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Asking Price:

\$5.0M

Conceptual Rendering

FOR SALE | 4333 North Scottsdale Road | Scottsdale, AZ

RARE: Redevelopment Opportunity fronting Scottsdale Road in the heart of Old Town Scottsdale

- Highly sought-after parcel right on Scottsdale Road.
- A number of high-end hotels in the trade area boast 72% average occupancy with an ADR of \$157.77.
- Over 1 million square feet of Class "A" office space and over 80 restaurants/bars within a 5-minute walk from site.
- True "Trophy" real estate - Scottsdale Road parcels don't come around very often.
- Conceptual Site plan for 8-story building has already received positive feedback from City of Scottsdale Planning & Zoning.
- Development may achieve ingress and egress off both Scottsdale Road and Drinkwater Boulevard.

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Accelerating success.

Downtown Phoenix

optima
SONORAN VILLAGE

BROADSTONE
WATERFRONT

Olive & Ivy
RESTAURANT & MARKETPLACE

sauce
PIZZA & WINE

the herb box

Goldwater Blvd

Barrio Queen

Citizen
Public House

CARTEL
COFFEE LAB

Cowboy.Ciao

Geisha A Go Go

Diego Pops

Stetson Dr

The Montauk

Kyoto

Scottsdale Rd

Two Brothers
Artisan
Brewing

4333 N Scottsdale Road

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%

Property Details

Address	4333 North Scottsdale Road Scottsdale, AZ 85251
Site Area	±35,000 Gross SF
Location	The Property is located on the southeast corner of Scottsdale Road and Drinkwater Boulevard
Zoning	C-2
Parcel Numbers	173-41-256
Building Size	±11,160 SF - Existing Structure

Investment Highlights

- Excellent redevelopment opportunity for a Class A office building, boutique hotel, or high-end residential.
- Immediate proximity to Old Town Scottsdale's prime shopping district.
- Irreplaceable location at the corner of Scottsdale Road and Drinkwater Boulevard.
- Less than a 10-minute walk to over 1 million square feet of Class "A" office space.



FOR SALE | 4333 North Scottsdale Road | Scottsdale, AZ

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



\$157.77
Average Daily Rate
for Hotels*



167+
Restaurants & Bars
within 1 mile



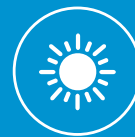
79,205
Number of Hotel
Rooms*



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**

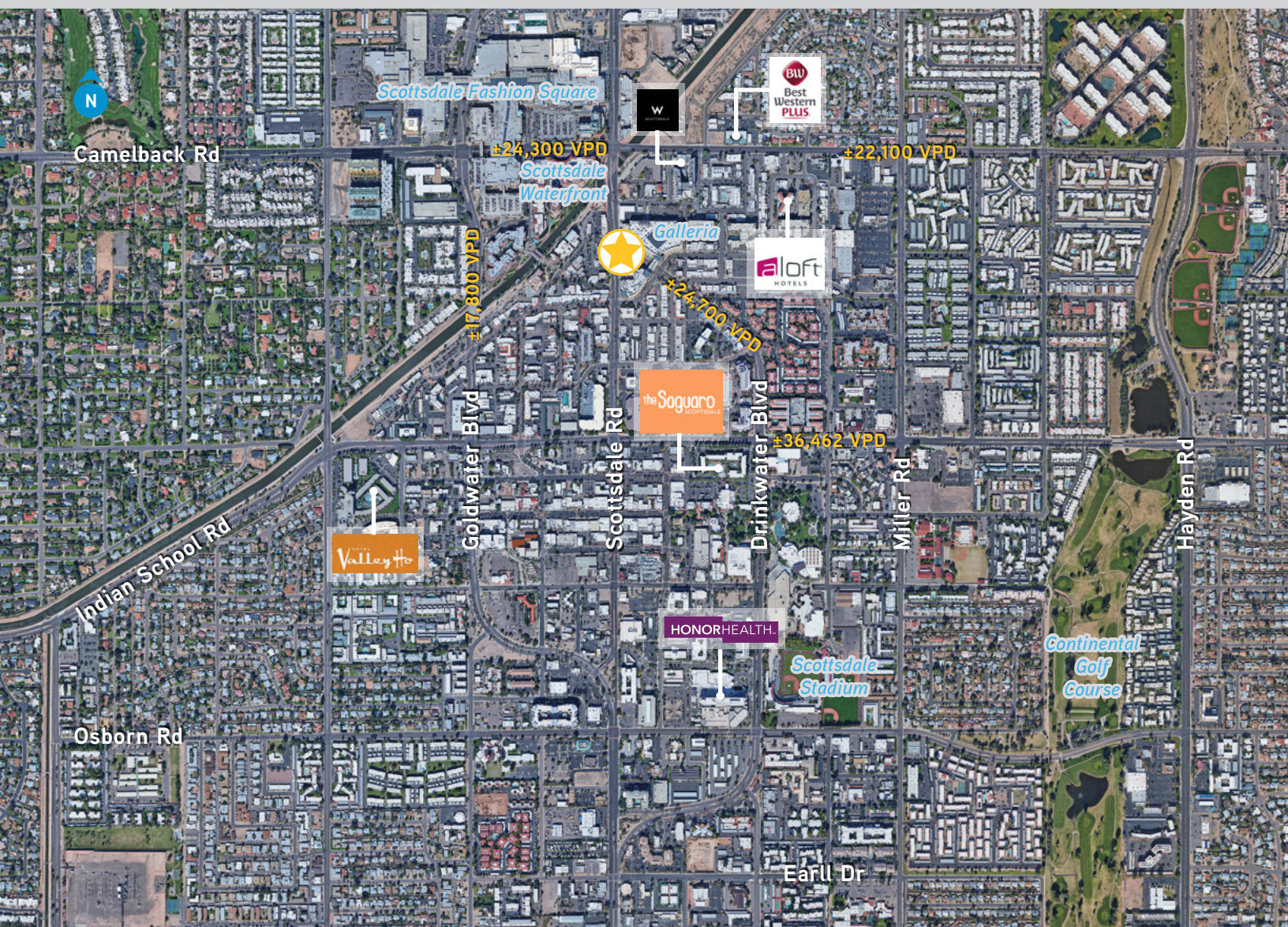
THE AREA

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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