



FOR LEASE

7323-7325 E SHOEMAN LN
SCOTTSDALE, AZ 85251

OLD TOWN SCOTTSDALE
ENTERTAINMENT DISTRICT
SECOND GENERATION
RESTAURANT

BRANDEN MONDRAGON
PARTNER
bmondragon@levrose.com
480.289.4234

DANIELLE DAVIS
PARTNER
ddavis@levrose.com
480.294.6017

LEVROSE
COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PRICING DETAILS	Call for Pricing
PROPERTY TYPE	Restaurant
EXISTING BUILDING SIZE	±3,214 SF + ±267 SF Patio
PROPOSED BUILDING SIZE	First Floor - ±3,464 SF Second Floor - ±1,200 SF Total - 4,664 SF
ZONING	C-3, DO, P-3
PARKING	On Site Parking - 8 Spaces Parking Credits - 8 Spaces Total - 16 Spaces

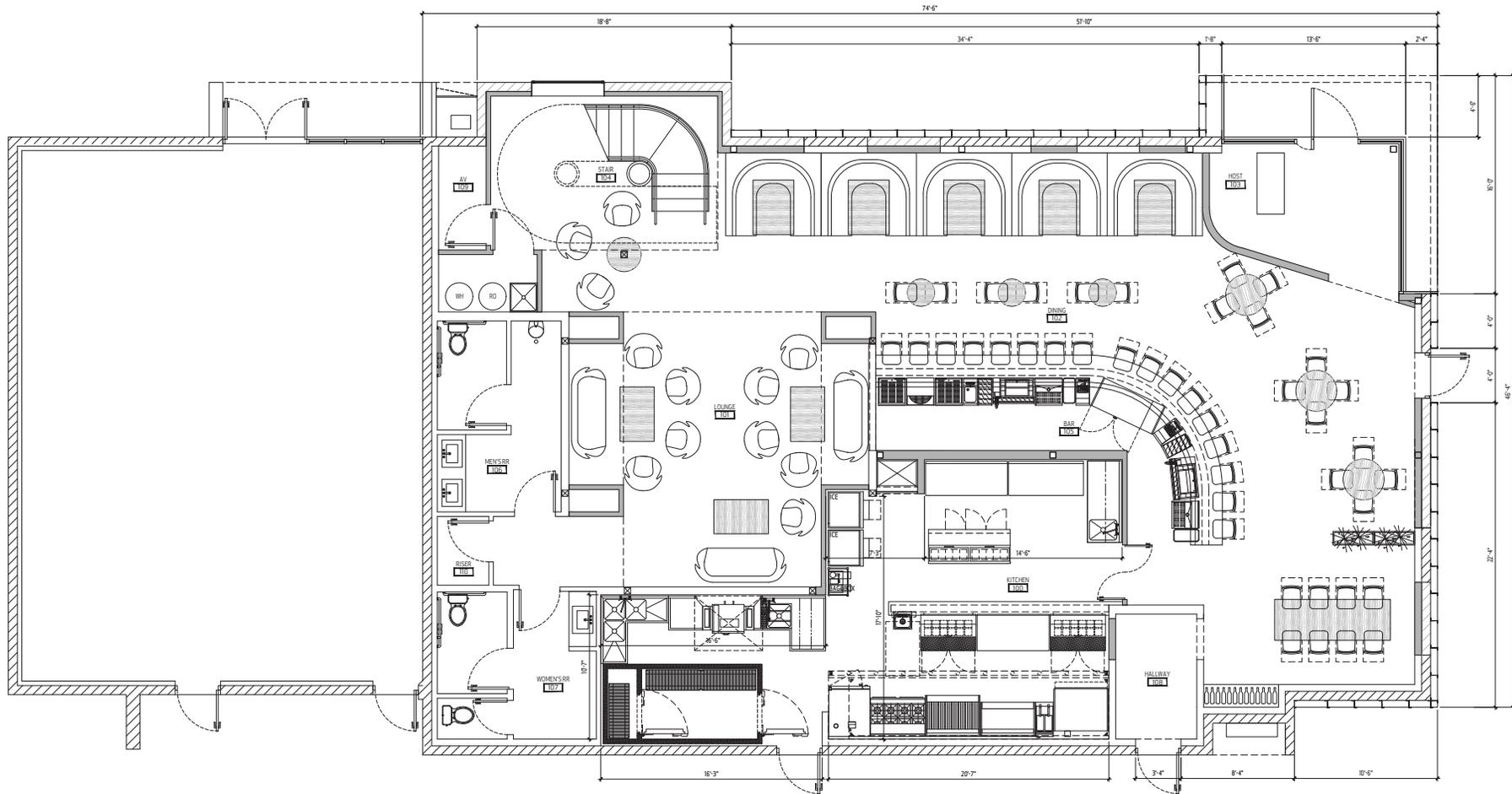


PROPERTY HIGHLIGHTS

- Prime Old Town Scottsdale location in the heart of the Entertainment District, surrounded by top nightlife, dining, hotels, and retail destinations
- Steps from Scottsdale's most iconic nightlife venues, including Casa Amigos, Bottled Blonde, Maya Day + Nightclub, Riot House, and El Hefe
- Next door to The new Remi Hotel with over 161 suites and Camden Apartments with over 316 apartment units.
- Exceptional pedestrian traffic from nearby hotels, apartments, offices, and entertainment uses in the walkable Old Town core
- Scottsdale Fashion Square nearby, the Southwest's largest shopping destination with 200+ premium retailers and dining options.
- Ideal for restaurant, bar, entertainment, or experiential retail users seeking a high-energy, high-visibility Old Town presence



