

1ST STREET REDEVELOPMENT PROJECT FOR SALE

Premier Development Site

7521 E. 1ST STREET | SCOTTSDALE, AZ 85251



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EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to acquire a fee simple interest in a development site in Old Town Scottsdale. The 1st Street opportunity (7521 E. 1st) is being offered at \$875,000. The offering is roughly 1,042 square feet of improvements on approximately 9,240 square feet of land.

The property is a D/OR-2 zoned property that allows for future multifamily development. Further, this location is surrounded by dense demographics of over 23,375 people in a one-mile radius, and over 105,000 in a three-mile radius. The household income averages in a one-mile radius is over \$86,000 and a three-mile that increases to over \$97,000 per year.

The highly desirable location allows investors to capitalize on an extremely attractive market in the Southwest that is projected for long term growth.



PROPERTY OVERVIEW

PROPERTY LOCATION: 7521 E. 1st Street | Scottsdale AZ, 85251

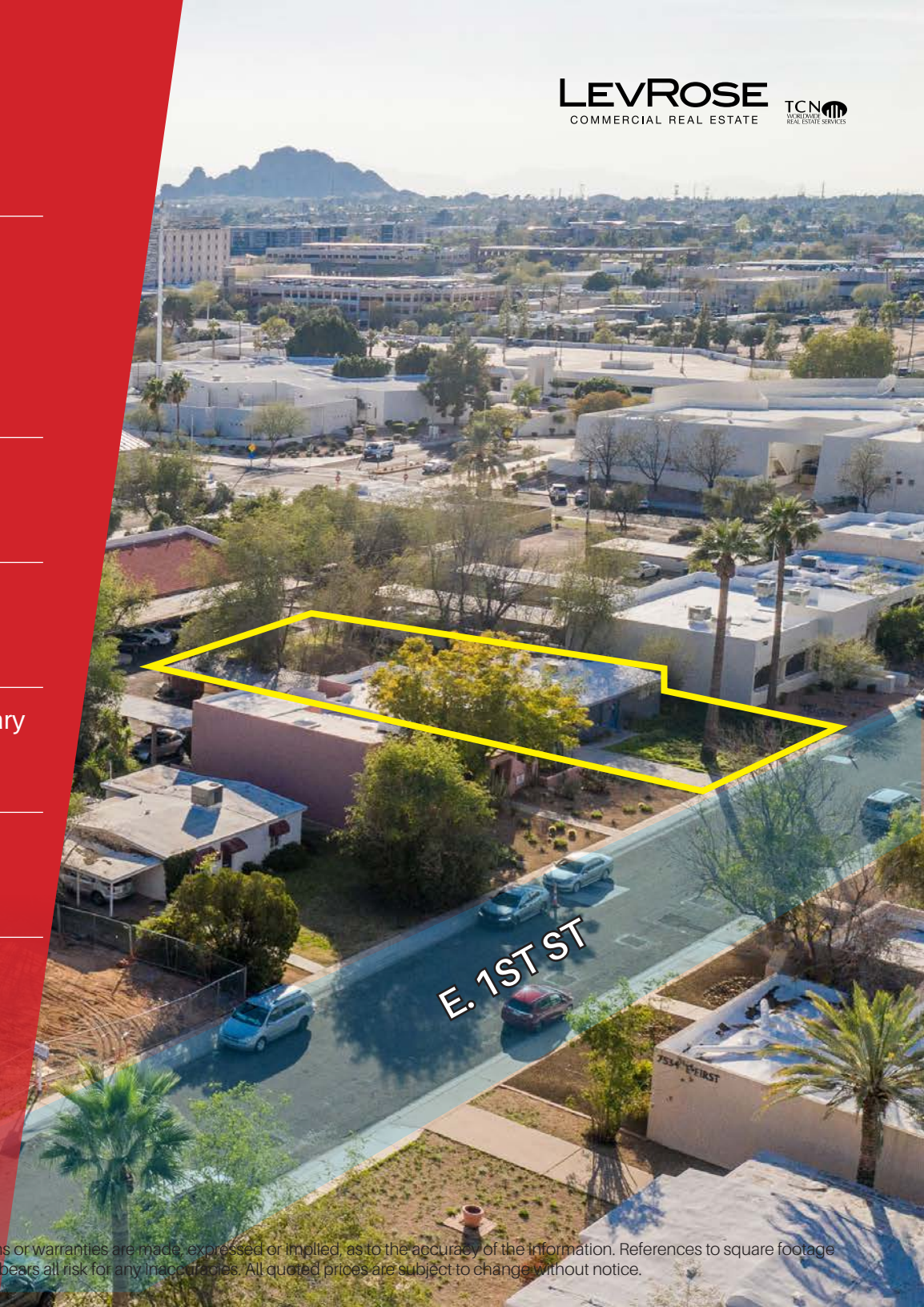
On 1st Street in Between N. Miller Road & N. 75th Street

ASKING PRICE: \$875,000 (\$94.69/SF LAND)

TOTAL LOT SIZE: ±0.21 Acres (±9,240 SF)

