

FOR SALE

4440 N SADDLEBAG TRAIL
SCOTTSDALE, AZ 85251

FULLY ENTITLED
RESTAURANT
REDEVELOPMENT

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SITE


***Old
Town**
SCOTTSDALE
ENTERTAINMENT DISTRICT

PROPERTY INFORMATION

SALE PRICE

Call Broker for Details

PROPERTY TYPE

Fully Entitled Restaurant
Redevelopment

APPROVED BUILDING SIZE

1st level: $\pm 2,374$ SF with ± 214 SF patio
2nd level: ± 416 SF with $\pm 2,165$ SF patio

EXISTING BUILDING SIZE

$\pm 1,214$ SF
 $\pm 1,184$ SF

LOT SIZE

$\pm 3,920$ SF

PARCEL

173-41-277

ZONING

C-2

PARKING

Fully Parked for Series 6 & 12
Liquor License



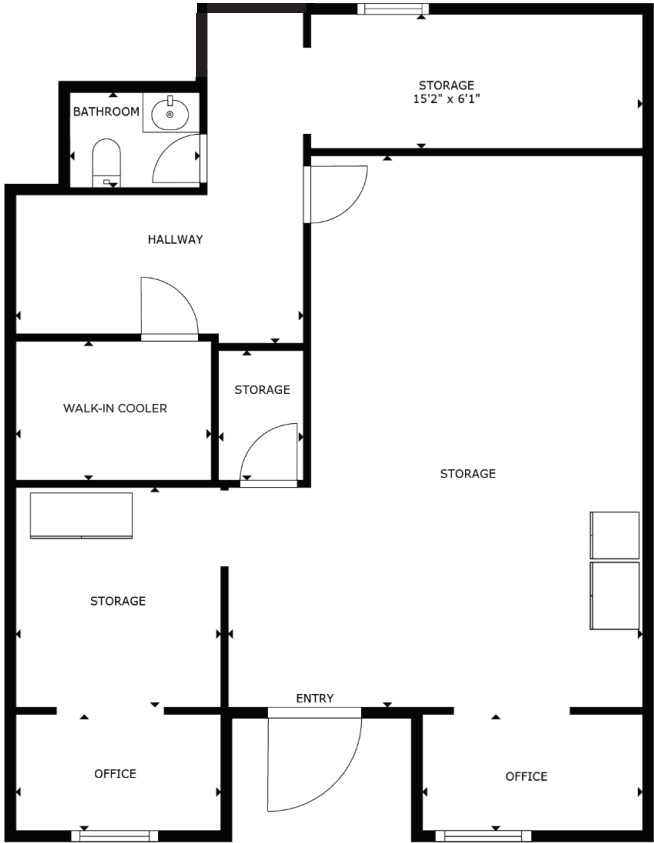
PROPERTY HIGHLIGHTS

- **Fully Entitled Restaurant Site** – Approved plans in place for restaurant development, allowing for immediate execution and reduced entitlement risk
- **Premier Old Town Scottsdale Location** – Situated in the heart of the Entertainment District, one of the most active dining and nightlife hubs in Arizona
- **High Foot Traffic Corridor** – Walking distance to top restaurants, bars, clubs, and hotels driving consistent day and night activity
- **Rare Infill Opportunity** – Limited availability of development sites in this highly constrained, built-out submarket
- **Strong Demographics** – Affluent surrounding population with high disposable income and significant tourism demand
- **Proximity to Luxury Hospitality** – Near high-end hotels, resorts, and short-term rental concentrations supporting steady customer flow
- **Walkable Urban Environment** – Located within a pedestrian-friendly district with heavy visitor density and event-driven traffic
- **Immediate Development Potential** – Streamlined path to construction with key approvals already secured
- **High Visibility & Accessibility** – Easy access from major thoroughfares with strong exposure within the district
- **Ideal for Flagship Concept** – Perfect for upscale dining, nightlife-driven concepts, or experiential restaurant operators
- **Tourism & Event Hub** – Benefits from year-round events, including spring training, festivals, and convention traffic

