

# the edge

Innovative,  
Visionary

A New  
Mixed-Use  
Distinctive Design  
by  
Palmer  
Development

Located along the  
Talking Stick Corridor  
NEC of 90th Street & Loop 101  
in Scottsdale



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PAD | RESTAURANT | RETAIL BUILDINGS  
AVAILABLE FOR LEASE



# LEASING OPPORTUNITIES



- PAD 1: ± 5,000 SF
- PAD 2: ± 4,200 SF
- PAD 3: ± 5,000 SF
- PAD 4: ± 5,000 SF
- PAD 5: ± 5,000 SF
- SHOPS A: ± 7,300 SF
- SHOPS B: ± 15,400 SF
- MAJOR: ± 14,000 SF

## Join Signed Tenants:



conceptual site plan

aerial | north view





HONORHEALTH








LOOP 101

159,554 VPD



Phase II




43,000 VPD

N 90th St

the edge



Located Along Scottsdale's Loop 101 Entertainment Corridor!

the edge

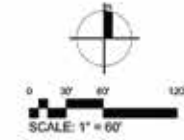
# aerial | south view



Located Along Scottsdale's Loop 101 Entertainment Corridor!



# conceptual site plan | Option 1



### SITE DATA - Phase 2

Building Area:	52,920 S.F.
Parking:	514 Spaces
Parking Ratio:	9.7 / 1,000 S.F.

### SITE DATA - P1 Parcel

Site Area:	54,785 S.F. (1.25 AC.)
Building Area:	2,500 S.F.
Parking:	69 Spaces

### Vicinity Map



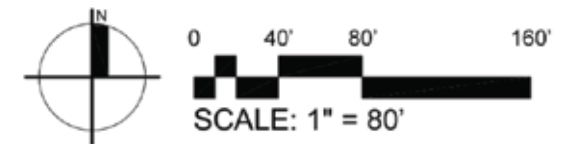
N.E.C. 90th Street & Loop 101  
Salt River Pima - Maricopa Indian Community, Arizona



Located Along Scottsdale's Loop 101 Entertainment Corridor!



# conceptual site plan | Option 2



Located Along Scottsdale's Loop 101 Entertainment Corridor!



# conceptual site plan | Option 3



SITE PLAN  
SCALE: 1"=60'

