

papago plaza

SWC SCOTTSDALE ROAD &
MCDOWELL ROAD
Scottsdale, Arizona 85257

Premier Grocery Anchored Mixed-Use Development

RETAIL & RESTAURANT AVAILABLE FOR LEASE

866 - 3,754 SF



JOIN
SPROUTS[®]
FARMERS MARKET



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intersection snapshot

SWC Scottsdale Road &
McDowell Road



Southdale Apartments

Type:
Multifamily/
Mixed-use

Total Units:
266

Status:
In Development; Q2
2026 First Delivery

Logos: Dutch Bros, LA Fitness, ACE Hardware, United States Postal Service, Comerica, Chapman Value Center.

LUGENT
SCOTTSDALE

Logos: Enterprise, Autowits, Trevor's, Hertz, Arby's, Super 8, Palm Beach Tan, Brand.

±30,097 VPD

papago plaza

Logos: Paddy's Furniture, ExtraSpace Storage, Papago, Springhill Suites, Sprouts Farmers Market, Plato's, Fate.

E. McDowell Road

Scottsdale Road

±32,058 VPD

SKYSONG

ASU Arizona State University
1.2 Million Square Feet
of Class A Office Space

Logos: Chase, Auto Zone, Sushiholic Fellow, Clever Ramen, MAA.

