

# Southeast Corner of Loop 101 & Scottsdale Road - Scottsdale, Arizona



## DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2019)	7,811	51,906	168,154
Projected Population (2024)	8,546	56,350	181,829
Estimated Avg. Household Income (2019)	\$99,690	\$134,424	\$134,542
Projected Avg. Household Income (2024)	\$116,223	\$154,417	\$154,904
Average Household Size (2019)	1.59	2.14	2.26
Total Daytime Employees (2019)	7,259	80,944	123,354
Median Age (2019)	41.7	42.8	42.5

## TRAFFIC COUNTS (2018 Source: CoStar)

Loop 101	145,799
Scottsdale Road	55,253
<b>Total Cars Per Day</b>	<b>201,052</b>



# DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

# PRIME SITE AT PRESTIGIOUS SCOTTSDALE RD INTERSECTION

Southeast Corner of Loop 101 & Scottsdale Road - Scottsdale, Arizona

**1.75 ACRES AVAILABLE**

**SALE OR LEASE**



For further information:

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**derito@derito.com**

To view the aerial sphere:  
[https://aerialsphere.com/spheres/\\_clients/DeRito/101-scottsdale/](https://aerialsphere.com/spheres/_clients/DeRito/101-scottsdale/)

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## PROJECT HIGHLIGHTS

- Approximately 1.75 acres available; part of a 15.62 acre site with planned ±300,000 SF office, vertical hotel and multi-family
- Office space within two miles includes more than 3.2 million SF, 480 office buildings with ±75,000 employees within a 10 minute drive
- 39 hotels including ±2,710 employees within a 10 minute drive
- Traffic counts: 55,253 on Scottsdale Rd; 145,799 on Loop 101

Retail within one mile includes more than 2.2 million SF

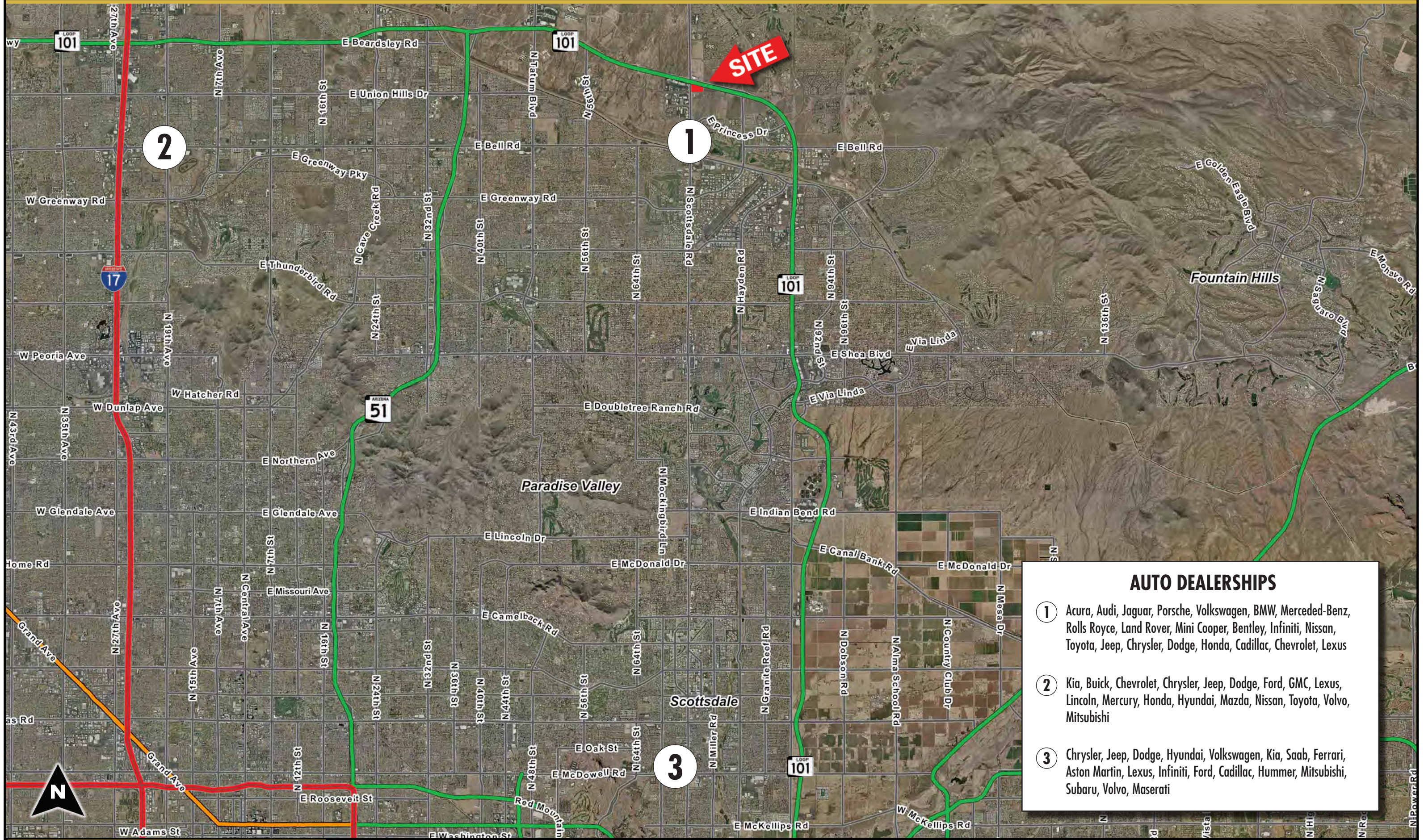
- Tenants include:

