



# Old Town Scottsdale Office/Retail Building

FOR SALE OR LEASE | 4224 N. CRAFTSMAN COURT | SCOTTSDALE, AZ 85251



# PROPERTY SUMMARY



**Sale Price:** \$3,750,000 (\$655.25/SF)



**Lease Rate:** \$32.50/SF (NNN)



**Building Size:** ±5,723 SF



**Lot Size:** ±0.08 AC (±3,390 SF)



**Year Built/Renovated:** 1964/2019



**Zoning:** C-2, City of Scottsdale



**Parking Credits:** 26.9





# PROPERTY HIGHLIGHTS

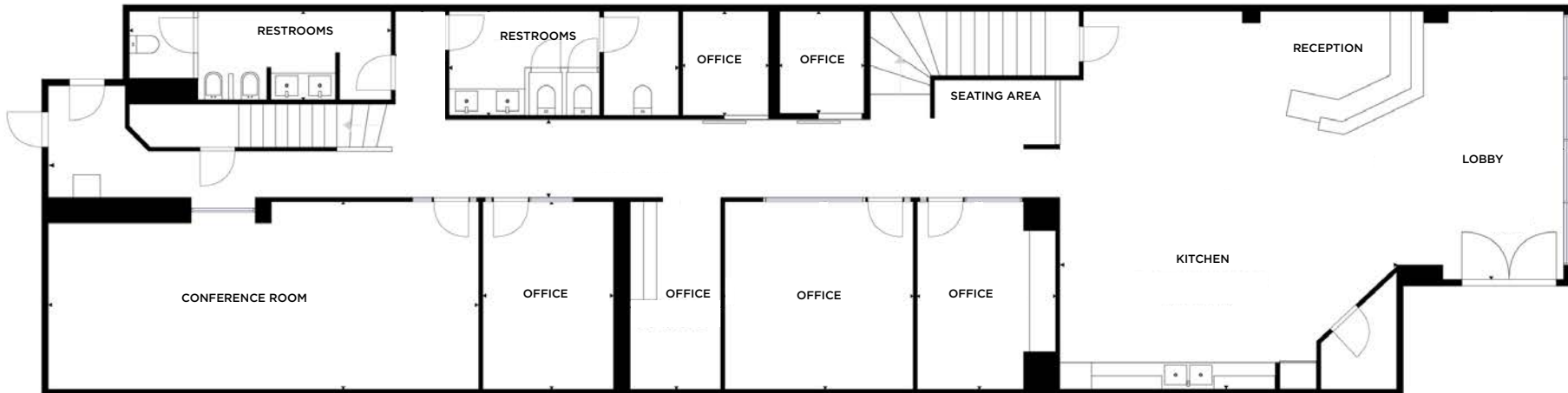
- Plug & Play Office Building Completely Renovated in 2019
- Located in the heart of Old Town Scottsdale Scottsdale just Steps Away from Hotels, Restaurants, Galleries & Shopping
- Abundance of Public Parking Located Within Walking Distance
- High Visibility with Prominent Building Signage along Craftsman Court
- High-End Finishes Throughout, Featuring Exposed Ceilings and an Abundance of Glass





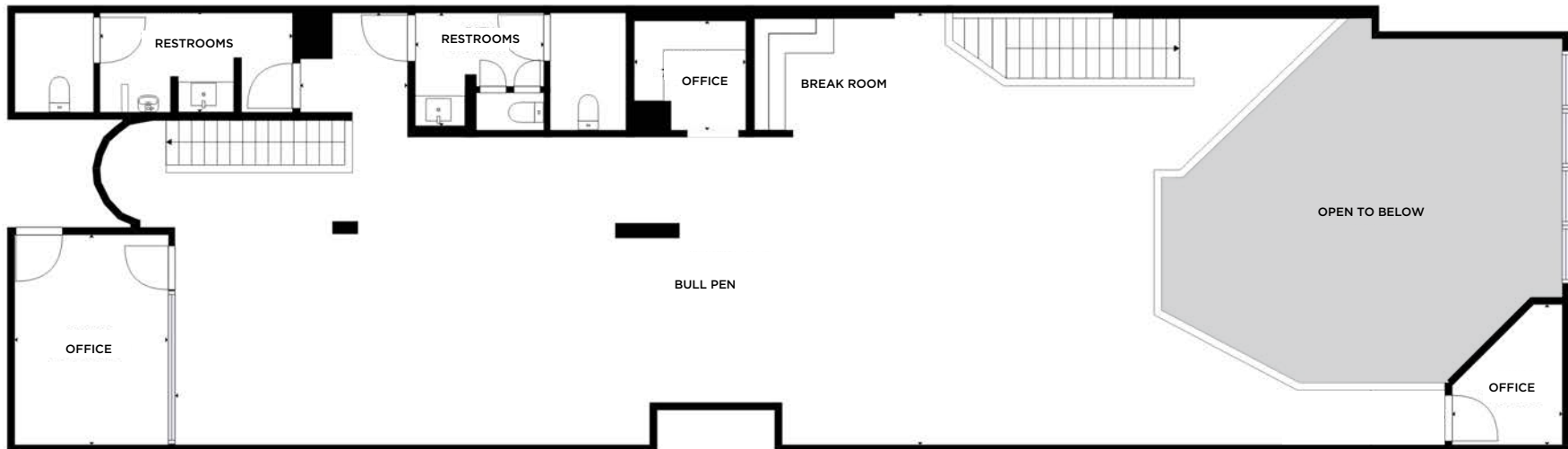
# FLOOR PLAN

[VIEW FIRST FLOOR VIRTUAL TOUR](#)



FIRST FLOOR

[VIEW SECOND FLOOR VIRTUAL TOUR](#)



SECOND FLOOR

# PHOTOS







## LOCATION HIGHLIGHTS



2 MINUTES FROM  
SCOTTSDALE STADIUM



WALKING DISTANCE TO  
ENTERTAINMENT DISTRICT



±450 FREE PARKING SPACES  
WITHIN WALKING DISTANCE



15 MINUTES TO PHOENIX  
SKY HARBOR AIRPORT





## LOCATION HIGHLIGHTS



±70 HOTELS AND  
±12,500 HOTEL ROOMS



±100 RESTAURANTS WITHIN  
WALKING DISTANCE



±200 HIGH-END RETAILERS  
WITHIN WALKING DISTANCE



±11 MILLION PEOPLE VISIT  
SCOTTSDALE ANNUALLY





## 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





# 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.





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