

OLD TOWN SCOTTSDALE
OWNER/USER
OFFICE/RETAIL BLDG

FOR SALE

7320 E 6TH AVE
SCOTTSDALE, AZ 85251

CONTACT INFORMATION

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PROPERTY DETAILS

PRICING	\$1,000,000
BUILDING SIZE	±1,400 SF
PARCEL	173-41-108
ZONING	C-3



7320 E 6TH AVE | SCOTTSDALE, AZ 85251

PROPERTY SUMMARY

The retail/office building at 7320 E 6th Ave offers an exceptional opportunity for investors and business owners in the heart of Old Town Scottsdale. This strategically located property boasts excellent visibility and foot traffic, making it a prime destination for both retail and professional uses. Surrounded by a vibrant community, the building benefits from the area's unique blend of art, culture, and amenities, enhancing its appeal for potential tenants and clients.

HIGHLIGHTS

- Located in the bustling Old Town Scottsdale district, known for its vibrant atmosphere and cultural attractions
- Proximity to numerous restaurants, art galleries, and boutique shops, driving continuous customer foot traffic
- Strong demographics: a mix of residents and tourists, creating a diverse customer base
- Excellent access to major roads and public transportation, enhancing convenience for clients and employees
- Nearby attractions including the Scottsdale Waterfront, Civic Center, and numerous annual events





AERIAL OVERVIEW



AERIAL OVERVIEW



SHOP

1. Scottsdale Fashion Square

All Saints	Carolina Herrera	IWC Schaffhausen	Prada
ALO	Christian Louboutin	Jimmy Choo	Quay
Apple	David Yurman	Louis Vuitton	Rolex
Balenciaga	Dior	Lulu Lemon	Saint Laurent
Bottega Veneta	Dolce & Gabbana	Marc Jacobs	St John
Breitling	Ferragamo	Montblanc	Tesla
Bulgari	Gucci	Neiman Marcus	Tiffany & Co
Burberry	Hermes	Omega	Versace
Cartier	Hublot	Panerai	Zimmerman



EAT & DRINK

2. Elephante (Coming Soon)	12. SEVEN - Caesars	22. Velvet Taco (Coming Soon)
3. Mastro's City Hall	13. Moxies	23. Morning Squeeze
4. Maple & Ash	14. Catch (Coming Soon)	24. Call Her Martina
5. Ocean 44	15. Olive & Ivy	25. STK Steakhouse
6. Din Tai Fung (Coming Soon)	16. Culinary Dropout	26. Barrio Queen
7. Nobu	17. The Herb Box	27. Bourbon & Bones
8. Toca Madera	18. FnB Restaurant	28. EVO Old Town
9. Tommy V's	19. Farm & Craft	29. Cala Scottsdale
10. Francine	20. The Breakfast Club	30. Citizen Public House
11. Zinque	21. Wine Girl	31. The Montauk



