

12850 SCOTTSDALE

at Sweetwater

2.3

ACRES

4

PARCELS

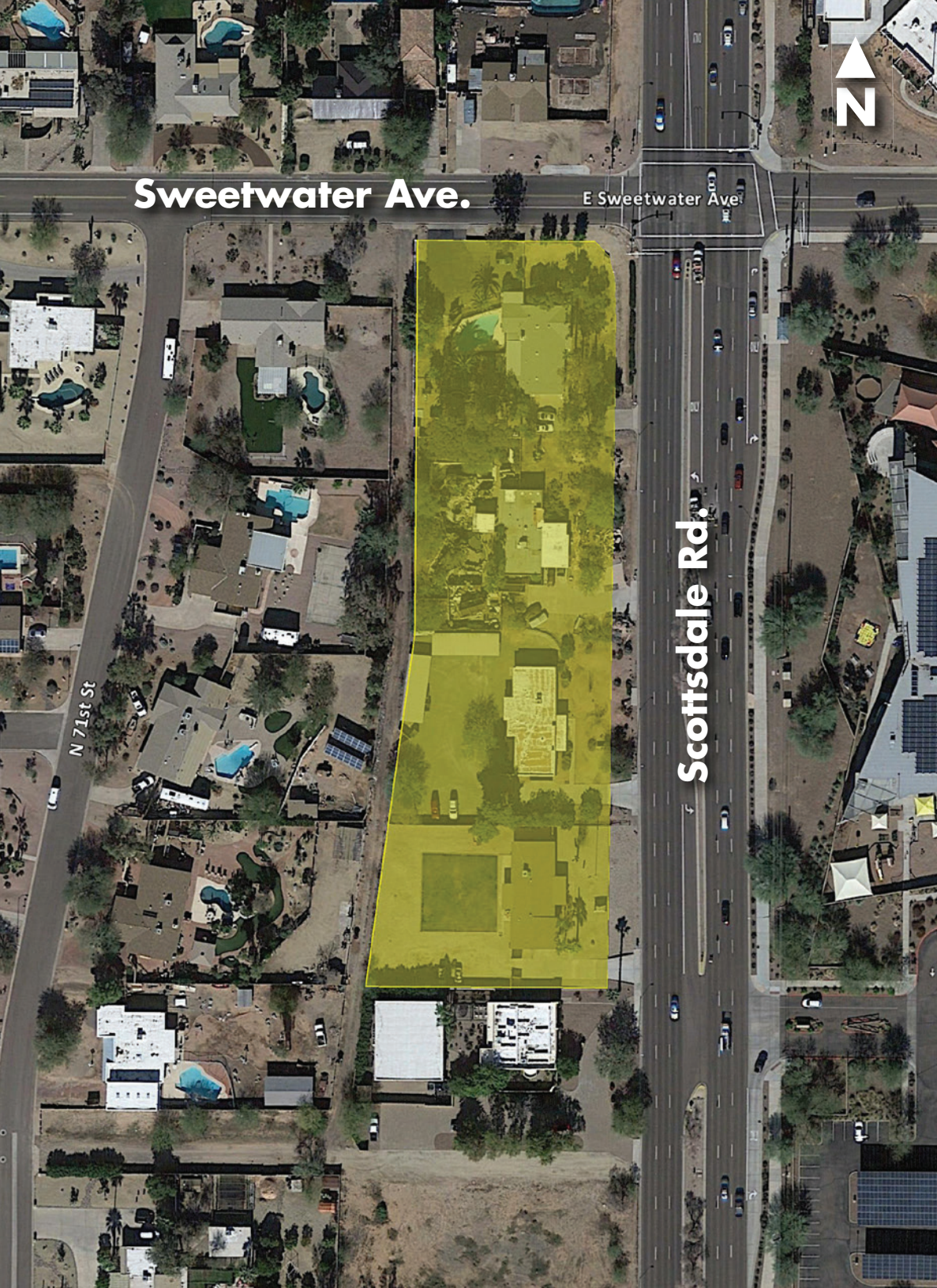
±600

FEET OF FRONTAGE
ON
SCOTTSDALE ROAD

A ONE-OF-A-KIND REDEVELOPMENT OPPORTUNITY
IN THE HEART OF SCOTTSDALE

PRESENTED BY:
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PROPERTY SUMMARY

Sale Price	Subject to Offer
Lot Size	2.3 Acres
Square Footage	100,397 SF
Zoning	R-O
Addresses	12814 - 12850 N. Scottsdale Rd. Scottsdale, AZ 85254
Cross Streets	Scottsdale Rd. & Sweetwater Ave.

SUMMARY

12850 Scottsdale is a rare and unique 2.3-acre redevelopment opportunity, with approximately 600 feet of Scottsdale Road frontage at Sweetwater Avenue. The signalized intersection sees over 48,000 vehicles per day. The highly desirable R-O zoning allows for a multitude of office, medical and financial uses to create a lively investment opportunity in one of the most dynamic and affluent submarkets in the entire Phoenix Metropolitan area.

Situated in the heart of north central Scottsdale (with a City of Phoenix address), this site is prime for redevelopment; it is surrounded by world class shopping and resorts, high-end residential, and is immediately south of the Scottsdale Airpark. Located just minutes away from Talking Stick Fields, TPC (site of the Phoenix Open), Barrett Jackson, and The Westin Kierland Resort, this redevelopment site is surrounded by the city's top attractions. It is also less than one mile south of two of the state's premier retail & entertainment districts, Kierland Commons and Scottsdale Quarter.

