



**Old
Town**
SCOTTSDALE

NEW CONSTRUCTION
LIFESTYLE RETAIL / OFFICE

3,235 SF GROUND FLOOR
3,585 SF 2ND FLOOR

7220 EAST 2ND STREET
SCOTTSDALE, AZ 85251

Inquiries:

Jose Ramirez
602-363-4628 cell
jose@oxurban.com

TJ Classen
602-524-6000 cell
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AVAILABLE
OX
480-423-1111
WWW.OXURBAN.COM

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SCOTTSDALE Fashion Square

SCOTTSDALE Waterfront

to BREAKFAST CLUB

W HOTELS

Marriott HOTEL & RESORTS - SCOTTSDALE

Starbucks

GRIMALDI'S

Buca

Saguano SCOTTSDALE

canopy BY Hilton

BANDERA

RA Sushi-Restaurant

PRR gastropub

REHAB PHYSICIAN OFFICE

THE MISSION

SCOTTSDALE RD

2ND ST

GIANTS SCOTTSDALE STADIUM

SIZZLE KOREAN BARBECUE

SHINBAY

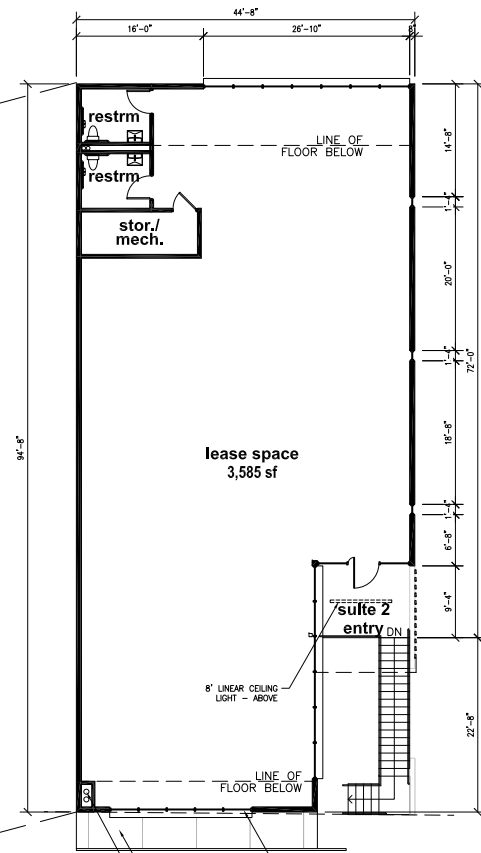
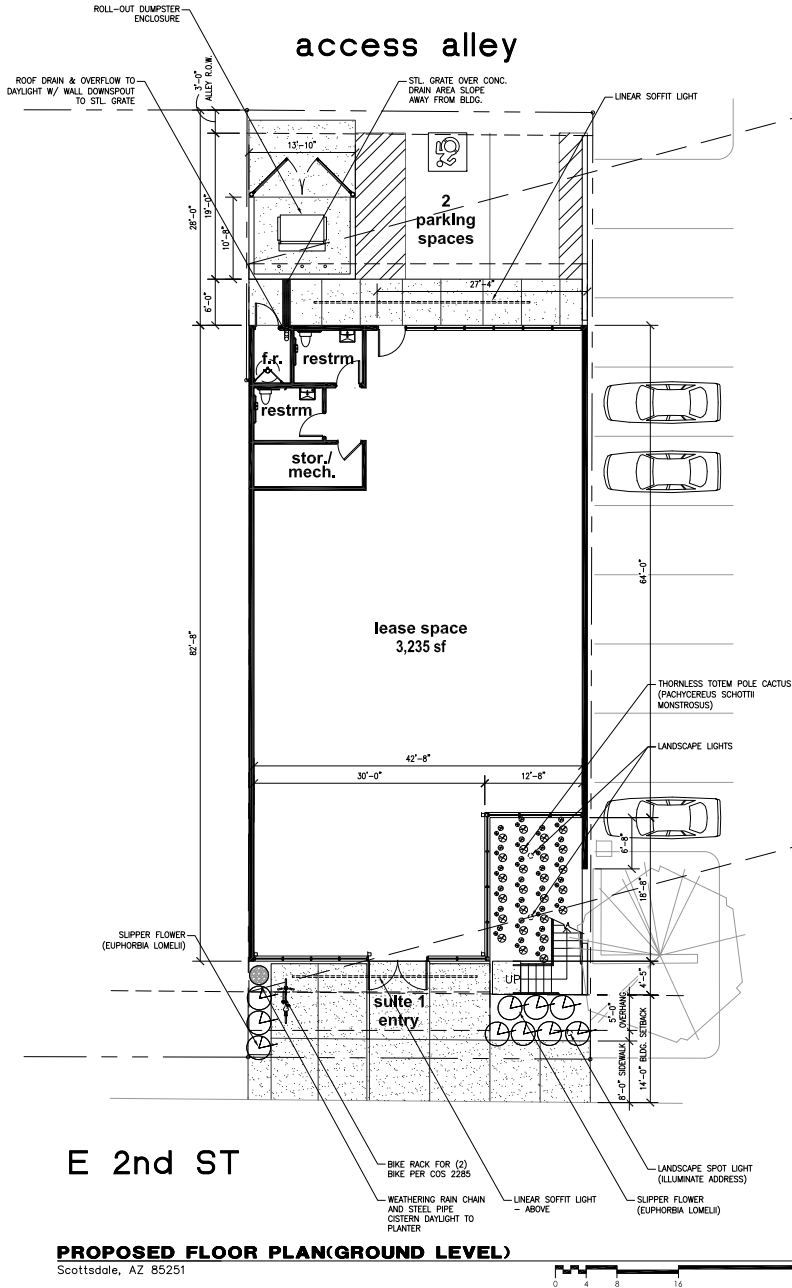
HONOR HEALTH

