

the  
edge

Retail, Restaurant & Entertainment  
OPPORTUNITIES

SWC 90TH STREET & LOOP 101  
SCOTTSDALE, AZ

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**CUSHMAN &  
WAKEFIELD**

# the edge

SWC 90<sup>TH</sup> STREET & LOOP 101  
SCOTTSDALE, AZ



±61,400 VPD

SHEA BOULEVARD

96TH STREET

±47,000 VPD 90TH STREET

VIA LINDA

LOOP 101



SIERRA BLOOM

COMMERCIAL MIXED USE LAND USE

LOCATION, LOCATION, LOCATION...

IT'S **YOUR** edge

APPROXIMATE TRAVEL TIMES

**10** MINS

KIERLAND, SCOTTSDALE QUARTER & SCOTTSDALE AIRPARK



**10**<sub>MINS</sub>  
DOWNTOWN SCOTTSDALE

**14**<sub>MINS</sub>  
SKY HARBOR AIRPORT

**14**<sub>MINS</sub>  
DOWNTOWN TEMPE/ASU

PIMA ROAD

PIMA ROAD

LOOP 101

LOOP 101

DOBSON ROAD

+200,000 VPD



PIMA CENTER

THE BLOCK AT PIMA CENTER



VIA DE VENTURA



AXION (PLANNED HEADQUARTERS)

COMMERCIAL MIXED USE LAND USE

CALENDAR STICK



RIVERWALK

TALKING STICK GOLF CLUB



TALKING STICK RESORT

THE PAVILIONS AT TALKING STICK



TALKING STICK WAY

INDIAN BEND ROAD


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## Scottsdale Overview

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 241,000 residents. Nearby Old Town Scottsdale, is the States premier entertainment and tourism segment. Featuring hundreds of restaurants and bars, the 1.6-million square foot Scottsdale Fashion Square Mall (tenants include Nordstrom's, Neiman Marcus, Apple and Tiffany & Co.).

Scottsdale also has affluent residential and business hubs in master-planned communities such as Gainey Ranch, McCormick Ranch and Scottsdale Ranch, that have thousands of residents, as well as 200,000 daytime 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.

## Demographics

Drive Times	5 MINUTES	10 MINUTES	15 MINUTES
Population	18,383	121,079	303,231
Daytime Population	49,622	193,659	449,101
Median Age	55.1	48.7	44.4
Average Household Income	\$108,398	\$115,466	\$112,552
Average Household Size	1.92	2.07	2.17





### AREA FAST FACTS



**over 50,000**  
employees in a 3-mile radius



**241,000**  
population in Scottsdale



**\$117,778**  
avg. household income in Scottsdale



**over \$1.1 billion**  
spent a year within travel market



**9.5 million**  
entertainment visits within 2 miles

### ANNUAL VISITORS TO MAJOR EVENTS & ATTRACTIONS WITHIN 2 MILES

**TALKING STICK**  
3,000,000

**Medieval Times**  
DINNER & TOURNAMENT  
2,500,000

**ODYSEA**  
AQUARIUM  
2,000,000

**WM**  
WEEKEND OPEN  
655,434

**SALT RIVER FIELDS**  
AT TALKING STICK  
600,000

**BUTTERFLY**  
WONDERLAND  
600,000

**SPRING**  
TRAINING  
511,612

**TOPGOLF**  
435,000

**GREAT**  
WOLF  
LODGE  
400,000

**Barrett-Jackson**  
THE WORLD'S GREATEST COLLECTOR CAR AUCTIONS  
320,000

**Fiesta Bowl**  
138,175



LOOP  
101

4-Story  
Office

FUTURE  
DEVELOPMENT  
43,468 SF (1.0 AC)

P1

P2

Retail  
Shops

P3

P4

N. 90TH ST.

## PLACEMAKING

adjective · place · making

1. A multi-facted approach to the planning, design and management of public spaces

Five retail pads, totaling approximately 37,000 buildable square feet, of ±308,840 square feet of land area, with prime SR 101 visibility and access. The highly visible nature of the location provides for an attractive opportunity to both restaurants and retail tenants alike.

**1st Quarter 2020 PAD delivery.**

±212,000 square feet of Class A office that will cater to both senior executives due to its proximity to executive housing and labor forces because of the ability to draw from the southeast valley employment areas. This site is conveniently located among one of the best freeway infill sites in the MSA with the ability to place large and visible corporate branding along U.S. 101 in Scottsdale, AZ **including freeway pylon sign and three monument signs**



**PAD FEATURES**

- Multi-tenant 'shops'.
- Drive-thru End Cap.
- Excellent street visibility.
- Patios.
- Excellent parking field.



