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4439

Conceptual Elevation

Asking Price:

\$3.0M

FOR SALE | 4439 North Saddlebag Trail | Scottsdale, AZ

Unique Redevelopment Opportunity in Old Town Scottsdale's Entertainment District

- Located in the heart of Old Town Scottsdale's entertainment district.
- Easy access to both Loop 101 and Loop 202 freeways.
- Over 9 million estimated visitors to Scottsdale annually with an estimated \$1.1 billion spent by travelers per year.
- Close proximity to high-end hotels such as W Scottsdale, the Saguaro, aLoft, and Hotel Valley Ho.
- Highly recognizable and visible "Trophy" location within walking distance of the Scottsdale Waterfront.
- Significant barriers of entry in the immediate trade area.

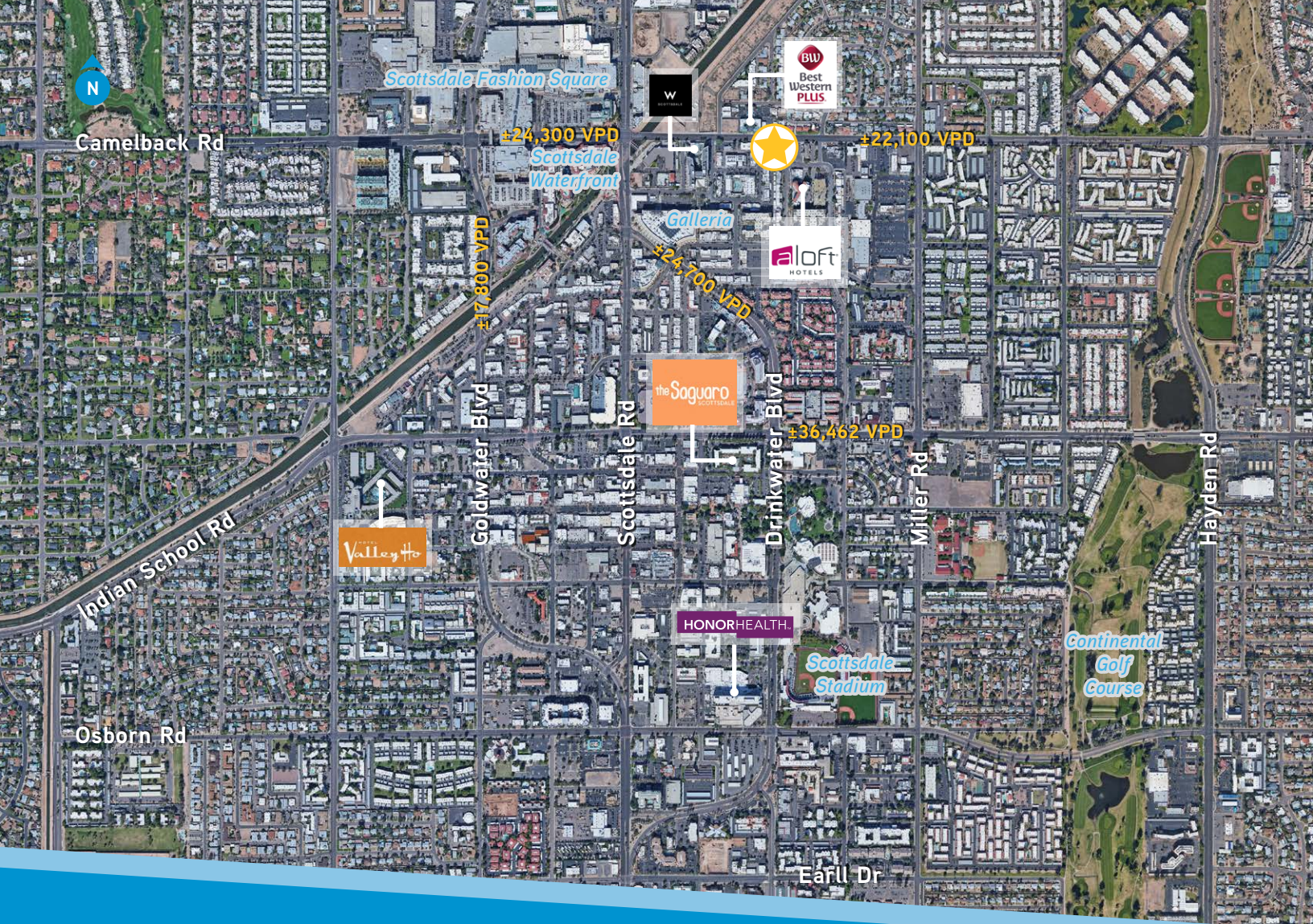
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Accelerating success.



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More than just a district. Old Town Scottsdale is a destination.



\$157.77
Average Daily Rate
for Hotels*



167+
Restaurants & Bars
within 1 mile



79,205
Number of Hotel
Rooms*



9 Million
Annual Visitors to
Scottsdale



72% (2017)
Average Hotel
Occupancy*



299 Average Annual
Days of Sunshine



182,518 (2017)
Annual Spring
Training Visitors to
Scottsdale Stadium**

THE AREA

Old Town Scottsdale is a bustling melting pot of modern nightlife and historical touches of the West's Most Western Town. It has become one of the most popular districts in the Phoenix Metro Area for shopping, dining, and events, making Old Town Scottsdale one of the most sought-after ZIP codes for brick-and-mortar businesses in the Valley.

