

# optima McDowell Mountain™

**DE RITO PARTNERS, INC**

Restaurant & Retail Space Fronting on Scottsdale Road Available for Lease

Prime North Scottsdale Location at Southeast Corner Intersection of Scottsdale Road  
& Loop 101 Freeway Scottsdale, Arizona 85255

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**Optima Business Suites**

**BUILDING 7210 5,888 NSF AVAILABLE 4Q2027**

**BUILDING 7210 13,260 NSF AVAILABLE 4Q2027**

**Retail Plaza**

**BUILDING 7220 5,249 NSF AVAILABLE NOW**

**N Scottsdale Road**

# Final Development Phasing & Timing Plans

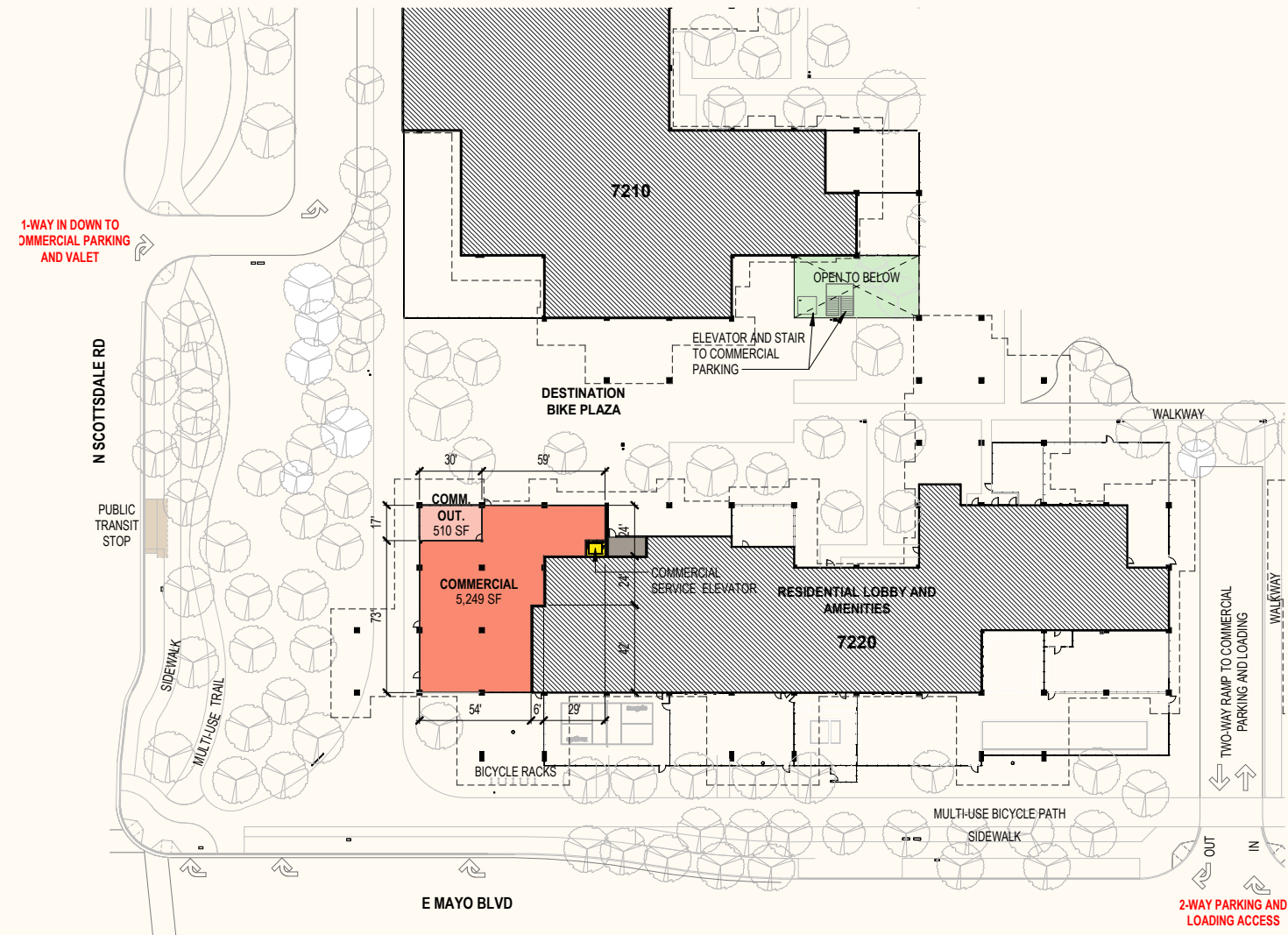
- > Up to 1,300 Residential Units Across 6 Buildings
- > 18,509 Net SF of Flagship Commercial Space Available in the Optima McDowell Mountain Development
  - > 5,249 Net SF of Commercial Space (plus over 500 SF outdoor space) in 7220 Optima McDowell Mountain (Available Now)
  - > 13,260 Net SF of Commercial Space (plus over 3,500 SF outdoor space) in 7210 Optima McDowell Mountain (4Q 2027 Delivery)
  - > These are the Only Commercial Space Opportunities in the Entire Development
- > 5,888 Net SF of Business Suite Space in 7210 Optima McDowell Mountain (4Q 2027 Delivery)

