



N / NEC

SCOTTSDALE RD & LEGACY BLVD

ONE SCOTTSDALE®

PADS AVAILABLE
FOR SALE
OR LEASE



developed by





HIGHLIGHTS

Scottsdale End Cap - Q4 2023 Delivery

The entire mixed-use One Scottsdale project (Phase I and Phase II) will be comprised of approximately 2.8 million square feet of gross leasable area

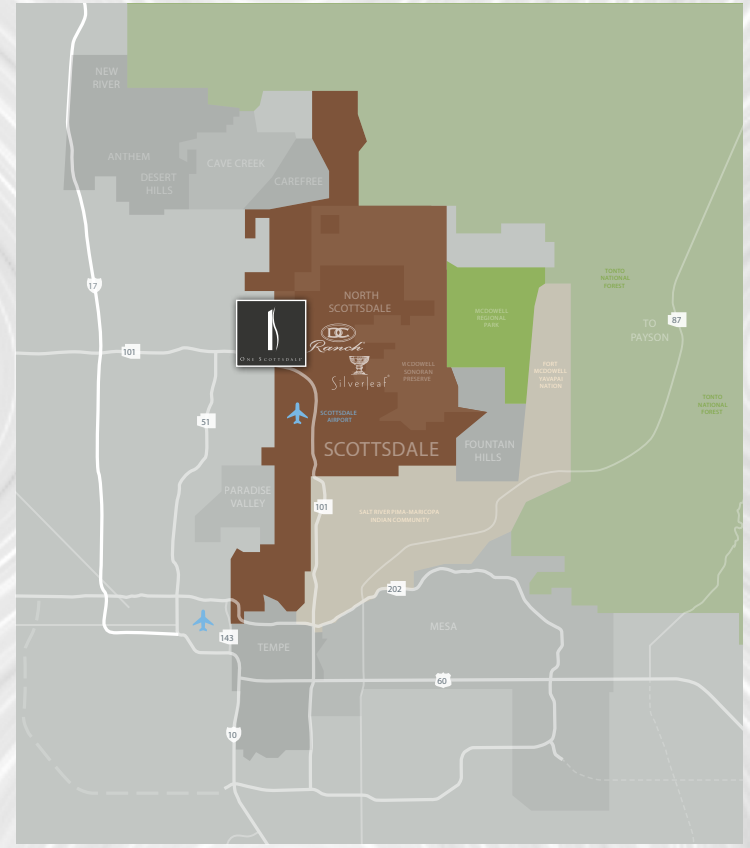
One Scottsdale has the ability to pull from a much greater trade area with the Loop 101 Freeway

575,000 square feet of office is planned on site in Phase I and approximately 58,300 employees already work within an eight-minute drive time from the entrance to One Scottsdale

Parking will be surface, with opportunity for garage parking in the evening

750 luxury apartments units on site (The Jefferson at One Scottsdale and The Jefferson at Legacy)

Adjacent to Phase II Mixed-Use One Scottsdale Project (zoned for up to 400 hotel rooms)



TRAFFIC COUNTS

SCOTTSDALE RD

N ±57,319 VPD (NB & SB)

S ±55,298 VPD (NB & SB)

LEGACY BLVD

E ±160,056 VPD (EB & WB)

W ±171,073 VPD (EB & WB)

ADOT 2023



MASTER PLAN



SITE PLAN

ONE SCOTTSDALE MEDICAL	±100,000 SF
PAD A - AVAILABLE	±9,000 SF
SHOPS A - AVAILABLE	±9,600 SF
HOTEL PARCEL	±66,800 SF
SHOPS B - RETAIL	±10,700 SF
MEDSPA	±17,000 SF
OFFICE PARCEL B - AVAILABLE	±45,000 SF
C-STORE PAD	4,993 SF

SITE INFO

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)

North Scottsdale

EVENTS & ATTRACTIONS

Waste Management Phoenix Open	719,179 attendees
Barrett-Jackson Car Auction	350,000 attendees
Westworld of Scottsdale	750,000 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	35% increase in attendees
Arizona Bike Week	70,000 attendees and 208 official vendors

#1 BEST CITY
to Retire in USA
(Niche, 2022)

#8 HIGHEST
Paying City to find a Job
(Make It, 2022)

#19 MOST
HAPPIEST
Places In USA
(In House News, 2022)



41 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.



