

ONE SPACE LEFT IN
PAD BLDG!
3,117 SF

Northsight Crossing

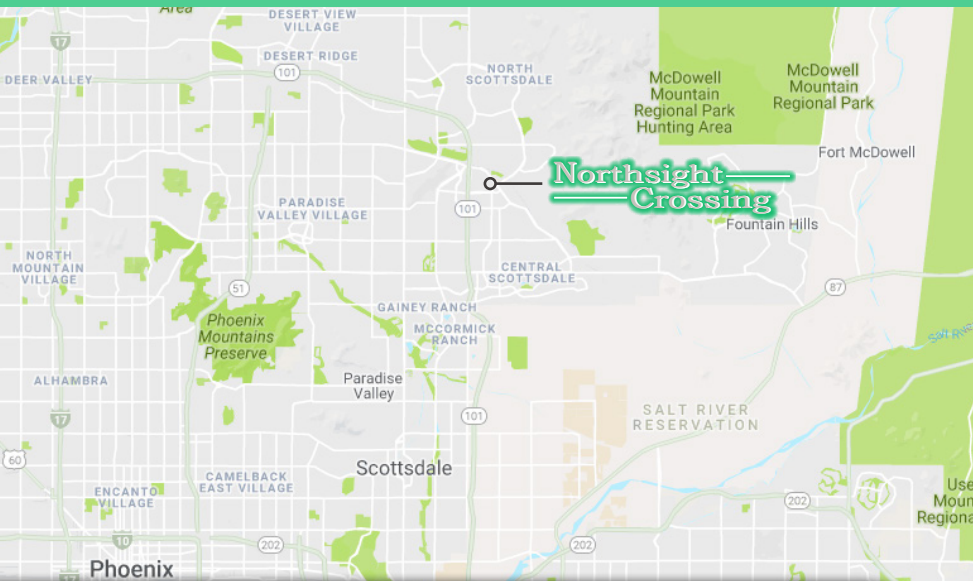
FOR LEASE

AVAILABLE SF	1,200 - 4,868 SF
LEASE RATE	\$19-\$25/SF/yr NNN
YEAR BUILT	2004
ZONING	C-2, Scottsdale

SUITE 110	4,868 SF
SUITE 117	1,600 SF
SUITE 118 (Restaurant Space)	4,800 SF
SUITE 127	4,815 SF
SUITE 134	1,600 SF
SUITE 135	1,600 SF
SUITE 139 (w/ 30 days Notice)	1,200 SF
PAD BLDG	3,117 SF



ARTIST'S RENDERING OF PAD BUILDING REDEVELOPMENT



THE PROPERTY

Northsight Crossing, positioned in the heart of Scottsdale Airpark corridor, encompasses over 140,000 SF of prime retail space constructed in 2004. The property is situated within one of the largest employment districts of the entire state, boasting 2,500 businesses and 42,000 employees within the corridor. Corporate giants, such as Go Daddy, Axon, JDA Software, and more, share the area. Aside from offices, Scottsdale Airpark has also become a major retail hub in recent years, anchored by notable retailers including Walmart, Costco, Kohl's, Home Depot, Best Buy, Studio Movie Grill, and more.

- New Mixed-Use Development Underway On the Other Side of Raintree
- Shell Gas Station, Jackson's Car Wash, and Butters in Same Lot
- North Scottsdale Retail Center in Affluent Neighborhood near Scottsdale Airpark, one of the Largest Employment Areas in the State
- Anchored by EoS Fitness
- Fully Fixturized Restaurant Available
- Well-Maintained and Recently Constructed Building (2004)

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NORTHSIGHT BOULEVARD

14,174 VPD

32,529 VPD

RAINTREE DRIVE



Jacksons

Butters
pancakes & café



LEASED
3,117 SF



USCryotherapy
FASTER RECOVERY • BETTER HEALTH

SUBWAY

pbt

1,200 SF

HUNT'S KITCHEN & DESIGN

doStopia

THE MAGGIORE GROUP
COMMISSARY KITCHEN

4,868 SF

China fade



4,868 SF

1,600 SF
Restaurant



4,815 SF

BRIDAL

SLIDING DOOR CO

Jenny

1,600 SF

1,600 SF

JAZZERISE

KOHL'S



NEW MULTIFAMILY UNDERWAY

PROPOSED SELF-STORAGE
2-STORY BUILDING
BUILDING AREA: +/- 82,000 S.F.
LOT AREA: 121,098 S.F. (2.78 AC.)
F.A.R.: 0.88
PARKING PROVIDED:
79 SPACES ON PARCEL
0.96 CARS/1000

