

MERCADO ON HAYDEN

NWC of Hayden and Via de Ventura
Scottsdale, AZ 85258



**3,690 SF
BUILT OUT
RESTAURANT**



**FULLY BUILT OUT
3,690 SF
RESTAURANT
AVAILABLE
on the NWC of
Via de Ventura
& Hayden**

Hotels with in 3 miles:

- * The McCormick Scottsdale
- * The Scottsdale Plaza Resort
- * Gainey Suites Hotel
- * Hyatt Regency Scottsdale Resort
- * Talking Stick Casino



McCormick Ranch is home to around 27,000 people, with 67 subdivisions, 10 gorgeous lakes and more extraordinary views than one could possibly count. McCormick Ranch is characterized by green grass, 25 miles of bicycle paths, pedestrian pathways that are separated from vehicles, countless outdoor activities and, most of all, a welcoming community.



MERCADO DEL LAGO SITE PLAN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2015 Day Time Population	17,081	91,173	262,950
2015 Population	8,216	55,887	148,079
2020 Projected Population	8,841	60,052	158,881
2015 Households	4,158	27,097	69,473
2015 Avr. Household Income	\$98,786	\$101,023	\$101,785
2011 Median Home Value	\$486,70	\$464,82	\$456,594





SCOTTSDALE INFORMATION

The city of Scottsdale is located in the northeast portion of the Phoenix-Mesa-Glendale metro area. The local population in the city totals more than 236,000 residents. Scottsdale has three distinct districts. South Scottsdale, which encompasses Old Town Scottsdale, is the premier entertainment and tourism segment. South Scottsdale features hundreds of restaurants and bars, the 1.6-million square foot Scottsdale Fashion Square Mall.

Central Scottsdale is the affluent residential and business hub in Scottsdale, with master-planned communities such as Gainey Ranch, McCormick Ranch and Scottsdale Ranch, that have thousands of residents, as well as 200,000 employees within five miles. Our site is located on the reservation near the 496-room Talking Stick Resort, Top Golf and the Salt River Fields sports complex. These projects surround one of the larger retail projects in Scottsdale, the 950,000-square foot Pavilions shopping center located at the Loop 101 and Indian Bend Road. Many of the residents in Central Scottsdale live, work and play in this immediate trade area. The Central Scottsdale submarket features approximately 7 million square feet of office space—buildings are located along Scottsdale Road, Hayden Road, Shea Boulevard and the Loop 101—and the primary expansion areas surround the Salt River Pima-Maricopa Indian Community.



ATTENDEES IN 2016
564,368



ATTENDEES IN 2015
350,000



Fiesta Bowl

ATTENDEES FOR TWO
BOWL GAMES 2013-2014

118,456



ATTENDEES IN 2016
511,612

SCOTTSDALE TRAVEL MARKET:

8.3M
VISITORS/YEAR

\$1.1B
SPENDING/YEAR

**75K PER YEAR MEDIAN
HOUSEHOLD INCOME**



TOPGOLF
ATTENDEES IN 2015
435,000



**BUTTERFLY
WONDERLAND**
A rainforest experience.
ANNUAL VISITORS
600,000



ANTICIPATED
ANNUAL
2M VISITORS



SALT RIVER FIELDS
AT TALKING STICK
ANNUAL VISITORS
400,000



**TALKING STICK
RESORT**
98,000 SF
CASINO
AND **496**
GUEST ROOMS

Hotels with in 3 miles:

- * The McCormick Scottsdale
- * The Scottsdale Plaza Resort
- * Gainey Suites Hotel
- * Hyatt Regency Scottsdale Resort
- * Talking Stick Casino



The area is amenity-rich, with a number of local restaurants and bars that cater to the needs of both the local residential population as well as the daytime employees that work in the area during the week. The area is also well-suited to accommodate the high end business or recreational traveler. In addition central Scottsdale also includes the 493-room Hyatt Regency Resort & Spa.