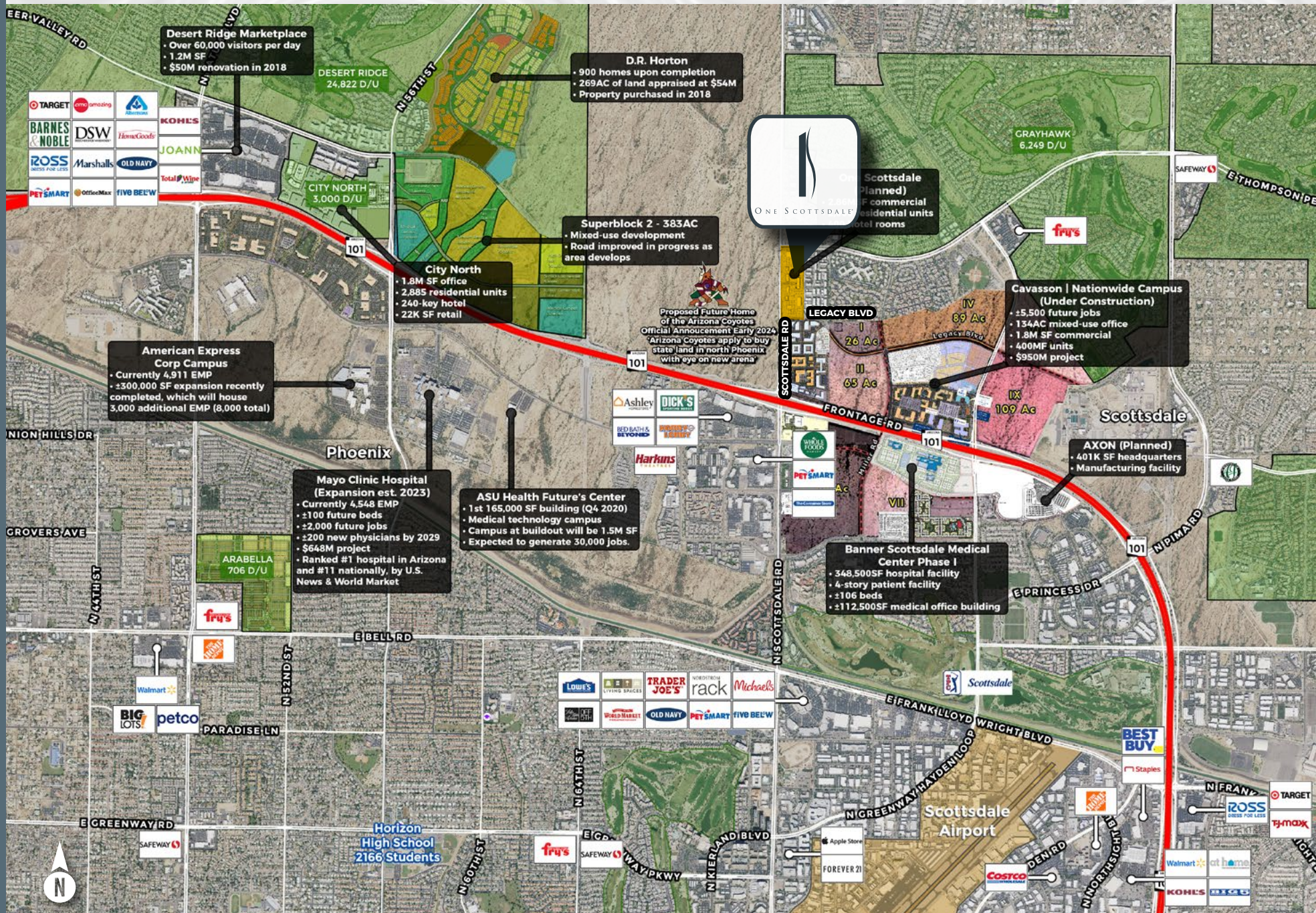
#1 BEST FOR
TOURIST TO
SHOP & DINE

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



\$4.3 MILLION
DOMESTIC
OVERTNIGHT
VISITORS

RETAIL AERIAL



HOUSING UNITS

6,800

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

- 1** One Scottsdale (Planned) - 1,178 Units (314 Multi-Family Units)
- 2** LivGenerations (Luxury Senior Community) 164 Units
- 3** Optima McDowell Mountain Village (Planned) 1,330 Multi-Family Units
- 4** San Bellara Apartments 180 Unit Apts
- 5** San Artes Multi-Family Development 552 Multi-Family Units



44,202

AVERAGE FAMILY SIZE

ESRI 2023



DEMOGRAPHICS



2023 POPULATION

1-Mile	3-Miles	5-Miles
8,243	56,070	168,295



2023 DAYTIME POPULATION

1-Mile	3-Miles	5-Miles
10,755	138,092	246,315



2023 AVERAGE MEDIAN HOUSEHOLD INCOME

1-Mile	3-Miles	5-Miles
\$99,696	\$116,023	\$114,018



2023 AVERAGE HOUSEHOLD INCOMES

1-Mile	3-Miles	5-Miles
\$127,048	\$168,349	\$165,707



HOUSEHOLD SUMMARY

1-Mile	3-Miles	5-Miles
5,032	26,696	72,671

FOOD AWAY FROM HOME OVER

\$412M

WITHIN 5-MILES

45% higher than the national average

exclusively listed by

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