

ADAPTIVE REUSE IN THE HEART OF
DOWNTOWN SCOTTSDALE
NWC MARSHALL WAY & 3RD AVENUE

4164 NORTH MARSHALL WAY
SCOTTSDALE, AZ 85251



LOOKING NORTH-EAST ON 3RD AVENUE

Inquiries:
Jose Ramirez
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4164 NORTH MARSHALL WAY
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LOOKING SOUTH ON MARSHALL WAY

BUILDING FEATURES

- 1,750 Square Feet of Retail/Office
- 3,022 Square Feet of Restaurant w/ 1,080 Square Feet patio

- 2,634 Square Feet of Restaurant/Retail/Office
- Incredible Amenities with 3.5M S.F. of Retail and Restaurant within walking distance
- Negotiable Tenant Improvements

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MARSHALL WY.

1,750 Square Feet of Retail/Office



3,022 Square Feet of Restaurant w/ 1,080 Square Feet patio

3rd & MARSHALL WY.
SCOTTSDALE, AZ
3 BUILDINGS, 8248 TOTAL S.F.

2,634 Square Feet of Restaurant/Retail/
Office (Fully built out MedSpa)

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OLD TOWN SCOTTSDALE FUTURE GROWTH





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
Freescall 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 attendees
Salt River Fields at Talking Stick	369,393 attendees
Scottsdale Stadium	168,320 attendees



OLD TOWN SCOTTSDALE



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.

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URBAN PROPERTIES

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.

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 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.*



2021	1 MILE	3 MILE	5 MILE
Total Population	22,537	108,020	226,255
Daytime Population	27,803	67,268	170,207
Avg. HH Income	\$104,307	\$107,345	\$102,256
Avg. Family Size	1.8	2.0	2.1
Median Age	38.4	41.3	38.8

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