



TROPHY LOCATION  
2ND GENERATION RESTAURANT  
FOR LEASE

3737 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85251



**Inquiries:**

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# TROPHY 2<sup>ND</sup> GEN RESTAURANT LEASE OPPORTUNITY

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# EXECUTIVE SUMMARY

OX Urban Properties is pleased to offer qualified tenants the opportunity to lease an irreplaceable trophy real estate asset located in the heart of Old Town Scottsdale, AZ.

Formerly occupied by R&R Gastropub ([www.rnrscottsdale.com](http://www.rnrscottsdale.com)). The property consists of a 2<sup>nd</sup> generation restaurant and bar that provides the only two-story dining patio overlooking the vibrancy of Scottsdale Road. As an architecturally modernist eatery, the property's industrial style is warmed by exposed brick, dark woods and their signature burnt orange accents.

This offering provides restaurant tenants' with the ideal opportunity to lease a trophy asset that will be an Arizona staple for years to come. The location in Scottsdale is continuing to become more desirable each year as larger office and retail tenants move into the Old Town Scottsdale area.

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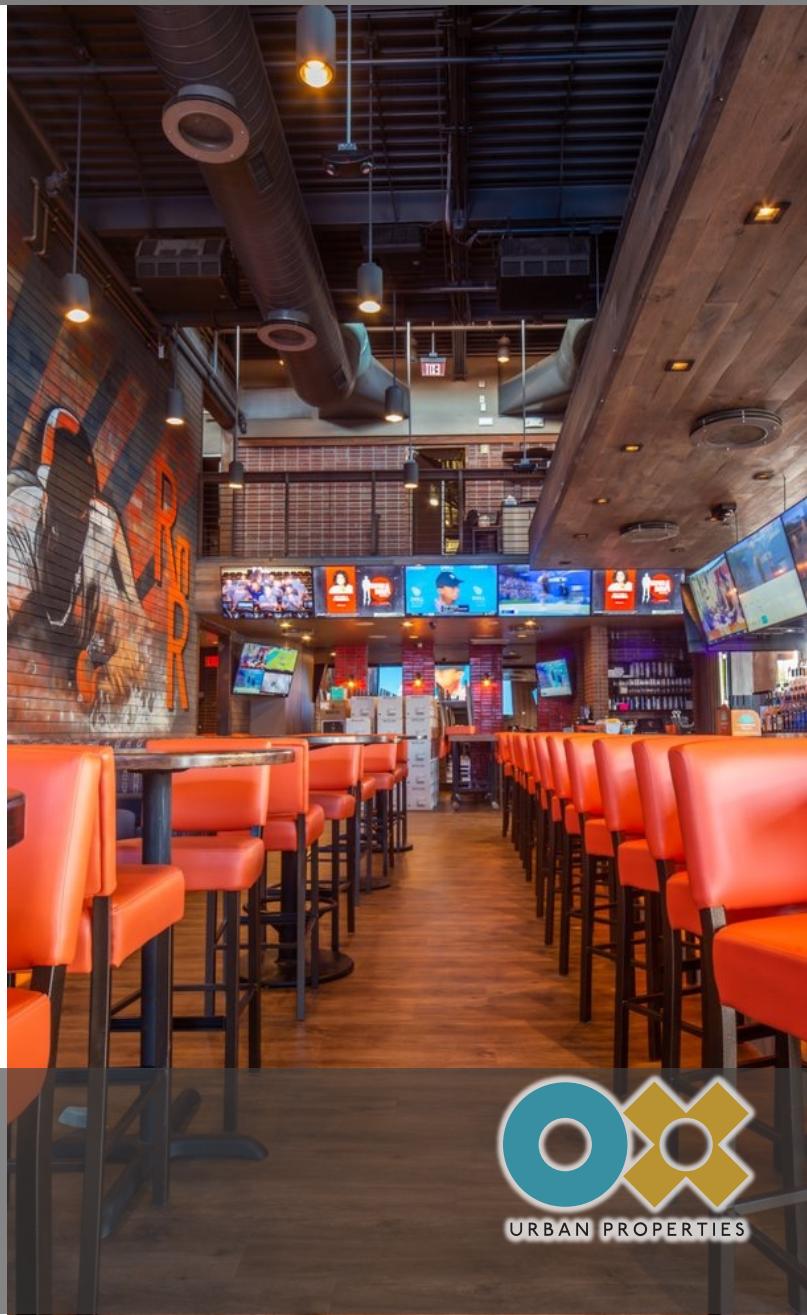
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**Ox**  
URBAN PROPERTIES

