



Boutique Old Town Retail Opportunity

FOR SALE | 4142 N MARSHAL WAY | SCOTTSDALE AZ

LEVROSE
COMMERCIAL REAL ESTATE



Investment Overview

LevRose Real Estate is pleased to present the exclusive opportunity to acquire 4142 N. Marshall Way, an 8,907-square-foot, three-tenant retail property located in the heart of Old Town Scottsdale. Situated along Marshall Way within Scottsdale’s renowned Arts District, the Property is 100% leased to three established tenants that complement the character and energy of the surrounding area. With in-place rents significantly below current Old Town market rates and a short weighted average lease term, an incoming investor is well positioned to push rents to market in the near term, while the upcoming lease expirations also provide flexibility for an owner-user to occupy all or a portion of the Property as space becomes available.

Old Town Scottsdale is the cultural, culinary, and entertainment epicenter of the Phoenix metropolitan area, drawing millions of visitors annually and consistently commanding some of the highest retail rents and lowest vacancy in the Valley. The area is home to Scottsdale Fashion Square, the Scottsdale Waterfront, and the historic Fifth Avenue and Main Street shopping corridors, along with a dense concentration of art galleries, world class restaurants, luxury boutiques, nightlife venues, and boutique hotels.

4142 N. Marshall Way represents a rare opportunity to acquire a fully leased retail asset on one of Old Town Scottsdale’s most iconic streets, offering near-term flexibility and a clear path to value creation through lease rollover, rent resets to market, or future owner occupancy.



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Property Profile

Property Address	4142 N. Marshall Way Scottsdale, AZ 85251
Pricing	\$5,800,000 (\$651.17/SF)
Building Size	±8,907 SF
Lot Size	±0.24 AC (±10,620 SF)
Year Built	1964
Zoning	D/RS-1, City of Scottsdale 
Parking	6 Dedicated Rear Parking Spaces
Parcel Number	173-50-089



Site Highlights

Property Highlights

- 100% Leased to Three Established Tenants: Wilde Meyer Gallery, Kit Salon, and Carlson Creek Winery
- Premier Location in the Heart of Old Town Scottsdale’s Renowned Arts District
- Below-Market In-Place Rents Provide a Clear Near-Term Opportunity to Push Rents to Market
- Short-Term Leases Provide Future Flexibility for Owner/User Occupancy or Strategic Re-Tenancing
- Prominent Building Signage Fronting One of Old Town Scottsdale’s Most Iconic Streets

Location Highlights

- Strong Year-Round Tourism and Foot Traffic Driven by Old Town Scottsdale’s Destination Appeal
- Surrounded by Scottsdale Fashion Square, the Scottsdale Waterfront, and Luxury Hotels
- Exceptional Walkability to Old Town’s Premier Dining, Shopping, Galleries, Nightlife, and Entertainment
- Dedicated On-Site Parking with Abundant City of Scottsdale Public Parking Nearby

