

# Old Town Scottsdale Office/Retail Building For Sale



7101 E Indian School Rd

# Property Overview

<b>Address</b>	7101 E Indian School Rd, Scottsdale AZ, 85251
<b>Asking Price</b>	\$3,300,000
<b>Property Type</b>	Office/Retail
<b>Building Size</b>	±3,317 SF
<b>Lot Size</b>	±19,415 SF
<b>Year Built</b>	1981
<b>Parking</b>	16 Available Spots
<b>Zoning</b>	C-2
<b>Property Taxes</b>	2025: \$17,667.66

# Property Highlights

- » Located in the Heart of Old Town Scottsdale Just steps Away from Hotels, Restaurants, Galleries, and Shopping
- » Excellent Visibility & Frontage Along Indian School Road with Strong Daily Traffic Counts
- » Flexible C-2 Zoning Allowing Retail, Restaurant, Medical, Office & Showroom Uses
- » Strong Demographics & Year-Round Tourism Supporting Local & Destination Users
- » Located Within a Opportunity Zone Offering Capital Gains Tax Advantages



# Submarket Overview

- » One of the most walkable locations in Old Town Scottsdale
- » Premier institutional submarket in Phoenix with scarcity of development opportunities
- » Class AA destination defined by one-of-a-kind cultural attractions, high-end shopping and dining, and urban walkability
- » Adjacent to Phoenix's most exclusive neighborhoods with Arcadia immediately to the west and Paradise Valley immediately to the north
- » In the heart of Scottsdale's resort corridor with more than a dozen world-class resorts and golf courses within five miles

## 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

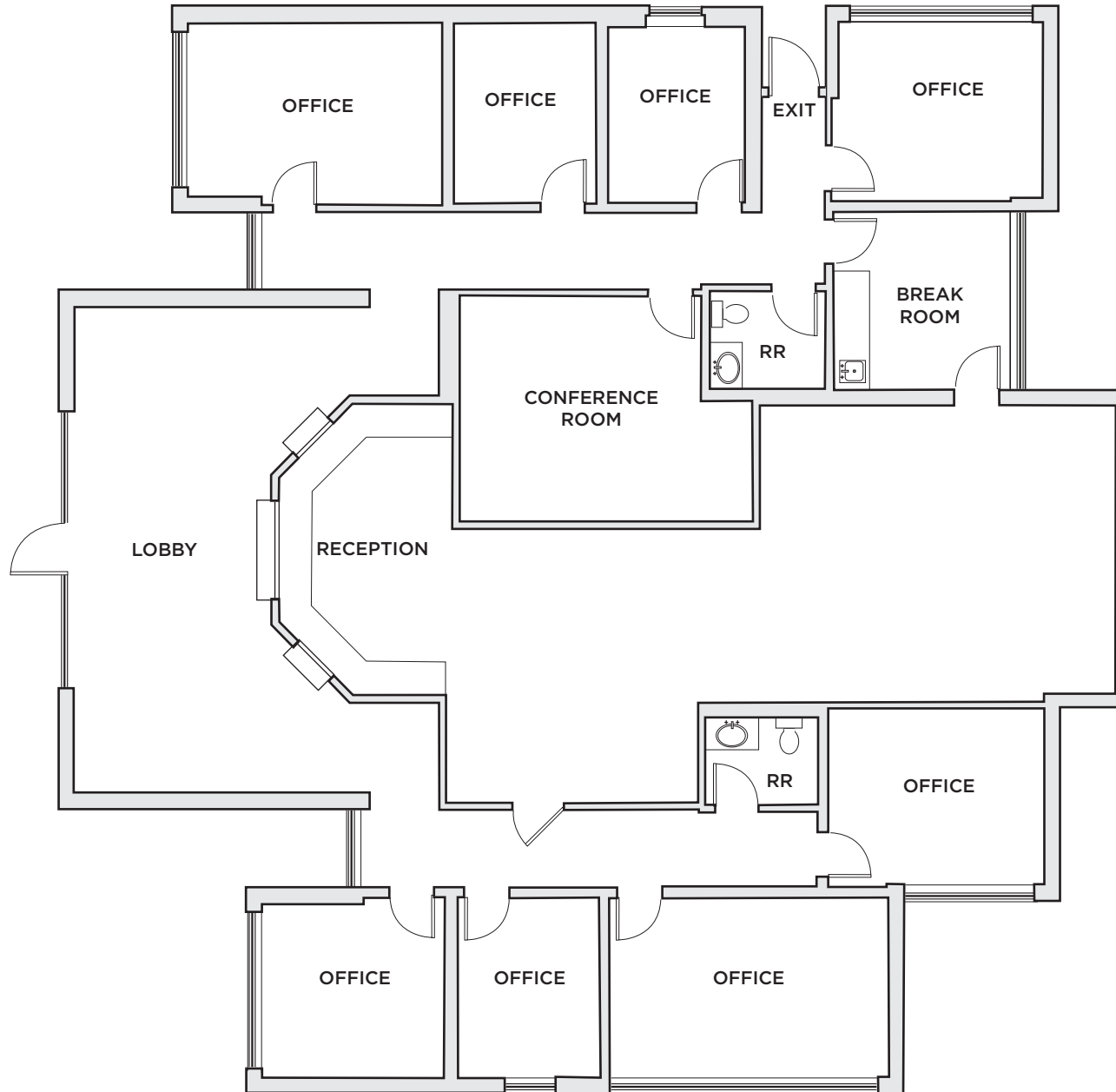
4167 N Scottsdale Road is one-quarter mile South of Scottsdale Fashion Square, one of the top 10 malls in the United States. Anchored by Neiman Marcus, Nordstrom, Macy's, and Harkins Theatres, Scottsdale Fashion Square is home to high street retailers and eclectic restaurants including Jimmy Choo, Versace, 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.



