



Restaurant/Retail Space

SWC LOOP 202 & SCOTTSDALE ROAD
TEMPE, ARIZONA

Exclusively Listed by Cushman & Wakefield

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THE WATERMARK
TEMPE

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.



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

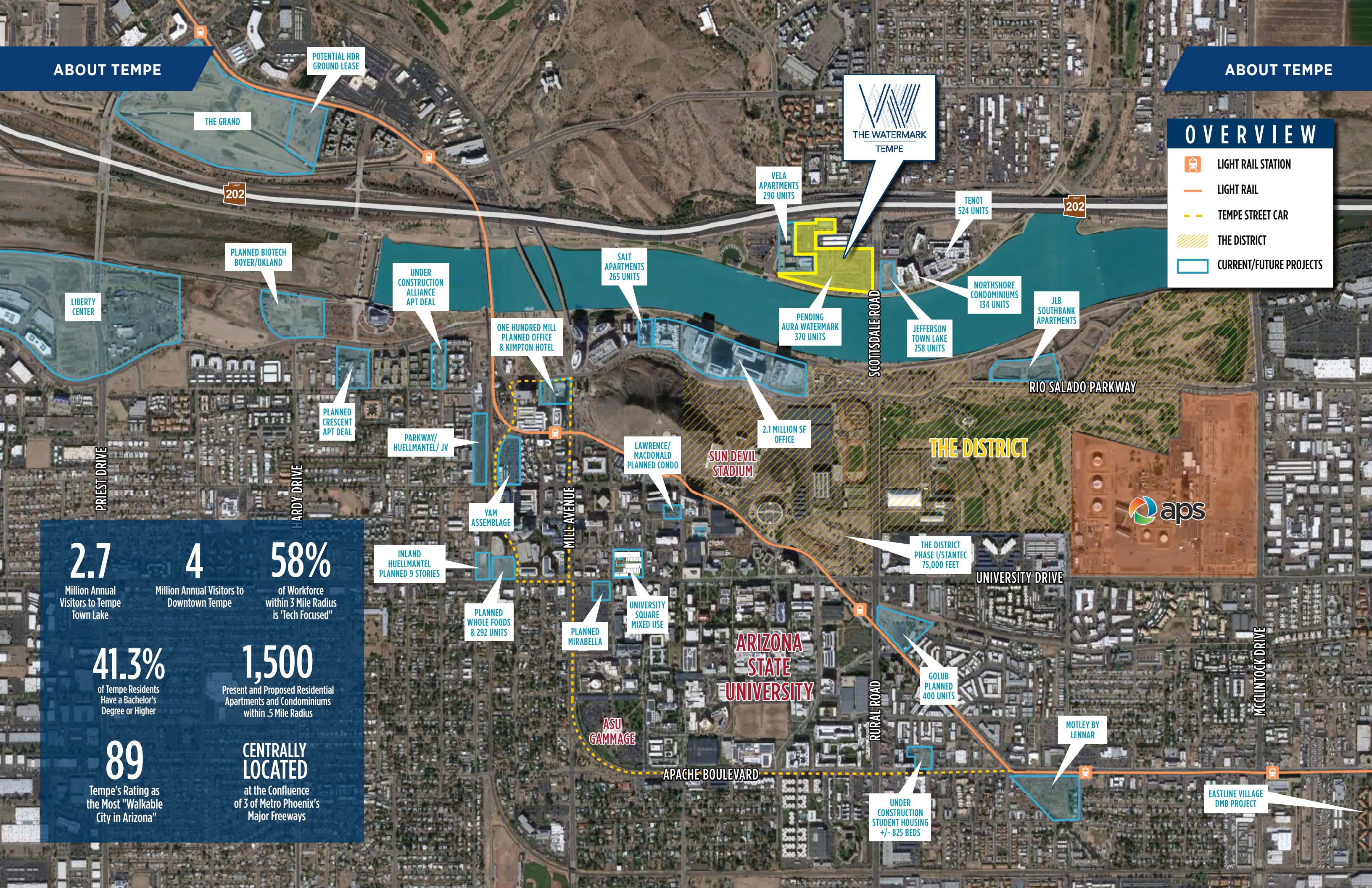
58%
of Workforce
within 3 Mile Radius
is "Tech Focused"

