

FOR SALE OR LEASE

TWO BROTHERS TAPHOUSE & BREWERY

4321 NORTH SCOTTSDALE RD | SCOTTDALE | AZ 85251

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TAPHOUSE & BREWERY



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CBRE

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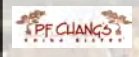
Fashion Square Mall
±2,000,000 SF
Retail Space

E Camelback Rd

Culinary Dropout

E Camelback Rd ±25,035 VPD*

Maple & Ash



W Scottsdale Hotel

NORDSTROM

URBAN OUTFITTERS

Living Room Cocktail Bar

Creamistry

Hand Cut Chophouse

Maya Day & Night Club

Sauce Pizza & Wine

Waterfront Towers
±198 Multifamily
Units

E Shoeman Rd

Olive & Ivy

Breakfast Club

Galleria Corporate
Center
±429,871 RSF

Kyoto Scottsdale

The Montauk

Diego Pops

Franco's Italian Cafe

Wasted Grain

PROPERTY

Casablanca Rooftop Lounge

E 6th Ave

Social Tap Scottsdale

Barrio Queen

Kelly's at South Bridge

Farm & Craft

Galleria Corporate
Center
±129,671 RSF

E 5th Ave

Stetson Plaza
Shopping Center

E 5th Ave

Chop Shop



Gilligan's



Morning Squeeze



N Goldwater Blvd

N Marshall Way

N Scottsdale Rd ±30,200 VPD*

N Scottsdale Rd

N Drinkwater Blvd

Exeter Blvd

OUTLINE NOT TO SCALE
*Source: Esri, 2009

Property Highlights

- Extremely rare frontage property available on Scottsdale Rd near Camelback Rd
- Building size breakdown:
 - 1st Floor: ±5,878 SF
 - 2nd Floor: ±3,673 (mezzanine)
 - Total: ±9,551 SF, plus patio
- Zoned D/OC-2, City of Scottsdale within the opportunity zone
- Located in the heart of more than 100 of the city's best restaurants, craft cocktail bars, lounges and high-energy nightclubs
(Source: Scottsdale Arizona)
- ±\$32.8M spent annually on entertainment and recreation within 1 mile of the property *(Source: CBRE Research)*
- Over 33,000 vehicles per day drive past the property *(Source: Esri)*

Demographics

	1 MILE	3 MILES	5 MILES
2018 Population	18,143	98,364	201,060
2023 Population	20,766	106,656	216,801
5 Year Projected Growth Rate	2.43%	1.63%	1.52%
Employees	31,123	70,288	151,392
2018 Average Own. Occ. Home Value	\$437,423	\$429,265	\$432,627
2018 Average Household Income	\$78,857	\$88,042	\$86,891
2018 Average Age	40.8	42.2	39.4

Source: Esri

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