

the
edge

Retail, Restaurant & Entertainment
OPPORTUNITIES

SWC 90TH STREET & LOOP 101
SCOTTSDALE, AZ

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**CUSHMAN &
WAKEFIELD**

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SWC 90TH STREET & LOOP 101
SCOTTSDALE, AZ



±61,400VPD

SHEA BOULEVARD

96TH STREET

HONORHEALTH
SCOTTSDALE SHEA
MEDICAL CENTER

±47,000VPD 90TH STREET

VIA LINDA

Stein Mart | PGA TOUR SUPERSTORE | at&t
SHERWIN WILLIAMS | Calvert | The UPS Store

TownePlace Suites | Radisson | Chick-fil-A
Marriott | Bank of America | Dunkin' Donuts | Mimi's Cafe | KFC | Shell

Sprouts | McDonald's | Starbucks | nekter

fray's Marketplace | Firestone | Wendy's
BMO | Harris Bank

Marshall's | PETSMART | buybuy BABY | Portillo's
BARNES & NOBLE BOOKSELLERS | Fry's | LESLIE'S | Carbone
BIG LOTS! | HomeGoods | FLOWER CHILD | DSW | WARMAN
CHASE | OfficeMax | SCHMIDT | IHOP | WELLS FARGO | BUNNIN' BOWTIE | verizon | DORNY'S

COCHISE ELEMENTARY SCHOOL

MOUNTAIN VIEW PARK



SIERRA BLOOM

COMMERCIAL MIXED USE LAND USE

LOCATION, LOCATION, LOCATION...

IT'S YOUR edge

APPROXIMATE TRAVEL TIMES

10 MINS

KIERLAND, SCOTTSDALE QUARTER & SCOTTSDALE AIRPARK



PIMA ROAD

PIMA ROAD



PIMA CENTER

THE BLOCK AT PIMA CENTER

LOOP 101



VIA DE VENTURA



COMMERCIAL MIXED USE LAND USE

CALENDAR STICK

AXION (PLANNED HEADQUARTERS)

+200,000 VPD

DOBSON ROAD



RIVERWALK



TALKING STICK WAY

INDIAN BEND ROAD

LOOP 101

10 MINS
DOWNTOWN SCOTTSDALE

14 MINS
SKY HARBOR AIRPORT

14 MINS
DOWNTOWN TEMPE/ASU



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Scottsdale Overview

The city of Scottsdale is located in the Northeast portion of the Phoenix-Mesa-Glendale metro area. The local population in the city totals more than 241,000 residents. Nearby Old Town Scottsdale, is the States premier entertainment and tourism segment. Featuring hundreds of restaurants and bars, the 1.6-million square foot Scottsdale Fashion Square Mall (tenants include Nordstrom's, Neiman Marcus, Apple and Tiffany & Co.).

Scottsdale also has affluent residential and business hubs in master-planned communities such as Gainey Ranch, McCormick Ranch and Scottsdale Ranch, that have thousands of residents, as well as 200,000 daytime employees within five miles. Our site is located on the reservation near the 496-room Talking Stick Resort, Top Golf and the Salt River Fields sports complex.

Demographics

Drive Times	5 MINUTES	10 MINUTES	15 MINUTES
Population	18,383	121,079	303,231
Daytime Population	49,622	193,659	449,101
Median Age	55.1	48.7	44.4
Average Household Income	\$108,398	\$115,466	\$112,552
Average Household Size	1.92	2.07	2.17





AREA FAST FACTS



over 72,000
employees in a 3-mile radius



251,000
population in Scottsdale



\$134,621
avg. household income in Scottsdale



over \$1.2 billion
spent a year within travel market



9 million
entertainment visits within 2 miles

ANNUAL VISITORS TO MAJOR EVENTS & ATTRACTIONS WITHIN 2 MILES

TALKING STICK
3,000,000

Medieval Times
DINNER & TOURNAMENT
250,000

ODYSEA
AQUARIUM
2,000,000

WM
PHOENIX OPEN
719,434

SALT RIVER FIELDS
AT TALKING STICK
600,000

BUTTERFLY
WONDERLAND
600,000

SPRING
TRAINING
511,612

TOPGOLF
435,000

GREAT
WOLF
LODGE
400,000

Barnett Jackson
THE WORLD'S GREATEST COLLECTOR CAR AUCTIONS
320,000

Fiesta Bowl
138,175

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SWC 90TH STREET & LOOP 101
SCOTTSDALE, AZ



PLACEMAKING
adjective · place · making

1. A multi-facted approach to the planning, design and management of public spaces

Five retail pads, totaling approximately 33,000 buildable square feet, of ±308,840 square feet of land area, with prime SR 101 visibility and access. The highly visible nature of the location provides for an attractive opportunity to both restaurants and retail tenants alike.

1st Quarter 2020 PAD delivery.

±212,000 square feet of Class A office that will cater to both senior executives due to its proximity to executive housing and labor forces because of the ability to draw from the southeast valley employment areas. This site is conveniently located among one of the best freeway infill sites in the MSA with the ability to place large and visible corporate branding along U.S. 101 in Scottsdale, AZ **including freeway pylon sign and three monument signs**



PAD FEATURES

- Multi-tenant 'shops'.
- Drive-thru End Cap.
- Excellent street visibility.
- Patios.
- Excellent parking field.



