

Flagship Restaurant Opportunity In The Heart of Old Town Scottsdale

7117 E. 3rd Avenue, Scottsdale, AZ 85251

3,243 SF + 1,000 SF Patio Available for Lease



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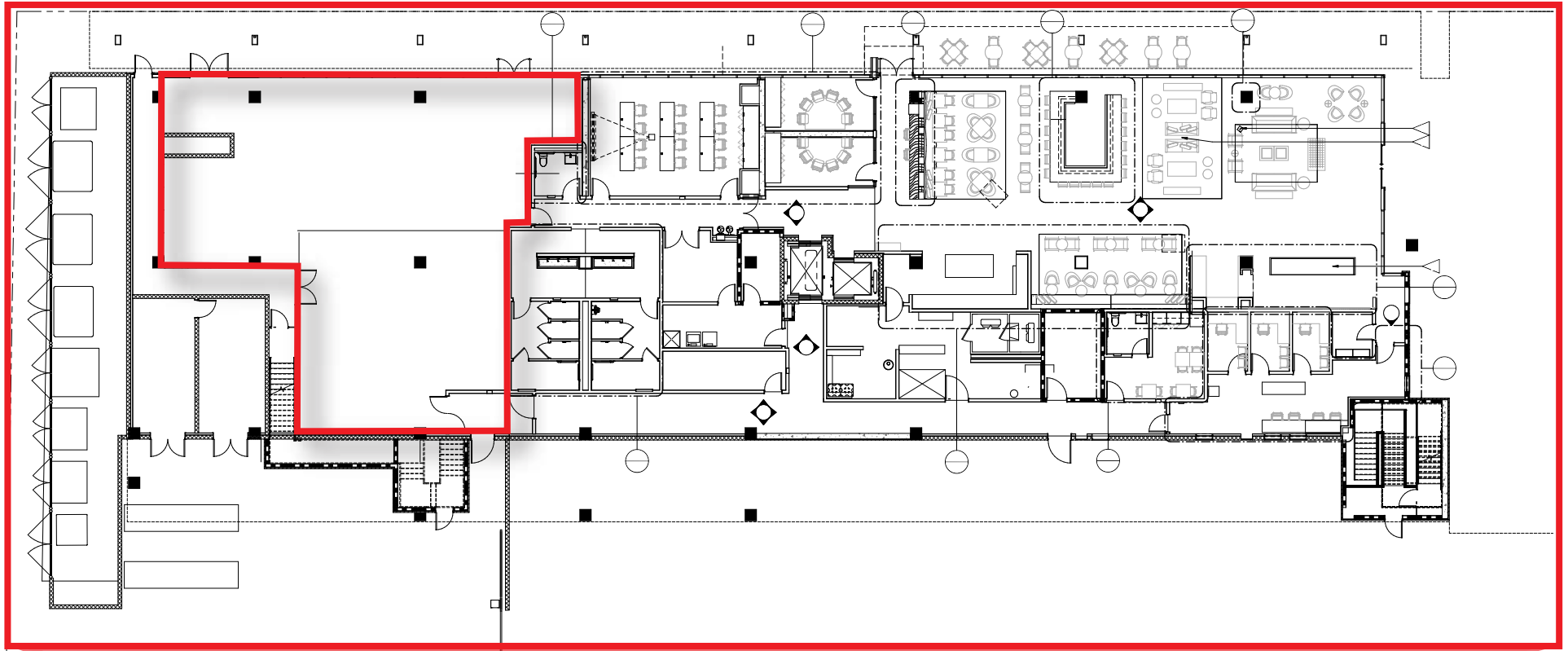
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Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
O: (480) 947-8800
www.dpcr.com

