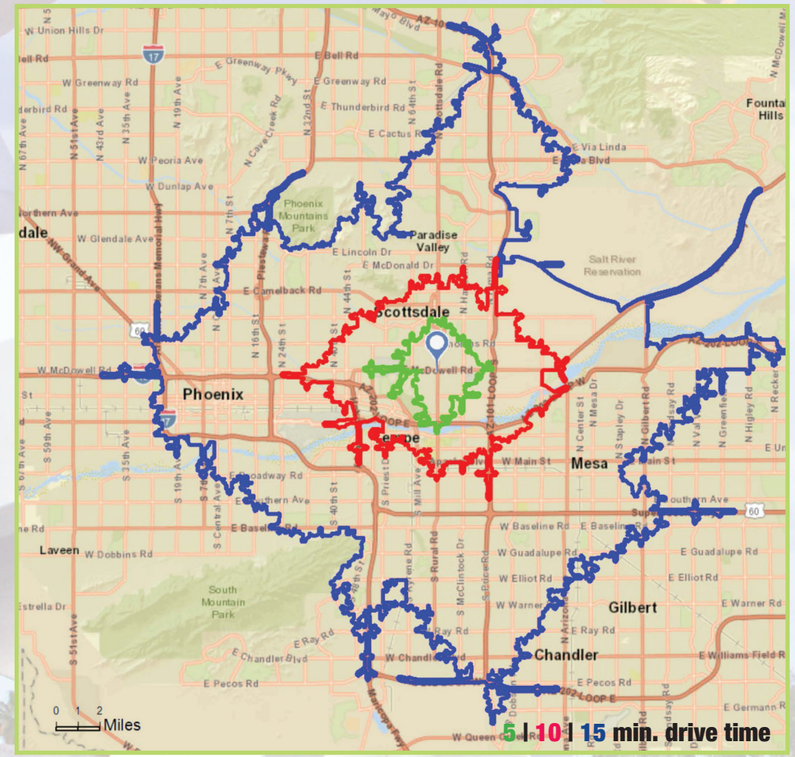
SOUTHERN SCOTTSDALE REAL ESTATE SNAPSHOT

Source: CoStar, June 2017

OFFICE	RETAIL	INDUSTRIAL
Average Rent	Average Rent	Average Rent
$26.66 / SF	**$18.26 / SF (NNN)**	**$12.36 / SF**
Available Space	Available Space	Available Space
190,087 SF	**240,001 SF**	**0 SF**
Vacancy Rate	Vacancy Rate	Vacancy Rate
21.3%	**8.3%**	**0.4%**



WITHIN 10 MINUTE DRIVE TIME

Average Household Income: **$58,673**

Median Age: **30.4**

Population: **156,002**

Businesses: **9,436 (167,911 employees)**

SPI >100: **dating services, moving supplies**

Source: ESRI BAO June 2017

MCDOWELL CORRIDOR

The McDowell Road Corridor is located in southern Scottsdale which is the most densely populated residential area of the City. The area offers convenient access to surrounding communities, freeways, Sky Harbor International Airport, regional parks and shopping.

The area is home to SkySong, the ASU Scottsdale Innovation Center a premier research and development campus in the greater Phoenix area. SkySong is the result of a public private partnership between ASU, the City of Scottsdale, ASU Enterprise Partners and the Plaza Companies which developed this 1.2 million-square-foot mixed-use development located on a 42-acre site.

- Average Single Family Resale: $323,164 (1,704 sq ft)
- Average Single Family Rent: $1,730 (1,650 sq ft)
- Average Multifamily Rent: $1,477 (1,112 sq ft)

Source: Arizona MLS, October 2016

Fast Facts:

- Since 2009, over $200 million of new investment has been made along McDowell Corridor
- 3,774 new multifamily and luxury multifamily units are anticipated to be completed and occupied by the end of 2017. By 2019 an additional 1,034 multifamily units are anticipated to be completed
- There are more than 14,000 employees within the McDowell Road Corridor boundary with average earnings just under $70,000