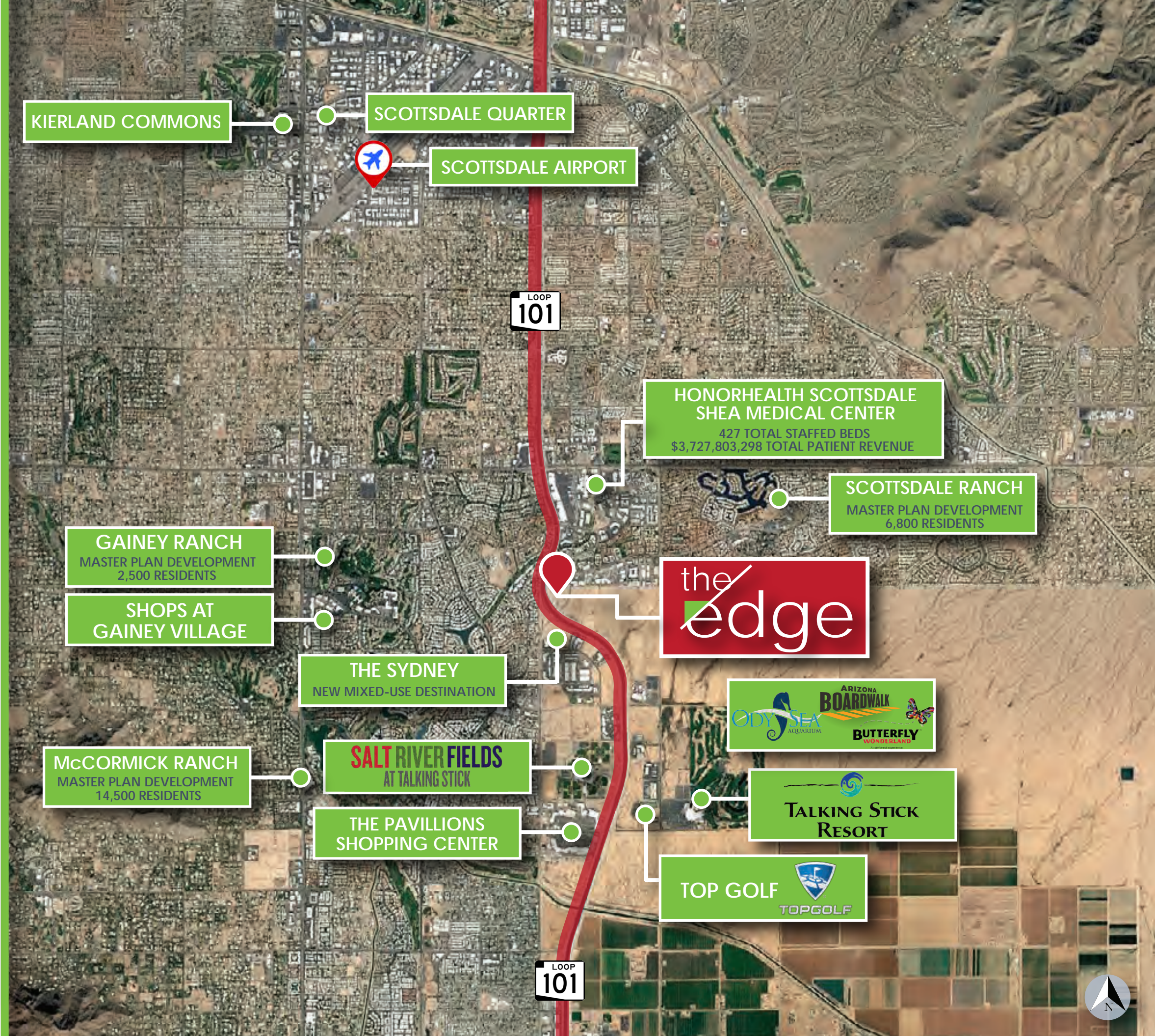
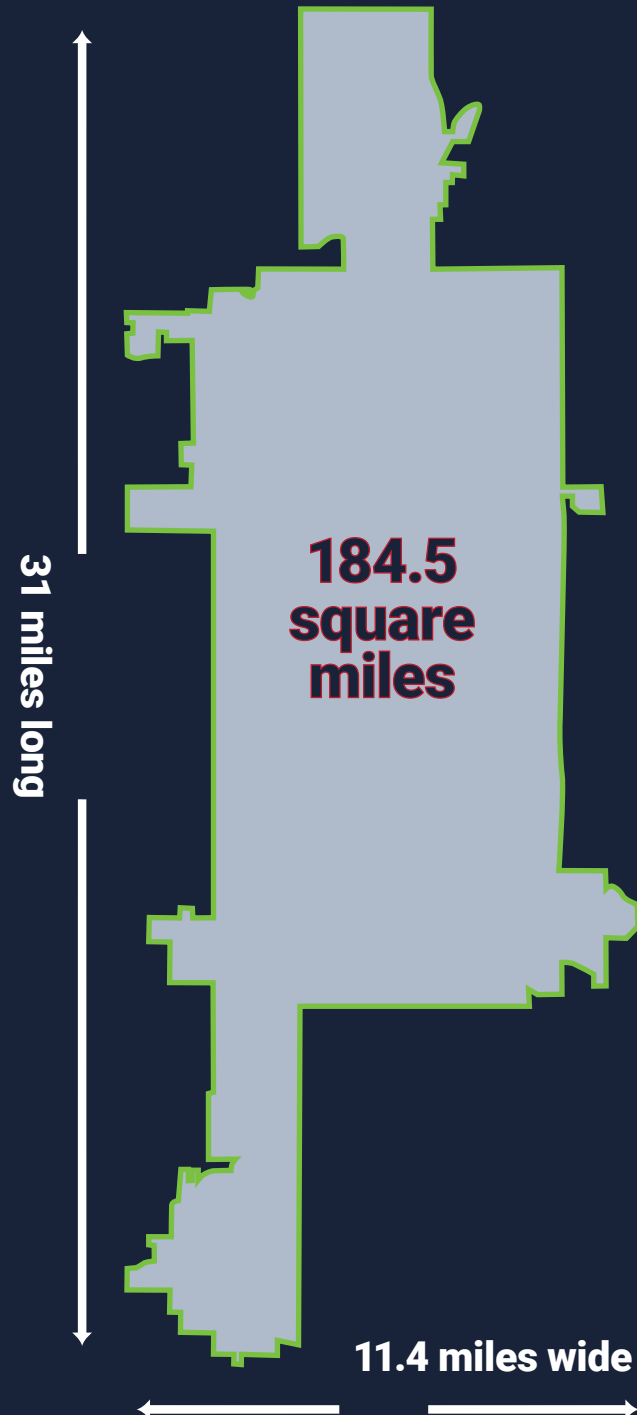