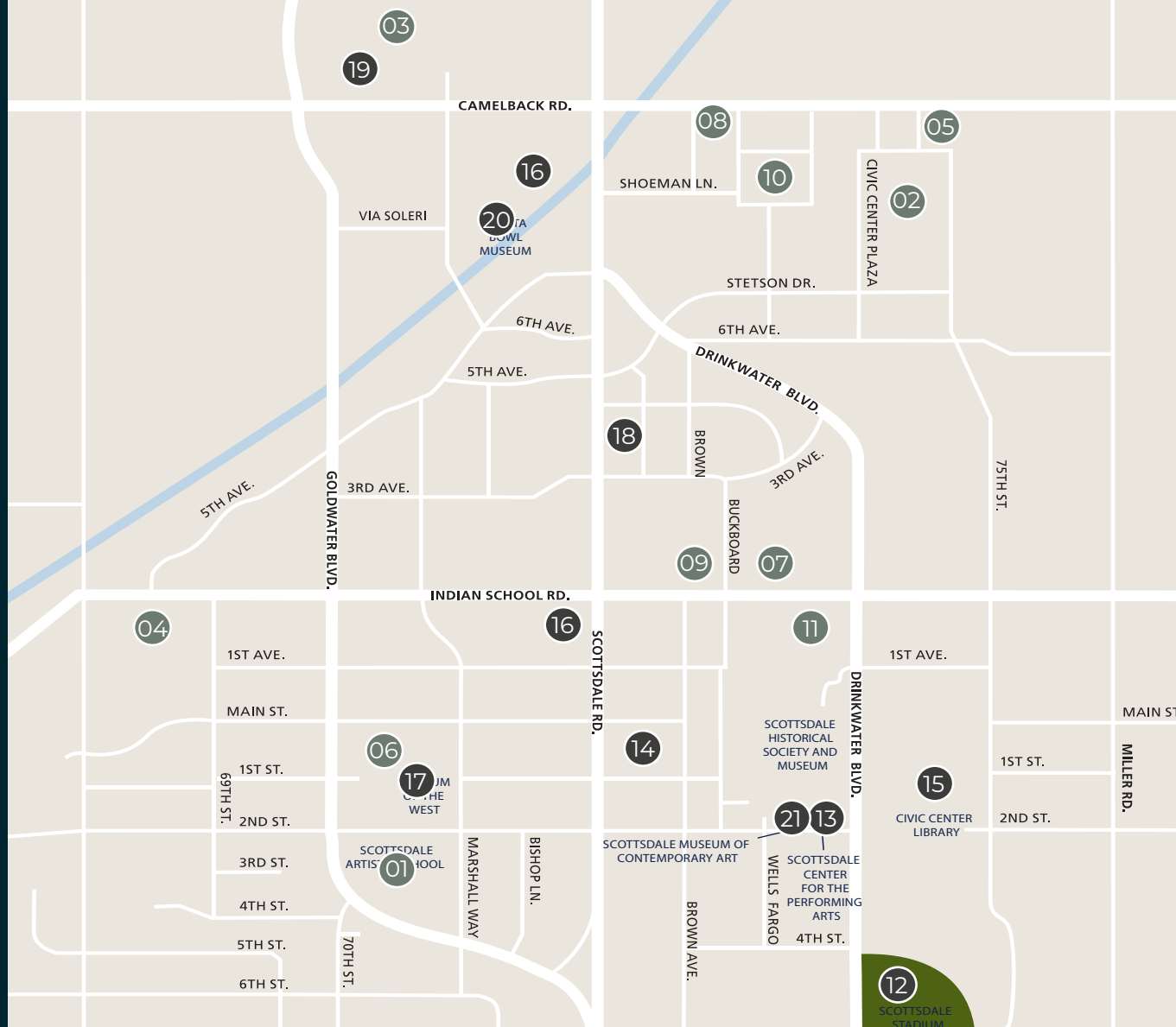
STAY

- 1 BeSpoke Inn Scottsdale
- 2 Aloft
- 3 Caesars Republic
- 4 Hotel Valley Ho
- 5 Senna House
- 6 Canopy
- 7 Hilton Garden Inn
- 8 W Scottsdale
- 9 Scottsdale Marriott Old Town
- 10 Maya Hotel
- 11 The Monarch



PLAY

- 12 Scottsdale Stadium
- 13 Scottsdale Center for Performing Arts
- 14 Lane Park
- 15 Civic Center Park
- 16 Scottsdale Waterfront
- 17 Western Spirit Museum
- 18 Rancher Hat Bar
- 19 Wonderspaces Arizona
- 20 Fiest Bowl Museum
- 21 Scottsdale Museum Contemporary Art



