

THE MONROE

RETAIL or RESTAURANT FRONTAGE
ANCHORED by LUXURY LIVING!



Nationwide Real Estate Services

Located at the SWC Osborn & Scottsdale Roads | Scottsdale, AZ 85251

Property Highlights

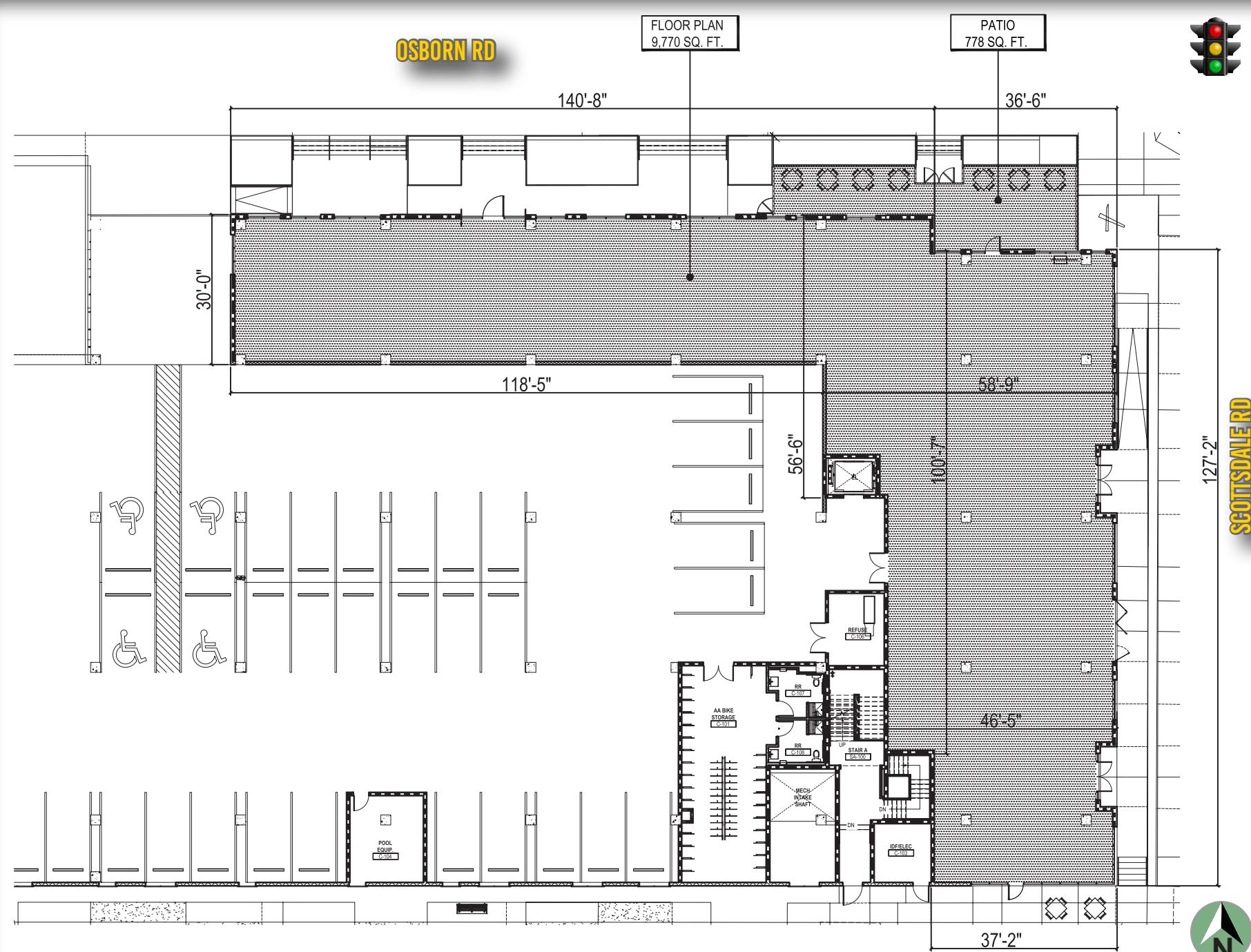
- Located at the SWC of Osborn Rd & Scottsdale Rd
- 226 Housing Units planned
- ± 9,770 SF of Retail Space & ± 778 SF Patio
- 32 parking stalls for retail allocated (there will be an option for valet)
- 14'-8" ceiling heights
- April 2027 delivery
- June 16, 2025 start of construction
- Over 56,500 households within a 3-mile radius with average household incomes of approximately \$150,731
- An estimated 111,451 residents live within 3 miles