MAA
323 UNITS
BUILT IN 2014

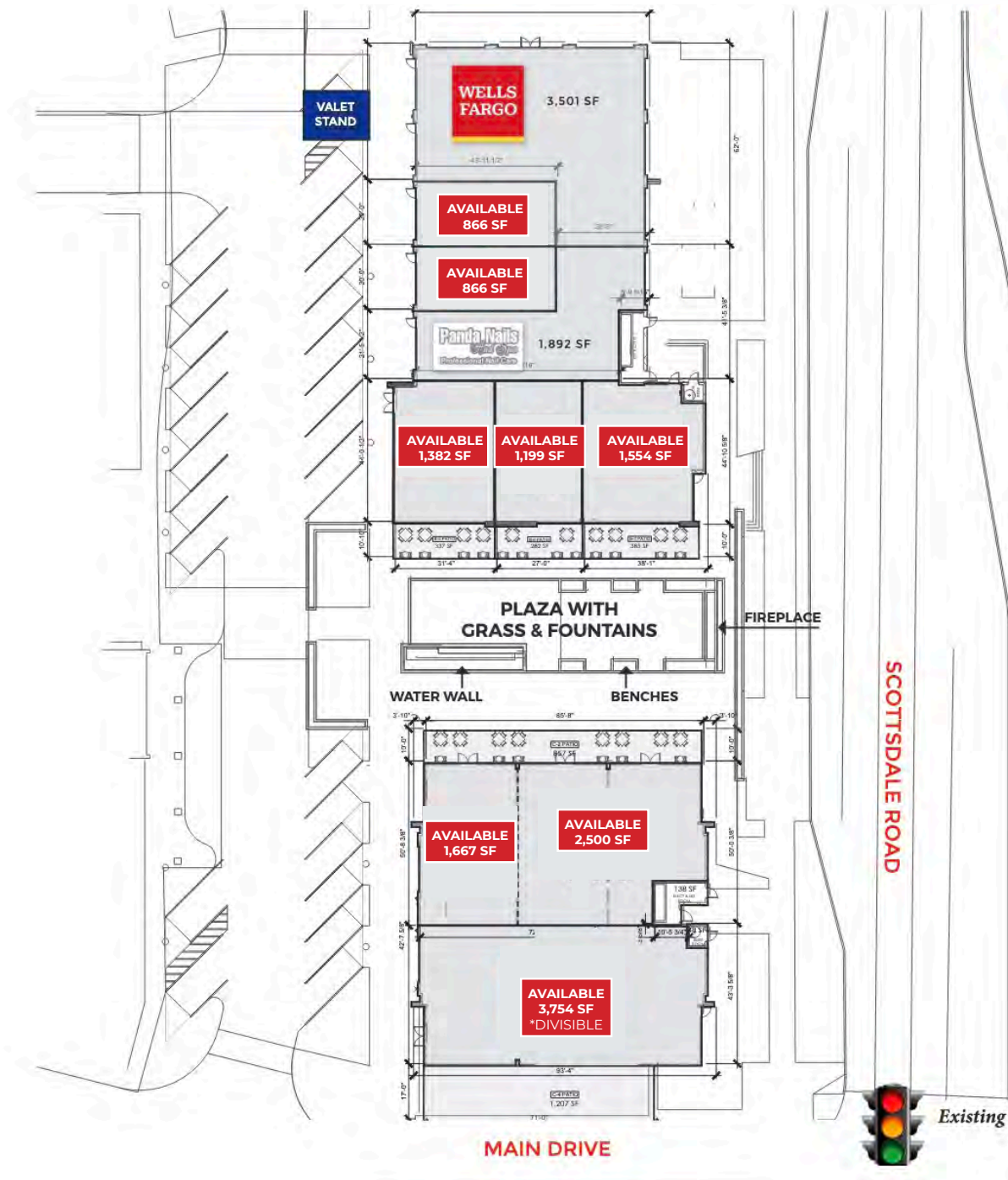
site plan

SWC Scottsdale Road & McDowell Road



shops along scottsdale road

SWC Scottsdale Road &
McDowell Road



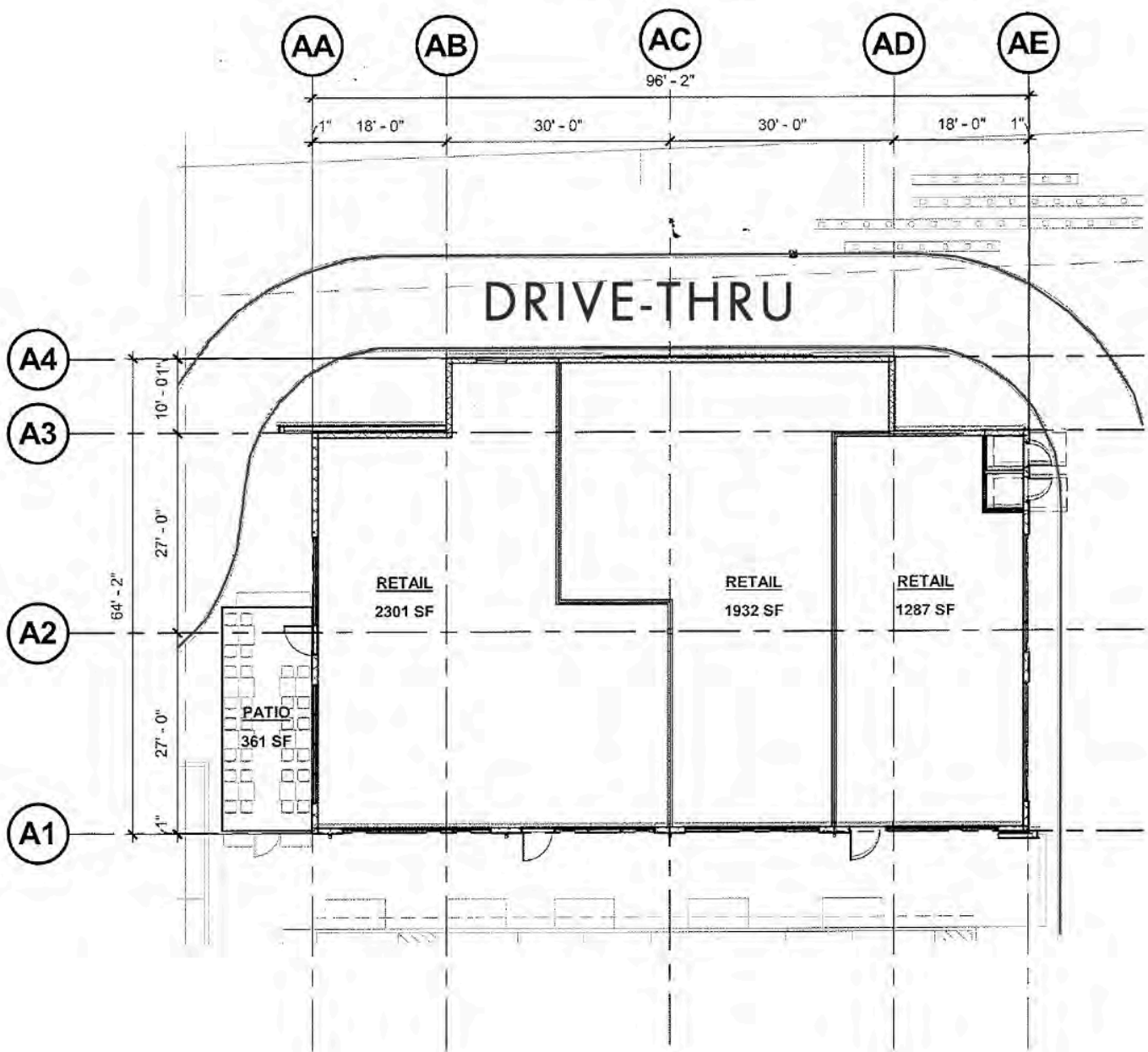
SPROUTS
FARMERS MARKET
PARKING GARAGE

hard corner building exhibit

SWC Scottsdale Road &
McDowell Road



PRELIMINARY



*SITE PLAN SUBJECT TO CHANGE

distant aerial map

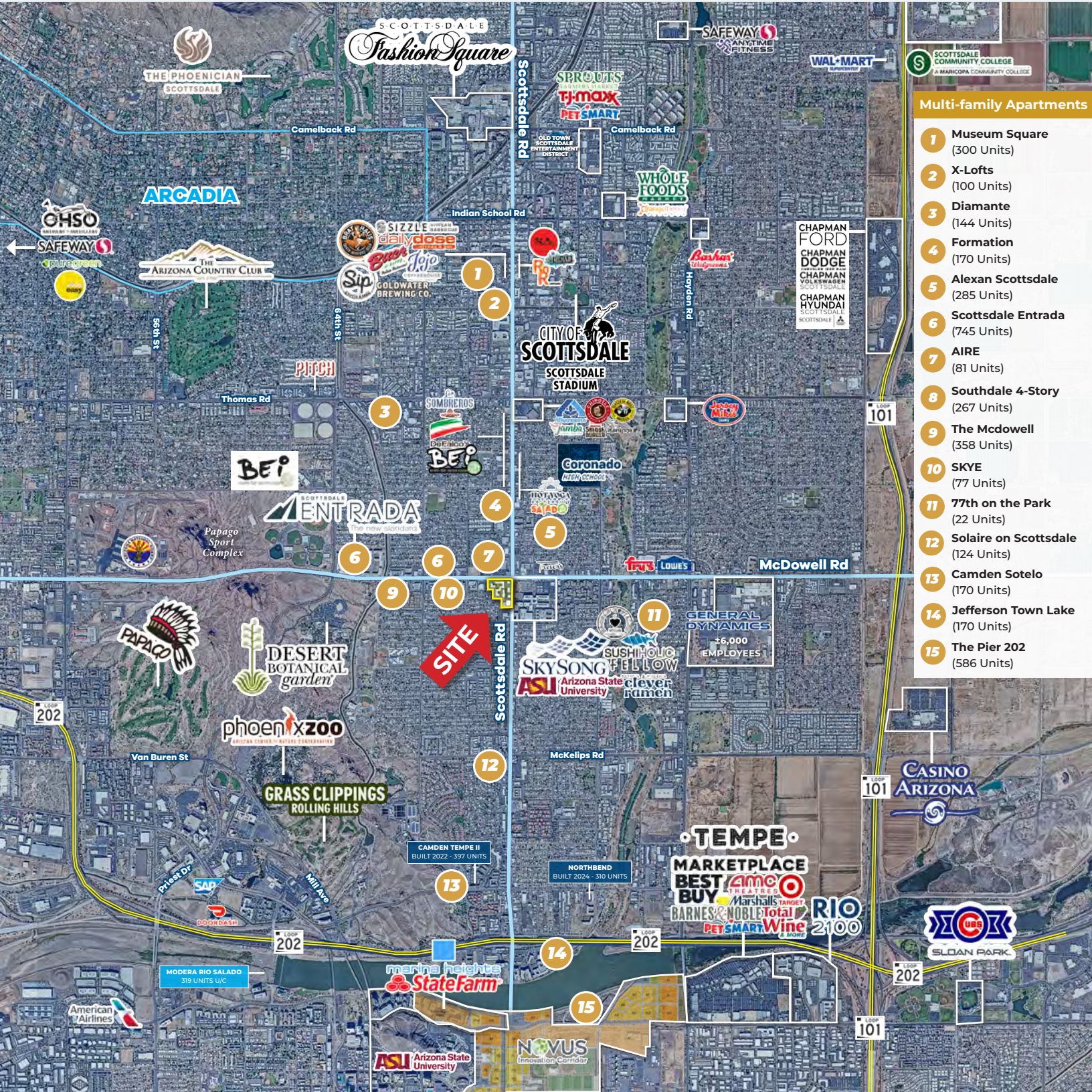
SWC Scottsdale Road & McDowell Road



E. McDowell Road 30,097 VPD



N. Scottsdale Road 32,058 VPD

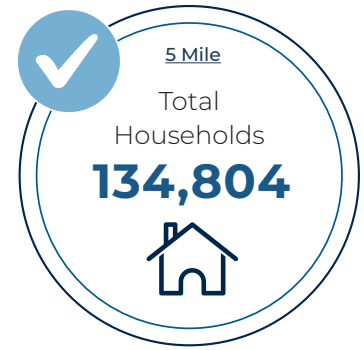
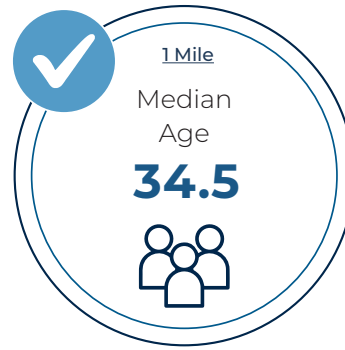
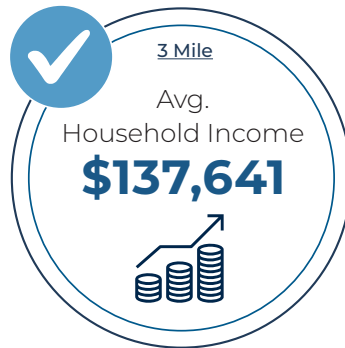