# Floor Plan

±3,317 SF

 [CLICK TO VIEW VIRTUAL TOUR](#)





CAMELBACK MOUNTAIN

MUMMY MOUNTAIN

# PARADISE VALLEY

## ARCADIA

PHOENICIAN

OPTIMA SONORAN VILLAGE

CAESARS REPUBLIC

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE FASHION SQUARE

SCOTTSDALE WATERFRONT & SOUTHBRIDGE

W HOTEL

ENTERTAINMENT DISTRICT

ARTS DISTRICT

5TH AVNEUE SHOPPING DISTRICT

E. INDIAN SCHOOL ROAD

ARTS DISTRICT

7101

SCOTTSDALE MARRIOTT OLD TOWN

N. SCOTTSDALE ROAD

BUSINESS DISTRICT

HISTORIC OLD TOWN

HILTON GARDEN INN



*Old Town*  
SCOTTSDALE

GOLDWATER BLVD

SCOTTSDALE RD

E INDIAN SCOOOL RD ±19,000 VPD

Magnolia Dev.  
±54 units of Retail

5th & Goldwater  
232 Units  
±28,400 SF of Retail/Restaurant

The Kimsey  
190 Units  
Hotel  
168 Keys  
±10,000 SF of Retail

Arbor Old Town

Coach House  
Mon Cheri

7101

HOTEL  
*Valley Ho*  
241 keys

Cafe Monarch  
Craft 64  
Pizzeria Virtu

America's Taco Shop  
Arcadia Farms Cafe

5TH & GOLDWATER