Building	Phase	Residential Units	Type	Net Commercial/Office Space (sf)	Estimated Start / Delivery
7220	1	210	Apts	5,249	4Q 2023 / 3Q 2025
7230	2	196	Condos	0	2Q 2025 / 1Q 2027
7210	3	231	Apts	19,148	1Q 2026 / 4Q 2027
7260	4	203	Apts	0	1Q 2027 / 4Q 2028
7250	5	203	Apts	0	1Q 2028 / 4Q 2029
7240	6	203	Condos	0	2Q 2028 / 1Q 2030

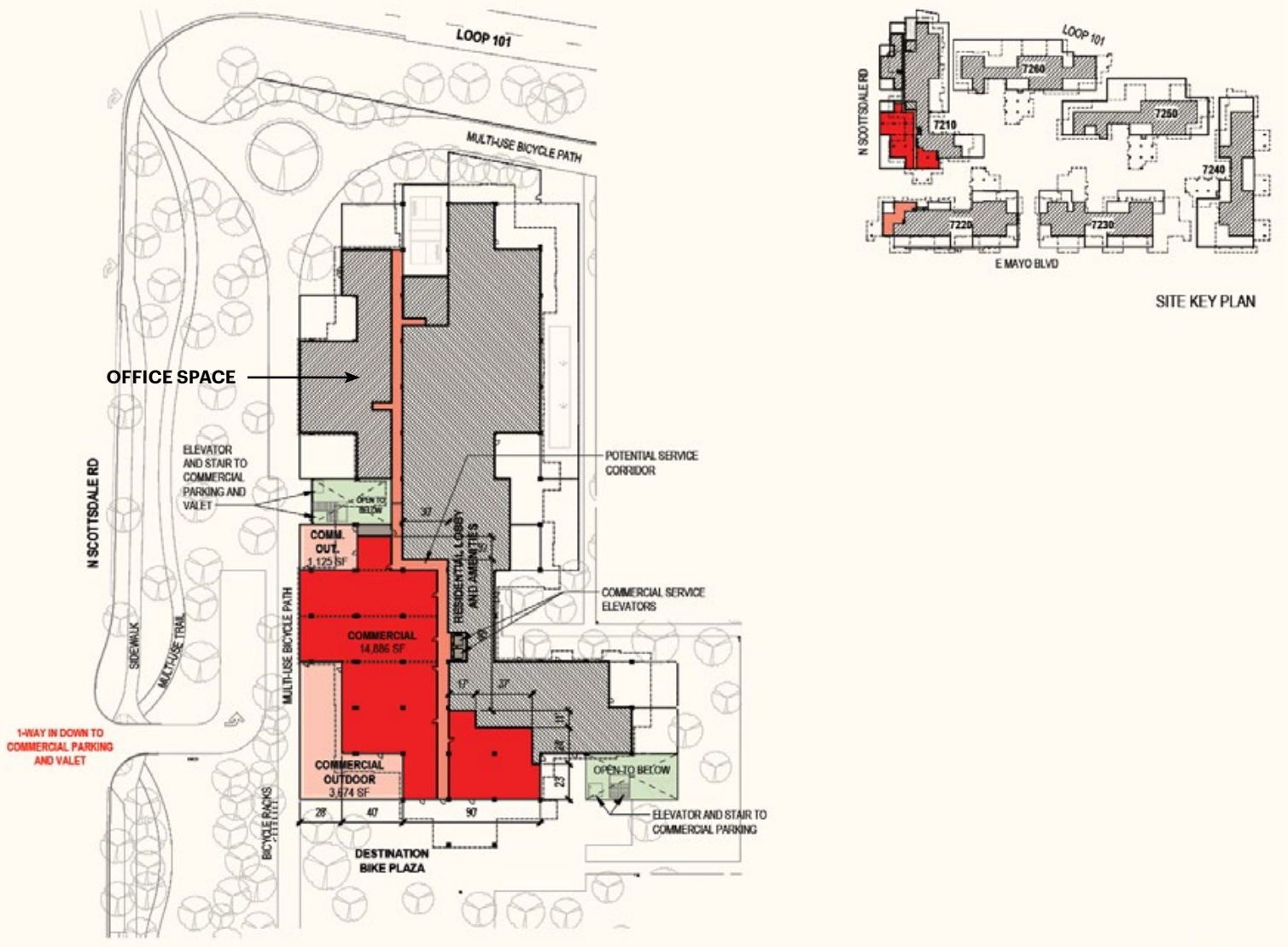


# Development Commercial Plans

## Development Commercial Plan - 7220 Grade Level (Available Now)



## Final Development Commercial Plan - 7210 Grade Level



# About Optima McDowell Mountain Commercial Opportunity

- > Trophy hard-corner site: NEC of Scottsdale Rd & Mayo Blvd with high-impact Loop 101 visibility
- > Prime Scottsdale Road Exposure: Exceptional visibility and access along one of Scottsdale’s most trafficked corridors with over 230,000 vehicles passing daily
- > 2.2M+ SF of luxury retail, signature restaurants, and services within one mile

## ABOUT OPTIMA MCDOWELL MOUNTAIN

Located within the Optima McDowell Mountain development comprised of six residential towers containing up to 1,300 residential units, this premier commercial space is situated among a significant, affluent customer base.

Optima McDowell Mountain is comprised of six (6) 8-story concrete-framed condominium and apartment buildings that represent Optima’s award-winning architecture and construction. The project is designed to create an environmentally friendly residential neighborhood that enhances the burgeoning area of North Scottsdale and the Greater Scottsdale Airpark. The development includes over 75% open space on grade level, or 14 acres, and a bicycle path encompassing the development that connects to the City of Scottsdale Bicycle System. The grade level open space includes calisthenics areas, putting green, seating, lounge areas, and an expansive plaza.

## COMPELLING DEMOGRAPHICS

Optima McDowell Mountain provides a live, work, play environment that will appeal to a wide range of renters and buyers drawn to the architecture, convenient onsite commercial offerings, active lifestyle, as well as its premier Scottsdale location. The demographics of Optima McDowell Mountain is similar to Optima Kierland®, which is located just 2.5 miles to the south and will range in age from 25-75+, have household composition varying from singles to empty nesters to families, and relocate both locally and from across the nation.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	10,120	63,145	179,884
Projected Population (2030)	11,172	67,669	181,664
Estimated Avg. Household Income (2025)	\$129,768	\$174,399	\$183,29
Projected Avg. Household Income (2030)	\$126,848	\$169,808	\$179,808
Average Household Size	1.6	2.2	2.4
Total Daytime Employees	5,275	96,023	145,681
Median Age	40.0	43.8	43.9