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Floor Plan



highlights

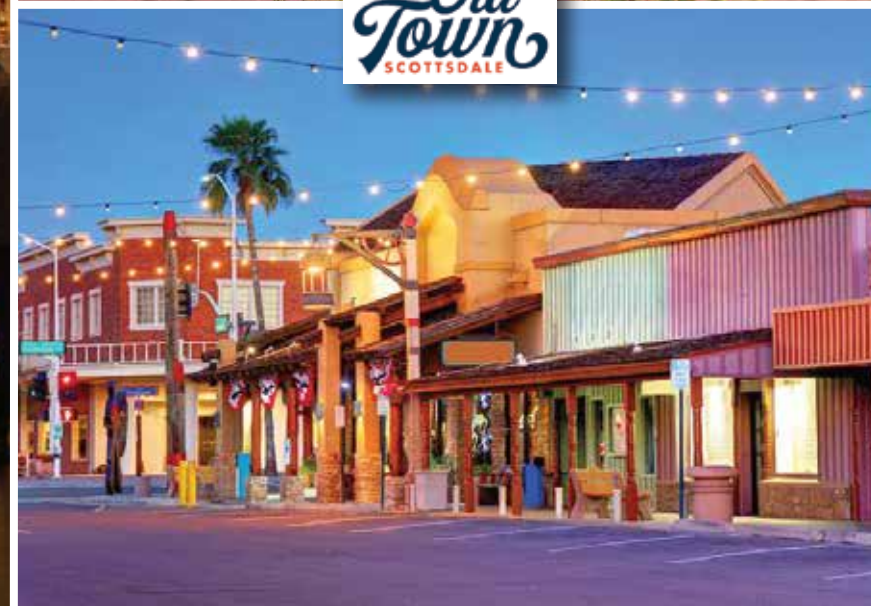
- ± 3,243 SF indoor restaurant space with 1,000 SF patio for Lease; Call for Pricing!
- Situated on the ground floor of a brand new 168-key AC Hotel in the heart of Old Town Scottsdale, surrounded by high-end retail, hospitality, and multi-family residences.
- Direct access to hotel guests, residences of the 190-unit multi-family building, and a steady stream of foot traffic from Old Town Scottsdale’s virant dining and entertainment scene.
- Part of a premier development featuring a 6-story luxury hotel and upscale multi-family residences, creating a dynamic environment for high-spending clientele.
- The Project integrates the historic Kimsey Building, blending Scottsdale’s rich history with modern luxury to create a one-of-a-kind dining destination.
- Dedicated parking in front of the restaurant and close proximity to the 5th Avenue Parking Garage providing easy access for customers and staff.
- Surrounded by high-income demographics, luxury resorts, and Scottsdale’s thriving tourism industry, this restaurant space offers an unparalleled opportunity for a flagship dining concept.

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	23,214	107,797	218,316
PROJECTED POPULATION (2030)	22,667	107,891	219,410
AVG HH INCOME	\$165,974	\$160,452	\$151,630
PROJECTED AVG HH INCOME (2030)	\$163,381	\$157,150	\$148,080
DAYTIME POPULATION	35,804	94,871	223,857
MEDIAN AGE	38.5	40.7	38.7
TOTAL BUSINESSES	3,761	8,904	18,217

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P Public Parking Lots & Garages

i Tourist Information Center (located in Scottsdale Fashion Square Food Court)