**canopy**  
BY HILTON

SCOTTSDALE  
*Fashion Square*

SCOTTSDALE  
*Waterfront*

**LC**  
BREAKFAST CLUB

GRIMALDI'S  
COAL BROOKED PIZZA

BUON  
di BEPPO  
Italian Restaurant

SUGAR  
BOWL

uchi

TAZ  
Sushi Bar - Restaurant

RnR  
mastropub

REHAB  
BURGER THERAPY

2ND ST

SCOTTSDALE RD

GIANTS  
SCOTTSDALE STADIUM

HONOR  
HEALTH

**SIZZLE** KOREAN  
BARBECUE  
**SHINBAY**

THE  
**MISSION**

**W**  
HOTELS

**Marriott**  
HOTELS & RESORTS

**Saguaro**  
SCOTTSDALE



## LEASE INFORMATION

LEASE TERM	10 YEARS
LEASE TYPE	ABSOLUTE NNN
GROSS LEASABLE AREA	Approx. 6,000 SF
INTERIOR SF	Approx. 4,000 SF
PATIO SF	Approx. 2,000 SF
PARCEL SIZE	10,661 SF
YEAR BUILT	2010

## 3737 NORTH SCOTTSDALE RD

The space itself is fully indoor/outdoor by use of retractable glass garage doors and features a mix of multi-use seating options, including community tables, booths, lounge and traditional seating. The second floor patio, equipped with private bar, is the ideal semi-private space to host groups of 40-100 guests, while the entire venue can be privatized to accommodate groups of 150 or more.

The property is located in the highly desirable Old Town Scottsdale, AZ neighborhood next to other block buster valley names like UCHI, RA Sushi, Barrio Queen, Chop Shop, Diego Pops, Breakfast Club, Olive & Ivy, Culinary Dropout, Salty Senorita, and more.

**\*DO NOT DISTURB TENANT**





## DEMOGRAPHICS

2024	1MILE	3 MILE	5 MILE
Total Population	20,060	99,643	206,717
Avg. HH Income	\$96,945	\$111,087	\$106,069
Median Age	36	39.6	36.9
Employees	33,528	73,975	175,198
Food Away from Home	\$53.9M	\$229.5M	\$429.4M
Alcoholic Beverages	\$9.75M	\$41M	\$76.1M

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# GREATER METRO PHOENIX MARKET SUMMARY

Phoenix's historically strong housing, construction and real estate industries are incredibly strong. These industries have helped Phoenix regain its position as one of the leading growth markets in the nation.

## Phoenix has a Vibrant, Diversified Economy

Phoenix has a highly diversified base of industries, led by aerospace, high-tech manufacturing, distribution/ logistics, financial services and corporate/regional headquarters. Phoenix has recently seen many companies move or expand from California, including eBay/PayPal, Amazon.com, Dunn Edwards, Power One, and American Presidential Lines. Phoenix also is ranked among the top in the country for its solar/renewal energy sector, and has a rapidly growing healthcare/biomedical industry.

- Inc. Magazine named Phoenix one of the top 20 cities in the country for start-up companies; Phoenix ranks third in the country for entrepreneurs per 1,000 people
- Phoenix is top 10 for financial services employment
- Major data processing, credit card and customer service companies are attracted by Greater Phoenix's telecommunications infrastructure, predictable climate, and low catastrophic risk – no earthquakes, tornados, coastal flooding, or hurricanes
- Arizona has some of the world's largest solar generation projects



## MAJOR PHOENIX METRO EMPLOYERS

### AEROSPACE AND AVIATION

Honeywell  
Boeing  
Cessna  
General Dynamics  
Hawker Beechcraft  
Orbital Sciences Corporation

