

FOR SALE

# ECLIPSE LUXURY APARTMENTS

*Presenting a Rare and Highly Sought-  
After 20-Unit Multifamily Opportunity  
in Scottsdale*

1401 N GRANITE REEF, SCOTTSDALE, AZ

KIDDER.COM

SCOTTSDALEECLIPSE.COM

 **Kidder  
Mathews**



# ECLIPSE LUXURY APARTMENTS

## EXCEPTIONAL LUXURY LIVING EXPERIENCE

### COMMUNITY UNIT MIX | RENTS

Unit Type	SF	Market Lease Rent	\$/SF
2BR/2BA	1,752 - 1,829	\$3,100	\$1.69 - \$1.77
3BR/2BA	1,922 - 2,012	\$3,900	\$1.94 - \$2.03

### ADVANCED ENERGY TECHNOLOGIES

Net Zero Energy, HERS Score = 0

Dedicated Unit Solar Panels with 100% LED Lighting throughout

Low Flow Premium Grohe Faucets and Shower Heads

Dual Paned, Low-E Glass Windows

Energy Efficient Hybrid On-Demand Hot Water Heaters

High SEER-rated HVAC Systems

Energy Efficient programable Nest Thermostats

Synthetic Stucco, reduced maintenance, no cracking, no need to paint.

Cool-Roof Technology Built-Up Foam Roofs

### HOME FEATURES

Expansive Glass in Living Room and Bedrooms

Open Loft-Like Residential Design and Feel

Large entire home-width Private Balconies

Composite Quartz Countertop & Ceramic Tile Flooring

12' to 20' Unit Ceiling Heights

Gallery Smooth Drywall Finish with Solid Core Doors

Decora Light Switches and Outlets

Steel Staircase with Solid Wood treads



# AN *UPSCALE & INNOVATIVE* SCOTTSDALE MULTIFAMILY OPPORTUNITY

Scottsdale Ranked as the Best City in the Country to Find a Job, Boasting a 12% Annual Job Growth Rate.

100% Occupancy, Extremely High Demand Rental Marketplace

Old Town Scottsdale Submarket Boast the Lowest Perennial Vacancy Rate, currently at 6.4%

Lowest New Multifamily Construction Submarket: Only 260 Units Currently Under Construction

Unique Modernist Design by Award Winning Architectural and Development Team

Exceptionally Sized 1,752 to 2,012 Square Foot Two-Bedroom and Three-Bedroom Homes

Access Control Gated Community

20 Expansive and Private Two Car Garages

Established HOA, Facilitating Future Individual Unit Sales



# HIGHLY-ACCESSIBLE LOCATION

Centrally situated within the rapidly gentrifying Scottsdale McDowell Corridor

Short Drive and Walkability to the Most Upscale and Diverse Nightlife, Restaurants, Resorts Entertainment and Shopping.

Close Proximity to the 42-acre mixed-use, award-winning ASU SkySong Innovation Center

**10 MIN**  
SKY HARBOR AIRPORT

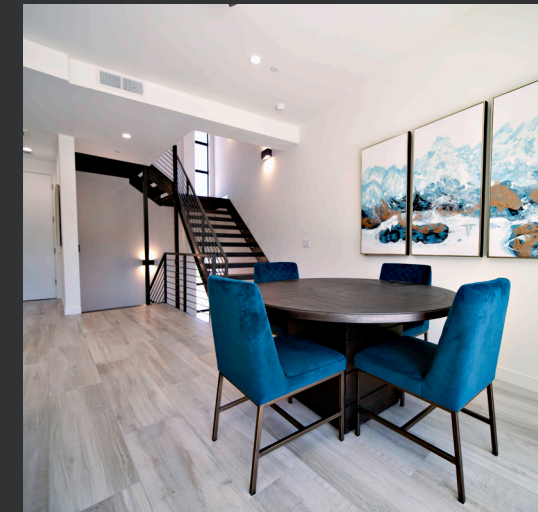
**21 MIN**  
DOWNTOWN PHOENIX







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