

ALEXAN SCOTTSDALE

2001 N SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257



+/- 7 ACRE MIXED-USE RETAIL, OFFICE, & RESIDENTIAL DEVELOPMENT

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LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING DETAILS

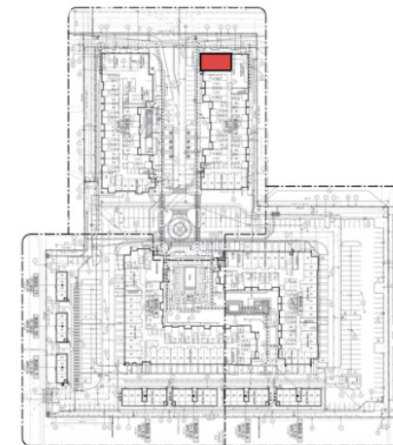
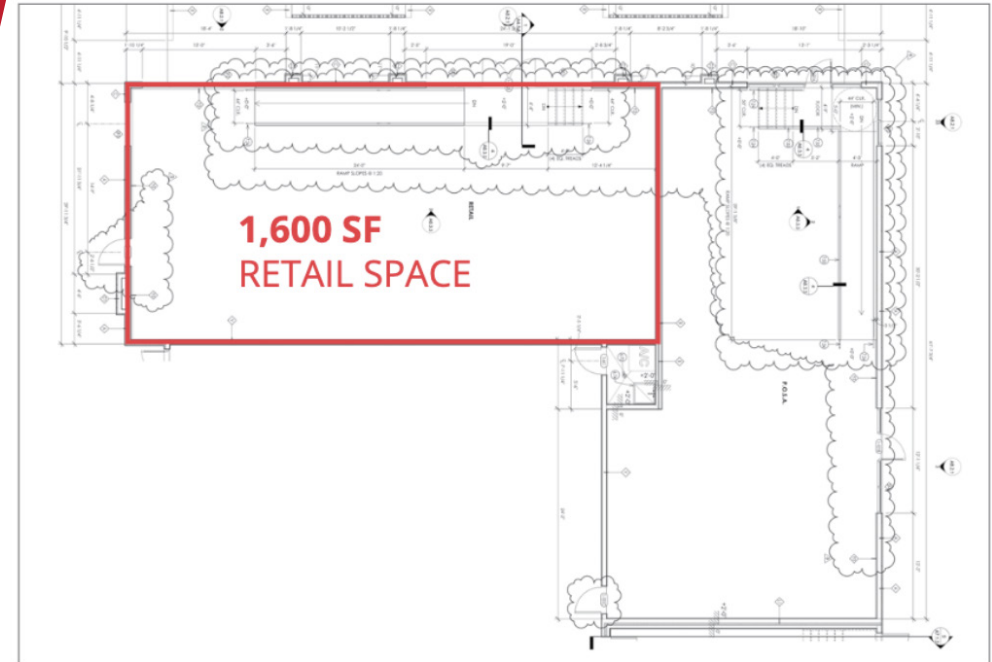
AVAILABLE ±1,600 SF

HIGHLIGHTS

- New construction Now Deliverable
- ±7 AC mixed-use development containing retail, office, and residential
- Planned three-story residential with 282 units
- Just north of the intersection from SkySong and newly renovated Papago Plaza
- Minutes south of Old Town Scottsdale and Fashion Square
- Close access to the 202 Freeway, Tempe Town Lake, and Downtown Tempe
- Over 280,615 employees within 5 miles

PROPERTY

Located in the South Scottsdale area, Alexan Scottsdale serves as a thriving mixed-use community within a versatile area of retail options, housing, and a vast employment base.