Retail | Restaurant

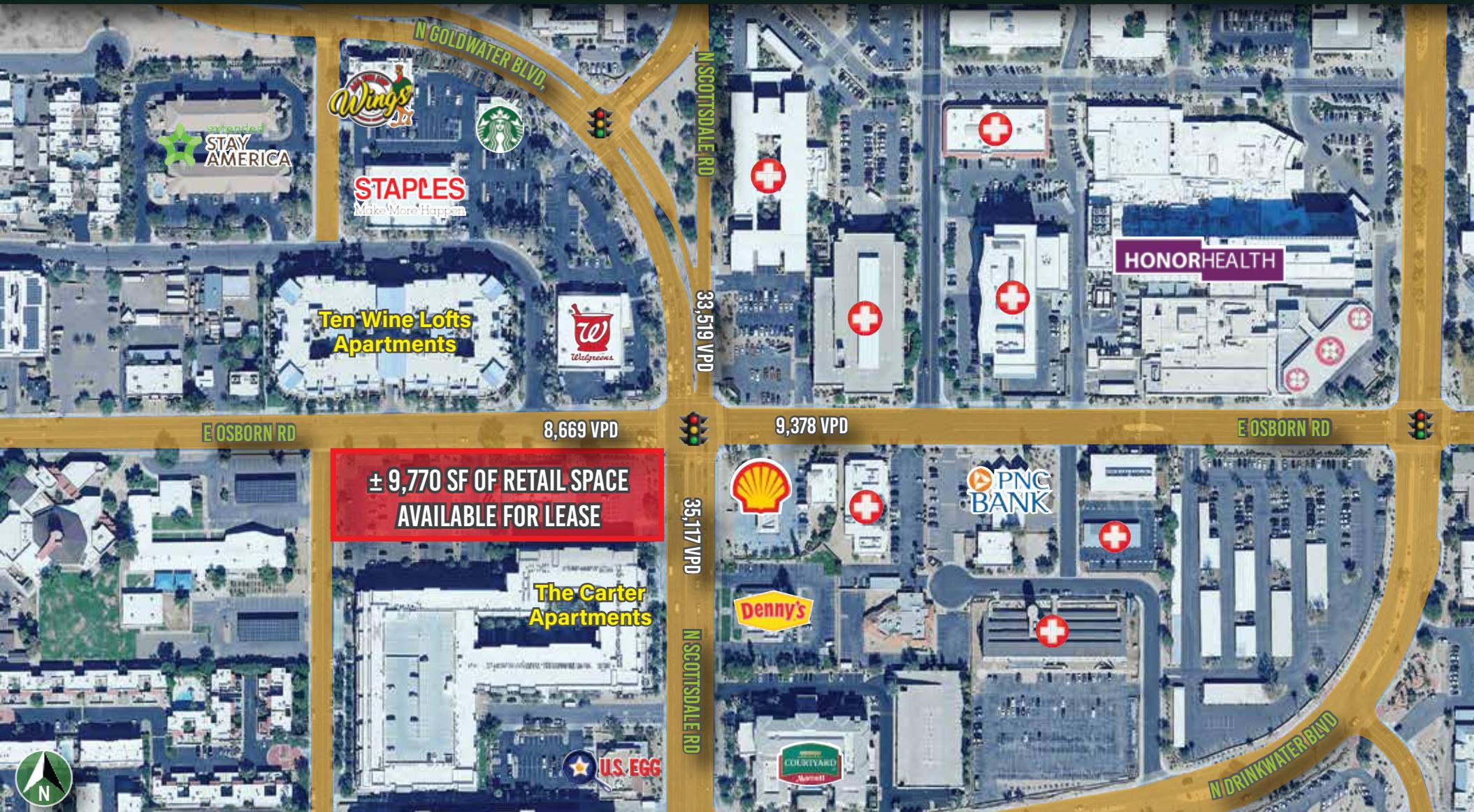
SWC Osborn Rd & Scottsdale Rd
Scottsdale, AZ 85251

