



INVESTMENT REAL ESTATE

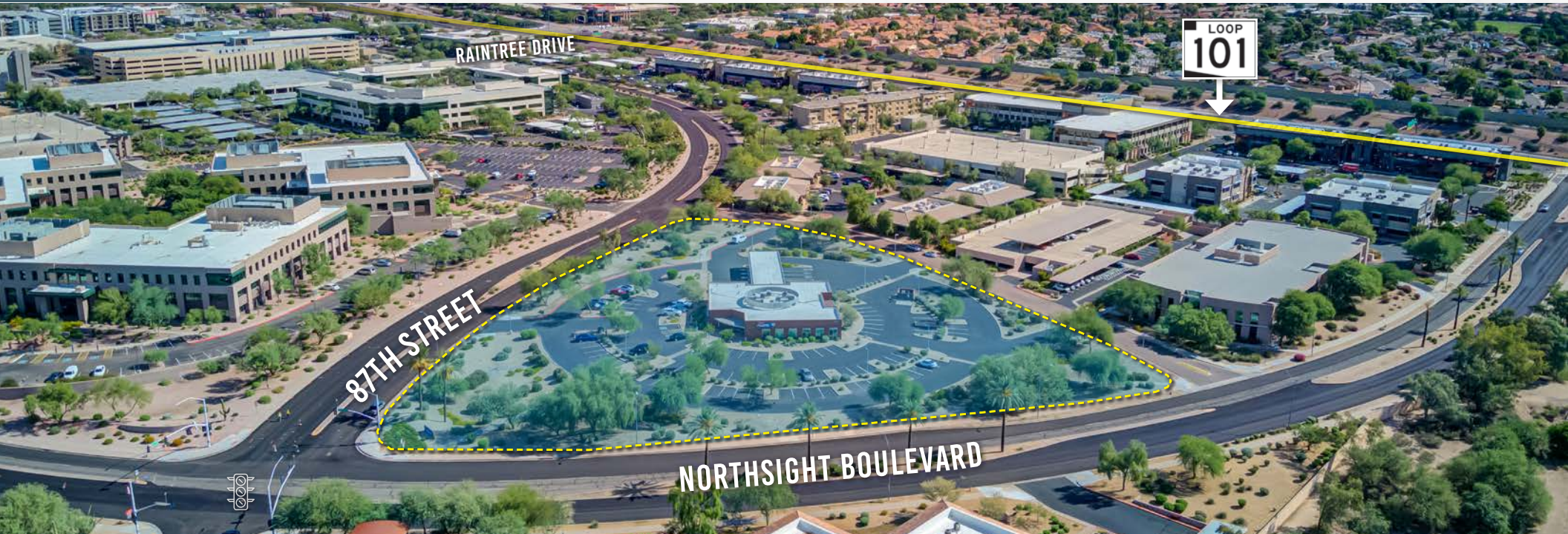
ORION INVESTMENT REAL ESTATE

Scottsdale Fashion Square Office Building
7150 East Camelback Road, Suite 425
Scottsdale, AZ

North Scottsdale Redevelopment Opportunity

13875 North Northsight Boulevard | Scottsdale, AZ 85260

Proposed Uses: Corporate Headquarters, Medical, Senior Housing



LAND SIZE:	5.78 Gross Acres (4.51 Net Acres)
BUILDING SIZE (GBA):	8,500 SF
YEAR BUILT:	2003
ZONING:	C-2, Scottsdale
PARCEL NUMBER:	APN 215-53-005D