LOCATION HIGHLIGHTS



70 Hotels and
9,300 Hotel Rooms



More than 600 Restaurants



125 Scottsdale-area
Golf Courses



11 million people visit
Scottsdale annually



Close proximity to over
200+ retail amenities

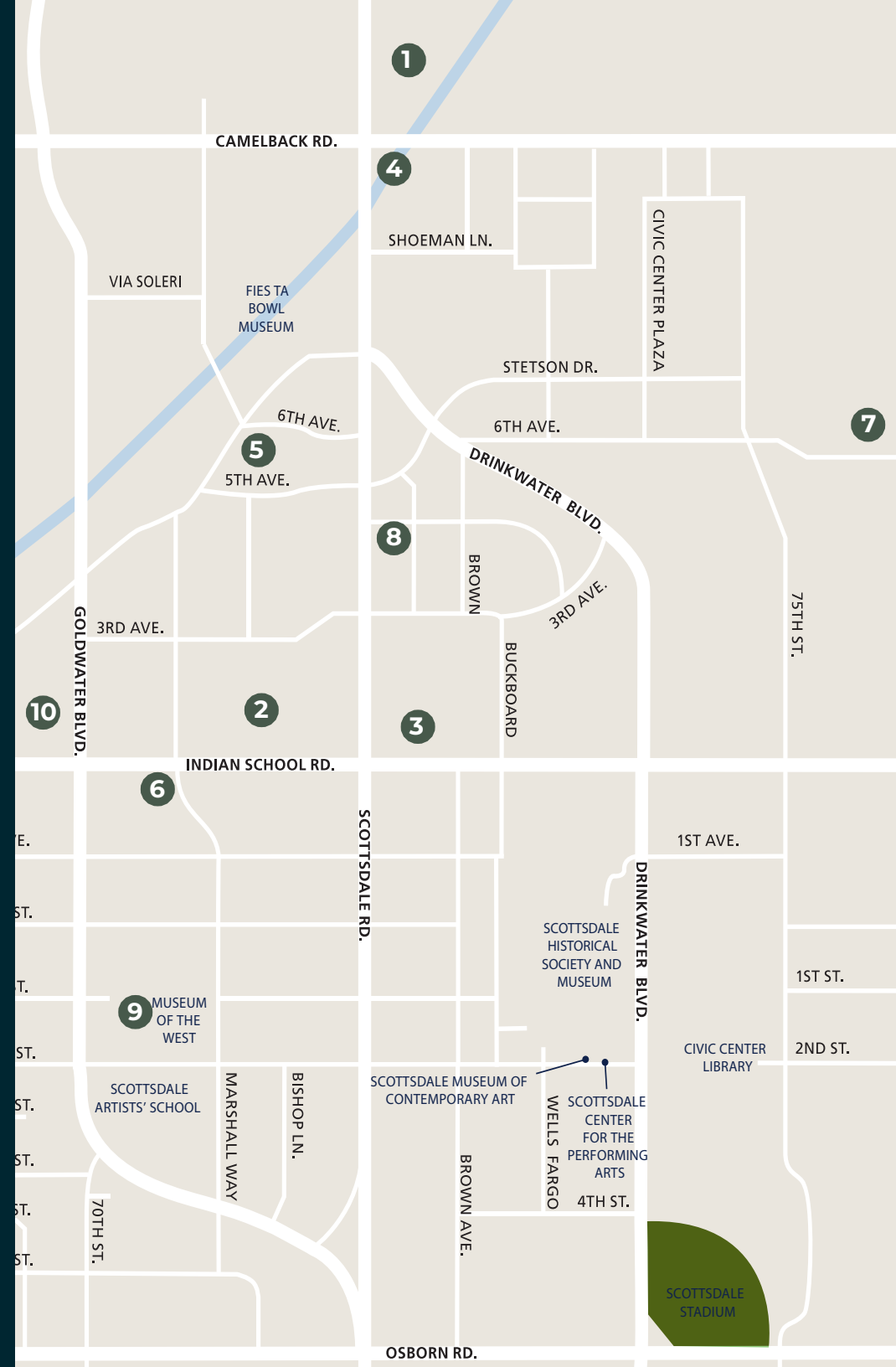
Old Town Development Activity

UNDER CONSTRUCTION

- 1) **Hazel & Azure** - Mixed Use (2026 Delivery)
[View Development Plans](#)
- 2) **The Kimsey Project** - Mixed Use (2026 Delivery)
[View Development Plans](#)
- 3) **Arbor Old Town** - Office (2027 Delivery)
[View Development Plans](#)

PLANNED DEVELOPMENTS

- 4) **City Center at Scottsdale Collection** - Mixed Use
[View Development Plans](#)
- 5) **Southbridge Scottsdale** - Mixed Use
Planning in Process
- 6) **Artisan Scottsdale** - Multi Family
[View Development Plans](#)
- 7) **The Miller** - Multi Family
[View Development Plans](#)
- 8) **SLS** - Hotel
[View Development Plans](#)
- 9) **Museum Square** - Multi Family
[View Development Plans](#)
- 10) **Goldwater & Indian School** - Mixed Use
Planning in Process



EMPLOYMENT OVERVIEW

Old Town Scottsdale is a vibrant employment hub within the city, characterized by a diverse mix of industries and a strong focus on tourism, hospitality, and retail. This area's unique blend of attractions and services fosters consistent economic activity and employment opportunities.

