

CAPITAL CLUB

20159 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA



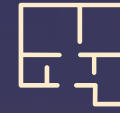
PROPERTY DETAILS



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



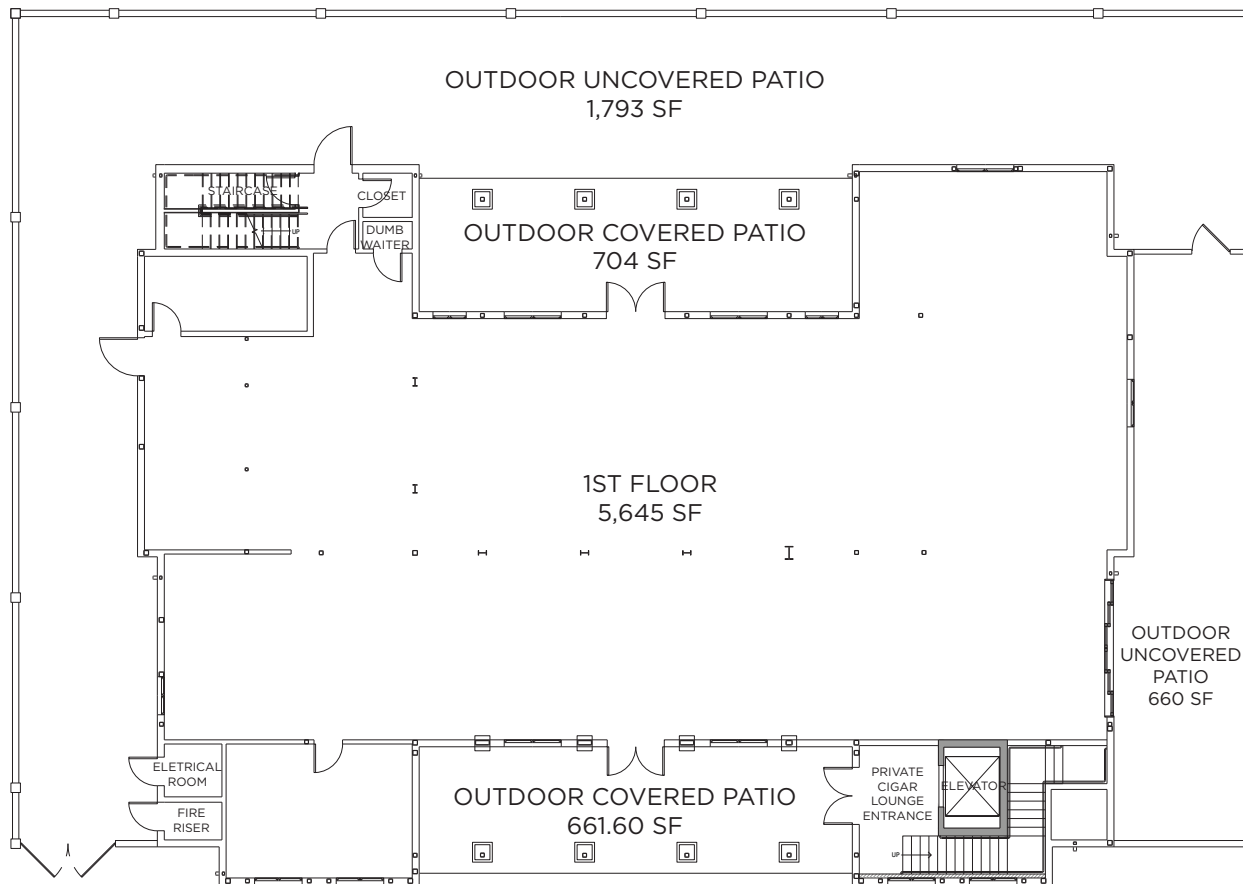
Additional co-tenants in center include Class A medical office building, Home 2 Suites by Hilton, and multiple new office buildings



