

**FOR LEASE | SUITE 203**  
4414 N Civic Center Plaza, Scottsdale, AZ 85251\*



**Keri Davies, Partner**  
kdavies@levrose.com  
480.294.6572

**Jason Reddington, Partner**  
jreddington@levrose.com  
480.289.4505

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
MOUNTAIN  
REAL ESTATE SERVICES



# Property Overview

<b>Address</b>	4414 N Civic Center Plaza Scottsdale, AZ 85251
<b>Lease Rate</b>	\$25.00/SF MG
<b>Availability</b>	Suite 203: ±929 SF
<b>Building Size</b>	±8,400 SF
<b>Submarket</b>	South Scottsdale
<b>Parking</b>	Ample Street Parking Covered Parking Available

\*Owner-Agent

# Property Highlights

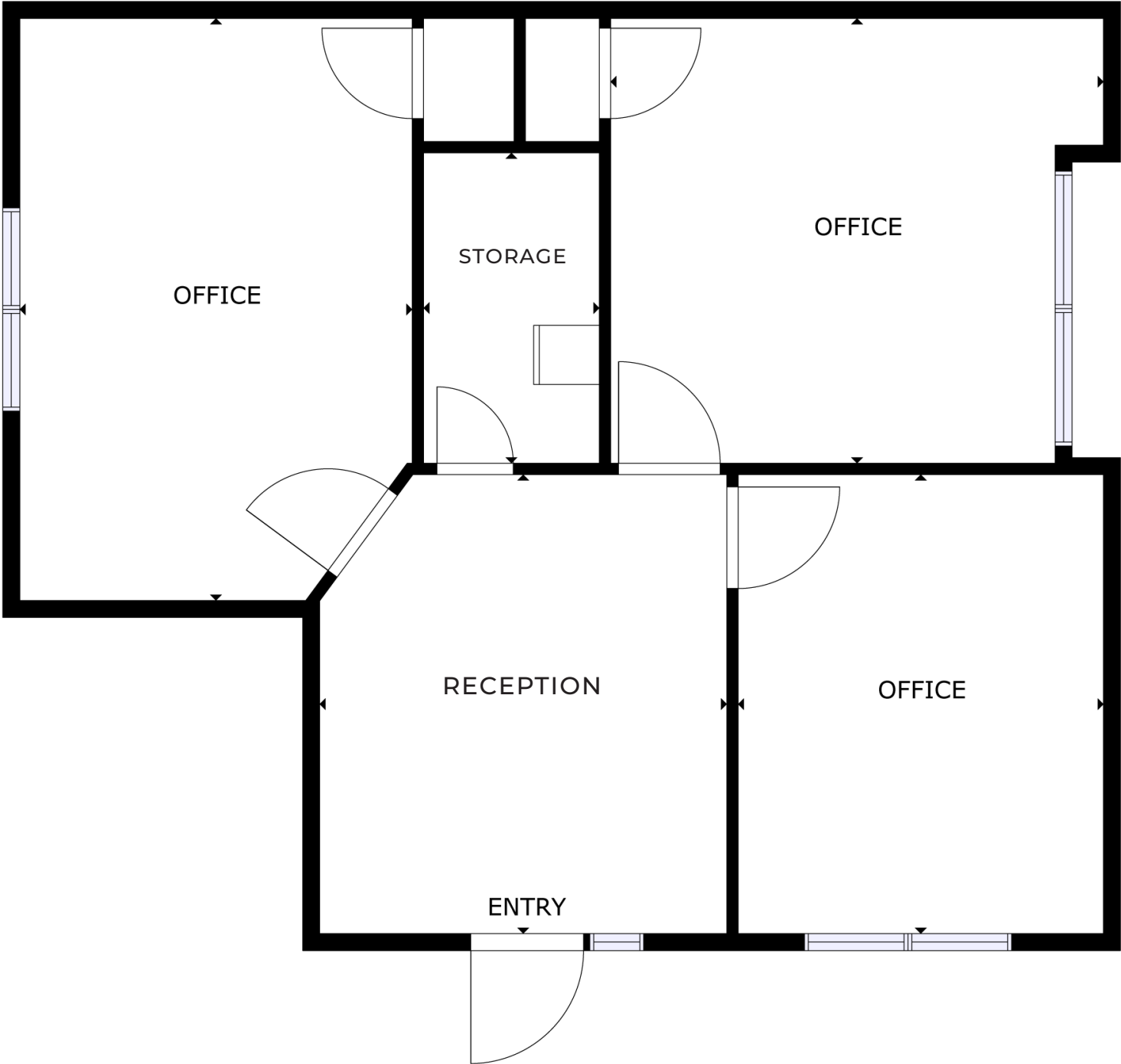
- » Located near Scottsdale Fashion Square, Sprouts market, Aloft & Senna House hotels, CALA Mediterranean, Sweet D's Coffee, Envy Condos and Camby Residences.
- » Exceptional Old Town Scottsdale location and within walking distance to countless retail and restaurant amenities.
- » Prime second-floor suite with private patio access
- » Abundant natural light with a window in every office
- » Excellent location adjacent to LevRose Commercial Real Estate – great visibility and synergy

