



# Restaurant/Retail Space

SWC LOOP 202 & SCOTTSDALE ROAD  
TEMPE, ARIZONA

Exclusively Listed by Cushman & Wakefield

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THE WATERMARK  
TEMPE

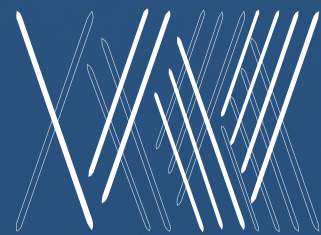
[WATERMARKTEMPE.COM](http://WATERMARKTEMPE.COM)



*"Prestigious Scottsdale Road Business Address in the Valley's Most Vibrant City of Tempe."*

# WATERMARK OVERVIEW

The Watermark is Tempe's newest premier mixed use development located on the north bank of Tempe's Town Lake, and minutes away from light rail stop. Watermark offers the most unique mixed use environment in the Phoenix Metropolitan Area and contains over 1.9 million square feet of thoughtful and sustainable development. This includes 590,000 square feet of Premium Class A office space; **44,000 SF of retail services and restaurants**; 360 multifamily units and a 170 room business class hotel. Watermark enjoys spectacular 360 degree views of Tempe Town Lake, the McDowell, Superstition and Camelback Mountains, and the Papago Buttes. Watermark is just minutes from Arizona State University, the Mill Avenue District and Oldtown Scottsdale. Watermark boasts Scottsdale road address with north Tempe zip cod! Located on Scottsdale Road with immediate access to a full diamond interchange at the Loop 202 Freeway, Watermark enjoys excellent proximity to executive and staff employee labor pools, a variety of housing options, and numerous area destinations including Sky Harbor International Airport, Downtown Phoenix and other valley communities.



THE WATERMARK  
TEMPE










**ABOUT TEMPE**

**ABOUT TEMPE**

**OVERVIEW**

-  LIGHT RAIL STATION
-  LIGHT RAIL
-  TEMPE STREET CAR
-  THE DISTRICT
-  CURRENT/FUTURE PROJECTS

**2.7**  
Million Annual Visitors to Tempe Town Lake

**4**  
Million Annual Visitors to Downtown Tempe

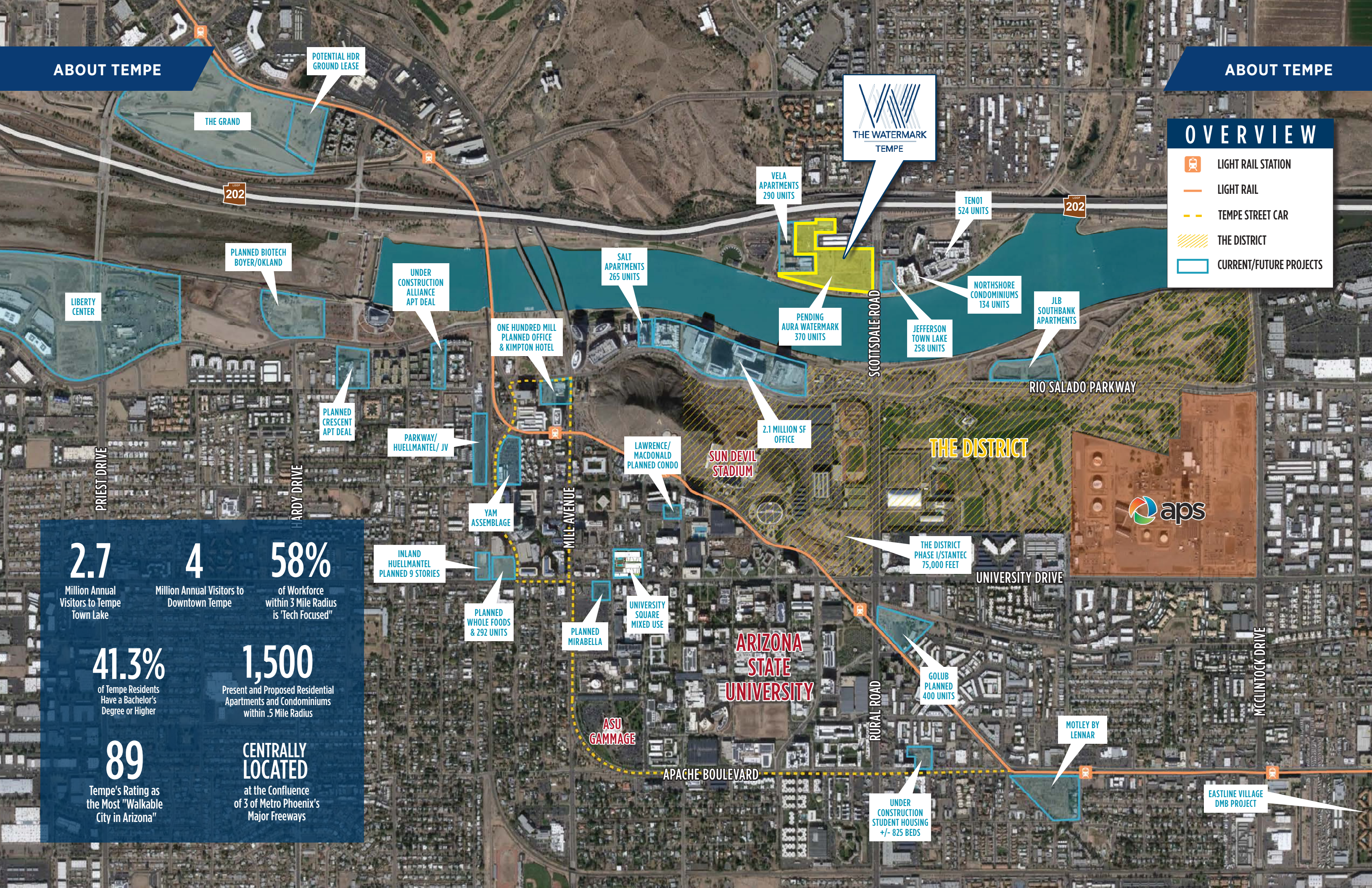
**58%**  
of Workforce within 3 Mile Radius is "Tech Focused"

