

# THE MONROE

RETAIL or RESTAURANT FRONTAGE  
ANCHORED by LUXURY LIVING!



**D** DIVERSIFIED  
PARTNERS  
Nationwide Real Estate Services

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



# Property Highlights

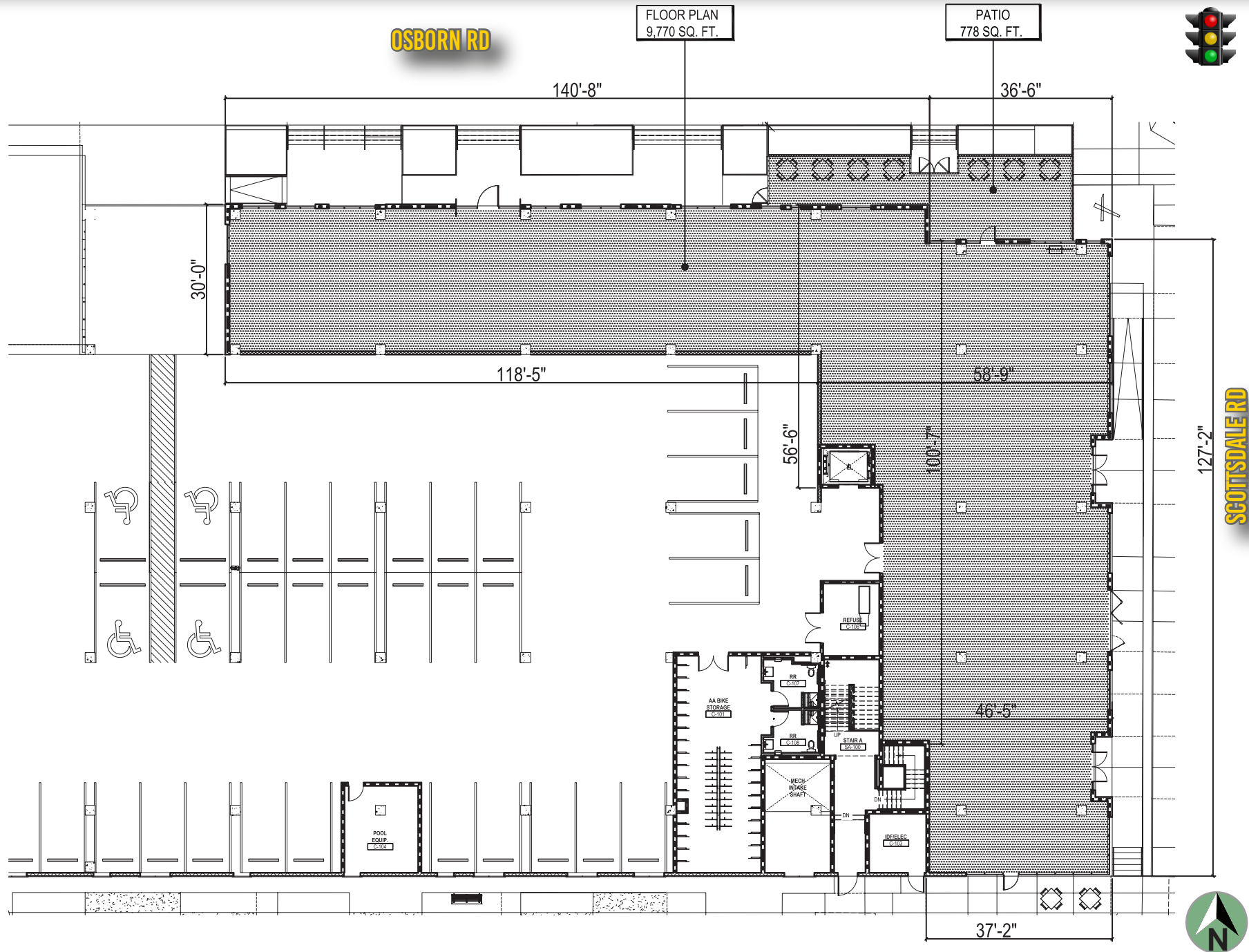
- Located at the SWC of Osborn Rd & Scottsdale Rd
- 226 Housing Units planned
- ± 9,770 SF of Retail Space & ± 778 SF Patio
- 32 parking stalls for retail allocated (there will be an option for valet)
- 14'-8" ceiling heights
- April 2027 delivery
- June 16, 2025 start of construction
- Over 56,500 households 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