ZONING: Downtown Overlay with Preliminary Plans for a 3,500 SF 6 Bedroom 4 Bathroom Home

PARCEL: 130-25-024



Downtown Overlay

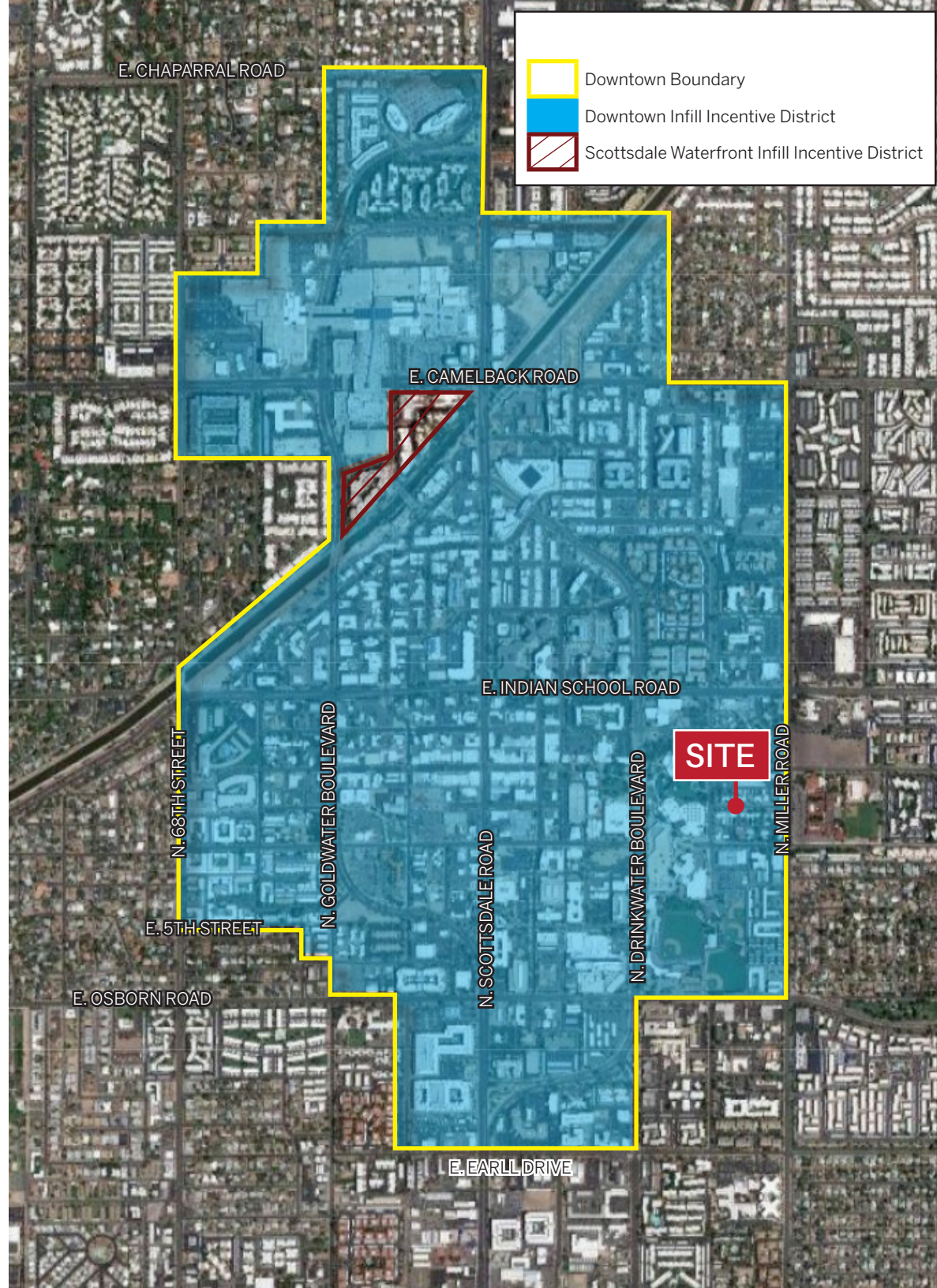
Downtown Infill Incentive Plan

PURPOSE

One primary principle of the Downtown Character Area Plan (Downtown Plan) is that coordination between the public and private sectors will be necessary in order to carefully manage future Downtown land use considerations. The involvement of the private sector is pivotal to the successful implementation of the Downtown Plan. The flexible application of flexible development standards can be used to encourage the private sector to attain a high level of quality development while at the same time assisting in the provision of public amenities and benefits. Thus, establishing and utilizing a variety of tools for new development, redevelopment and infill development that strengthens Downtown's mix of land uses should be strongly encouraged.

GOALS AND OBJECTIVES

The primary guiding plans for the Downtown Infill Incentive District are the Scottsdale General Plan and the Downtown Plan, which are included as part of the Downtown Infill Incentive Plan by this reference. In addition, the goals and objectives contained within this Downtown Infill Incentive Plan are established to promote high quality new development, redevelopment and infill development within the district through the use of flexible development standards.



