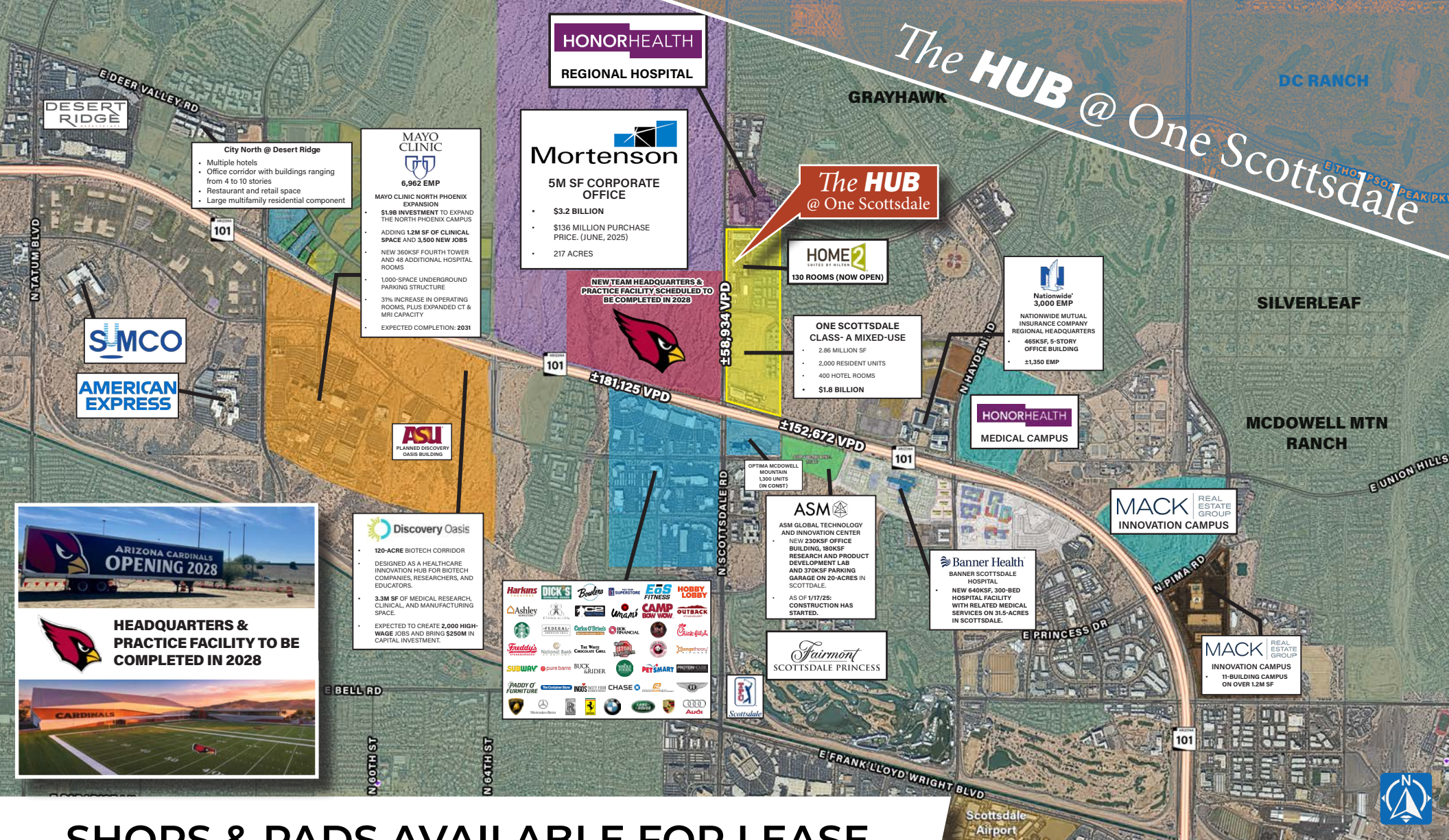




SHOPS & PADS AVAILABLE FOR LEASE

NEC

SCOTTSDALE RD & LEGACY BLVD

SCOTTSDALE RD & LEGACY BLVD | SCOTTSDALE, AZ





5M SF CORPORATE OFFICE

- \$3.2 BILLION
- \$136 MILLION PURCHASE PRICE. (JUNE, 2025)
- 217 ACRES

The **HUB** @ One Scottsdale

ONE SCOTTSDALE CLASS- A MIXED-USE

- 2.86 MILLION SF
- 2,000 RESIDENT UNITS
- 400 HOTEL ROOMS
- \$1.8 BILLION



**NEW TEAM HEADQUARTERS
& PRACTICE FACILITY
SCHEDULED TO BE
COMPLETED IN 2028**



- 120-ACRE BIOTECH CORRIDOR
- DESIGNED AS A HEALTHCARE INNOVATION HUB FOR BIOTECH COMPANIES, RESEARCHERS, AND EDUCATORS.
