

SCOTTSDALE LAKEFRONT RESTAURANT PAD

SWC Hayden Rd & Osborn Rd, Scottsdale, AZ 85251

AVAILABLE FOR GL



Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

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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.



Continental Golf Course

DEMOGRAPHICS 2024

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	19,983	101,099	222,527
PROJECTED POPULATION (2029)	19,974	105,389	229,660
AVG HH INCOME	\$124,031	\$146,504	\$136,519
PROJECTED AVG HH INCOME (2029)	\$130,021	\$153,143	\$142,170
DAYTIME POPULATION	19,188	87,098	210,177
MEDIAN AGE	36.0	40.1	36.7
TOTAL BUSINESSES	2,003	7,924	15,990

highlights

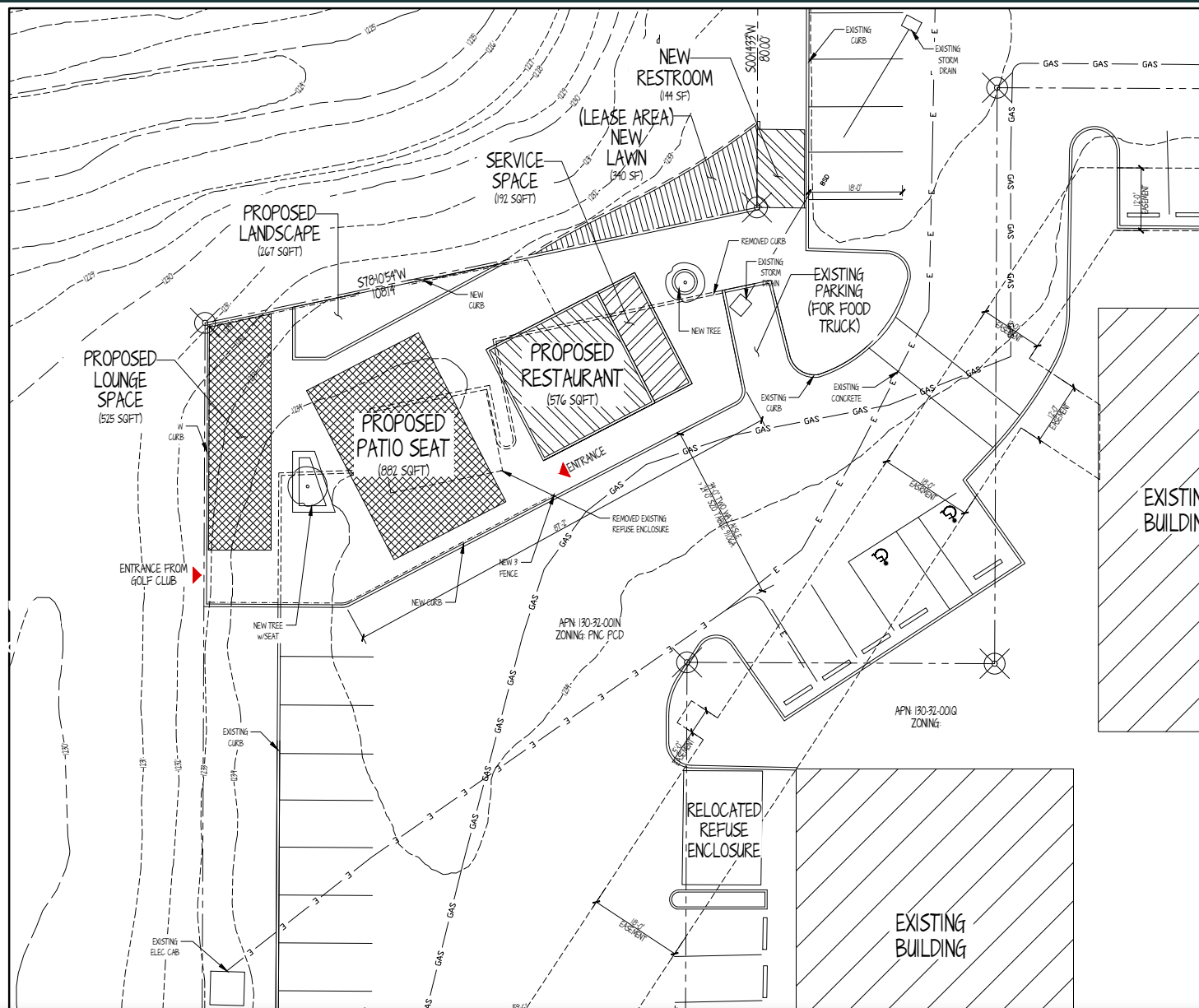
- Exceptional Location:** Situated just 1.5 miles from the vibrant core of Old Town Scottsdale and a mere half-mile from Scottsdale Stadium, which hosts an array of events year-round. The property is also conveniently located near prominent employers such as Honor Health Osborn Medical Center
- High-Traffic & Prominent Visibility:** Positioned at a highly trafficked intersection, with over 44,000 vehicles passing daily between Hayden Rd and Osborn Rd. Additionally, there is the opportunity for signage on the Hayden Rd monument sign
- Renowned Dining Destination:** Surrounded by celebrated local dining establishments, including Uncle Sal's (a Scottsdale institution for over 3 decades), the newly renovated DiMaggio's, as well as the exciting new additions of Eleanor's and Oliver's, solidifying this area as a prominent neighborhood and local driven culinary hub
- Spectacular Scenic Views:** Overlooking the serene lake of the Continental Golf Course, with incredible Camelback Mountain and sunset views.
- Exclusive Golf-Course Dining:** Set directly on the 10th teebox of the Continental Golf Course, this location offers a unique and fun experience for golf enthusiasts and casual guests

