

# South Bridge



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**6,411 SQUARE FOOT LIFESTYLE COMMERCIAL SPACE**

**ONE OF A KIND THROPHY PROPERTY**

*Rare Southbridge waterfront with private patio on the Arizona canal great for entertainment. Ideal for an OWNER/USER OR INVESTOR. Can be private club, family office, event space, creative office, retail, service retail, art/ design studio, gallery or premium restaurant in the heart of Old Town Scottsdale.*

**Inquiries**

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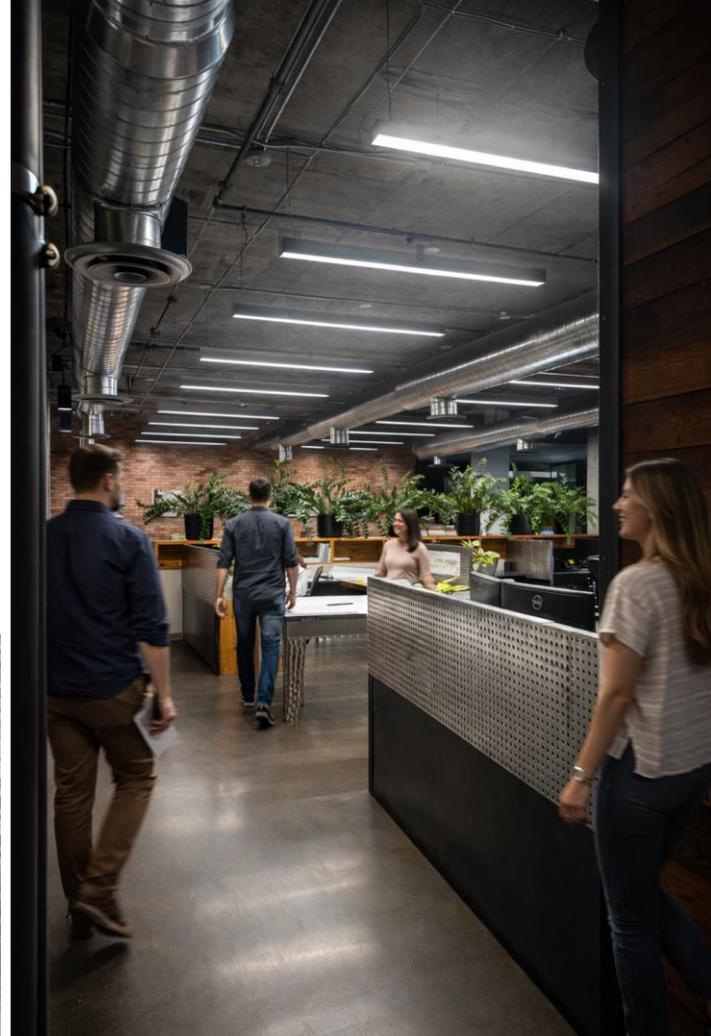
**GENERATIONAL PROPERTY**



# MODERN LIFESTYLE SPACE IN A VIBRANT URBAN SETTING

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*Premium space meets inviting community atmosphere in this beautifully designed mixed use development in Old Town Scottsdale.*



## DESIGN FOCUSED

*Featuring high end custom finishes, espresso bar, retractable doors, 16 foot ceilings with amazing lay out designed for productivity, collaboration and flexibility.*