PROPERTY HIGHLIGHTS

- VERY RARE LAND/RE-DEVELOPMENT PROJECT ON SCOTTSDALE RD.
- 2.30 ACRES OF PRIME LAND ZONED R-O/RESIDENTIAL OFFICES
- GREAT VISIBILITY FACING SCOTTSDALE RD.
- +/- 600 FT OF SCOTTSDALE RD. FRONTAGE
- STRONG RETAIL & OFFICE TRADE AREA
- VERY HIGH TRAFFIC COUNT AT THE INTERSECTION +/- 48,000 VPD

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AERIAL PROFILE

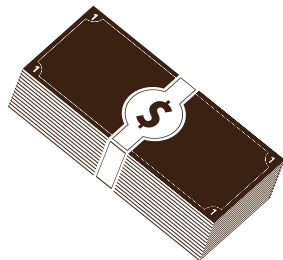


LIVE

SCOTTSDALE, AZ



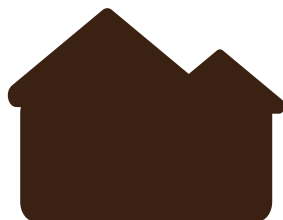
POPULATION
226,562



AVERAGE HOUSEHOLD
INCOME
\$102,591



MEDIAN AGE
47.1
YEARS OLD



AVERAGE HOME VALUE
\$399,500



TRAFFIC COUNT
+/-157,935
VPD
(Loop 101 & Cactus Rd.)



WORK

TOP EMPLOYERS



SHOP

LOCAL SHOPPING



SCOTTSDALE QUARTER

SCOTTSDALE QUARTER

- | | | | |
|---------------------|-----------------------|----------------------|----------------------|
| 20 Lounge | Dr. Marten's | LaserAway | Skin Laundry |
| American Girl | Drybar | Le Creuset | Sol Mexican Cocina |
| ANGL | Eddie V's | Le Macaron | Sorso Wine Room |
| The Apple Store | Elan Style | LensCrafters | Suitsupply |
| Bath & Body Works | Express | L'OCCITANE | Sunglass Hut |
| Beach Bunny | Forever 21 | LUDVIC Art Gallery | Tanzy |
| BRIO Tuscan Grill | Free People | lululemon athletica | The Shade Store |
| Brown Jordan | Galicia Fine Jewelers | Menchie's | TK's Urban Tavern |
| Buckle | Gap | Nambe | Travel Outfitters |
| Calvin Klein | GapKids/babygap | Nike | True Food Kitchen |
| Cariloha | Grimaldi's Pizzeria | Ooo! | Urban Outfitters |
| Carine W | H&M | Pandora | Verde Maison Organic |
| Carole's Couture | Intermix | Paper Source | Vince |
| Cheeky Chic | iPic Theaters | Paris Optique | Warby Parker |
| Crescent | IT'SUGAR | Planet Blue | West Elm |
| DaVincu Luxe | Joie | Pottery Barn | Zinburger |
| Design Within Reach | Kendra Scott | Press Coffee | |
| Diane's Beachwear | Kinsley | Restoration Hardware | |
| Dolce Salon & Spa | Kona Grill | Ruby Boutique | |
| Dominick's | La Foi Boutique | Sephora | |

KIERLAND COMMONS

- | | | | |
|-----------------------|------------------------|---------------------|-------------------|
| 7 for all mankind | Everything But Water | Orvis | TEAVANA |
| Allen Edmonds | francesca's | P.F. Chang's | The Cheesecake |
| Ann Taylor | Gauthier | PAPYRUS | Factory |
| ANTHROPOLOGIE | hanna Anderson | PBteen | The Greene House |
| Arhaus | Isaac Jewelers | Pottery Barn Kids | The Mission |
| ATHLETA | J. Jill | Peek Kids | Tommy Bahama |
| Banana Republic | J. Stephens | Platella | Vera Bradley |
| Bar NoRTH | J.Crew | Postino Wine Cafe | VICTORIA'S |
| BCBGMAXAZRIA | Kierland Dental | RA Sushi Bar | SECRET |
| bluemercury | Lather | Rock Star Gallery | V's Barbershop |
| Brighton Collectibles | LOFT | Snooze | White House Black |
| CHICO'S | Lorna Jane | Soft Surroundings | Market |
| Chloe's Corner | LUCKY BRAND | Solstice Sunglasses | XCVI |
| Coach | lucy | Soma Intimates | Z Gallerie |
| Cold Stone Creamery | Madewell | Splendid | Zinc Bistro |
| Cos Bar | Mastro's Ocean Club | STARBUCKS | |
| Crate&Barrel | MICHAEL KORS | Sundance | |
| ECCO | North Italia | Sur La Table | |
| EILEEN FISHER | Queen Creek Olive Mill | Talbots | |
| Etch Salon | Optical Shop of Aspen | TD Ameritrade | |



PLAY



AREA DEMOGRAPHICS

2015 SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	6,108	66,805	187,382
HOUSEHOLDS	2,147	28,857	80,034
FAMILIES	1,640	18,114	48,251
AVERAGE HOUSEHOLD SIZE	2.75	2.29	2.25
OWNER OCCUPIED HOUSING UNITS	1,921	20,899	54,263
RENTER OCCUPIED HOUSING UNITS	226	7,958	25,771
MEDIAN AGE	45.5	45.6	43.6
MEDIAN HOUSEHOLD INCOME	\$112,139	\$82,958	\$74,453
AVERAGE HOUSEHOLD INCOME	\$151,654	\$112,756	\$105,761
PER CAPITA INCOME	\$55,199	\$49,130	\$47,042

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