

# Trophy Restaurant/Retail Opportunity in Old Town Scottsdale



4167 N. Scottsdale Road



# Property Overview

<b>Address</b>	4167 N Scottsdale Rd Scottsdale, AZ 85251
<b>Property Type</b>	Restaurant/Retail
<b>Building Size</b>	±15,013 SF
<b>Lot Size</b>	±0.91 AC (±39,770 SF)
<b>Year Built</b>	1984
<b>Parking</b>	±3.13/1,000 SF (47 Parking Spaces)
<b>Zoning</b>	D/OR-2 PBD DO
<b>Clear Height</b>	1st Floor: ±14' 2nd Floor: ±12' Basement: ±11'

# Property Highlights

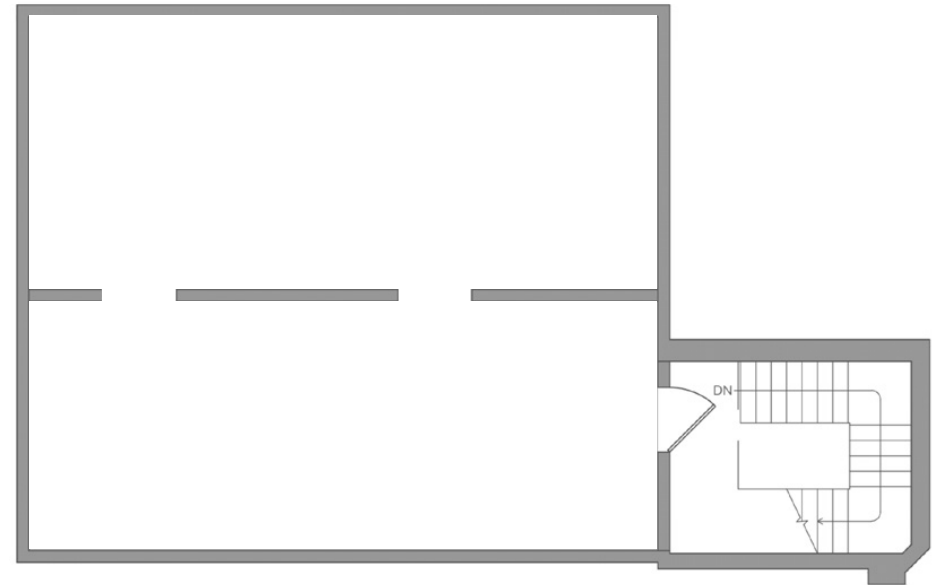
- » First Time the Property Has Ever Been Available!
- » Extremely Rare Freestanding Building with Exclusive Private Parking Lot & Potential to Expand Parking Further
- » Prominent Visibility & Signage Opportunity on Scottsdale Road, Boasting 190 Feet of Frontage
- » Former Bank Building with Drive Thru & Vaults Still in Place
- » Two (2) Private Second Floor Patios with Potential to Add Patio Space on the First Floor
- » Located in the Heart of Old Town Scottsdale Just Steps Away from Hotels, Restaurants, Galleries & Shopping



# Floor Plans

[VIEW FIRST FLOOR VIRTUAL TOUR](#)

[VIEW BASEMENT VIRTUAL TOUR](#)