*Cafes*

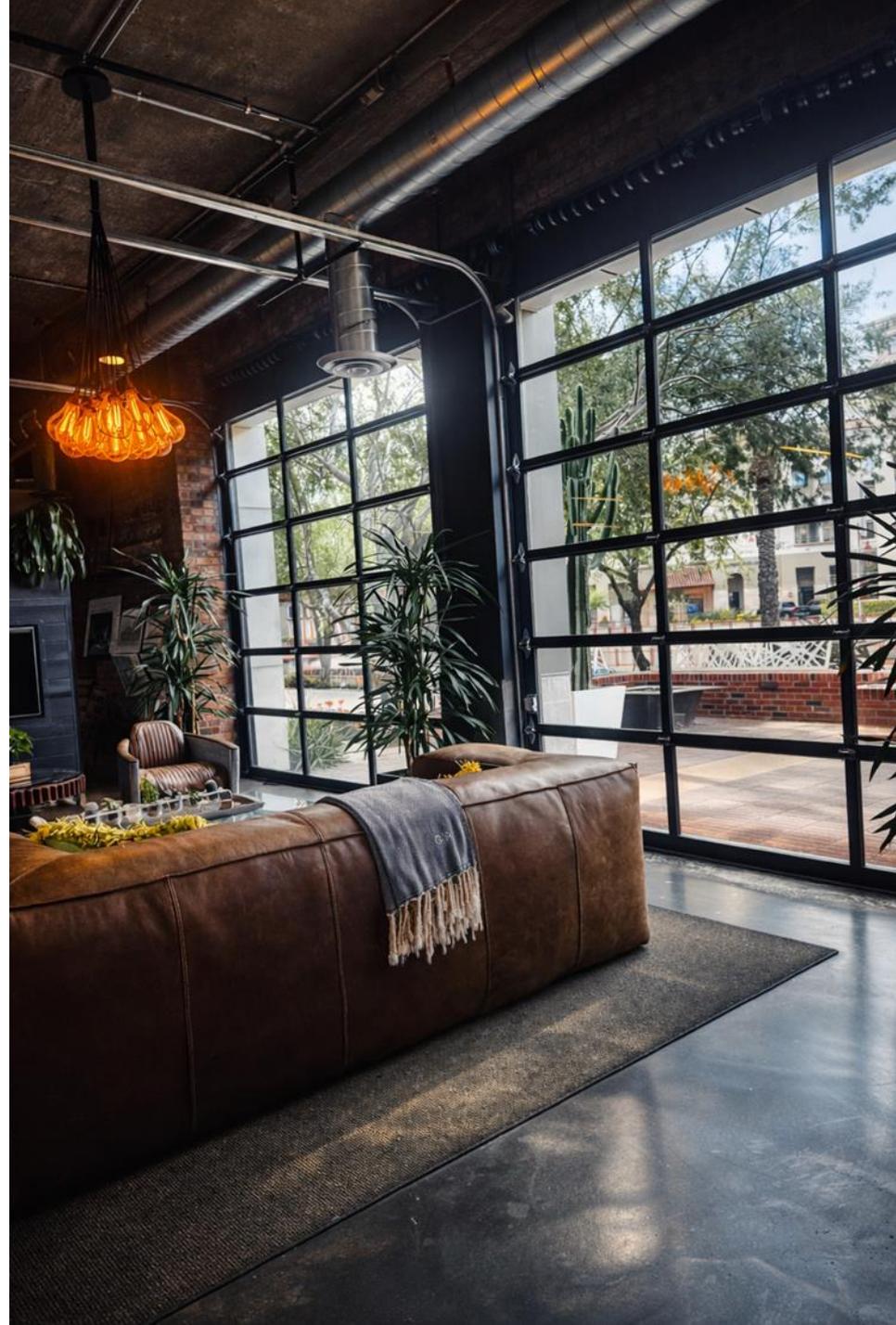
*Retail Shops*

*Outdoor Lounges*

*Scenic Walking Paths*

# CANAL SIDE







Ocean 44

CAESARS REPUBLIC

TOGA MADERA

NOBU

zinqué

FRANCINE

SCOTTSDALE Fashion Square



MOXIES



EDITION

CAMELBACK ROAD



CALA SCOTTSDALE

SCOTTSDALE Waterfront

ENTERTAINMENT DISTRICT

Olive & ivy RESTAURANT & BAR/STAGE



6th Avenue