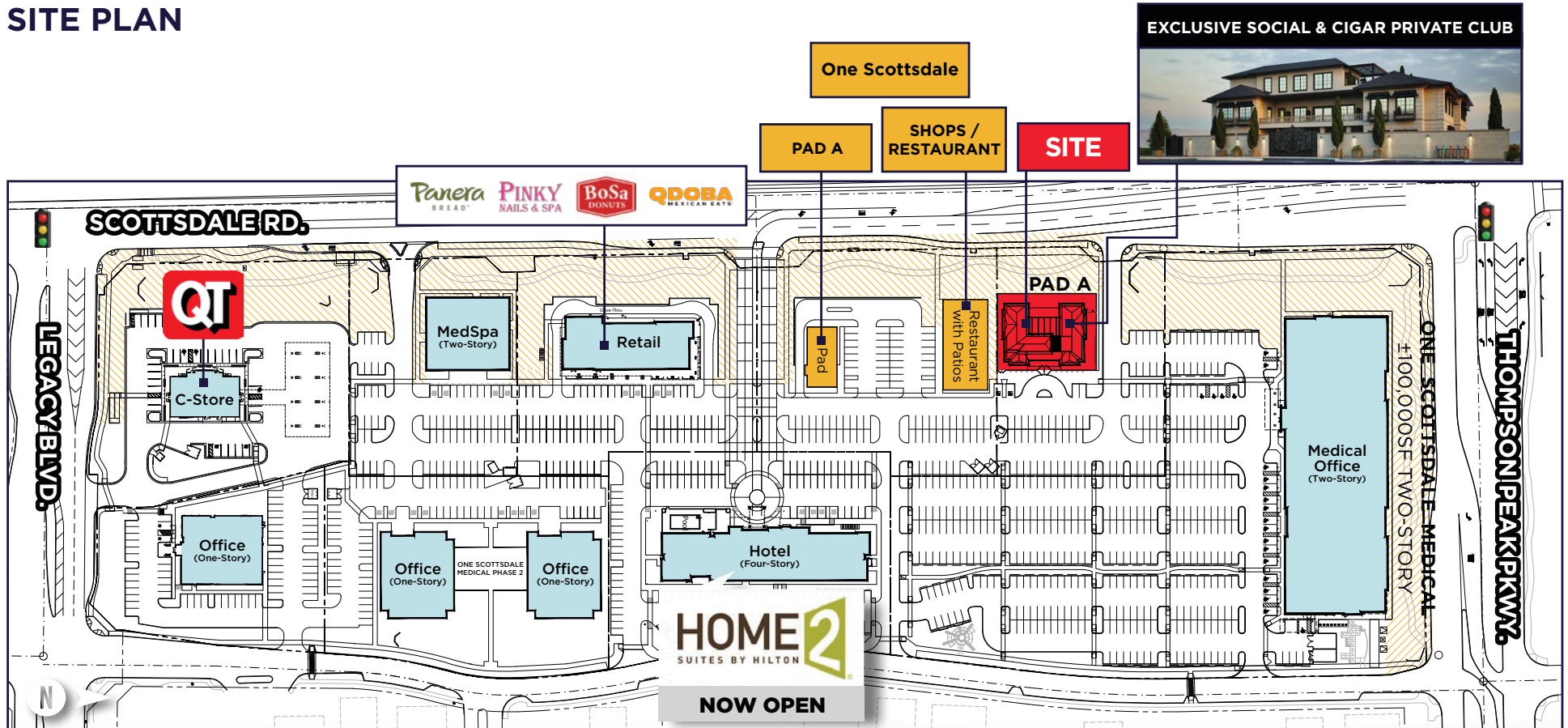
New development in the trade area include Banner Health's new campus, Honor Health's new medical campus, Nationwide corporate campus, Mayo Clinic's campus expansion, Mortenson Corporate office park, and newly announced Axon Corporate headquarters