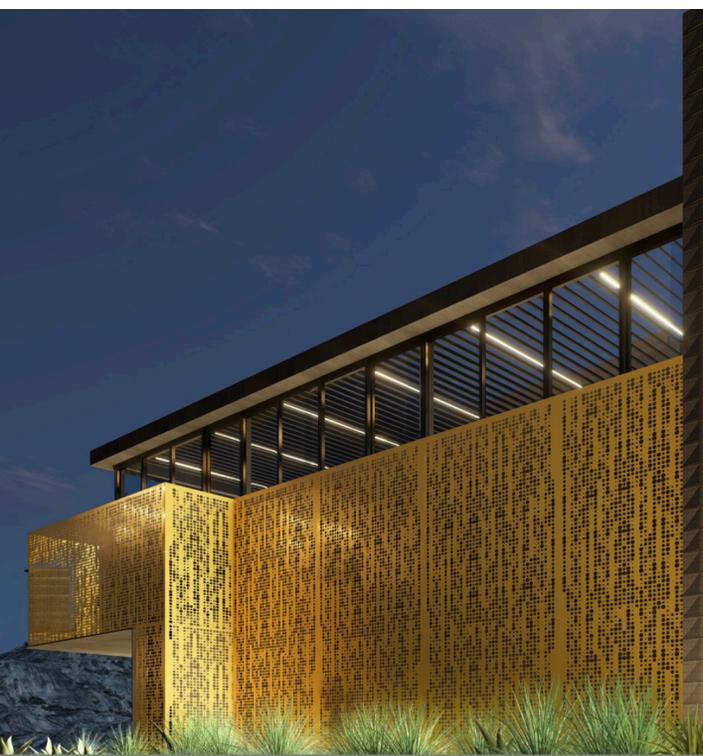
PROPOSED FIRST FLOOR FLOOR PLAN

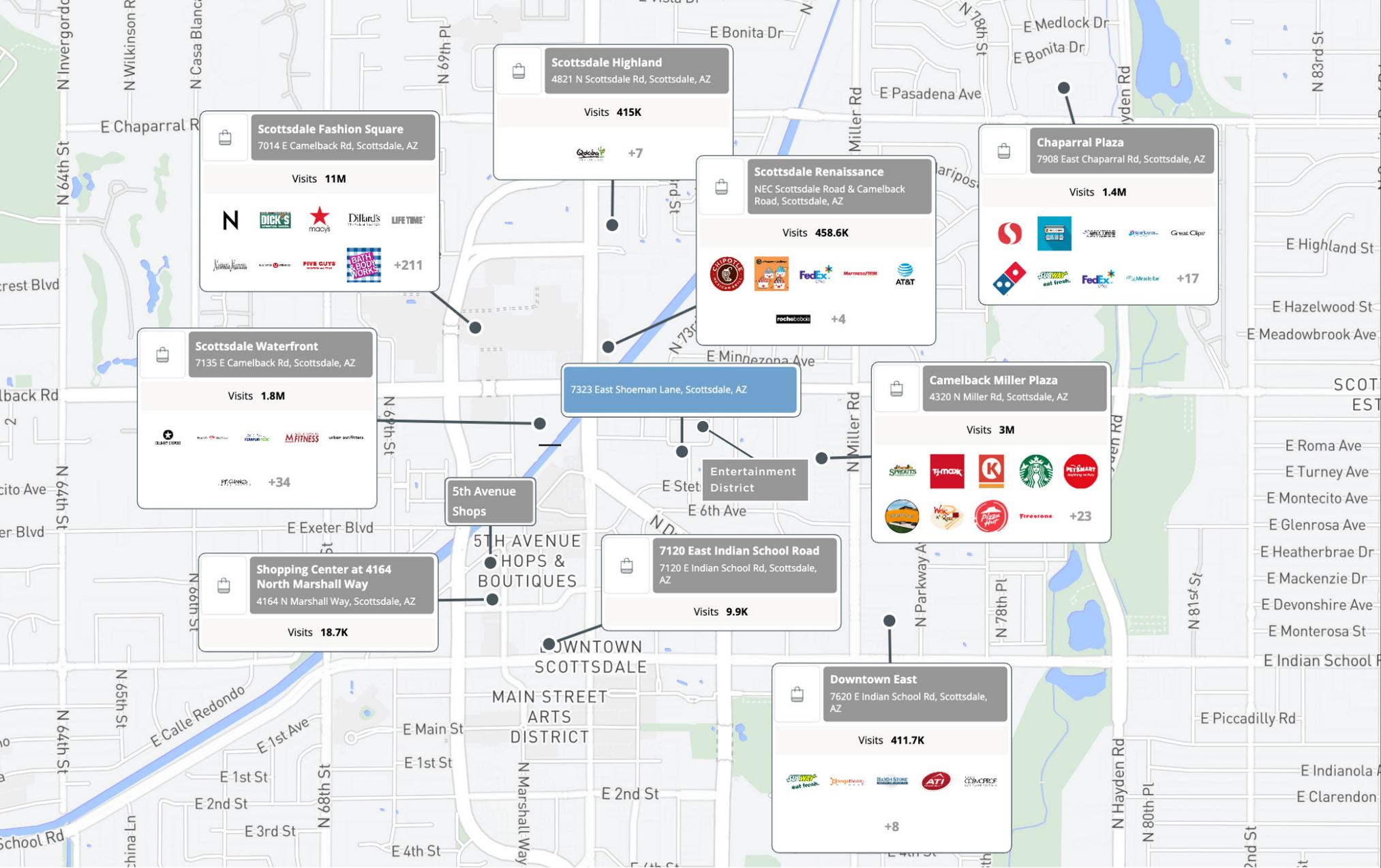


CONCEPTUAL RENDERINGS



RENDERINGS

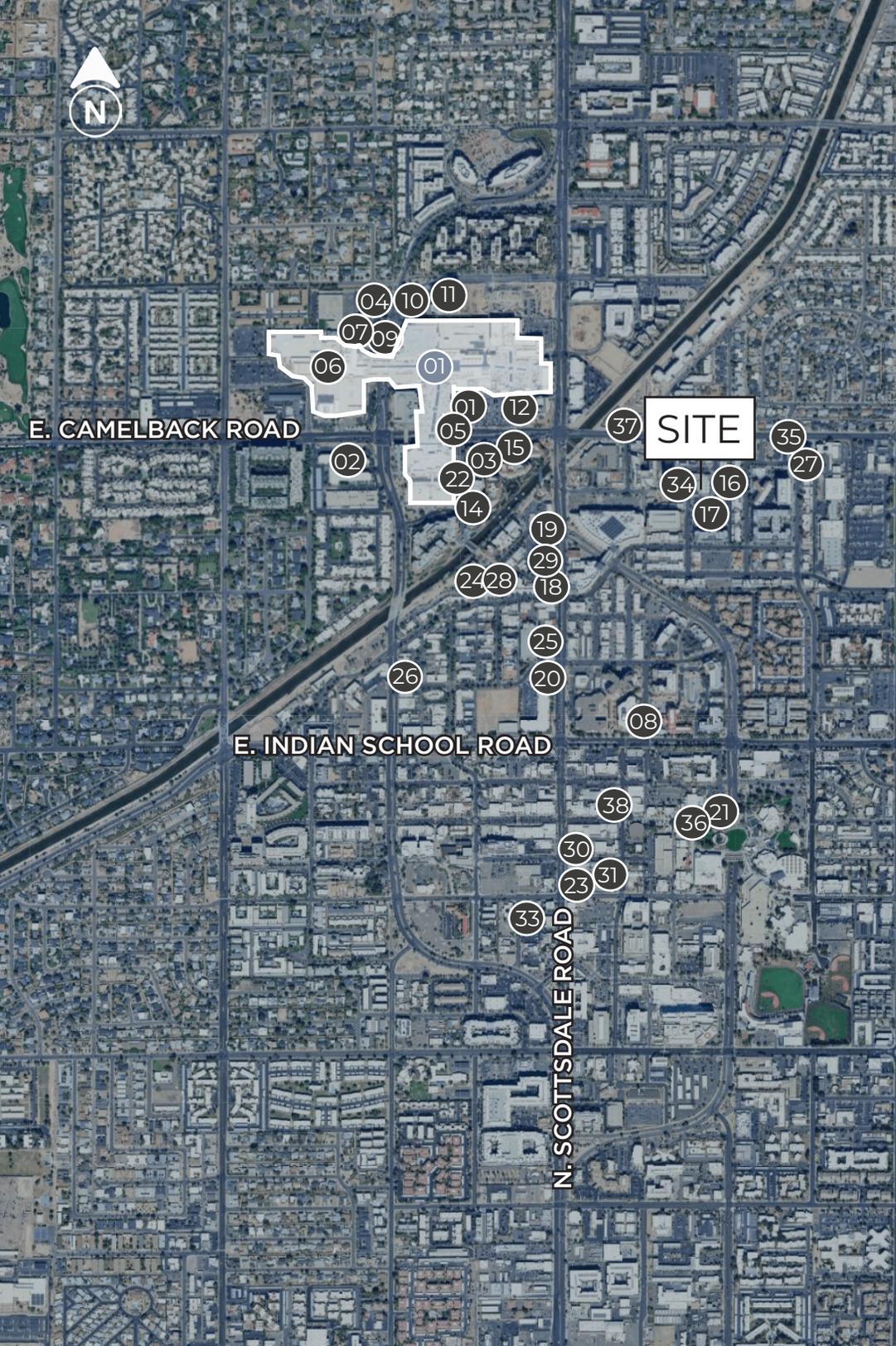




7323 E SHOEMAN LANE | SCOTTSDALE, AZ 85251

AERIAL OVERVIEW

This property is located within one of the most walkable and dynamic areas of central Scottsdale. The location offers excellent access to nearby restaurants, shops, nightlife, and cultural attractions, making it a highly visible and desirable address in the downtown Scottsdale retail and dining scene.



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

- | | |
|-------------------------------|--------------------------|
| 1. Elephante | 20. Velvet Taco |
| 2. Mastro's City Hall | 21. Pinyon |
| 3. Maple & Ash | 22. Call Her Martina |
| 4. Ocean 44 | 23. STK Steakhouse |
| 5. Din Tai Fung (Coming Soon) | 24. Barrio Queen |
| 6. Nobu | 25. Bourbon & Bones |
| 7. Toca Madera | 26. EVO Old Town |
| 8. Tommy V's | 27. Cala Scottsdale |
| 9. Francine | 28. Citizen Public House |
| 10. Zinque | 29. The Montauk |
| 11. Wolf by Vanderpump | 30. Uchi |
| 12. Moxies | 31. STK |
| 13. Catch | 32. Drake's Hollywood |
| 14. Olive & Ivy | 33. Sizzle |
| 15. Culinary Dropout | 34. Kauboi |
| 16. Bottled Blonde | 35. SHIV |
| 17. Estelle | 36. AZ88 |
| 18. Farm & Craft | 37. Sexy Roman |
| 19. The Breakfast Club | |