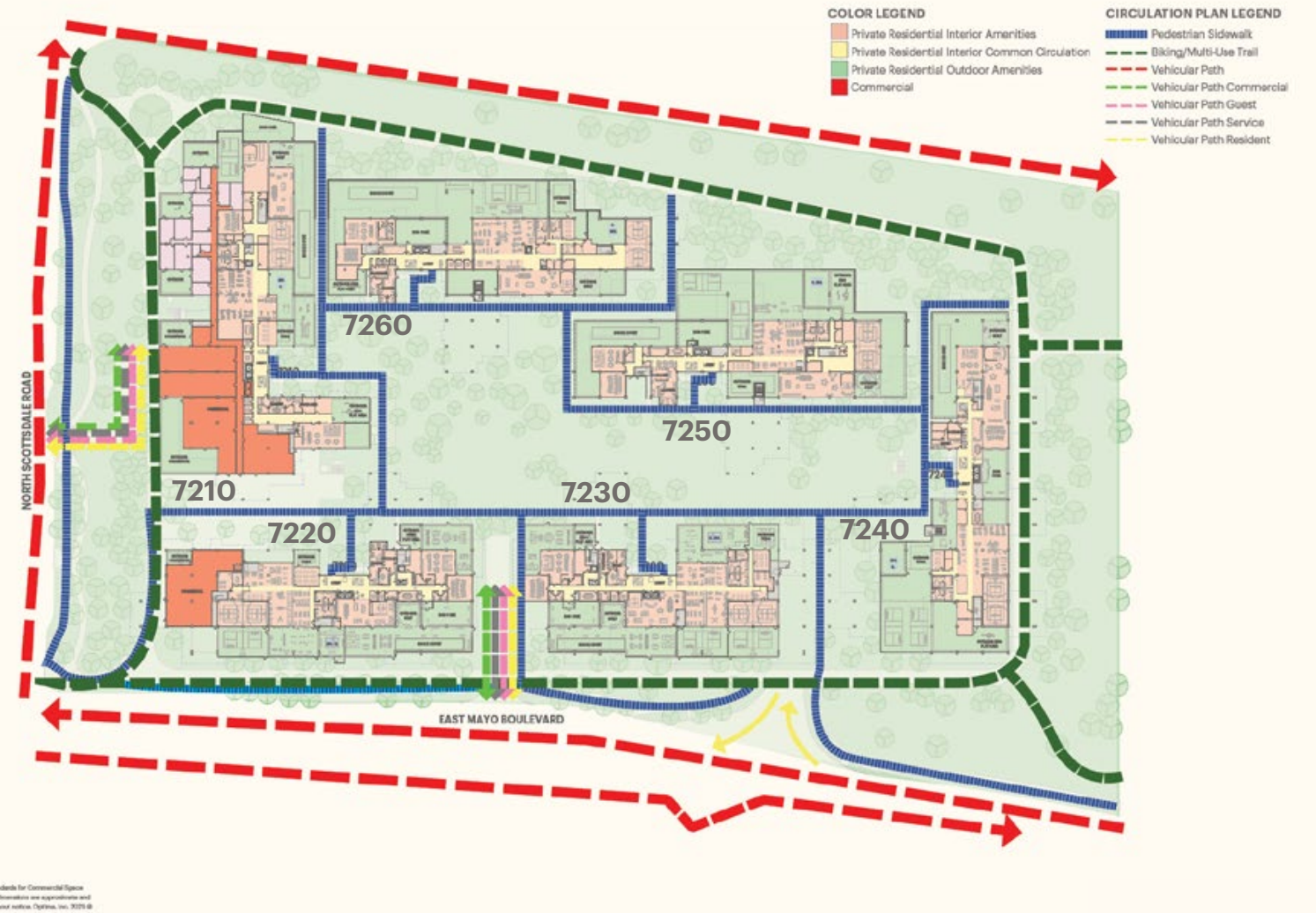
Source: Regis/Sites USA, 2025



Buildings 7210 and 7220

# Site Access & Circulation - Phases 1 & 2

- > Parking entry from E. Mayo Blvd. in the middle of the site (as shown by the green, grey, pink, and yellow arrows in the image to the right)
- > Parking entry also from northbound lanes of N. Scottsdale Rd. in the middle of the site (upon completion of 7210 in 4Q 2027).