FLOOR PLAN



Micro Aerial

SWC Osborn Rd & Scottsdale Rd
Scottsdale, AZ 85251



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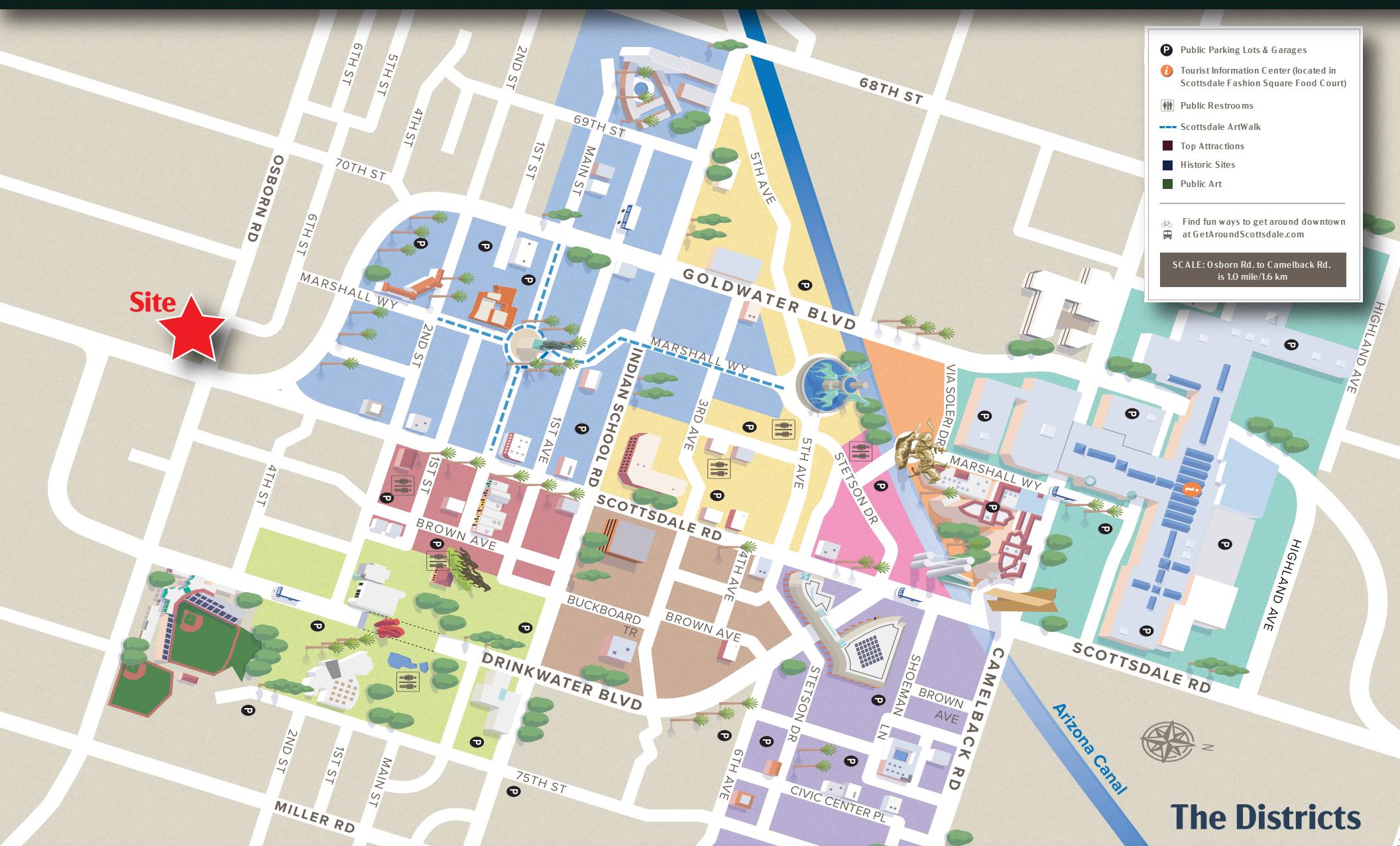
7339 E. McDonald Dr.
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Old Town Districts

SWC Osborn Rd & Scottsdale Rd
Scottsdale, AZ 85251



The Districts

■ ARTS DISTRICT

Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School and the Thursday night ArtWalk all call this district home.

■ BROWN & STETSON DISTRICT

This mixed-use district houses restaurants, bars and numerous hair salons which may come in handy if you're planning a night on the town in the downtown Entertainment District.

■ CIVIC CENTER PARK

The park's 21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art and Scottsdale Center for the Performing Arts.

■ ENTERTAINMENT DISTRICT

The laid-back daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologists showing off their talents at upscale nightclubs and bars.

■ FIFTH AVENUE SHOPPING DISTRICT

This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.

■ HISTORIC OLD TOWN

This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.

■ SCOTTSDALE FASHION SQUARE

The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.

■ SCOTTSDALE WATERFRONT & SOUTHBRIDGE DISTRICTS

These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.



demographics 2025

DEMOGRAPHICS 2025

1 MILE 3 MILE 5 MILE

POPULATION (2025)	21,406	111,451	243,578
PROJECTED POPULATION (2030)	21,354	112,189	244,430
AVG HH INCOME	\$141,021	\$150,731	\$139,966
PROJECTED AVG HH INCOME (2030)	\$138,956	\$147,620	\$136,966
DAYTIME POPULATION	31,581	94,328	230,279
MEDIAN AGE	35.7	39.9	36.6
TOTAL BUSINESSES	3,665	8,719	18,031