**41.3%**  
of Tempe Residents Have a Bachelor's Degree or Higher

**1,500**  
Present and Proposed Residential Apartments and Condominiums within .5 Mile Radius

**89**  
Tempe's Rating as the Most "Walkable City in Arizona"

**CENTRALLY LOCATED**  
at the Confluence of 3 of Metro Phoenix's Major Freeways



POTENTIAL HDR GROUND LEASE

PLANNED BIOTECH BOYER/OKLAND

LIBERTY CENTER

UNDER CONSTRUCTION ALLIANCE APT DEAL

SALT APARTMENTS 265 UNITS

VELA APARTMENTS 290 UNITS

THE WATERMARK TEMPE

TEN01 524 UNITS

NORTHSHORE CONDOMINIUMS 134 UNITS

JLB SOUTHBANK APARTMENTS

PLANNED CRESCENT APT DEAL

ONE HUNDRED MILL PLANNED OFFICE & KIMPTON HOTEL

PENDING AURA WATERMARK 370 UNITS

JEFFERSON TOWN LAKE 258 UNITS

RIO SALADO PARKWAY

PRIEST DRIVE

HARDY DRIVE

PARKWAY/HUELMANTEL/ JV

LAWRENCE/MACDONALD PLANNED CONDO

2.1 MILLION SF OFFICE

THE DISTRICT



YAM ASSEMBLAGE

INLAND HUELMANTEL PLANNED 9 STORIES

PLANNED WHOLE FOODS & 292 UNITS

PLANNED MIRABELLA

UNIVERSITY SQUARE MIXED USE

ARIZONA STATE UNIVERSITY

THE DISTRICT PHASE I/STANTEC 75,000 FEET

UNIVERSITY DRIVE

ASU GAMMAGE

GOLUB PLANNED 400 UNITS

MOTLEY BY LENNAR

APACHE BOULEVARD

RURAL ROAD

UNDER CONSTRUCTION STUDENT HOUSING +/- 825 BEDS

EASTLINE VILLAGE DMB PROJECT

MCCLINTOCK DRIVE



