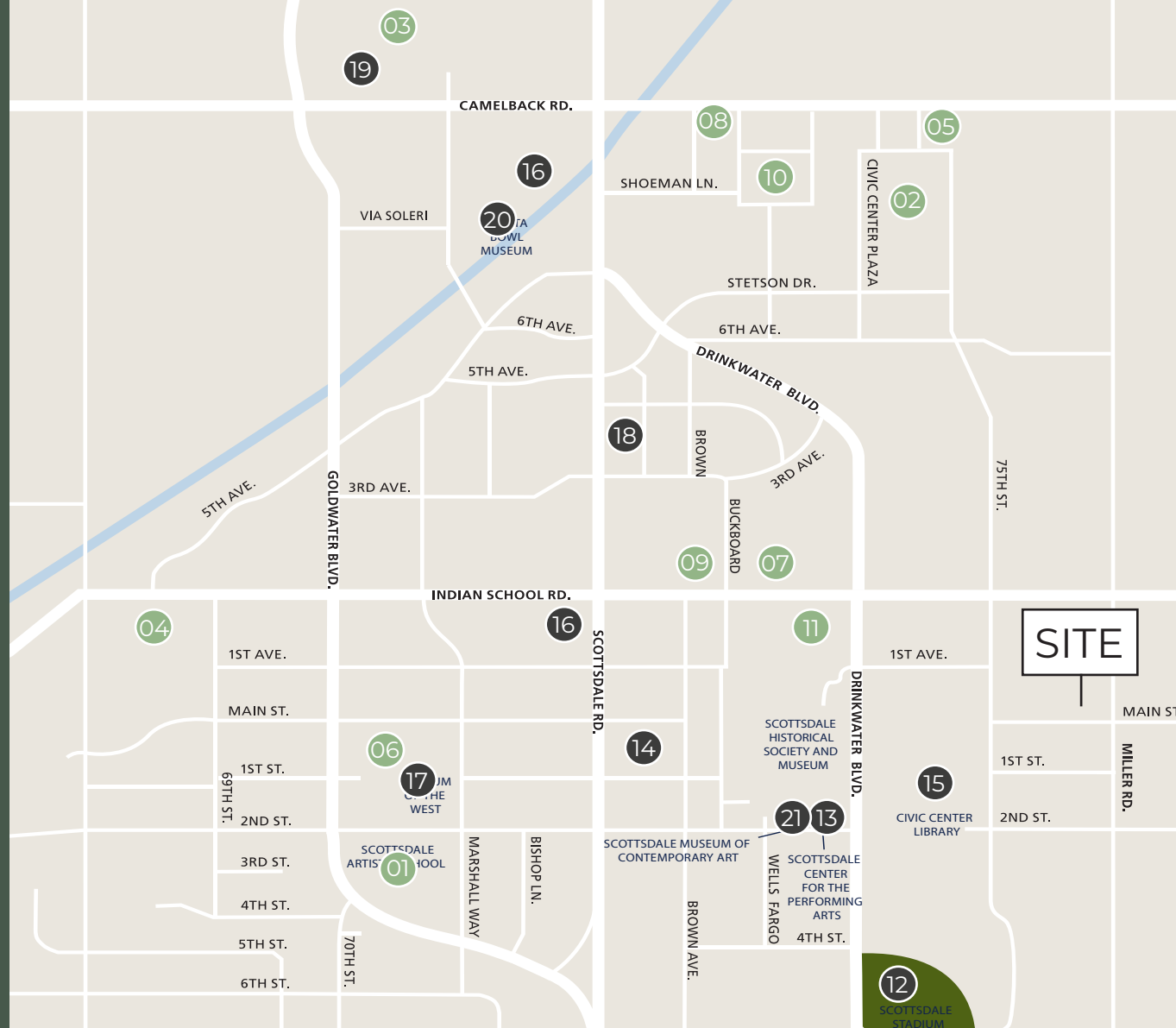
STAY

- 1 BeSpoke Inn Scottsdale
- 2 Aloft
- 3 Caesars Republic
- 4 Hotel Valley Ho
- 5 Senna House
- 6 Canopy
- 7 Hilton Garden Inn
- 8 W Scottsdale
- 9 Scottsdale Marriott Old Town
- 10 Maya Hotel
- 11 The Remi