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
REAL ESTATE GROUP



Floor Plan





[Click to View Virtual Tour](#)





Aerial Overview

OLD TOWN SCOTTSDALE

SUGAR BOWL RESTAURANT

Saba's

Sushi Bar Restaurant

the herb box

LOCO PATRÓN MEXICAN GRILL

COLD BEERS & CHEESEBURGERS

the Montauk

CASABLANCA

BARBIO QUEEN

CHOP SHOP

Diego Pops

REHAB

the herb box

LOCO PATRÓN MEXICAN GRILL

COLD BEERS & CHEESEBURGERS

the Montauk

CASABLANCA

BARBIO QUEEN

CHOP SHOP

Diego Pops

REHAB

culinary dropout

PF. CHANG'S

Creamistry

sauce

Creamistry

Hand Cut

TOCA MADERA

NOBU

olive & ivy

SCOTTSDALE

Fashion Square

SCOTTSDALE

Waterfront

SAN MARIN

AT THE CIVIC CENTER

HYATT

house

4414 N. CIVIC CENTER PLAZA

Old Town Galleria

The REMI.

AUTOGRAPH COLLECTION HOTELS

aloft

HOTELS

CAMDEN

THE HOT CHICK

SHIV

SUPPER CLUB

TJ-maxx

PETSMART

SPROUTS

FARMERS MARKET

SENNA HOUSE

CALA

Firestone

E. CAMELBACK ROAD +22,100 VPD





CAMELBACK MOUNTAIN

MUMMY MOUNTAIN

PHOENICIAN

ARCADIA

PARADISE VALLEY

OPTIMA SONORAN VILLAGE

CAESARS REPUBLIC

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE FASHION SQUARE

SCOTTSDALE WATERFRONT  
& SOUTHBRIDGE

W HOTEL

ENTERTAINMENT/BUSINESS  
DISTRICT

ARTS DISTRICT

5TH AVENUE  
SHOPPING DISTRICT

ARTS DISTRICT

E. INDIAN SCHOOL ROAD

N. SCOTTSDALE ROAD

SCOTTSDALE MARRIOTT  
OLD TOWN

BUSINESS DISTRICT

HISTORIC OLD TOWN

HILTON GARDEN INN





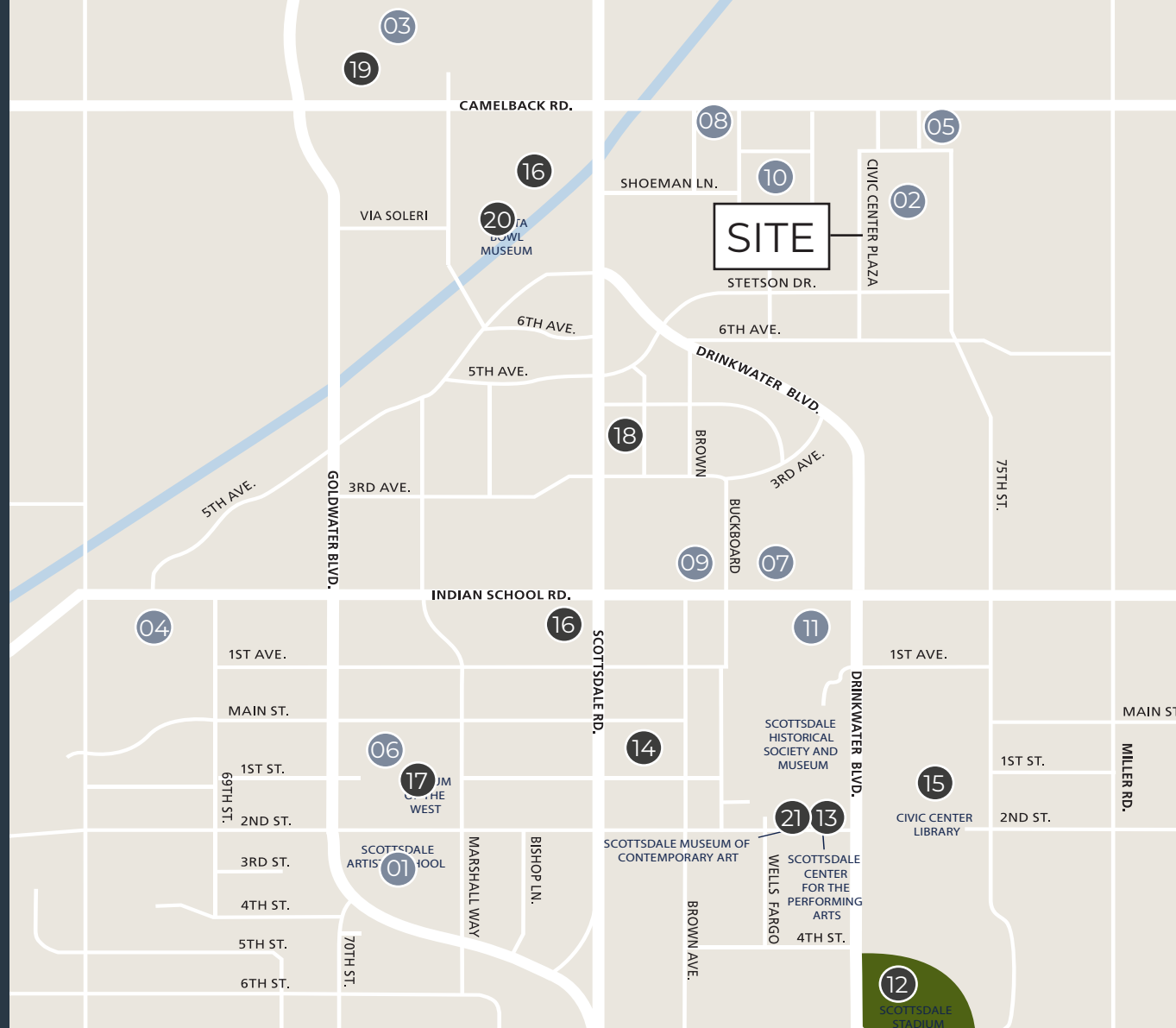
## STAY

- 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 The Remi 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