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OX URBAN PROPERTIES



ZONING INFORMATION
130-23-200A

ZONING / USE

EXISTING ZONING: C-3(HIGHWAY COMMERCIAL), DO(DOWNTOWN OVERLAY)
PROPOSED ZONING: C-3(HIGHWAY COMMERCIAL), DO(DOWNTOWN OVERLAY)

PROPOSED USE: RETAIL / OFFICE

BUILDING AREA: 6,820 SF

BUILDING SETBACKS

NORTH: 0' EAST: 0'
SOUTH: 14' WEST: 0'

HEIGHT

BUILDING HEIGHT ALLOWABLE: 36'-0"

SITE / FAR

SITE AREA: 5,496 SF (0.13 ACRES)
ALLOWED FAR(1.3 PER DO ZONING): 7,145 SF
TOTAL SQUARE FOOTAGE: 6,820 SF
FAR PROVIDED: 1.2

PARKING

CONVENTIONAL REQUIREMENTS:
OFFICE - 1 SPACE PER 500SF
RETAIL - 1 SPACE PER 300SF

PARKING WAIVER ON DOWNTOWN OVERLAY DISTRICT
- IS LIMITED TO A MAXIMUM OF TWO THOUSAND (2,000) GROSS SQUARE FEET OF NEW BUILDING OR BUILDING AREA EXPANSION. TWO THOUSAND (2,000) GROSS SQUARE FEET PER LOT OF NEW BUILDING OR BUILDING AREA EXPANSION MAY BE USED INCREMENTALLY, BUT SHALL NOT EXCEED TWO THOUSAND (2,000) GROSS SQUARE FEET OF THE BUILDING SIZE OF EACH LOT EXISTING AS OF JULY 31, 2003.

ADA PARKING SPACES PROVIDED: 1
NON-ADA PARKING SPACES PROVIDED: 2
SPACES REQUIRED 1 SPACE(S)/200 SF(6,820/500): 13.64
W/ 2,000 SF REDUCTION (4,820/500): 9.64

IMPROVEMENT DISTRICT PARKING CREDIT:

IN-LIQUID CITY PARKING GARAGE SPACES(NEEDED)(9,64-5.42): 4.22
PARKING SPACE SIZE: 9' X 18'
MINIMUM AISLE WIDTH: 24'
IN-LIQUID PARKING PROGRAM IN THE DOWNTOWN OVERLAY DISTRICT A PROPERTY OWNER MAY SATISFY A PROPERTY'S NONRESIDENTIAL PARKING REQUIREMENT THROUGH THE CITY'S IN-LIQUID PARKING PROGRAM BY AN IN-LIQUID PARKING AGREEMENT MADE TO THE CITY'S DOWNTOWN PARKING PROGRAM ENHANCEMENT ACCOUNT FOR IN-LIQUID PARKING CREDITS.
PER CITY COUNCIL APPROVAL, ALL PARKING REQUIREMENTS COULD BE WAIVED.

