

PACIFIC HERITAGE

atelier

4242

OLD TOWN SCOTTSDALE LIVE WORK OPPORTUNITY

FOR SALE OR LEASE | 4242 N. CRAFTSMAN COURT | SCOTTSDALE, AZ 85251



# PROPERTY SUMMARY



**Sale Price:** \$2,400,000 (\$700.53/SF)



**Lease Rate:** \$40.00/SF (NNN)



**Building Size:**  
1st Floor - ±1,950 SF  
2nd Floor - ±1,476 SF  
Total: ±3,426 SF



**Year Built/Renovated:** 1966/2022



**Zoning:** C-2, City of Scottsdale



**Parking:** Two (2) Parking Spaces



**Property Taxes:** 2024: \$7,269 (\$2.12/SF)





# PROPERTY HIGHLIGHTS

- Rare Live-Work Property in Old Town Scottsdale, Offering Modern Finishes and Versatile Use.
- Unmatched Walkability with Immediate Access to Premier Retail and Dining Options.
- Rare Private Patio Offering an Exceptional Indoor-Outdoor Experience in Old Town.
- Effortless Pull Up Street Parking Plus Nearby Public Parking Garage

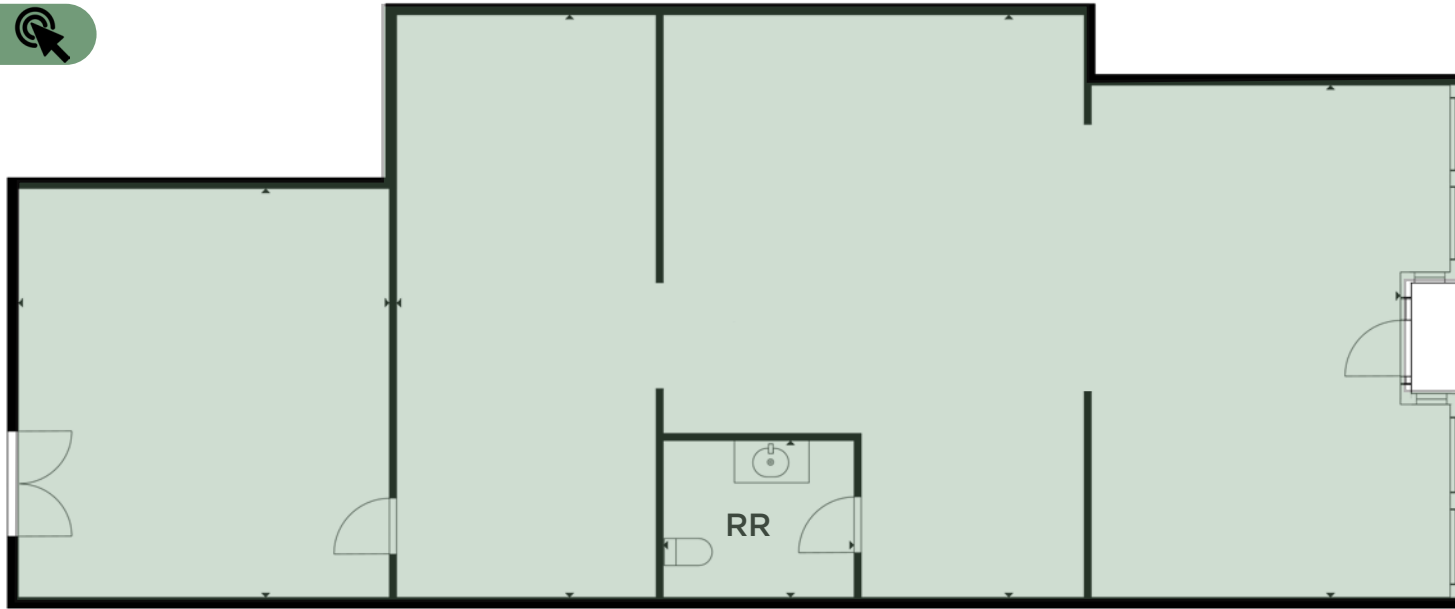


# Floor Plans

±3,426 SF

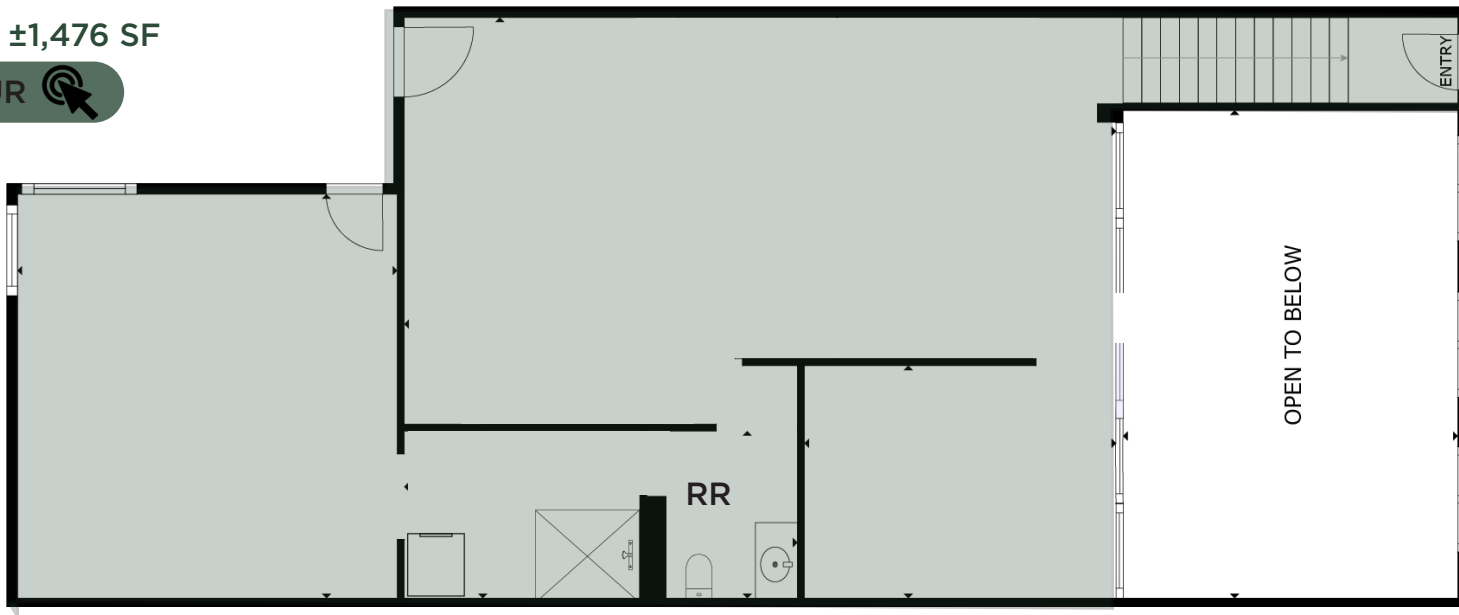
FIRST FLOOR: ±1,950 SF

VIRTUAL TOUR 



SECOND FLOOR: ±1,476 SF

VIRTUAL TOUR 





# PHOTOS







CAMELBACK MOUNTAIN

MUMMY MOUNTAIN

ARCADIA

PARADISE VALLEY

PHOENICIAN

OPTIMA SONORAN VILLAGE

CAESARS REPUBLIC

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE FASHION SQUARE

SCOTTSDALE WATERFRONT  
& SOUTHBRIDGE

4242

ARTS DISTRICT

W HOTEL

ENTERTAINMENT DISTRICT