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Proposed Site Plan



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View from Traffic Corner



View from Hayden Rd



View from Osborn Rd



View from North Building



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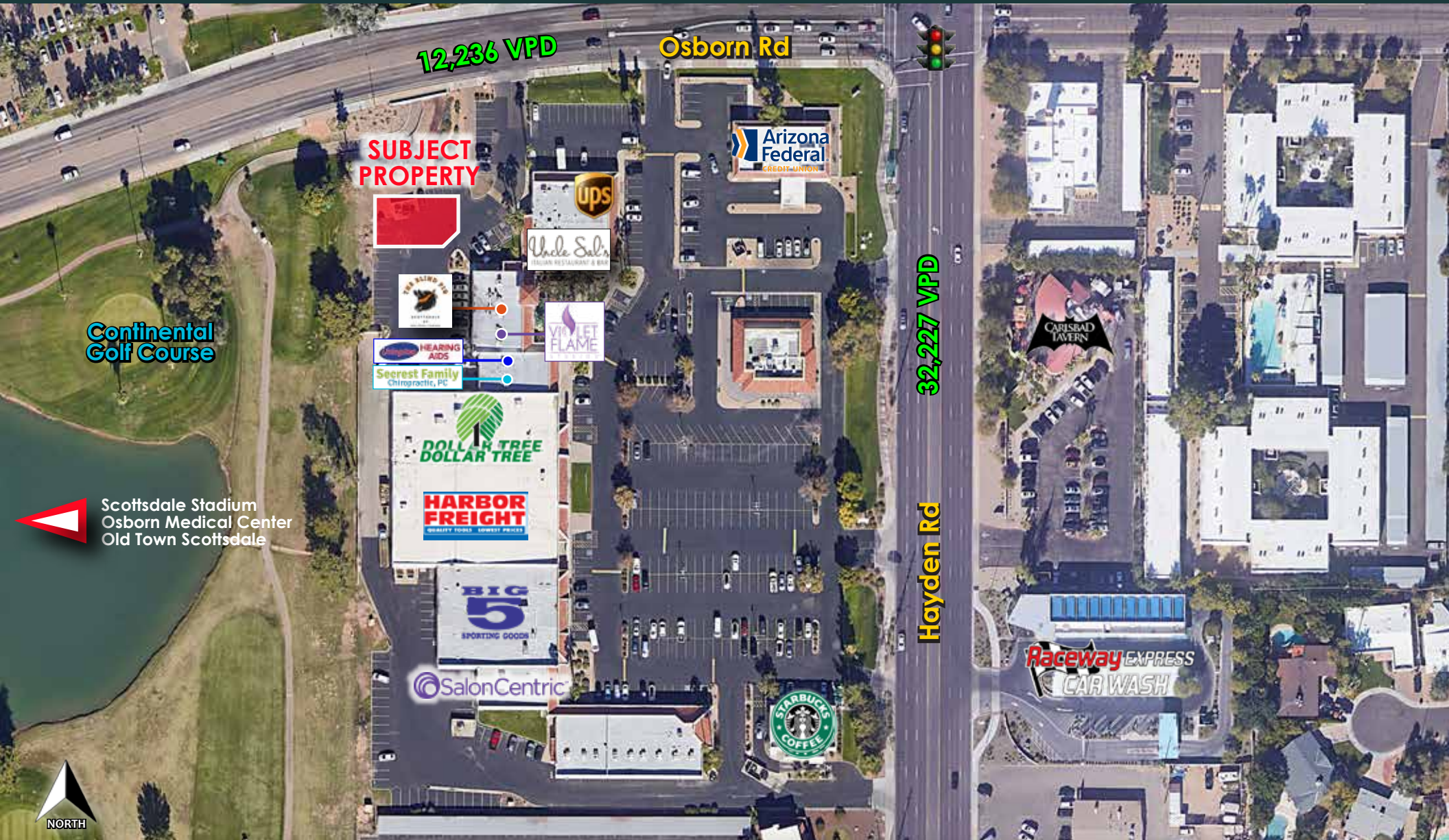
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Conceptual Renderings