SITE PLAN



DEMOGRAPHICS



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|--------|---------|---------|
| 2020: | 24,054 | 105,735 | 209,957 |
| 2025: | 26,593 | 114,386 | 227,301 |
| Annual Growth 2020-2025: | 2.1% | 1.6% | 1.7% |



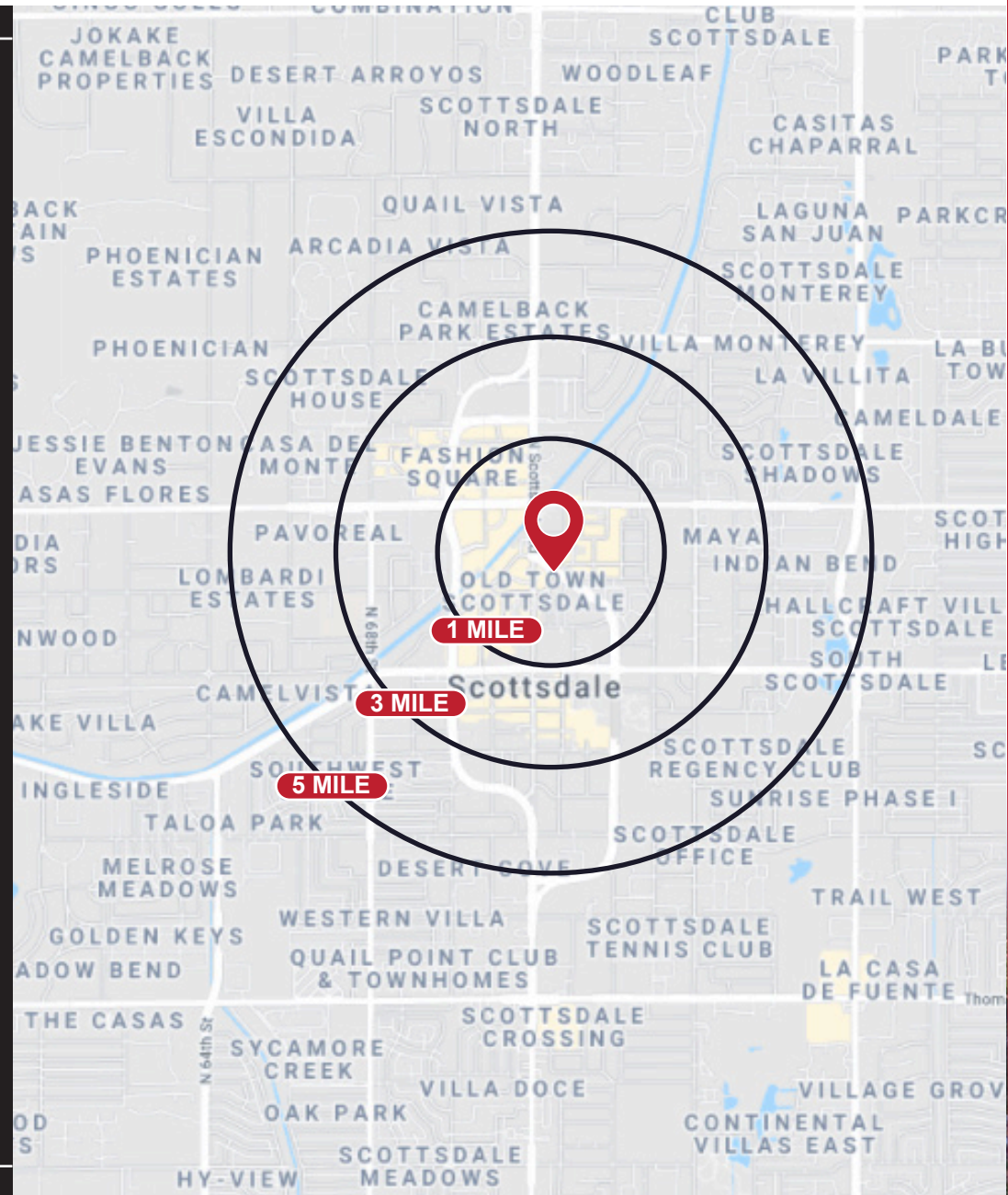
HOUSEHOLDS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| 2020: | 13,084 | 50,208 | 95,645 |
| HH Growth 2020-2025: | 2.0% | 1.6% | 1.6% |



AVERAGE HOUSEHOLD INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|-------|----------|----------|----------|
| 2020: | \$90,420 | \$99,085 | \$95,872 |



SCOTTSDALE OVERVIEW



82%

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.



S-C-O-T-T-S-D-A-L-E
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HYATT
house®

CAMDEN

Third Avenue Lofts

GALLERIA
CORPORATE CENTRE

SAN MARIN
AT THE CIVIC CENTER

MARQUESSA

Saguaro
SCOTTSDALE

THE Palladium
AT SCOTTSDALE CIVIC CENTER

MAIN
STREET
PLACE

E. INDIAN SCHOOL RD

SCOTTSDALE
CIVIC CENTER

SITE

N. 75TH ST

E. 1ST ST

N. MILLER RD - 21,390 VPD

E. 2ND STREET



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