

AVAILABLE PADS + PARCELS
GROUND LEASE, SALE OR BUILD-TO-SUIT

Riverwalk at Talking Stick

SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY SCOTTSDALE, AZ



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Image By: Octane Raceway



Image By: Great Wolf Lodge

\$100MM+ ANNUALLY SPENT ON ENTERTAINMENT IN A 2-MILE RADIUS



Image By: Salt River Fields



Image By: Talking Stick Resort



Image By: Medieval Times

SCOTTSDALE AREA OVERVIEW & TOP EMPLOYERS

Located northeast of Phoenix, Scottsdale is one of the fastest growing areas among the Phoenix Metro Area. Scottsdale boasts a population of 252,000 and is just a 20-minute drive from Downtown Phoenix and conveniently surrounded by three major freeway systems. The Sky Harbor International Airport, which was the top ranked airport in North America in 2020 in terms of number of passengers and travel satisfaction, is a 10 to 25-minute drive from most parts of Scottsdale. The Phoenix Metro is the third fastest-growing large U.S. metro with a below average cost of living and second ranked labor market. Market rent growth, market sale prices and 12-month sales volume are the highest they have been over the last decade across all assets.

Scottsdale is one of the most desirable places to live in the U.S. due to over 300 annual days of sun, employment access, and nearly 200 world-class golf courses scattered throughout. The age demographic is very diverse with the median age being 48 as the city is one of the most popular spots in the country for both retirees as well as recent college graduates. The area is also home to the TPC Scottsdale golf course which hosts the Waste Management Phoenix Open every year, bringing tourists from all over the country for a week of good food, weather and golf. Other popular attractions include hiking Camelback Mountain and visiting the historic Old Town Scottsdale for great food, leisure and night life.

TOP EMPLOYERS

700

McKesson

600

Maricopa Count Community College District

600

First American Title Insurance

2,000

Talking Stick Resort

7,500

HonorHealth Scottsdale Shea Medical Center

3 MILE RADIUS

50,114

Residents

54.9

Median Age

24,675

Households

\$135,651

Average Income



SCOTTSDALE

- » #1 Best City to Find a Job (was #1 in America in 2018 & 2019) - (WalletHub)
- » #5 City in AZ by Population (World Population Review)
- » #1 City in America in 2021 (LawnStarter)
- » #1 Hospital in AZ, #15 in the Nation (Mayo Clinic) - (US News & World Report)
- » #3 in AZ for best cities and towns to live/work/play (AZBigMedia)

TOPGOLF IS RANKED #3 OUT OF THE TOP 10 ENTERTAINMENT ATTRACTIONS IN ARIZONA

Three Other Attractions on this List are Located within 3 Minutes of Riverwalk

#1

Odysea Aquarium

#3

Top Golf

#4

Butterfly Wonderland

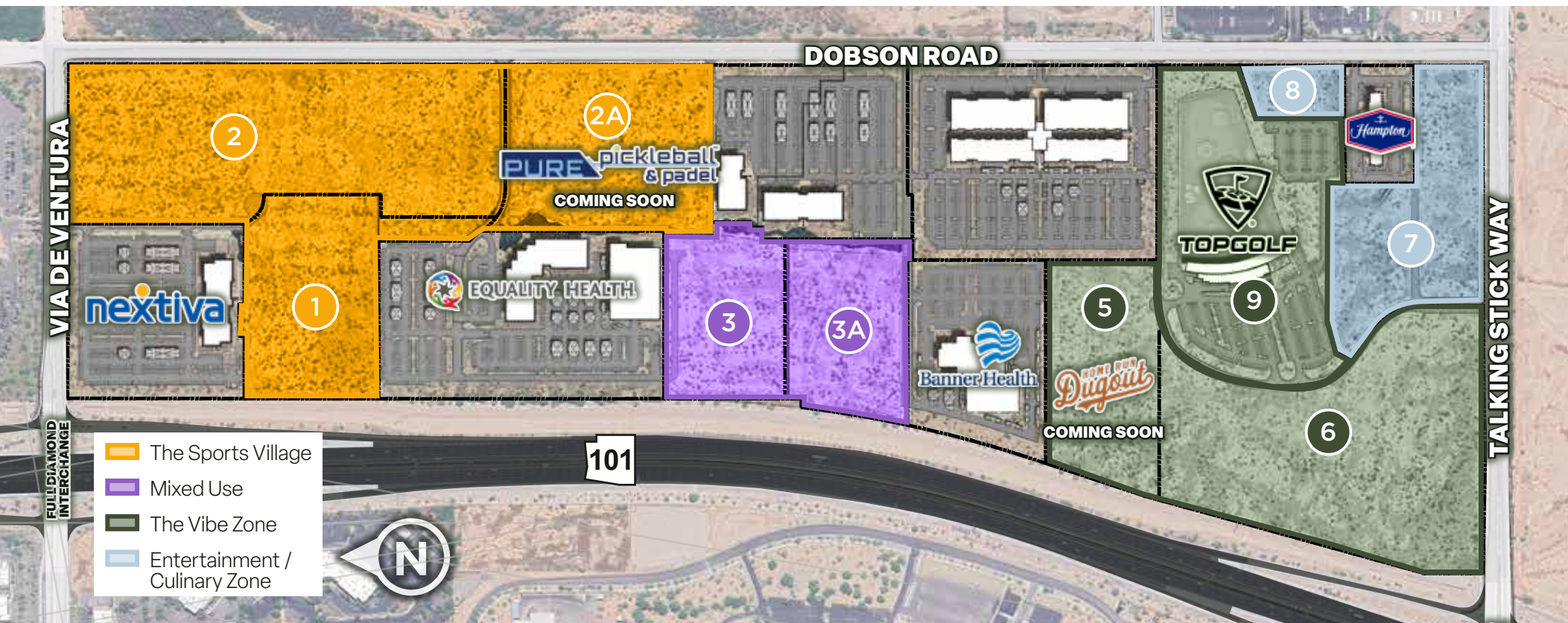
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iFly Phoenix