REQUIRED BICYCLE PARKING: NEW DEVELOPMENT SHALL PROVIDE, AT A MINIMUM, TWO (2) BICYCLE PARKING SPACES.

BIKE PARKING SPACES PROVIDED: 2

ADA ACCESSIBILITY

IF 5,000 ELEVATORS ARE NOT REQUIRED IN FACILITIES UNDER THREE STORES OR WITH FEWER THAN 3,000 SQUARE FEET PER FLOOR, UNLESS THE BUILDING IS A SHOPPING CENTER OR MALL; PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER; PUBLIC TRANSIT STATION; OR AIRPORT PASSENGER TERMINAL.

OCCUPANCY EXITING

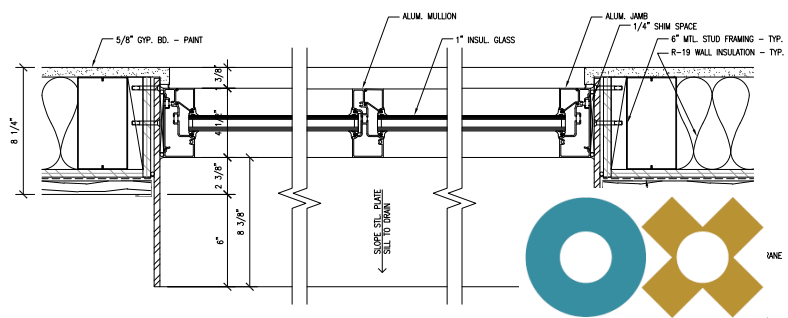
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LANDSCAPE / PLANTING

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAY OR PARKING AREA CURBING. PLEASE REFER TO DSM SEC. 2-1.501.L.

PROPOSED FLOOR PLAN(2ND LEVEL)

Scottsdale, AZ 85251



1 WINDOW JAMB & STL. BUCKET



SCALE: 3" = 1'-0"



DEMOGRAPHICS

2019	1 MILE	3 MILE	5 MILE
Total Population	22,861	107,699	227,690
Avg. HH Income	\$80,947	\$91,000	\$85,435
Avg. Age	36.90	40.70	38.50
Employees	32,733	72,657	182,639
Food Away from Home	\$32.8M	\$148.9M	\$291.5M
Alcoholic Beverages	\$6.2M	\$27.5M	\$53.5M

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PIESTEWA PEEK

51

101

INDIAN BEND RD

5 MILE

CAMELBACK MOUNTAIN

3 MILE

SCOTTSDALE RD

LINCOLN RD

CITY OF PHOENIX

1 MILE

CITY OF SCOTTSDALE

CHAPARRAL RD

CAMELBACK RD

INDIAN SCHOOL RD

16TH ST

24TH ST

32ND ST

40TH ST

44TH ST

56TH ST

68TH ST

THOMAS RD

ASU

McDOWELL RD

202

51

202

143

CITY OF MESA

MILL AVE

CITY OF TEMPE

101

UNIVERSITY RD

10

ASU
Arizona State University



URBAN PROPERTIES

GREATER METRO PHOENIX MARKET SUMMARY

Phoenix's historically strong housing, construction and real estate industries are incredibly strong. These industries have helped Phoenix regain its position as one of the leading growth markets in the nation.

Phoenix has a Vibrant, Diversified Economy

Phoenix has a highly diversified base of industries, led by aerospace, high-tech manufacturing, distribution/ logistics, financial services and corporate/regional headquarters. Phoenix has recently seen many companies move or expand from California, including eBay/PayPal, Amazon.com, Dunn Edwards, Power One, and American Presidential Lines. Phoenix also is ranked among the top in the country for its solar/renewal energy sector, and has a rapidly growing healthcare/biomedical industry.