TOTAL ANNUAL CONSUMER EXPENDITURE

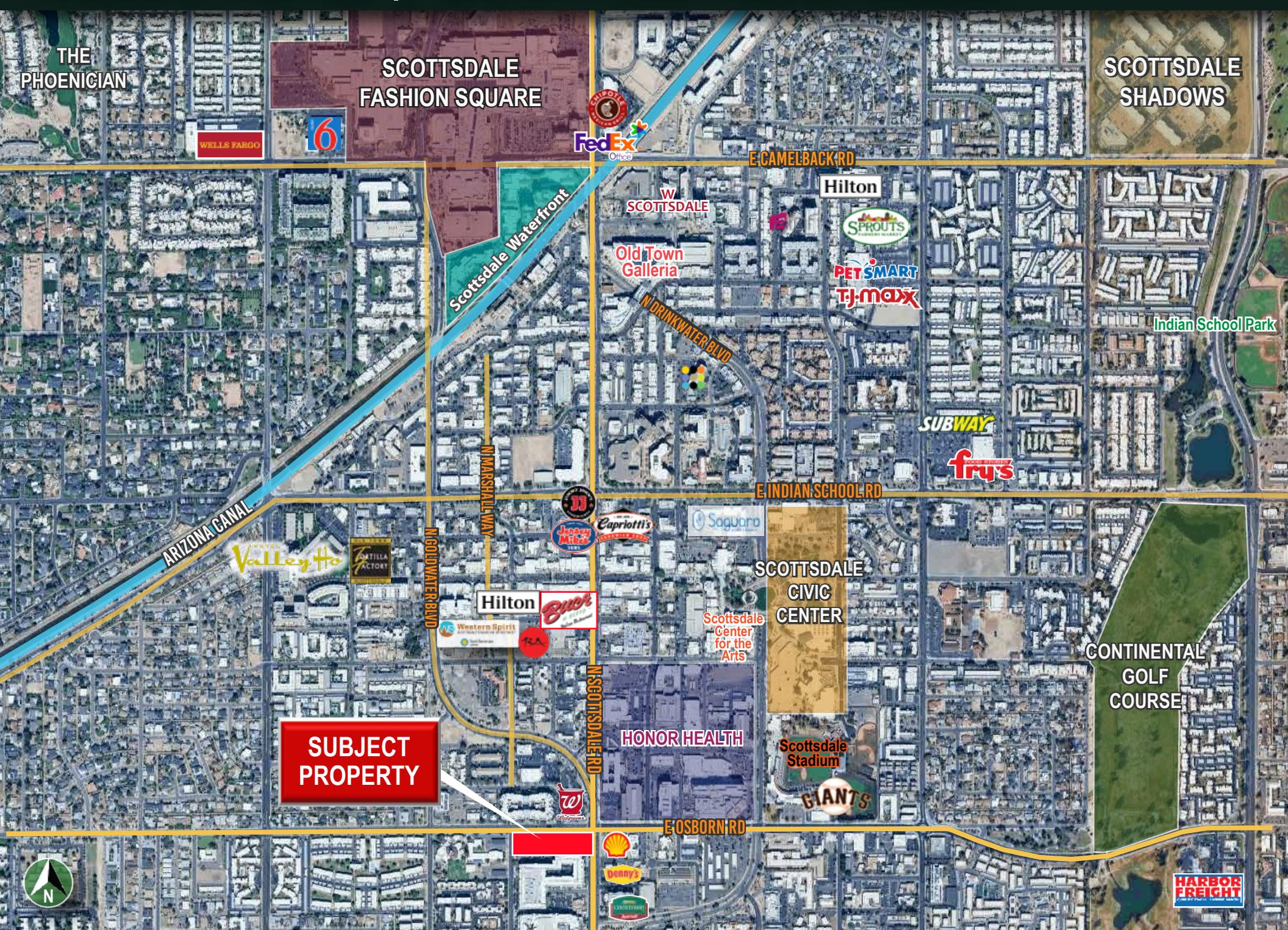
	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$1.24 B	\$6.14 B	\$12.29 B
Total Non-Retail	\$665.3 M	\$3.22 B	\$6.45 B
Total Retail	\$574.95 M	\$2.92 B	\$5.84 B
Entertainment	\$68.98 M	\$342.95 M	\$688.85 M
Food Away from Home	\$53.58 M	\$266.18 M	\$533.05 M
Personal Care	\$13.96 M	\$70.21 M	\$144.27 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$8,847	\$9,046	\$8,795
Total Non-Retail	\$4,746	\$4,738	\$4,618
Total Retail	\$4,102	\$4,307	\$4,177
Entertainment	\$492	\$505	\$493
Food Away from Home	\$382	\$392	\$382
Personal Care	\$100	\$103	\$103

Source: *Sites USA*

Macro Aerial | Downtown Scottsdale



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West View

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