

# FOR SALE - OLD TOWN SCOTTSDALE RESTAURANT / BAR

Scottsdale Nightlife District  
7341 E. 6th Ave Scottsdale, AZ 85251



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**JARED LIVELY**

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Jared@RGcre.com

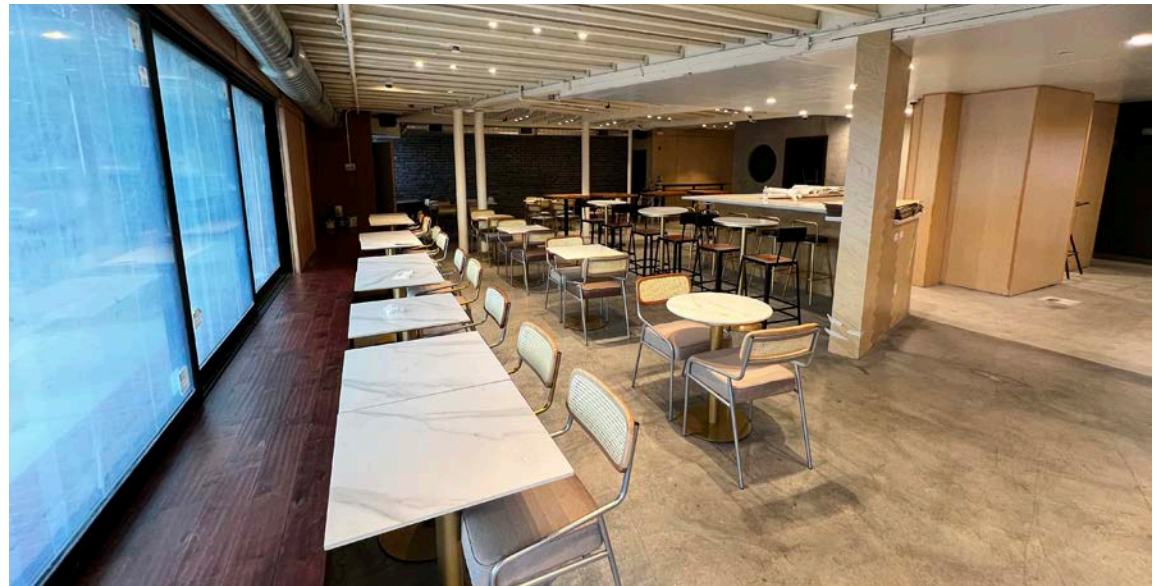
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## OLD TOWN SCOTTSDALE RESTAURANT / BAR

### Site Information

7341 E. 6th Ave  
Scottsdale, AZ 85251

- ±6,685 SF Interior, with 1,200 SF 3rd Floor Roof Deck.
- Fully Permitted Occupancy for 392 Persons.
- 1st Floor Restaurant with 20' Hood System, fully built out kitchen.
- 2nd Floor Sushi Bar + Speakeasy Bar.
- 3rd Floor Roof Top Bar with Amazing views of Old Town.
- Food Elevator connecting 1st Floor to 2nd and 3rd Floors.
- Pocket Windows on the 1st Floor, and Pocket Doors on the 2nd Floor.
- **Price - \$6,250,000 One of a Kind Property.**



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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Site Images