PLAY

- 12 Scottsdale Stadium
- 13 Scottsdale Center for Performing Arts
- 14 Lane Park
- 15 Civic Center Park
- 16 Scottsdale Waterfront
- 17 Western Spirit Museum
- 18 Rancher Hat Bar
- 19 Wonderspaces Arizona
- 20 Fiest Bowl Museum
- 21 Scottsdale Museum Contemporary Art



LOCATION HIGHLIGHTS



70 Hotels and
9,300 Hotel Rooms



More than 600 Restaurants



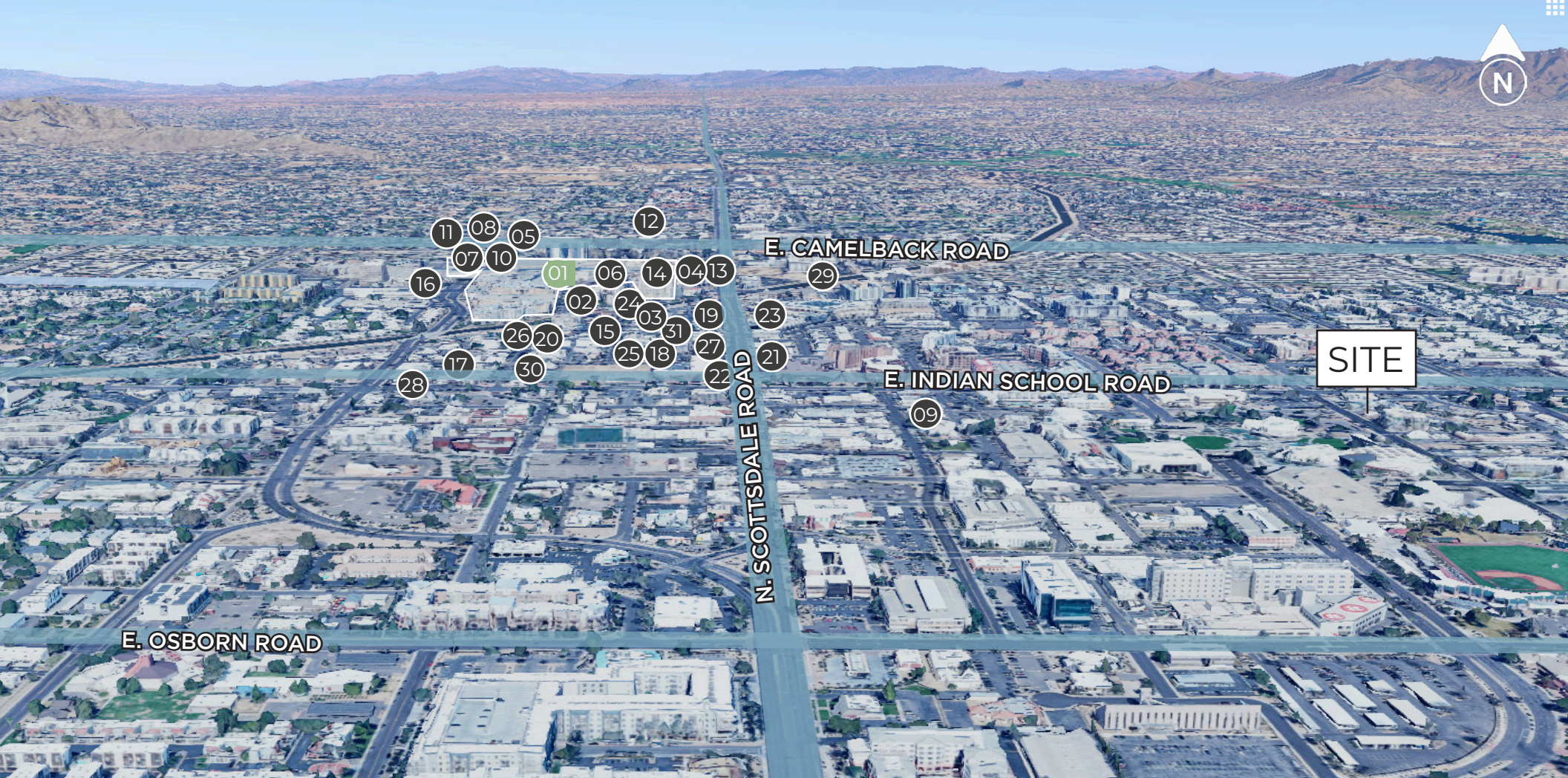
125 Scottsdale-area
Golf Courses



11 million people visit
Scottsdale annually



Close proximity to over
200+ retail amenities



SHOP

1. Scottsdale Fashion Square

| | | | |
|----------------|---------------------|------------------|---------------|
| All Saints | Carolina Herrera | IWC Schaffhausen | Prada |
| ALO | Christian Louboutin | Jimmy Choo | Quay |
| Apple | David Yurman | Louis Vuitton | Rolex |
| Balenciaga | Dior | Lulu Lemon | Saint Laurent |
| Bottega Veneta | Dolce & Gabbana | Marc Jacobs | St John |
| Breitling | Ferragamo | Montblanc | Tesla |
| Bulgari | Gucci | Neiman Marcus | Tiffany & Co |
| Burberry | Hermes | Omega | Versace |
| Cartier | Hublot | Panerai | Zimmerman |



EAT & DRINK

| | | |
|-------------------------------|-------------------------|-------------------------------|