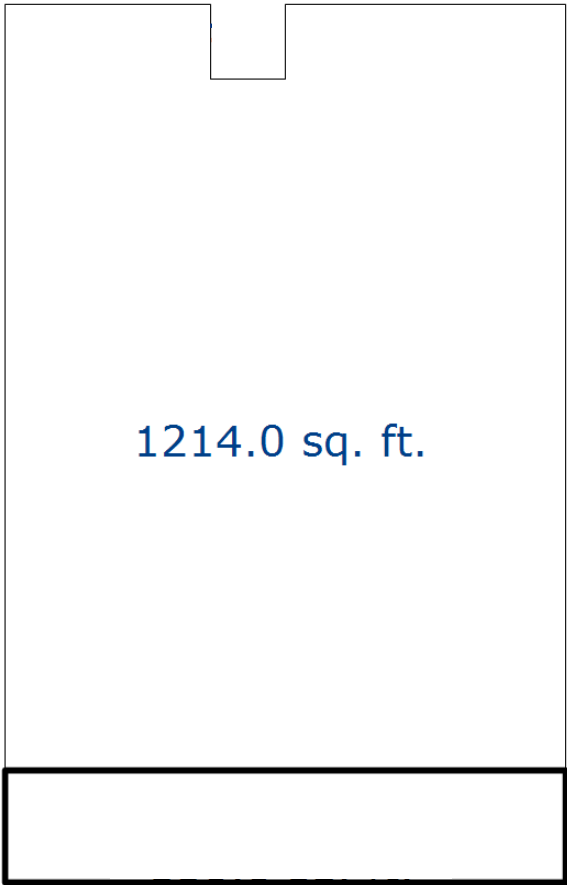


FLOOR PLAN

SOUTHERN SUITE



NORTHERN SUITE



REDEVELOPMENT PLANS

The approved redevelopment at **4440 N Saddlebag Trail** presents a rare opportunity to establish a premier restaurant, bar, or nightlife destination in the heart of Old Town Scottsdale. The thoughtfully designed two-story concept features approximately **2,374 SF of indoor space on the first level**, complemented by a **214 SF street-facing patio**, creating an inviting atmosphere for dining and pedestrian engagement. The expansive outdoor areas and highly walkable location make the property well-suited for a high-energy food and beverage concept that capitalizes on the area's vibrant entertainment scene.

The approved second level includes approximately **416 SF of enclosed space** opening onto an impressive **2,165 SF rooftop patio**, offering the potential for a signature rooftop bar, cocktail lounge, private event venue, or upscale nightlife experience. With seamless indoor-outdoor flow and ample patio space, the redevelopment provides a unique opportunity to create one of Old Town Scottsdale's most sought-after hospitality destinations, appealing to both locals and visitors in one of Arizona's premier dining and entertainment districts.





CAESARS
REPUBLIC
SCOTTSDALE

optima
SONORAN VILLAGE

QDOBA
MEXICAN EATS

SCOTTSDALE
Fashion Square

HAZEL & AZURE
LUXURY APARTMENTS

CHIPOTLE
MEXICAN GRILL

CITY CENTER DEVELOPMENT
±31,700 SF RETAIL & RESTAURANT
272 MULTI-FAMILY UNITS

CAMELBACK RD

URBAN
OUTFITTERS
MAPLE & ASH
Brandy Melville

SCOTTSDALE RD

W
SCOTTSDALE

CASA
AMIGOS
TACOS • TEQUILA

SHIV
SUPPER CLUB

SITE

CALA

MAYA
DAY • NIGHTCLUB

LES AMIS
COOKIES
RICK HOUSE
et al

SPROUTS
FARMERS MARKET

Olive & ivy
MOUNTAINSIDE
FITNESS
PRESS
COFFEE ROASTERS

bt
BREAKFAST CLUB
OLD TOWN SCOTTSDALE • COUNTRY CLUB PLAZA

the REMI
AUTOGRAPH COLLECTION
HOTELS

MOTHER
TUCKER'S
TAVERN

CAKE
NIGHTCLUB

aloft
HOTELS

the HOT
CHICK

BOONDOCKS
PATIO & GRILL
EST. 2014

BARRIO
QUEEN

Diego Pops

corepower
YOGA
11:11
Repetition

FARM
&
CRAFT
Real. Affection. Community.