**SITE PLAN**

**ACCESS TO CURRY ROAD**

**DOWNTOWN SCOTTSDALE**

**TO 101**

**LOOP 202 WESTBOUND**  
**LOOP 202 EASTBOUND**  
**LOOP 202 ±220,000 VPD**

**LOOP 101 VIA MILLER**

**TEMPORARY SURFACE PARKING 122 CARS**

**TEMPORARY SURFACE PARKING 112 CARS**

**TEMPORARY SURFACE PARKING 188 CARS FUTURE HOTEL**

**Multifamily**

**PLAYA DEL NORTE**

**SCOTTSDALE RD**

**1 PRIMARY ENTRANCE/EXIT VIA SCOTTSDALE ROAD AT PLAYA DEL NORTE 400' FROM LOOP 202 FREEWAY**

**2 SECONDARY ENTRANCE AT SCOTTSDALE ROAD**

**3 ENTRANCE/EXIT VIA DENNY'S**

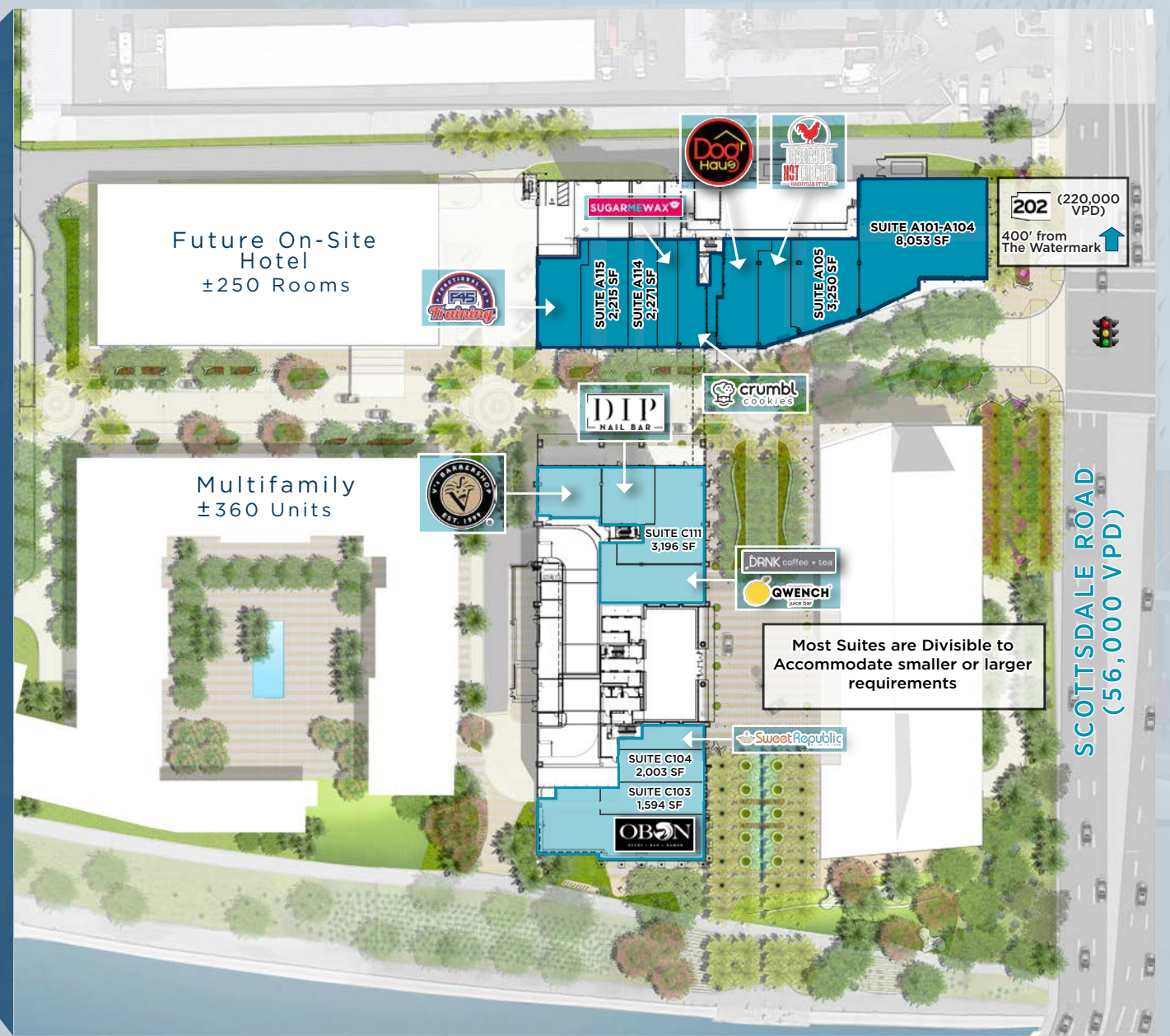
**4 ENTRANCE/EXIT AT GILBERT DRIVE/COLLEGE AVENUE**

**MARINA HEIGHTS**

**LOOP 101 VIA RIO SALADO PARKWAY**

**RETAIL/RESTAURANT**

1.9M SF Total Mixed Use Development



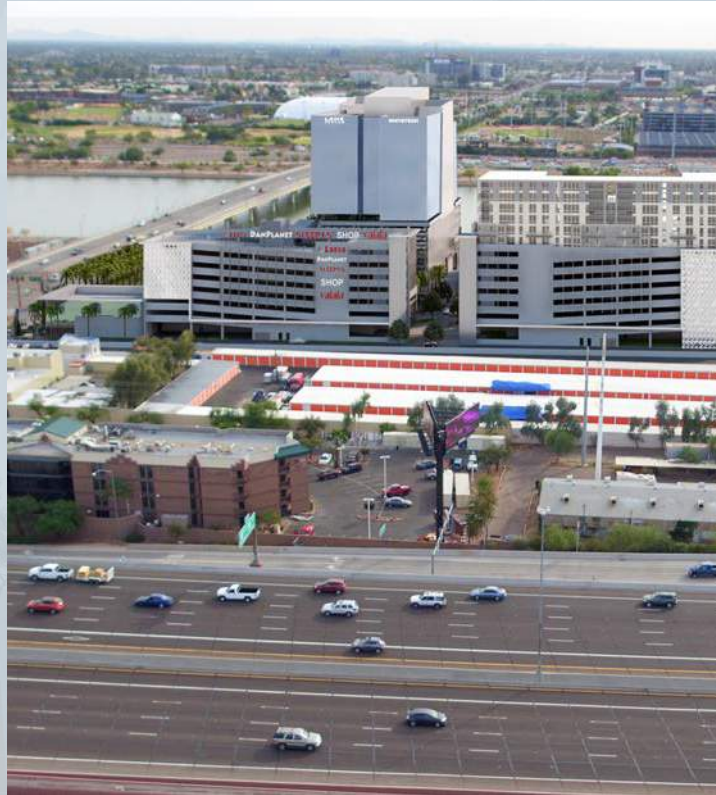






## PROJECT FEATURES

### Great Project Signage - Visible from Loop 202



### Attractive Patios Available



### Ample Parking - 5:1,000



## PROJECT FEATURES

### Site Summary

<b>PROPERTY NAME</b>	The WaterMark   Tempe
<b>LOCATION</b>	Loop 202 & Scottsdale Road SSWC
<b>SITE SIZE</b>	1.9 Million SF
<b>RETAIL/RESTAURANT AVAILABILITY</b>	±43,819 SF of Retail (Phase I) Up to ±16,148 SF Contiguous
<b>TIMING</b>	Phase I Delivery 4Q 2019
<b>ZONING</b>	MU-4; City of Tempe
<b>FRONTAGE/SIGNAGE</b>	530 feet along Scottsdale Road 1,250 feet along Tempe Town lake "Pylon" Visible along Loop 202