- 3.3M SF OF MEDICAL RESEARCH, CLINICAL, AND MANUFACTURING SPACE.
- EXPECTED TO CREATE 2,000 HIGH-WAGE JOBS AND BRING \$250M IN CAPITAL INVESTMENT.

**CLEARWATER
MAYO BLVD
164 UNITS**

**MAXWELL
ON 66TH
349 UNITS**

**NINETY DEGREES
PARADISE RIDGE
337 UNITS**

**CAMDEN
NORTH END
784 UNITS**

**KABOB
PINO
bop + grill
TC**

Harkins

**CAMP
NEW YORK**

**Orange theory
SUBWAY
pure barre**

LIFETIME

MAYO BLVD

**THE VIEW
AT CASCADE
187 UNITS**

PEPSI MAX

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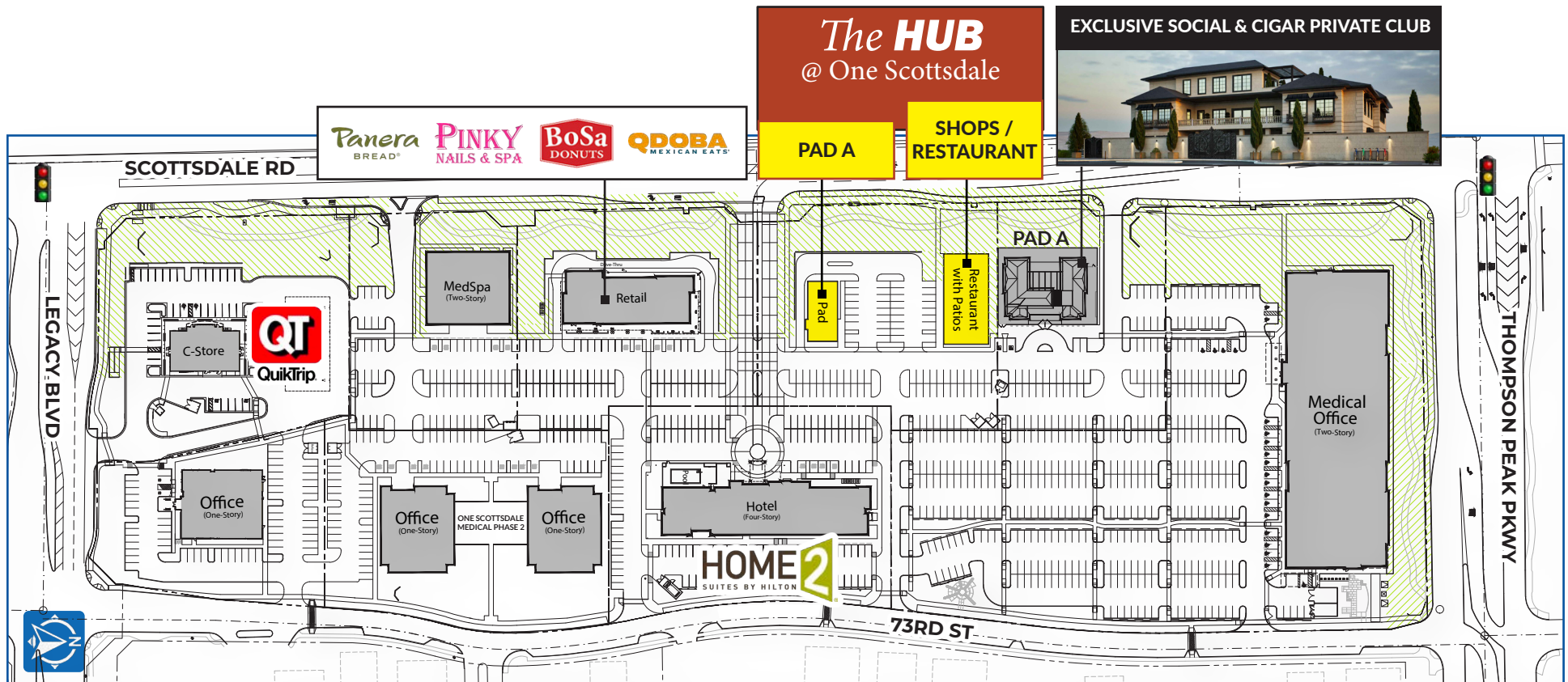
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SITE PLAN