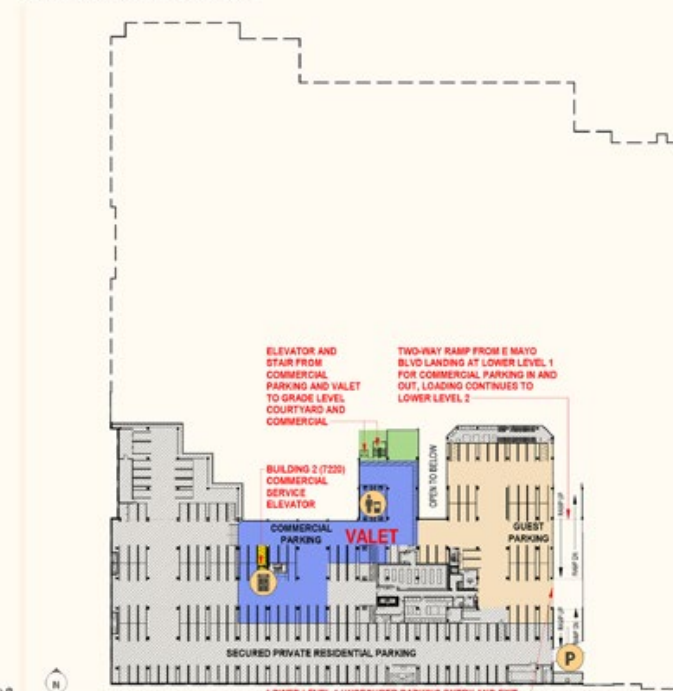


## Phase 1 (7220) Final Development Vehicular Circulation & Parking Plan

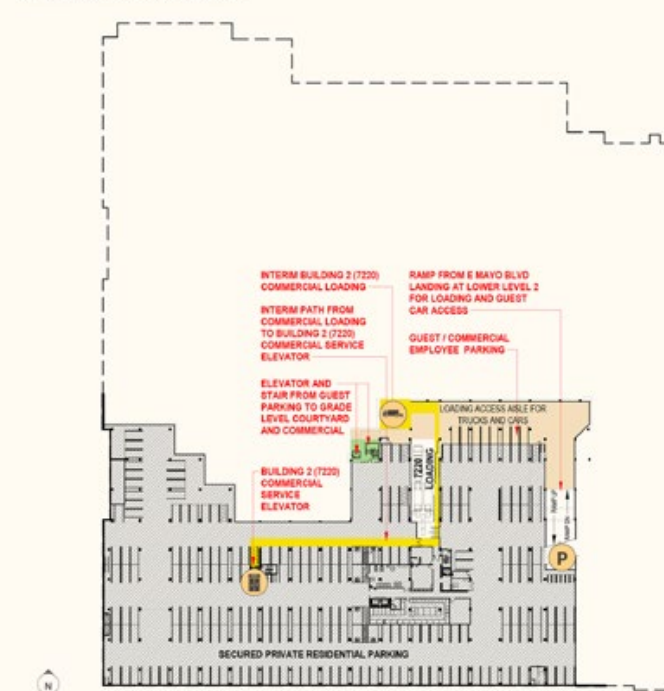
> Approximately 55 parking spaces for public commercial/guest use.