First Floor

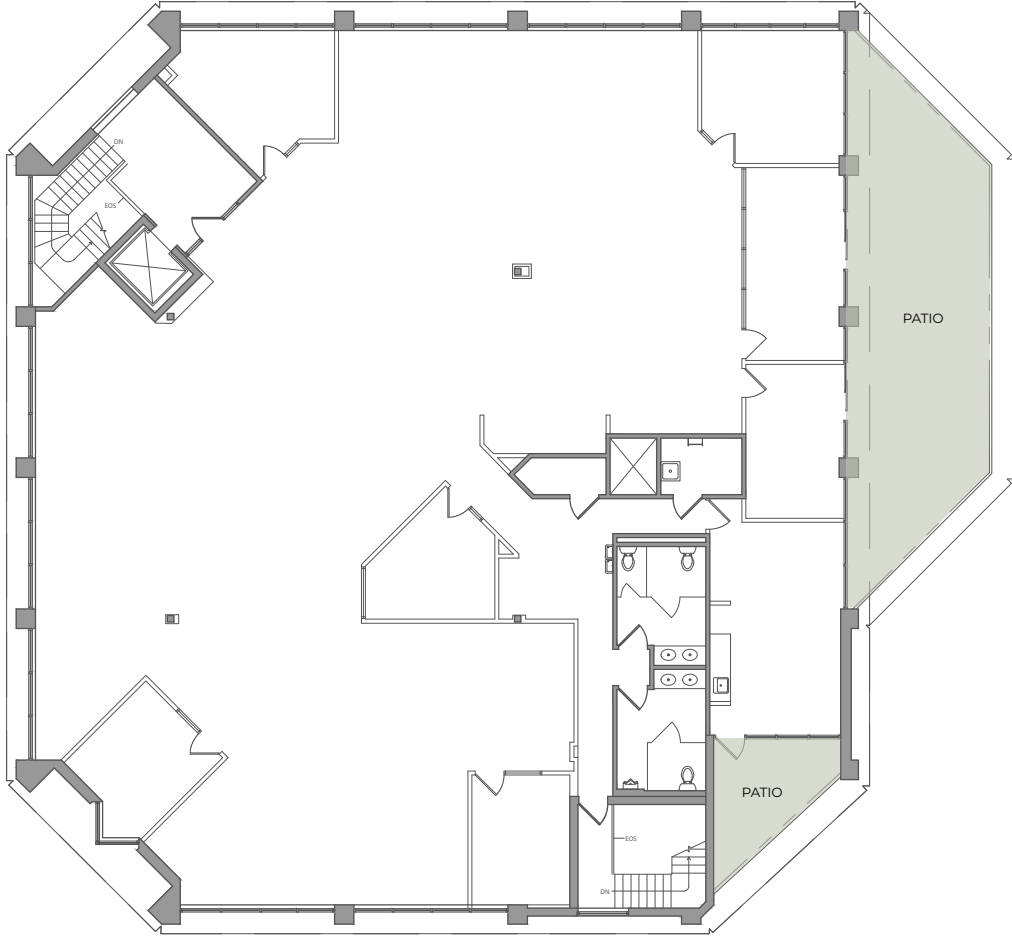
±6,440 SF

Basement

±1,243 SF

# Floor Plans

[VIEW SECOND FLOOR VIRTUAL TOUR](#)