**PAD FEATURES**

- This is an excellent opportunity for a tenant that can serve and benefit from the great neighborhood traffic.
- P1 is a good fit for uses such as a bank, a veterinarian or a dentist.



**PAD FEATURES**

- Direct access to 90th Street
- Prominent freeway visibility
- Strong identity for single tenant ground or B.T.S.



**PAD FEATURES**

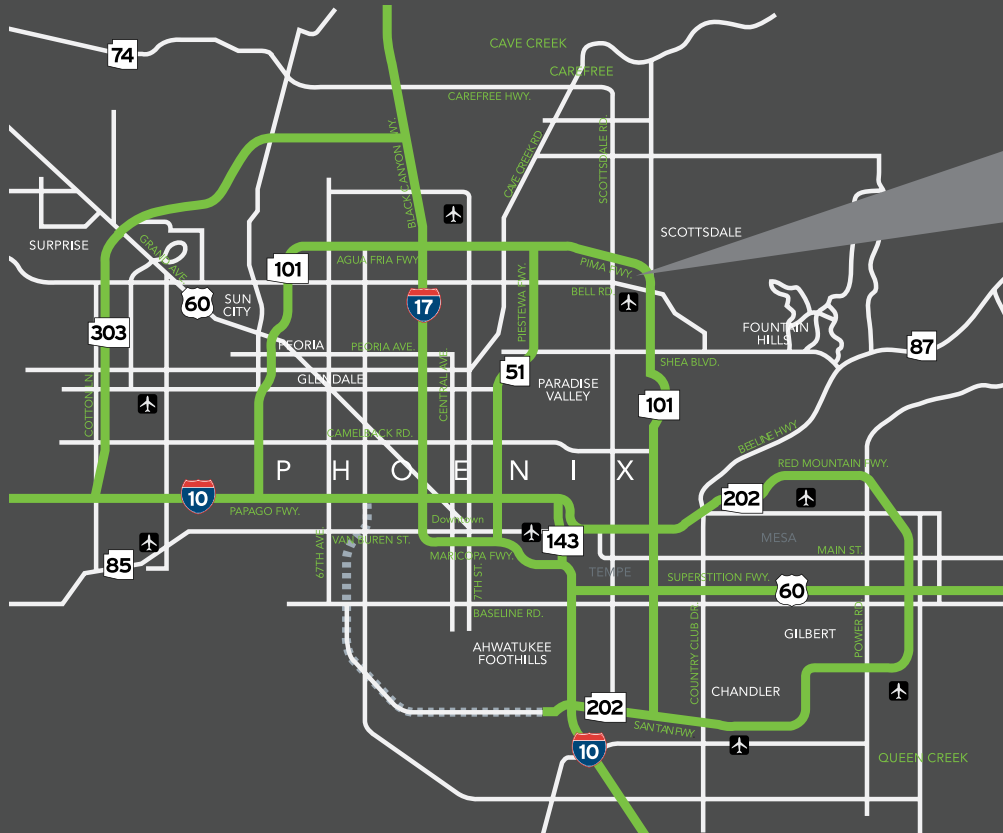
- P2 is ideally located at the main entrance to The EDGE but also shares a driveway and future signalized access point with the Sierra Bloom development.
- Can be combined with P1 to accommodate a larger user.



**PAD FEATURES**

- This is a premier opportunity for a full service, iconic brand to have a highly visible, highly branded location in Scottsdale with exposure to huge traffic counts.
- P4 is well suited for free standing concepts with unique architecture.

\*All sizes & footprints are conceptual and can be adjusted



# the edge

The Edge will excel at and exceed the level of placemaking seen across the Southwest. The property will capitalize on the local community assets, inspiration, and potential. The Edge will also integrate multiple disciplines with unique features - "be distinct or be extinct". The Edge provides an unparalleled opportunity with easy access and premier freeway branding opportunities for national users, vying for the few remaining freeway frontage sites in Scottsdale. Running along Loop 101, this prime site already sees over 195,000 cars per day with some of the highest traffic counts in the MSA. This strategic location will cater to over 150,000 daytime employees and the over 240,000 Scottsdale residents within a ten-minute drive time.

**FOR MORE INFORMATION  
PLEASE CONTACT:**

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