

the Sydney

SCOTTSDALE'S HOTTEST NEW MIXED-USE DESTINATION

Located at the SEC of
Loop 101 and Pima Road



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Exclusively Listed By:

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FULLY EXECUTED

AT LEASE

AT LOI

AVAILABLE



the Sydney

site plan

100,000 SF
Available for
Lease

PAD / RETAIL /
RESTAURANT
BUILDINGS

Join Signed Tenants:

あたし横丁
ATASHI YOKOCHO



SCREAM
GELATO

REVERB
BY HARD ROCK

THE
RUSTIC

CITY WINERY





aerial | south view

REVERB
BY HARD ROCK

E PIMA CENTER PKWY

HONORHEALTH

PICKLE
AND Social

あたし横丁
ATASHI YOKOCHO



I SCREAM
GELATO

CITY WINERY

the
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THE
RUSTIC

165,919 VPD



21,159 VPD

N PIMA RD



Located Along Scottsdale's Loop 101 Entertainment Corridor!

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aerial | north view



Located Along Scottsdale's Loop 101 Entertainment Corridor!

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building
perspectives



**THE
RUSTIC**

**KITCHEN
BACKYARD
BAR
LIVE MUSIC**





Craft Food
Signature Drinks
Live Entertainment
World-Class Indoor
& Outdoor
Pickleball Courts

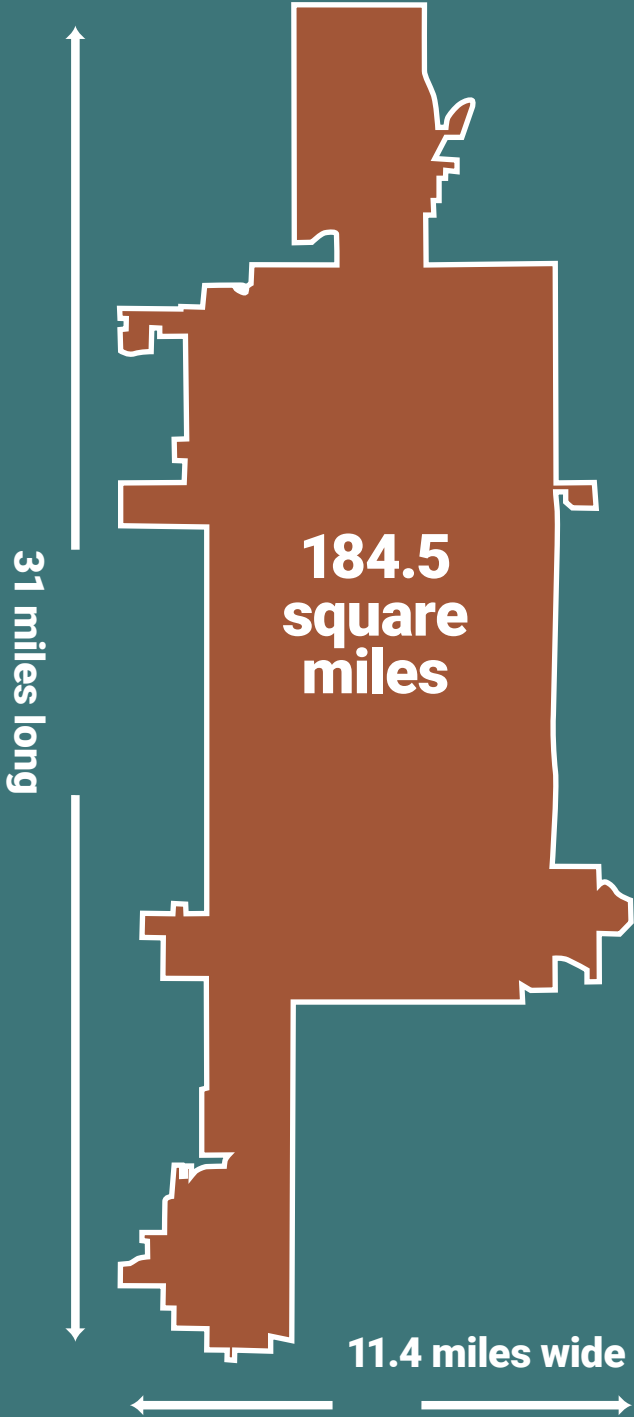
building perspectives



SCOTTSDALE 101 CORRIDOR

Scottsdale is the 48th largest city
in the U.S. by area.

U.S. Census Bureau Quickfacts and City of Scottsdale



property summary

LOCATION: SEC Loop 101 & Pima Road
Scottsdale, Arizona

GROSS ACRES: 26.41

AVAILABLE: 100,000 SF Buildable

EXISTING ZONING: C3 (General Commercial)
Pima Center

LOCATION HIGHLIGHTS

- ▶ Highly-visible mixed-use development on Scottsdale's 101 Corridor; Office, Retail, Restaurant & Entertainment
- ▶ Neighboring hot spots include Talking Stick Resort, Top Golf, Great Wolf Lodge, Salt River Baseball Fields, Medieval Times, OdySea Aquarium & Arizona Boardwalk
- ▶ The Loop 101 corridor benefits from one of Arizona's strongest tourism markets. Scottsdale attracted more than 11 million visitors in 2024, generating \$3.7 billion in economic impact and drawing nearly 6.6 million overnight visitors, creating year-round demand for retail, dining and entertainment
- ▶ Surrounded by upscale residential communities including McCormick Ranch, Scottsdale Ranch, Gainey Ranch, Shea Corridor & Cactus Corridor
- ▶ Average Household Incomes of approximately \$201,387 within a three-mile radius
- ▶ Scottsdale is the 7th largest city in Arizona and the 10th safest city in America
- ▶ Join Reverb by Hard Rock, The Rustic and Pickle & Social



Scottsdale's Hottest New Mixed-Use Destination



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



the
Sydney by Night

demographics 2026



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$382.25 M	\$3.11 B	\$8.38 B
Total Non-Retail	\$195.91 M	\$1.61 B	\$4.35 B
Total Retail	\$186.34 M	\$1.50 B	\$4.03 B
Entertainment	\$18.05 M	\$145.68 M	\$393.55 M
Food Away from Home	\$18.12 M	\$146.84 M	\$396.34 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$8,655	\$9,290	\$9,293
Total Non-Retail	\$4,436	\$4,813	\$4,825
Total Retail	\$4,219	\$4,477	\$4,468
Entertainment	\$409	\$435	\$436
Food Away from Home	\$410	\$438	\$439

DEMOGRAPHICS 2026

	1 MILE	3 MILE	5 MILE
POPULATION (2026)	6,935	56,092	151,671
PROJECTED POPULATION (2031)	6,605	54,308	148,405
AVG HH INCOME	\$178,644	\$201,387	\$205,212
DAYTIME POPULATION	24,154	81,463	209,887
MEDIAN AGE	50.0	49.6	46.9
TOTAL BUSINESSES	1,904	7,795	19,120

Source: Sites USA

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A PREMIER DEVELOPMENT BY:



ABOUT PALMER DEVELOPMENT GROUP

With a \$500 Million development in their pipeline, Palmer Development ranks as one of the top retail, hospitality and office development firms in the Southwest. Palmer Development specializes in intricate ground-up retail development and mixed-use development. As a leader in commercial real estate, they're known for collaborating with hotels and resorts in mixed-use projects in the Scottsdale area. Daniel Lupien, Managing Principal of Palmer Development, is a seasoned market veteran and industry expert with over 22 years of development and direct ownership experience. He has purchased, developed, managed, leased and sold more than \$6 billion of commercial real estate throughout his career.



Nationwide Real Estate Services

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