### Comments

- This property is a mixed use project featuring office, retail/restaurant, multifamily and hospitality
- The location is unmatched with Scottsdale Rd. frontage, Loop 202 access & visibility in the southwest's hottest submarket, Tempe, Arizona.
- *Access to top consumer demographics. 43% of population with associates degrees or higher. Just north of Tempe's 85284 zip code, Metro Phoenix's 3rd wealthiest.*

### Area Demographics

	1 Mile	3 Miles	5 Miles
Population			
2019 Population	10,125	128,748	341,757
2024 Population	12,208	141,687	369,763
2019 Median Age	24.0	27.9	31.1
Households			
2019 Total Households	3,684	54,665	144,411
2024 Total Households	4,774	60,820	157,014
Average Household Income			
2019 Average Household Income	\$62,967	\$61,070	\$69,751
2024 Average Household Income	\$69,702	\$70,207	\$80,418
Data for All Businesses in the Area			
Total Businesses	611	5,844	16,486
Total Employees	10,772	195,152	350,491
Total Residential Population	10,125	128,748	341,757
Employee/Residential Population Ratio (per 100 Residents)	106	152	103



### Events at the Lake

Tempe Town Lake hosts more than 100 events a year, ranging from athletic opportunities, like Iron-man Arizona and the P.F. Chang's Rock 'N' Roll Marathon, to cultural offerings like Ballet Under the Stars. Check out what is happening at [www.tempe.gov/calendar](http://www.tempe.gov/calendar).