AERIAL OVERVIEW



RETAIL SPACE COMING AVAILABLE

SITE

**Under Construction
282 Units**

**FUTURE
Multifamily
Development
170 Units**

Oak St
2,500 VPD '20

Oak Street
2,700 VPD '20

72nd Place

Palm Lane

AERIAL OVERVIEW



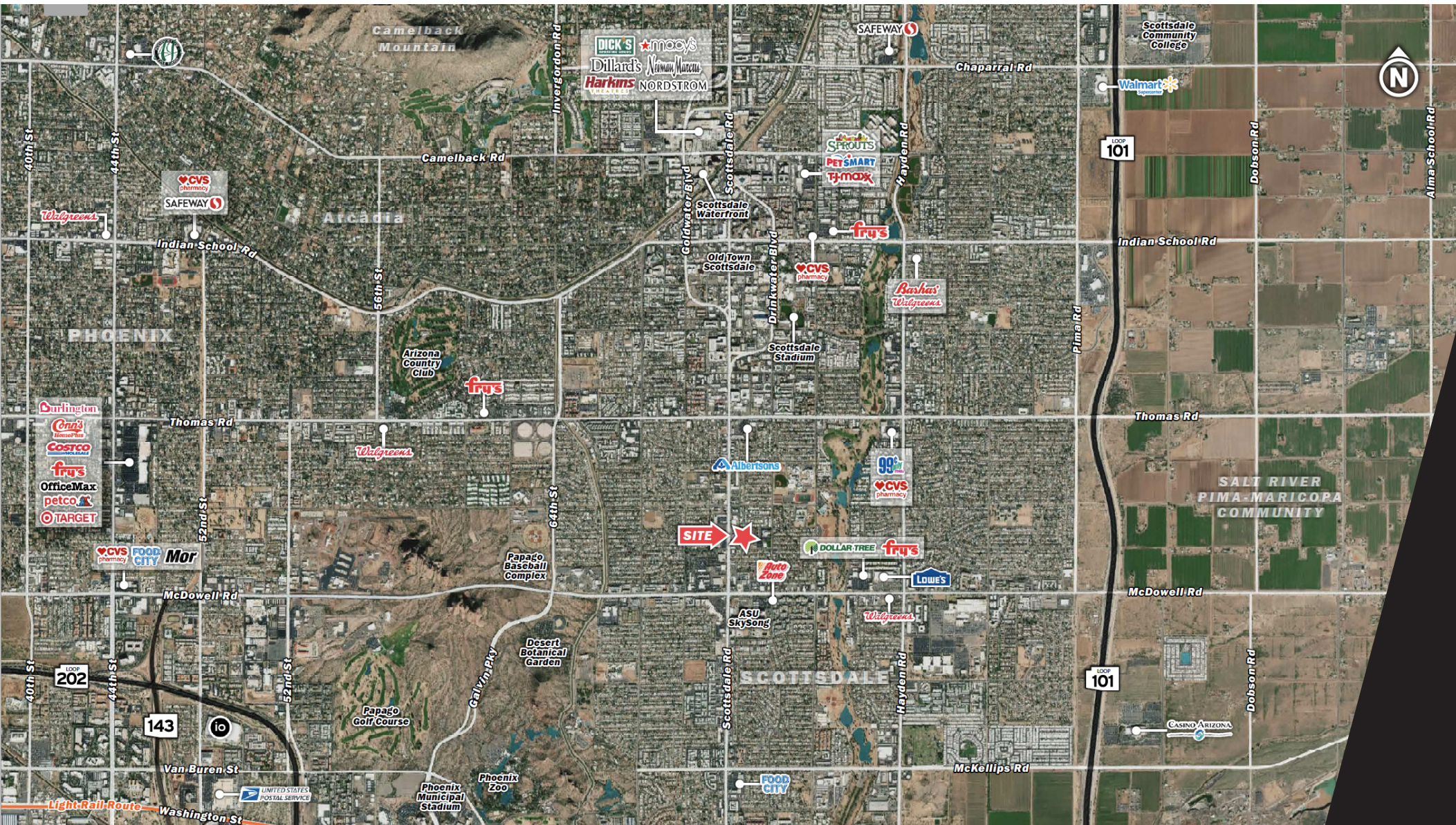
AERIAL OVERVIEW

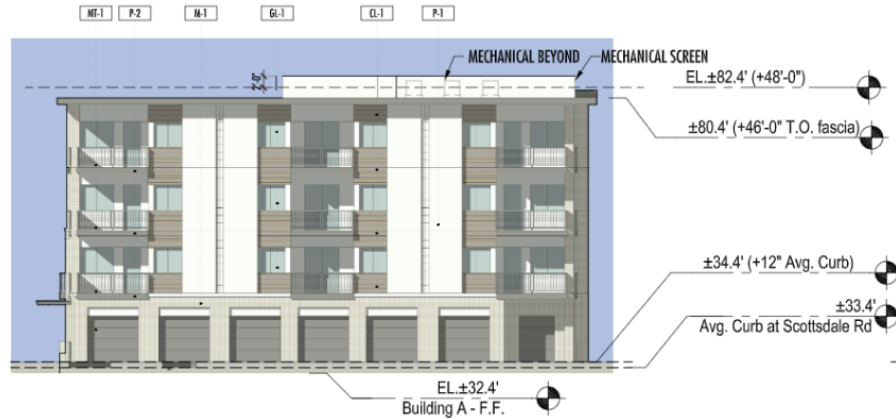


AERIAL OVERVIEW

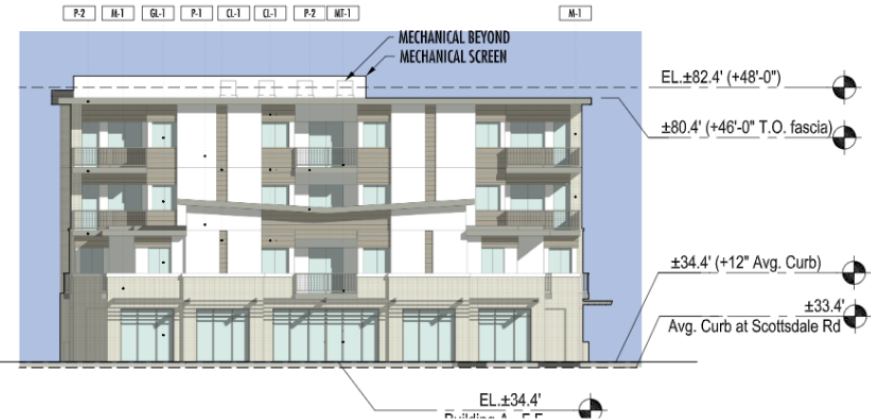


AERIAL OVERVIEW

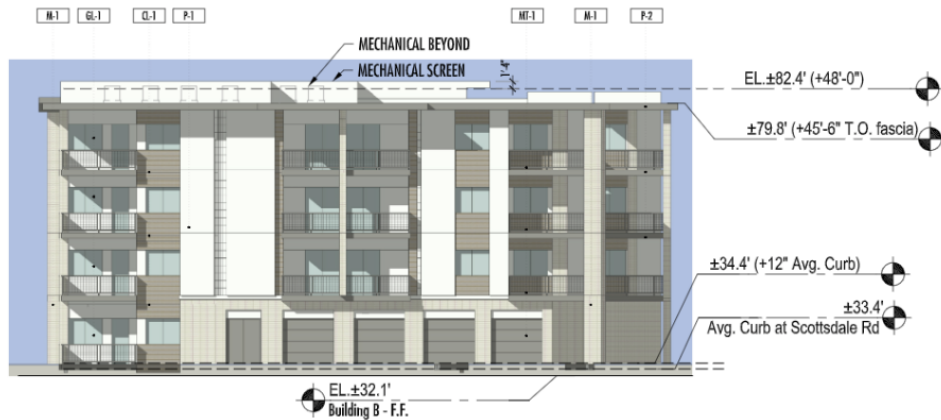




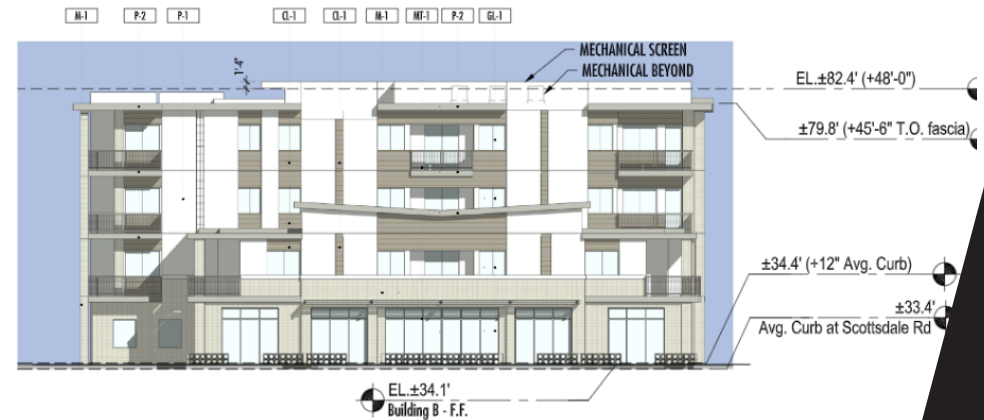
BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION - **RETAIL OFFICE BUILDING**



BUILDING B - EAST ELEVATION



BUILDING B - WEST ELEVATION - **LEASING OFFICE BUILDING**

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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2021	18,758	113,743	288,844
2026	20,187	122,781	310,860



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2021	7,847	52,833	125,003
INCOME	1.2%	1.2%	1.0%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2021	\$91,975	\$92,392	\$84,795

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