TOTAL JOBS IN OLD TOWN SCOTTSDALE: 25,000+

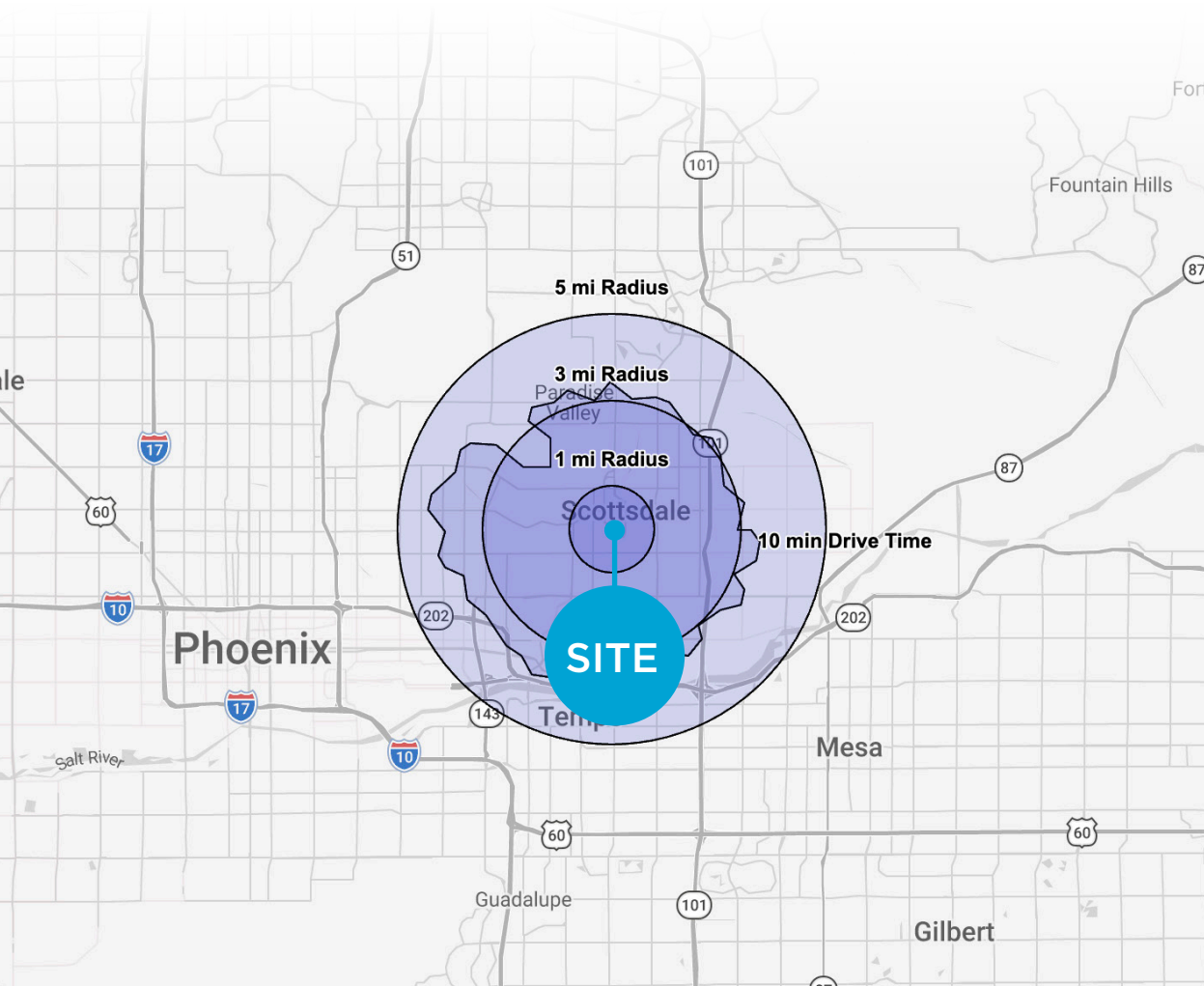
OLD TOWN EMPLOYMENT OVERVIEW:

- Scottsdale Unified School District (education services)
- Scottsdale Resort & Spa at McCormick Ranch (hospitality and tourism)
- Art galleries and local boutiques (supporting the arts and retail sector)
- Restaurants and dining establishments (featuring a range of culinary experiences)
- Healthcare providers such as HonorHealth (offering medical services and employment opportunities)
- Local entertainment venues and event spaces (driving tourism and community engagement)

With a strong emphasis on the service industry and retail, Old Town Scottsdale continually attracts talent and provides a diverse range of career opportunities. The area's ongoing development and investment in infrastructure further support the growth of employment in this thriving community.



