

the Sydney

SCOTTSDALE'S HOTTEST NEW MIXED-USE DESTINATION

Located at the SEC of
Loop 101 and Pima Road



7339 E. McDonald Drive
Scottsdale, AZ 85250
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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:

I SCREAM
(GELATO)

あたし横丁
ATASHI YOKOCHO

THE
RUSTIC

TAPESTRY
COLLECTION
by Hilton™

CITY WINERY

PICKLE
AND
Social



aerial | south view



TAPESTRY
COLLECTION
by Hilton

E PIMA CENTER PKWY

HONORHEALTH

あたし横丁
ATASHI YOKOCHO

CITY WINERY

I SCREAM
GELATO



the
Sydney

THE
RUSTIC

165,919 VPD



21,159 VPD

N PIMA RD



Located Along Scottsdale's Loop 101 Entertainment Corridor!

the
Sydney

aerial | north view



1-TBANK
The Coffee Bean & Tea Leaf
fray's Marketplace
SUPERCUTS
ANDREOI ITALIAN GROCER
SUN DEVIL AUTO
Firestone

HONORHEALTH

the edge

SHAKE SHACK
Cafe Rio MEXICAN GRILL
True Food kitchen
BR
THAICHILL
PIZZA BOWLS

21,159 VPD

Pylon Signage

165,919 VPD

N PIMA RD

PICKLE AND Social

THE RUSTIC

ISCREAM GELATO

CITY WINERY

HONORHEALTH

TAPESTRY COLLECTION by Hilton

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E PIMA CENTER PKWY

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Located Along Scottsdale's Loop 101 Entertainment Corridor!

building
perspectives



**THE
RUSTIC**

**KITCHEN
BACKYARD
BAR
LIVE MUSIC**





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

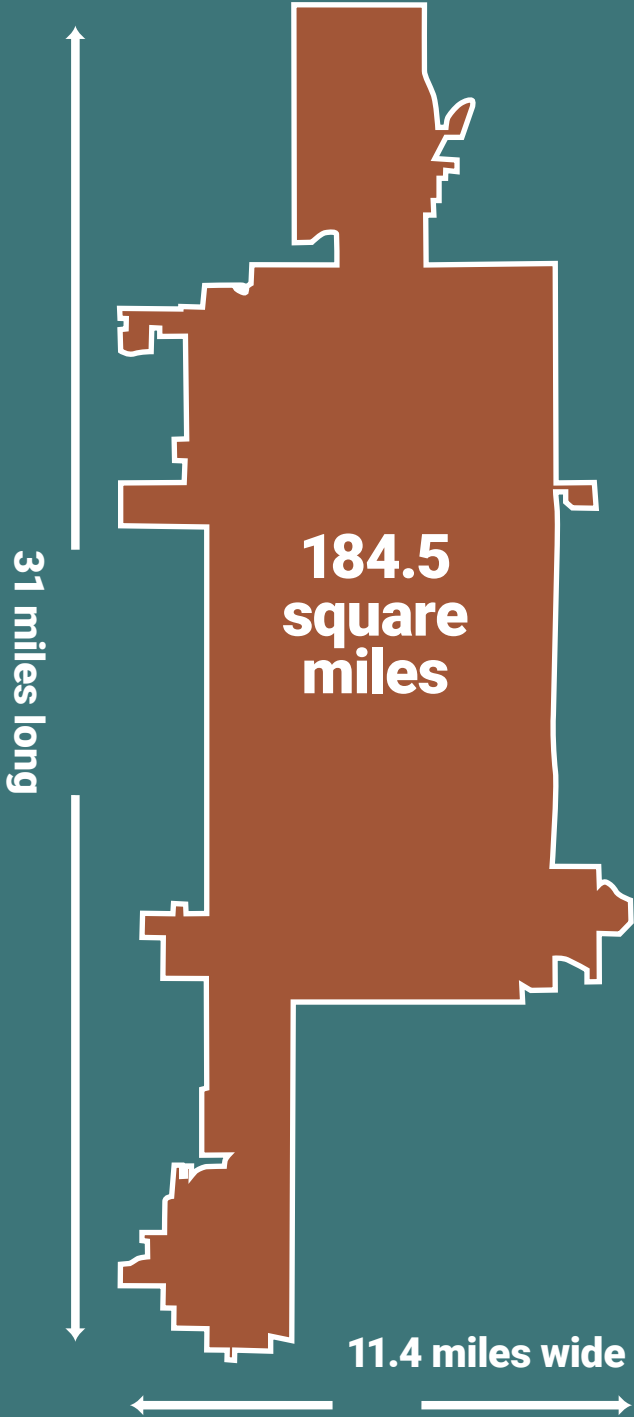
building perspectives



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
- ▶ Area tourism in 2023 attracted 4.8 Million Domestic Overnight Visitors and 1 Million International Overnight Visitors with approximately \$4.6 Billion in annual spending
- ▶ Surrounded by upscale residential communities including McCormick Ranch, Scottsdale Ranch, Gainey Ranch, Shea Corridor & Cactus Corridor
- ▶ Average Household Incomes of approximately \$160,570 within a three-mile radius
- ▶ Scottsdale is the 7th largest city in Arizona and the 10th safest city in America
- ▶ Join Tapestry by Hilton, 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 2025



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$433.30 M	\$3.53 B	\$9.21 B
Total Non-Retail	\$226.94 M	\$1.86 B	\$4.88 B
Total Retail	\$206.36 M	\$1.68 B	\$4.34 B
Entertainment	\$24.03 M	\$194.43 M	\$507.84 M
Food & Beverages	\$44.69 M	\$359.57 M	\$939.33 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$9,860	\$10,236	\$10,306
Total Non-Retail	\$5,164	\$5,380	\$5,453
Total Retail	\$4,696	\$4,856	\$4,853
Entertainment	\$547	\$564	\$568
Food & Beverages	\$1,017	\$1,042	\$1,050

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,029	58,706	153,611
PROJECTED POPULATION (2030)	6,882	57,402	150,667
AVG HH INCOME	\$161,974	\$179,588	\$187,197
DAYTIME POPULATION	23,604	81,075	203,858
MEDIAN AGE	50.1	49.8	46.9
TOTAL BUSINESSES	1,895	7,811	19,203

Source: Sites USA



Nationwide Real Estate Services

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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.



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