SCOTTSDALE ROAD



Molteni & C

MARSHALL WAY



INDIAN SCHOOL ROAD





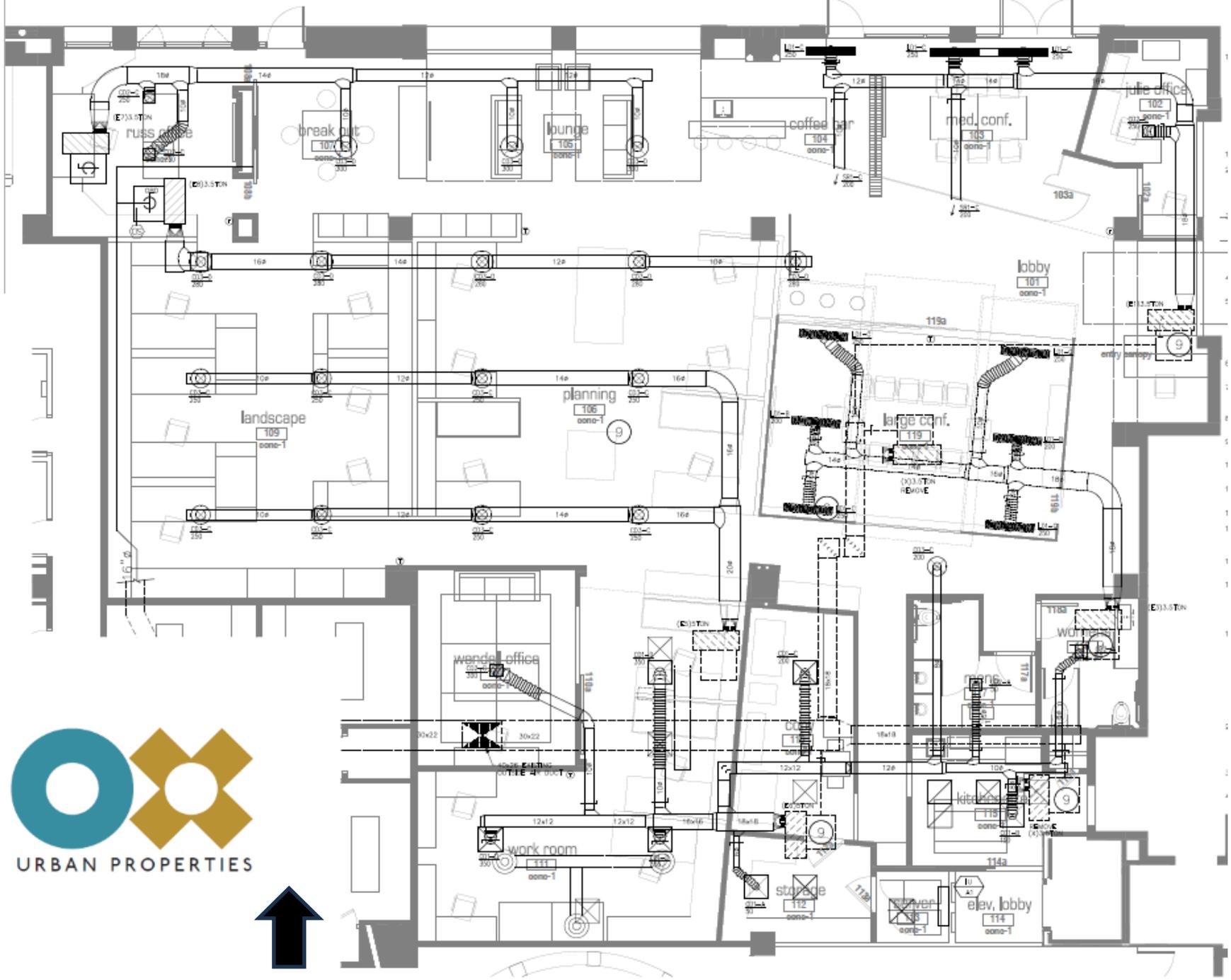
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Olive & Ivy  
RESTAURANT • MARKETPLACE



- Rose Law Gro
- Gentry We  
Managem
- Gregory Plouett
- Mandy Marie Eve
- Carolina
- Drewett Works  
// Architecture
- Amy Afelio  
Women's clo
- Homeland