### Light Rail Bridge

Tempe believes that public transportation is crucial to a community. We are the only city in Arizona offering light rail from border to border and the only one with a light rail bridge. This bridge is illuminated by LCD lights and changes colors every time a train crosses. The rainbow reflects onto the surface of Town Lake, casting shimmering color onto the water. [www.tempe.gov/maps](http://www.tempe.gov/maps), look under light rail stations.



### Hayden Ferry Lakeside

Hayden Ferry Lakeside provides a nautical mile of mixed use development. A Hyatt Hotel is expected as part of the campus. More than a million square feet of development is located on Tempe Town Lake. [www.haydenferrylakeside.com](http://www.haydenferrylakeside.com)



### Tempe Center for the Arts

Catch a play, a symphony performance, a Wednesday open mic night, or simply take a moment to stroll through the lobby of one of Arizona's most architecturally interesting buildings. This \$65 million performing arts center is home to many local performing arts troupes and may also be rented for special occasions. [www.tempe.gov/tca](http://www.tempe.gov/tca)



### Exercise at the Lake

Don't miss a day of training: There are more than five miles of car-free paths around Town Lake, with both paved and gravel options. Paths start at Priest Road and go to McClintock Road on the south side, Priest to Rural on the north and connect to an additional 20 miles to the north along the Indian Bend Wash Greenbelt. [www.tempe.gov/maps](http://www.tempe.gov/maps), look under Town Lake Parks and Amenities



More than 2.7 million people spend time at Town Lake each year, with good reason! The lake offers world class events, Fortune 500 businesses, luxurious condominiums, connections to Arizona State University and Mill Avenue and casual opportunities to walk, boat and even commune with nature. It's within minutes of Sky Harbor International Airport.

# Tempe Town Lake

## The heart of a vibrant community

[www.tempe.gov/lake](http://www.tempe.gov/lake)

### Town Lake Dams

Town Lake is a functioning riverbed. Rubberized inflatable dams allow floods to pass safely. [www.tempe.gov/lake/lakehistory/dams.htm](http://www.tempe.gov/lake/lakehistory/dams.htm)



### Pedestrian Bridge

A new bridge is being built atop the west end Town Lake dams. Not only is this bridge beautiful, it is functional. A sprinkler system beneath the walkway will cool the rubber bladders that make up Town Lake's dam system and the bridge itself will shade them. This bridge links the sides of the lake for bicyclists and pedestrians, giving them a no-traffic option for a lake crossing. The construction will be complete this spring. Visit [www.tempe.gov/maps](http://www.tempe.gov/maps) and look under Public Projects.



### Boat Rentals

Want to enjoy Town Lake from the water? Boat Rentals of America offers many choices for fun. Get a workout with a kayak or a hydro bike. For those who would prefer a little less exertion, fishing boats with electric motors and family-sized picnic boats are available. [www.boats4rent.com](http://www.boats4rent.com)



### P.F. Chang's Rock 'N' Roll Marathon

More than 35,000 people run or walk P.F. Chang's Rock 'N' Roll Arizona. Pick between a 13.1- or 26.2-mile course filled with bands, cheerleaders and encouraging spectators. Finish at Sun Devil Stadium for a victorious feeling. Happens Jan. 16. [www.rocknrollaz.com](http://www.rocknrollaz.com)



### Wildlife

Want to fish? Go bird watching? You can do both at Tempe Town Lake. You can get an Arizona State fishing license online – a state license with a trout stamp is available at [www.azgfd.gov](http://www.azgfd.gov). You'll have to compete with some of the best anglers in the world for your catch – great blue heron and egrets abound. There are even some California brown pelicans living at the lake. And if you are lucky, you will see turtles, rabbits, coyotes and maybe even a beaver.