- Inc. Magazine named Phoenix one of the top 20 cities in the country for start-up companies; Phoenix ranks third in the country for entrepreneurs per 1,000 people
- Phoenix is top 10 for financial services employment
- Major data processing, credit card and customer service companies are attracted by Greater Phoenix's telecommunications infrastructure, predictable climate, and low catastrophic risk – no earthquakes, tornados, coastal flooding, or hurricanes
- Arizona has some of the world's largest solar generation projects



MAJOR PHOENIX METRO EMPLOYERS

AEROSPACE AND AVIATION

Honeywell
Boeing
Cessna
General Dynamics
Hawker Beechcraft
Orbital Sciences Corporation

HIGH-TECH MANUFACTURING/ DISTRIBUTION

Intel
Avnet
Freescale Semiconductor
Microchip Technology
Iridium Communications
Insight Enterprises

DISTRIBUTION/LOGISTICS CENTERS

Amazon.com
Dick's Sporting Goods
Gap, Inc.
Target
Macy's
Walmart

FINANCIAL/BUSINESS/DATA SERVICES

JP Morgan Chase
Bank of America
American Express
eBay/PayPal
Vanguard Securities
Charles Schwab
Uber
Northern Trust
State Farm Regional Headquarters

CORPORATE/ REGIONAL HEADQUARTERS

Freeport McMoran Copper and Gold
US Airways
Apollo Group/University of Phoenix
PetSmart
Dial Corporation/Henkel
Go Daddy

HEALTHCARE/BIOTECH/ RENEWABLE ENERGY

Mayo Clinic
United Healthcare
TGen
International Genomic Consortium
First Solar
Kyocera



SCOTTSDALE MARKET SUMMARY

Scottsdale is one of the most livable cities in the country – a community where economic prosperity, entrepreneurial spirit and lifestyle come together.

A destination famous for casual Southwestern style, Scottsdale boasts of first-rate resorts, world-class events, sophisticated arts, lively nightlife and diverse shopping. With its affluent and educated population, large employment base and business-friendly atmosphere, Scottsdale maintains a competitive edge in attracting new retailers, company headquarters, technology and biomedical industry leaders. More than 51% of the population has a Bachelor's degree or higher.

The city enjoys the largest concentration of Class A office space in the region, a highly developed workforce, excellent business infrastructure and transportation links including a first-class executive airport.

Tourism is an integral part of Scottsdale's economy, generating \$2.9 billion annually. 8.6 million people visit each year, filling 13,700 resort and hotel rooms. The average household income of visitors to Scottsdale is \$107,000.

Scottsdale and the surrounding area host an estimated 8.3 million rounds of golf each year.

Bloomberg BusinessWeek ranked Scottsdale among the best U.S. Cities in the nation, based on economic factors, educational attributes, leisure attributes, crime and air quality.

American Style magazine named Scottsdale in its Top 25 U.S. Arts Destinations among mid-size cities in the country.

Top 10 Major Employers in Scottsdale

Scottsdale Healthcare	4,278	
General Dynamics C4 Systems	3,166	
City of Scottsdale		2,744
CVS/Caremark		2,124
GoDaddy.com		1,915
Mayo Clinic		1,861
The Vanguard Group	1,860	
Scottsdale Unified School District	1,820	
Scottsdale Insurance Company	1,420	
L&G Mortgagebank Inc.	1,000	

Education

Paradise Valley Unified School District	33,000 students
Scottsdale Unified School District	26,000 students

Colleges/Universities

Arizona State University	72,250 students
Scottsdale Community College	22,000 students

Tourism/Major Hotels

The Phoenician	828	
The Westin Kierland Resort & Spa	732	
JW Marriott Camelback Inn	453	
Scottsdale Plaza Resort	404	
DoubleTree Paradise Valley Resort	378	
The Westin Kierland Villas Scottsdale	298	
Firesky Resort & Spa	204	
Scottsdale Cottonwoods Resort	171	
Royal Palms		119
The Sanctuary on Camelback	98	
Hyatt Regency		500

Area Events

Waste Management Phoenix Open	525,821	
Scottsdale Arabian Horse Show	300,000	
Barrett-Jackson Car Auction	270,000	
Spring Training		230,000
Fiesta & Buffalo Wild Wings Bowls	127,174	
Parada del Sol Parade & Rodeo	100,000	
Scottsdale Culinary Festival	40,000	
Scottsdale Arts Festival	28,592	
Sunday A' Fair		4,497

Entertainment and Cultural Venues/Sports/Conventions

West World		700,000 attendees
Salt River Fields at Talking Stick	369,393 attendees	
Scottsdale Stadium		68,320 attendees



OLD TOWN SCOTTSDALE



There's no better place for a business than Scottsdale. Named "the most livable city," it is Arizona's sixth largest city with a population over 215,000. The city is located East of Phoenix and is a popular destination in the winter for vacationers who want to enjoy the state's mild climate.