THE KIMSEY

7101





**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**

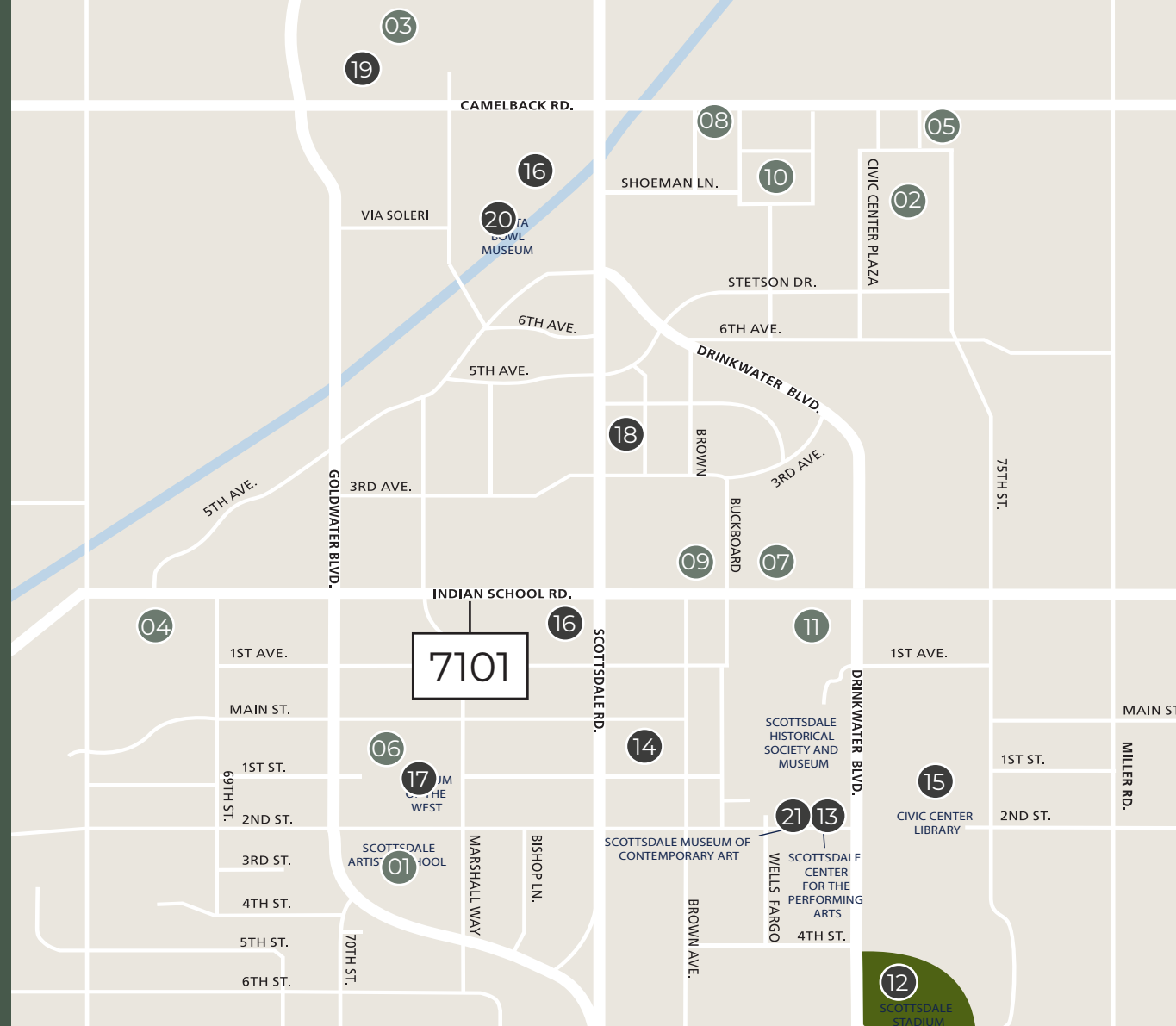
2. Elephante (Coming Soon)
3. Mastro's City Hall
4. Maple & Ash
5. Ocean 44
6. Din Tai Fung (Coming Soon)
7. Nobu
8. Toca Madera
9. Tommy V's
10. Francine
11. Zinque
12. SEVEN - Caesars
13. Moxies
14. Catch (Coming Soon)
15. Olive & Ivy
16. Culinary Dropout
17. The Herb Box
18. FnB Restaurant
19. Farm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

**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 Monarch

**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

# Old Town Development Activity

## UNDER CONSTRUCTION

- 1) Hazel & Azure - Mixed Use (2026 Delivery)**  
[View Development Plans](#)
- 2) The Kimsey Project - Mixed Use (2026 Delivery)**  
[View Development Plans](#)
- 3) Arbor Old Town - Office (2027 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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