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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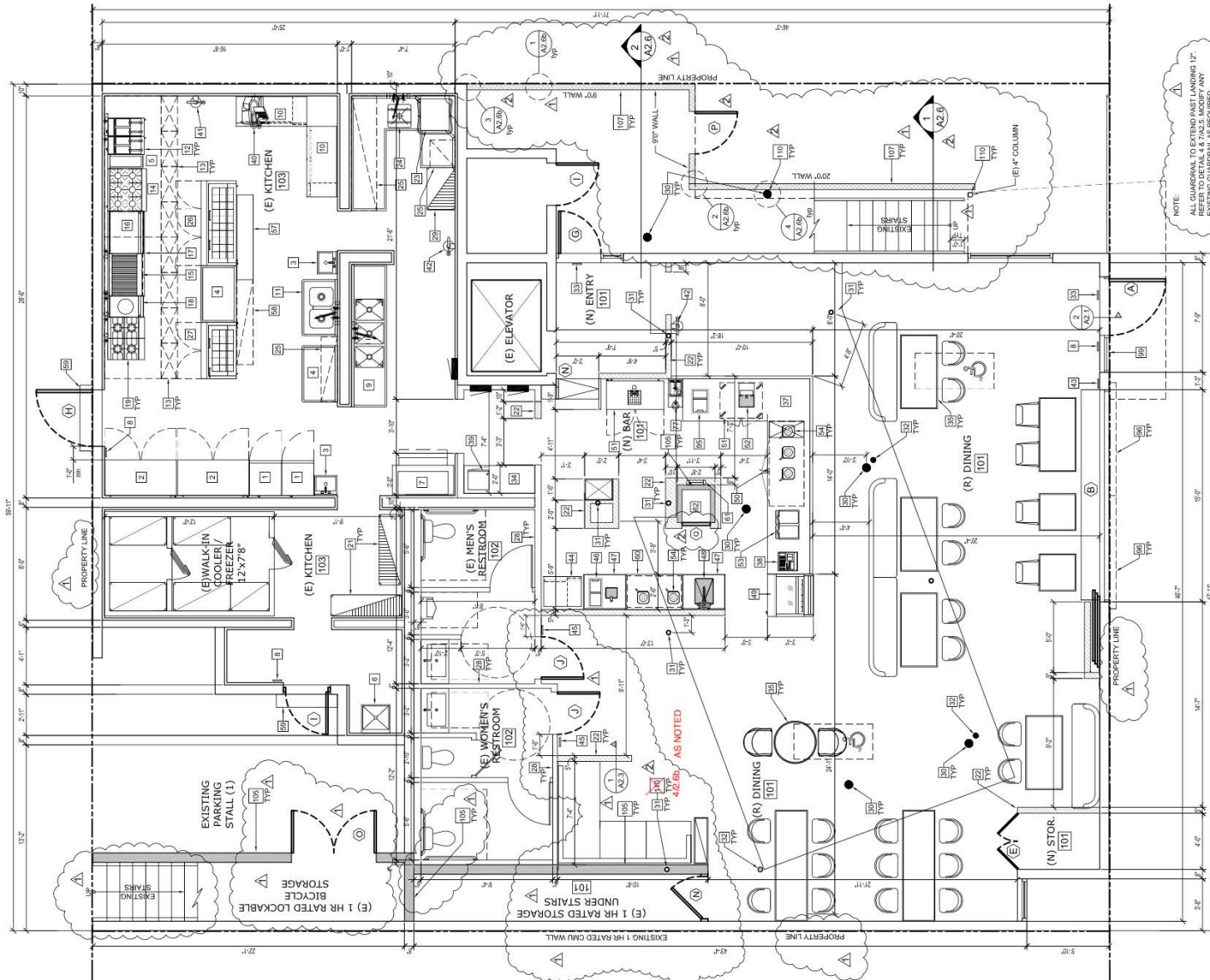
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### Floor Plan – 1st Floor