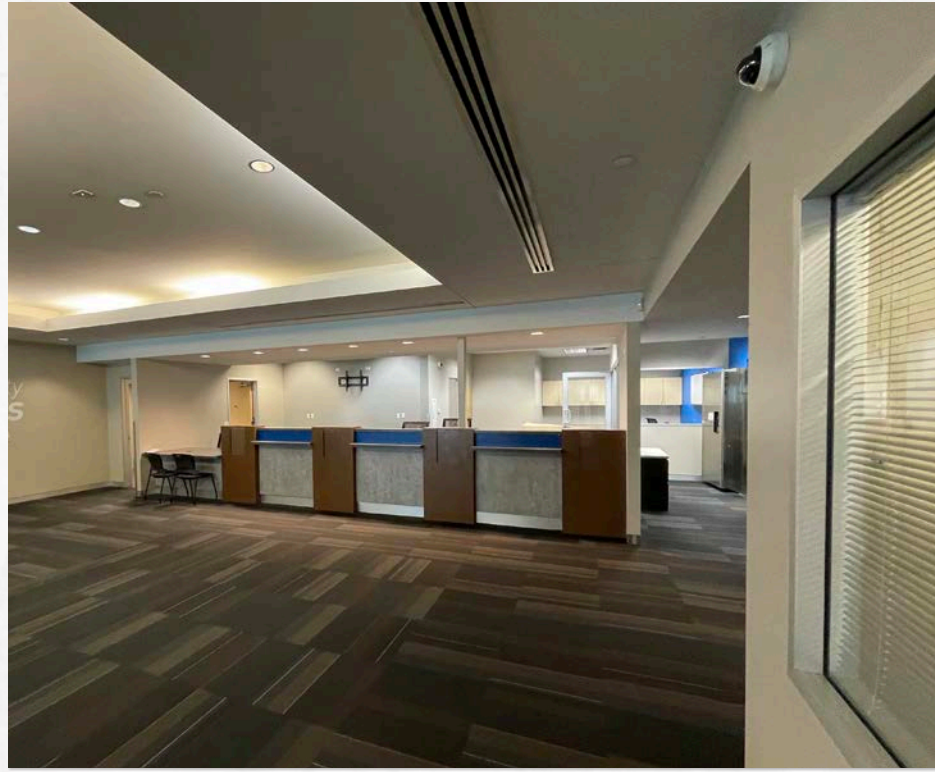
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REDEVELOPMENT OPPORTUNITY

Parcel Number: APN 215-53-005D
 2022 Property Taxes: \$79,904.70
 Lot Size: 195,502 SF

FRANK LLOYD WRIGHT BOULEVARD / 44,646 VPD

LOOP 101

LOOP 101

LOOP 101

169,741 VPD

HAYDEN ROAD

SCOTTSDALE AIRPARK
OFFICE AND INDUSTRIAL

RAINTREE DRIVE / 30,767 VPD

87TH STREET

NORTHSIGHT BOULEVARD

MAYO CLINIC
Patient Care Expansion and the Development of a Biotechnology Corridor

DICK'S
SPORTING GOODS

Ashley
HOMESTORE

Harkins
THEATRES

BED BATH & BEYOND

HOBBY LOBBY

Bowlero

WHOLE FOODS MARKET

LIFE TIME
PET SMART

Fairmont
SCOTTSDALE PRINCESS

TPC

Scottsdale
WM
PHOENIX OPEN

LOOP 101

THE PROMENADE
SCOTTSDALE

TRADER JOE'S
PET SMART
LOWE'S
COST PLUS
Michael's
Where Creativity Happens
WORLD MARKET
ULTA
BEAUTY
OLD NAVY
TILLYS
NORDSTROM
rack
LIVING SPACES

FRANK LLOYD WRIGHT BOULEVARD

GREENWAY PARKWAY

WAL*MART
SUPERCENTER
at home
The Home Décor Superstore
E55 FITNESS
KOHL'S
BEST BUY
COSTCO
WHOLESALE
Chick-fil&
Panera
BREAD
Party City
PEI WEI

WESTWORLD
OF SCOTTSDALE
Branett Jackson
THE WORLD'S GREATEST COLLECTOR CAR AUCTIONS

TARGET

WOOD PARTNERS
ALTA RAIN TREE
330-UNIT APARTMENT COMMUNITY BUILT IN 2021

Trammell Crow Company
192-UNIT APARTMENT COMMUNITY DUE TO DELIVER 2023
RAIN TREE MULTIFAMILY
AXIS
RAIN TREE
175,112 SF CLASS A OFFICE BUILDING BUILT IN 2021