### Lower Level 1 Plan



### Lower Level 2 Plan

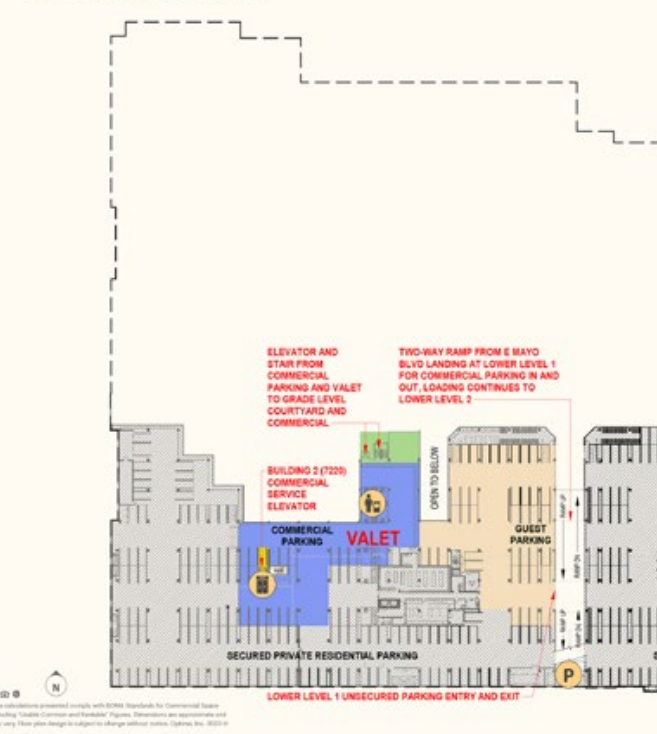


## Phase 2 (7230) Final Development Vehicular Circulation & Parking Plan

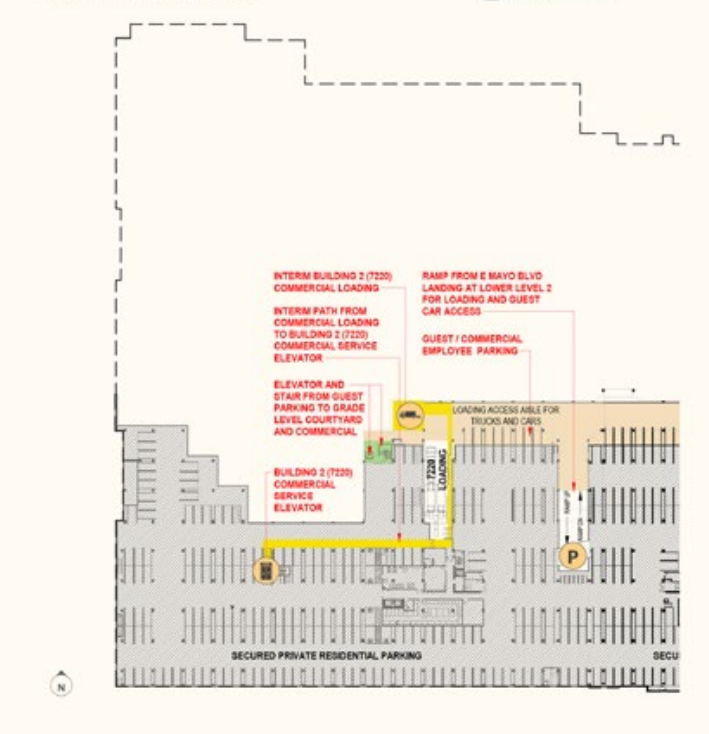
> Approximately 88 parking spaces for public commercial/guest use.