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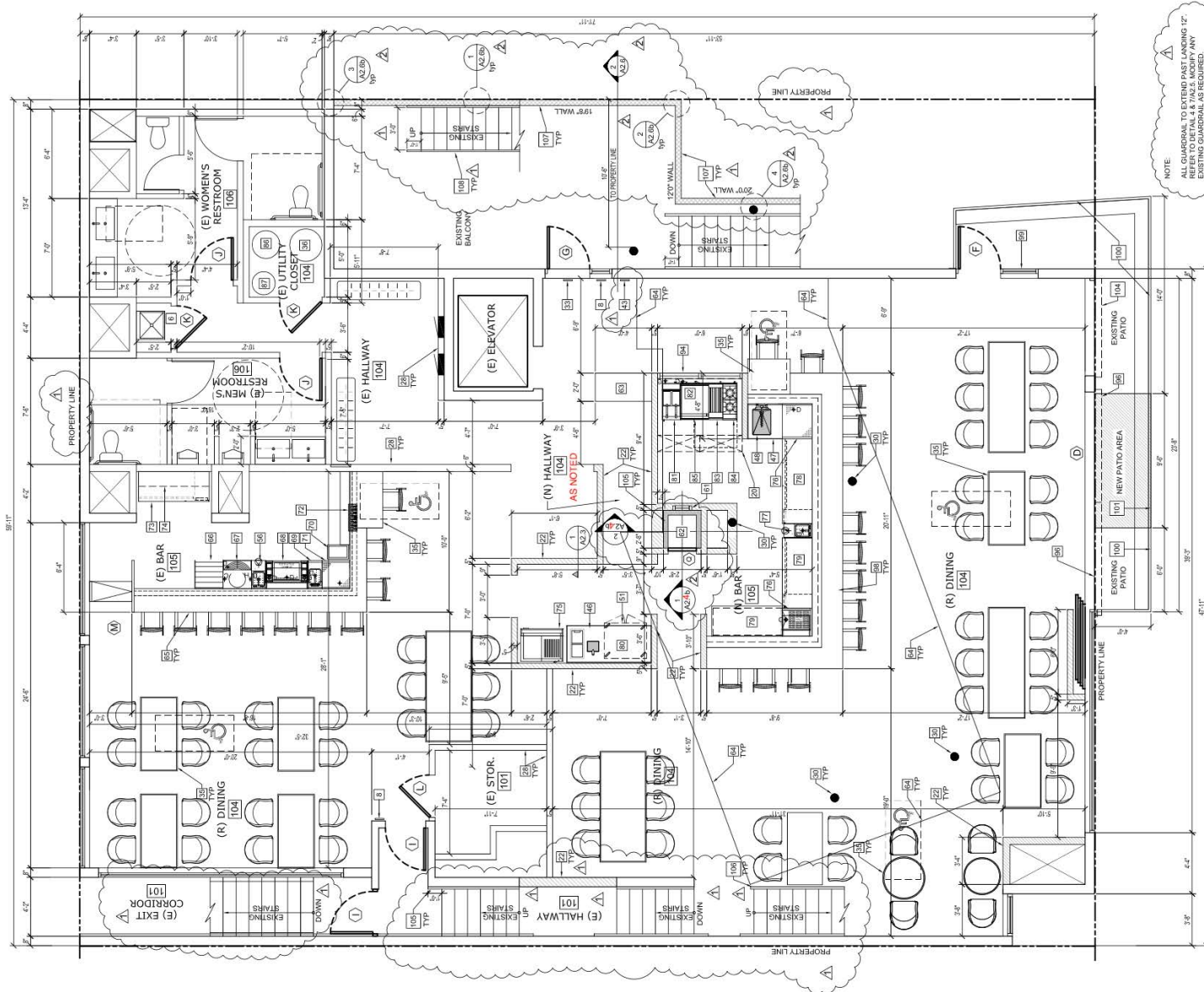
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### Floor Plan – 2nd Floor