(AZBigMedia)

THE OVERVIEW

- » **Over 100 acres** located along Loop 101 where **192,000 vehicles** pass daily
- » Located in a major employment corridor with **over 126,000 employees** within a 8-miles radius
- » Zoning **C-2 / C-3** equivalent
- » **Long Term** Ground Lease (Over 64 years)
- » **Over 1 million square feet** of mixed-use developments proposed within a 1-mile radius
- » Available sites: 1, 2, 3, 3A, 6, 7, and 8



THE LOCATION



THE EDGE

SIERRA BLOOM

FULL DIAMOND INTERCHANGE

101

THE SYDNEY

PIMA CENTER

THE BLOCK @ PIMA CENTER

ARIZONA BOARDWALK

ARIZONA BOARDWALK
AT TALKING STICK

BUTTERFLY WONDERLAND
A rainforest experience

ODYSSEA AQUARIUM

LASER & MIRROR MAZE
BE AMAZED. BE AMUSED.

RIPLEY'S Believe It or Not!

HAYDEN ROAD

Medieval Times
DINNER & TOURNAMENT

VIA DE VENTURA

FULL DIAMOND INTERCHANGE

CALENDAR STICK BUSINESS PARK

PIMA ROAD

SALT RIVER FIELDS AT TALKING STICK

DIAMOND BACKS

COLORADO ROCKIES

SALT RIVER FIELDS AT TALKING STICK

DOBSON ROAD

TALKING STICK GOLF CLUB

GREAT WOLF LODGE

GREAT WOLF LODGE

THE PAVILIONS AT TALKING STICK SHOPPING CENTER

FULL DIAMOND INTERCHANGE

TALKING STICK RESORT HOTEL

INDIAN BEND ROAD

oCtane RACEWAY

iFLY INDOOR SKYDIVING

POPSTROKE
EAT. PUTT. DRINK.

MAVRIX
EAT. DRINK. BOWL. GAME.

