

# 12850 SCOTTSDALE

*at Sweetwater*

2.3

ACRES

4

PARCELS

±600

FEET OF FRONTAGE  
ON  
SCOTTSDALE ROAD

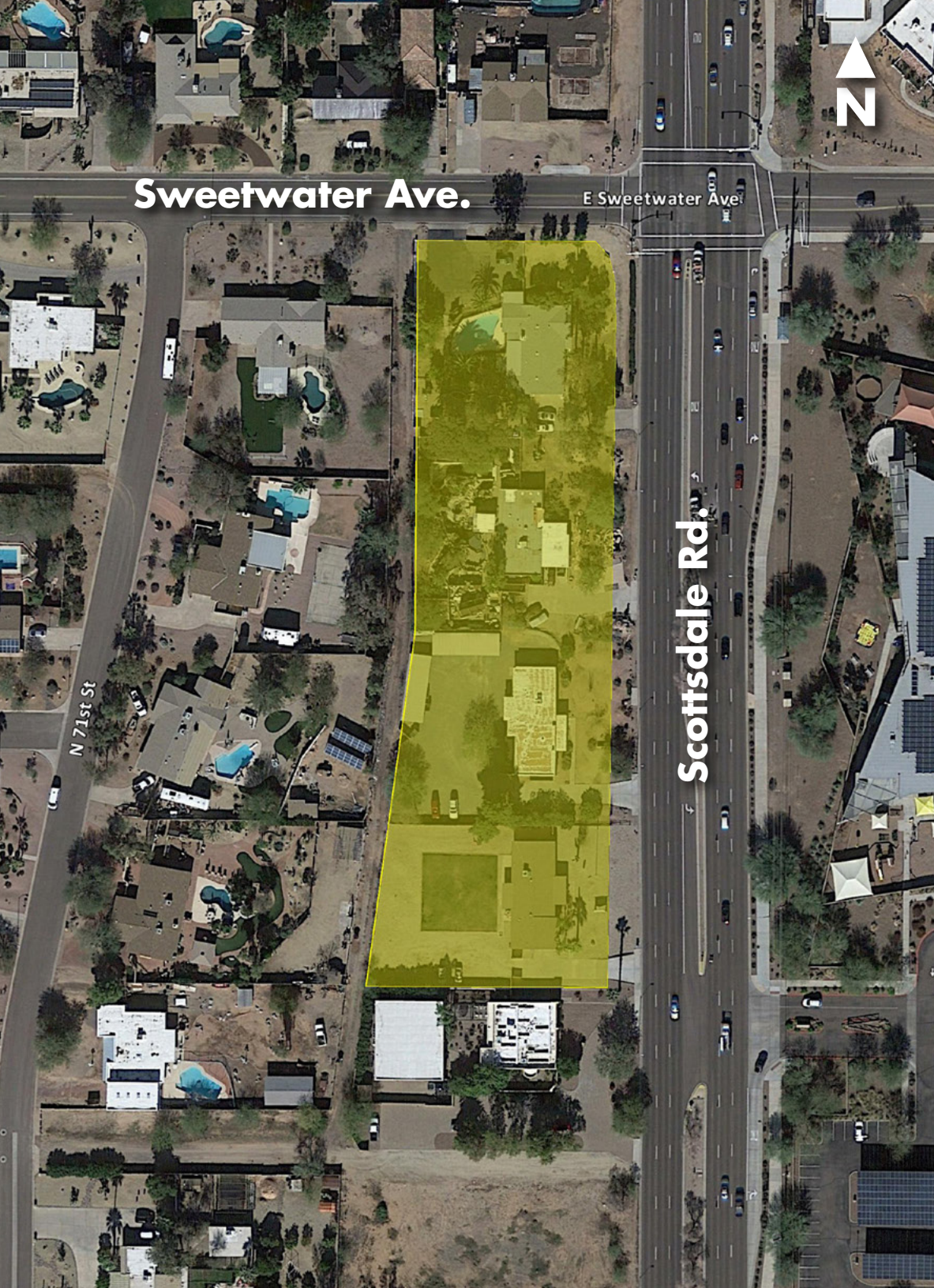
A ONE-OF-A-KIND REDEVELOPMENT OPPORTUNITY  
IN THE HEART OF SCOTTSDALE

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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 Airport. 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

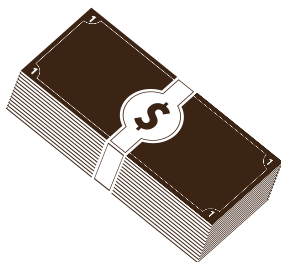


# LIVE

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

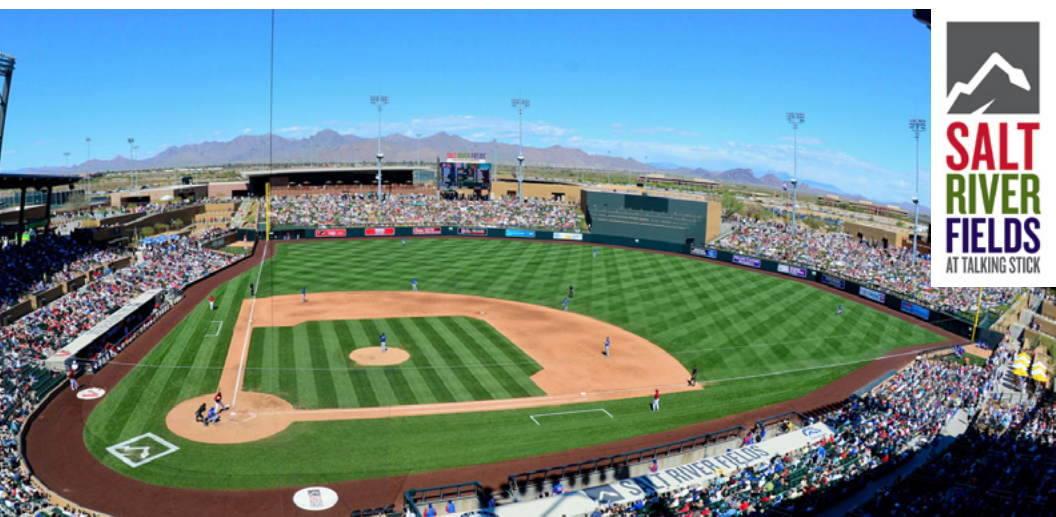
20 Lounge	Dr. Marten's	LaserAway	Skin Laundry
American Girl	Drybar	Le Creuset	Sol Mexican Cocina
ANGL	Eddie V's	Le Macaron	Sorso Wine Room
The Apple Store	Elan Style	LensCrafters	Suitsupply
Bath & Body Works	Express	L'OCCITANE	Sunglass Hut
Beach Bunny	Forever 21	LUDVIC Art Gallery	Tanzy
BRIO Tuscan Grill	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



CASINO ARIZONA  
TALKING STICK RESORT



# 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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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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