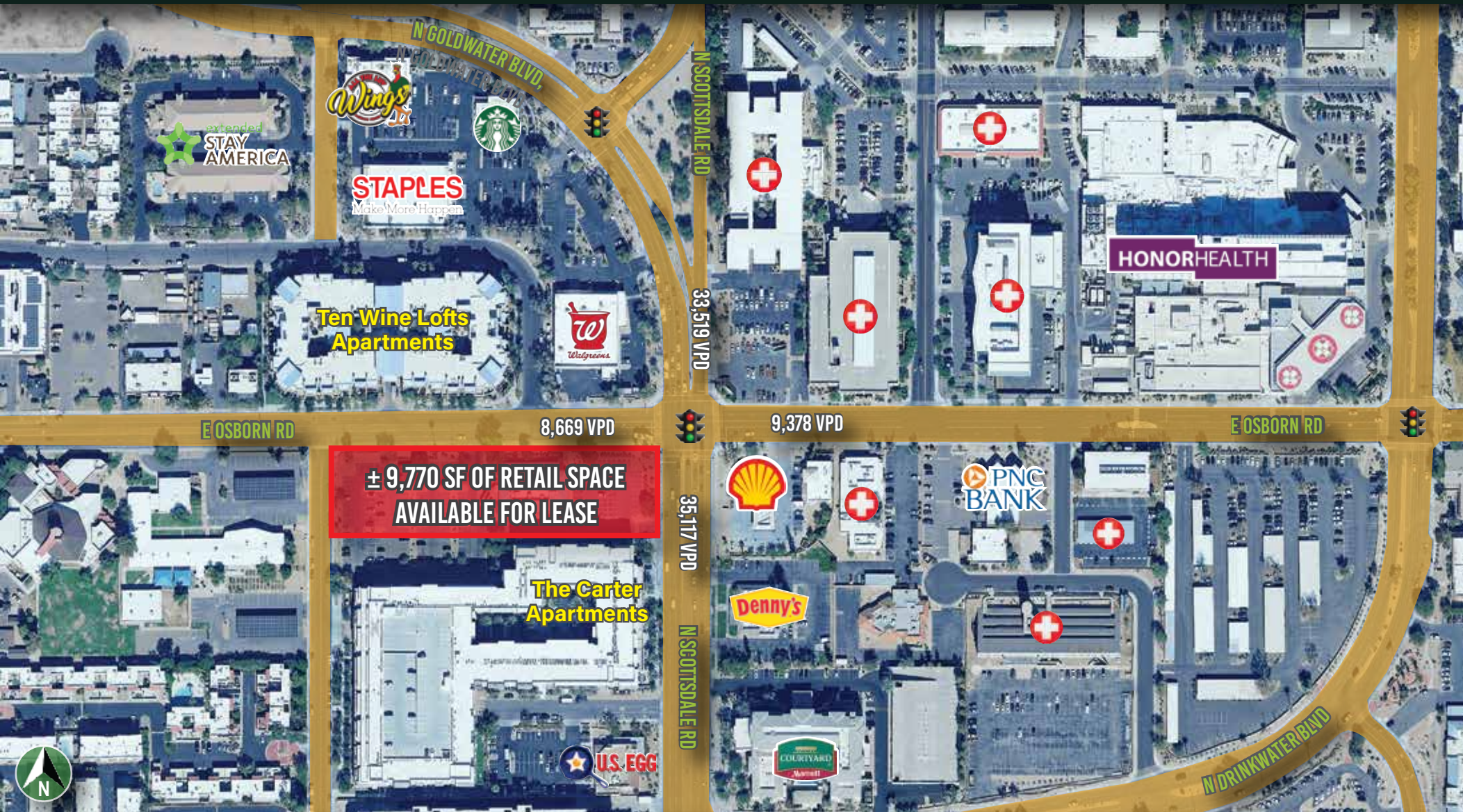
## FLOOR PLAN





# Micro Aerial

SWC Osborn Rd & Scottsdale Rd  
Scottsdale, AZ 85251



**EMMA BARRECA** | 610.469.4000 | emma@dpcr.com  
**MARTI WEINSTEIN** | 224.612.2332 | marti@dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