Second Floor  
±7,330 SF

# Conceptual Renderings

Scheme A



Scheme A



Scheme B



Scheme B



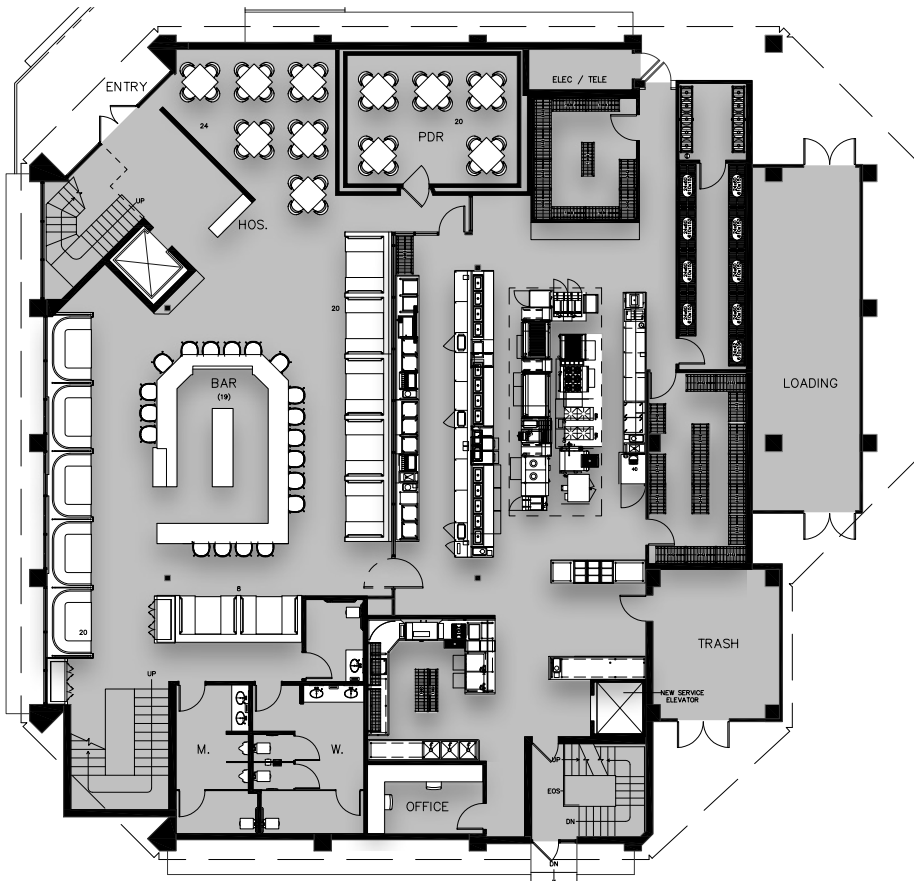
# Conceptual Floor Plan A

## FIRST FLOOR SEAT COUNT

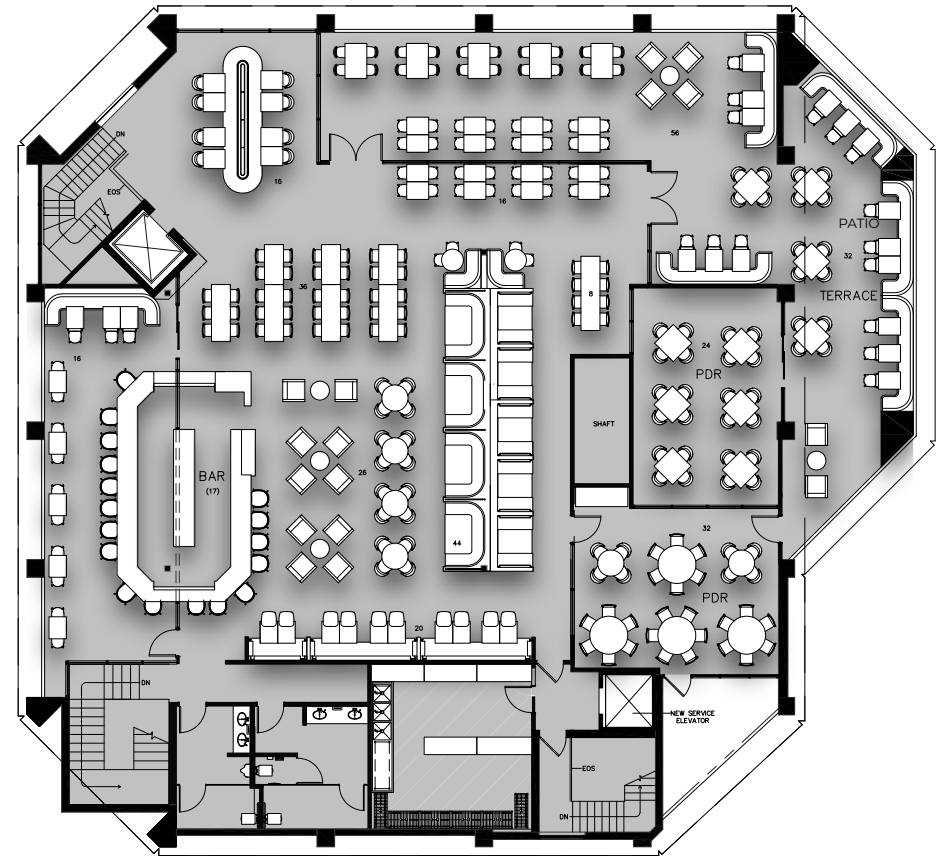
PDR	20
BAR	19
DINING	166
<b>TOTAL</b>	<b>111 SEATS</b>

