

925-911

# N. Scottsdale Road

SCOTTSDALE | ARIZONA

E. ROOSEVELT ST.

SCOTTSDALE RD.

± 1 ACRE FOR SALE OR LEASE

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

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## PROJECT HIGHLIGHTS

- Approx. 42,981± sf made up of three separate parcels ready for redevelopment or owner/user
- Seller is open to a ground lease on said parcel, see Option II attached
- Special use permit for automobile sales
- Existing freestanding office approx. 1,180 SF
- Existing tenant on a month-to-month (Do not disturb)
- Excellent location with drive-by traffic on Scottsdale Road
- Located at a hard corner (SEC) with signalized intersection
- Zoned C-3 with dealership approvals for inventory parking up to 100 cars
- Call for pricing information for purchase or ground lease. (See Options I and II).

**Skysong Innovation Center - ASU Anchored**  
1.2M SF of class A mixed use development. Element by Marriott, 57 rooms, MAA Skysong, 323 units

**SeventyOne 15 McDowell by Alliance**  
274 units, SpringHill Suite by Marriott, 117 rooms, brand new Sprouts Farmers Market, ±44,650 sf of lifestyle retail with multiple highend restaurants/bars/entertainment

**Bella Alba - Dolce Vita Development**  
281 units proposed, ±10,125 SF of ground floor retail



SEC OF SCOTTSDALE ROAD & ROOSEVELT STREET



LOOKING EAST



LOOKING NORTH

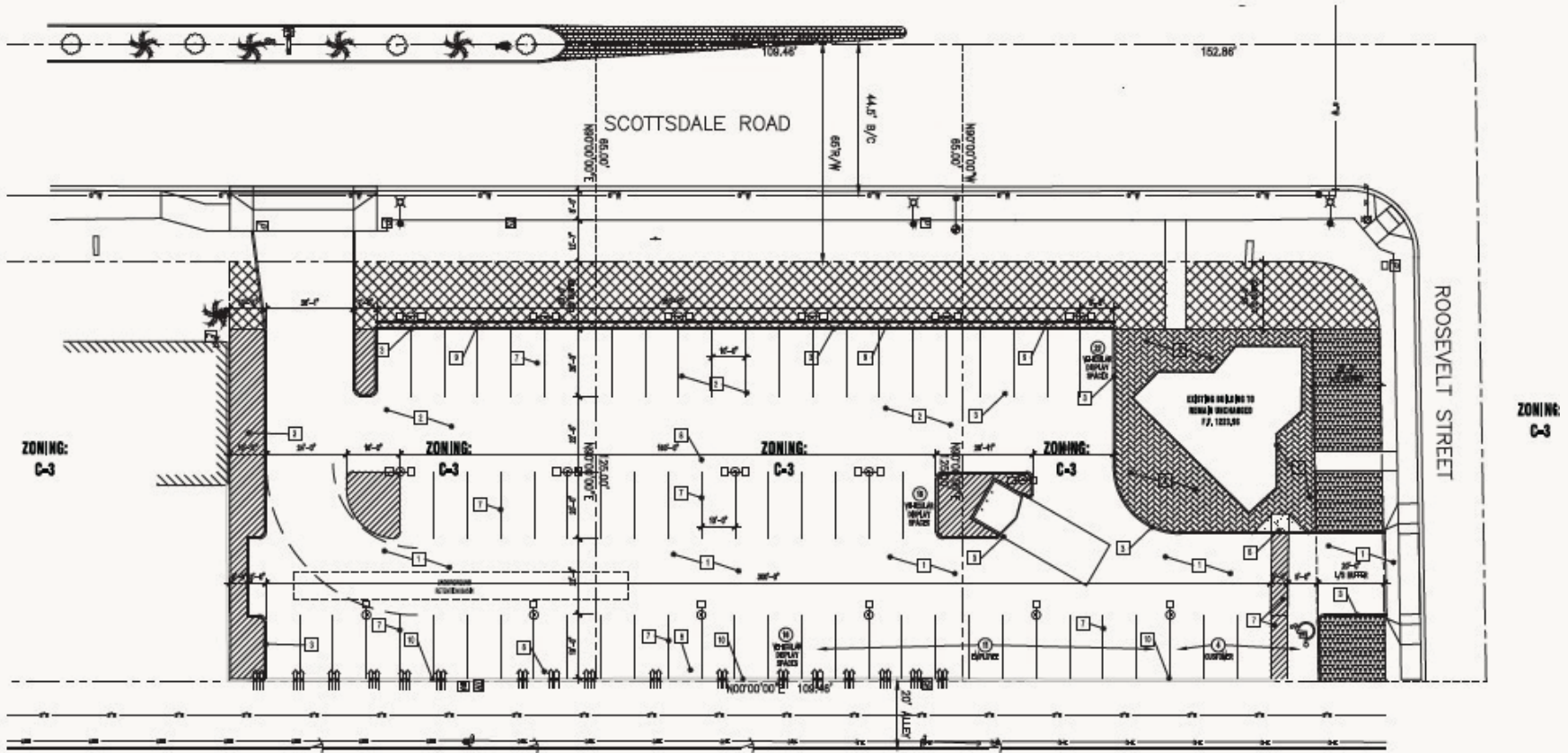
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## OPTION 1

The new buyer can purchase the whole site with approved plans by the city, ready to implement immediately. Option I includes expanding the vehicular display along Scottsdale Road. The expansion will include paved vehicular display space, circulation, lot lighting, landscape buffers, and on-site retention. Available For Sale, call for pricing.



