

CAPITAL CLUB

20159 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA



PA
pathanay architects



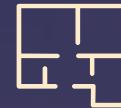
PROPERTY DETAILS



High end restaurant space available on first floor



Top floors occupied by an Elite Private Lounge & Social Club



±5,751 SF restaurant space available with upward of 1,500 SF patio available



Over 58,000 vehicles drive by the site every day



Average household income within 5 miles are ±\$195,000



Unmatched building designs with high end exterior finishes



Adjacent to the new Arizona Cardinals football team training facility



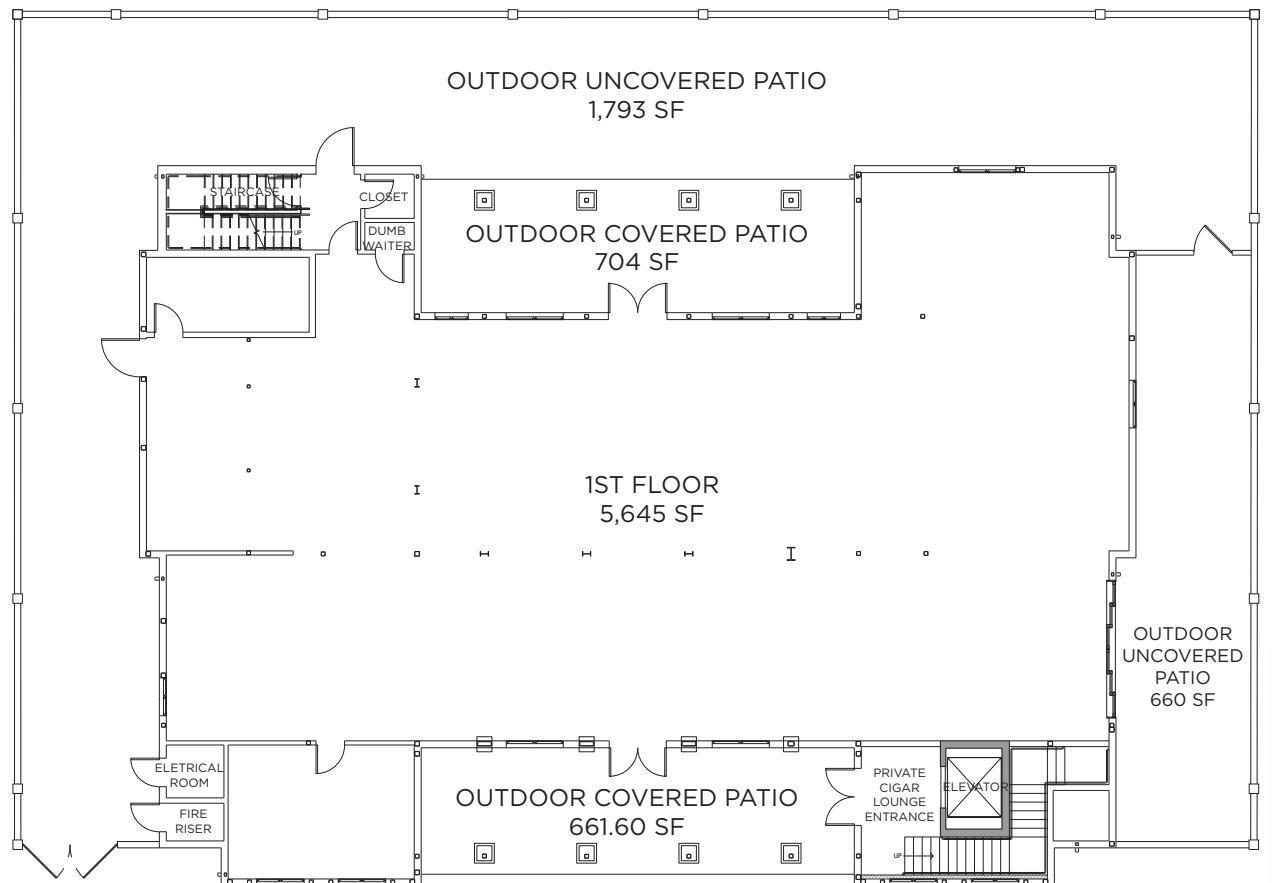
Additional co-tenants in center include Class A medical office building, Home 2 Suites by Hilton, and multiple new office buildings