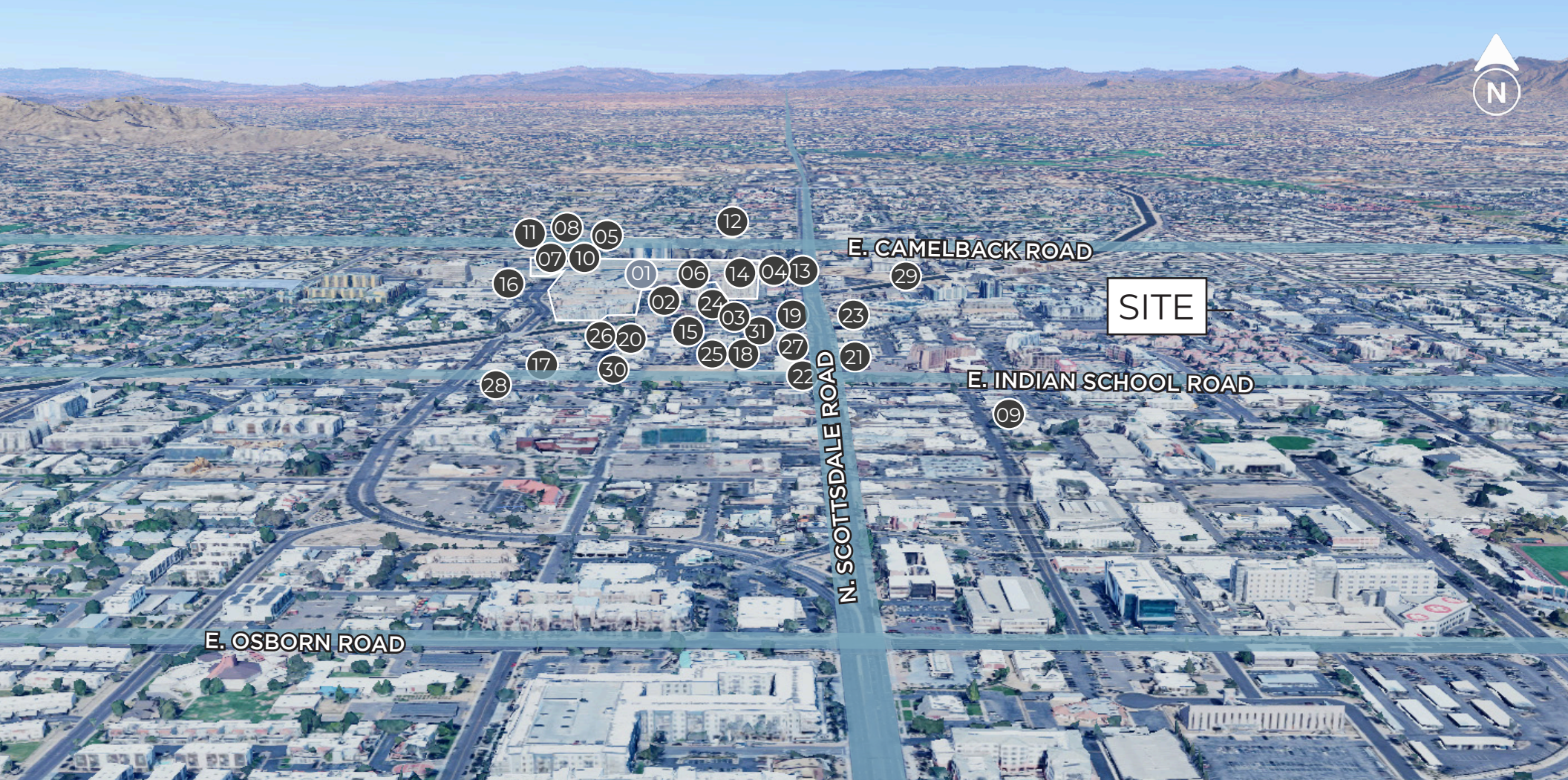


11 million people visit  
Scottsdale annually



Close proximity to over  
200+ retail amenities





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



# SUBMARKET OVERVIEW

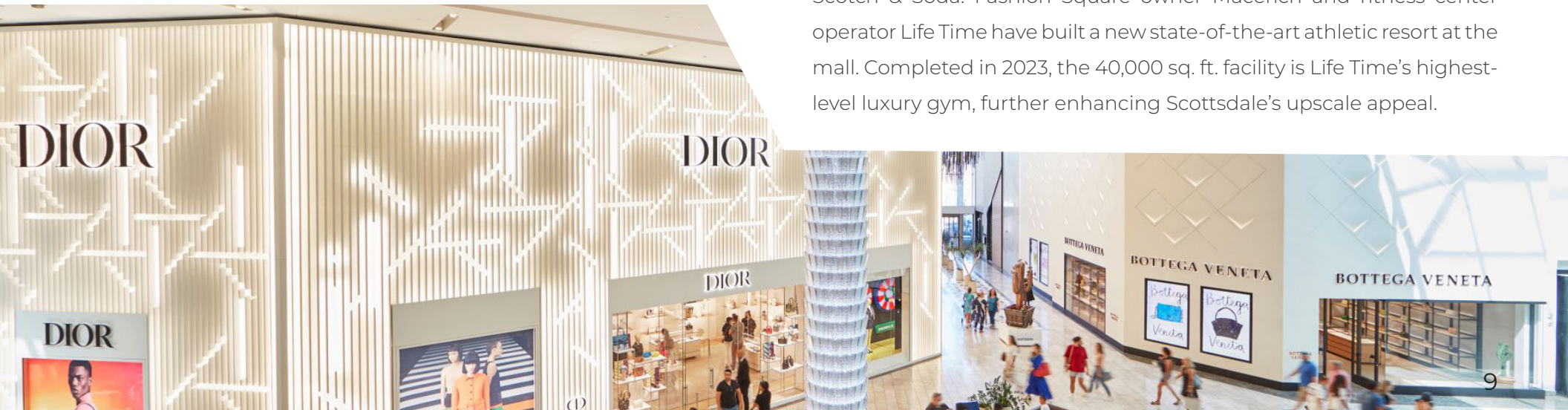
- » A highly walkable location in the heart of Old Town Scottsdale
- » Located within a premier institutional submarket in Phoenix, offering limited development opportunities
- » Class AA destination featuring unique cultural attractions, upscale shopping and dining, and exceptional urban walkability
- » Neighboring Phoenix's most prestigious communities, with Arcadia to the west and Paradise Valley to the north
- » Positioned within Scottsdale's resort corridor, surrounded by over a dozen world-class resorts and golf courses within a five-mile radius

