



N / NEC

SCOTTSDALE RD & LEGACY BLVD

ONE SCOTTSDALE®

PADS AVAILABLE
FOR SALE
OR LEASE



developed by





HIGHLIGHTS

Scottsdale End Cap - Q4 2023 Delivery

The entire mixed-use One Scottsdale project (Phase I and Phase II) will be comprised of approximately 2.8 million square feet of gross leasable area

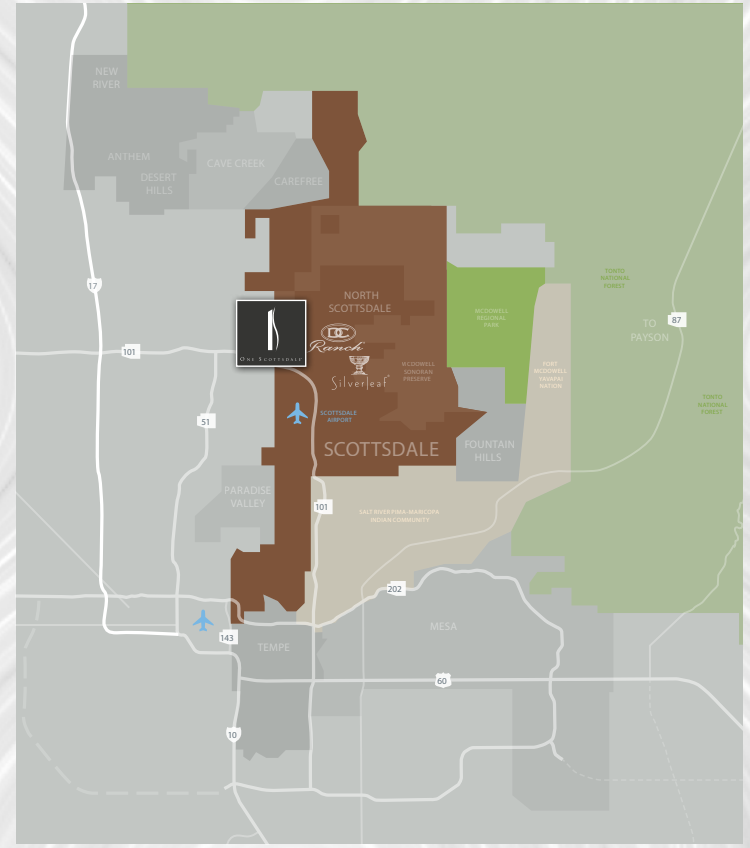
One Scottsdale has the ability to pull from a much greater trade area with the Loop 101 Freeway

575,000 square feet of office is planned on site in Phase I and approximately 58,300 employees already work within an eight-minute drive time from the entrance to One Scottsdale

Parking will be surface, with opportunity for garage parking in the evening

750 luxury apartments units on site (The Jefferson at One Scottsdale and The Jefferson at Legacy)

Adjacent to Phase II Mixed-Use One Scottsdale Project (zoned for up to 400 hotel rooms)



TRAFFIC COUNTS

SCOTTSDALE RD

N ±54,434 VPD (NB & SB)

S ±52,515 VPD (NB & SB)

LEGACY BLVD

E ±121,592 VPD (EB & WB)

W ±143,700 VPD (EB & WB)

ADOT 2021



MASTER PLAN



SITE PLAN

ONE SCOTTSDALE MEDICAL	±100,000 SF
PAD A - AVAILABLE	±9,000 SF
SHOPS A - AVAILABLE	±9,600 SF
HOTEL PARCEL	±66,800 SF
SHOPS B - RETAIL	±10,700 SF
MEDSPA	±17,000 SF
OFFICE PARCEL B - AVAILABLE	±45,000 SF
C-STORE PAD	4,993 SF

SITE INFO

TOTAL OFFICE AREA	248,000 GSF
TOTAL PARK PROVIDED	1,125 GSF
TOTAL RETAIL AREA	38,600 GSF
TOTAL PARKING	318
TOTAL AREA	27.87 ACRES GROSS
HOTEL	66,800 GSF (130 ROOMS)

North Scottsdale

EVENTS & ATTRACTIONS

Waste Management Phoenix Open	719,179 attendees
Barrett-Jackson Car Auction	350,000 attendees
Westworld of Scottsdale	750,000 attendees at various events
Odysea Aquarium	Estimated for 2,000,000 visitors per year
TopGolf	500,000 visitors per year
Butterfly Wonderland	600,000 visitors per year
Salt River Fields at Talking Stick	317,297 attendees for Spring Training MLB
Taliesin West (Frank Lloyd Wright home)	100,000 visitors per year
Russo and Steele Car Auction	35% increase in attendees
Arizona Bike Week	70,000 attendees and 208 official vendors

#1 BEST CITY
to Retire in USA
(Niche, 2022)

#8 HIGHEST
Paying City to find a Job
(Make It, 2022)

#19 MOST
HAPPIEST
Places In USA
(In House News, 2022)



41 GOLF COURSES IN
THE NEARBY SCOTTSDALE AREA

Two annual golf tournaments: Waste Management Phoenix Open (PGA) and JTBC Founders Cup (LPGA) are held about 2 miles from the site.



#1 BEST FOR
TOURIST TO
SHOP & DINE

High-end shopping centers of Kierland Commons, Scottsdale Quarter, and The Promenade, local residents and tourists alike travel to this area to spend.