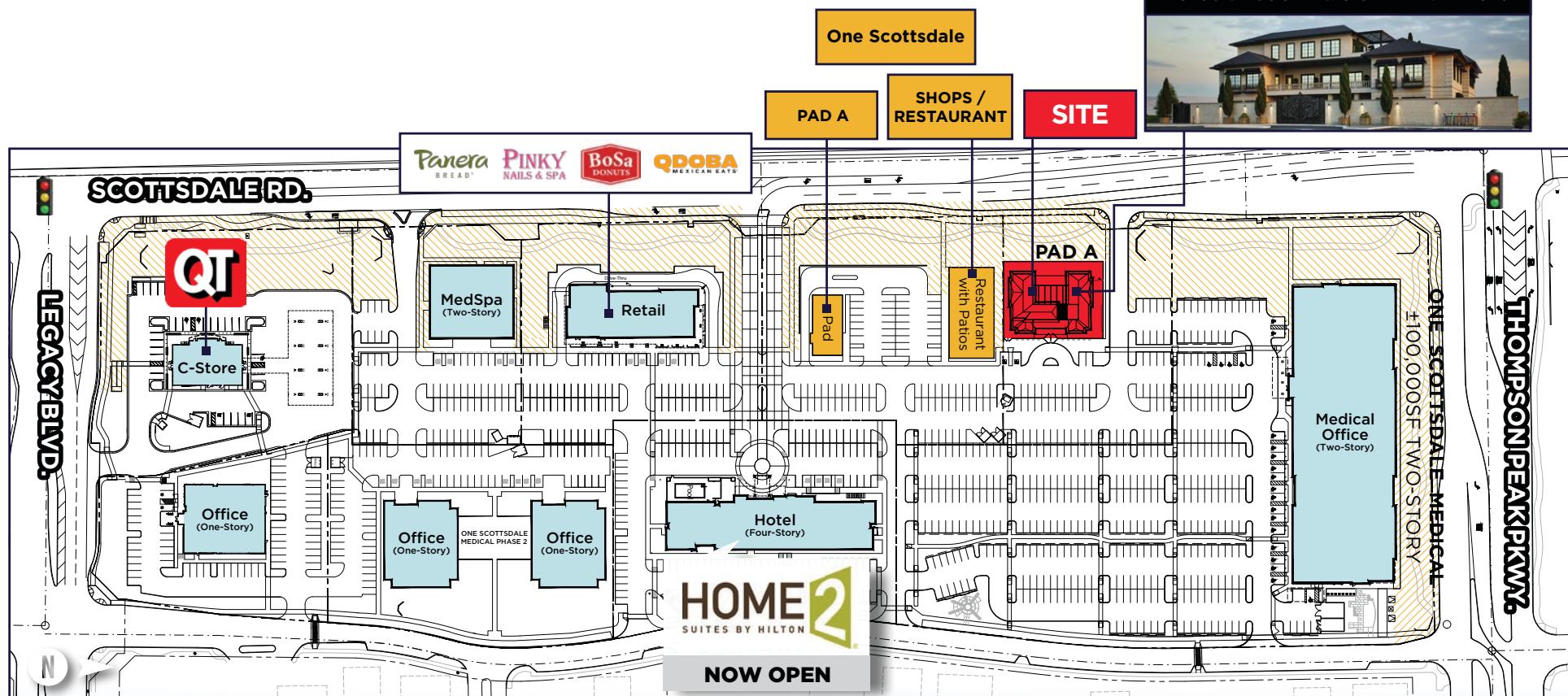
New development in the trade area include Banner Health's new campus, Honor Health's new medical campus, Nationwide corporate campus, Mayo Clinic's campus expansion, Mortenson Corporate office park, and newly announced Axon Corporate headquarters