CHOOSE Scottsdale

CITY OF SCOTTSDALE ECONOMIC DEVELOPMENT

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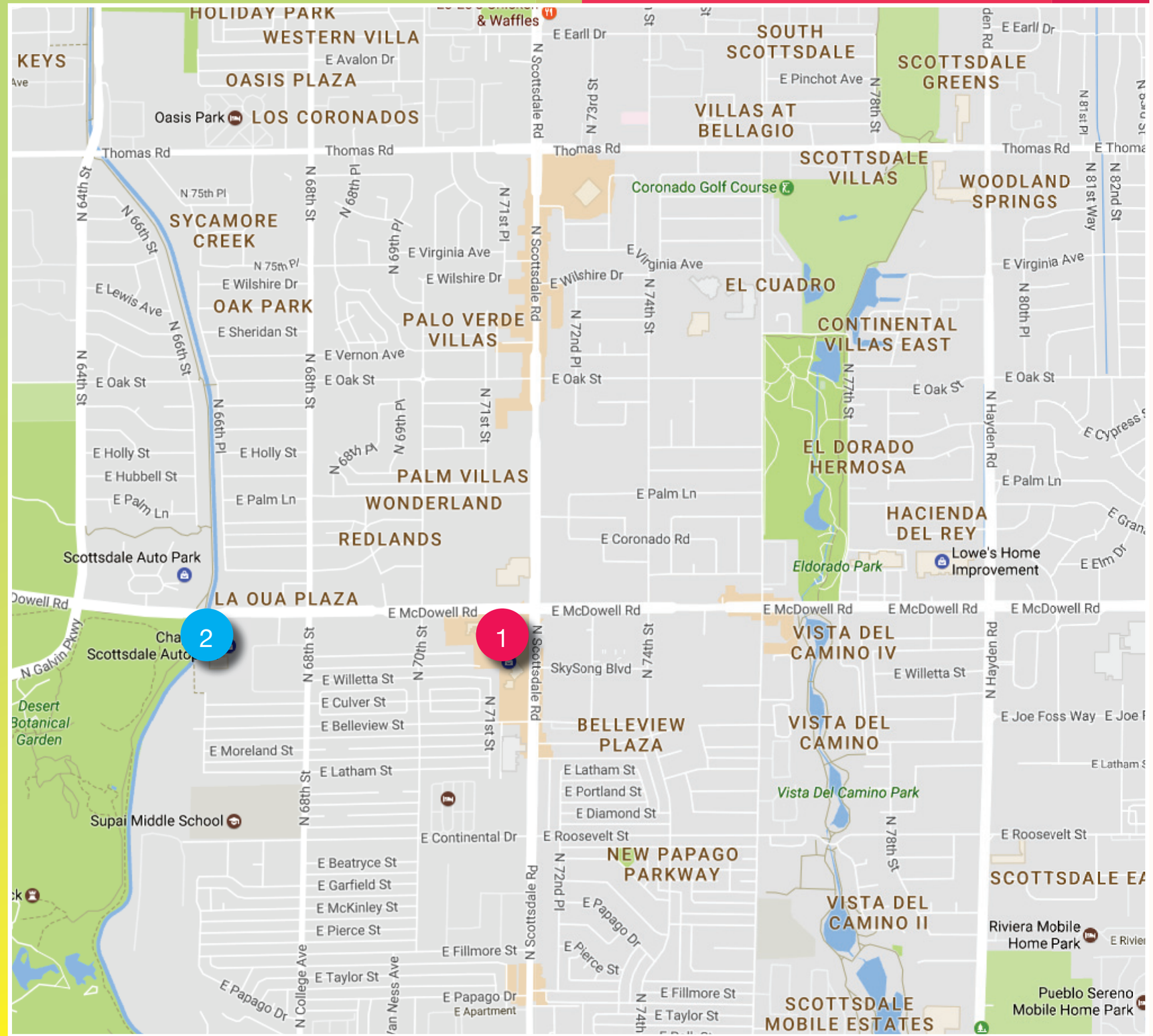

1

OFFICE

1375-1475 N. Scottsdale Road, 85257

- 290,000 SF
- $27.50/SF full service

SkySong is a mixed-use project consisting of 1.2 million square feet of office, research, retail, multifamily and hotel center at full build-out. This building is registered with the U.S. Green Council and is LEED Silver Certified.

2

RETAIL

6601 E. McDowell Road, 85257

- Currently Chapman Autoplex

This dealership is relocating summer 2017 making the facility and approximately 11 acres available for reuse. Located on McDowell Road, this area is considered a gateway into Scottsdale and a prime area for reinvestment.