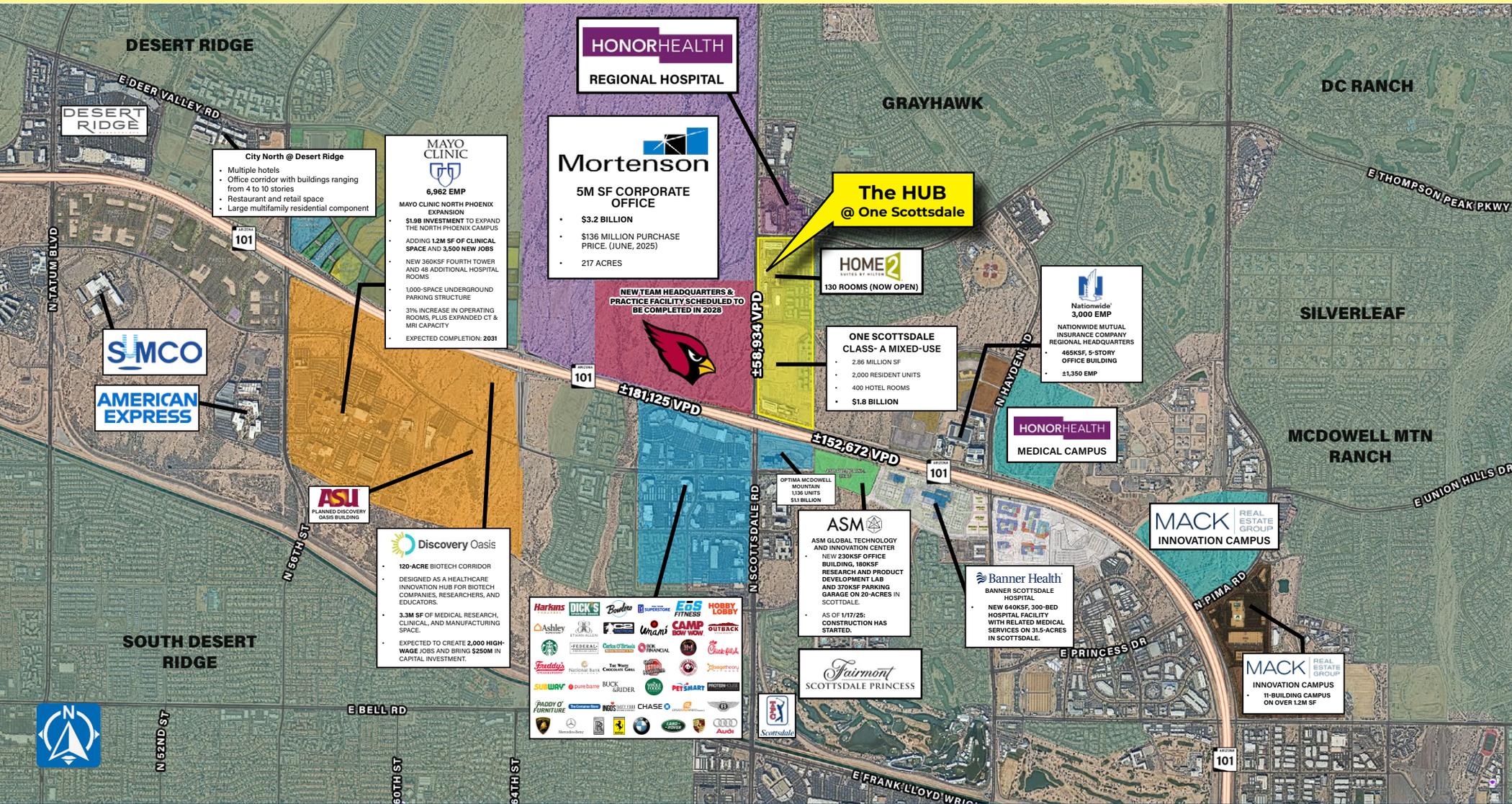


The HUB @ One Scottsdale



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NEW SHOPS / RESTAURANTS & PADS AVAILABLE FOR LEASE
SCOTTSDALE RD & LOOP 101