Building Overview

Key

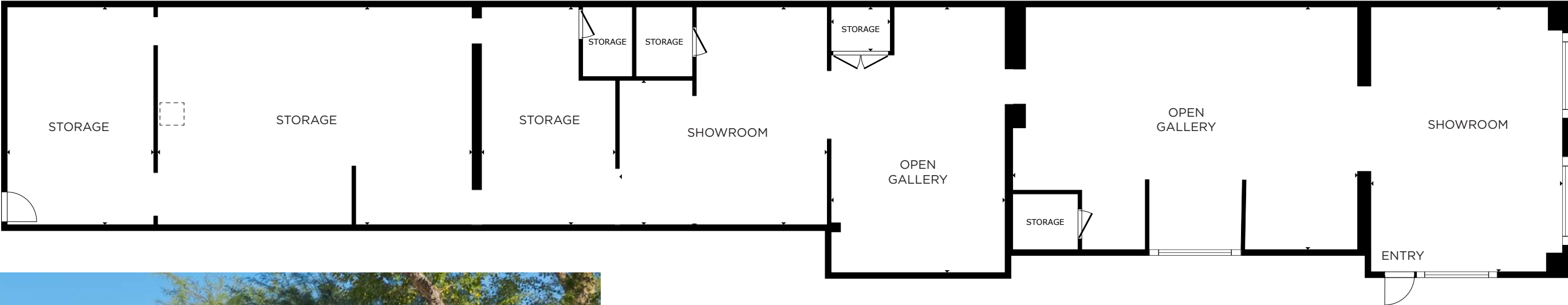
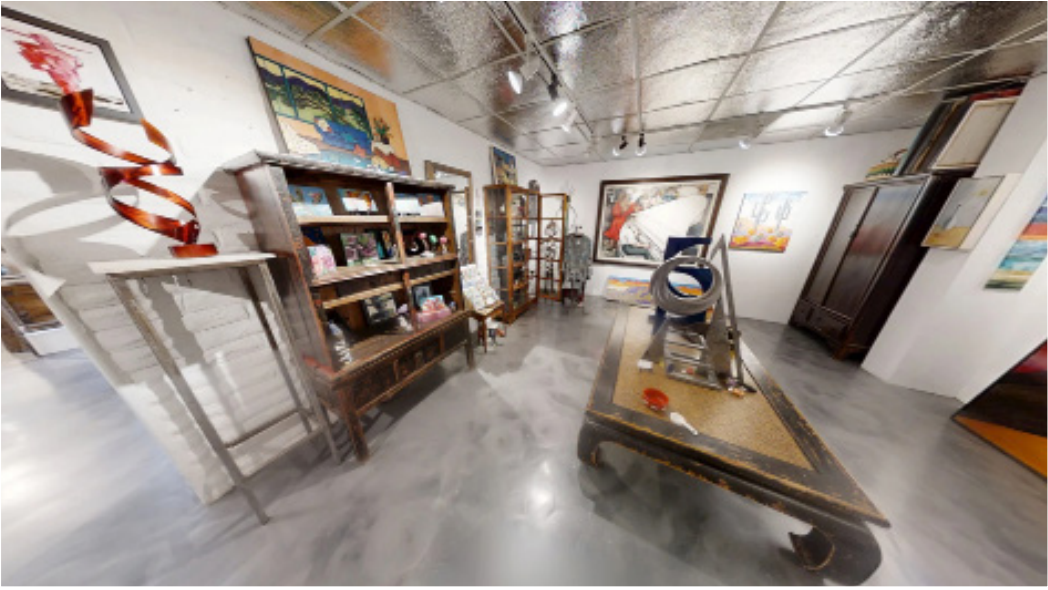
- Suite #1 - Wilde Meyer Gallery - ±2,931 SF
- Suite #2 - Kit Salon - ±3,680 SF
- Suite #3 - Carlson Creek Winery - ±2,296 SF



N MARSHALL WAY

Suite #1 - Wilde Meyer Gallery

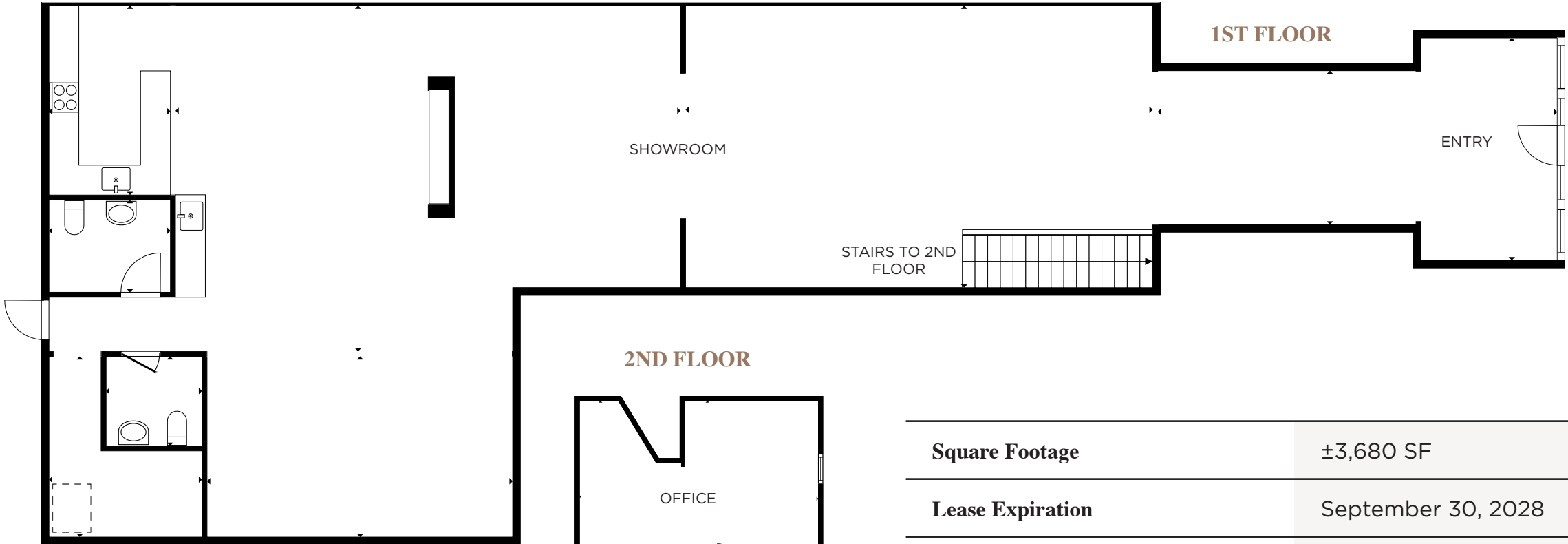
 [CLICK TO VIEW VIRTUAL TOUR](#)