\$4.3 MILLION
DOMESTIC
OVERTNIGHT
VISITORS



	MULTI-FAMILY	UNITS
1	Grayhawk Residences at Cavasson (Planned)	400
2	Via at Grayhawk	327
3	Village at Grayhawk	667
4	Venu at Grayhawk	388
5	The Edge at Grayhawk	785
6	Vintage at Grayhawk	109
7	Jefferson at One Scottsdale	588
8	Avion at Legacy	322

	MULTI-FAMILY	UNITS
9	One Scottsdale (Planned)	304
10	Camden North End II	1069
11	LivGenerations	164
12	Maxwell On 66th	349
13	Ninty Degrees Paradise Ridge	337
14	The View at Cascade	187
15	Optima McDowell Mtn Village	1330

HOUSING UNITS

6,800

Housing Units In
Immediate Trade Area
+2,700 Coming Online

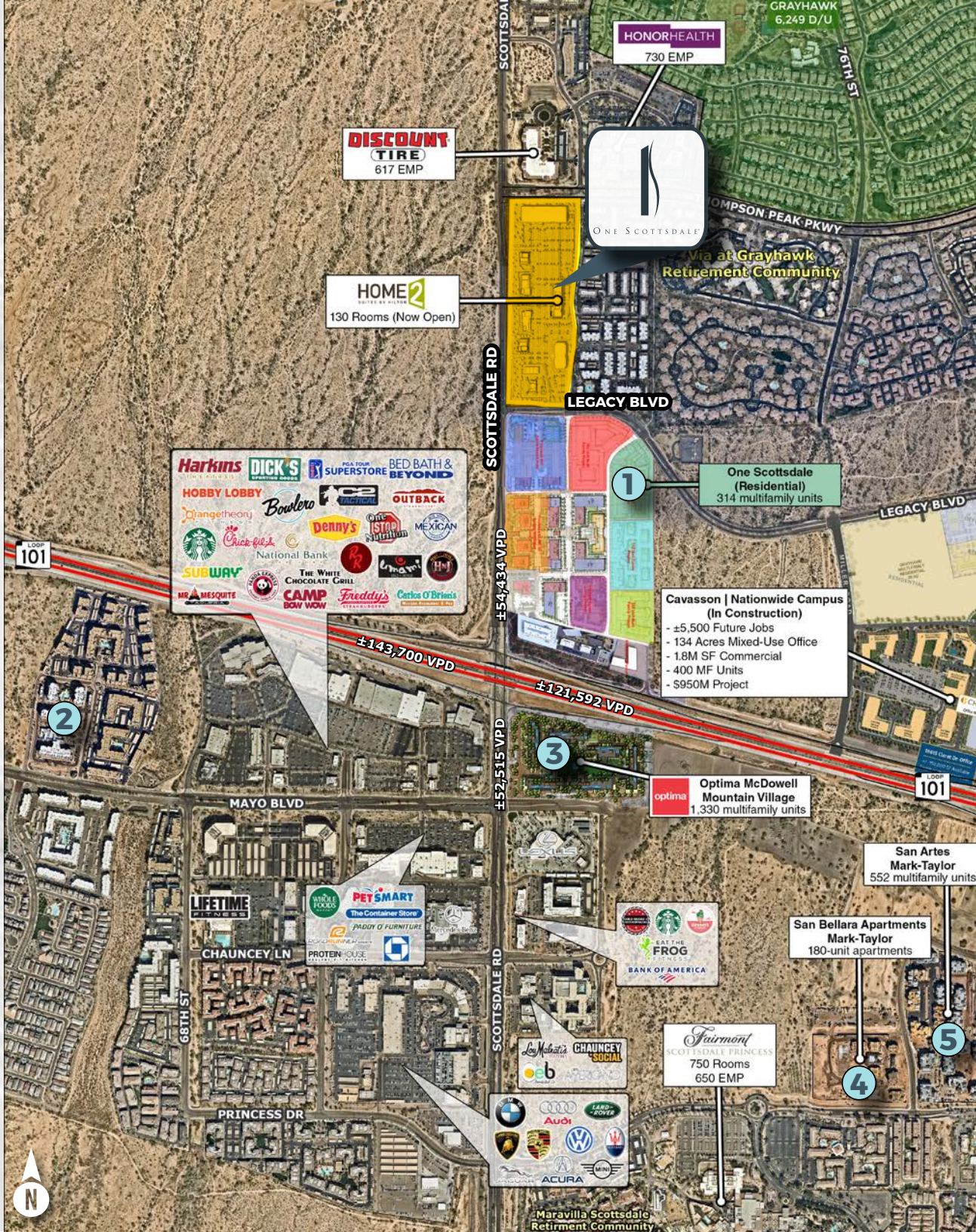
- 1 One Scottsdale (Planned) - 1,178 Units (314 Multi-Family Units)
- 2 LivGenerations (Luxury Senior Community) 164 Units
- 3 Optima McDowell Mountain Village (Planned) 1,330 Multi-Family Units
- 4 San Bellara Apartments 180 Unit Apts
- 5 San Artes Multi-Family Development 552 Multi-Family Units



42,851

AVERAGE
FAMILY SIZE

ESRI 2022



DEMOGRAPHICS



2022 POPULATION

1-Mile	3-Miles	5-Miles
8,432	54,701	166,611



2022 DAYTIME POPULATION

1-Mile	3-Miles	5-Miles
9,513	130,350	237,352



2022 AVERAGE MEDIAN HOUSEHOLD INCOME

1-Mile	3-Miles	5-Miles
\$89,368	\$112,014	\$109,886



2022 AVERAGE HOUSEHOLD INCOMES

1-Mile	3-Miles	5-Miles
\$113,812	\$159,616	\$156,479



HOUSEHOLD SUMMARY

1-Mile	3-Miles	5-Miles
5,029	25,715	71,318

FOOD AWAY FROM HOME OVER
\$447M

WITHIN 5-MILES

45% higher than the national average

exclusively listed by

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