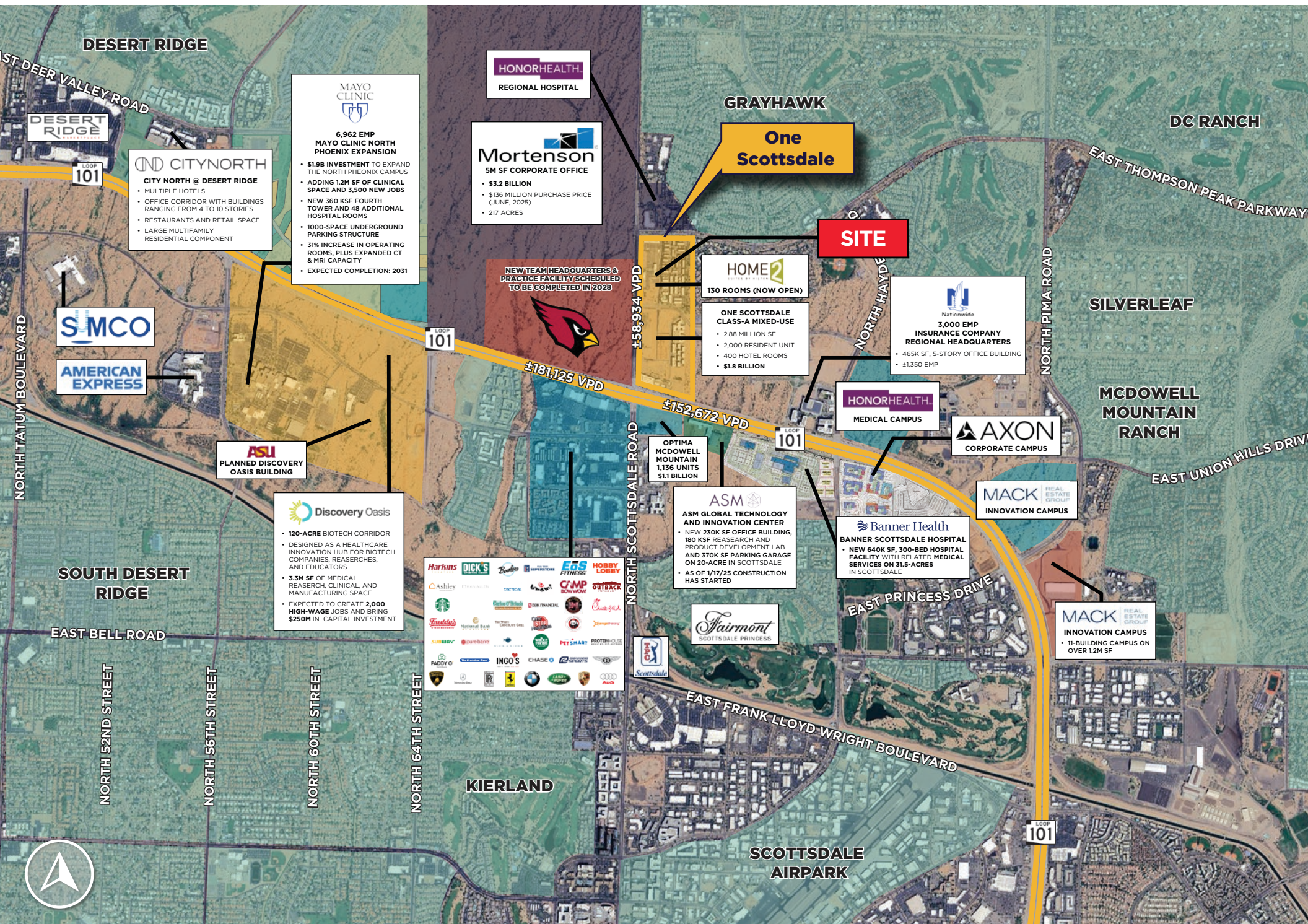
FLOOR PLAN

FIRST FLOOR



SITE PLAN







Mortenson

5M SF CORPORATE OFFICE

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

SITE

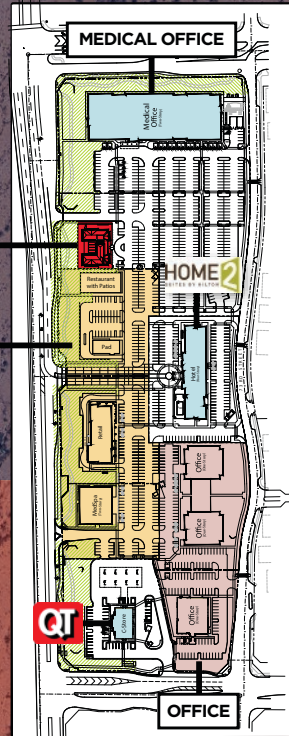
RETAIL

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



±58,934 VPD



HONORHEALTH
REGIONAL HOSPITAL

JEFFERSON AT ONE SCOTTSDALE
388 UNITS

AVION AT LEGACY
322 UNITS

THE BEVERLY
314 UNITS

One Scottsdale



ASM GLOBAL TECHNOLOGY AND INNOVATION CENTER

- NEW 230K SF OFFICE BUILDING, 180 KSF RESEARCH AND PRODUCT DEVELOPMENT LAB AND 370K SF PARKING GARAGE ON 20-ACRE IN SCOTTSDALE
- AS OF 1/17/25 CONSTRUCTION HAS STARTED



3,000 EMP INSURANCE COMPANY REGIONAL HEADQUARTERS
• 465K SF, 5-STORY OFFICE BUILDING
• ±1,350 EMP



- 120-ACRE BIOTECH CORRIDOR
- DESIGNED AS A HEALTHCARE INNOVATION HUB FOR BIOTECH COMPANIES, RESEARCHERS, AND EDUCATORS
- 3.3M SF OF MEDICAL RESEARCH, 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

±181,125 VPD

±152,672 VPD

OPTIMA MCDOWELL MOUNTAIN
1,136 UNITS
\$1.1 BILLION

±53,216 VPD

THE VIEW AT CASCADE
187 UNITS



LAND PURCHASED BY HONOR HEALTH



Banner Health
BANNER SCOTTSDALE HOSPITAL
• NEW 640K SF, 300-BED HOSPITAL FACILITY WITH RELATED MEDICAL SERVICES ON 31.5-ACRES IN SCOTTSDALE

LOOP 101

NEARBY EVENTS & ATTRACTIONS



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



**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

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