## DETAILS

<b>TOTAL SF</b>	6,411 SF
<b>ZONING</b>	C-2
<b>ALLOWABLE USES:</b>	OFFICE, RETAIL OR RESTAURANT
<b>RESERVED GARAGE PARKING</b>	2 spots
<b>PARKING GARAGE</b>	Approx 170 daytime and 250 evening/ weekend spots below grade



## SOUTHBRIDGE DISTRICT

Across the bridge from the Scottsdale Waterfront and Scottsdale Fashion Square in the heart of Scottsdale. 160,000 Square Foot Mixed use urban, pedestrian-friendly village lifestyle center with underground and valet parking, boutique office, eclectic shops/ boutiques and internationally renowned cuisine, lively cultural festivals, art, and the romantic charm of a waterfront park.

Shops and restaurants center on bustling open-air European-style courtyards that thrive with activity day and night.

Within walking distance to numerous galleries and hotels including BOA Steakhouse, Forty Love, the W, The Remi and Fashion Square boasting the valley's finest shopping including Neiman Marcus, Hermes & More.

Minutes from Paradise Valley, Biltmore and Arcadia in the heart of Scottsdale along the Camelback Corridor.

# OLD TOWN SCOTTSDALE GROWTH



SCOTTSDALE FASHION SQUARE



CAESARS REPUBLIC



ALTA GOLDWATER



MUSEUM SQUARE



# GREATER METRO PHOENIX MARKET SUMMARY

Phoenix's historically strong housing, construction and real estate industries are incredibly strong. These industries have helped Phoenix regain its position as one of the leading growth markets in the nation.

## Phoenix has a Vibrant, Diversified Economy

Phoenix has a highly diversified base of industries, led by aerospace, high-tech manufacturing, distribution/ logistics, financial services and corporate/regional headquarters. Phoenix has recently seen many companies move or expand from California, including eBay/PayPal, Amazon.com, Dunn Edwards, Power One, and American Presidential Lines. Phoenix also is ranked among the top in the country for its solar/renewal energy sector and has a rapidly growing healthcare/biomedical industry.

- Inc. Magazine named Phoenix one of the top 20 cities in the country for start-up companies; Phoenix ranks third in the country for entrepreneurs per 1,000 people
- Phoenix is top 10 for financial services employment
- Major data processing, credit card and customer service companies are attracted by Greater Phoenix's telecommunications infrastructure, predictable climate, and low catastrophic risk – no earthquakes, tornados, coastal flooding, or hurricanes
- Arizona has some of the world's largest solar generation projects



## MAJOR PHOENIX METRO EMPLOYERS

### AEROSPACE AND AVIATION

Honeywell  
Boeing  
Cessna  
General Dynamics  
Hawker Beechcraft  
Orbital Sciences Corporation

### HIGH-TECH MANUFACTURING/ DISTRIBUTION

Intel  
Avnet  
Freescale Semiconductor  
Microchip Technology  
Iridium Communications  
Insight Enterprises

### DISTRIBUTION/LOGISTICS CENTERS

Amazon.com  
Dick's Sporting Goods  
Gap, Inc.  
Target  
Macy's  
Walmart

### FINANCIAL/BUSINESS/DATA SERVICES

JP Morgan Chase  
Bank of America  
American Express  
eBay/PayPal  
Vanguard Securities  
Charles Schwab  
Uber  
Northern Trust  
State Farm Regional Headquarters

### CORPORATE/ REGIONAL HEADQUARTERS

Freeport McMoran Copper and Gold  
US Airways  
Apollo Group/University of Phoenix  
PetSmart  
Dial Corporation/Henkel  
Go Daddy

### HEALTHCARE/BIOTECH/ RENEWABLE ENERGY

Mayo Clinic  
United Healthcare  
TGen  
International Genomic Consortium  
First Solar  
Kyocera



URBAN PROPERTIES

# SCOTTSDALE MARKET SUMMARY

Scottsdale is one of the strongest and most resilient markets in the Southwest, defined by sustained economic growth, a highly educated population, and a lifestyle-driven demand base that consistently attracts capital, talent, and tourism.