5M SF CORPORATE OFFICE

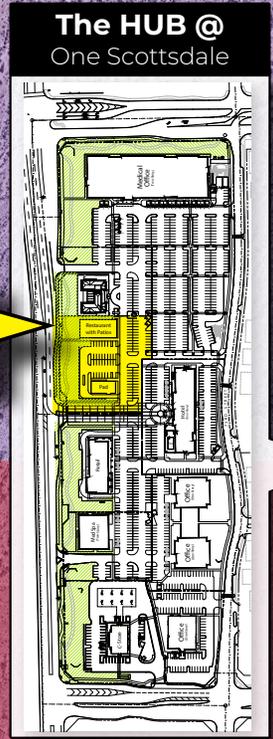
- \$3.2 BILLION
- \$136 MILLION PURCHASE PRICE. (JUNE, 2025)
- 217 ACRES

The HUB @ One Scottsdale

ONE SCOTTSDALE CLASS- A MIXED-USE

- 2.86 MILLION SF
- 2,000 RESIDENT UNITS
- 400 HOTEL ROOMS
- \$1.8 BILLION

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



±58,934 VPD

HONORHEALTH
REGIONAL HOSPITAL

Nationwide
3,000 EMP
NATIONWIDE MUTUAL INSURANCE COMPANY
REGIONAL HEADQUARTERS
• 465KSF, 5-STORY OFFICE BUILDING
• ±1,350 EMP

ASM
ASM GLOBAL TECHNOLOGY AND INNOVATION CENTER
• NEW 230KSF OFFICE BUILDING, 180KSF RESEARCH AND PRODUCT DEVELOPMENT LAB AND 370KSF PARKING GARAGE ON 20-ACRES IN SCOTTSDALE.
• AS OF 1/17/25: CONSTRUCTION HAS STARTED.

HONORHEALTH
LAND PURCHASED BY HONOR HEALTH

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

Discovery Oasis
• 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.