■ The following dealers are within two miles of site:



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**SITE**

**2**

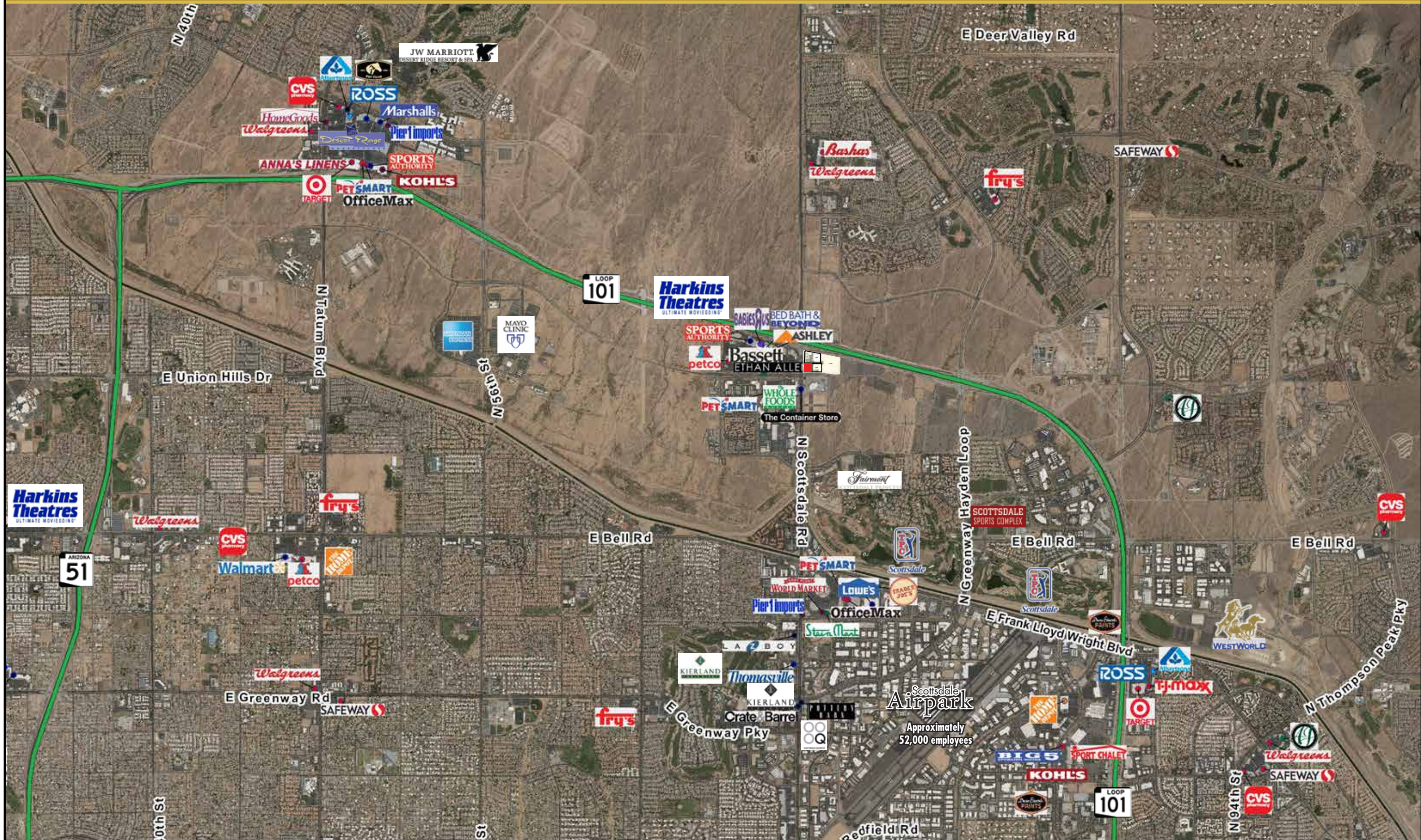
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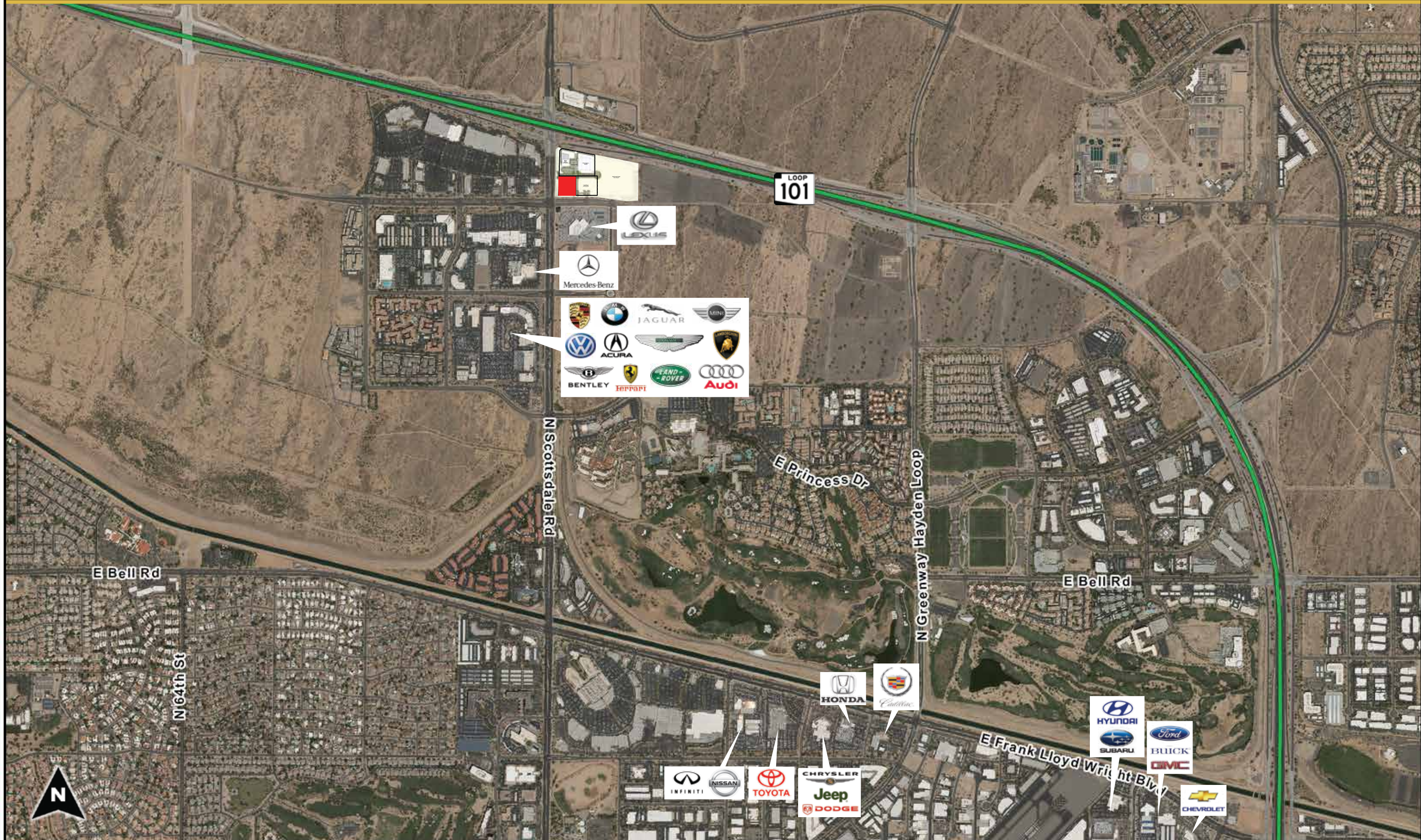
