

ARIZONA BOARDWALK

MIX USE OUTDOOR AQUATIC VENUE FOR LEASE OR SALE

SCOTTSDALE, ARIZONA

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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.

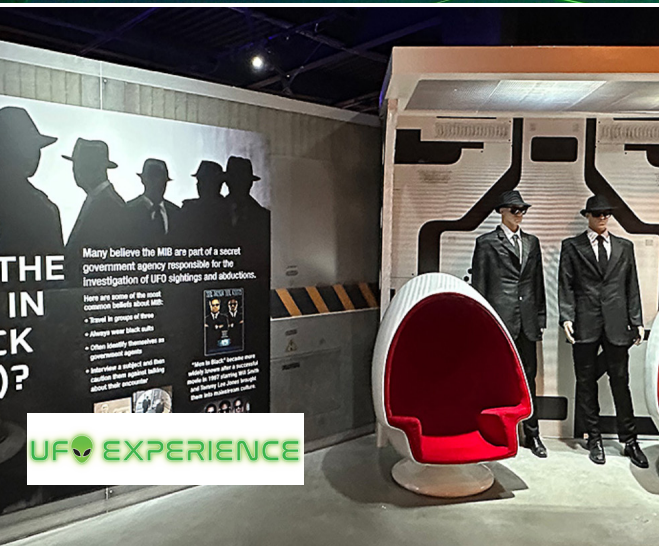
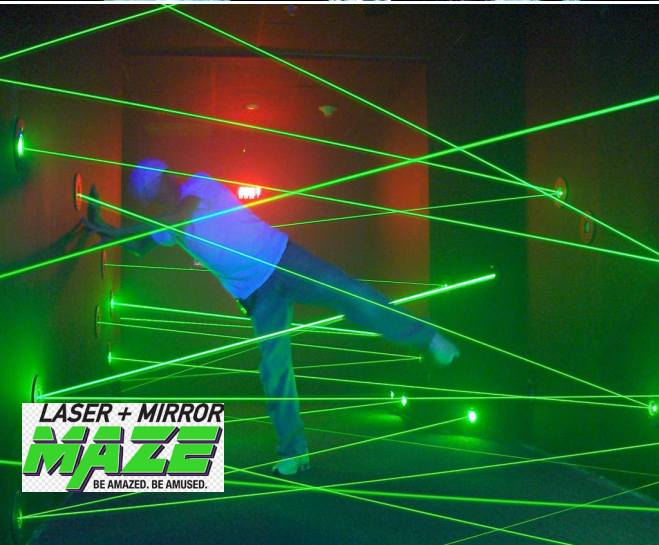




SF BREAKDOWN

USE AND OCCUPANCY CLASSIFICATION – IBC CHAPTER 3
OCCUPANCY TYPES / GROSS BUILDING AREA (PER IBC CHAPTER 3)
 NOT USED FOR EXITING OR RESTROOM CALCULATIONS

1ST FLOOR (EL. = 0'-0")	
A-2 (KITCHEN, FOOD PREP)	1,157 SF
B (OFFICES)	985 SF
M (RETAIL, STORAGE)	5,604 SF
S-1 (STORAGE, STAGING, PUMPS, MAINTENANCE)	2,151 SF
S-2 (LIFE SUPPORT SYSTEMS & BACK OF HOUSE)	756 SF
S-2 (ELECT)	223 SF
NON-OCCUPIED RESTROOMS, STAIRS, ELEVATOR, ELEVATOR EQUIP., HALLS	4,759 SF
CIRCULATION AT ENCLOSED POOL	1,783 SF
WATER SURFACE AT ENCLOSED POOL	4,643 SF
TOTAL 1ST FLOOR (CONDITIONED AREA)	22,061 SF
M (RETAIL ENTRY SOFFIT)	106 SF
A-3 (COVERED ORIENTATION)	1,451 SF
A-3 (COVERED PUBLIC LOCKERS)	878 SF
COVERED CIRCULATION	470 SF
A-2 (COVERD BAR)	214 SF
TOTAL 1ST FLOOR (OUTDOOR COVERED AREA)	3,119 SF
TOTAL FIRST FLOOR GROSS BLDG AREA	25,180 SF
A-5 (OUTDOOR LOUNGE, RECESSED VIEWING)	7,241 SF
A-5 (OUTDOOR CIRCULATION)	11,809 SF
A-3 (OUTDOOR ORIENTATION - TRELLIS)	840 SF
A-2 (OUTDOOR CAFÉ SEATING)	2,582 SF
OUTDOOR LANDSCAPING	4,923 SF
NON-OCCUPIED OUTDOOR LOCKERS/SHOWERS	525 SF
OUTDOOR POOL & SPA WATER SURFACE	14,233 SF
OUTDOOR MECHANICAL YARD & BASINS	4,131 SF
TOTAL OUTDOOR AREA AT 1ST FLOOR	46,284 SF
2ND FLOOR (EL. = +16'-0")	
B (OFFICE)	2,159 SF
NON-OCCUPIED STAIRS, ELEVATOR, HALLS, RESTROOMS	1,993 SF
S-2 (ELECTRICAL)	206 SF
A-2 (RESTAURANT, BAR, KITCHEN)	6,799 SF
TOTAL 2ND FLOOR GROSS BUILDING AREA	11,157 SF
COVERED WALKWAY	3,100 SF
ROOFTOP PATIO (EL. = +30'-6")	
A-2 (OUTDOOR ROOFTOP PATIO)	4,472 SF
NON-OCCUPIED CONDITIONED STAIRS, ELEVATOR, HALL	813 SF
TOTAL ROOFTOP BUILDING AREA	5,285 SF
TOTAL GROSS BLDG AREA (CONDITIONED SPACE)	34,031 SF
TOTAL GROSS BLDG AREA WITH COVERED AREAS	37,150 SF