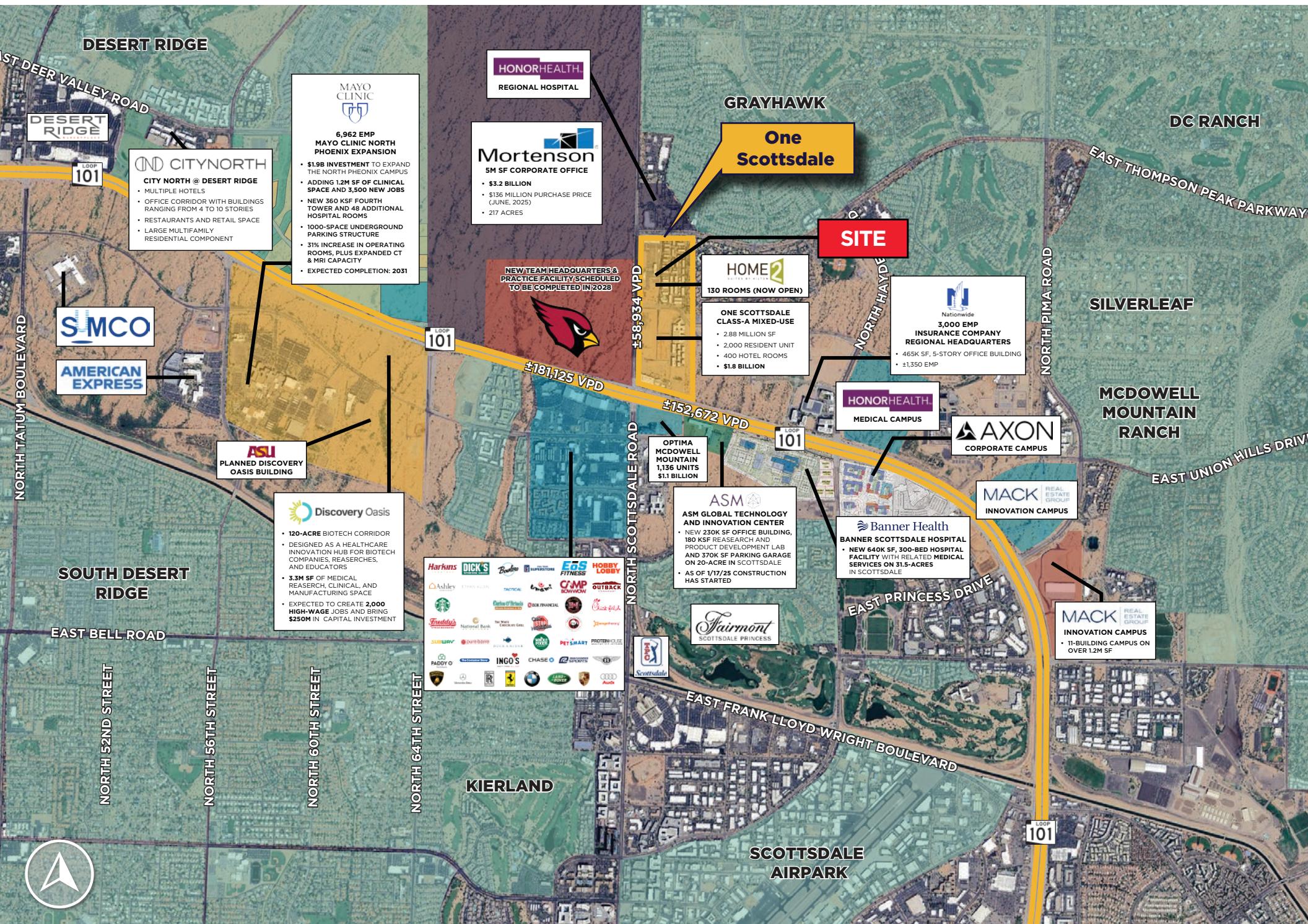
FLOOR PLAN

FIRST FLOOR



SITE PLAN







Mortenson

5M SF CORPORATE OFFICE

- \$3.2 BILLION
- \$136 MILLION PURCHASE PRICE (JUNE, 2025)
- 217 ACRES

SITE

RETAIL

ONE SCOTTSDALE CLASS-A MIXED-USE

- 2.88 MILLION SF
- 2,000 RESIDENT UNIT
- 400 HOTEL ROOMS
- \$1.8 BILLION



NEW TEAM HEADQUARTERS & PRACTICE FACILITY SCHEDULED TO BE COMPLETED IN 2028

Discovery Oasis

- 120-ACRE BIOTECH CORRIDOR
- DESIGNED AS A HEALTHCARE INNOVATION HUB FOR BIOTECH COMPANIES, REASERCHES, AND EDUCATORS
- 3.3M SF OF MEDICAL REASERCH, CLINICAL, AND MANUFACTURING SPACE
- EXPECTED TO CREATE 2,000 HIGH-WAGE JOBS AND BRING \$250M IN CAPITAL INVESTMENT

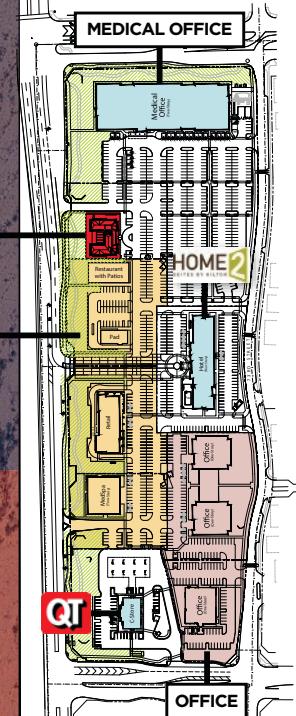
CAMDEN NORTH END 784 UNITS

CLEARWATER MAYO BOULEVARD 164 UNITS

MAXWELL ON 66TH 349 UNITS

NINETY DEGREES PARADISE RIDGE 337 UNITS

LIFETIME FITNESS



±58,934 VPD

DUTCH BROS

WALMART

HONORHEALTH™

REGIONAL HOSPITAL

SCOTTSDALE ROAD

JEFFERSON AT ONE SCOTTSDALE 388 UNITS

AVION AT LEGACT 322 UNITS

THE BEVERLY 314 UNITS

One Scottsdale

OPTIMA MCDOWELL MOUNTAIN 1,136 UNITS \$1.1 BILLION

±53,216 VPD

LEXUS