SITE MAP

MICHAEL ACHTMAN

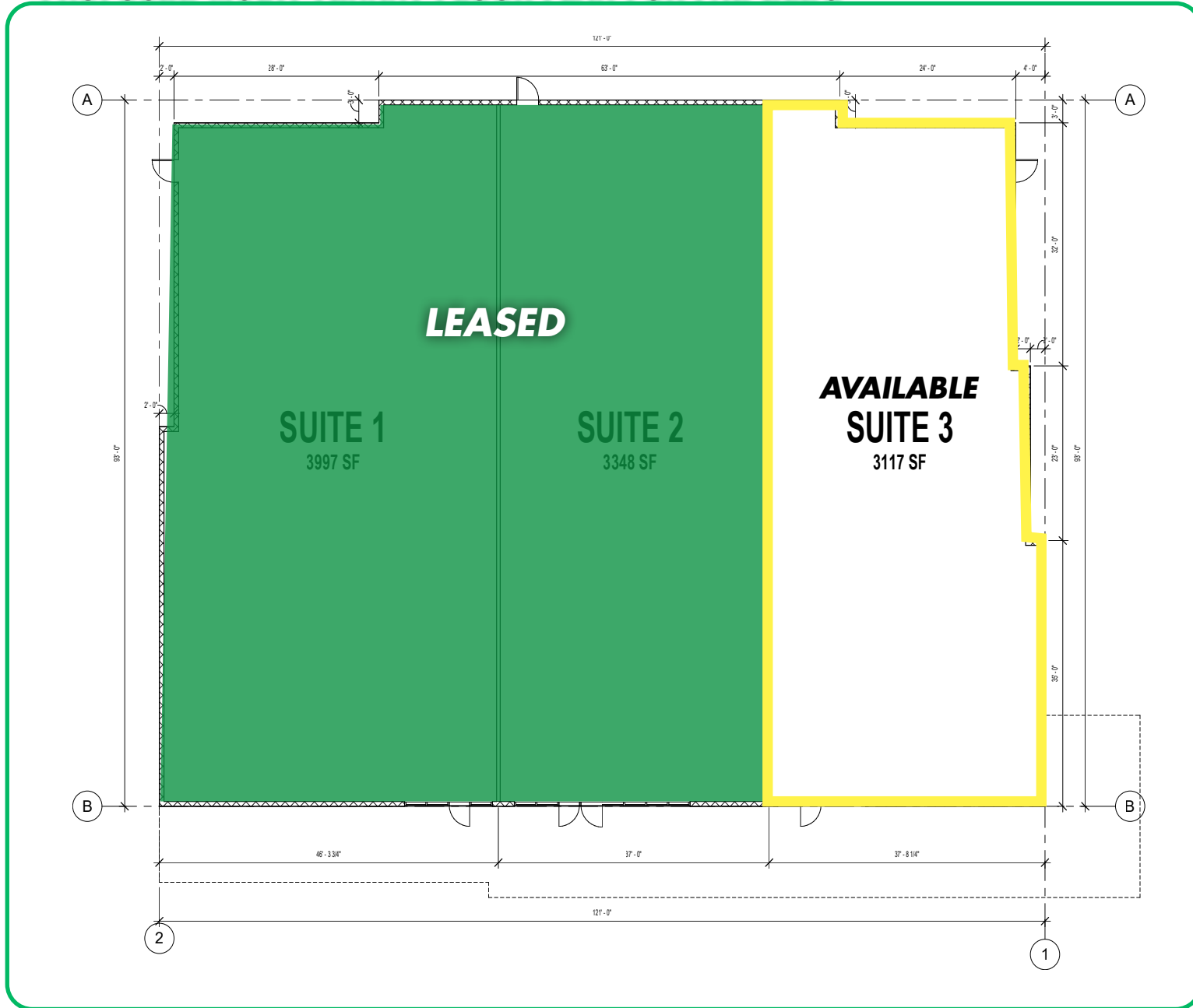
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Northsight
Crossing

