

ARIZONA BOARDWALK

FOR LEASE

SCOTTSDALE, ARIZONA

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ARIZONA BOARDWALK

is a one of kind entertainment destination visited by with over 1.5 million people annually



- ±75,000 SF OF RETAIL & DINING
- ATTRACTIONS & EXHIBITIONS
- WATER FEATURES
- ±35 ACRES OF LAND
- PLANS FOR ADDITIONAL ±40 ACRES OF ENTERTAINMENT AND A HYATT HOTEL
- RETAIL SIGNAGE OPTIONS AVAILABLE

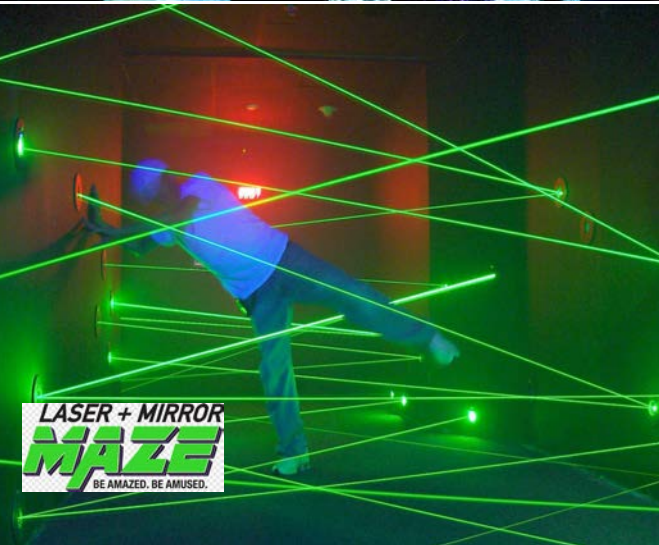


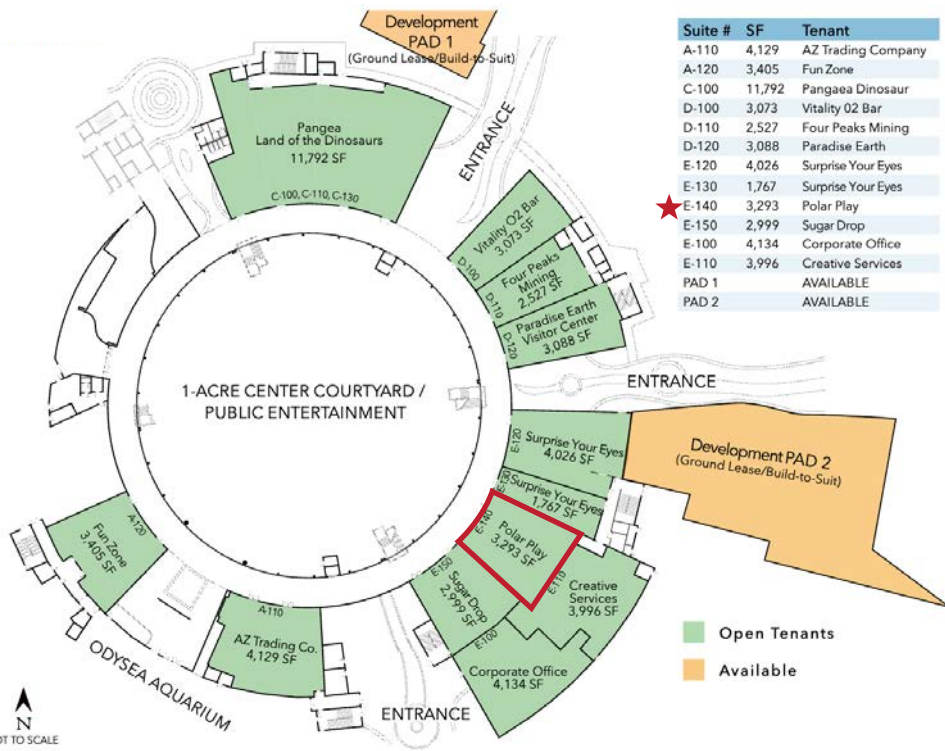
ARIZONA BOARDWALK

IS AMONG THE GREATER
PHOENIX'S TOP
ENTERTAINMENT VENUES.

Located directly off the Loop 101 Freeway in Scottsdale, Arizona — Arizona Boardwalk is the crown jewel of the Scottsdale Entertainment Corridor. There are over 9.5 million visitors within 2 miles of the Scottsdale Entertainment Corridor, and over 1.5 million visit the Arizona Boardwalk complex every year, translating to over \$1 billion dollars spent in the immediate area. All this located within Maricopa County, the fastest growing Country in the United States.