DOWNTOWN SCOTTSDALE

As one of the most acclaimed tourist areas in the state of Arizona, downtown Scottsdale provides an eclectic mix of southwestern and contemporary art galleries, specialty retail, upscale dining, active nightlife and museums for residents and visitors. It is comprised of a number of distinctive districts including Old Town Scottsdale and the Scottsdale Arts District. Downtown Scottsdale offers something for everyone within a close distance and has become pedestrian friendly. Residents and visitors are within walking distance to most of Scottsdale's greatest attractions.

5TH AVENUE SHOPS

Fifth Avenue is located within Downtown Scottsdale. It combines the look and feel of Old Scottsdale with some of the city's best

restaurants, unique shops, salons, galleries, jewelers and nightlife.

ENTERTAINMENT DISTRICT

This district offers a wide selection of dining alternatives that vary from exotic to traditional, along with a wide array of Scottsdale's hottest nightclubs. The entertainment district is the perfect place to go after a day of shopping.

SCOTTSDALE ARTS DISTRICT

The Scottsdale Art's District is home to the country's original "Art Walk." Each Thursday the Scottsdale Art District is open into the evening, featuring one of the largest concentrations of art galleries in the country, which draw serious art collectors and visitors alike. In addition to the myriad of art galleries, the area is filled with bookstores, world renowned jewelry stores, fine dining and spas.

OLD TOWN DISTRICT

Amidst designated historic buildings in this western themes area is western wear, bookstores, galleries, home décor shops, Southwest jewelry, restaurants and nightlife options.

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OLD TOWN SCOTTSDALE FUTURE GROWTH



SCOTTSDALE FASHION SQUARE



CAESARS REPUBLIC



THE MARQUEE



MUSEUM SQUARE



URBAN PROPERTIES

OPPORTUNITY ZONE

Located in a federally Approved opportunity zone.

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

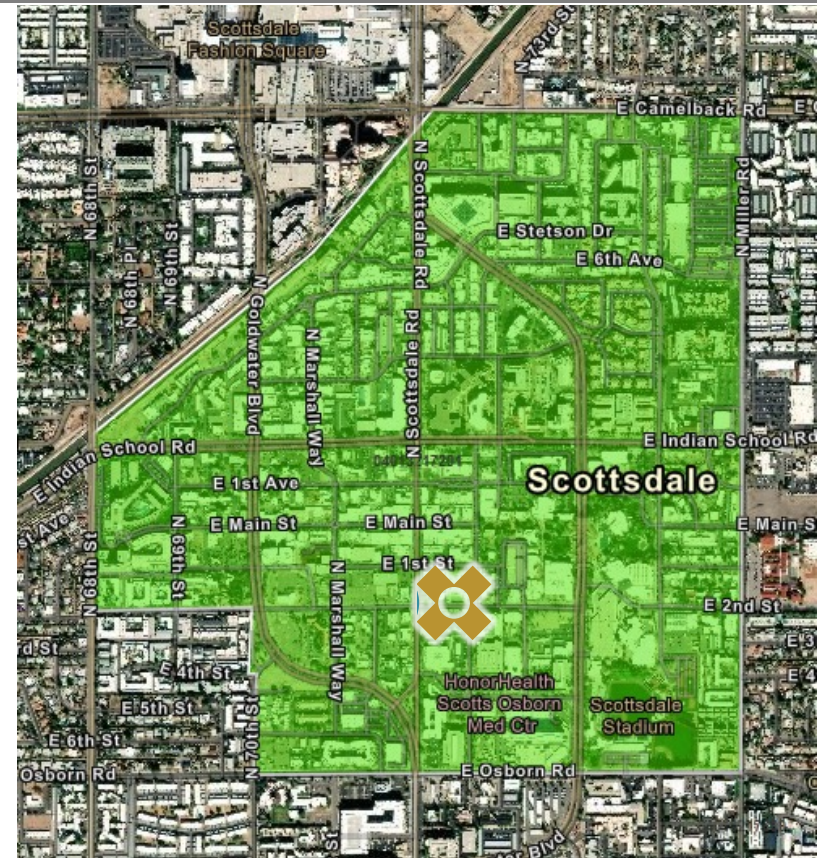
The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017.

Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.*

Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.*





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