DISTANCE

Scottsdale Fashion Square	8 min. walk
Sky Harbor Int'l Airport	18 min. drive
Loop 101	9 min. drive
Loop 202	16 min. walk

Sources: *Smith Travel Research, ** Cactus League

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Property Details

Address	4439 North Saddlebag Trail Scottsdale, AZ 85251
Site Area	±3,681 SF
Location	The Property is located just east of the southeast corner of Camelback Road and Scottsdale Road
Zoning	C-2
Parcel Numbers	173-41-120 & 173-41-121
Building Size	±2,728 SF - Existing Structure <i>Building size could be expanded up to ±8,000 SF on redevelopment</i>

Investment Highlights

- **Excellent redevelopment potential for a restaurant, boutique hotel, high-end residential, or unique vacation rental model.**
- Adjacent to many of Old Town Scottsdale's busiest restaurants, clubs, the W Hotel and aLoft Scottsdale.
- Multifamily redevelopment planned for adjacent property (currently "Mint").
- Less than a 10-minute walk to over 1 million square feet of Class "A" office space.

AREA DEMOGRAPHICS | 3-MILE RADIUS



Current Population
(2017)
96,339



Projected Population
(2022)
103,009



Average Household Income (2017)
\$94,278



Projected Average Household Income (2022)
\$107,494



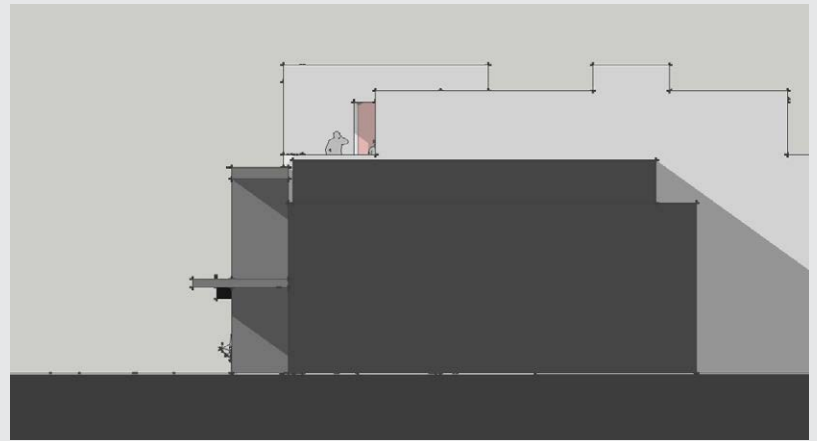
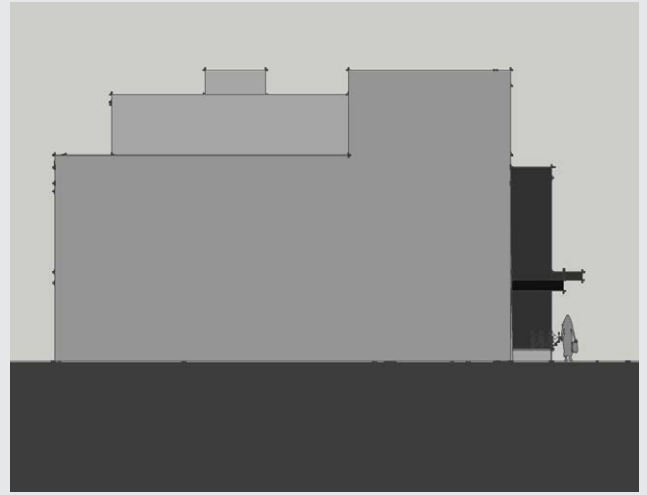
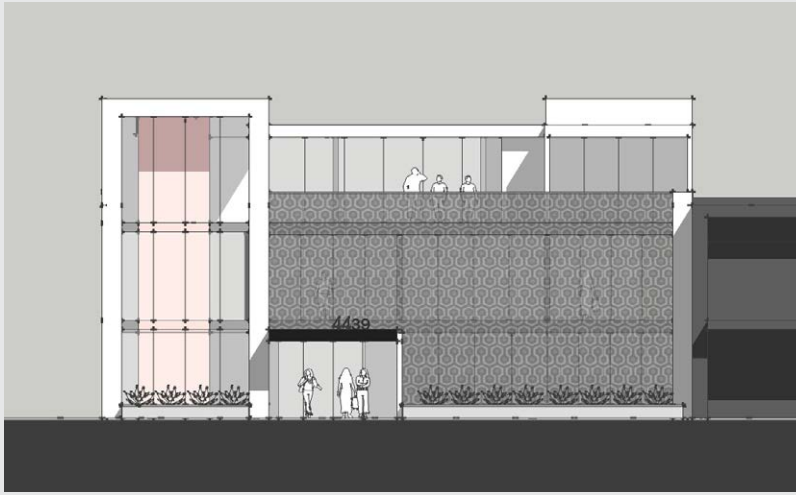
Occupation
White Collar : 73.5%
Blue Collar : 26.5%



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Conceptual Renderings

CLOCKWISE FROM TOP LEFT: Front elevation // North elevation // West elevation // South elevation



Conceptual Renderings provided by Drewett Works Architecture



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