TJ-MAXX



CAESARS
REPUBLIC
SCOTTSDALE

optima
SONORAN VILLAGE

SCOTTSDALE
Fashion Square

SCOTTSDALE
Waterfront

The REMI.
AUTOGRAPH COLLECTION
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CASA
AMIGOS
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DAY • NIGHT CLUB

Petite
GLORIE

SITE

CHILI'S

MOTHER
JOCKER'S
TAVERN

WR
WILSON'S RESTAURANT
WILSON'S RESTAURANT

MESQUITE
FRESH STREET MEX

CAKE
NIGHT CLUB

insomnia
cookies

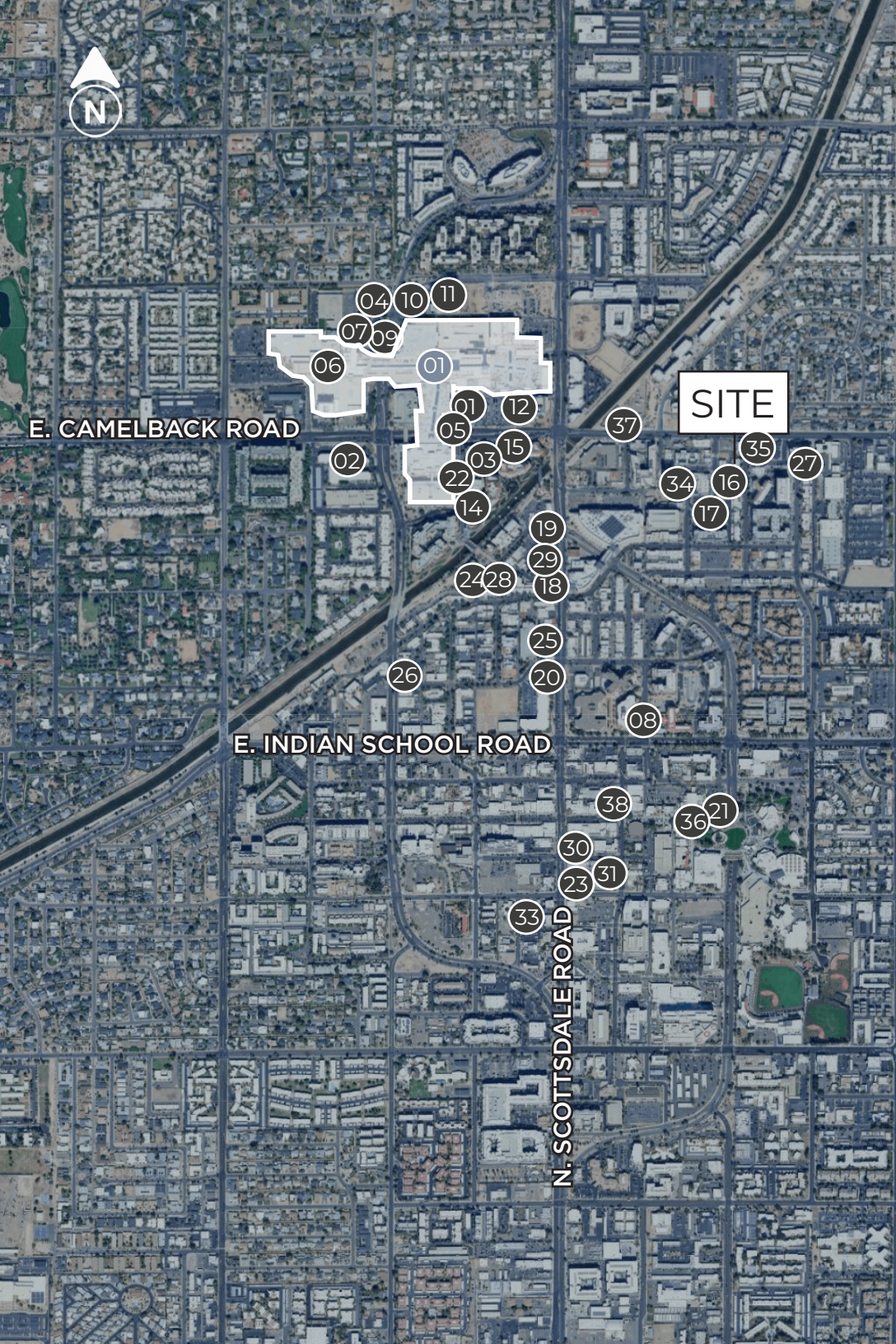
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RIOT HOUSE