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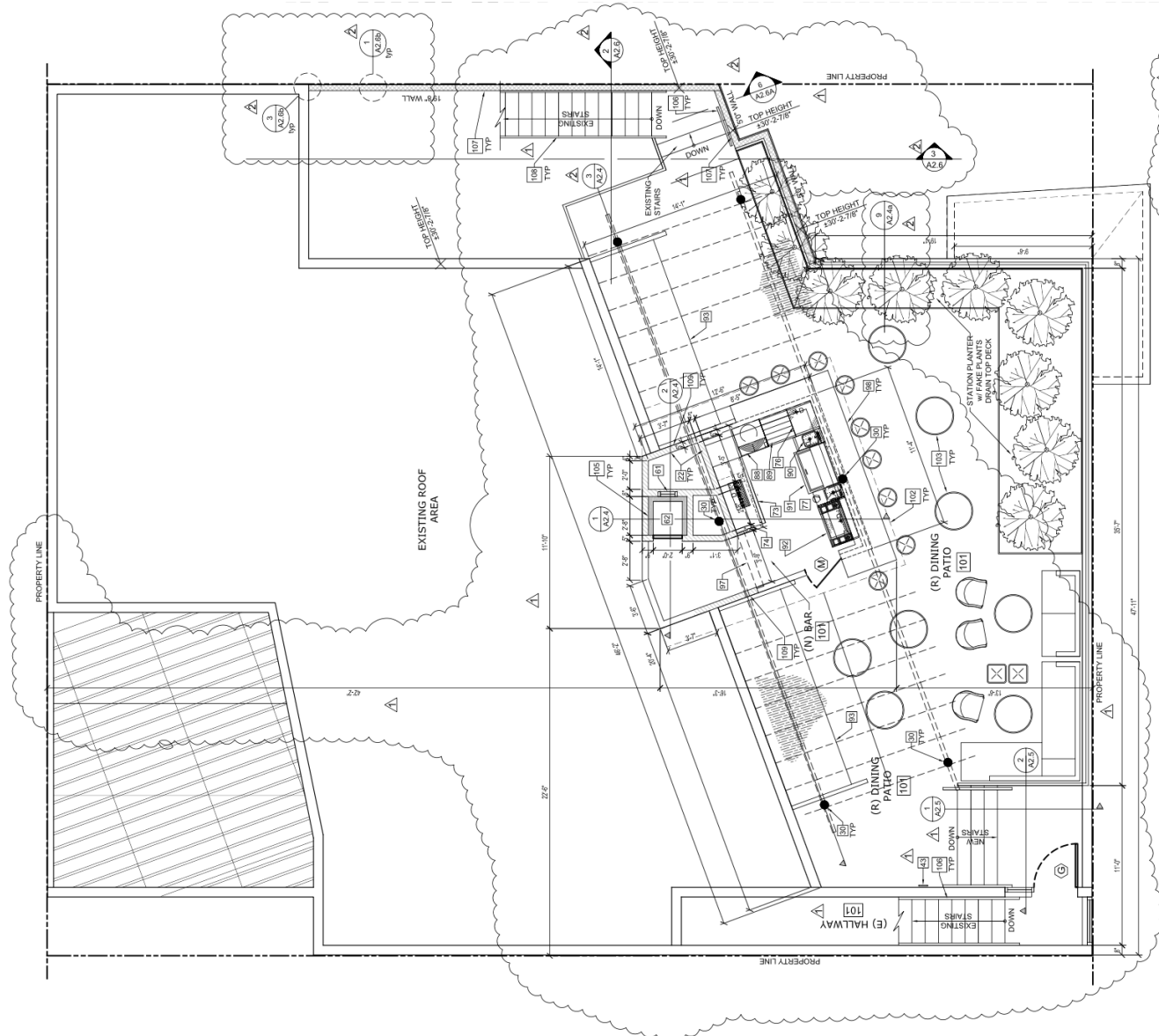
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OLD TOWN SCOTTSDALE RESTAURANT / BAR