THE VIEW AT CASCADE 187 UNITS

INGOS CHASE

CHASE

WALMART

STARBUCKS

OUTBACK

STARBUCKS

NEARBY EVENTS & ATTRACTIONS



**WASTE MANAGEMENT
PHOENIX OPEN**
719,179 attendees



THE WORLD'S GREATEST COLLECTOR CAR AUCTIONS[®]

**BARRET-JACKSON
CAR AUCTION**
±500,000 attendees



**WESTWORLD
OF SCOTTSDALE**
900,000 attendees at
various events



ODYSEA AQUARIUM
Estimated for 2,000,000
visitors per year



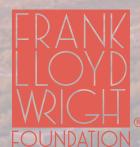
TOPGOLF
500,000 visitors
per year



**BUTTERFLY
WONDERLAND**
600,000 visitors per year



**SALT RIVER FIELDS
AT TALKING STICK**
317,297 attendees for Spring
Training MLB



**TALIESIN WEST (FRANK
LLOYD WRIGHT HOME)**
100,000 visitors per year



**RUSSO AND STEELE
CAR AUCTION**
60,000 in attendees yearly



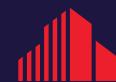
ARIZONA BIKE WALK
85,000 attendees & 208
official vendors

Adam Madison
Executive Director
+1 602 229 5914
adam.madison@cushwake.com

Kyle Stickles
Director
+1 480 432 4109
kyle.stickles@cushwake.com

2555 E Camelback Rd, Ste 400
Phoenix, Arizona 85016
+1 602 954 9000
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

 **CUSHMAN &
WAKEFIELD**