PROPOSED MULTI-TENANT FLOOR PLAN FOR PAD BLDG



NORTH

NEW LUXURY APARTMENTS
282 UNITS
CORE
SCOTTSDALE

ICE DEN
BUTTERBREAD

CLASS A OFFICE

TARGET
TJ-maxx

MOTOR HARLEY-DAVIDSON COMPANY

STUDIO
MOVIE DRILL
EAT DRINK MOVIES

LOOP 101

O.H.S.O.
DRINK SOURCES

BEST BUY

Walmart

+/-130,196-VPD

LOOP 101

COSTCO WHOLESALE

NEW MULTIFAMILY DEVELOPMENT & SELF STORAGE UNDERWAY

at home
The Home Center Superstore

savers

O'Reilly AUTO PARTS

LUXURY OFFICE
Colliers INTERNATIONAL
WireBuzz
myhomegroup

KO'S
BQ GRILL

Butters
Ice Cream & Cafe

EnS FITNESS

KOHL'S

TRAMMELL CROW
NEW MIXED USE DEVELOPMENT UNDERWAY

NORTHSIGHT BOULEVARD

Jacksons
GAR WASH

RAINTREE DRIVE

RAINTREE DRIVE

First Citizens Bank



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Northsight—
Crossing



WESTWORLD
OF SCOTTSDALE

Barnett-Jackson



NORTH SCOTTSDALE DEMOGRAPHICS

INCOME
\$125,216

POPULATION
102,972

AVERAGE HOME VALUE
\$600,532



SCOTTSDALE AIRPARK

Scottsdale Airpark is the area surrounding the Scottsdale Airport. Scottsdale Airport is a general aviation reliever facility with no commercial commuter or airline service and is home to many of the Valley's corporate aircraft and private jet landings. It's also one of the nation's premier corporate jet facilities, recording approximately 150,000 takeoffs and landings each year. And with two exceptional FBOs, Landmark Aviation and Signature Flight Support, Scottsdale Airport is well equipped with top-tier amenities to handle all aviation needs. Scottsdale Airport generates about \$3 billion per year in economic spin-off activity.

Scottsdale Airpark is the heart of the city's northern shopping and entertainment, only minutes from the breathtaking natural beauty of Scottsdale's McDowell Sonoran Preserve, Scottsdale Airpark is an ideal choice for both business and leisure. Some of the most popular Airpark activities include shopping at open air mall with upper level condos, Kierland Commons, just outside The Westin Kierland Commons Resort & Spa. Across from Kierland Commons is Scottsdale Quarter with additional high-end shopping and dining, as well as the famous iPic Theaters. The area is nine miles north of downtown Scottsdale and in close proximity to world-class resorts, award-winning restaurants and championship golf courses.

