

DOWNTOWN SCOTTSDALE REAL ESTATE SNAPSHOT

Source: CoStar, June 2017

OFFICE



Average Rent

\$29.20 / SF

Available Space

989,139 SF

Vacancy Rate

12.8%

RETAIL



Average Rent

\$23.93 / SF (NNN)

Available Space

275,666 SF

Vacancy Rate

4.3%

CLASS A OFFICE



Average Rent

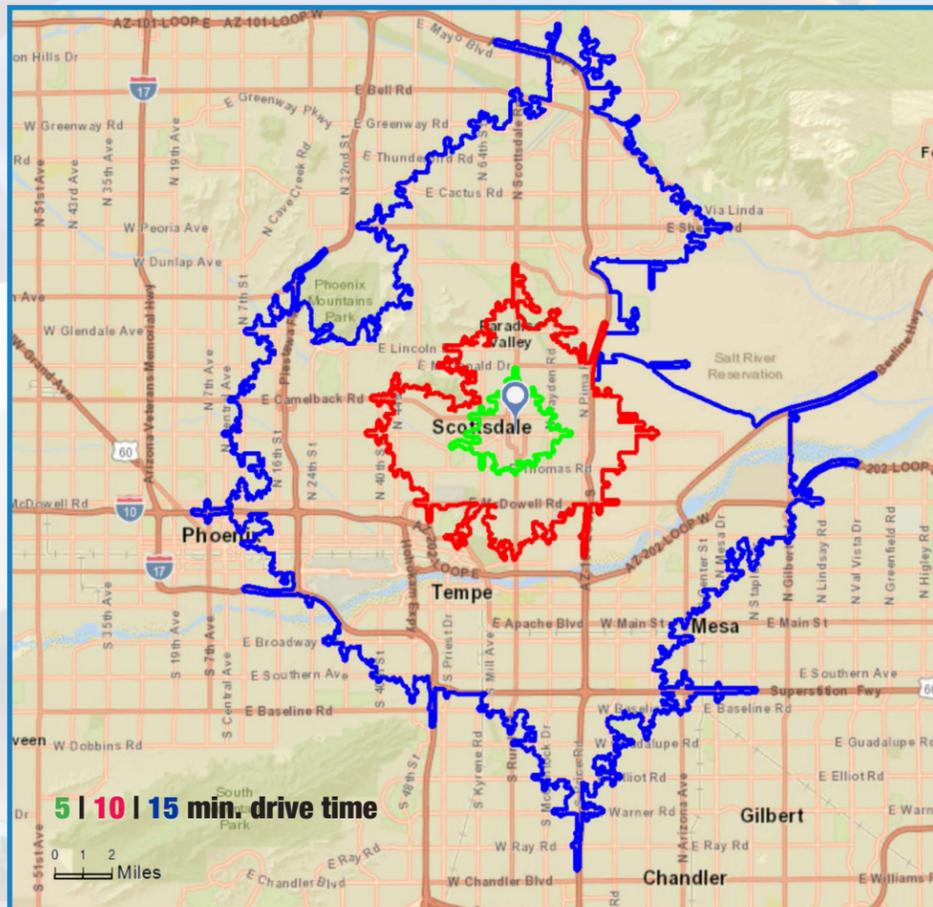
\$32.87 / SF

Available Space

275,974 SF

Vacancy Rate

12.6%



WITHIN 10 MINUTE DRIVE TIME

Average Household Income: **\$77,866**

Median Age: **40.9**

Population: **106,008**

Businesses: **7,143 (116,400 employees)**

SPI >100: **computers, video games, apparel**

Source: ESRI BAO June 2017



DOWNTOWN CORRIDOR

Downtown Scottsdale provides a mix of specialty retail, art galleries, dining, legendary nightlife, public art and cultural attractions. Downtown is more than a tourism destination, it's also the city's second largest employment center with innovative and thriving technology and healthcare companies such as Yelp, Weebly, ZocDoc, Digital Air Strike, Outbound

Engine, Clearlink, Indeed and Sisense. Within downtown there is a zoning overlay which allows increased density to encourage urban design elements which accommodate additional housing units in mixed-use developments to stimulate a sustainable live/work lifestyle.



- Average Single Family Resale: \$414,035 (1,980 sq ft)
- Average Single Family Rent: \$2,079 (1,820 sq ft)
- Average Multifamily Rent: \$1,690 (1,174 sq ft)

Source: Arizona MLS, October 2016

Fast Facts:

- In 2016, annual sales (including restaurant and miscellaneous retail) in Downtown Scottsdale totaled \$266 million
- Eighty-eight percent of overnight visitors to Scottsdale report visiting downtown
- In under three years (2010-2013), over \$400 million of private investment has been underway involving residential, retail, hotel and office development
- Approximately nine hundred new multifamily residential units have been recently completed or are in final planning
- Median sale prices of residential real estate in the downtown ZIP code of 85251 has recently appreciated at approximately double the rate of the city as a whole