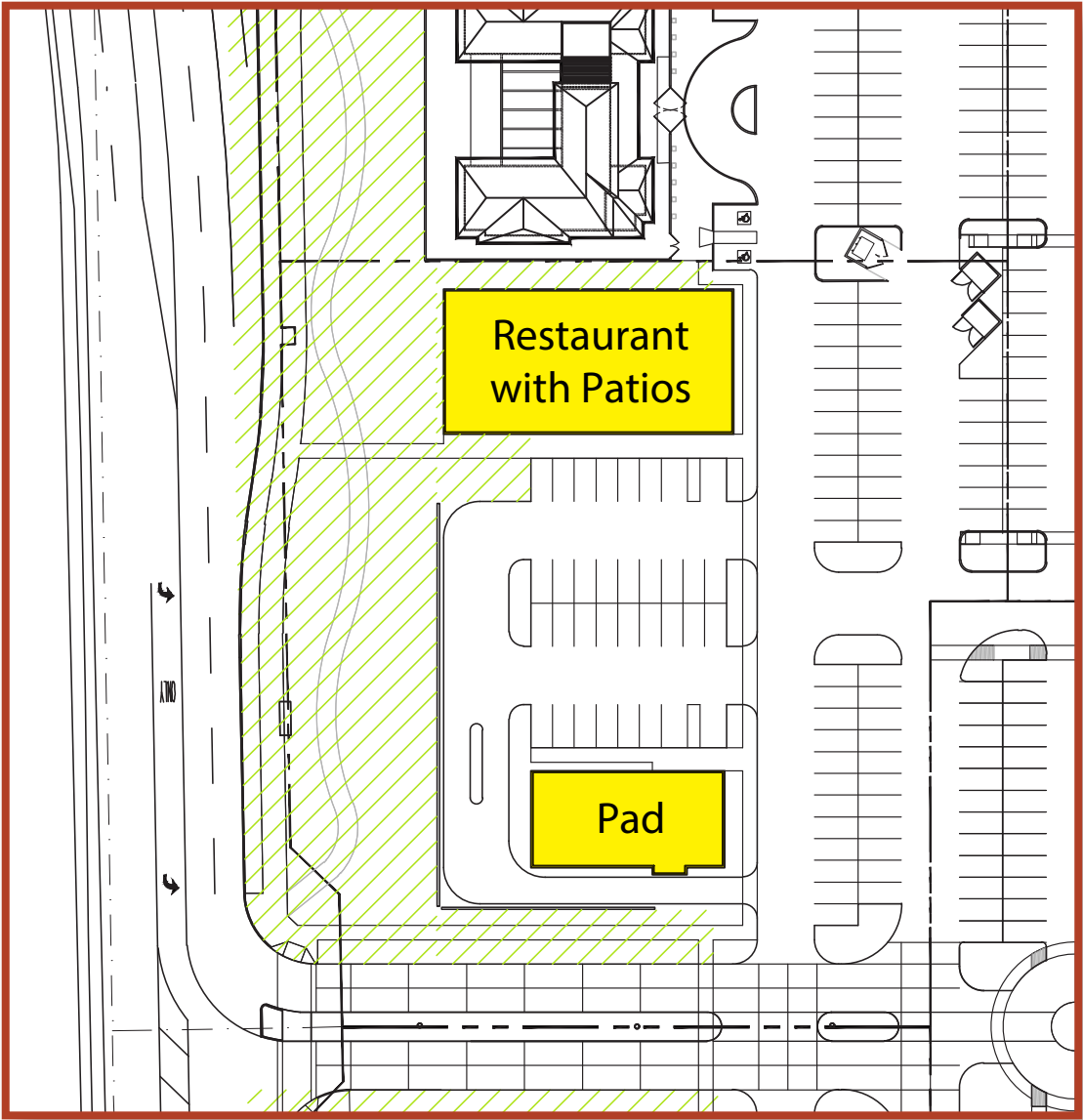


ONE SCOTTSDALE MEDICAL	±100,000 SF
PAD A - AVAILABLE	±9,000 SF
PAD A - AVAILABLE	±3,200 SF
SHOPS / RESTAURANT - AVAILABLE	±7,500 SF
HOTEL PARCEL	±66,800 SF

SHOPS B - RETAIL	±10,700 SF
MEDSPA	±17,000 SF
OFFICE PARCEL B	±45,000 SF
C-STORE PAD	±4,993 SF

TOTAL OFFICE AREA	248,000 GSF
TOTAL PARK PROVIDED	1,125 GSF
TOTAL RETAIL AREA	38,600 GSF
TOTAL PARKING	318
TOTAL AREA	27.87 ACRES GROSS
HOTEL	66,800 GSF (130 ROOMS)