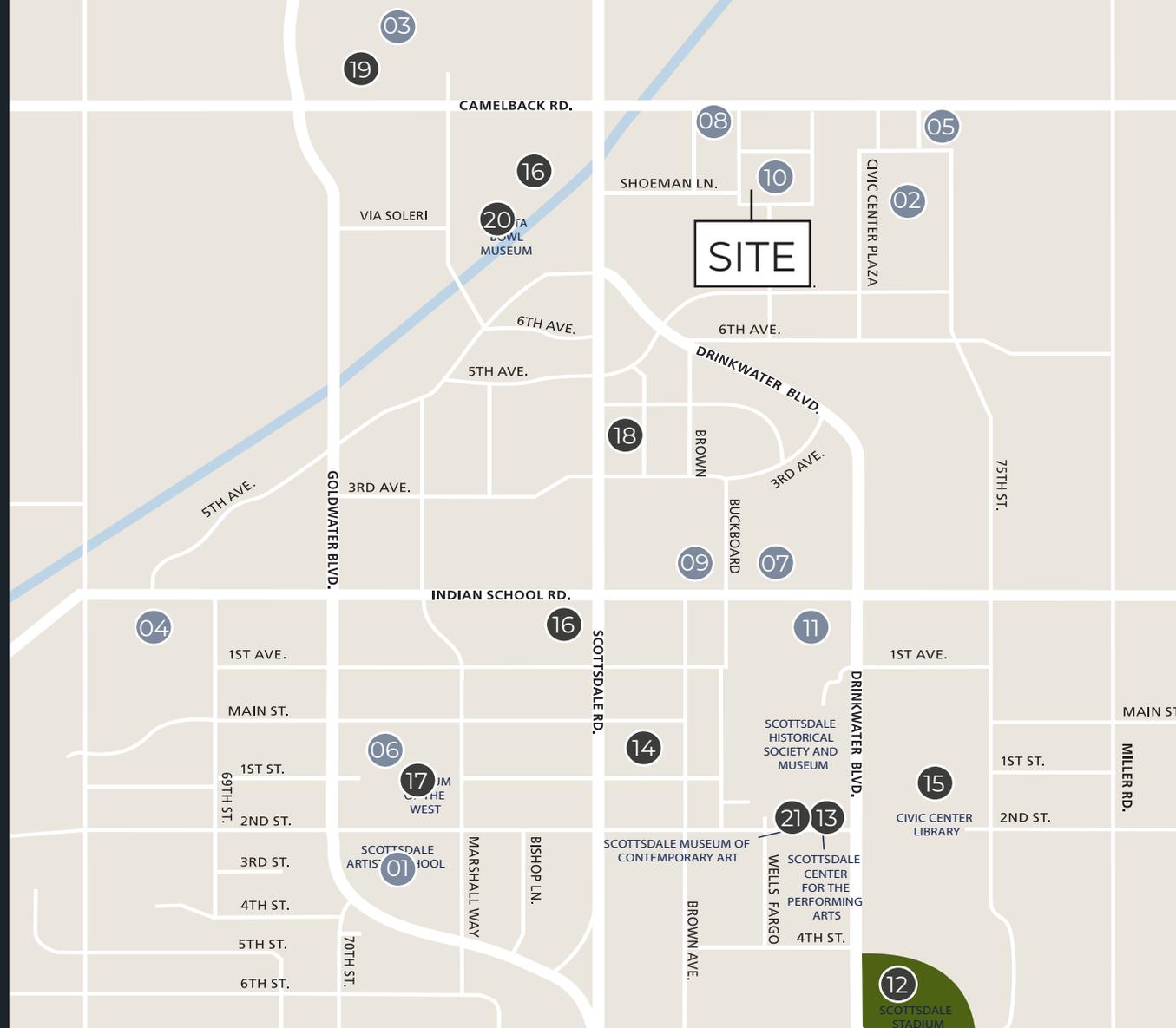
STAY

- 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



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

OLD TOWN SCOTTSDALE DEVELOPMENT ACTIVITY

UNDER CONSTRUCTION

1) Hazel & Azure - Mixed Use (2026 Delivery)

[View Development Plans](#)

2) The Kimsey Project - Mixed Use (2026 Delivery)

[View Development Plans](#)

PLANNED DEVELOPMENTS

3) City Center at Scottsdale Collection - Mixed Use

[View Development Plans](#)

4) Southbridge Scottsdale - Mixed Use

Planning in Process

5) Artisan Scottsdale - Multi Family

[View Development Plans](#)

6) The Miller - Multi Family

[View Development Plans](#)

