



OLD TOWN SCOTTSDALE DEVELOPMENT SITE FOR SALE

7018 E OSBORN | SCOTTSDALE, AZ

PROPERTY DETAILS



PROPERTY TYPE:
Land



SALE PRICE:
Call for Pricing



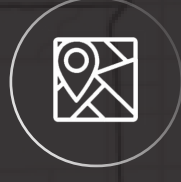
LOT SIZE:
±37,414 SF



PARCEL:
130-13-064
130-03-068



LOCATED IN:
Opportunity
Zone



ZONING:
C-3

PROPERTY HIGHLIGHTS

- Located just down the street from the Valley HO hotel, Scottsdale Stadium, Fashion Square Mall, and the Kimsey Project, in Opportunity Zone.
- Proximity to Major Attractions: Just steps away from high-end grocery stores such as Whole Foods and Sprouts, ensuring convenience for future residents or tenants.
- Sports and Entertainment: A short walk to Giants Stadium, home of the San Francisco Giants' spring training, and a hub of local sports culture and events.
- Lifestyle and Leisure: Surrounded by upscale dining, shopping, and entertainment options, offering a vibrant lifestyle that attracts both residents and tourists alike
- Previous Escrow Plans** (click to view)
- Potential assemblage available.



Aerial Overview

S·C·O·T·T·S·D·A·L·E
Fashion Square

Starbucks | aloft HOTELS | CLUB PILATES
Pizza Hut | SPROUTS FARMERS MARKET | CIRCLE K | Hilton
PET SMART | TJ-MAXX | Best Western PLUS

HAND & STONE MASSAGE AND FACIAL SPA | Orangetheory FITNESS
CVS pharmacy
Fry's | SUBWAY

Jersey Mike's | corepower YOGA | See's CANDIES
MARRIOTT | HYATT PLACE | WELLS FARGO | tropical CAFE
HYATT house | Panera BREAD | TIMMY TONES SANDWICHES | First Interstate Bank
Egarietti's | Hilton Garden Inn | BENIHANA
usbank | CIRCLE K | CHASE

PNC | Hilton | FAS
Starbucks | Shell | Denny's | Buca di BEPPO Italian Restaurant
Staples | Walgreens | extended STAY AMERICA

CIRCLE K | Starbucks | McDonald's
Bashas' | Walgreens
Kentucky Fried Chicken

SITE

E INDIAN SCHOOL ROAD

E OSBORN ROAD

N 86TH STREET

N MILLER ROAD

HAYDEN ROAD

Holiday Inn Express | PANDA EXPRESS | EINSTEIN BROS BAGELS | Bowlero
McDonald's | Starbucks | COURTYARD | Gentle Dental | CIRCLE K

Starbucks | BIG 5 SPORTING GOODS | CIRCLE K

MARATHON | Chevron | Domino's
Public Storage | W | CIRCLE K
RODEWAY INN | WHATABURGER
BURGER KING | TACO BELL | U-HAUL | CHASE | Bank of America