## 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.





# 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.



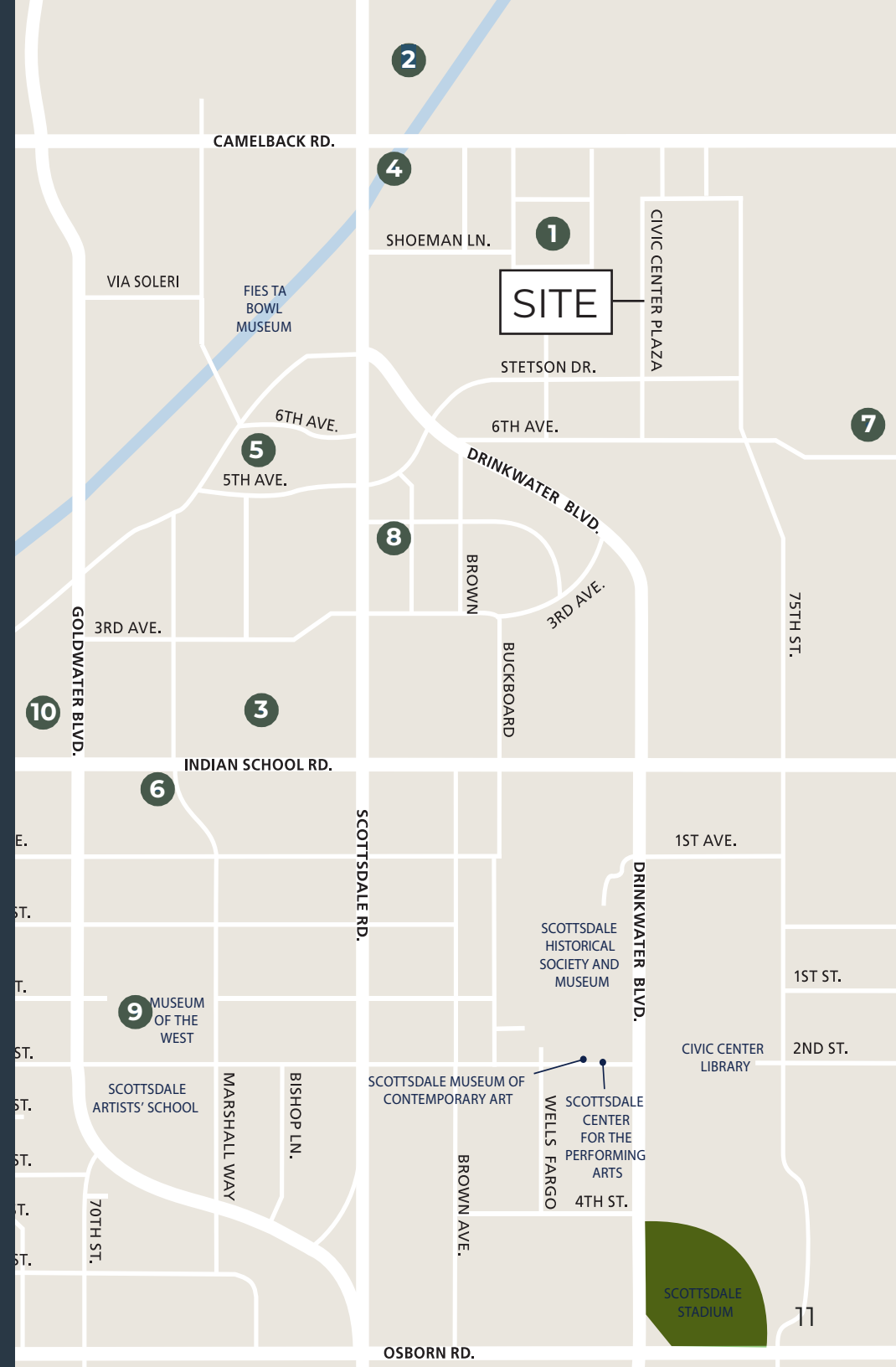
# Old Town Development Activity

## UNDER CONSTRUCTION

- 1) Maya - Hotel (2025 Delivery)
- 2) Hazel & Azure - Mixed Use (2026 Delivery)
- 3) The Kimsey Project - Mixed Use (2026 Delivery)

## PLANNED DEVELOPMENTS

- 4) City Center at Scottsdale Collection - Mixed Use
- 5) Southbridge Scottsdale - Mixed Use
- 6) Artisan Scottsdale - Multi Family
- 7) The Miller - Multi Family
- 8) SLS - Hotel
- 9) Museum Square - Multi Family
- 10) Goldwater & Indian School - Mixed Use



# LEVROSE

COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

