



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

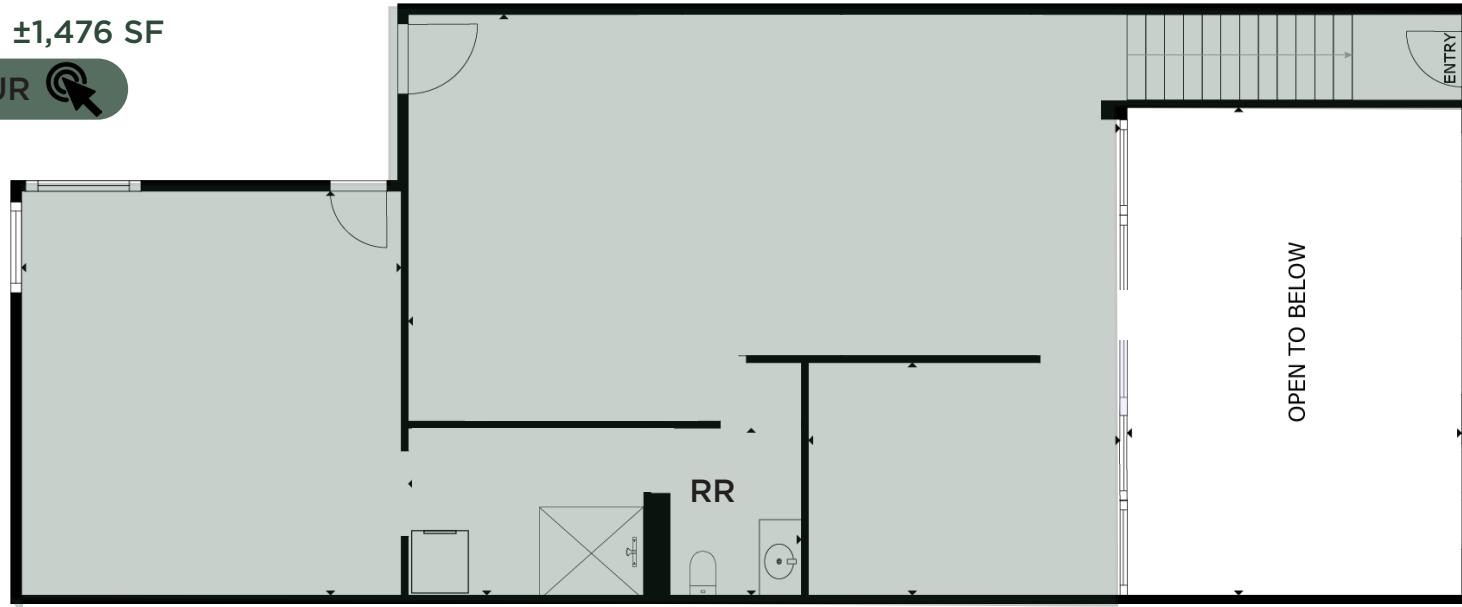