SITE PLAN



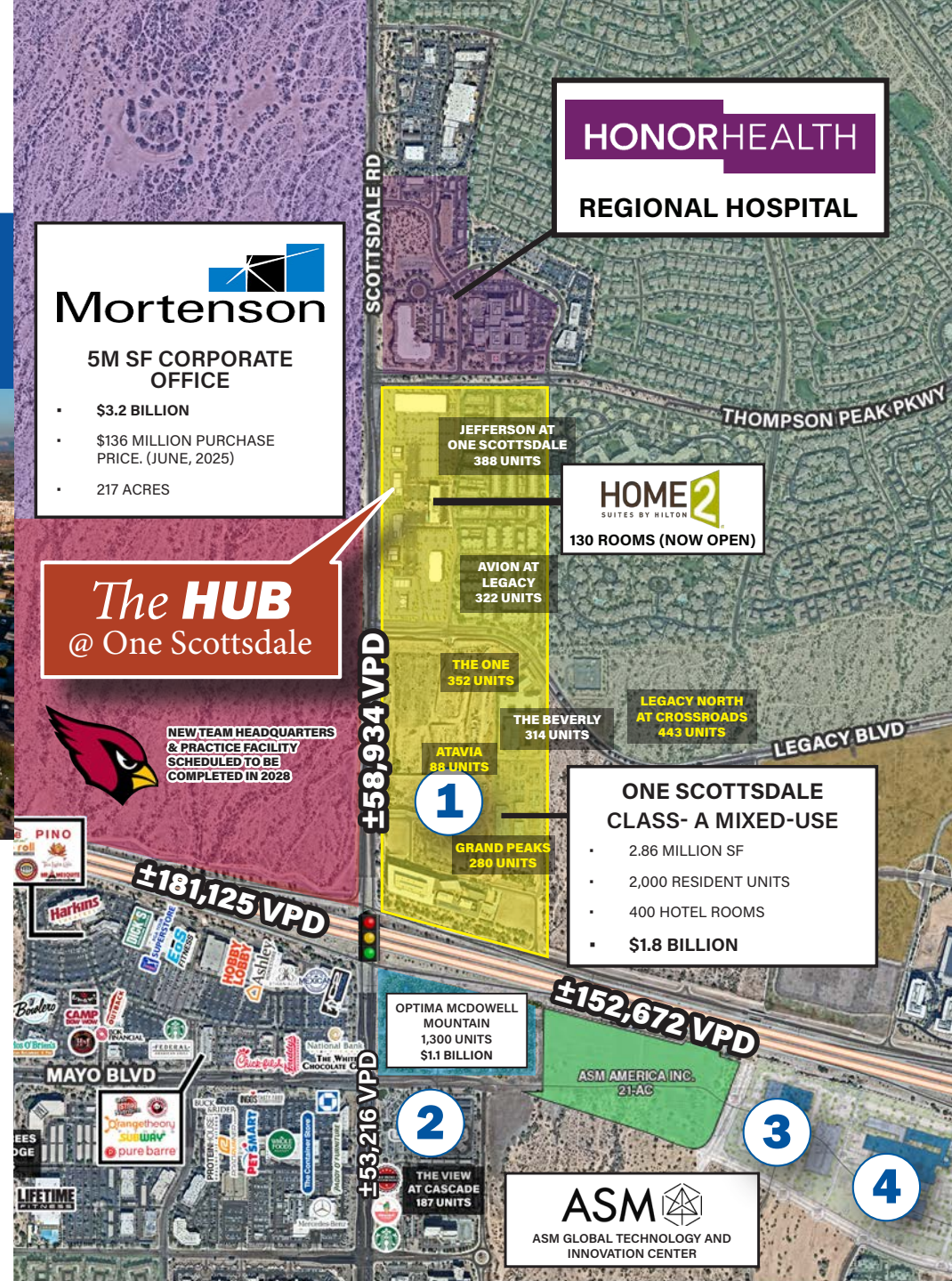
HOUSING UNITS

±6,800

Housing Units In
Immediate Trade Area
±2,700 Coming Online



- 1 One Scottsdale | Belgravia Phase 1 & 2
(Under Construction) | 1,178 Units (314 Multi-Family Units)
- 2 Optima McDowell Mountain Village
(Under Construction) | 1,330 Multi-Family Units
- 3 San Bellara Apartments
180 Unit Apts
- 4 San Artes Multi-Family Development
552 Multi-Family Units



North Scottsdale

#1 Best City To Retire In USA

(Niche, 2025)

#1 Best City To Find A Job In USA

(WalletHub, 2025)

#8 Most Happiest Places In USA

(WalletHub, 2025)

EVENTS & ATTRACTIONS

Waste Management Phoenix Open	719,179 attendees
Barrett-Jackson Car Auction	±500,000 attendees
Westworld of Scottsdale	900,000 attendees at various events
Odysea Aquarium	Estimated for 2,000,000 visitors per year
TopGolf	500,000 visitors per year
Butterfly Wonderland	600,000 visitors per year
Salt River Fields at Talking Stick	317,297 attendees for Spring Training MLB
Taliesin West (Frank Lloyd Wright home)	100,000 visitors per year
Russo and Steele Car Auction	60,000 in attendees yearly
Arizona Bike Week	85,000 attendees & 208 official vendors



51 GOLF COURSES

in the nearby scottsdale area. Two annual golf tournaments: Waste Management Phoenix Open (PGA) and JTBC Founders Cup (LPGA) are held about 2 miles from the site.