PAD FEATURES

- This is an excellent opportunity for a tenant that can serve and benefit from the great neighborhood traffic.
- P1 is a good fit for uses such as a bank, a veterinarian or a dentist.



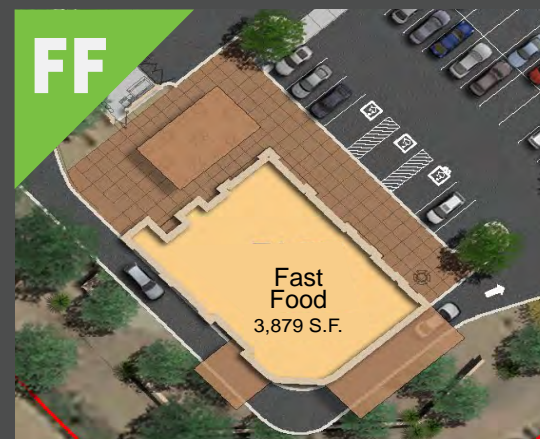
PAD FEATURES

- Direct access to 90th Street
- Prominent freeway visibility
- Strong identity for single tenant ground or B.T.S.



PAD FEATURES

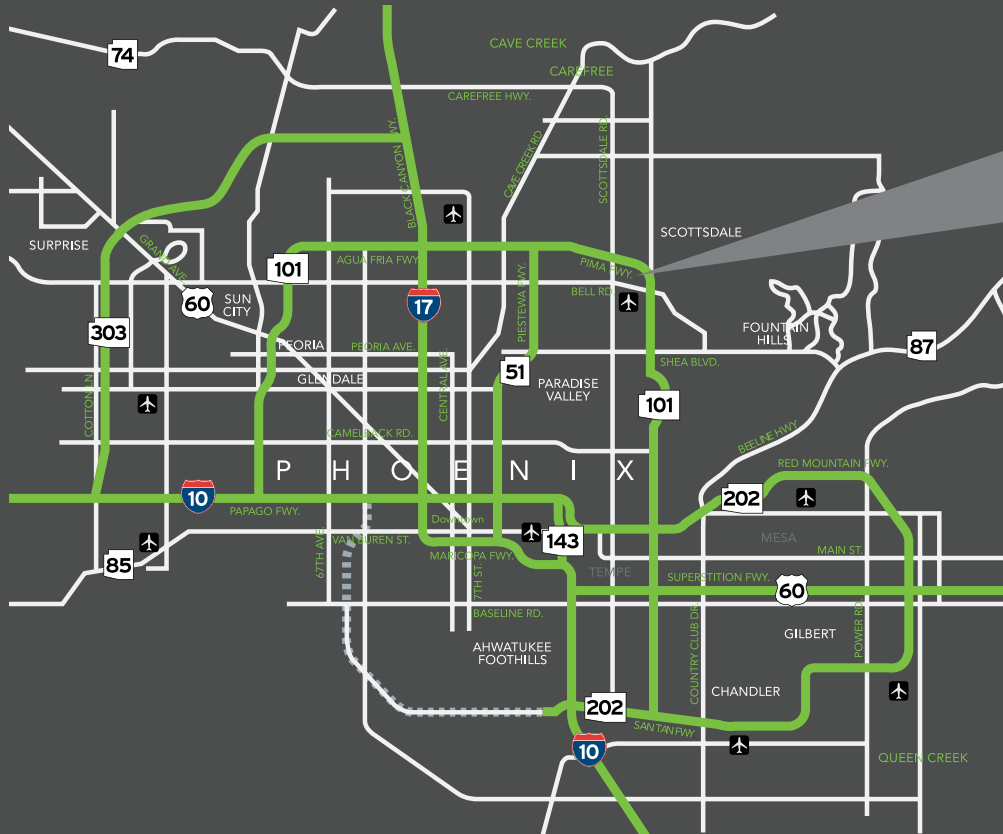
- P2 is ideally located at the main entrance to The EDGE but also shares a driveway and future signalized access point with the Sierra Bloom development.
- Can be combined with P1 to accommodate a larger user.



PAD FEATURES

- This is a premier opportunity for a full service, iconic brand to have a highly visible, highly branded location in Scottsdale with exposure to huge traffic counts.
- P4 is well suited for free standing concepts with unique architecture.

*All sizes & footprints are conceptual and can be adjusted



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The Edge will excel at and exceed the level of placemaking seen across the Southwest. The property will capitalize on the local community assets, inspiration, and potential. The Edge will also integrate multiple disciplines with unique features - "be distinct or be extinct". The Edge provides an unparalleled opportunity with easy access and premier freeway branding opportunities for national users, vying for the few remaining freeway frontage sites in Scottsdale. Running along Loop 101, this prime site already sees over 195,000 cars per day with some of the highest traffic counts in the MSA. This strategic location will cater to over 150,000 daytime employees and the over 240,000 Scottsdale residents within a ten-minute drive time.

**FOR MORE INFORMATION
PLEASE CONTACT:**

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