The city benefits from a **high-income, well-educated demographic profile**, with more than **51% of residents holding a bachelor's degree or higher**. This has translated into a diversified employment base, a steady influx of corporate users, and long-term demand for Class A office, retail, hospitality, and mixed-use assets.

Scottsdale contains the **largest concentration of Class A office space in the region**, supported by modern infrastructure, strong transportation connectivity, and proximity to a first-class executive airport. These fundamentals continue to attract corporate headquarters, technology firms, and biomedical companies seeking both operational efficiency and talent retention.

Tourism represents a major and recurring economic driver. The city generates approximately **\$2.9 billion in annual tourism spending**, welcoming **8.6 million visitors per year** across roughly **13,700 hotel and resort rooms**. Visitor household incomes average **\$107,000**, supporting premium retail, dining, and experiential uses.

Scottsdale is also one of the most active golf markets in the country, with the city and surrounding region hosting an estimated **8.3 million rounds of golf annually**, reinforcing its position as a premier leisure and luxury destination.

From an investment standpoint, Scottsdale consistently ranks among top U.S. cities for economic strength, education, lifestyle, safety, and environmental quality. It has been recognized by **Bloomberg Businessweek** as one of the nation's best cities and by **American Style Magazine** as a **Top 25 U.S. Arts Destination** among mid-size cities.

Collectively, these fundamentals support **durable tenant demand, strong pricing power, and long-term capital preservation**, positioning Scottsdale as a compelling market for institutional and private investors seeking stable returns with lifestyle-driven upside.

## Top 10 Major Employers in Scottsdale

Scottsdale Healthcare	4,278
General Dynamics C4 Systems	3,166
City of Scottsdale	2,744
CVS/Caremark	2,124
GoDaddy.com	1,915
Mayo Clinic	1,861
The Vanguard Group	1,860
Scottsdale Unified School District	1,820
Scottsdale Insurance Company	1,420
L&G Mortgagebank Inc.	1,000

## Education

Paradise Valley Unified School District	33,000 students
Scottsdale Unified School District	26,000 students

## Colleges/Universities

Arizona State University	72,250 students
Scottsdale Community College	22,000 students

## Tourism/Major Hotels

The Phoenician	828
The Westin Kierland Resort & Spa	732
JW Marriott Camelback Inn	453
Scottsdale Plaza Resort	404
DoubleTree Paradise Valley Resort	378
The Westin Kierland Villas Scottsdale	298
Firesky Resort & Spa	204
Scottsdale Cottonwoods Resort	171
Royal Palms	119
The Sanctuary on Camelback	98
Hyatt Regency	500

## Area Events

Waste Management Phoenix Open	525,821
Scottsdale Arabian Horse Show	300,000
Barrett-Jackson Car Auction	270,000
Spring Training	230,000
Fiesta & Buffalo Wild Wings Bowls	127,174
Parada del Sol Parade & Rodeo	100,000
Scottsdale Culinary Festival	40,000
Scottsdale Arts Festival	28,592
Sunday A'Fair	4,497

## Entertainment and Cultural Venues/Sports/Conventions

West World	700,000 attendees
Salt River Fields at Talking Stick	369,393 attendees
Scottsdale Stadium	168,320 attendees



# OLD TOWN SCOTTSDALE



*There's no better place for a business than Scottsdale. Named "the most livable city," it is Arizona's sixth largest city with a population over 215,000. The city is located East of Phoenix and is a popular destination in the winter for vacationers who want to enjoy the state's mild climate.*

## DOWNTOWN SCOTTSDALE

As one of the most acclaimed tourist areas in the state of Arizona, downtown Scottsdale provides an eclectic mix of southwestern and contemporary art galleries, specialty retail, upscale dining, active nightlife and museums for residents and visitors. It is comprised of a number of distinctive districts including Old Town Scottsdale and the Scottsdale Arts District. Downtown Scottsdale offers something for everyone within a close distance and has become pedestrian friendly. Residents and visitors are within walking distance to most of Scottsdale's greatest attractions.

## 5TH AVENUE SHOPS

Fifth Avenue is located within Downtown Scottsdale. It combines the look and feel of Old Scottsdale with some of the city's best

restaurants, unique shops, salons, galleries, jewelers and nightlife.