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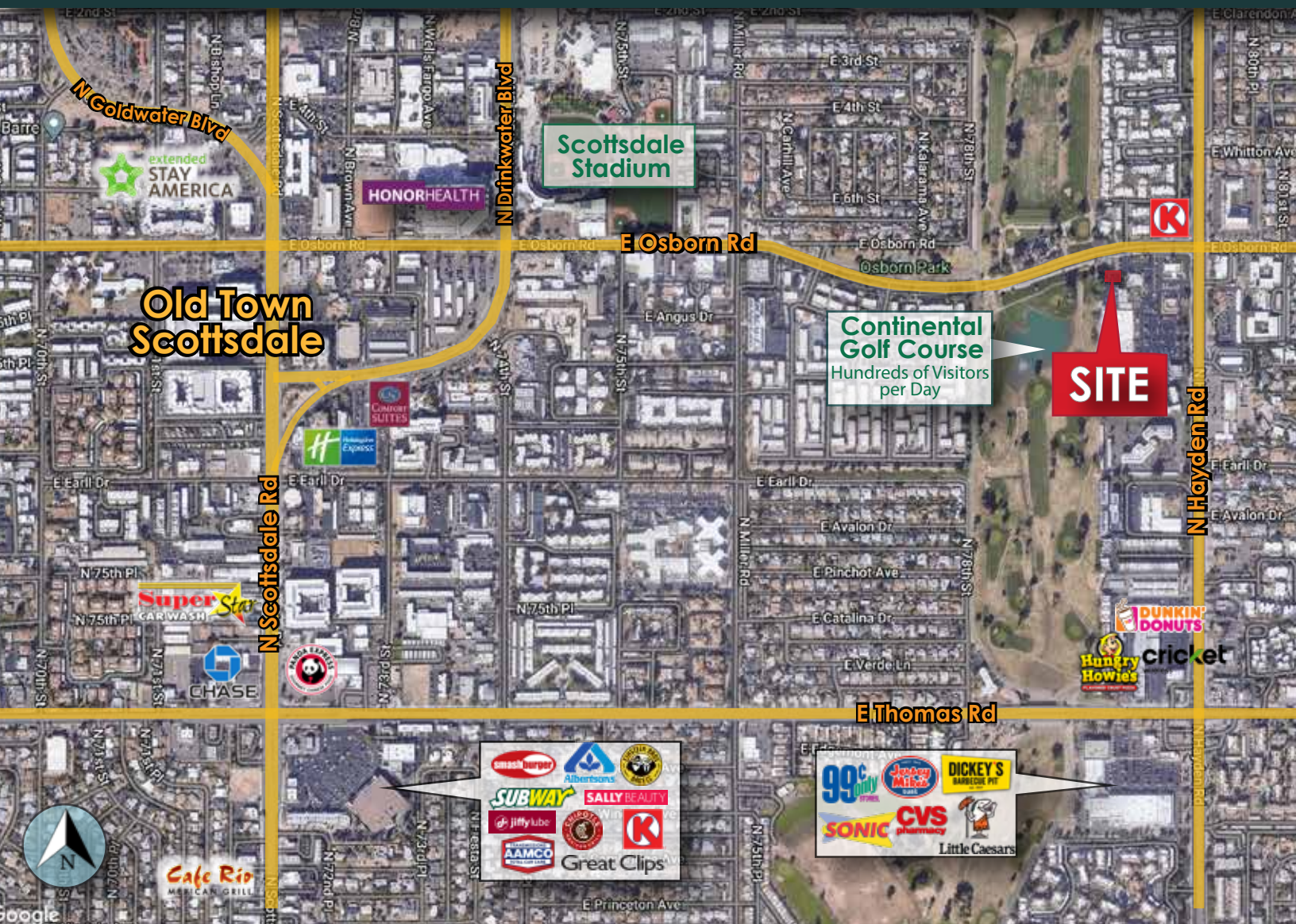
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FOR MORE INFORMATION,
PLEASE CONTACT:



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DIVERSIFIED PARTNERS
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