±181,125 VPD

CAMDEN NORTH END 784 UNITS

CLEARWATER MAYO BLVD 164 UNITS

MAXWELL ON 66TH 349 UNITS

NINETY DEGREES PARADISE RIDGE 337 UNITS

OPTIMA MCDOWELL MOUNTAIN 1,136 UNITS \$1.1 BILLION

THE VIEW AT CASCADE 187 UNITS

±53,216 VPD

±152,672 VPD

ASM AMERICA INC. 21-C

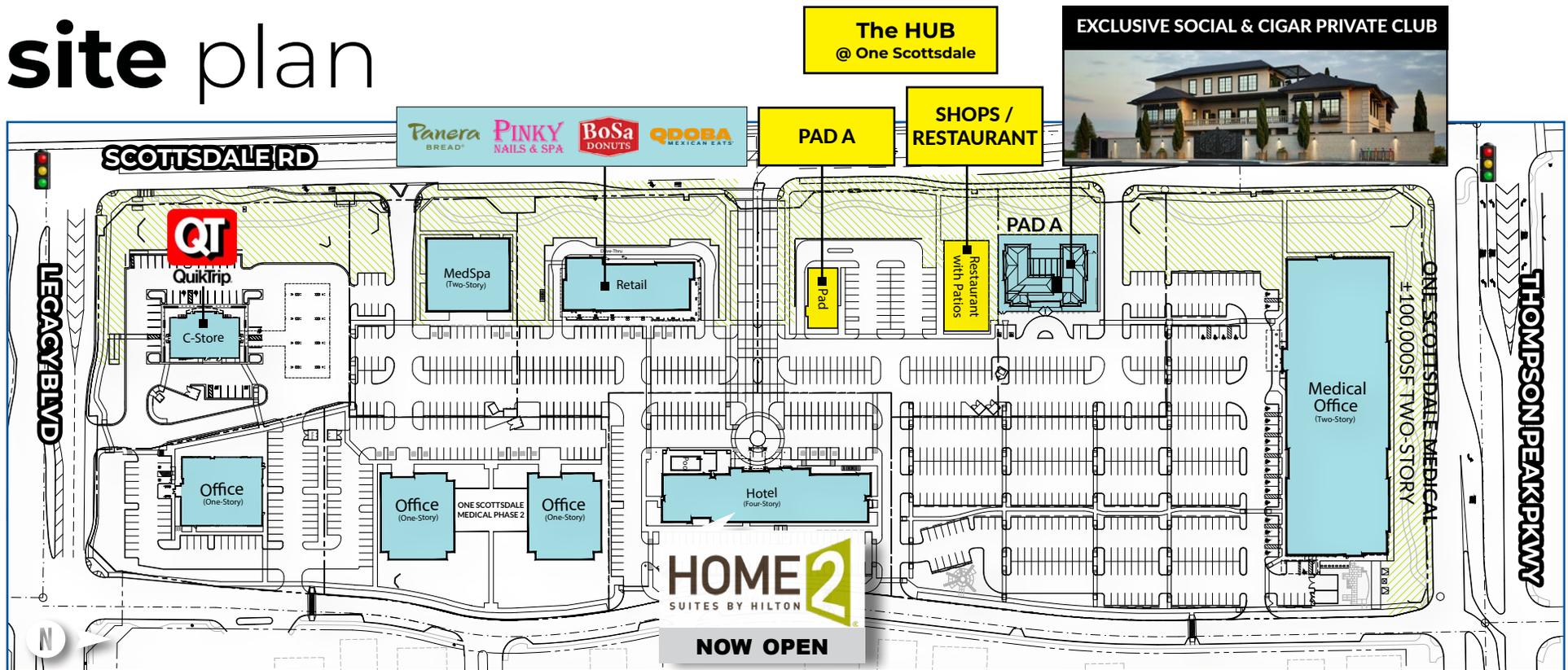
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NEW SHOPS / RESTAURANTS & PADS AVAILABLE FOR LEASE

SCOTTSDALE RD & LOOP 101



site plan



SITE PLAN

| | | | |
|--------------------------------|-------------|------------------|------------|
| ONE SCOTTSDALE MEDICAL | ±100,000 SF | SHOPS B - RETAIL | ±10,700 SF |
| PAD A - AVAILABLE | ±9,000 SF | MEDSPA | ±17,000 SF |
| PAD A - AVAILABLE | ±3,200 SF | OFFICE PARCEL B | ±45,000 SF |
| SHOPS / RESTAURANT - AVAILABLE | ±7,500 SF | C-STORE PAD | ±4,993 SF |
| HOTEL PARCEL | ±66,800 SF | | |

SITE INFO

| | |
|---------------------|------------------------|
| TOTAL OFFICE AREA | 248,000 GSF |
| TOTAL PARK PROVIDED | 1,125 GSF |
| TOTAL RETAIL AREA | 38,600 GSF |
| TOTAL PARKING | 318 |
| TOTAL AREA | 27.87 ACRES GROSS |
| HOTEL | 66,800 GSF (130 ROOMS) |