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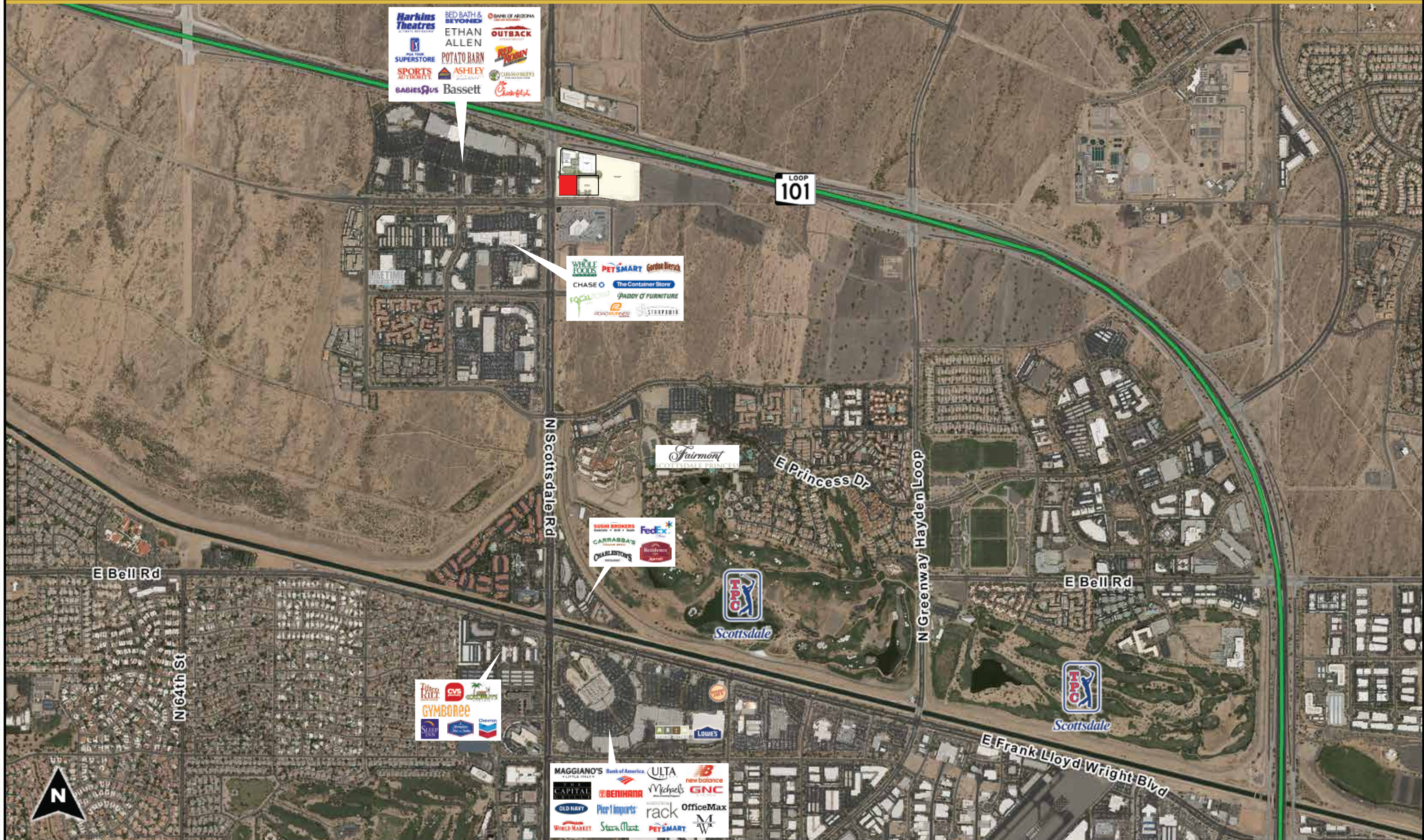
**AUTO DEALERSHIPS**