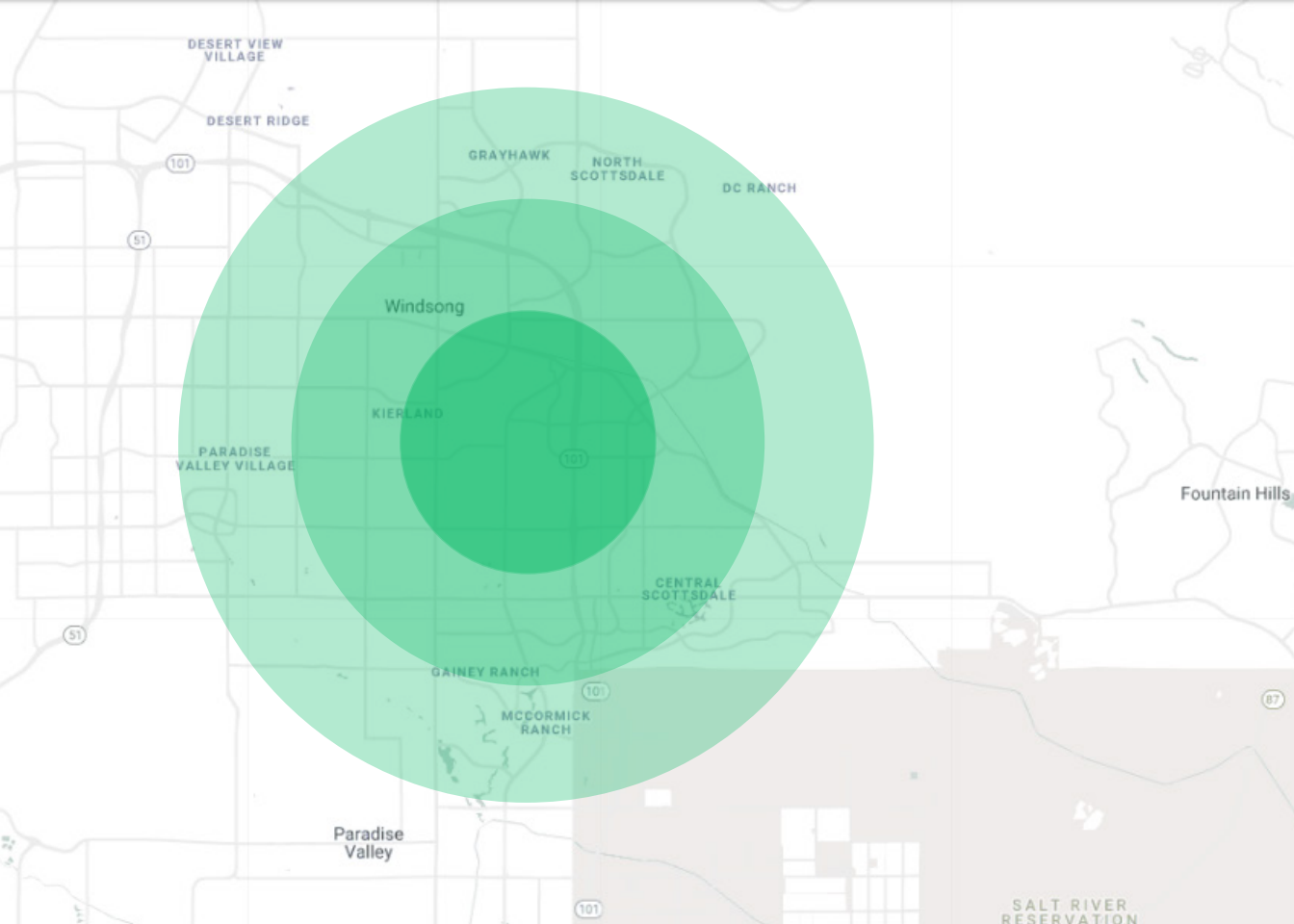
With its status as one of the largest employment centers in the State of Arizona, anchored by the Scottsdale Airport, the Scottsdale Airpark is a major economic driver for the city. Inside its 8.6 square mile area, it contains over 2,500 businesses and employs over 51,000 (current figures are estimates based on data from EMSI and City of Scottsdale). It houses some of the most prestigious companies in the western United States, including Go Daddy headquarters, Taser headquarters, JDA Software headquarters, Nautilus Insurance headquarters, Quicken Loans, CVS Caremark and Vanguard.

The Airpark combines a combination of a skilled workforce, transportation options and an extensive infrastructure of over 2 million square feet of commercial space. Its location at the corner of the east-west and north-south branches of the Loop 101 Freeway allows strategic access to one of the most educated and qualified workforces in Arizona.

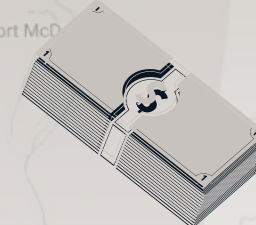


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Northsight
Crossing



DAYTIME POPULATION
312,138
*5 Mile Radius



AVERAGE HOUSEHOLD INCOME
\$135,678
*3 Mile Radius



MEDIAN AGE
41.3
*1 Mile Radius

2018 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	29,884	157,928	312,138
POPULATION	9,080	70,285	165,697
AVERAGE HOUSEHOLD SIZE	2.04	2.24	2.23
AVERAGE HOUSEHOLD INCOME	\$111,951	\$135,678	\$91,098
MEDIAN AGE	41.3	45.5	46.8

\$19 PSF NNN



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