7339 E. McDonald Dr.  
Scottsdale, AZ 85250  
Main: 480.947.8800  
www.dpcr.com

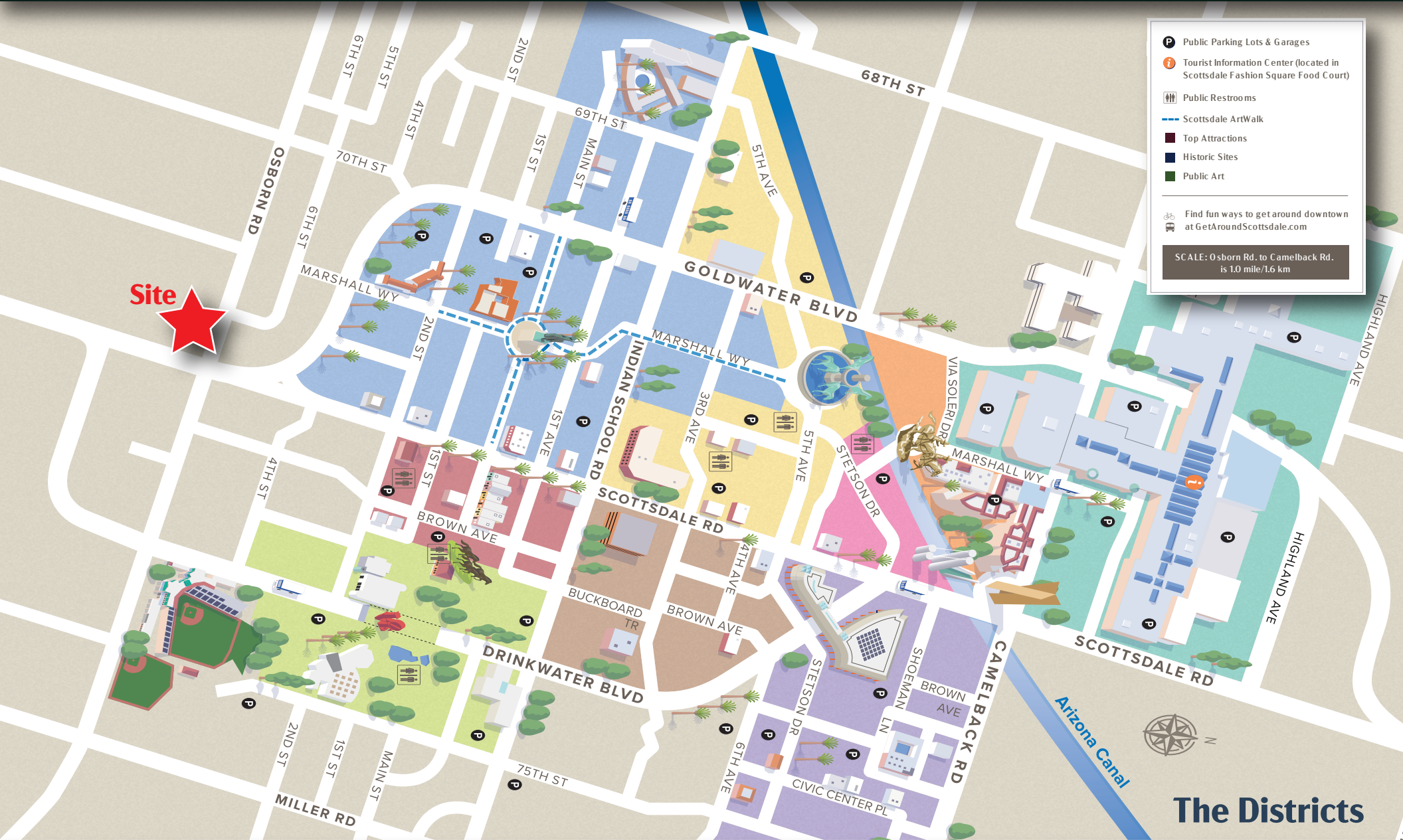
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# Old Town Districts

SWC Osborn Rd & Scottsdale Rd  
Scottsdale, AZ 85251



- Public Parking Lots & Garages
- Tourist Information Center (located in Scottsdale Fashion Square Food Court)
- Public Restrooms
- Scottsdale ArtWalk
- Top Attractions
- Historic Sites
- Public Art