FIRST FLOOR: ±1,950 SF

VIRTUAL TOUR 

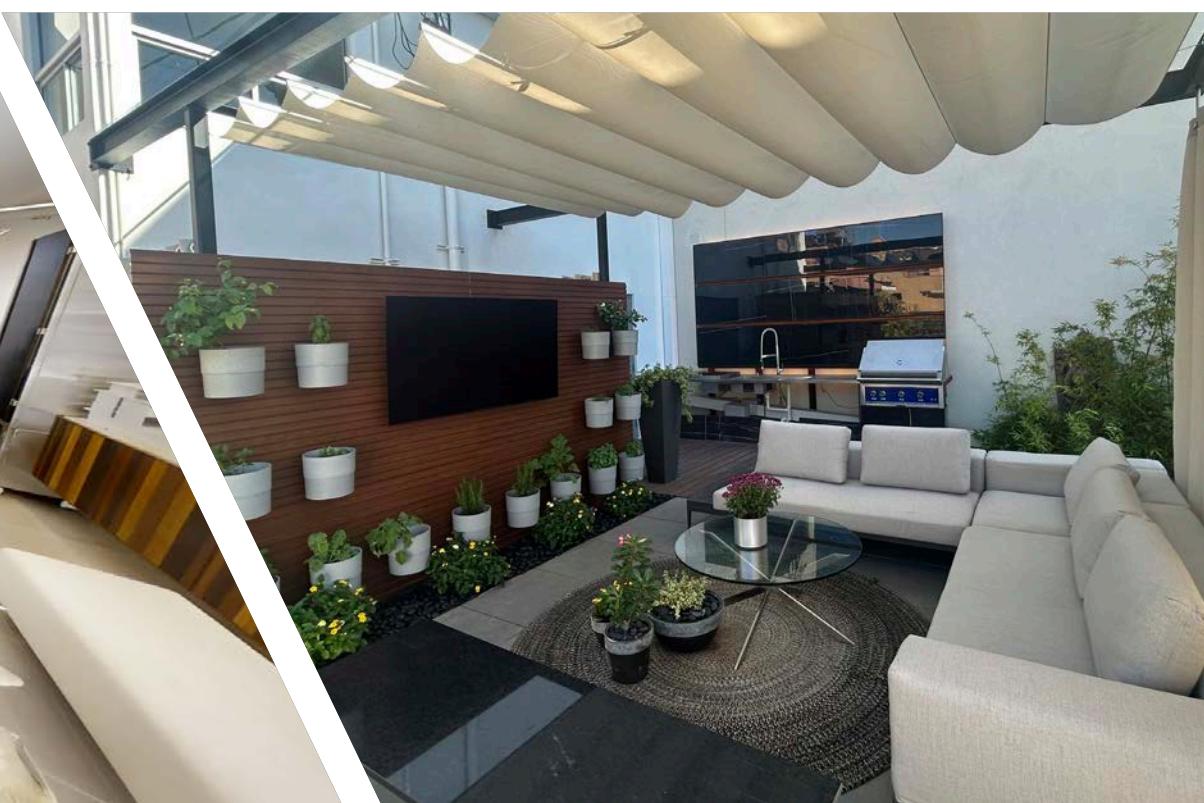
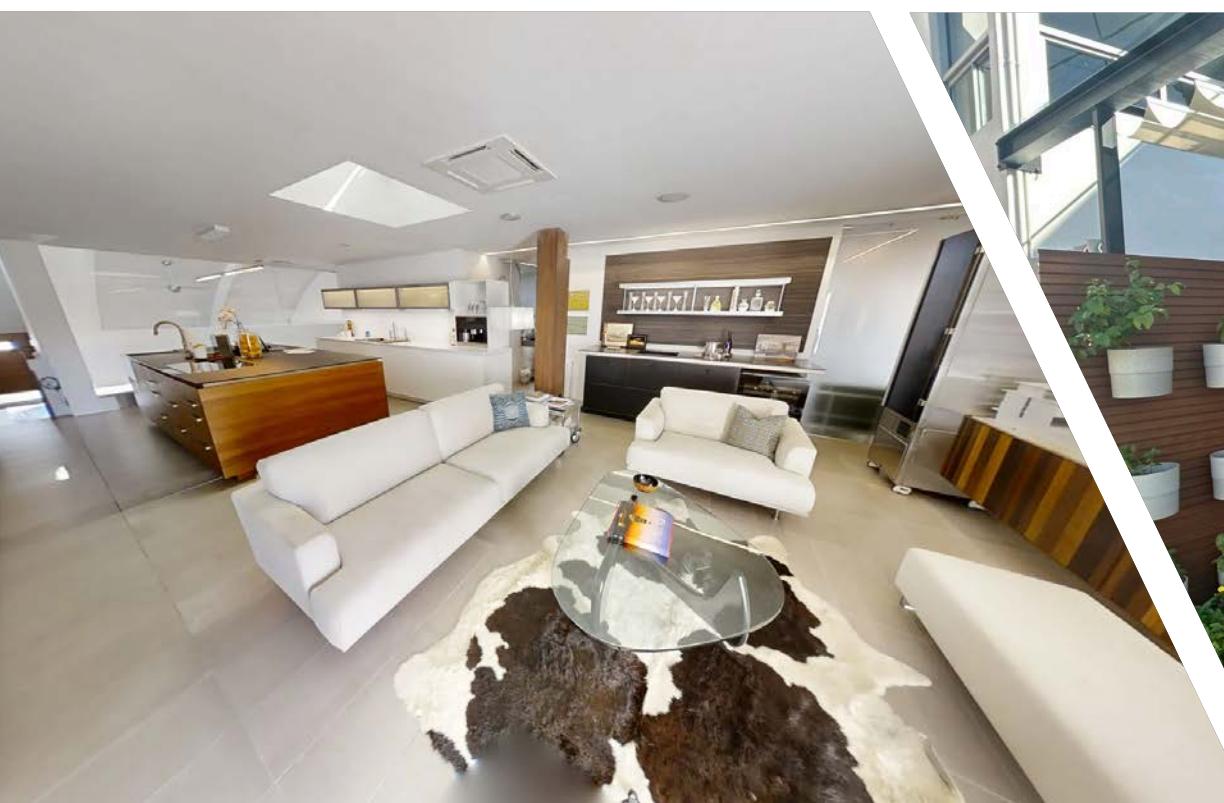


