



# THE BLOCK

AT PIMACENTER



## THE BLOCK AT PIMA CENTER 60,000 SF OF RETAIL ON 12 ACRES

The Block at Pima Center is strategically located along the Loop 101 Freeway inside Pima Center, with unparalleled visibility to over 190,000 cars per day. As part of one of the largest mixed-use developments in all of Scottsdale located within the new entertainment corridor, it brings an unique opportunity for retailers to service the prominent residents of Scottsdale. Pima Center is within walking distance of 3,700 employees, which is estimated to expand to 7,000 in the next 36 months.



## SCOTTSDALE ENTERTAINMENT



ATTENDEES IN 2017  
**655,434**



ATTENDEES IN 2017  
**320,000**



ATTENDEES FOR TWO  
BOWL GAMES 2016-2017  
**138,175**



ATTENDEES IN 2017  
**482,518**

## SCOTTSDALE TRAVEL MARKET:

**9.0M**  
VISITORS/YEAR

**\$1.1B**  
SPENDING/YEAR

**241K**  
RESIDENTS

**5th largest**  
POPULOUS CITY  
IN ARIZONA

**75K**  
PER YEAR MEDIAN  
HOUSEHOLD INCOME



## 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. Scottsdale has three distinct districts. South Scottsdale, which encompasses Old Town Scottsdale, is the premier entertainment and tourism segment. South Scottsdale features hundreds of restaurants and bars, the 1.6-million square foot Scottsdale Fashion Square Mall (tenants include Neiman Marcus, Barney's New York and Tiffany).

Central Scottsdale is the affluent residential and business hub in Scottsdale, with master-planned communities such as Gainey Ranch, McCormick Ranch and Scottsdale Ranch, that have thousands of residents, as well as 200,000 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. These projects surround one of the larger retail projects in Scottsdale, the 950,000-square foot Pavilions shopping center located at the Loop 101 and Indian Bend Road.



## PIMA CENTER HIGHLIGHTS

**232 ACRE MIXED-USE,  
FULLY INTEGRATED  
CAMPUS IN THE  
HEART OF SCOTTSDALE**

**3.7K**  
CURRENT  
TOTAL EMPLOYEES

**7,500** TOTAL ON  
CAMPUS EMPLOYEES  
IN THE NEXT 36 MONTHS  
\*ESTIMATED

**1.4M**  
OF EXISTING  
MIXED-USE CAMPUS





## PRIME LOCATION OVERVIEW

Many of the residents in Central Scottsdale live, work and play in this immediate trade area. The Central Scottsdale submarket features approximately 7 million square feet of office space—buildings are located along Scottsdale Road, Hayden Road, Shea Boulevard and the Loop 101—and the primary expansion areas surround the Salt River Pima-Maricopa Indian Community.

Recent developments on the reservation include the 496-room Talking Stick Resort, Top Golf and the Salt River Fields sports complex. These projects surround one of the larger retail projects in Scottsdale, the 950,000-square foot Pavilions shopping center located at the Loop 101 and Indian Bend Road. The area is amenity-rich, with a number of local restaurants and bars that cater to the needs of both the local residential population as well as the daytime employees that work in the area during the week. The area is also well-suited to accommodate the high-end business or recreational traveler. In addition to the Talking Stick Resort, Central Scottsdale also includes the 493-room Hyatt Regency Scottsdale Resort & Spa at Gainey Ranch.