## ENTERTAINMENT DISTRICT

This district offers a wide selection of dining alternatives that vary from exotic to traditional, along with a wide array of Scottsdale's hottest nightclubs. The entertainment district is the perfect place to go after a day of shopping.

## SCOTTSDALE ARTS DISTRICT

The Scottsdale Art's District is home to the country's original "Art Walk." Each Thursday the Scottsdale Art District is open into the evening, featuring one of the largest concentrations of art galleries in the country, which draw serious art collectors and visitors alike. In addition to the myriad of art galleries, the area is filled with bookstores, world renowned jewelry stores, fine dining and spas.

## OLD TOWN DISTRICT

Amidst designated historic buildings in this western themes area is western wear, bookstores, galleries, home décor shops, Southwest jewelry, restaurants and nightlife options.

## Inquiries

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URBAN PROPERTIES

# OPPORTUNITY ZONE

Located in a federally Approved opportunity zone.

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017.

**Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.**

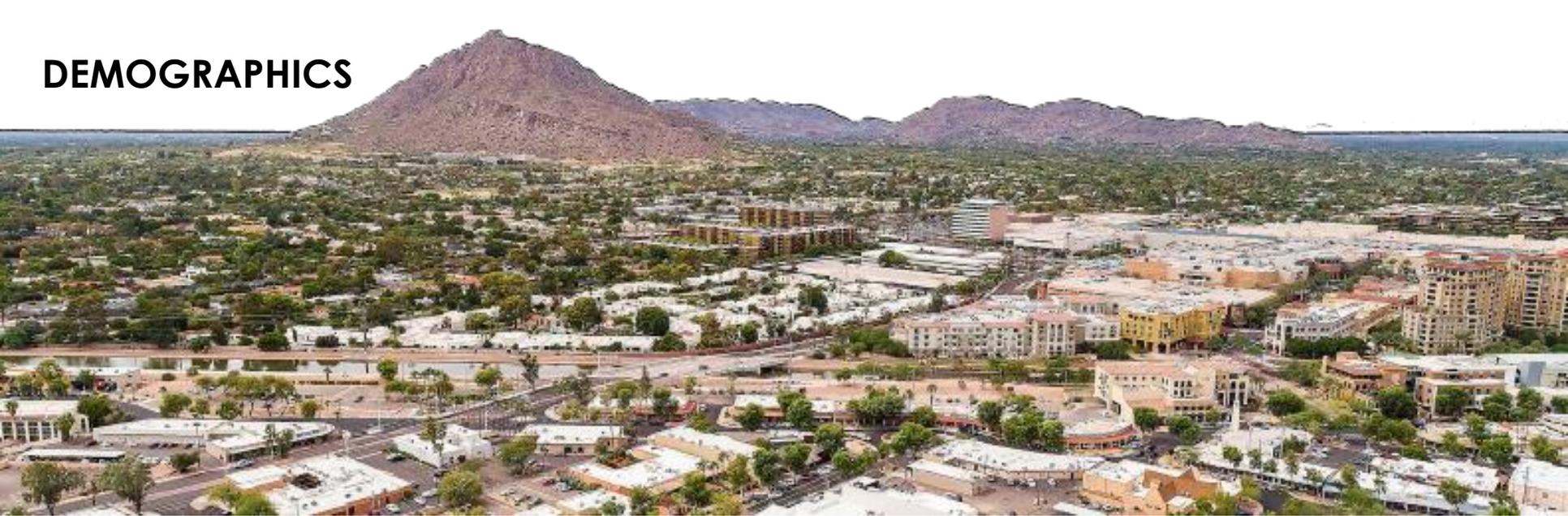
Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.\*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.\*

Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.\*



# DEMOGRAPHICS



<b>2025</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Total Population	20,417	101,331	217,229
Daytime Population	29,328	64,914	168,857
Avg. HH Income	\$102,129	\$111,174	\$106,896
Avg. Family Size	1.7	2.0	2.1
Avg. Age	44.0	41.9	40.3

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