N SCOTTSDALE ROAD

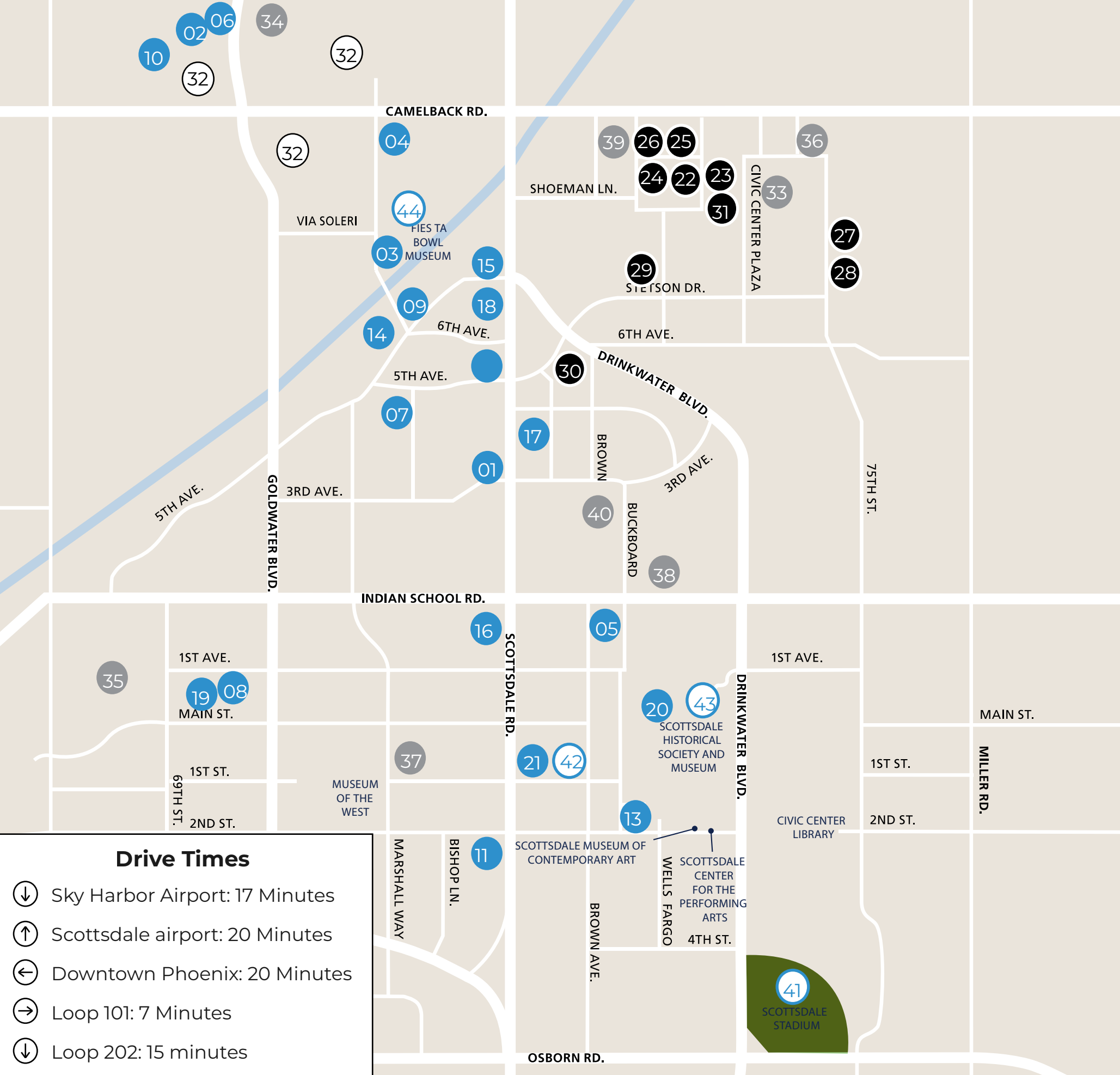
E THOMAS ROAD

HOTWORX | Cafe Rio MEXICAN GRILL | Starbucks
goodwill | ME Massage Envy | SmashBURGER | Great Clips
CHIPOTLE MEXICAN GRILL | SALLY BEAUTY | DQ
jamba | SAJAD | SUBWAY | Albertsons

OLD TOWN DEVELOPMENT ACTIVITY

- 1) CITY CENTER AT SCOTTSDALE COLLECTION - MIXED USE
- 2) HAZEL & AZURE - MIXED USE
- 3) MARQUEE - MULTI FAMILY
- 4) MAYA - HOTEL
- 5) 4333 N. SCOTTSDALE ROAD - RESTAURANT
- 6) THE KIMSEY PROJECT - MIXED USE
- 7) SOUTHBRIDGE SCOTTSDALE - MIXED USE
- 8) ARTISAN SCOTTSDALE - MULTI FAMILY
- 9) THE MILLER - MULTI FAMILY
- 10) SLS - HOTEL
- 11) THE GOLDWATER - RESIDENTIAL CONDOMINIUM
- 12) MUSEUM SQUARE - MULTI FAMILY
- 13) GOLDWATER & INDIAN SCHOOL - MIXED





EAT



- 01 Bourbon & Bones
- 02 Toca Madera
- 03 Olive & Ivy
- 04 Maple & Ash
- 05 Tommy V's
- 06 Ocean 44
- 07 Citizen Public House
- 08 Cafe Monarch
- 09 STK
- 10 Nobu
- 11 Shin Bay
- 12 ChopShop
- 13 The Mission
- 14 Barrio Queen
- 15 Breakfast Club
- 16 Daily Dose
- 17 Morning Squeeze
- 18 Montauk
- 19 Craft 64
- 20 AZ/88
- 21 Uchi

DRINK



- 22 Dierks Bentleys Whiskey Row
- 23 Riot House
- 24 Maya Day Club
- 25 Bottled Blonde
- 26 Casa Amigos
- 27 Hot Chick
- 28 Boondocks Patio & Bar
- 29 Goodwood Tavern
- 30 Social Tap
- 31 Cake

SHOP



- 32 Fashion Square Mall
- Nordstrom
- Neiman Marcus
- Lulu Lemon
- Louis Vuitton
- Apple