♿ Public Restrooms

— Scottsdale ArtWalk

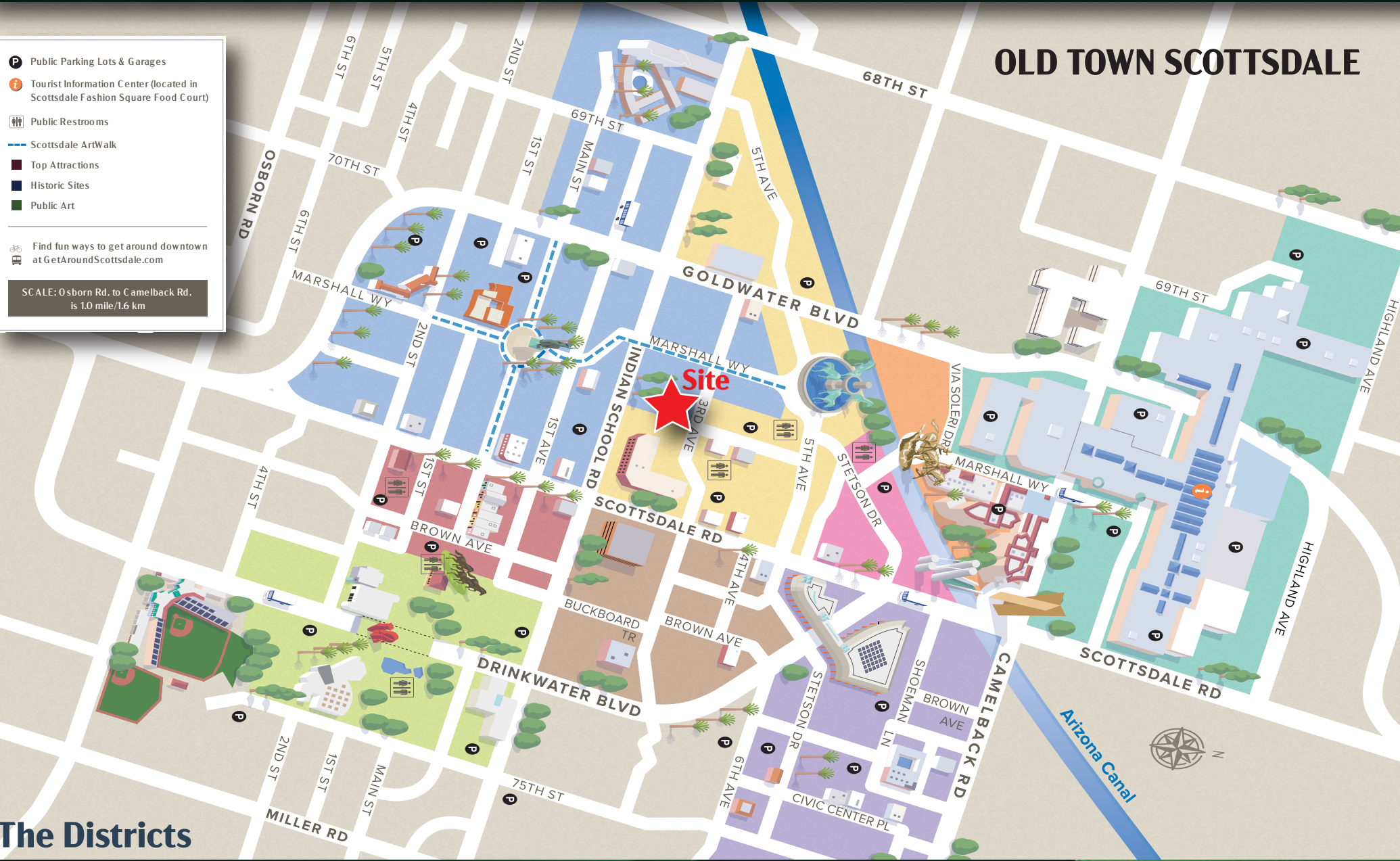
■ Top Attractions

■ Historic Sites

■ Public Art

Find fun ways to get around downtown at GetAroundScottsdale.com

SCALE: Osborn Rd. to Camelback Rd. is 1.0 mile/1.6 km



The Districts

- ARTS DISTRICT**
Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School and the Thursday night ArtWalk all call this district home.
- BROWN & STETSON DISTRICT**
This mixed-use district houses restaurants, bars and numerous hair salons which may come in handy if you're planning a night on the town in the downtown Entertainment District.
- CIVIC CENTER PARK**
The park's 21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art and Scottsdale Center for the Performing Arts.
- ENTERTAINMENT DISTRICT**
The laid-back daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologists showing off their talents at upscale nightclubs and bars.
- FIFTH AVENUE SHOPPING DISTRICT**
This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.
- HISTORIC OLD TOWN**
This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.
- SCOTTSDALE FASHION SQUARE**
The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.
- SCOTTSDALE WATERFRONT & SOUTHBRIDGE DISTRICTS**
These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.

macro aerial | Downtown Scottsdale



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FOR MORE INFORMATION, PLEASE CONTACT:



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Developed by:
PEG Companies