Located Along Scottsdale's Loop 101 Entertainment Corridor!

# SCOTTSDALE 101 CORRIDOR

Scottsdale is the 48th largest city  
in the U.S. by area.

U.S. Census Bureau Quickfacts and City of Scottsdale



# property summary

**LOCATION:** N.E.C. of of 90th Street & Loop 101  
Scottsdale, Arizona

**TOTAL SF:** 212,000 SF Class A

**AVAILABLE:** Up to ± 66,900 SF Buildable Remaining

**EXISTING ZONING:**

C3 (General Commercial)  
Pima Center

## LOCATION HIGHLIGHTS

- ▶ Highly-visible, new mixed-use development on Scottsdale's 101 Corridor; PAD, Retail & Restaurant buildings available
- ▶ Neighboring hot spots include Talking Stick Resort, Top Golf, Great Wolf Lodge, Salt River Baseball Fields, Medieval Times, OdySea Aquarium & Arizona Boardwalk
- ▶ Area tourism in 2023 attracted 4.8 Million Domestic Overnight Visitors and 1 Million International Overnight Visitors with approximately \$4.6 Billion in annual spending
- ▶ Surrounded by upscale residential communities including McCormick Ranch, Scottsdale Ranch, Gainey Ranch, Shea Corridor & Cactus Corridor
- ▶ Average Household Incomes of approximately \$182,713 within a three-mile radius
- ▶ Scottsdale is the 7th largest city in Arizona and the 10th safest city in America
- ▶ Join Shake Shack, Cafe Rio, Black Rock Coffee, Thai Chili 2 Go, Playa Bowls, Dirty Dough, DeBabel and more!



A New Mixed-Use Distinctive Design by Palmer Development



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.

# demographics 2025



## TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$486.45 M	\$3.77 B	\$9.38 B
Total Non-Retail	\$255.02 M	\$1.99 B	\$4.97 B
Total Retail	\$231.42 M	\$1.78 B	\$4.41 B
Entertainment	\$26.99 M	\$207.37 M	\$516.79 M
Food & Beverages	\$50.08 M	\$382.95 M	\$954.93 M

## TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$10,104	\$10,435	\$10,407
Total Non-Retail	\$5,297	\$5,502	\$5,510
Total Retail	\$4,807	\$4,933	\$4,897
Entertainment	\$561	\$574	\$573
Food & Beverages	\$1,039	\$1,060	\$1,059

## DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,887	62,595	156,031
PROJECTED POPULATION (2030)	7,709	61,375	153,708
AVERAGE HOUSEHOLD INCOME	\$180,750	\$182,713	\$188,192
DAYTIME POPULATION	20,846	80,397	203,195
MEDIAN AGE	49.8	49.4	47.2
TOTAL BUSINESSES	1,753	7,702	19,131

Source: Sites USA



Nationwide Real Estate Services

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A PREMIER DEVELOPMENT BY:



### ABOUT PALMER DEVELOPMENT GROUP

With a \$500 Million development in their pipeline, Palmer Development ranks as one of the top retail, hospitality and office development firms in the Southwest. Palmer Development specializes in intricate ground-up retail development and mixed-use development. As a leader in commercial real estate, they're known for collaborating with hotels and resorts in mixed-use projects in the Scottsdale area. Daniel Lupien, Managing Principal of Palmer Development, is a seasoned market veteran and industry expert with over 22 years of development and direct ownership experience. He has purchased, developed, managed, leased and sold more than \$6 billion of commercial real estate throughout his career.



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