7) SLS - Hotel

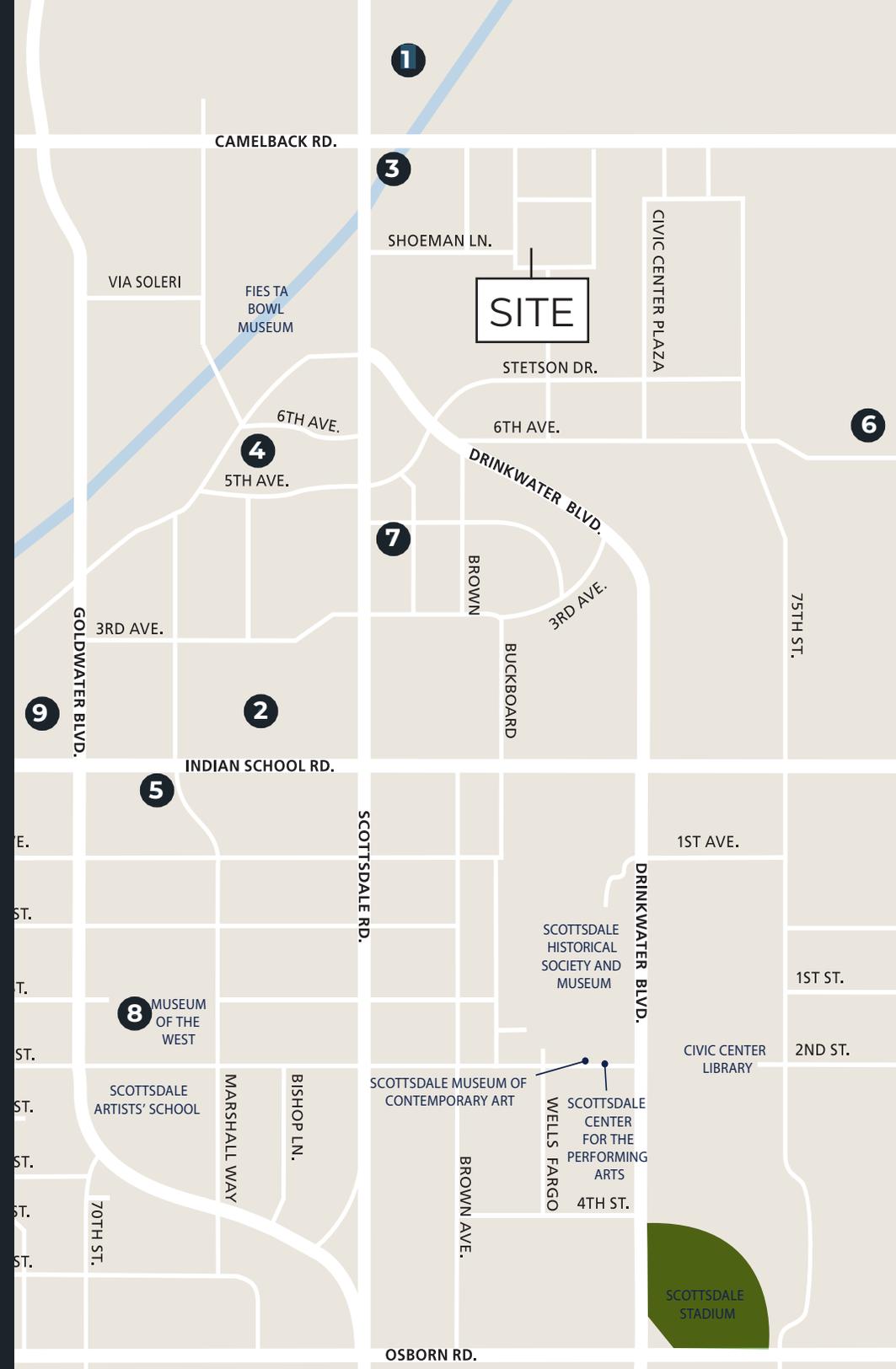
[View Development Plans](#)

8) Museum Square - Multi Family

[View Development Plans](#)

9) Goldwater & Indian School - Mixed Use

Planning in Process





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.

LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

BRANDEN MONDRAGON
PARTNER
bmondragon@levrose.com
480.289.4234

DANIELLE DAVIS
PARTNER
ddavis@levrose.com
480.294.6017

WWW.LEVROSE.COM