Find fun ways to get around downtown at [GetAroundScottsdale.com](http://GetAroundScottsdale.com)

SCALE: Osborn Rd. to Camelback Rd. is 1.0 mile/1.6 km



## 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



## 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

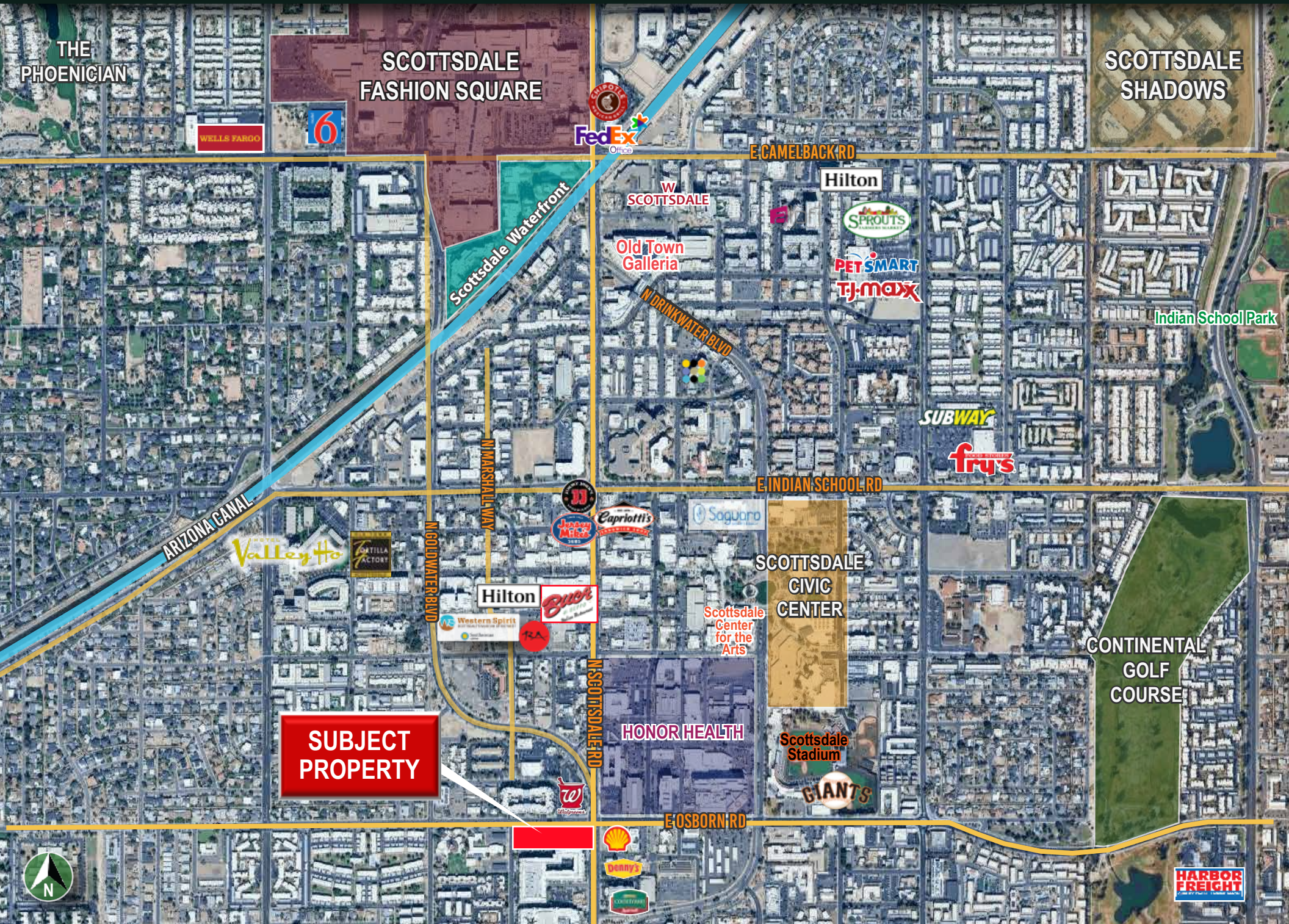
## DEMOGRAPHICS 2025

	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

Source: Sites USA



# Macro Aerial | Downtown Scottsdale





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West View

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