**7** **2.5M SF**  
OF MIXED-USE CAMPUS  
PROJECTED  
IN THE NEXT **24**  
MONTHS  
\*ESTIMATED

**TOPGOLF**  
ATTENDEES IN 2015  
**435,000**

**BUTTERFLY**  
WONDERLAND  
A rainforest experience.  
ANNUAL VISITORS  
**600,000**

**ODYSEA**  
AQUARIUM  
ANTICIPATED  
**2M** ANNUAL VISITORS

**SALT RIVER FIELDS**  
AT TALKING STICK  
ANNUAL VISITORS  
**400,000**

**TALKING STICK**  
RESORT  
**98,000 SF**  
CASINO  
AND **496**  
GUEST ROOMS



## PRIME PADS/ RETAIL SHOP SPACE OPPORTUNITY AT THE BLOCK AT PIMA CENTER

*The Block at Pima Center offers a very unique retail opportunity located on "main and main" in Central Scottsdale.*

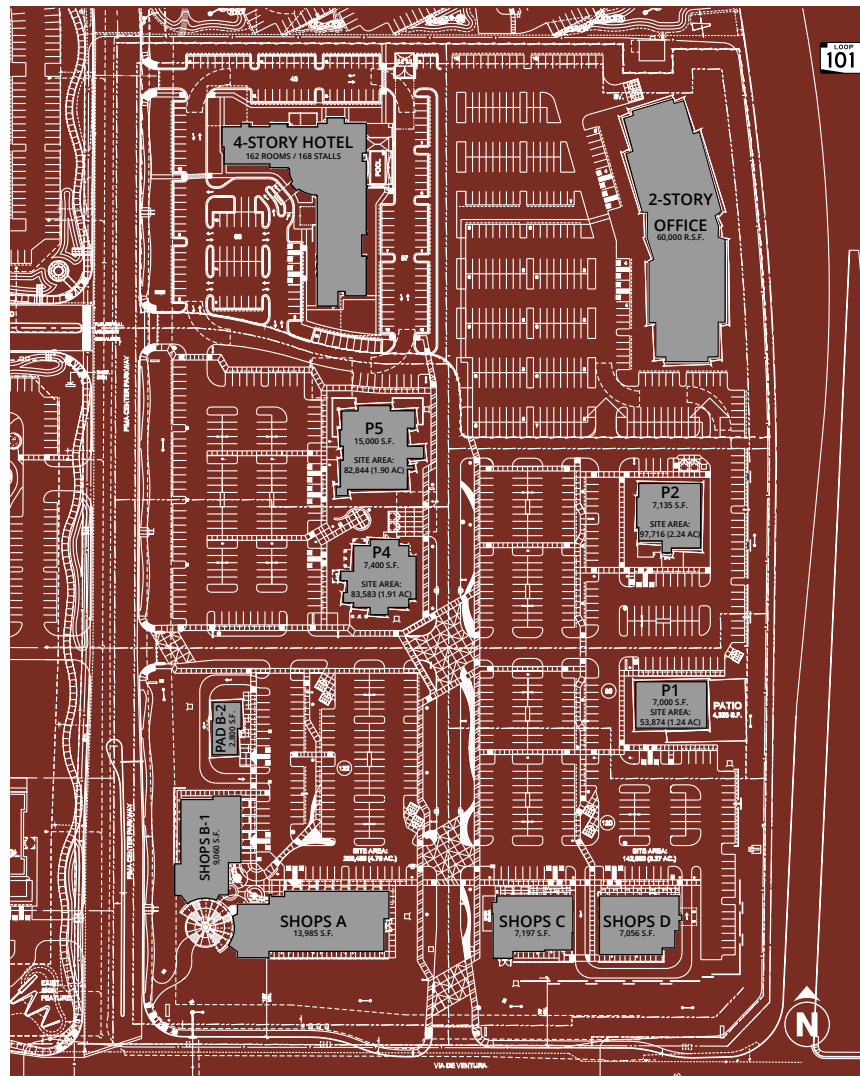
## THE BLOCK AT PIMA CENTER HIGHLIGHTS



**60,000 SF OF RETAIL  
ON 12 ACRES**



**DEDICATED RETAIL  
FREEWAY PYLON SIGNAGE  
OPPORTUNITY LOCATED DIRECTLY  
ALONG THE LOOP 101**







# THE BLOCK

AT PIMACENTER

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\*All site plans are proposed

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