LEVROSE
COMMERCIAL REAL ESTATE

AERIAL OVERVIEW

WWW.LEVROSE.COM



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 | |



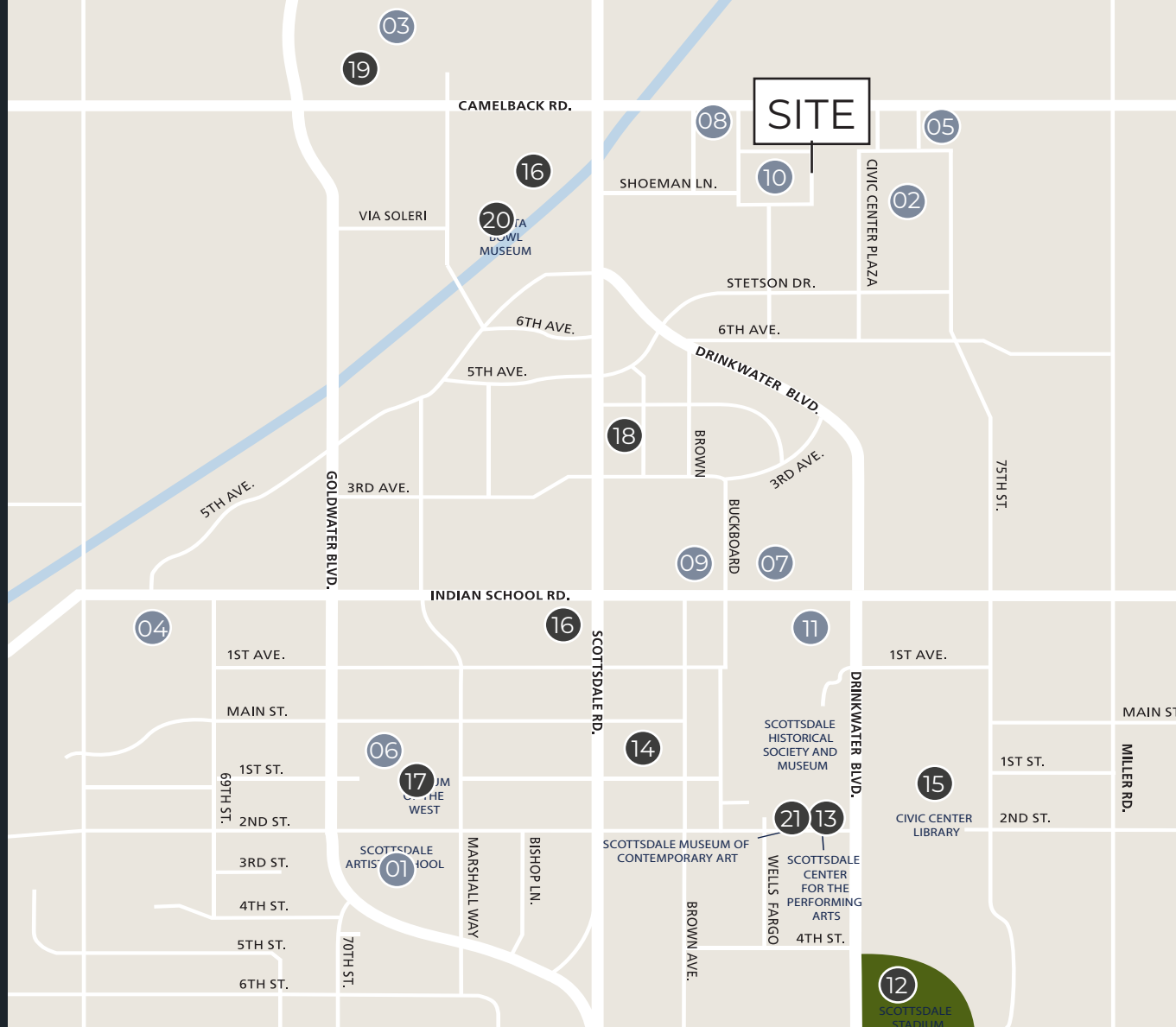
STAY

- 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](#)

3) Arbor Old Town - Mixed Use (2026 Delivery)

 [View Development Plans](#)

PLANNED DEVELOPMENTS

4) City Center at Scottsdale Collection - Mixed Use

 [View Development Plans](#)

5) Southbridge Scottsdale - Mixed Use

Planning in Process

6) Artisan Scottsdale - Multi Family

 [View Development Plans](#)