## SECOND FLOOR SEAT COUNT

OUTDOOR PATIO	104
BAR	17
PDR	56
DINING	166
<b>TOTAL</b>	<b>334 SEATS</b>



First Floor



Second Floor

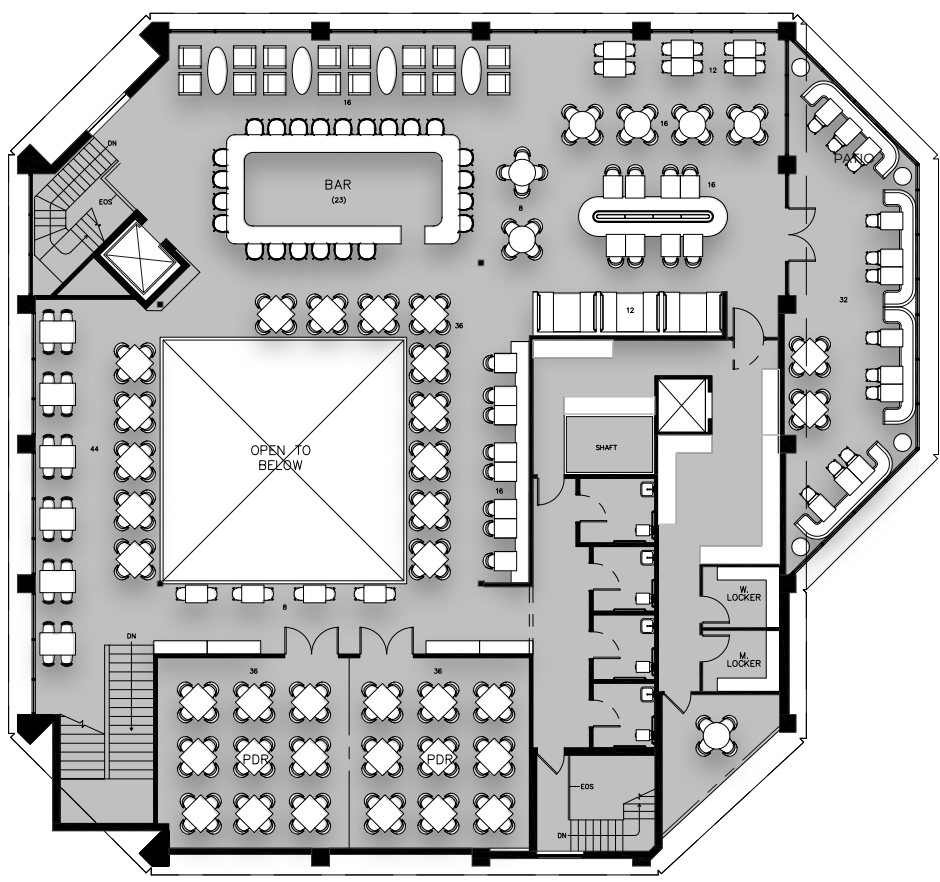
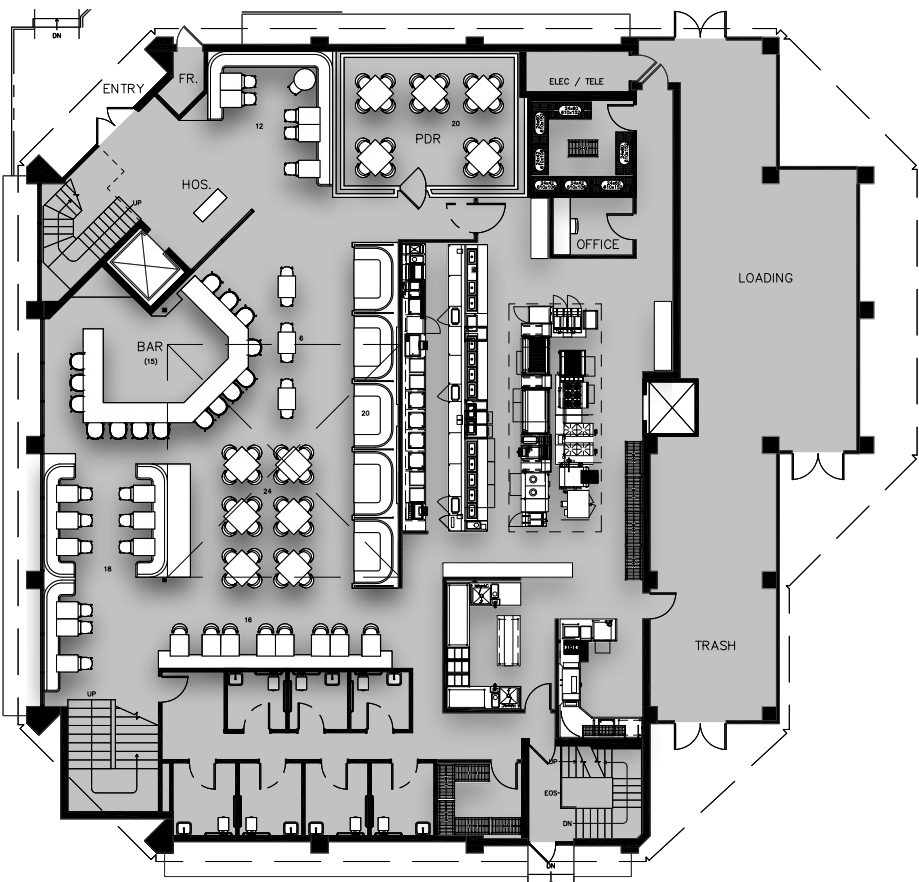
# Conceptual Floor Plan B