DEMOGRAPHICS



*2026 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	25,250	108,841	215,730
2029	28,676	120,349	237,378

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	15,158	54,511	102,929
2029	17,218	60,437	113,500

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$110,109	\$114,614	\$111,248

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$79,839	\$87,675	\$81,457

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	32,135	73,108	165,131

BUSINESSES

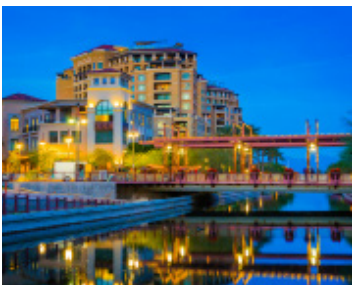
YEAR	1 MILE	3 MILES	5 MILES
2024	3,706	7,369	14,393

SCOTTSDALE DISTRICTS



SCOTTSDALE FASHION SQUARE

The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.



WATERFRONT & SOUTHBRIDGE

These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.



ENTERTAINMENT DISTRICT

The laidback daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologists showing off their talents at upscale nightclubs and bars.



5TH AVENUE SHOPPING

This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.



BROWN & STETSON DISTRICT

This mixed-use district houses restaurants, bars and numerous hair salons, which may come in handy if you're planning a night on the town in the downtown Entertainment District.



ARTS DISTRICT

Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School & the Thursday night ArtWalk all call this district home.



HISTORIC OLD TOWN

This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.



CIVIC CENTER PARK

The park's ±21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art & Scottsdale Center for the Performing Arts.

OLD TOWN SCOTTSDALE OVERVIEW

Old Town Scottsdale is a dynamic and culturally rich destination known for its unique blend of art, history, and modern charm. Renowned for its vibrant nightlife, diverse dining options, and boutique shopping, this area attracts both residents and visitors looking for an engaging experience in the heart of Scottsdale.

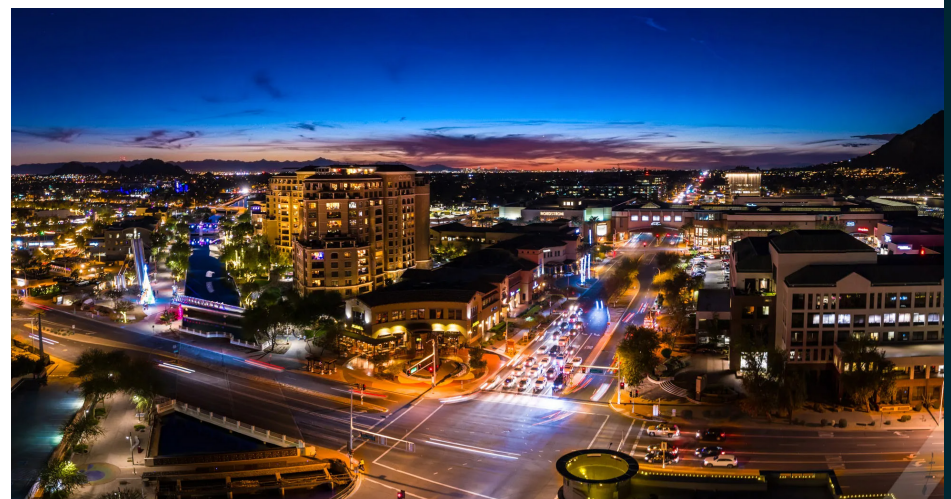
KEY ANCHORS

- A thriving arts district featuring galleries, public art installations, and cultural events
- Major employers including local businesses, restaurants, and shops that contribute to the vibrant economy
- Proximity to Scottsdale Waterfront and Civic Center Mall, enhancing shopping and entertainment options

LIVE-WORK-PLAY DESTINATION

- Walkable streets lined with distinctive shops, art galleries, and eateries that promote a lively atmosphere
- A variety of entertainment options, including music venues, nightlife, and seasonal events that foster community engagement
- Abundant parks and recreational areas, including the nearby Scottsdale Greenbelt, which offers trails for walking, biking, and outdoor activities
- Strong demographics with a mix of young professionals, families, and retirees contributing to a rich community fabric

Old Town Scottsdale's unique character, ongoing developments, and commitment to preserving its historical roots make it a sought-after area for living, working, and enjoying leisure activities.



LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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