SECOND FLOOR: ±1,476 SF

VIRTUAL TOUR 



PHOTOS





CAMELBACK MOUNTAIN

MUMMY MOUNTAIN

ARCADIA

PARADISE VALLEY

PHENICIAN

OPTIMA SONORAN VILLAGE

CAESARS REPUBLIC

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE FASHION SQUARE

SCOTTSDALE WATERFRONT
& SOUTHBRIDGE

W HOTEL

ENTERTAINMENT DISTRICT

4242

ARTS DISTRICT

ARTS DISTRICT

E. INDIAN SCHOOL ROAD

5TH AVNEUE
SHOPPING DISTRICT

SCOTTSDALE MARRIOTT
OLD TOWN

BUSINESS DISTRICT

HISTORIC OLD TOWN

N. SCOTTSDALE ROAD

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



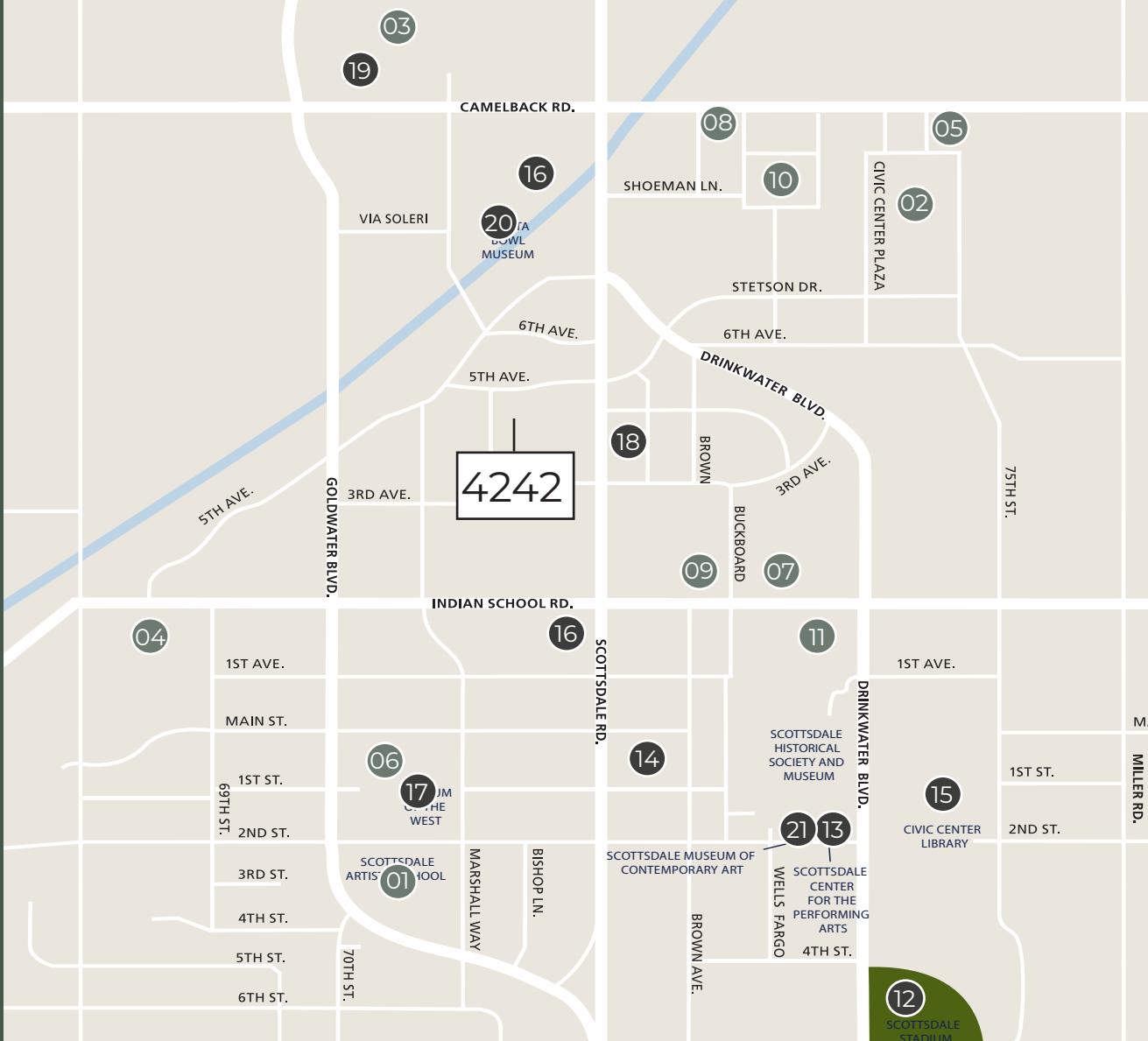
STAY

- 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



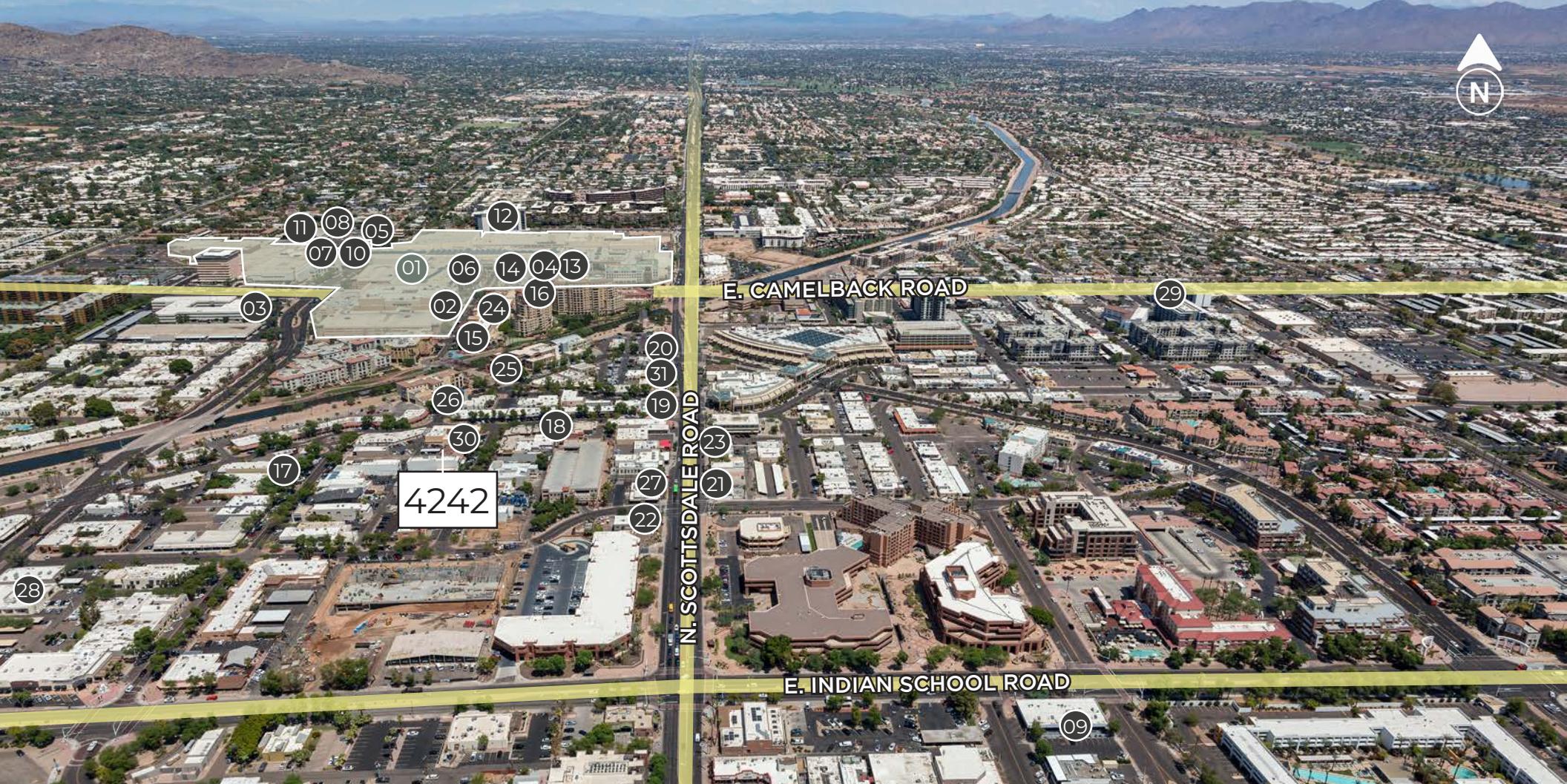
125 Scottsdale-area
Golf Courses



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

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

+71M 

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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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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