MIXED USE OUTDOOR AQUATIC VENUE

±85,000 SF

2 Story Office

Rooftop Patio

Fully Built Out Commercial Kitchen

Call For Pricing

**Long Term Ground Lease*



AERIAL OVERVIEW



Medieval Times
SHOWS & TOURS

RANCHO SOLANO
RECREATION CENTER

Chevron

KATERRA

America's
TACO SHOP

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

DEPCOM POWER

plexus

FIRST AMERICAN
First American Title

Martine & Omani

Loop 101
195,000 VPD

nextiva

VIA DE VENTURA
30,000 VPD

PAD ONE

AQUATIC
VENUE

ARIZONA
BOARDWALK

Future 150-Room
Hyatt Place Hotel

PAD FOUR

PAD THREE

PAD TWO

Planned ±48 AC
Expansion

DOBSON ROAD



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
 First American Title
 Member Office

THE BLOCK
 Hilton, TEXAS, White Castle, Starbucks, nékter, 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

LOOP 101 195,000 VPD

DOBSON ROAD

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



AERIAL OVERVIEW



TALKING STICK RESORT
TOPGOLF

JFC LENDING

AZ School of Real Estate & Business

nextiva

GREAT WOLF LODGE
goodwill
HOBBY LOBBY
2nd Swing
TACO BELL
ROADHOUSE CINEMAS
DAVID'S BRIDAL
AutoZone
McDonald's
STARBUCKS COFFEE
CHIPOTLE
PETCO
Denny's
chili's
PANDA EXPRESS

VIA DE VENTURA 30,000 VPD

PAD ONE

LOOP 101

195,000 VPD

PAD TWO

PAD THREE

PAD FOUR

AQUATIC VENUE

Future 150-Room Hyatt Place Hotel



AERIAL VIDEO



SCOTTSDALE

Overview



240K +

TOTAL POPULATION



\$157K +

AVERAGE HOUSEHOLD INCOME

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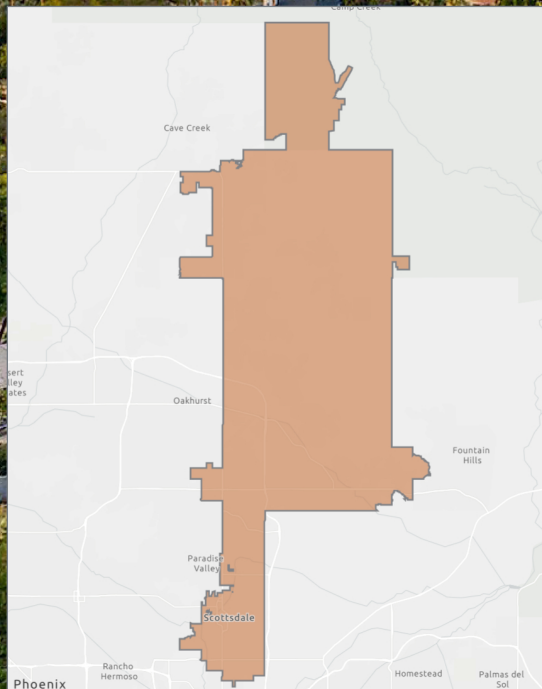


DESIRABLE COMMUNITY

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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