THE WESTIN KIERLAND
RESORT & SPA
PHOENIX-SCOTTSDALE

SCOTTSDALE AIRPORT
SDL

HAYDEN ROAD

THUNDERBIRD ROAD

169,741 VPD

LOOP 101

SUBJECT

KIERLAND COMMONS
alo
Crat& Barrel
yoga
MASTRO'S OCEAN CLUB
LUCKY BRAND
Madewell
P.F. CHANG'S
NORTH
ITALIA
QUEEN CREEK
tocaya
OLIVE MILL
MODERN MEXICAN ARIZONA
AVEDA
Tommy Bahama
POSTINO
ZINC BISTRO
ANTHROPOLOGIE

SCOTTSDALE QUARTER
TRUE FOOD KITCHEN
Eddie V's
PRIME SEAFOOD
FABLETICS
Levi's
GAP
Bath & Body Works
GRIMALDI'S
Zinburger
Vine & Burger Bar
CULINARY DROPOUT
Obon
Sushi Bar Ramen



373,503

5-mile Daytime Population



\$147,235

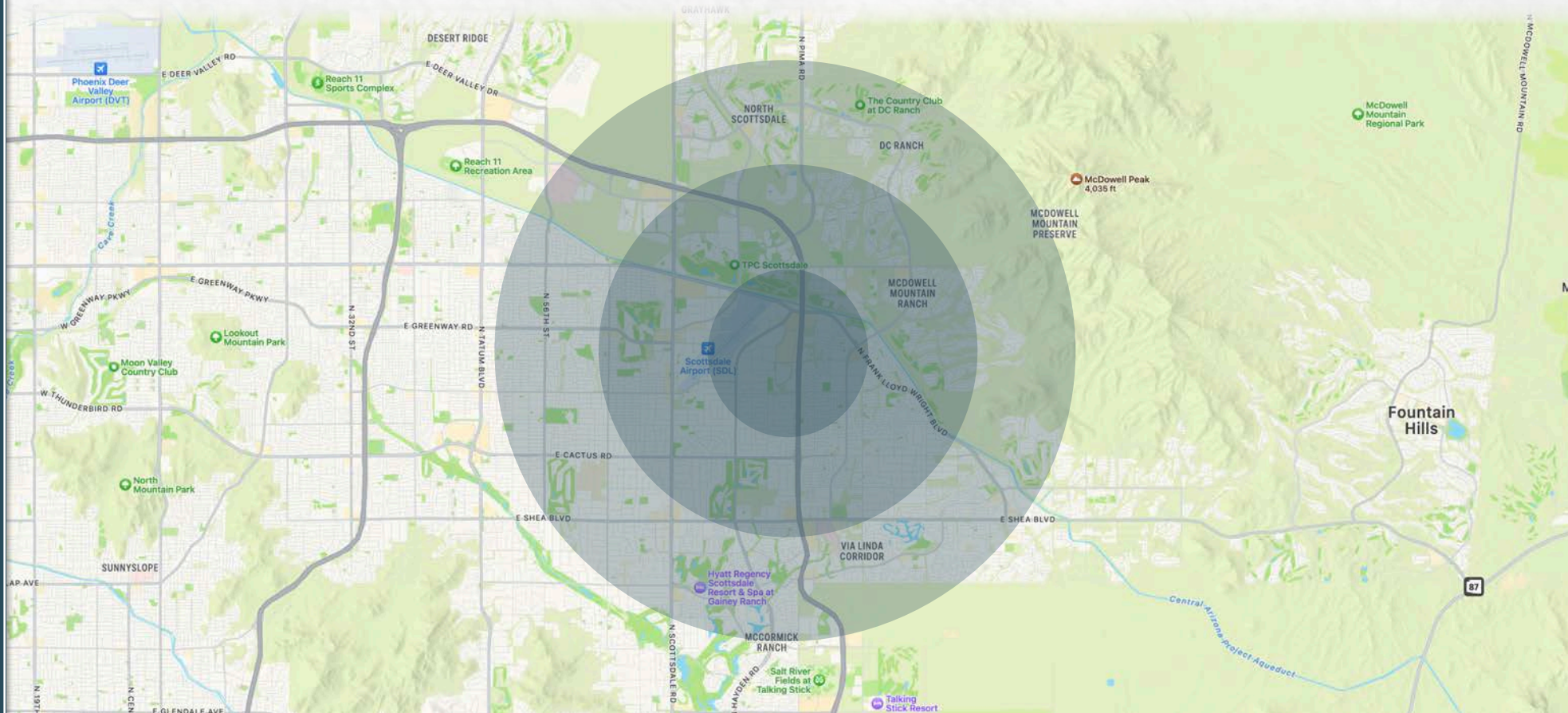
5-mile Average Household Income



20,287+

Businesses in the Area

2022 Summary (SitesUSA)	Two Mile	Five Mile	Ten Mile
DAYTIME POPULATION:	29,637	198,319	373,503
RESIDENTIAL POPULATION:	8,953	73,688	168,902
AVERAGE HOUSEHOLD INCOME:	\$126,381	\$140,064	\$147,235
AVERAGE HOUSEHOLD SIZE:	2.1	2.1	2.2
MEDIAN AGE:	43.7	44.1	44.6
TOTAL HOUSEHOLDS:	4,199	33,834	76,624
TOTAL BUSINESSES:	1,907	12,018	20,287





Professionals from all walks of life have made **Scottsdale** their home because of the city's commitment to long-range planning and providing a higher quality of life for its citizens. The city offers a mix of lifestyle options for all income levels and living preferences, such as modern urban living, high-end estates and family neighborhoods.

Both large and small businesses enjoy support through networking opportunities, talent attraction initiatives and numerous other programs. Scottsdale is home to more than 15,000 businesses with nearly 25% percent of Arizona corporate headquarters calling the city home.



WHY SCOTTSDALE:

- Location provides low catastrophic risk, and ranks among the top 10 US cities for lowest disaster risk
- Higher quality of life with a lower cost of living in comparison to other major urban centers across the country
- Close proximity and accessibility to major domestic and international markets via Phoenix Sky Harbor International Airport and Scottsdale Municipal Airport
- Scottsdale has the highest financial rating from all three major national bond rating agencies
- Home to some of the top performing high schools in the country