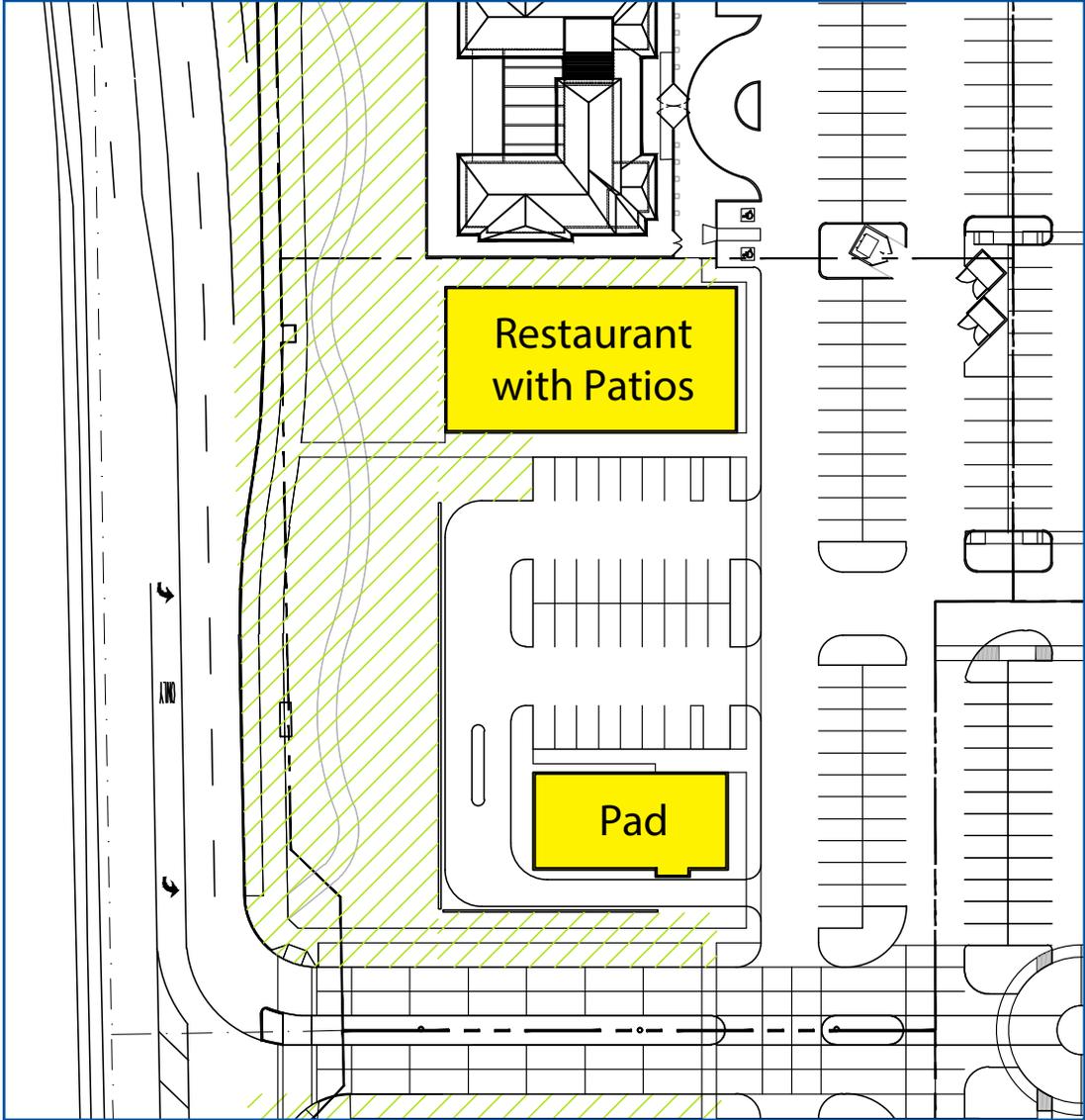
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NEW SHOPS / RESTAURANTS & PADS AVAILABLE FOR LEASE