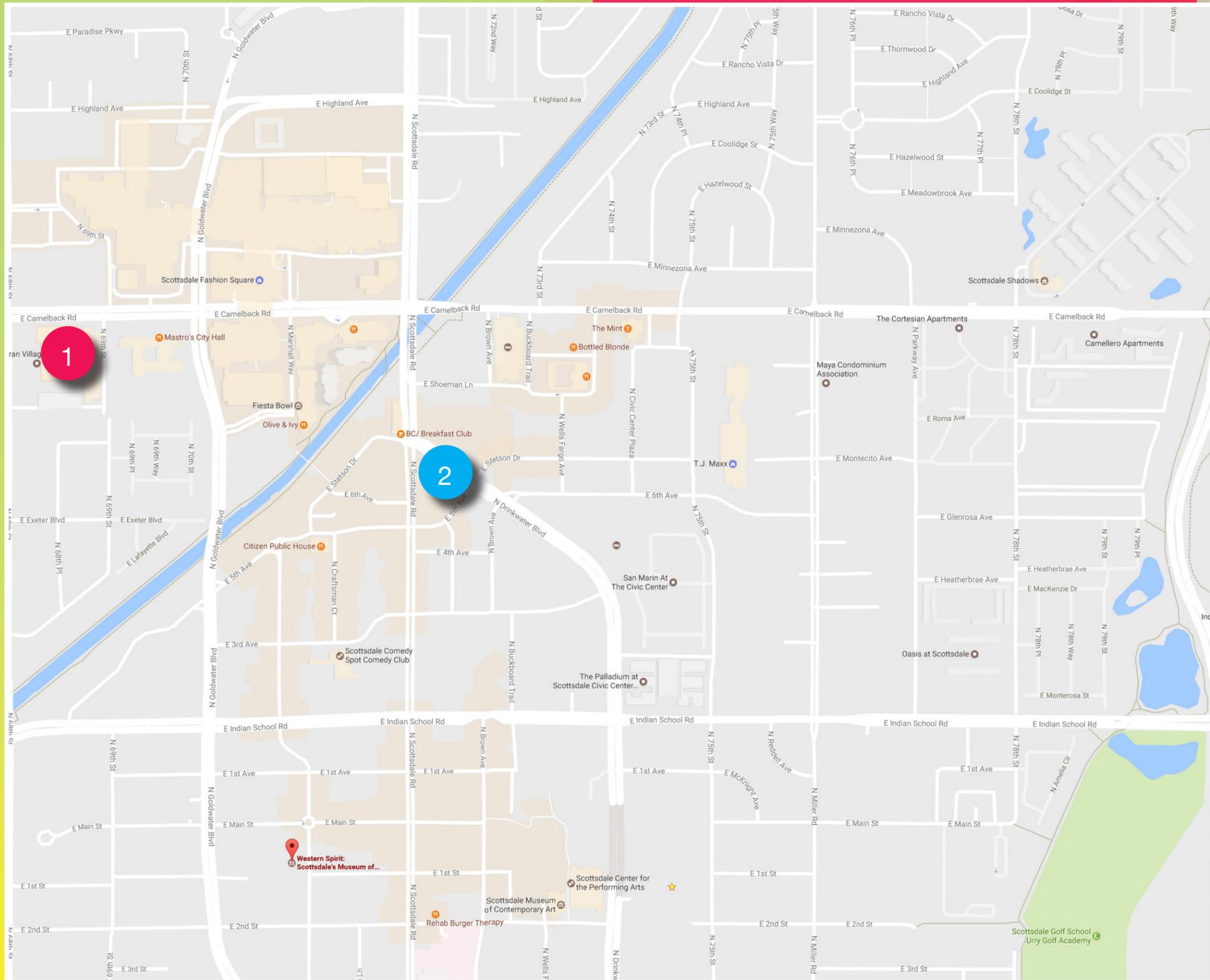


480-312-7989

Business@ScottsdaleAZ.gov

ChooseScottsdale.com





1

OFFICE

6991 E. Camelback Road, 85251

- 30,000 SF Class A, 175K Class B office
- Average rent of \$27.07

This prominent Old Town Scottsdale location is adjacent to the 2 million square foot Scottsdale Fashion Square shopping center. The location offers extensive on-site amenities, a newly landscaped courtyard and updated common areas. Spec suites available for immediate occupancy.

2

OFFICE

4301 & 4343 N. Scottsdale Road

- 192,693 SF Available in 4343 and 52,641 SF Available in 4301
- Asking Rent Ranges from \$17.50-\$38.00/ SF

The Galleria Corporate Centre is located in the heart of one of the most vibrant live-work-play environments in all of Arizona. Within a 2-mile radius of the Galleria are more than 50 restaurants, 30 bars and over 5,000 multifamily units. The property offers more than 500,000 square feet of creative space and is home to companies such as Indeed, Clearlink, Yelp, Weebly and Sisense.

