



Scottsdale Waterfront

Scottsdale, AZ

Phoenix-Mesa-Chandler (AZ)



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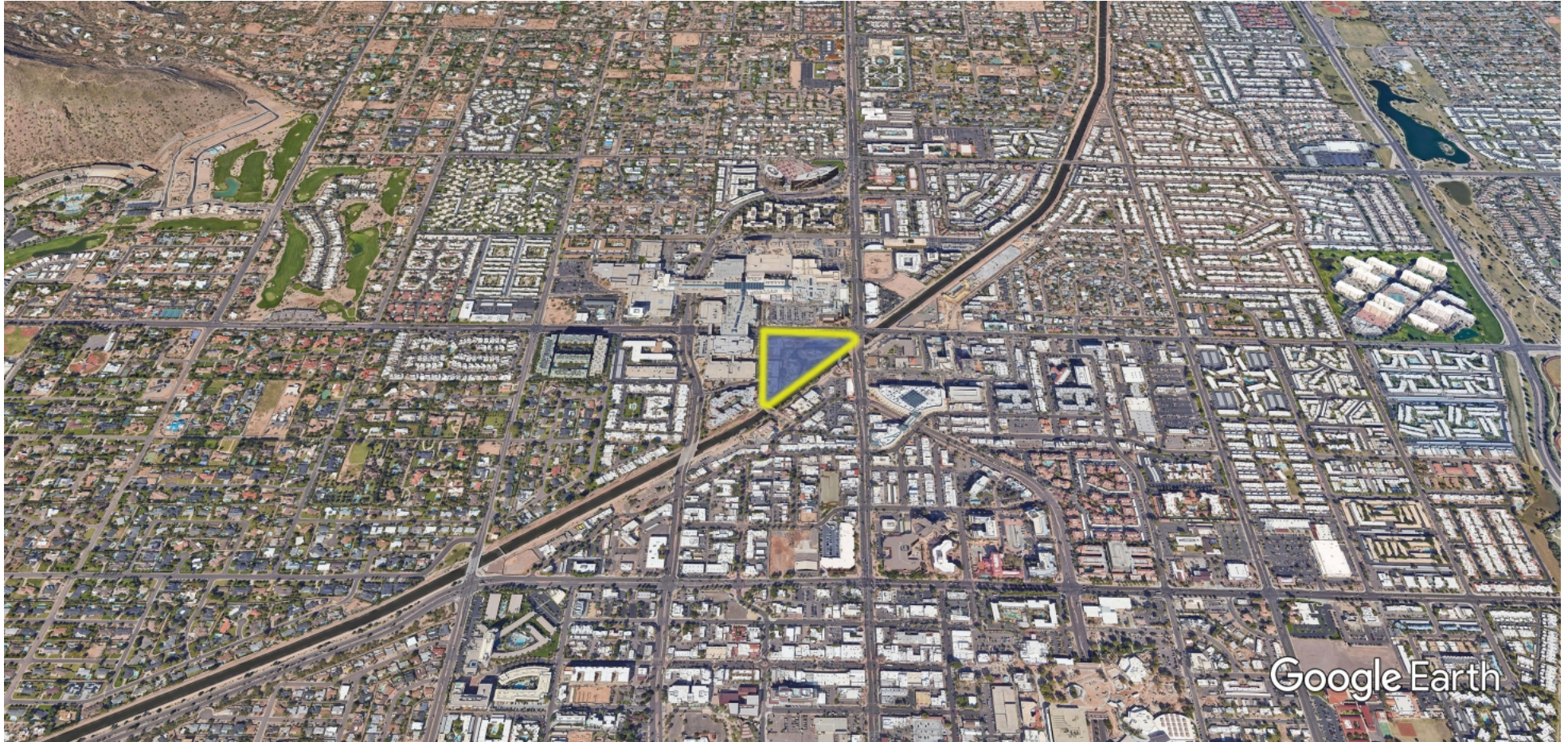
AERIAL



GROSS LEASABLE AREA (GLA)	93,484 SF
PARKING SPACES	622
PARKING RATIO	6.65 per 1,000 SF

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DENSITY AERIAL



Property Overview

Scottsdale Waterfront is one of Arizona's most unique and well-located mixed-use developments including retail, luxury condominiums, and Class A office space. The development is adjacent to Fashion Square Mall and in the same retail node with Old Town Scottsdale encompassing over 3.5 million SF, with approximately 1500 hotel rooms, with many hotels planned or under construction currently. The strong mix of fast-casual and full-service restaurants cater to the affluent consumer base in the surrounding neighborhoods, and has an excellent daytime population and attracts nearly 9-million visitors a year.