Multi-family Apartments

- 1 Museum Square (300 Units)
- 2 X-Lofts (100 Units)
- 3 Diamante (144 Units)
- 4 Formation (170 Units)
- 5 Alexan Scottsdale (285 Units)
- 6 Scottsdale Entrada (745 Units)
- 7 AIRE (81 Units)
- 8 Southdale 4-Story (267 Units)
- 9 The McDowell (358 Units)
- 10 SKYE (77 Units)
- 11 77th on the Park (22 Units)
- 12 Solaire on Scottsdale (124 Units)
- 13 Camden Sotelo (170 Units)
- 14 Jefferson Town Lake (170 Units)
- 15 The Pier 202 (586 Units)

area demographics

SWC Scottsdale Road & McDowell Road



Population

RESIDENTIAL:

20,018	114,418	293,065
1-MILE	3-MILE	5-MILE

DAYTIME (2024):

25,782	194,962	495,918
1-MILE	3-MILE	5-MILE

MEDIAN AGE:

34.5	36.0	34.1
1-MILE	3-MILE	5-MILE



Income

AVERAGE:

\$135,546	\$137,641	\$125,296
1-MILE	3-MILE	5-MILE

MEDIAN:

\$103,399	\$91,563	\$85,337
1-MILE	3-MILE	5-MILE

PROJECTED:

\$142,207	\$143,847	\$131,070
1-MILE	3-MILE	5-MILE



Workforce

EMPLOYEES:

5,764	80,544	202,853
1-MILE	3-MILE	5-MILE

LABOR POPULATION 16+:

16,758	98,217	247,534
1-MILE	3-MILE	5-MILE

ANY COLLEGE

77.0	77.3	73.8
1-MILE	3-MILE	5-MILE



Housing

HOUSEHOLDS:

9,280	58,301	134,804
1-MILE	3-MILE	5-MILE

HOUSING UNITS:

10,083	64,380	147,914
1-MILE	3-MILE	5-MILE

AVG HOUSEHOLD SIZE:

2.1	1.9	2.1
1-MILE	3-MILE	5-MILE

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.