7) The Miller - Multi Family

 [View Development Plans](#)

8) SLS - Hotel

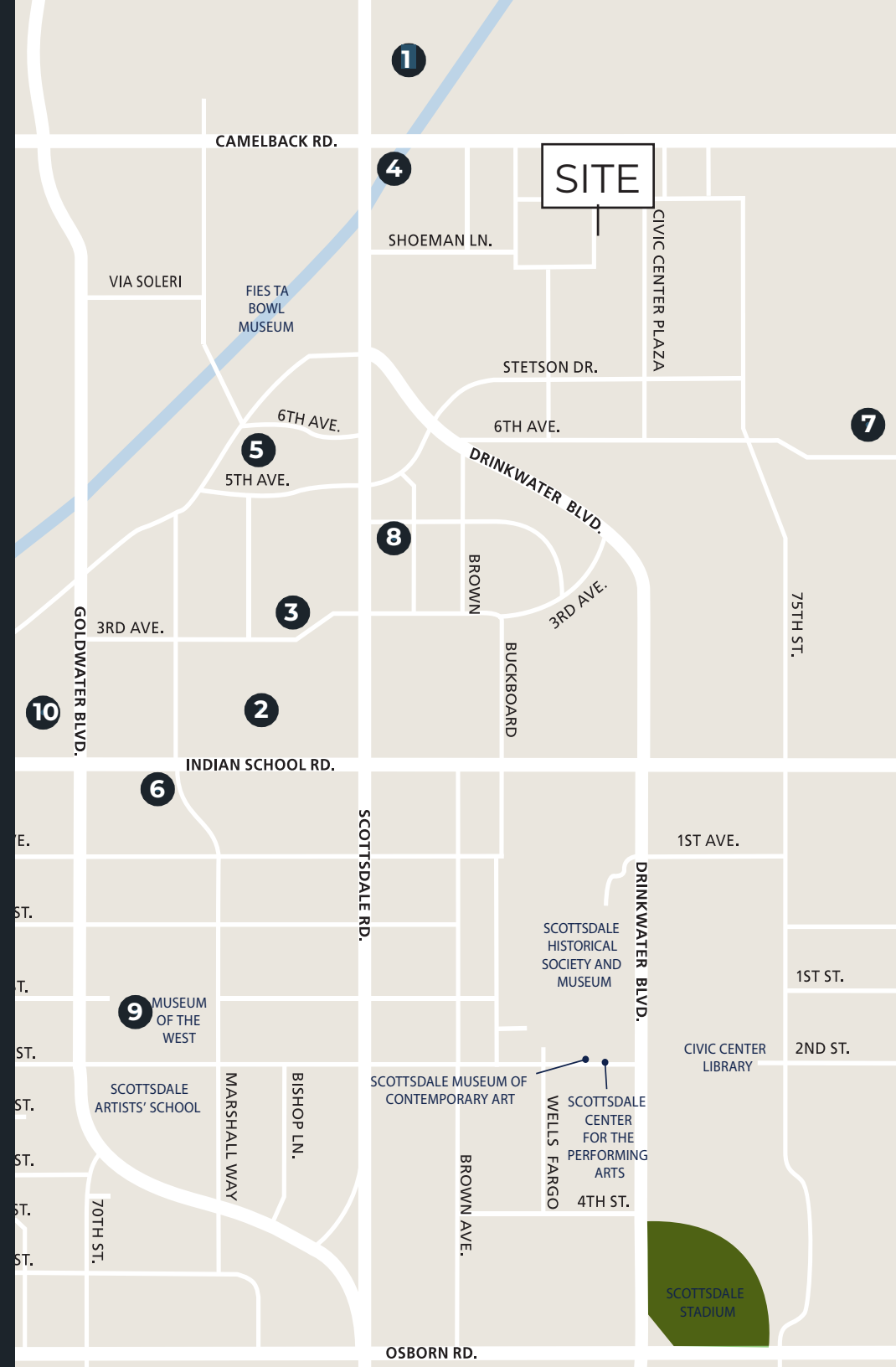
 [View Development Plans](#)

9) Museum Square - Multi Family

 [View Development Plans](#)

10) 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.

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COMMERCIAL REAL ESTATE

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WORLDWIDE
REAL ESTATE SERVICES

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.

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