TALKING STICK WAY

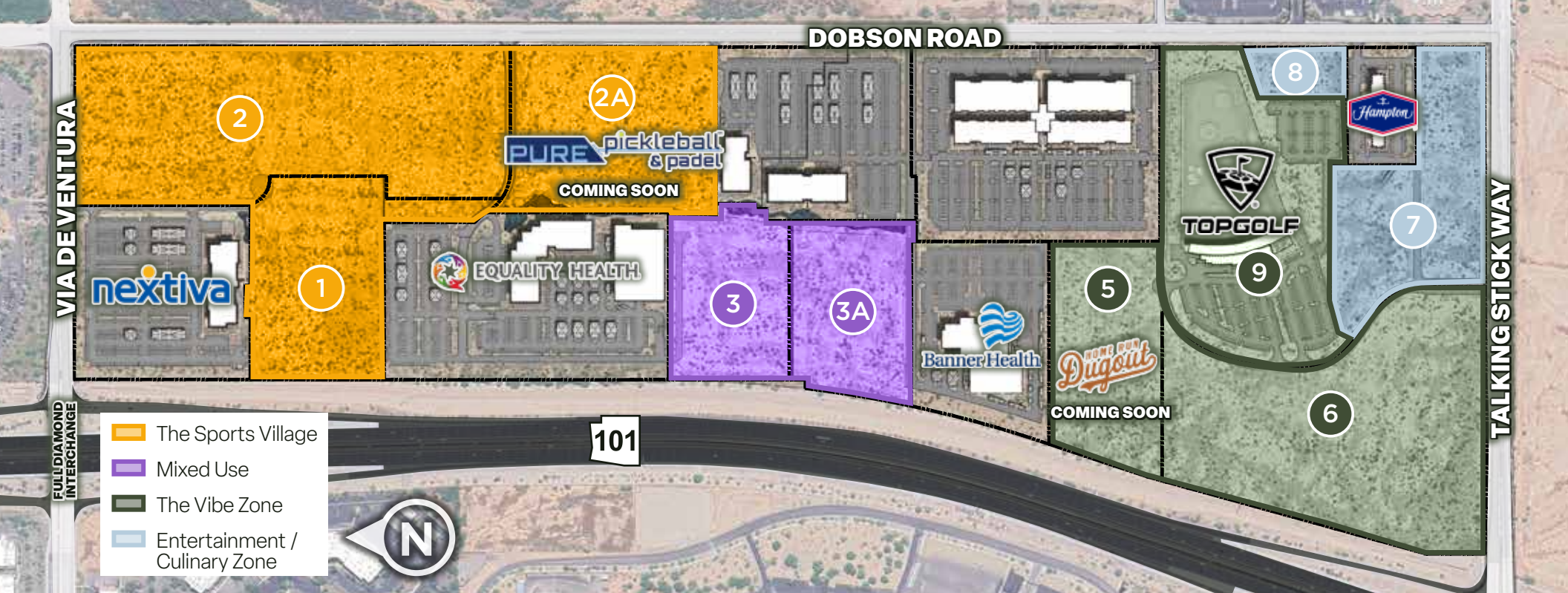
THE VIBE

TOPGOLF

TALKING STICK RESORT



101



THE SITE PLAN

The Sports Village

1 ±9.78 Acres

2 ±21.46 Acres

2A ±11.44 Acres
**PURE Pickleball & Padel
 Headquarters
 Coming Soon**

Mixed Use

3 ±6.87 Acres

3A ±6.87 Acres

*3 + 3A Available
 together or separate

The Vibe Zone

5 ±8.29 Acres
**Home Run Dugout
 Coming Soon**

6 ±20.79 Acres
**Cartique Coming Soon
 Additional Pads Available**

9 ±16.52 Acres
Top Golf

*See page 8 for detailed site plan

Culinary Zone

7 ±9.53 Acres
Retail/Restaurants

8 ±1.62 Acres
Retail/Restaurants

THE VIBE SITE PLAN



Banner Health

HOME RUN Dugout
COMING SOON

5 ±8.29 Acres
Home Run Dugout

TOPGOLF

TALKING STICK RESORT

Hampton

101

DOBSON ROAD

6 ±20.79 Acres
Pads Available

8 ±1.62 Acres
Available PAD

1 FUTURE ATTRACTION
40,000 S.F.

2 FUTURE PAD

3 FUTURE PAD

4 FUTURE PAD

7 ±9.53 Acres
Available PADS

TALKING STICK WAY



- The Vibe Zone
- Entertainment / Culinary Zone
- Available Pad Options

SURFACE PARKING
303 SPACES

SURFACE PARKING
112 SPACES

80,890 S.F.
79,520 S.F. 1ST LEVEL
10,000 S.F. MEZZANINE

SURFACE PARKING
351 SPACES

50'x50' FIRE TRUCK
STAGING AREA

ENTERTAINMENT
SPACE

MASTER GROUND LEASE SUMMARY

Lease Type:	Ground Lease (with SRPMIC)
Master Lease Expiration:	May 29th 2088
Lease Term Remaining:	Approx. 64 Years
Ground Rent Calculation:	\$12,000/acre/year *Subject to additional rent provisions in the Master Ground Lease.
Annual Owners Association Fee:	Approx. \$2,000/acre/year

This property is located on the Salt River Pima Maricopa Indian Community under a long term ground lease. All properties in this part of Scottsdale, which are east of Pima Road, along the 101 freeway, including the Pima Center office/industrial park, Salt River Fields spring training (Diamondback/Rockies), Odysea Aquarium, Butterfly Wonderland, Talking Stick Casino and Golf, Pavilions shopping center, Riverwalk office complex, and Great Wolf Lodge are all located on the Indian Community land under similar ground leases.



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