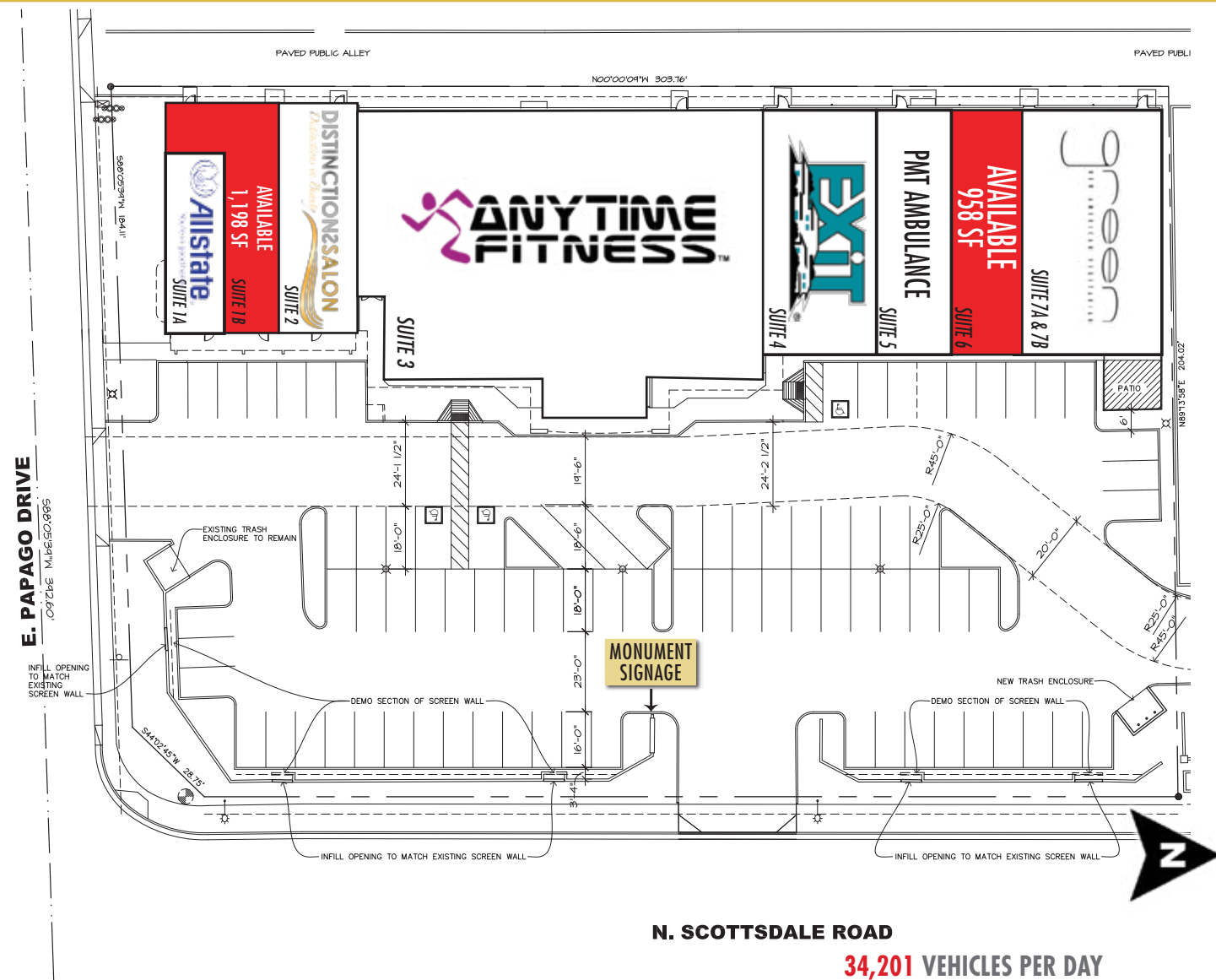


Northwest Corner of Scottsdale Road & Papago Drive – Tempe, Arizona



N. SCOTTSDALE ROAD
34,201 VEHICLES PER DAY

DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	15,067	112,804	290,809
Projected Population (2021)	16,370	122,473	315,985
Estimated Avg. Household Income (2016)	\$56,168	\$57,760	\$63,473
Projected Avg. Household Income (2021)	\$62,984	\$66,070	\$73,141
Average Household Size (2016)	2.3	2.0	2.2
Total Daytime Employees (2016)	7,642	121,055	281,621
Median Age (2016)	32.8	31.9	33.3