4.9 MILLION DOMESTIC OVERNIGHT VISITORS



#1 BEST FOR TOURIST TO SHOP & DINE

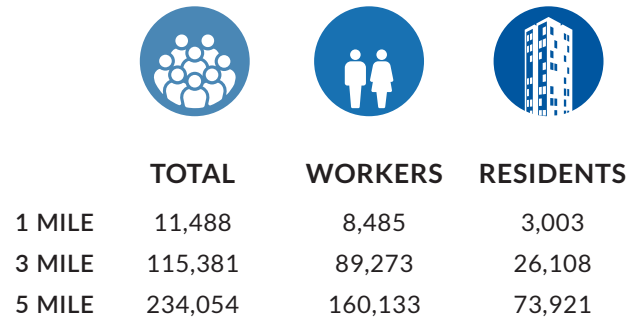
High-end shopping centers of Kierland Commons, Scottsdale Quarter, and The Promenade, local residents and tourists travel to this area to spend.



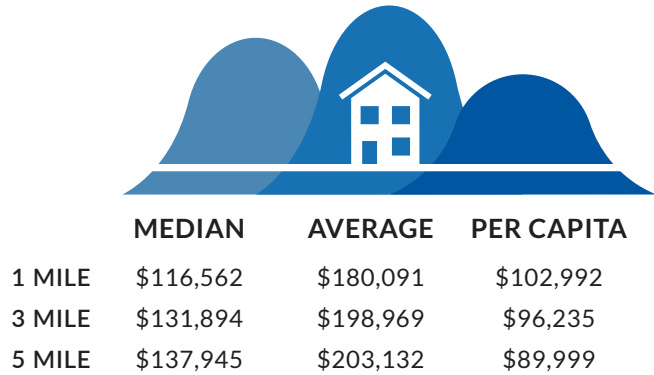
DEMOGRAPHICS

2026 ESRI

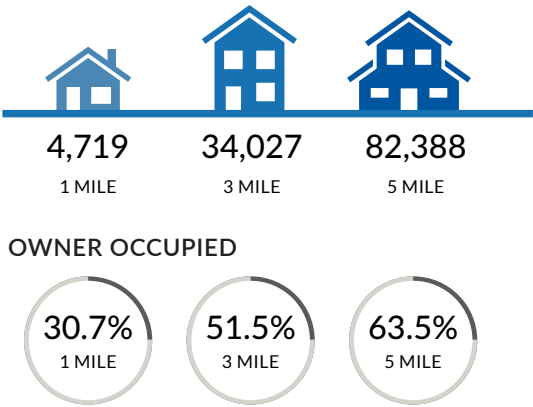
2026 DAYTIME POPULATION



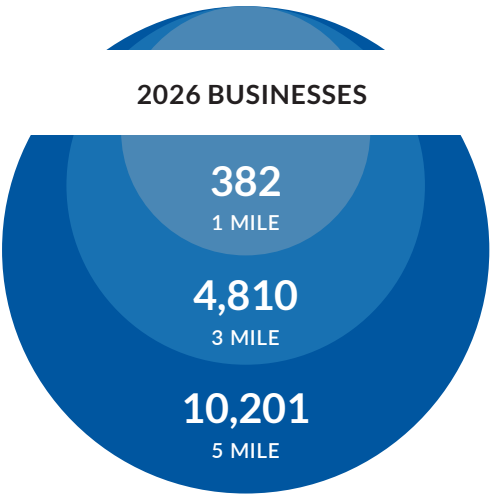
2026 HOUSEHOLD INCOMES



2026 HOUSING UNITS



2026 BUSINESSES



2026 POPULATION

1 MILE

3 MILE

5 MILE

2031 POPULATION

8,017

62,094

172,827

2026 HOUSEHOLDS

1 MILE

3 MILE

5 MILE

2031 HOUSEHOLDS

4,935

31,535

78,237



The **HUB** @ One Scottsdale

EXCLUSIVELY LISTED BY

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CAMERON WARREN

(602) 288.3471
cwarren@pcaemail.com

GREG LAING

(602) 734.7207
glaing@pcaemail.com



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