OPTION 1

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## OPTION 2

1. 1,180 SF Office for Lease on  $\pm 15,618$  SF of Land
2. Combined Ground Lease  $\pm 0.62$  Acre

Ownership is open to Ground Leasing the two (2) southern parcels. Option II includes Ground Lease option(s) for  $\pm 0.31$  acres, or can be combined for  $\pm 0.62$  acres, as noted above. Call for pricing.



OPTION 2

# LOCATION



**DIRECT ACCESS  
TO 101 AND 202  
FREEWAY**



PHOENIX SKY HARBOR INT  
12 MIN | 6.4 MI

PHOENIX-MESA GATEWAY  
37 MIN | 25.2MI



CENTER PKWY/WASHINGTON  
6 MIN | 2.9 MI

MARINA HEIGHTS/RIO SALADO  
5 MIN | 2.5MI

SEVENTYONE 15  
MCDOWELL

SPROUTS FARMERS MARKET  
UNDER CONSTRUCTION

SKYSONG INNOVATON CENTER

BELLA ALBA

E. ROOSEVELT ST.

SCOTTSDALE RD.



# SCOTTSDALE ARIZONA

Scottsdale, Arizona, is known for its thriving commercial real estate market, driven by a combination of factors including its high quality of life, robust economy, and proximity to Phoenix. Here's an overview of the commercial real estate landscape in Scottsdale:

## 1. TYPES OF COMMERCIAL REAL ESTATE IN SCOTTSDALE

- **Office Spaces:** Scottsdale is home to several high-end office buildings, especially in areas like the Scottsdale Waterfront, Scottsdale Airpark, and Kierland. The city is known for attracting businesses in sectors such as technology, healthcare, finance, and real estate development. The demand for office spaces is often high due to Scottsdale's amenities and proximity to major highways.
- **Retail:** Retail real estate in Scottsdale is prime, particularly in areas like Scottsdale Quarter, Scottsdale Waterfront, and the iconic Scottsdale Old Town area. These retail hubs cater to high-end consumers and tourists. There's also demand for boutique and luxury retail spaces.
- **Industrial:** Industrial real estate has been growing in Scottsdale and the larger Phoenix metro area. This includes warehousing,

distribution centers, and logistics properties. The proximity to major highways and access to key markets makes Scottsdale an appealing location for industrial operations

## 2. KEY COMMERCIAL DISTRICTS

- **Scottsdale Airpark:** This area is home to a large number of office and industrial properties, offering great access to the Scottsdale Airport. It's a hub for businesses in aviation, tech, and corporate offices.
- **Old Town Scottsdale:** Known for its vibrant mix of retail, dining, and entertainment options, this area has seen substantial redevelopment and remains a focal point for retail and mixed-use developments.
- **Kierland:** This area has become a major commercial hub, attracting retailers, office users, and residential projects. The Kierland Commons is a high-end retail destination, and the surrounding area includes office spaces and luxury residential developments.
- **Scottsdale Waterfront:** Located along the Arizona Canal, this district features a mix of office, retail, and residential spaces, making it a sought-after location for businesses that want a premium address.

## 3. MARKET TRENDS

- **Strong Demand:** Scottsdale's commercial real estate market remains strong due to the city's rapid population growth, especially among high-income earners, retirees, and businesses seeking a

## TOP COMPANIES



top-tier location with access to key markets.

- **Limited Supply of Land:** There's a limited amount of undeveloped land in Scottsdale, especially within popular commercial districts. This can make expansion and new developments more expensive and competitive.
- **Tech and Healthcare Growth:** Scottsdale is emerging as a hub for technology startups, fintech companies, and healthcare businesses, leading to increased demand for office spaces and research facilities.
- **Luxury and Boutique Developments:** The city attracts luxury developers and high-net-worth individuals looking for premium real estate. As a result, commercial real estate projects often have a focus on upscale amenities and luxury accommodations.

## 4. RECENT DEVELOPMENTS AND PROJECTS

- **Scottsdale's McDowell Mountain Ranch:** This area has seen an influx of residential and commercial developments, including high-end retail and office spaces.
- **The Palmeraie:** A mixed-use development that combines high-end retail, dining, and office spaces. It's a prime example of the city's growing luxury commercial real estate sector.
- **Biltmore Fashion Park Redevelopment:** While not technically in Scottsdale, this nearby location offers insight into the region's trend of upscale retail and office spaces, which may influence Scottsdale's real estate market.

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DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	111,838	285,032	1,045,411
2024 Population	125,125	307,709	1,095,592
2029 Population Projection	137,157	335,560	1,189,937
Avg Household Income	\$88,811	\$90,326	\$95,452
Median Household Income	\$67,461	\$67,217	\$70,173
Total Specified Consumer Spending (\$)	\$1.7B	\$4.1B	\$14.4B



DEMOGRAPHICS AND LOCATION



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