SCOTTSDALE RD & LOOP 101



site plan



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NEC

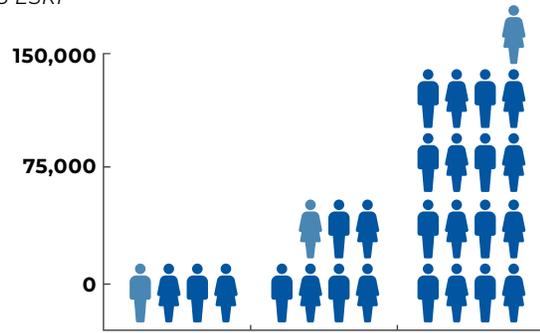
NEW SHOPS / RESTAURANTS & PADS AVAILABLE FOR LEASE

SCOTTSDALE RD & LOOP 101



demographics

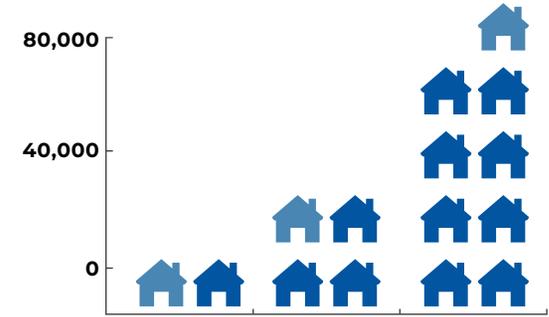
2025 ESRI



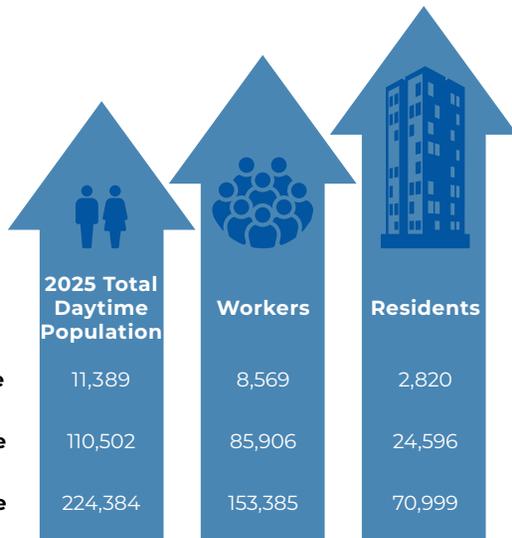
| | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|--------|--------|---------|
| 2025 Total Population | 6,189 | 54,489 | 159,013 |
| 2030 Total Population | 6,907 | 58,676 | 166,861 |



| | Median HH Income | Average HH Income | Per Capita Income |
|--------|------------------|-------------------|-------------------|
| 1-Mile | \$113,201 | \$165,474 | \$92,267 |
| 3-Mile | \$126,900 | \$188,396 | \$89,791 |
| 5-Mile | \$132,530 | \$194,301 | \$85,197 |



| | 1-Mile | 3-Mile | 5-Mile |
|-----------------|--------|--------|--------|
| 2025 Households | 3,637 | 26,478 | 69,764 |
| 2030 Households | 4,161 | 29,304 | 74,673 |



| | 2025 Total Daytime Population | Workers | Residents |
|--------|-------------------------------|---------|-----------|
| 1-Mile | 11,389 | 8,569 | 2,820 |
| 3-Mile | 110,502 | 85,906 | 24,596 |
| 5-Mile | 224,384 | 153,385 | 70,999 |