| 2. Elephante (Coming Soon) | 12. SEVEN - Caesars | 22. Velvet Taco (Coming Soon) |
| 3. Mastro's City Hall | 13. Moxies | 23. Morning Squeeze |
| 4. Maple & Ash | 14. Catch (Coming Soon) | 24. Call Her Martina |
| 5. Ocean 44 | 15. Olive & Ivy | 25. STK Steakhouse |
| 6. Din Tai Fung (Coming Soon) | 16. Culinary Dropout | 26. Barrio Queen |
| 7. Nobu | 17. The Herb Box | 27. Bourbon & Bones |
| 8. Toca Madera | 18. FnB Restaurant | 28. EVO Old Town |
| 9. Tommy V's | 19. Farm & Craft | 29. Cala Scottsdale |
| 10. Francine | 20. The Breakfast Club | 30. Citizen Public House |
| 11. Zinque | 21. Wine Girl | 31. The Montauk |

SUBMARKET OVERVIEW

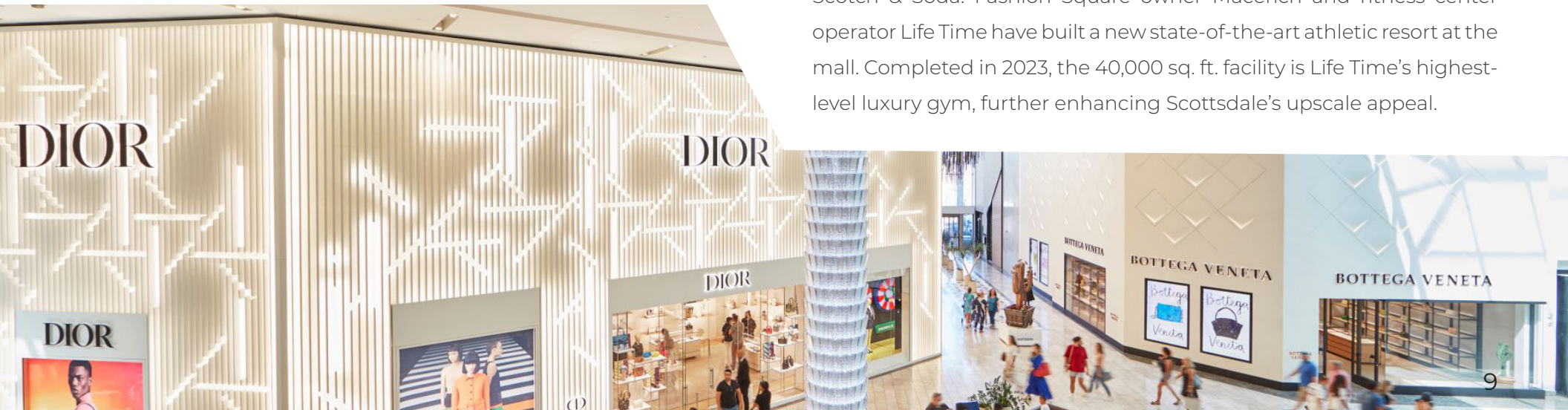
- » A highly walkable location in the heart of Old Town Scottsdale
- » Located within a premier institutional submarket in Phoenix, offering limited development opportunities
- » Class AA destination featuring unique cultural attractions, upscale shopping and dining, and exceptional urban walkability
- » Neighboring Phoenix's most prestigious communities, with Arcadia to the west and Paradise Valley to the north
- » Positioned within Scottsdale's resort corridor, surrounded by over a dozen world-class resorts and golf courses within a five-mile radius