### Lower Level 1 Plan



### Lower Level 2 Plan



# Site Access & Circulation - Phase 3 & Final Development

> All commercial parking has been conveniently centralized in close proximity to all commercial space.

## Phase 3 (7210) Final Development Vehicular Circulation & Parking Plan

> Approximately 290 parking spaces for public commercial/guest use.

### Lower Level 1 Plan

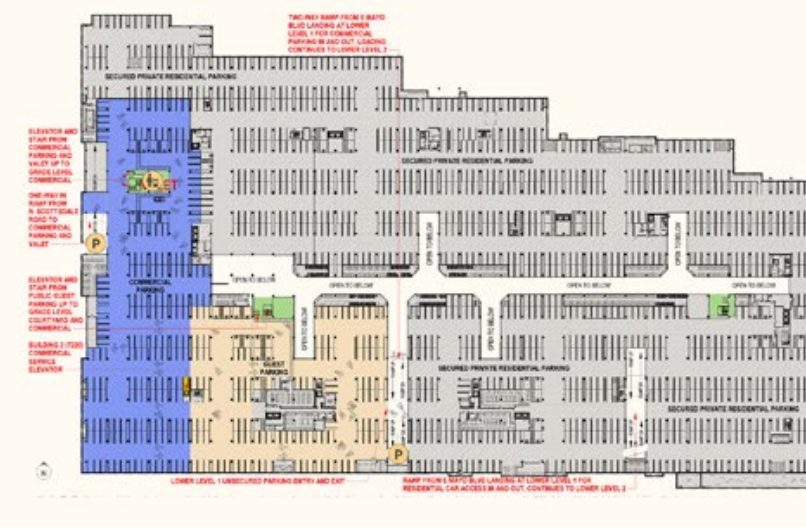


### Lower Level 2 Plan



## Final Development Vehicular Circulation & Parking Plan

### Lower Level 1 Plan



### Lower Level 2 Plan



- SYMBOL LEGEND**
- Parking Access Ramp
  - Valet
  - Service Elevator
  - Commercial Loading
- COLOR LEGEND**
- Commercial Parking
  - Public/General Guest Parking
  - Commercial Storage/Mechanical
  - Commercial B.O.H./Service Elevator
  - Public Open Space
  - Private Residential Use

- SYMBOL LEGEND**
- Parking Access Ramp
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  - Service Elevator
  - Commercial Loading
- COLOR LEGEND**
- Commercial Parking
  - Public/General Guest Parking
  - Commercial Storage/Mechanical
  - Commercial B.O.H./Service Elevator
  - Public Open Space
  - Private Residential Use



# Amenity Features

## LEVEL 1 AMENITIES

- > Lushly landscaped courtyards and tranquil walking & cycling paths
- > Fitness center with cardio and strength-training equipment, plus free weights
- > Outdoor fitness area with performance equipment
- > Group fitness area, Pilates studio, indoor & outdoor yoga studios, and locker rooms
- > Sauna and massage room with an outdoor spa lounge with spa and cold plunge
- > Two distinct outdoor entertainment spaces with kitchen, grilling stations, fire pits, and seating
- > Fully-equipped business center, conference room, and huddle rooms
- > Indoor pickleball/basketball court and outdoor pickleball arena
- > Indoor golf simulator, sports lounge, outdoor chipping & putting area, cornhole, and bocce court
- > Spacious movie theater, game room, and party room with full chef's kitchen
- > Indoor and outdoor children's play spaces
- > Pet park and pet spa

## ROOFTOP SKY DECK AMENITIES

- > Lushly landscaped rooftop vantage point with unsurpassed mountain views
- > Heated Olympic-length swimming pool
- > Sauna, spa, and cold plunge
- > Indoor & outdoor yoga studios
- > Grilling stations with outdoor kitchens
- > Outdoor table tennis and cornhole
- > Fire pits and lounge areas
- > Outdoor entertainment area with TVs
- > Outdoor bar with counter seating
- > ~1/4 mile running/walking track
- > Expansive sundeck with poolside lounge chairs