### HIGH-TECH MANUFACTURING/ DISTRIBUTION

Intel  
Avnet  
Freescale Semiconductor  
Microchip Technology  
Iridium Communications  
Insight Enterprises

### DISTRIBUTION/LOGISTICS CENTERS

Amazon.com  
Dick's Sporting Goods  
Gap, Inc.  
Target  
Macy's  
Walmart

### FINANCIAL/BUSINESS/DATA SERVICES

JP Morgan Chase  
Bank of America  
American Express  
eBay/PayPal  
Vanguard Securities  
Charles Schwab  
Uber  
Northern Trust  
State Farm Regional Headquarters

### CORPORATE/ REGIONAL HEADQUARTERS

Freeport McMoran Copper and Gold  
US Airways  
Apollo Group/University of Phoenix  
PetSmart  
Dial Corporation/Henkel  
Go Daddy

### HEALTHCARE/BIOTECH/ RENEWABLE ENERGY

Mayo Clinic  
United Healthcare  
TGen  
International Genomic Consortium  
First Solar  
Kyocera



# SCOTTSDALE MARKET SUMMARY

Scottsdale is one of the most livable cities in the country – a community where economic prosperity, entrepreneurial spirit and lifestyle come together.

A destination famous for casual Southwestern style, Scottsdale boasts of first-rate resorts, world-class events, sophisticated arts, lively nightlife and diverse shopping. With its affluent and educated population, large employment base and business-friendly atmosphere, Scottsdale maintains a competitive edge in attracting new retailers, company headquarters, technology and biomedical industry leaders. More than 51% of the population has a Bachelor's degree or higher.

The city enjoys the largest concentration of Class A office space in the region, a highly developed workforce, excellent business infrastructure and transportation links including a first-class executive airport.

Tourism is an integral part of Scottsdale's economy, generating \$2.9 billion annually. 8.6 million people visit each year, filling 13,700 resort and hotel rooms. The average household income of visitors to Scottsdale is \$107,000.

Scottsdale and the surrounding area host an estimated 8.3 million rounds of golf each year.

Bloomberg BusinessWeek ranked Scottsdale among the best U.S. Cities in the nation, based on economic factors, educational attributes, leisure attributes, crime and air quality.

American Style magazine named Scottsdale in its Top 25 U.S. Arts Destinations among mid-size cities in the country.



## Top 10 Major Employers in Scottsdale

Scottsdale Healthcare	4,278
General Dynamics C4 Systems	3,166
City of Scottsdale	2,744
CVS/Caremark	2,124
GoDaddy.com	1,915
Mayo Clinic	1,861
The Vanguard Group	1,860
Scottsdale Unified School District	1,820
Scottsdale Insurance Company	1,420
L&G Mortgagebanc Inc.	1,000

## Education

Paradise Valley Unified School District	33,000 students
Scottsdale Unified School District	26,000 students

## Colleges/Universities

Arizona State University	72,250 students
Scottsdale Community College	22,000 students

## Tourism/Major Hotels

The Phoenician	828
The Westin Kierland Resort & Spa	732
JW Marriott Camelback Inn	453
Scottsdale Plaza Resort	404
DoubleTree Paradise Valley Resort	378
The Westin Kierland Villas Scottsdale	298
Firesky Resort & Spa	204
Scottsdale Cottonwoods Resort	171
Royal Palms	119
The Sanctuary on Camelback	98
Hyatt Regency	500

## Area Events

Waste Management Phoenix Open	525,821
Scottsdale Arabian Horse Show	300,000
Barrett-Jackson Car Auction	270,000
Spring Training	230,000
Fiesta & Buffalo Wild Wings Bowls	127,174
Parada del Sol Parade & Rodeo	100,000
Scottsdale Culinary Festival	40,000
Scottsdale Arts Festival	28,592
Sunday A'Fair	4,497

## Entertainment and Cultural Venues/Sports/Conventions

West World	700,000 att
Salt River Fields at Talking Stick	369,393 attendees
Scottsdale Stadium	68,320 att



# OLD TOWN SCOTTSDALE



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There's no better place for a business than Scottsdale. Named "the most livable city," it is Arizona's sixth largest city with a population over 215,000. The city is located East of Phoenix and is a popular destination in the winter for vacationers who want to enjoy the state's mild climate.