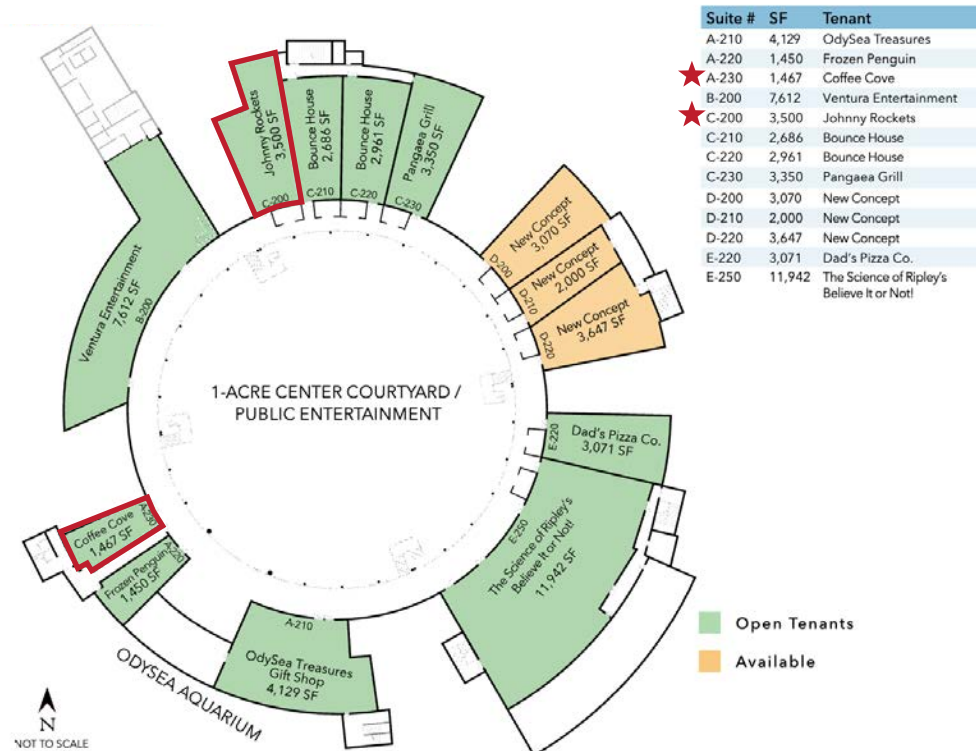




FLOOR PLAN FIRST LEVEL



FLOOR PLAN SECOND LEVEL



SHOP AVAILABILITY

SPACE

SF

COFFEE COVE

±1,400 SF

POLAR PLAY

±3,200 SF

JOHNNY'S PLAYGROUND

±6,000SF

LEASE RATE

CALL FOR PRICING



LAND AVAILABILITY

SPACE	AC
DEVELOPMENT LAND C-2 ZONING	±48 AC <i>Butterfly and Wonderland</i>
PAD 1	±25,000 SF
PAD 2	±80,000 SF
PAD 3	±20,000 SF
PAD 4	±20,000 SF