STAY



- 33 Aloft
- 34 Caesars Republic
- 35 Hotel Valley Ho
- 36 Senna House
- 37 Canopy
- 38 Hilton Garden Inn
- 39 W Scottsdale
- 40 Scottsdale Marriott Old Town

PLAY



- 41 Scottsdale Stadium
- 42 Lane Park
- 43 Civic Center Park
- 44 Scottsdale Waterfront

Drive Times

- ↓ Sky Harbor Airport: 17 Minutes
- ↑ Scottsdale airport: 20 Minutes
- ← Downtown Phoenix: 20 Minutes
- Loop 101: 7 Minutes
- ↓ Loop 202: 15 minutes

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	15,411	131,677	413,036
2028	15,474	131,945	416,740



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	7,405	56,456	153,185



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,861	45,944	150,629
2028	5,923	46,210	152,367



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$98,278	\$103,579	\$89,318



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$314,620	\$316,858	\$284,500



BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	934	6,593	17,107

SCOTTSDALE OVERVIEW



245K +
TOTAL POPULATION



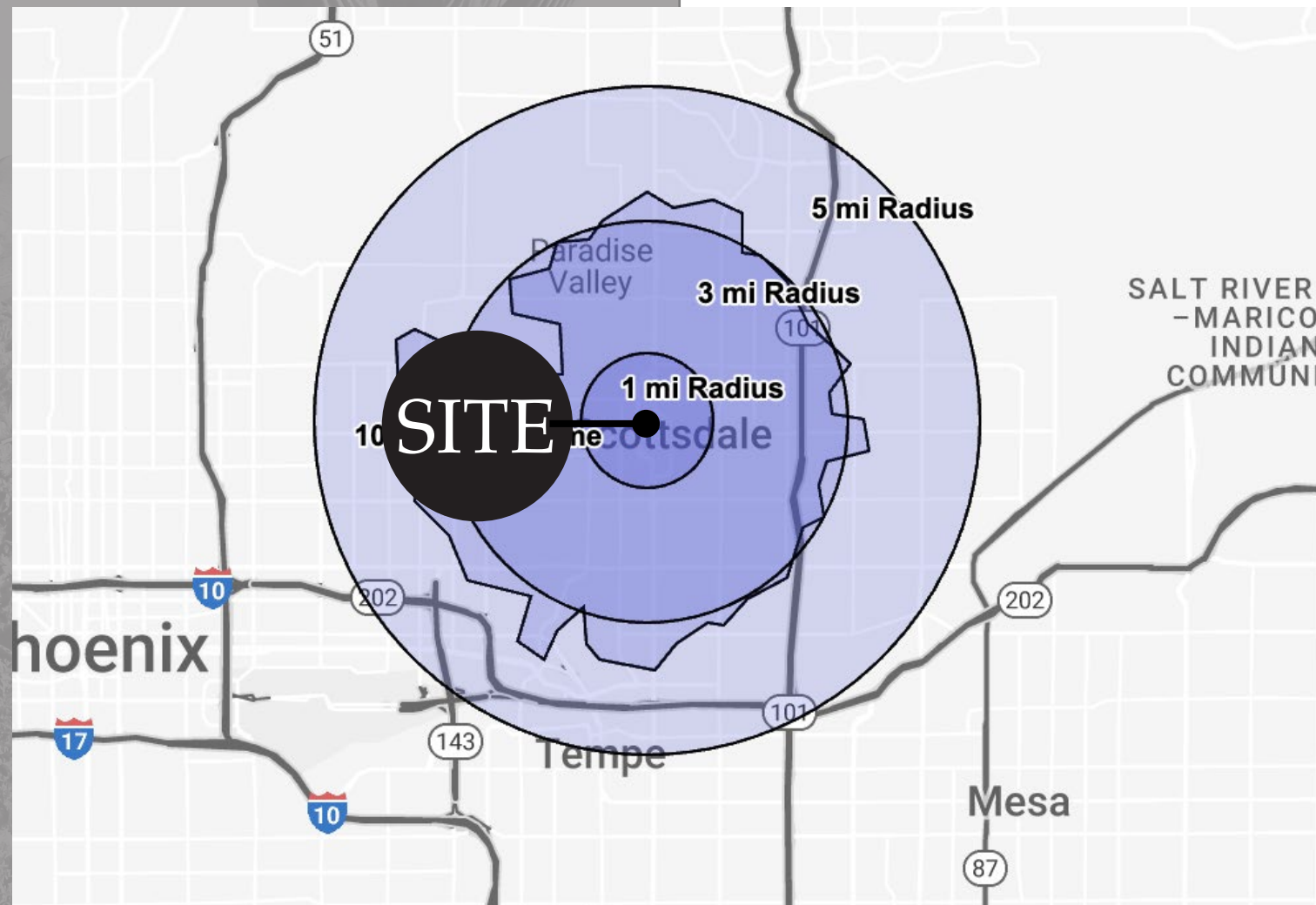
\$159K +
AVG HH INCOME

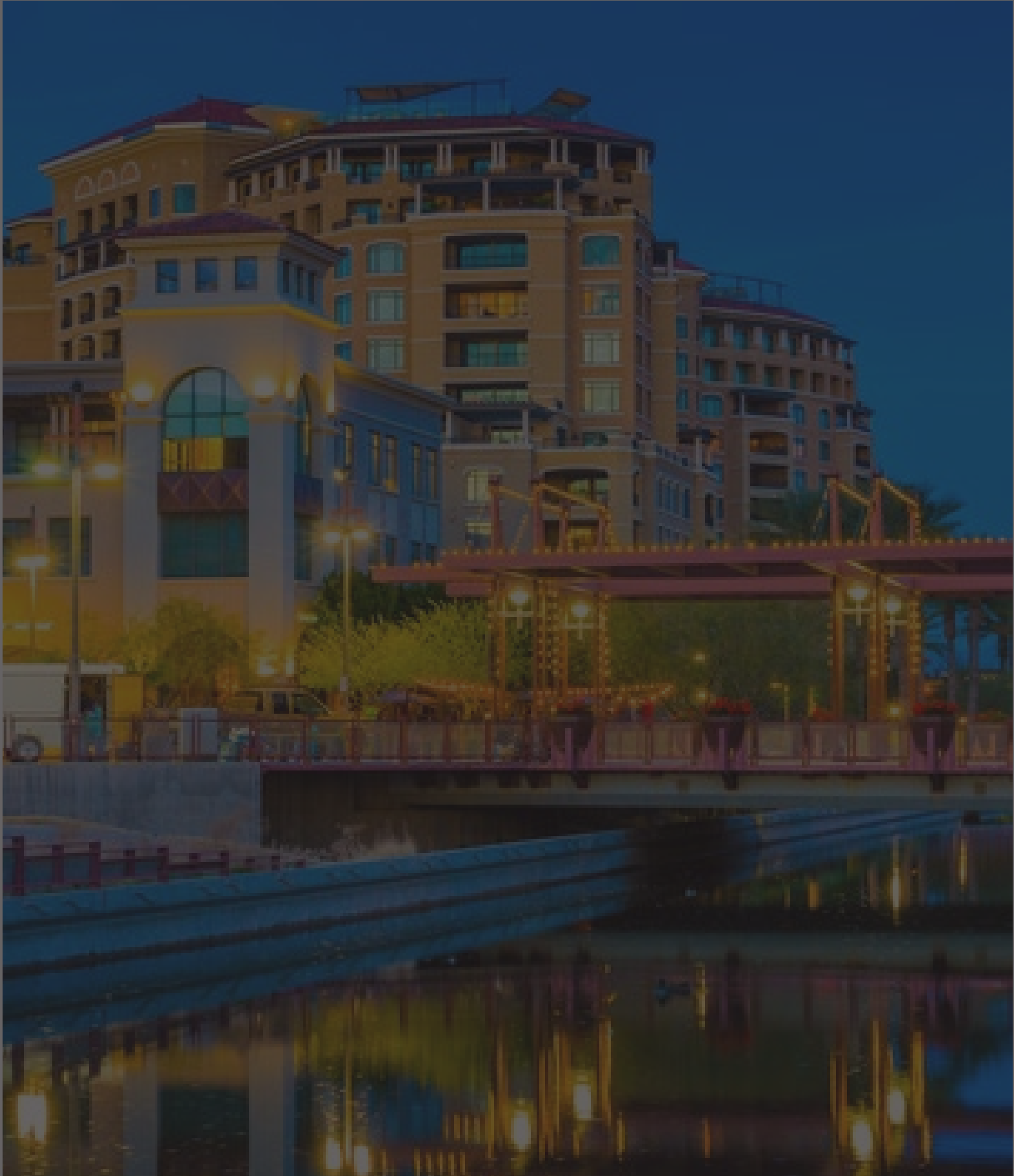
DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

THE WEST'S MOST WESTERN TOWN

Scottsdale leaders made a conscious effort to promote a special identity, linked to the Old West, as a reflection of the city's roots and as a draw for tourists. The Chamber of Commerce established a Western design theme for the downtown and adopted the "West's Most Western Town" as Scottsdale's slogan. Old Town Scottsdale is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries.





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