- 1** Acura, Audi, Jaguar, Porsche, Volkswagen, BMW, Merced-Benz, Rolls Royce, Land Rover, Mini Cooper, Bentley, Infiniti, Nissan, Toyota, Jeep, Chrysler, Dodge, Honda, Cadillac, Chevrolet, Lexus
- 2** Kia, Buick, Chevrolet, Chrysler, Jeep, Dodge, Ford, GMC, Lexus, Lincoln, Mercury, Honda, Hyundai, Mazda, Nissan, Toyota, Volvo, Mitsubishi
- 3** Chrysler, Jeep, Dodge, Hyundai, Volkswagen, Kia, Saab, Ferrari, Aston Martin, Lexus, Infiniti, Ford, Cadillac, Hummer, Mitsubishi, Subaru, Volvo, Maserati









**Harkins Theatres**  
**ULTIMATE RESTAURANT**  
**BE BATH & BEYOND**  
**ETHAN ALLEN**  
**BANK OF ARIZONA**  
**OUTBACK STEAKHOUSE**  
**POTATO BARN**  
**RED WAGON**  
**SPORTS AUTHORITY**  
**ASHLEY**  
**CHURCH & DWIGHT**  
**BABIES R US**  
**Bassett**  
**Crabapple**



LOOP 101

**WHOLE FOODS**  
**PETSMART**  
**Gordon Biersch**  
**CHASE**  
**The Container Store**  
**SPADY O' FURNITURE**  
**ADORNIT**  
**STARBUCKS**

Fairmont

E Princess Dr

**SUSHI BROKERS**  
**FedEx**  
**CARRABA'S**  
**CHARLESTON'S**  
**Residence Inn**



E Bell Rd

E Bell Rd

N Scottsdale Rd

N Greenway Hayden Loop

N 64th St

**CVS**  
**GYMBOREE**  
**SLEEP NKS**  
**Cherish**  
**Walmart**  
**Walmart**



E Frank Lloyd Wright Blvd

**MAGGIANO'S**  
**Bank of America**  
**ULTA**  
**new balance**  
**GNC**  
**BENIHANA**  
**Michael's**  
**rack**  
**OfficeMax**  
**OLD NAVY**  
**Pier 1 Imports**  
**WORLD MARKET**  
**Steak 'N Shake**  
**PETSMART**



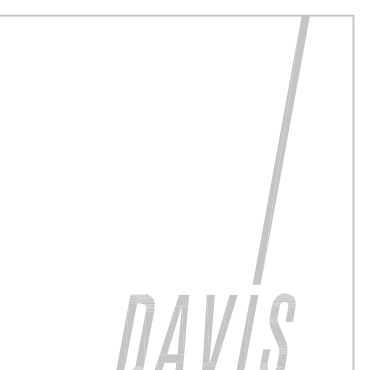


### Option Four

Office Site Area: 4.63 acres gross  
 Office Area: 296,000gsf (282,500rsf)  
 Parking Provided: 1,337 spaces (4.73 : 1000sf)



19104- 4/1/19



## ESCALA AT SCOTTSDALE 101- Scottsdale, Arizona

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