TRAFFIC COUNTS (2014 Source: KSS Fuels)

Scottsdale Road	34,201
McKellips Road	16,284
Total Cars Per Day	50,485



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SHOP SPACE AVAILABLE ON SCOTTSDALE RD

Northwest Corner of Scottsdale Road & Papago Drive – Tempe, Arizona

SCOTTSDALE ROAD FRONTAGE; LAST 2 SUITES AVAILABLE - 958 SF & 1,198 SF FOR LEASE



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PROJECT HIGHLIGHTS

- Minutes from ASU Skysong located at Scottsdale Rd and McDowell Rd - a high profile intersection that will be attractive to local restaurants and shops
- The site has a dense daytime population with more than 120,000 daytime employees in a 3-mile radius
- Close proximity to Arizona State University with an on-campus enrollment of more than 50,000
- Within one mile of the Red Mountain 202 Freeway & Loop 101 Scottsdale Freeway
- Excellent visibility from Scottsdale Road with monument signage available
- Approximately 1,500 employees currently working at SkySong

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ASU SKYSONG FACTS

- 42-acre mixed-use development will include more than 1.2 million SF upon buildout.
- SkySong 1 & 2 were completed in 2008 and combine for approximately 300,000 SF of office space.
- SkySong 3 opened in early 2015 and features approximately 145,000 SF of office.
- As of September 2015, SkySong 1, 2, and 3 are all approaching full occupancy.
- SkySong 4 currently under construction and set to open in late 2016 with approximately 145,000 SF of office.
- SkySong Apartments Scottsdale (325 units) opened in 2013.
- From well-known brands to early startups, SkySong has attracted many companies and is now home to nearly 1,500 employees and expected to grow.

*Information gathered from skysongcenter.com (September 2015)

SITE

MARINA HEIGHTS
2 MILLION-SF, 20-ACRE
MIXED-USE DEVELOPMENT

TEMPE MARKETPLACE

ARIZONA STATE UNIVERSITY FACTS

- 50,246 Students (Tempe Campus)
- **Diversity** *Data Reflective of total enrollment

	UNDERGRAD		GRAD	
Minority	24,731	36.6%	3,561	22.5%
White	37,419	55.4%	7,988	50.6%
International	4,764	7.1%	4,087	25.9%

*Information gathered from WWW.ASU.EDU (Data from Fall 2014)

NWC CORNER OF SCOTTSDALE ROAD & PAPAGO DRIVE



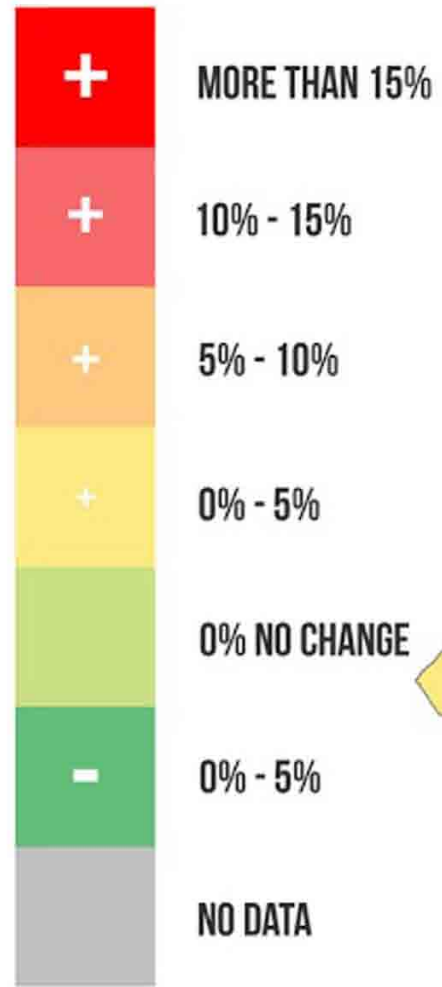
MONUMENT SIGNAGE ON SCOTTSDALE RD



AVAILABLE ANCHOR SPACE



**CHANGES IN
MEDIAN
APARTMENT RENT
BY ZIPCODE IN
PHOENIX AREA
2015 VS 2014**



= TEMPE SCOTTSDALE CENTER
Scottsdale Road & Papago Drive