## FIRST FLOOR SEAT COUNT

PDR	20
BAR	15
DINING	96
<b>TOTAL</b>	<b>131 SEATS</b>

## SECOND FLOOR SEAT COUNT

PDR	72
BAR	23
PATIO	32
DINING	184
<b>TOTAL</b>	<b>311 SEATS</b>



First Floor

Second Floor



CAMELBACK MOUNTAIN

MUMMY MOUNTAIN

# PARADISE VALLEY

## ARCADIA

PHOENICIAN

OPTIMA SONORAN VILLAGE

CAESARS REPUBLIC

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE FASHION SQUARE

SCOTTSDALE WATERFRONT & SOUTHBRIDGE

W HOTEL

ENTERTAINMENT DISTRICT

ARTS DISTRICT

5TH AVNEUE SHOPPING DISTRICT

4167

E. INDIAN SCHOOL ROAD

SCOTTSDALE MARRIOTT OLD TOWN

ARTS DISTRICT

N. SCOTTSDALE ROAD

HISTORIC OLD TOWN

BUSINESS DISTRICT

HILTON GARDEN INN

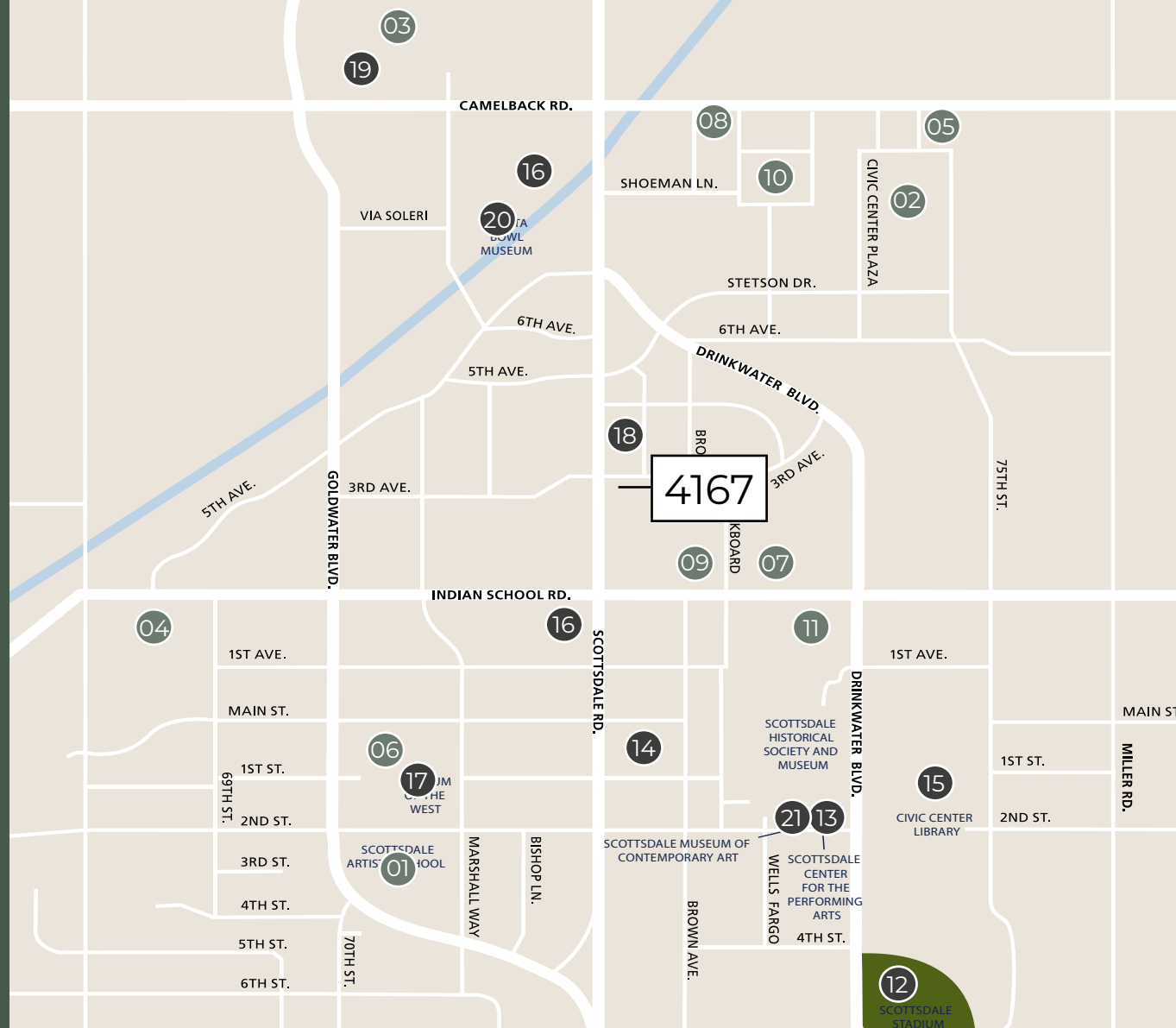


## STAY

- 1 BeSpoke Inn Scottsdale
- 2 Aloft
- 3 Caesars Republic
- 4 Hotel Valley Ho
- 5 Senna House
- 6 Canopy
- 7 Hilton Garden Inn
- 8 W Scottsdale
- 9 Scottsdale Marriott Old Town
- 10 Maya Hotel
- 11 The Monarch

## PLAY

- 12 Scottsdale Stadium
- 13 Scottsdale Center for Performing Arts
- 14 Lane Park
- 15 Civic Center Park
- 16 Scottsdale Waterfront
- 17 Western Spirit Museum
- 18 Rancher Hat Bar
- 19 Wonderspaces Arizona
- 20 Fiest Bowl Museum
- 21 Scottsdale Museum Contemporary Art