## DOWNTOWN SCOTTSDALE

As one of the most acclaimed tourist areas in the state of Arizona downtown Scottsdale provides an eclectic mix of southwestern and contemporary art galleries, specialty retail, upscale dining, active nightlife and museums for residents and visitors. It is comprised of a number of distinctive districts including Old Town Scottsdale and the Scottsdale Arts District. Downtown Scottsdale offers something for everyone within a close distance and has become pedestrian friendly. Residents and visitors are within walking distance to most of Scottsdale's greatest attractions.

## 5TH AVENUE SHOPS

Fifth Avenue is located within Downtown Scottsdale. It combines the look and feel of Old Scottsdale with some of the city's best

restaurants, unique shops, salons, galleries, jewelers and nightlife.

## ENTERTAINMENT DISTRICT

This district offers a wide selection of dining alternatives that vary from exotic to traditional, along with a wide array of Scottsdale's hottest nightclubs. The entertainment district is the perfect place to go after a day of shopping.

SCOTTSDALE ARTS DISTRICT

The Scottsdale Art's District is home to the country's original "Art Walk." Each Thursday the Scottsdale Art District is open into the evening, featuring one of the largest concentrations of art galleries in the country, which draw serious art collectors and visitors alike. In addition to the myriad of art galleries, the area is filled with bookstores, world renowned jewelry stores, fine dining and spas.

## OLD TOWN DISTRICT

Amidst designated historic buildings in this western themes area is western wear, bookstores, galleries, home décor shops, Southwest jewelry, restaurants and nightlife options.



# OLD TOWN SCOTTSDALE FUTURE GROWTH



# OPPORTUNITY ZONE

Located in a federally Approved opportunity zone.

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

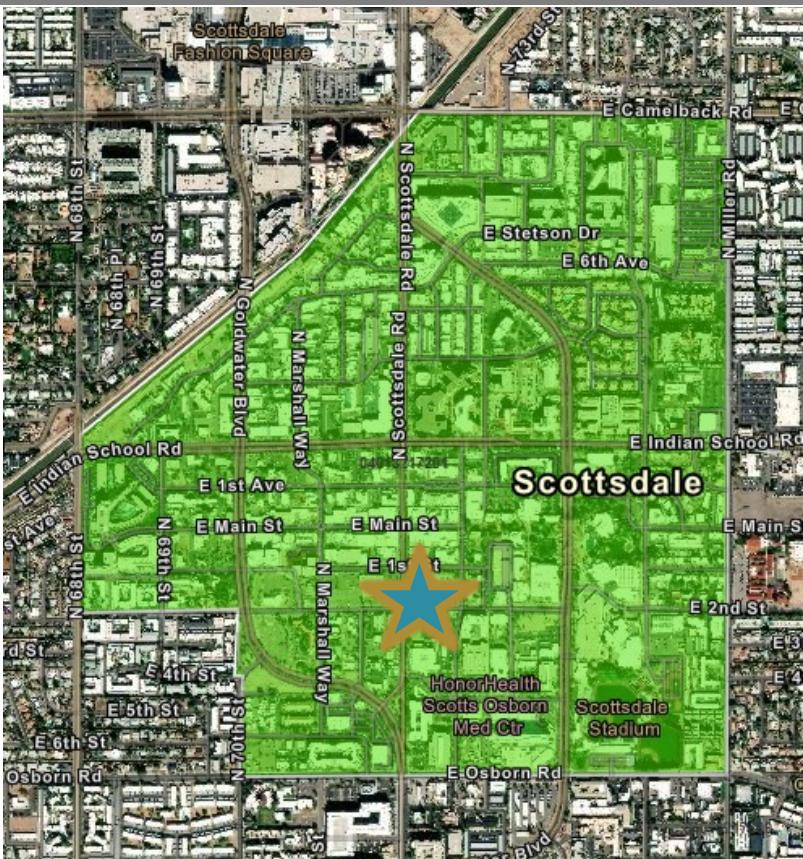
The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017.

**Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.**

Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.\*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.\*

Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.\*





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