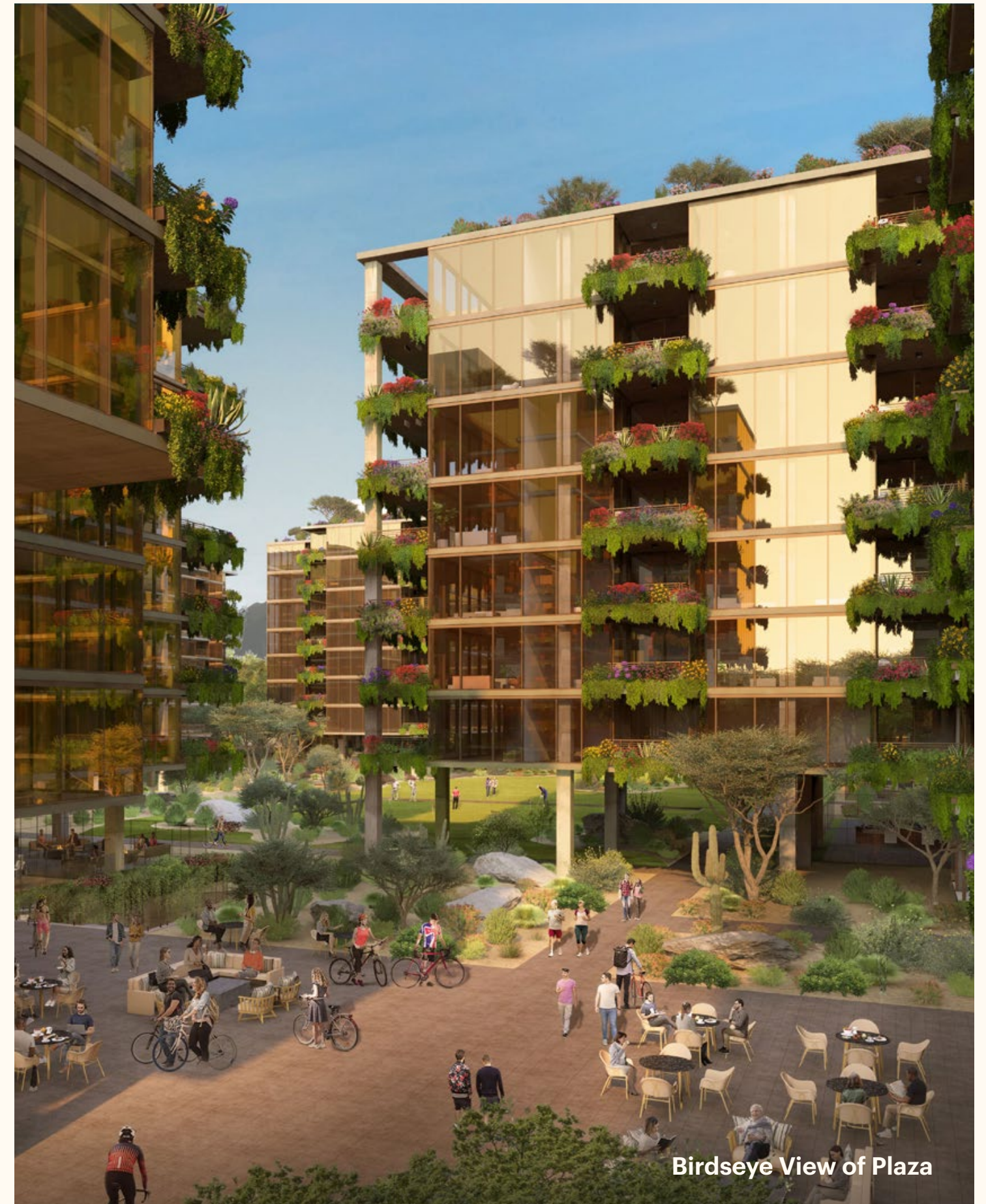
View of Rooftop Sky Deck



View of Walking & Cycling Path

# Sustainability Features

- > First project in Arizona built under both the new International Energy Conservation Code (IECC) and International Green Construction Code (IgCC)
- > A 14-foot-wide multi-use bicycle and pedestrian trail, approximately 3,150 linear feet, encircles the community and will connect to Scottsdale's Bicycle Master Plan
- > Largest private rainwater harvesting system in the U.S.
- > Advancements in irrigation controls
- > Advanced energy-efficient building systems
  - > Solar panels at the roof, high-performance VRF heating and cooling system, induction cooktops in the residences, and EV charging for residents and guests in the parking garage
- > Optima's signature vertical landscaping system
- > The site features 14 acres (75%) of open space at grade level including a lushly landscaped central courtyard which will include seating areas and fire pits, a synthetic surface recreation area and the balance of the space landscaped with indigenous plants, shrubs and trees
  - > 630' x 260' widest point (140' tightest point), equivalent to two football fields in length
  - > 10 acres of public open courtyard space
  - > 4 acres of private open space across the 6 towers
  - > Combination of drip irrigation, Xeriscape Landscaping, turf, and putting green
  - > 8' wide interior circulation paths connecting to buildings, access to below-grade parking, perimeter path, and sidewalks
- > Optima's purchase of Long-Term Storage Credits to meet more than 30 years of projected demand for the project
  - > Water to be provided to meet more than 30 years of projected actual water demand from project
  - > Optima will provide to the City the right to withdraw 2,750 acre-feet of water accessible to existing City Water Resources facilities from either (i) the Central Arizona Project canal or (ii) a well located within the Salt River Project, in either case by no later than the City's issuance of the initial building permit for the first building to be constructed as part of the Project
  - > Based upon the actual water consumption of Optima's existing projects located in Scottsdale and Phoenix, this amount of water is projected to meet the actual water demand of the project for more than 30 years