## LOCATION HIGHLIGHTS



70 Hotels and  
9,300 Hotel Rooms



More than 600 Restaurants



125 Scottsdale-area  
Golf Courses



11 million people visit  
Scottsdale annually



Close proximity to over  
200+ retail amenities



E. CAMELBACK ROAD

N. SCOTTSDALE ROAD

4167

E. INDIAN SCHOOL ROAD

**SHOP**

1. **Scottsdale Fashion Square**
  - All Saints
  - Carolina Herrera
  - IWC Schaffhausen
  - Prada
  - ALO
  - Christian Louboutin
  - Jimmy Choo
  - Quay
  - Apple
  - David Yurman
  - Louis Vuitton
  - Rolex
  - Balenciaga
  - Dior
  - Lulu Lemon
  - Saint Laurent
  - Bottega Veneta
  - Dolce & Gabbana
  - Marc Jacobs
  - St John
  - Breitling
  - Ferragamo
  - Montblanc
  - Tesla
  - Bulgari
  - Gucci
  - Neiman Marcus
  - Tiffany & Co
  - Burberry
  - Hermes
  - Omega
  - Versace
  - Cartier
  - Hublot
  - Panerai
  - Zimmerman

**EAT & DRINK**

2. Elephante (Coming Soon)
3. Mastro's City Hall
4. Maple & Ash
5. Ocean 44
6. Din Tai Fung (Coming Soon)
7. Nobu
8. Toca Madera
9. Tommy V's
10. Francine
11. Zinque
12. SEVEN - Caesars
13. Moxies
14. Catch (Coming Soon)
15. Olive & Ivy
16. Culinary Dropout
17. The Herb Box
18. FnB Restaurant
19. Farm & Craft
20. The Breakfast Club
21. Wine Girl
22. Velvet Taco (Coming Soon)
23. Morning Squeeze
24. Call Her Martina
25. STK Steakhouse
26. Barrio Queen
27. Bourbon & Bones
28. EVO Old Town
29. Cala Scottsdale
30. Citizen Public House
31. The Montauk



# SCOTTSDALE DEMOGRAPHICS

Scottsdale, Arizona, is a dynamic city renowned for its upscale lifestyle, thriving culinary scene, and breathtaking desert landscapes. The city is a haven for food enthusiasts, offering a diverse array of top-notch restaurants that range from gourmet dining to trendy eateries. Alongside its rich cultural heritage, Scottsdale boasts modern amenities, luxury resorts, golf courses, and vibrant shopping districts, all set against a backdrop of stunning natural beauty.

**243K** 

## POPULATION

Scottsdale's consistent population growth underscores its appeal as a prime destination for living, working, and leisure. Spanning 31 miles from north to south, Scottsdale covers 184.5 square miles, making it the seventh-largest city in Arizona.

**\$100,636** 

## MEDIAN INCOME

Scottsdale is renowned for its affluent population, with nearly half of its households earning over \$100,000 annually. This high income level contributes to the city's reputation for luxury living and upscale amenities.

**+11M** 

## ANNUAL VISITORS

In 2023, visitors to Scottsdale generated an annual economic impact of \$3.5 billion through local spending, which directly and indirectly supported over 34,000 jobs in the hospitality industry and related sectors.

**\$540K** 

## MEDIAN HOUSING VALUE

Scottsdale tops the Valley's large cities with the highest median housing price. The city has a total of 134,918 residential units, with 55.9% are owner-occupied.

# Submarket Overview

- » One of the most walkable locations in Old Town Scottsdale
- » Premier institutional submarket in Phoenix with scarcity of development opportunities
- » Class AA destination defined by one-of-a-kind cultural attractions, high-end shopping and dining, and urban walkability
- » Adjacent to Phoenix's most exclusive neighborhoods with Arcadia immediately to the west and Paradise Valley immediately to the north
- » In the heart of Scottsdale's resort corridor with more than a dozen world-class resorts and golf courses within five miles

## Old Town Scottsdale Appeal

One-of-a-kind boutiques and galleries provide an unrivaled shopping experience in Old Town Scottsdale. Fine-dining restaurants, gastro pubs, hip cafés, breweries, and nightlife destinations line the streets from Scottsdale Fashion Square to the Arts District. Year-round events throughout Old Town Scottsdale's distinct districts create a vibrant and unique sense of place, which has perpetual resident appeal.

## Scottsdale Fashion Square

4167 N Scottsdale Road is one-quarter mile South of Scottsdale Fashion Square, one of the top 10 malls in the United States. Anchored by Neiman Marcus, Nordstrom, Macy's, and Harkins Theatres, Scottsdale Fashion Square is home to high street retailers and eclectic restaurants including Jimmy Choo, Versace, Rolex, Cartier, Bulgari, Salvatore Ferragamo, Nobu, Toca Madera and Ocean 44. Notable new tenants that moved in over the last 12 months include Polestar, Rothy's, and Scotch & Soda. Fashion Square owner Macerich and fitness center operator Life Time have built a new state-of-the-art athletic resort at the mall. Completed in 2023, the 40,000 sq. ft. facility is Life Time's highest-level luxury gym, further enhancing Scottsdale's upscale appeal.