Square Footage	±2,931 SF
Lease Expiration	August 31, 2028
Remaining Term as of 9/1/2026	24 Months
Base Rent	\$28.00/SF
Lease Type	NNN
Renewal Options	N/A
Tenant Website	Click to view

Suite #2 - Kit Salon

CLICK TO VIEW VIRTUAL TOUR

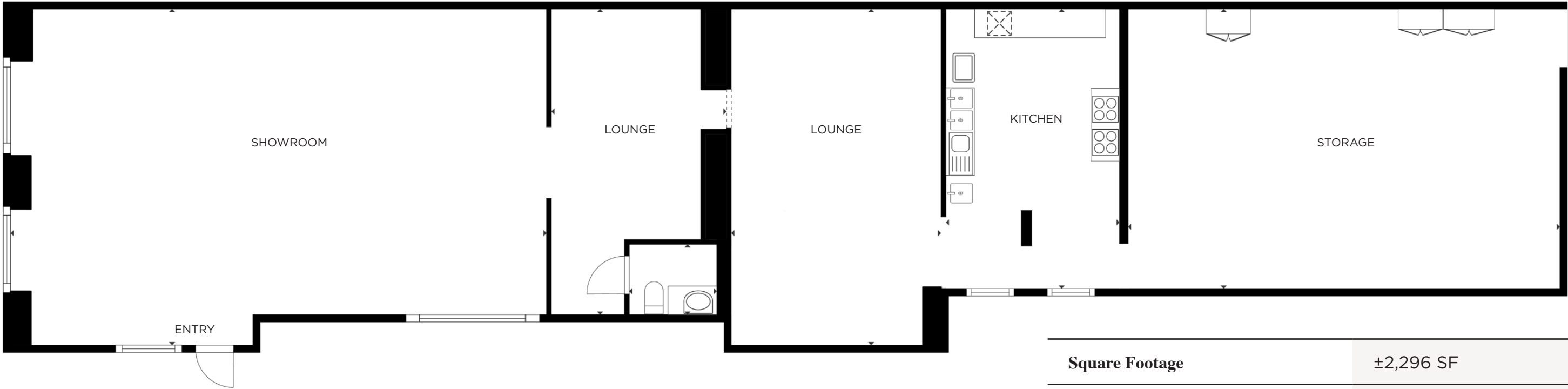


Square Footage	±3,680 SF
Lease Expiration	September 30, 2028
Remaining Term as of 9/1/2026	25 Months
Base Rent	\$24.31/SF
Lease Type	NNN
Renewal Options	N/A
Tenant Website	Click to view



Suite #3 - Carlson Creek Winery

 [CLICK TO VIEW VIRTUAL TOUR](#)



Square Footage	±2,296 SF
Lease Expiration	December 31, 2027
Remaining Term as of 9/1/2026	18 Months
Base Rent	\$29.00/SF
Lease Type	NNN
Renewal Options	1, 2-Year Option
Tenant Website	Click to view