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



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

Phase II
Office

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

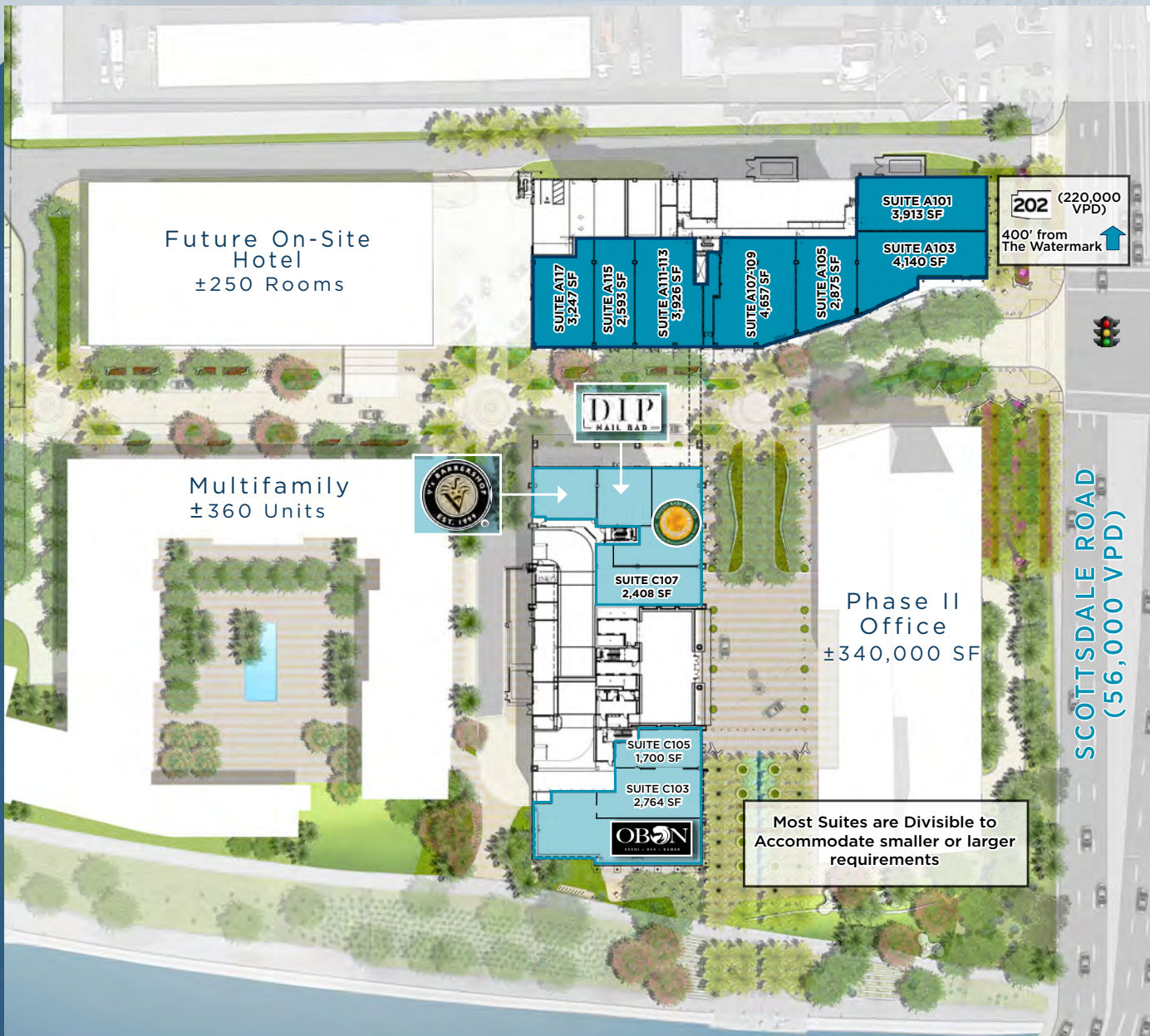
MARINA HEIGHTS

LOOP 101 VIA RIO
SALADO PARKWAY

N

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

PROPERTY NAME	The WaterMark Tempe
LOCATION	Loop 202 & Scottsdale Road SSWC
SITE SIZE	1.9 Million SF
RETAIL/RESTAURANT AVAILABILITY	±43,819 SF of Retail (Phase I) Up to ±16,148 SF Contiguous
TIMING	Broke Ground 1Q 2017 Phase I Delivery 3Q 2018
ZONING	MU-4; City of Tempe
FRONTAGE/SIGNAGE	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

Population	1 Mile	3 Miles	5 Miles
2016 Population	8,311	119,508	322,901
2021 Population	8,813	128,913	346,122
2016 Median Age	23.4	27.3	30.3
Households	1 Mile	3 Miles	5 Miles
2016 Total Households	2,768	50,481	135,381
2021 Total Households	2,985	54,778	145,288
Average Household Income	1 Mile	3 Miles	5 Miles
2016 Average Household Income	\$47,152	\$49,606	\$56,546
2021 Average Household Income	\$50,279	\$53,578	\$61,414
Data for All Businesses in the Area	1 Mile	3 Miles	5 Miles
Total Businesses	688	6,194	17,857
Total Employees	8,955	110,898	312,605
Total Residential Population	8,311	119,508	322,901
Employee/Residential Population Ratio	1.08:1	0.93:1	0.97:1

Events at the Lake

Tempe Town Lake hosts more than 100 events a year, ranging from athletic opportunities, like Ironman 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.