TRANSPORTATION

Transportation Linkages



**5** Minute Bus Ride to Closest Light Rail Station



Most Walkable City in Arizona

**.5** Miles to Light Rail Service at University Dr & Rural Rd

**530** Feet Frontage Along Scottsdale Rd

**1,250** Feet of Tempe Town Lake Frontage

**550** Feet of Loop 202 Frontage





## Drivable Major Amenities

### Within 5 minutes...

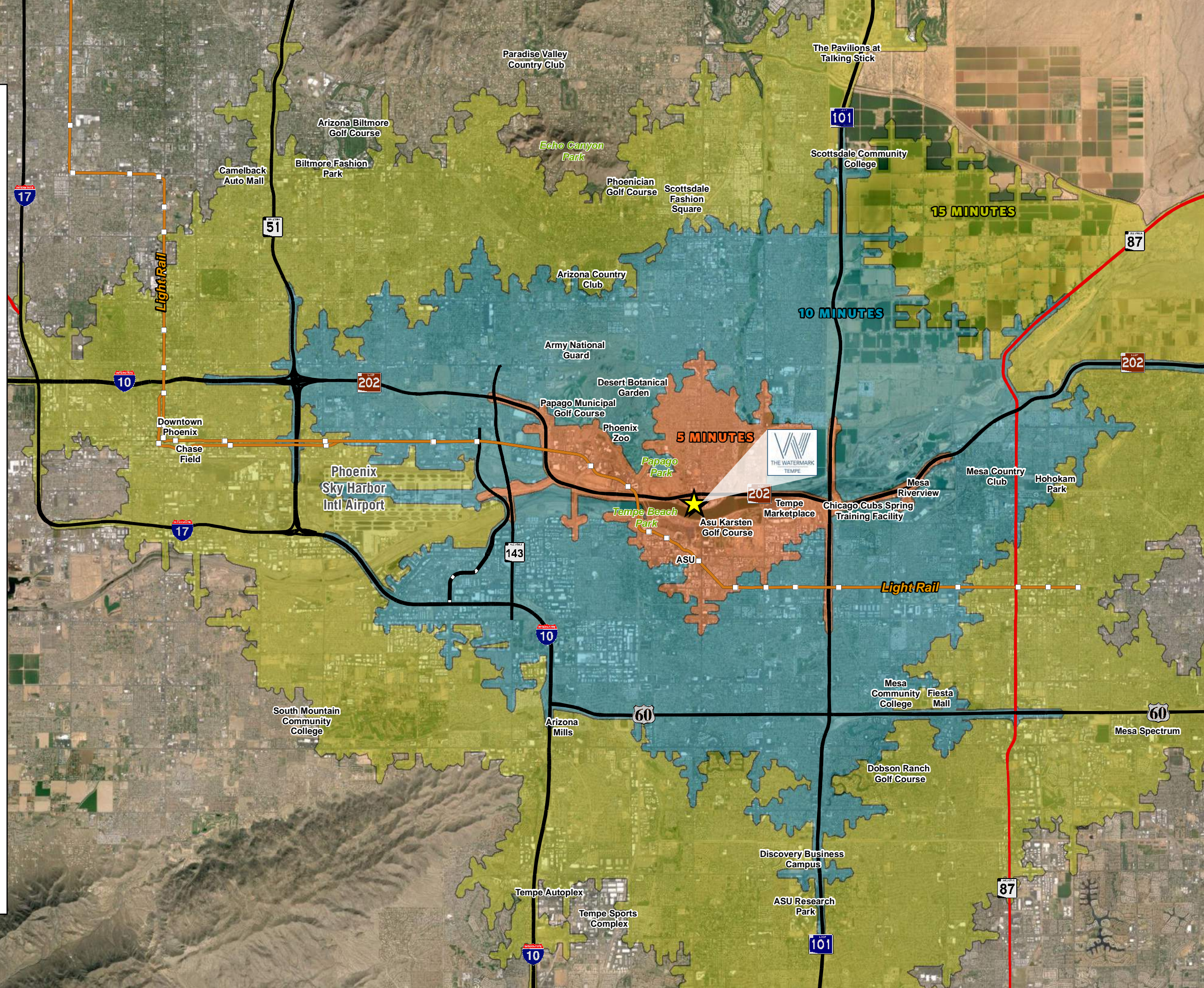
Arizona State University  
ASU Karsten Golf Course  
Mesa Riverview  
Mill Avenue District  
Moeur Park  
Papago Park  
Rolling Hills Golf Course  
Tempe Beach Park

### Within 10 minutes...

Army National Guard  
ASU Sky Song  
Cubs Spring Training Facility  
Desert Botanical Gardens  
Gateway Community College  
Phoenix Sky Harbor Int'l Airport  
Phoenix Zoo  
SR 51 Access  
Tempe Marketplace

### Within 15 minutes...

Arizona Biltmore  
Arizona Mills  
Arizona Science Center  
ASU Research Park  
Benedict Sports Complex  
Chase Field  
Downtown Phoenix  
Echo Canyon Park  
Fiesta Mall  
Interstate 17 Access  
Mesa Community College  
Old Town Scottsdale  
Scottsdale Community College  
Scottsdale Fashion Square  
Scottsdale Stadium  
South Mountain Community College  
Talking Stick  
The Pavillions at Talking Stick







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