Amenity 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



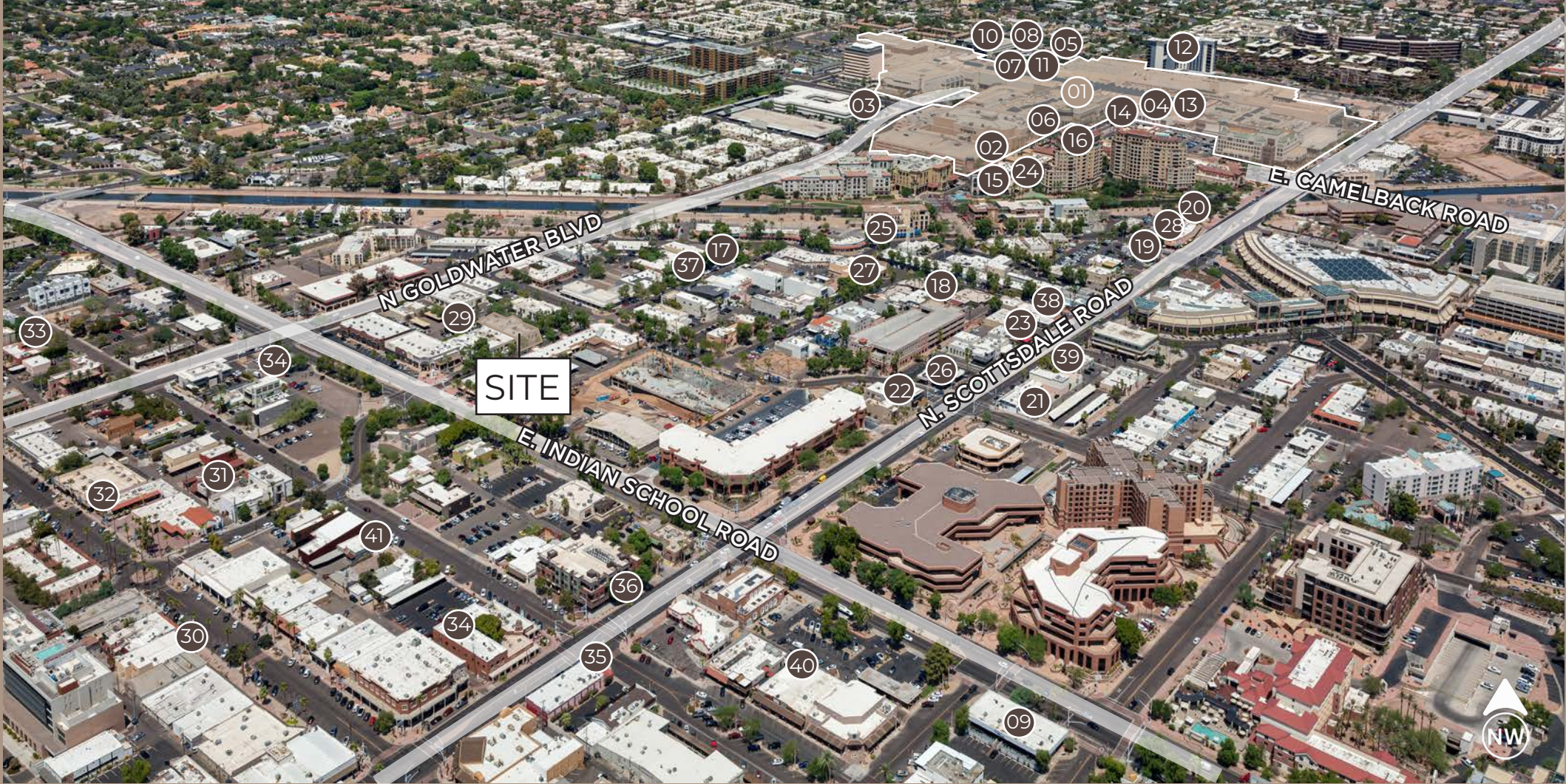
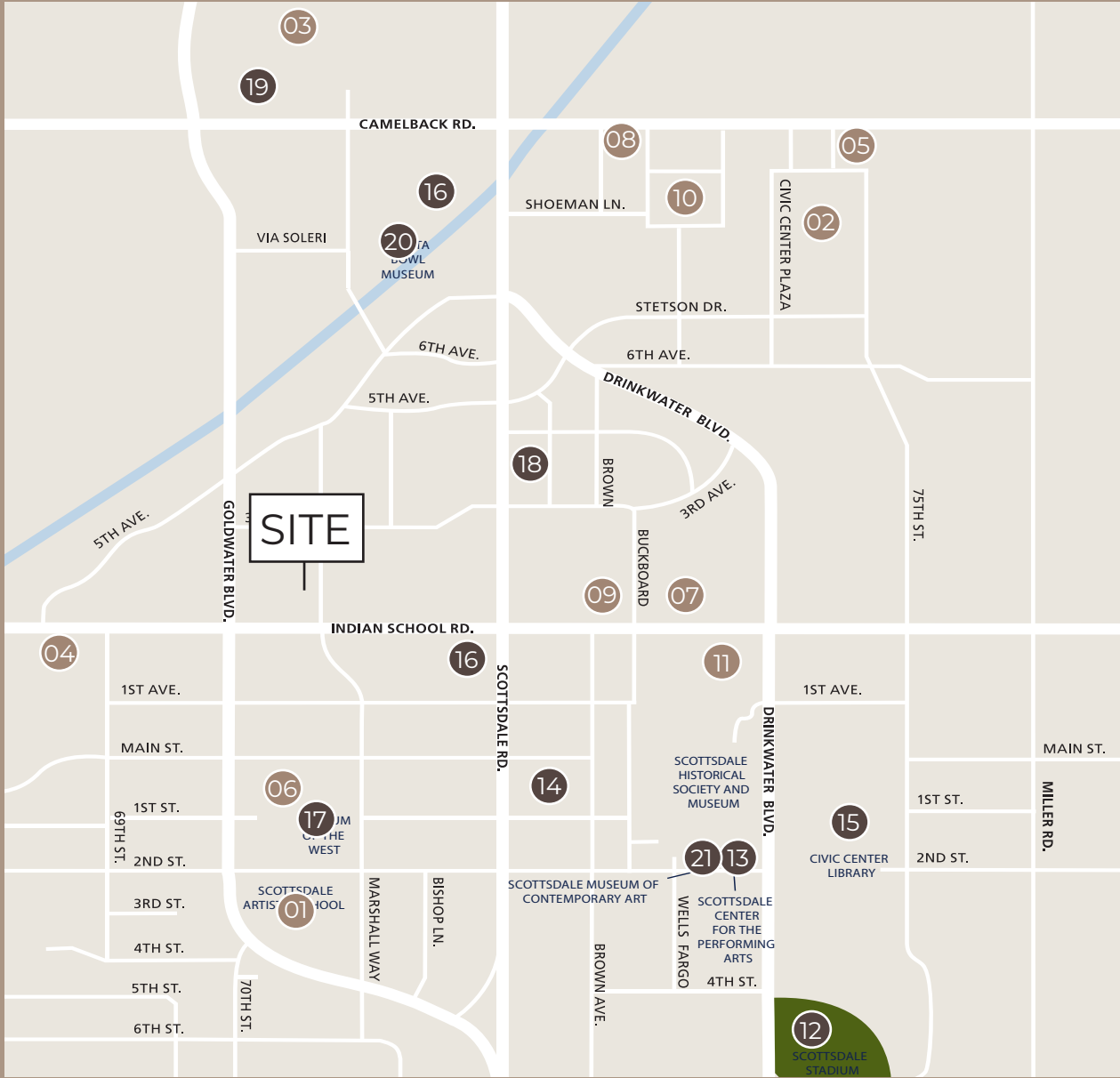
STAY