5TH AVENUE  
SHOPPING DISTRICT

E. INDIAN SCHOOL ROAD

ARTS DISTRICT

SCOTTSDALE MARRIOTT  
OLD TOWN

N. SCOTTSDALE ROAD

HISTORIC OLD TOWN

BUSINESS DISTRICT

HILTON GARDEN INN





## LOCATION HIGHLIGHTS



2 MINUTES FROM  
SCOTTSDALE STADIUM



WALKING DISTANCE TO  
ENTERTAINMENT DISTRICT



±450 FREE PARKING SPACES  
WITHIN WALKING DISTANCE



15 MINUTES TO PHOENIX  
SKY HARBOR AIRPORT



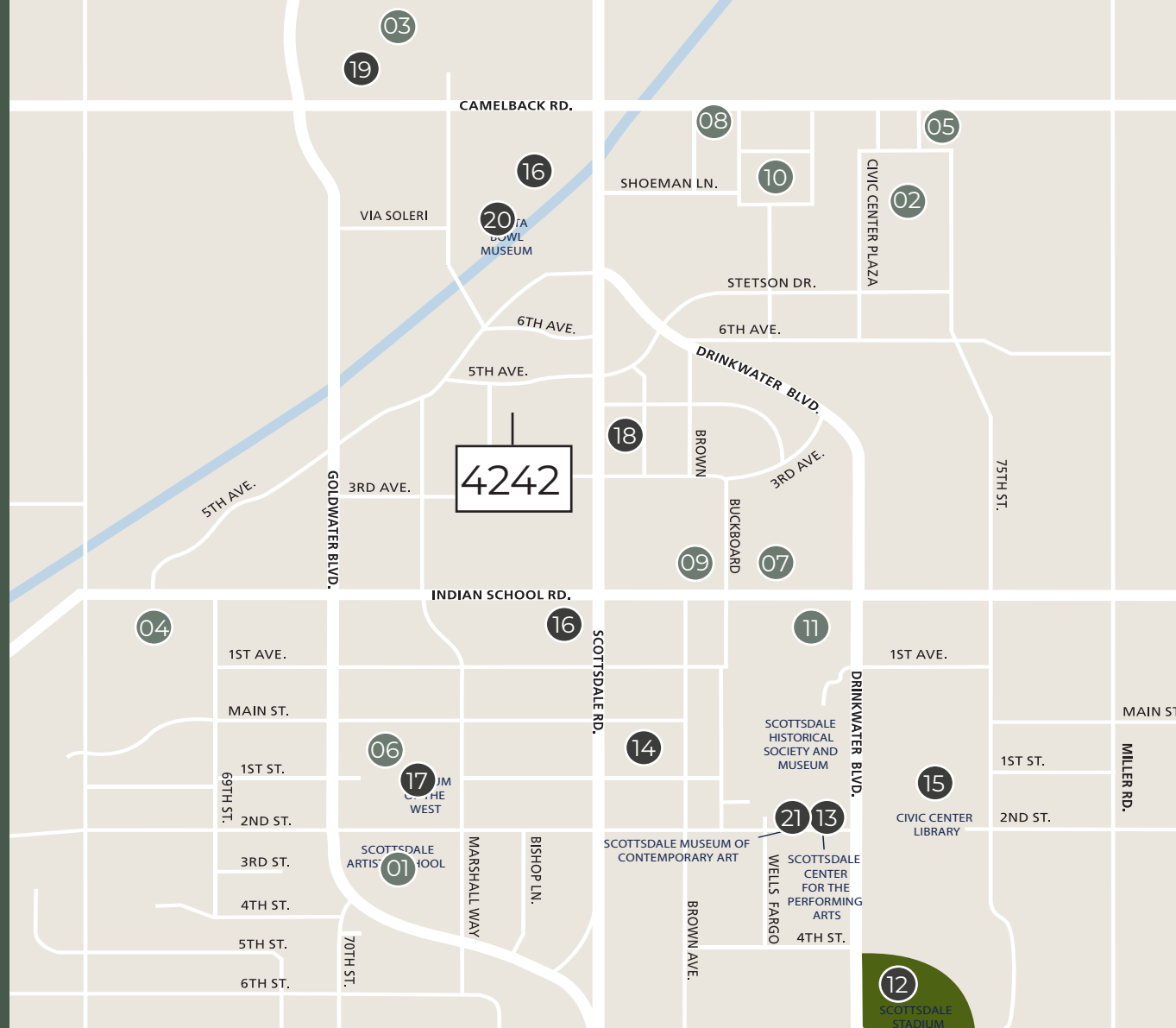
## STAY

- 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





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





# 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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