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, 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

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

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, 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

Town Lake Dams

Town Lake is a functioning riverbed. Rubberized inflatable dams allow floods to pass safely. 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 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

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

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. 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...

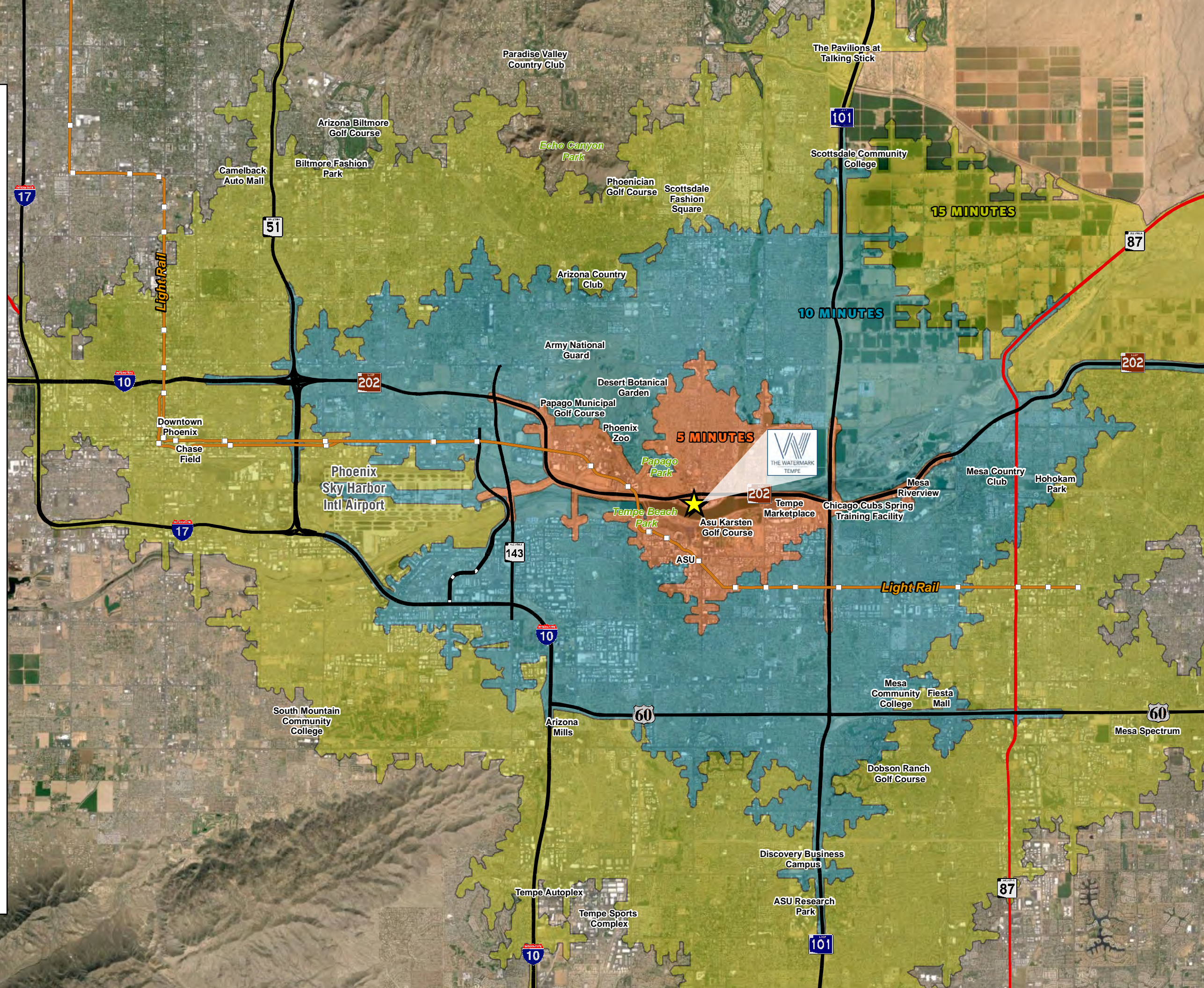
Arizona State University
ASU Karsten Golf Course
Mesa Riverview
Mill Avenue District
Moeur Park
Papago Park
Rolling Hills Golf Course
Tempe Beach Park

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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