Floor Plan – 3rd Floor



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Scottsdale Facts

## DOWNTOWN SCOTTSDALE: THE PLACE TO BE



# 84

WALK SCORE

Source *walkscore.com*



# 45.4%

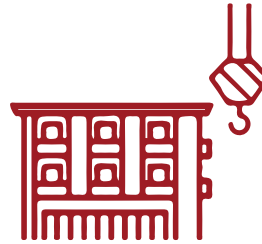
OF DOWNTOWN SCOTTSDALE  
POPULATION IS **20-44 YEARS OLD**

Source *ESRI 2023*



# 12

HOTELS WITHIN  
WALKING DISTANCE



# ±3,078

MULTI-FAMILY UNITS existing and  
UNDER CONSTRUCTION  
IN DOWNTOWN SCOTTSDALE

Source *Zonda 2023*



# 64%

DOWNTOWN SCOTTSDALE  
POPULATION HAVE AN  
ASSOCIATES DEGREE OR HIGHER

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Nearby Dining

NOTEWORTHY NEARBY DINING



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Retailer Map



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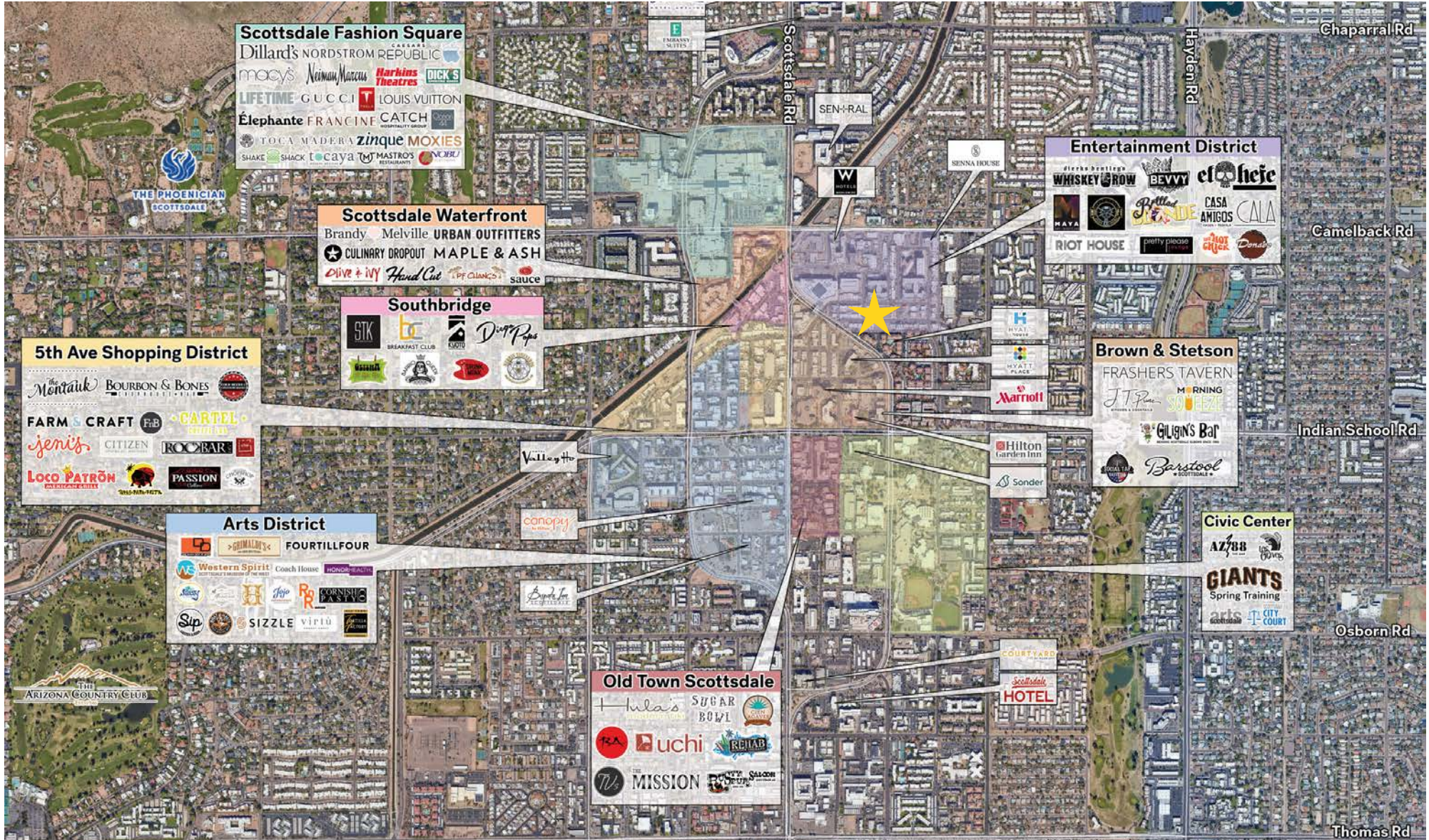
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