# Old Town Development Activity

## UNDER CONSTRUCTION

### 1) Maya - Hotel (2025 Delivery)

[View Development Plans](#)

### 2) Hazel & Azure - Mixed Use (2026 Delivery)

[View Development Plans](#)

### 3) The Kimsey Project - Mixed Use (2026 Delivery)

[View Development Plans](#)

## PLANNED DEVELOPMENTS

### 4) City Center at Scottsdale Collection - Mixed Use

[View Development Plans](#)

### 5) Southbridge Scottsdale - Mixed Use

Planning in Process

### 6) Artisan Scottsdale - Multi Family

[View Development Plans](#)

### 7) The Miller - Multi Family

[View Development Plans](#)

### 8) SLS - Hotel

[View Development Plans](#)

### 9) Museum Square - Multi Family

[View Development Plans](#)

### 10) Goldwater & Indian School - Mixed Use

Planning in Process



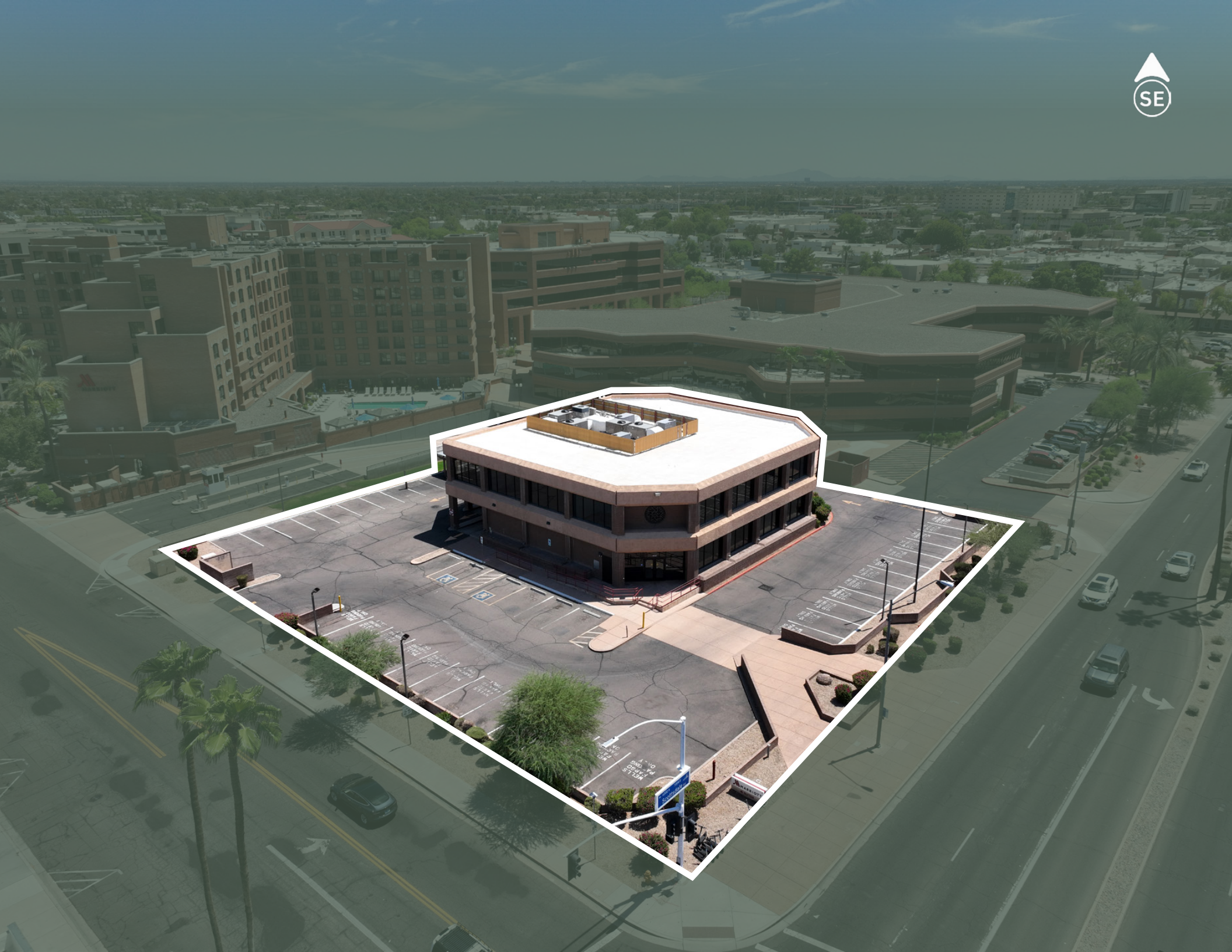


N. SCOTTSDALE ROAD ±26,788 VPD

E. 3RD AVENUE

DRIVE-THRU





# Coming Soon... New Office Redevelopment at 4141 N. Scottsdale Road!

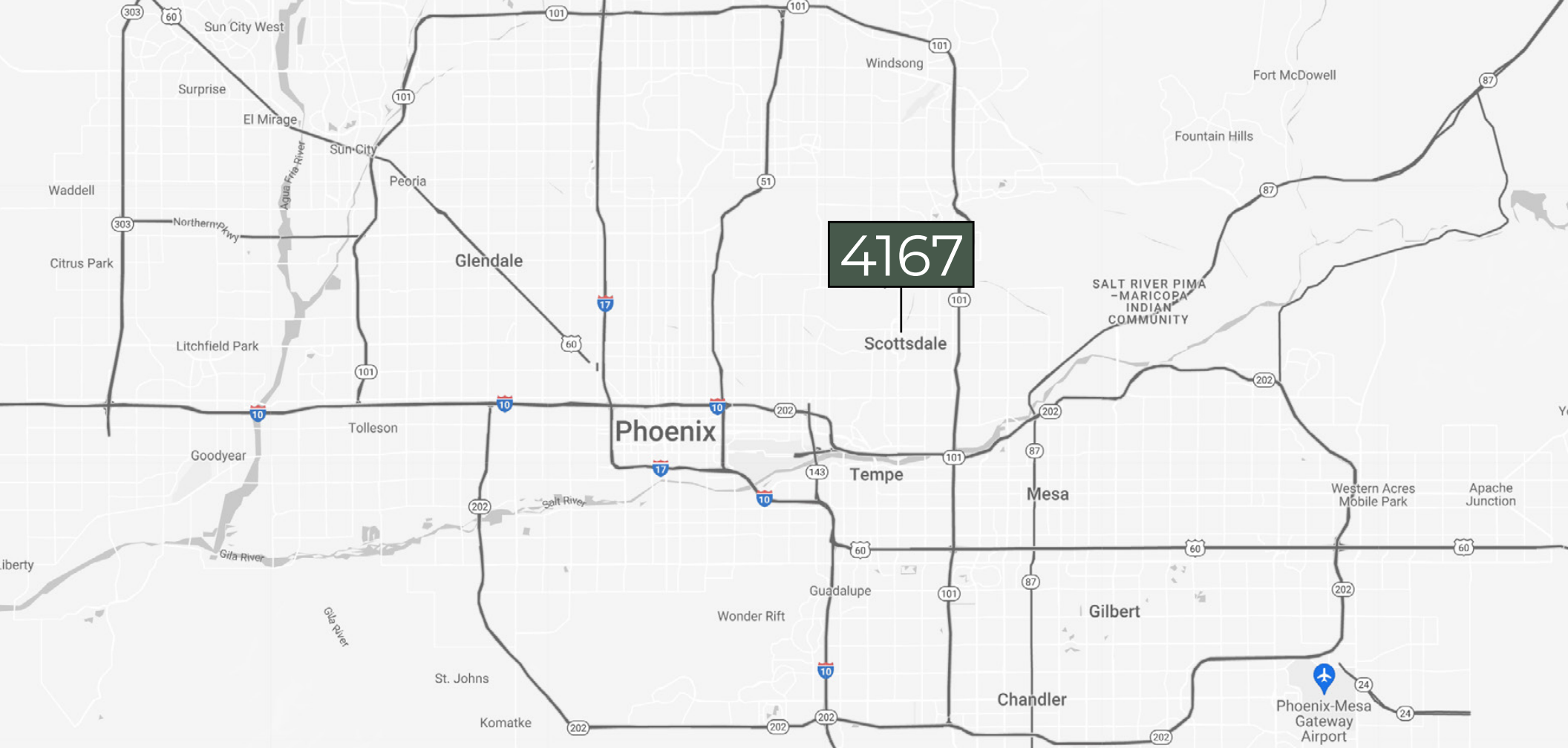


**GEORGE  
OLIVER**

A joint venture between George Oliver & Ascentris recently acquired the ±171,000 SF neighboring Office Building at 4141 N Scottsdale Rd. Planning is underway for a best in class reposition of the project inclusive of interior & exterior renovations bundled with new on-site amenities. Renderings and timeline updates will be available soon. For a deeper understanding regarding the quality of product that George Oliver delivers please visit [www.georgeoliver.com](http://www.georgeoliver.com)







# OLD TOWN DEMOGRAPHICS



## POPULATION

1 MILE    3 MILES    5 MILES

**2023**    26,266    111,958    220,633

**2028**    29,491    123,572    242,623



## HOUSEHOLDS

1 MILE    3 MILES    5 MILES

**2023**    15,394    55,830    105,074

**2028**    17,308    61,792    115,796



## AVERAGE INCOME

1 MILE    3 MILES    5 MILES

**2023**    \$104,302    \$113,157    \$109,972

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