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Available Potentially Available Non-Controlled



	TENANT	SQ FT
1	Olive & Ivy	8,906
2	Primp & Blow	1,900
3	Available	2,565
4	Koibito Poke	2,482
5	Refine Men's Salon	1,651
6	Call Her Martina	2,997
7	Sauce	2,985
8	Hand Cut Chophouse	4,220
9	Ego Medical Aesthetics	1,482
10	Paris Optique	1,488
11	Available (Former Restaurant)	1,668
12	Press Coffee	1,518
13	Urban Outfitters	11,144
14	Maple & Ash	8,875
15	Mountainside Fitness [...]	15,238
16	Culinary Dropout	5,426
17	Tempur-Pedic	2,800
18	Aria Nail Bar	2,700
19	Brandy Melville	6,062
20	P. F. Chang's China Bistro	7,227

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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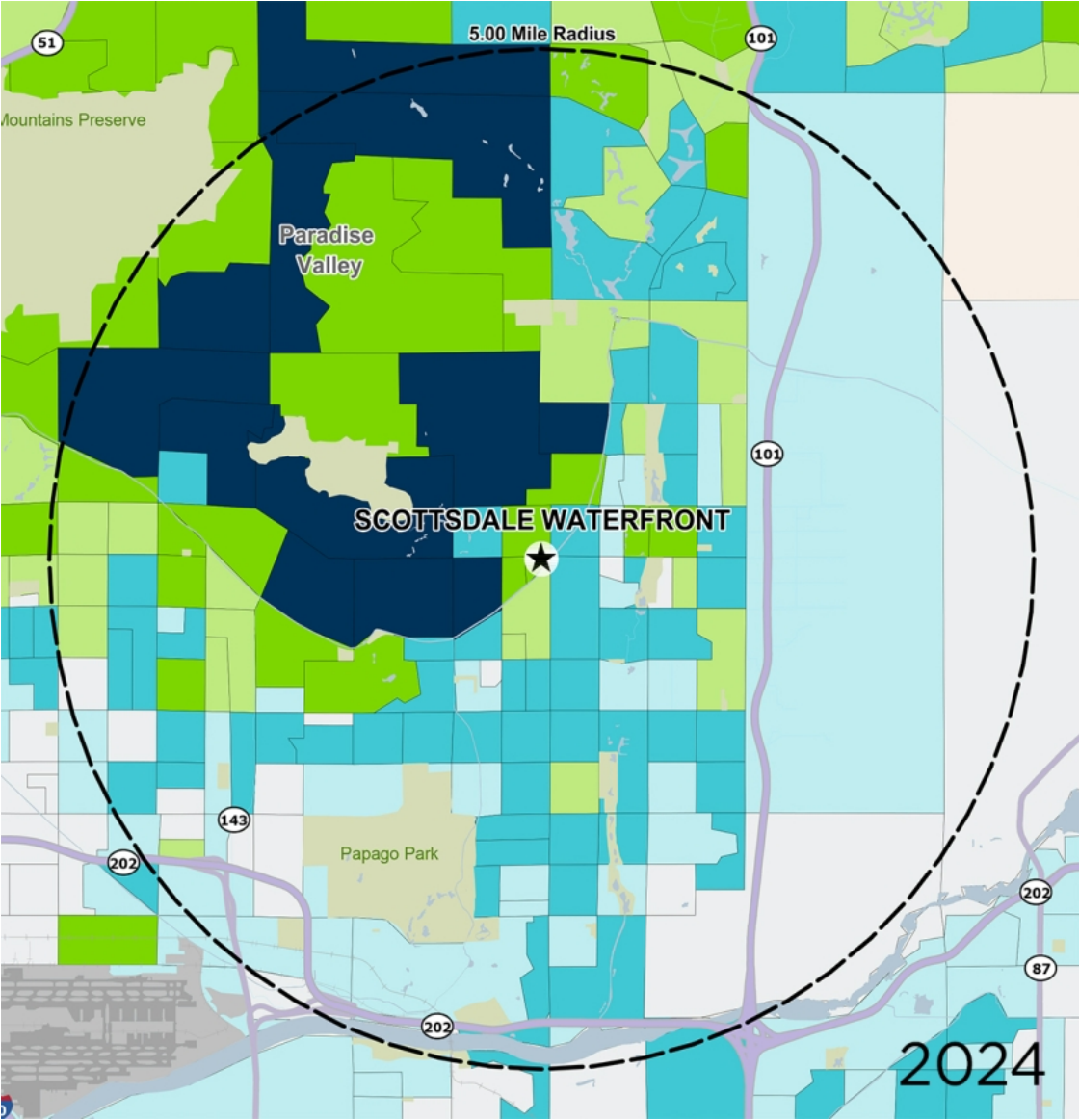


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	15,524	94,316	203,311
Daytime Pop	33,260	120,432	282,324
Households	9,266	46,916	96,732
Average HH Income	\$180,563	\$152,679	\$144,548
Median HH Income	\$98,783	\$97,980	\$90,170
Per Capita Income	\$107,862	\$76,383	\$69,159

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$100K - \$150K
- \$200K - \$300K
- \$75K - \$100K

\$150K - \$200K

< \$75K



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E Camelback Rd. & N Scottsdale Rd., Scottsdale, AZ



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