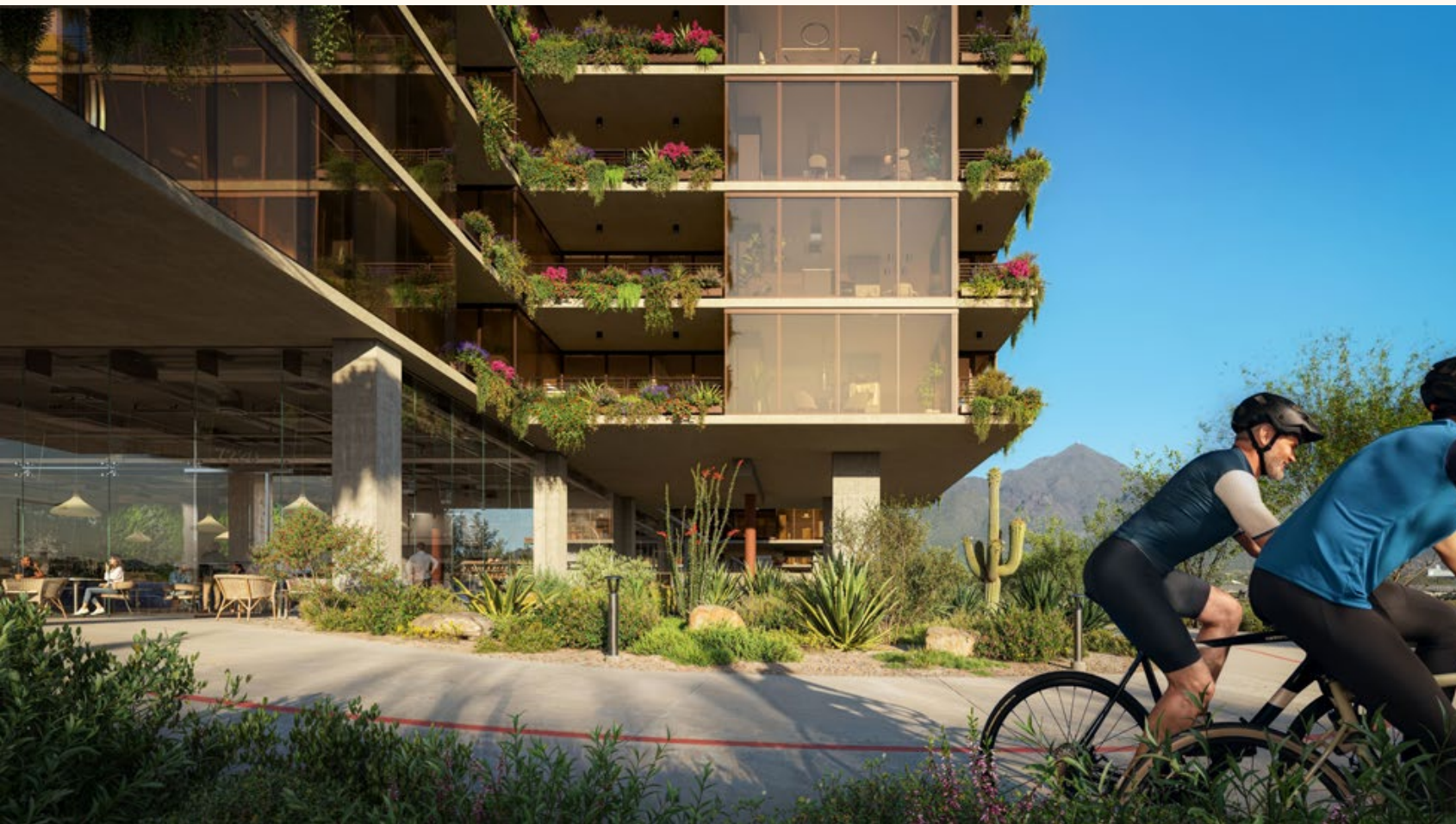
Birdseye View of Plaza



# Project Renderings



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