- Scottsdale is an environmentally conscious community with a long history of open space preservation and financially sustainable municipal operations and facilities.
- More than 100 years of planning & investments in the region's water supply system

SOURCE: Scottsdale Economic Development Department



SCOTTSDALE

ARIZONA

The **City of Scottsdale** is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture. Scottsdale is dedicated to the success of its residents and business community. The city's progressive leadership has kept taxes low for both families and corporations.

With a rich history in tourism, **Scottsdale** is visited by more than **11 million people annually**, generating an **economic impact of \$3.3 billion**. Home to Arizona's finest shopping and dining, Scottsdale offers ranches, hiking trails, award-winning resorts and acclaimed art galleries. While millions of visitors come to experience the best in art, sports, special events and the natural beauty of the Sonoran Desert, residents stay for so much more. Before becoming a global destination for business, Scottsdale was - and remains - renowned for its exceptional recreational amenities.



Sunny **Scottsdale** is annually rated among the nation's most desirable communities to live and do business in with an average 314 days of sunshine per year and more than 90 restaurants, 320 retail shops and more than 80 art galleries. Scottsdale ranks highly in a wide spectrum of categories. Scottsdale is not only a Fiscally-Fit and desirable community, but a fun one too. Home to Fashion Square Mall, Kierland Commons, Scottsdale Quarter, Troon Golfing, Fine Art Galleries, The Phoenician, and The Old Town Shops, Scottsdale citizens enjoy some of the best shopping, galleries, and golfing in the state. Additionally, on the same land as Scottsdale's Butterfly Wonderland, a 14-Acre "OdySea Aquarium," designed with the latest theme park technology, has recently opened. The OdySea in the Desert is continuing its massive, seemingly nonstop expansion with a new \$3 million dinosaur exhibit: Pangaea Land of the Dinosaurs.

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