PRICING

CALL FOR PRICING



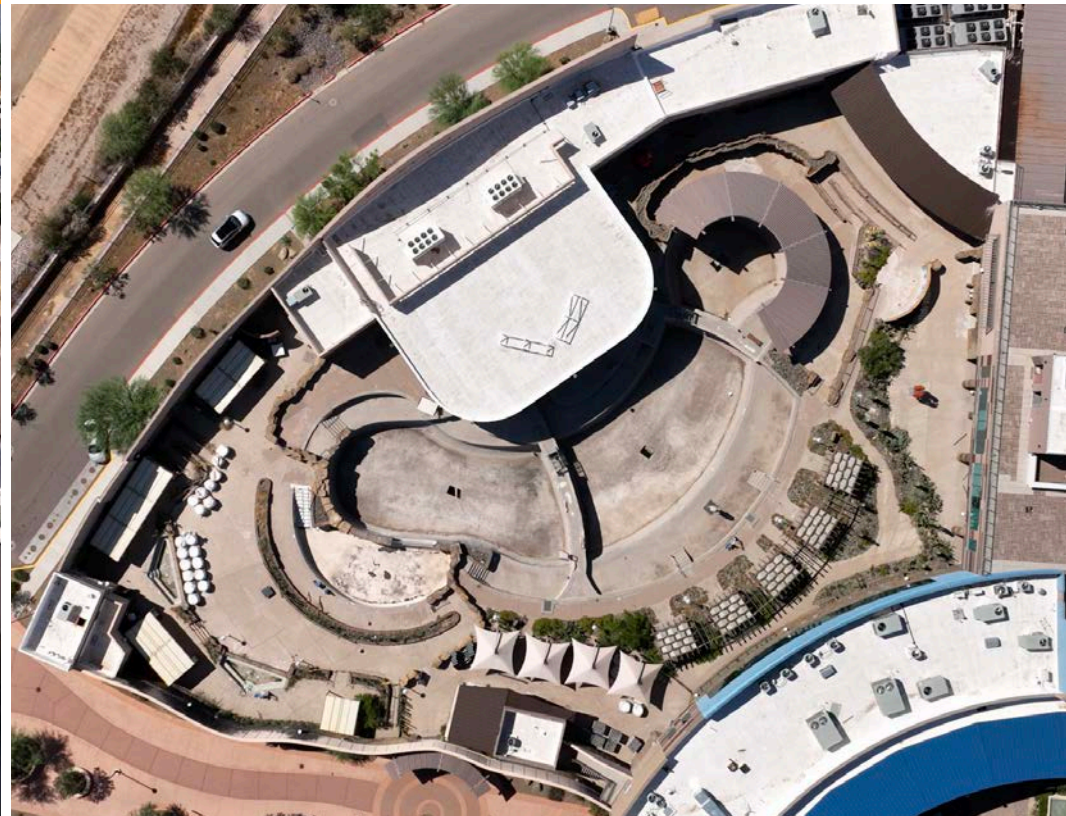
FUTURE DEVELOPMENT



MIXED USE OUTDOOR AQUATIC VENUE

±85,000 SF
2 Story Office
Rooftop Patio
Call For Pricing

**Long Term Ground Lease*



AERIAL OVERVIEW



AERIAL OVERVIEW

McCormick Ranch was one of the first master planned communities in Arizona with $\pm 13,154$ homes averaging $\pm 2,538$ SF. The population in McCormick Ranch is approximately 20,610 people with a median age of 52.



SIERRA BLOOM
 ± 43 -acre class A medical mixed-use development

plexus
 DEPCOM POWER
 Member of Oracle

THE BLOCK
 Hilton, TEXAS, White Castle, Starbucks, nektar, Jersey Mike's Subs, OrthoArizona

PARADISE EARTH will be the largest indoor rainforest in North America with a magical rainforest habitat where thousands of free-flying birds, capuchin monkeys, sloths, giant land turtles, poisonous dart frogs and exotic plants live and reproduce.

Planned ± 48 AC Expansion

Possible Entertainment Expansion

Future 150-Room Hyatt Place Hotel

AQUATIC VENUE

ARIZONA BOARDWALK

PAD FOUR

PAD THREE

PAD TWO

PAD ONE

VIA DE VENTURA 30,000 VPD

195,000 VPD

LOOP 101

DOBSON ROAD

nextiva
 $\pm 102,000$ SF corporate headquarters at Riverwalk



AERIAL OVERVIEW



TALKING STICK RESORT
TOPGOLF

AZ School of Real Estate & Business

JFC

nextiva

GREAT WOLF LODGE
goodwill
HOBBY LOBBY
2nd Swing
TACO BELL
ROADHOUSE CINEMAS
DAVID'S BRIDAL
AutoZone
McDonald's
Starbucks
COSTCO
PETCO
Denny's
chili's
POPEYES LOUISIANA KITCHEN
PANDA EXPRESS

VIA DE VENTURA 30,000 VPD

PAD ONE

LOOP 101

195,000 VPD

PAD TWO

PAD THREE

PAD FOUR

Future 150-Room Hyatt Place Hotel



AERIAL VIDEO

SCOTTSDALE

Overview



240K +

TOTAL POPULATION



\$157K +

AVERAGE HOUSEHOLD INCOME

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DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

THE CITY AT A GLANCE

Scottsdale's top 5 largest employers include HonorHealth, General Dynamics, Vanguard, City of Scottsdale, and CVS Health with approximately 18,000 employees combined. Scottsdale has endless recreational activities for its residents and visitors that include pristine golf courses and resorts, upscale dining, gorgeous hiking trails, horseback riding, museums, and more.



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