2025 Housing Units



Owner Occupied



Renter Occupied



2025 Businesses



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housing units

±6,800

Housing Units In Immediate Trade Area
±2,700 Coming Online

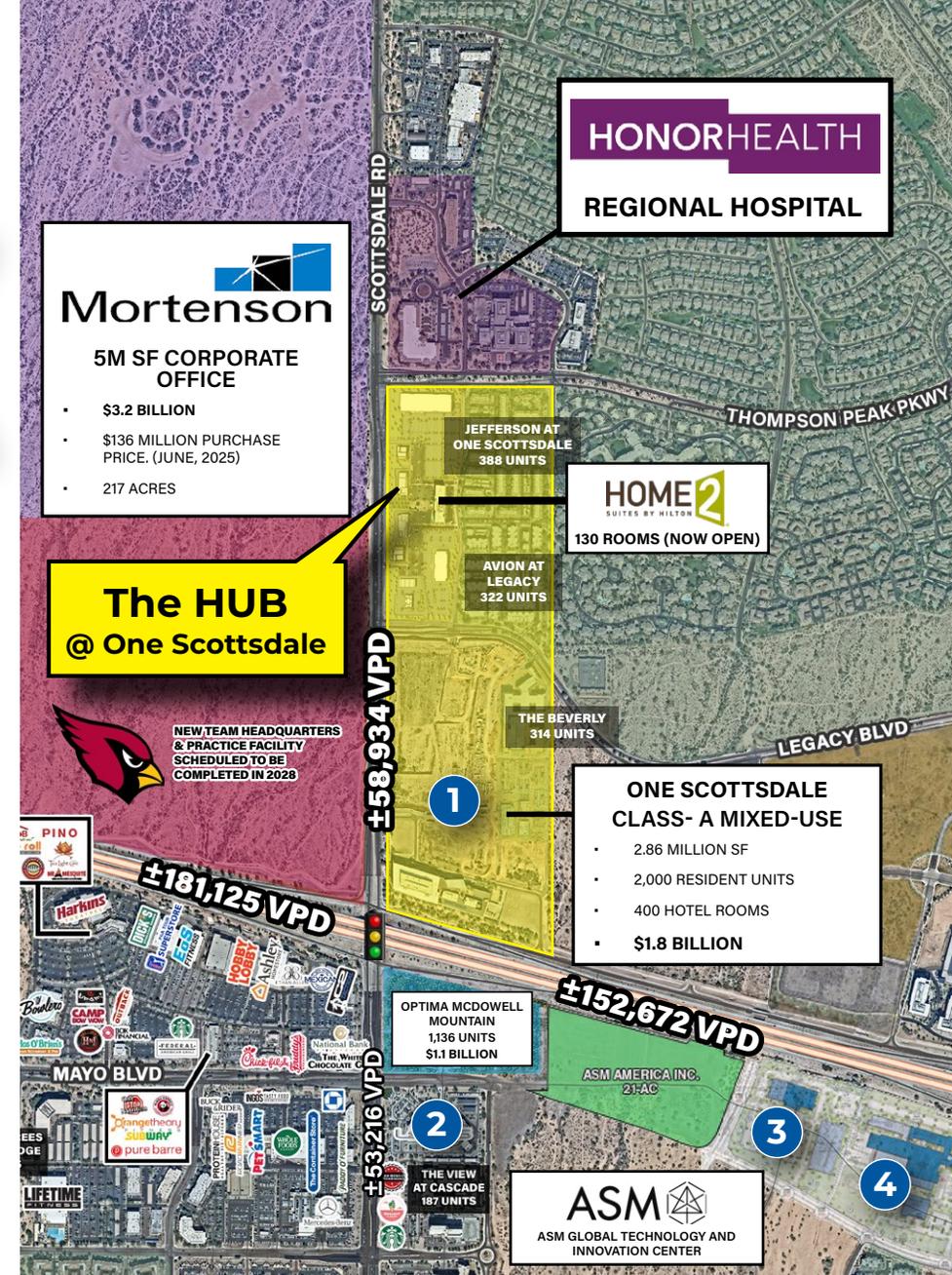
- 1 **One Scottsdale | Belgravia Phase 1 & 2**
(Under Construction) | 1,178 Units (314 Multi-Family Units)
- 2 **Optima McDowell Mountain Village**
(Under Construction) | 1,330 Multi-Family Units
- 3 **San Bellara Apartments**
180 Unit Apts
- 4 **San Artes Multi-Family Development**
552 Multi-Family Units



69,764

2025 HOUSEHOLDS

ESRI 2025



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North Scottsdale

#1 Best City To Retire In USA

(Niche, 2025)

#1 Best City To Find A Job In USA

(WalletHub, 2025)

#8 Most Happiest Places In USA

(WalletHub, 2025)

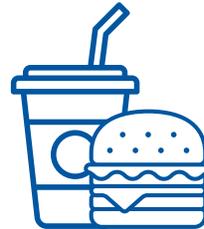
EVENTS & ATTRACTIONS

| | |
|---|--|
| Waste Management Phoenix Open | 719,179 attendees |
| Barrett-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 Week | 85,000 attendees & 208 official vendors |



51 GOLF COURSES

in the nearby scottsdale area. Two annual golf tournaments: Waste Management Phoenix Open (PGA) and JTBC Founders Cup (LPGA) are held about 2 miles from the site.



#1 BEST FOR TOURIST TO SHOP & DINE

High-end shopping centers of Kierland Commons, Scottsdale Quarter, and The Promenade, local residents and tourists alike travel to this area to spend.



4.9 MILLION DOMESTIC OVERTNIGHT VISITORS

N
NEC

NEW SHOPS / RESTAURANTS & PADS AVAILABLE FOR LEASE

SCOTTSDALE RD & LOOP 101





exclusively listed by

TEALE BLOOM

(602) 288-3476

tbloom@pcaemail.com

CAMERON WARREN

(602) 288-3471

cwarren@pcaemail.com

GREG LAING

(602) 734-7207

glaing@pcaemail.com

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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016

P. (602) 957-9800 F. (602) 957-0889

phoenixcommercialadvisors.com