



**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# *Scottsdale Entertainment District Redevelopment Project*

FOR SALE | 4439 N. SADDLEBAG TRAIL | SCOTTSDALE, AZ 85251

# OFFERING SUMMARY

LevRose Commercial Real Estate, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire the fee simple interest of 4439 N. Saddlebag Trail, located in Scottsdale's famous Entertainment District. The area is known to many as a walkable nightlife mecca, with sleek clubs and extravagant cocktail lounges offering patio bars, pool parties, world-famous DJs, and much more.

This unique opportunity allows an owner/user or developer to become part of the experience that Scottsdale offers. The property consists of 2,728 square feet of improvements sitting on a total of 3,679 square feet of land.



# OFFERING DETAILS

**Sale Price:** Call For Pricing

**Building Size:** ±2,728 SF

**Land Size:** ±3,679 SF

**Parcel Number:** 173-41-120, 173-41-121

**Year Built** 1982

**Zoning:** C-2/P-3, DO

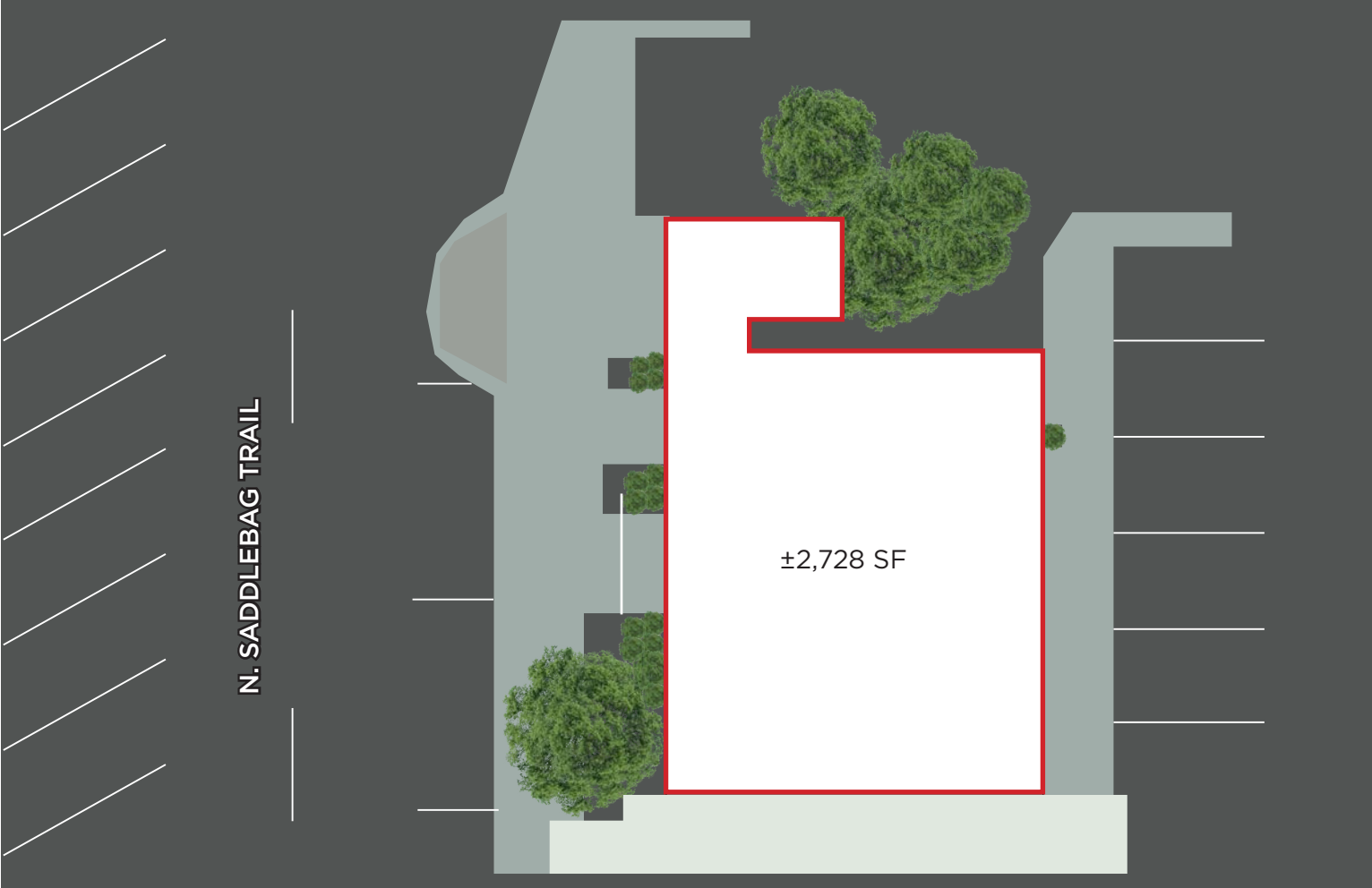
**Parking:** 15 Total Parking Spaces:  
- 6 Parking Spaces On-Site  
- 9 Parking Credits with the City of Scottsdale