- 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 Maya 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



SHOP

- 1. Scottsdale Fashion Square
 - All Saints
 - Carolina Herrera
 - Prada
 - ALO
 - Christian Louboutin
 - Jimmy Choo
 - Apple
 - Saint Laurent
 - Louis Vuitton
 - Balenciaga
 - Dior
 - Lulu Lemon
 - Bottega Veneta
 - Dolce & Gabbana
 - Marc Jacobs
 - Breitling
 - Ferragamo
 - Montblanc
 - Bulgari
 - Gucci
 - Neiman Marcus
 - Burberry
 - Hermes
 - Omega
 - Cartier
 - Hublot
 - Panerai



EAT & DRINK

- | | | | |
|-----------------------|------------------------|--------------------------------|---------------------|
| 2. Elephante | 12. SEVEN - Caesars | 22. Velvet Taco | 32. The Beverly |
| 3. Mastro's City Hall | 13. Moxies | 23. Cold Beers & Cheeseburgers | 33. Cafe Monarch |
| 4. Maple & Ash | 14. Catch | 24. Call Her Martina | 34. Grimaldis |
| 5. Ocean 44 | 15. Olive & Ivy | 25. Barrio Queen | 35. Sugar Bowl |
| 6. Din Tai Fung | 16. Culinary Dropout | 26. Bourbon & Bones | 36. Daily Dose |
| 7. Nobu | 17. The Herb Box | 27. Citizen Public House | 37. Shmooze |
| 8. Toca Madera | 18. FnB Restaurant | 28. The Montauk | 38. Chop Shop |
| 9. Tommy V's | 19. Farm & Craft | 29. Evo Old Town | 39. Morning Squeeze |
| 10. Zinque | 20. The Breakfast Club | 30. Malee's Thai Bisto | 40. Hulas |
| 11. Francine | 21. Wine Girl | 31. Arcadia Farms | 41. Kaledoscope |

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.

+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.

\$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.

\$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.





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