Old Town Scottsdale Appeal

One-of-a-kind boutiques and galleries provide an unrivaled shopping experience in Old Town Scottsdale. Fine-dining restaurants, gastro pubs, hip cafés, breweries, and nightlife destinations line the streets from Scottsdale Fashion Square to the Arts District. Year-round events throughout Old Town Scottsdale's distinct districts create a vibrant and unique sense of place, which has perpetual resident appeal.

Scottsdale Fashion Square

4167 N Scottsdale Road is one-quarter mile South of Scottsdale Fashion Square, one of the top 10 malls in the United States. Anchored by Neiman Marcus, Nordstrom, Macy's, and Harkins Theatres, Scottsdale Fashion Square is home to high street retailers and eclectic restaurants including Jimmy Choo, Versace, Rolex, Cartier, Bulgari, Salvatore Ferragamo, Nobu, Toca Madera and Ocean 44. Notable new tenants that moved in over the last 12 months include Polestar, Rothy's, and Scotch & Soda. Fashion Square owner Macerich and fitness center operator Life Time have built a new state-of-the-art athletic resort at the mall. Completed in 2023, the 40,000 sq. ft. facility is Life Time's highest-level luxury gym, further enhancing Scottsdale's upscale appeal.



Old Town Development Activity

UNDER CONSTRUCTION

1) The Remi - Hotel (Just Opened!)

[Click to Learn More](#)

2) Hazel & Azure - Mixed Use (2026 Delivery)

[View Development Plans](#)

3) The Kimsey Project - Mixed Use (2026 Delivery)

[View Development Plans](#)

PLANNED DEVELOPMENTS

4) City Center at Scottsdale Collection - Mixed Use

[View Development Plans](#)

5) Southbridge Scottsdale - Mixed Use

Planning in Process

6) Artisan Scottsdale - Multi Family

[View Development Plans](#)

7) The Miller - Multi Family

[View Development Plans](#)

8) SLS - Hotel

[View Development Plans](#)

9) Museum Square - Multi Family

[View Development Plans](#)

10) Goldwater & Indian School - Mixed Use

Planning in Process





SCOTTSDALE DEMOGRAPHICS

Scottsdale, Arizona, is a dynamic city renowned for its upscale lifestyle, thriving culinary scene, and breathtaking desert landscapes. The city is a haven for food enthusiasts, offering a diverse array of top-notch restaurants that range from gourmet dining to trendy eateries. Alongside its rich cultural heritage, Scottsdale boasts modern amenities, luxury resorts, golf courses, and vibrant shopping districts, all set against a backdrop of stunning natural beauty.

243K 

POPULATION

Scottsdale's consistent population growth underscores its appeal as a prime destination for living, working, and leisure. Spanning 31 miles from north to south, Scottsdale covers 184.5 square miles, making it the seventh-largest city in Arizona.

\$100,636 

MEDIAN INCOME

Scottsdale is renowned for its affluent population, with nearly half of its households earning over \$100,000 annually. This high income level contributes to the city's reputation for luxury living and upscale amenities.

+11M 

ANNUAL VISITORS

In 2023, visitors to Scottsdale generated an annual economic impact of \$3.5 billion through local spending, which directly and indirectly supported over 34,000 jobs in the hospitality industry and related sectors.

\$540K 

MEDIAN HOUSING VALUE

Scottsdale tops the Valley's large cities with the highest median housing price. The city has a total of 134,918 residential units, with 55.9% are owner-occupied.



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