# PROPERTY HIGHLIGHTS

- Located in the heart of Old Town Scottsdale's Entertainment District.
- Outstanding Visibility & Access
- Over 9 million estimated visitors to Scottsdale annually with an estimated \$1.1 billion spent by travelers per year.
- Amazing bar/restaurant opportunity.
- Close proximity to The Galleria which has over 4,000 Employees.
- Close proximity to high-end hotels such as W Scottsdale, The Saguaro Scottsdale, aLoft, and Hotel Valley Ho.
- Downtown's Entertainment District offers the highest concentration of nightclubs in one area. This compact district offers plenty of options for dining, drinking, and dancing including Riot House, Bottled Blonde, and Hi Fi.



# SITE PLAN



# AERIAL OVERVIEW | Entertainment District

Logos for: BREAKFAST CLUB, Diego Pops, CITIZEN PUBLIC HOUSE, SOCIAL TAP, the Montauk, ORIGINAL CHOP SHOP CO., MORNING SQUEEZE, VINE & HOPS, WASTED GRAIN, HYATT PLACE, COLD BEERS & CHEESEBURGERS, BABE & QUEEN.

Logos for: GALLERIA CORPORATE CENTRE, MR. MESQUITE TABUARIA, Joe's PIZZA, DJ's BAR & GRILL, GOODWOOD TAVERN.

Logos for: SCOTTSDALE Fashion Square, SCOTTSDALE Waterfront, BROADSTONE WATERFRONT, Apple Store, Sprinkles CUPCAKES, Olive & IVY RESTAURANT + MARKETPLACE, culinary dropout, SHAKE SHACK, MASTRO'S CITY HALL STEAKHOUSE, NORDSTROM Dillard's.

Logos for: HI FL, BEVVV, WHISKEY ROW.

Logo for: M MAYA DAY + NIGHTCLUB.

Logo for: W SCOTTSDALE.

Logo for: THE STETSON A BROADSTONE COMMUNITY.

Logo for: RIOT HOUSE est. here SUPER MACHO TABUARIA.

Logo for: Bottled BLONDE.

N. SADDLEBAG TRAIL

# AERIAL OVERVIEW | Neighboring Developments

MAP OF FUTURE DEVELOPMENTS



E. CAMELBACK ROAD - 25,603 VPD

N. SADDLEBAG TRAIL



# PLANNED DEVELOPMENTS



Scottsdale Fashion Square



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The Marquee



Museum Square



Caesar's Republic

# Scottsdale Overview



**87%**  
WALK-ABILITY



**17.2%**  
OF DOWNTOWN  
SCOTTSDALE JOBS  
ARE SALES JOBS



**40.5%**  
OF DOWNTOWN  
SCOTTSDALE  
POPULATION IS  
21-44 YEARS OLD

## Affluent Population

Scottsdale's relatively large and affluent population and thriving employment base allow Scottsdale to maintain a competitive edge in attracting new retailers, company headquarters, and business leaders. This population earns an average household income of \$102,591 annually and boasts a median home value of \$465,000.

## Superior Location & Access

Scottsdale is near the center of the Greater Phoenix metro area with immediate access to Loop 101, within minutes of Scottsdale Municipal Airport and approximately 17 miles north of Sky Harbor International Airport. This strategic location and outstanding freeway and airport access provides superior face-to-face connectivity to a massive customers base within a few hours of travel including California, Texas, and Mexico.

## Desirable Quality of Life

Scottsdale offers a desirable quality of life for its residents who enjoy a warm climate and a wealth of sunshine, as well as prestigious residential communities and access to abundance of retailers and resorts, approximately 200 golf courses in the area, more than 600 restaurants, and a flourishing arts and cultural scene with more than 100 art galleries. Major League Baseball's Spring Training is also an exciting feature in Scottsdale, where the Colorado Rockies and Arizona Diamondbacks play at Salt River Fields, while San Francisco Giants play at Scottsdale Stadium in Old Town a few miles south.

## Diversified Local Economy

The local economy is well distributed among business services, high technology, biomedical, tourism and retail services all playing important roles. Major employers include HonorHealth, Mayo Clinic, General Dynamics, CVS/Caremark, GoDaddy Group, Vanguard Group, Scottsdale Insurance and Henkel Consumer Goods.



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2020	21,756	99,094	206,232
2025	24,410	107,400	222,912



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020	12,348	47,030	93,726
HH Growth 2020-2025:	11.5%	8.0%	7.8%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2020	\$107,773	\$105,935	\$100,394





TRENT MCCULLOUGH, CCIM  
Partner  
480.294.6582  
tmccullough@levrose.com

DANIELLE DAVIS  
Partner  
480.294.6017  
ddavis@levrose.com

MARK CASSELL  
Vice President  
480.289.4227  
mcassell@levrose.com