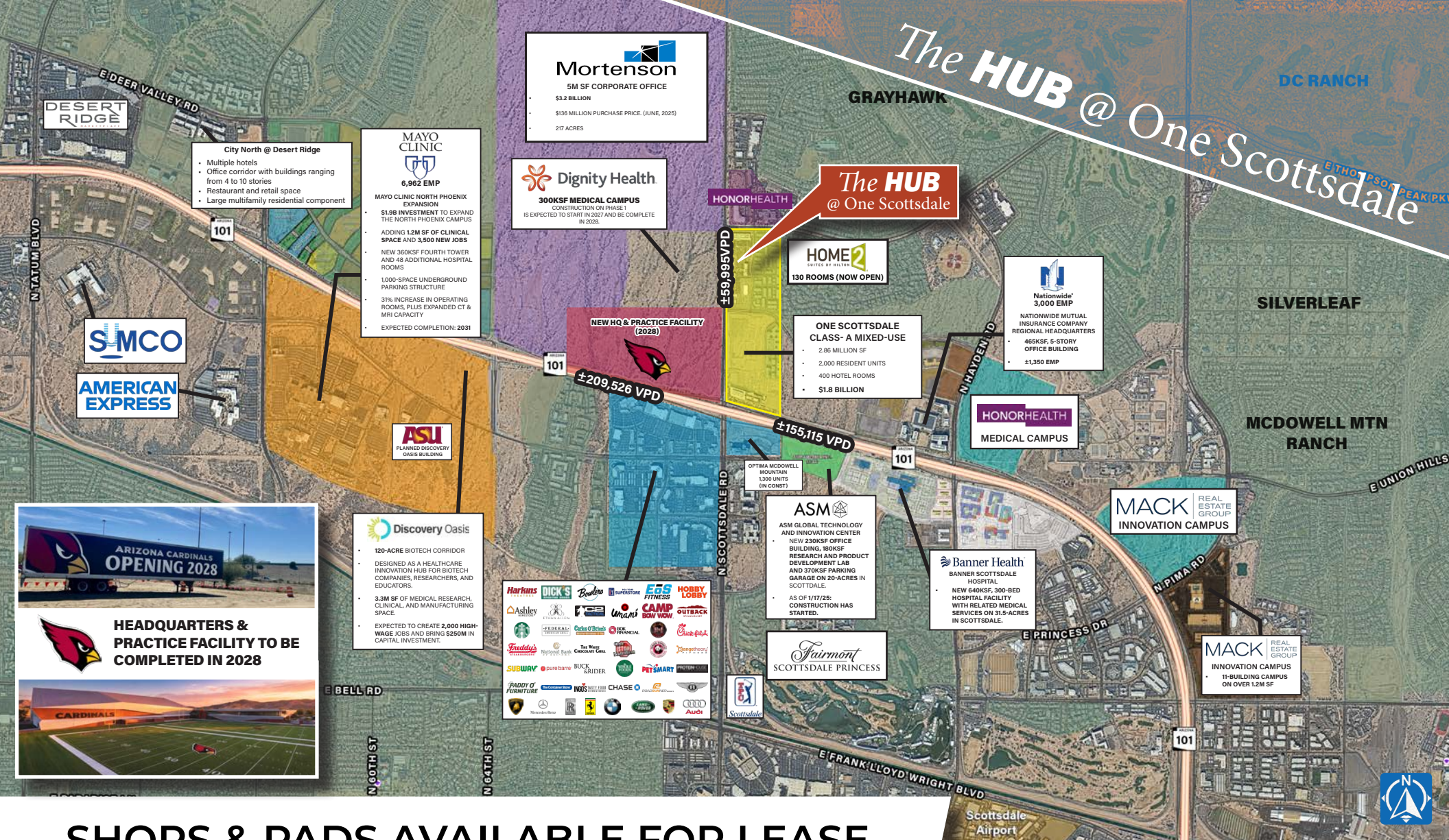
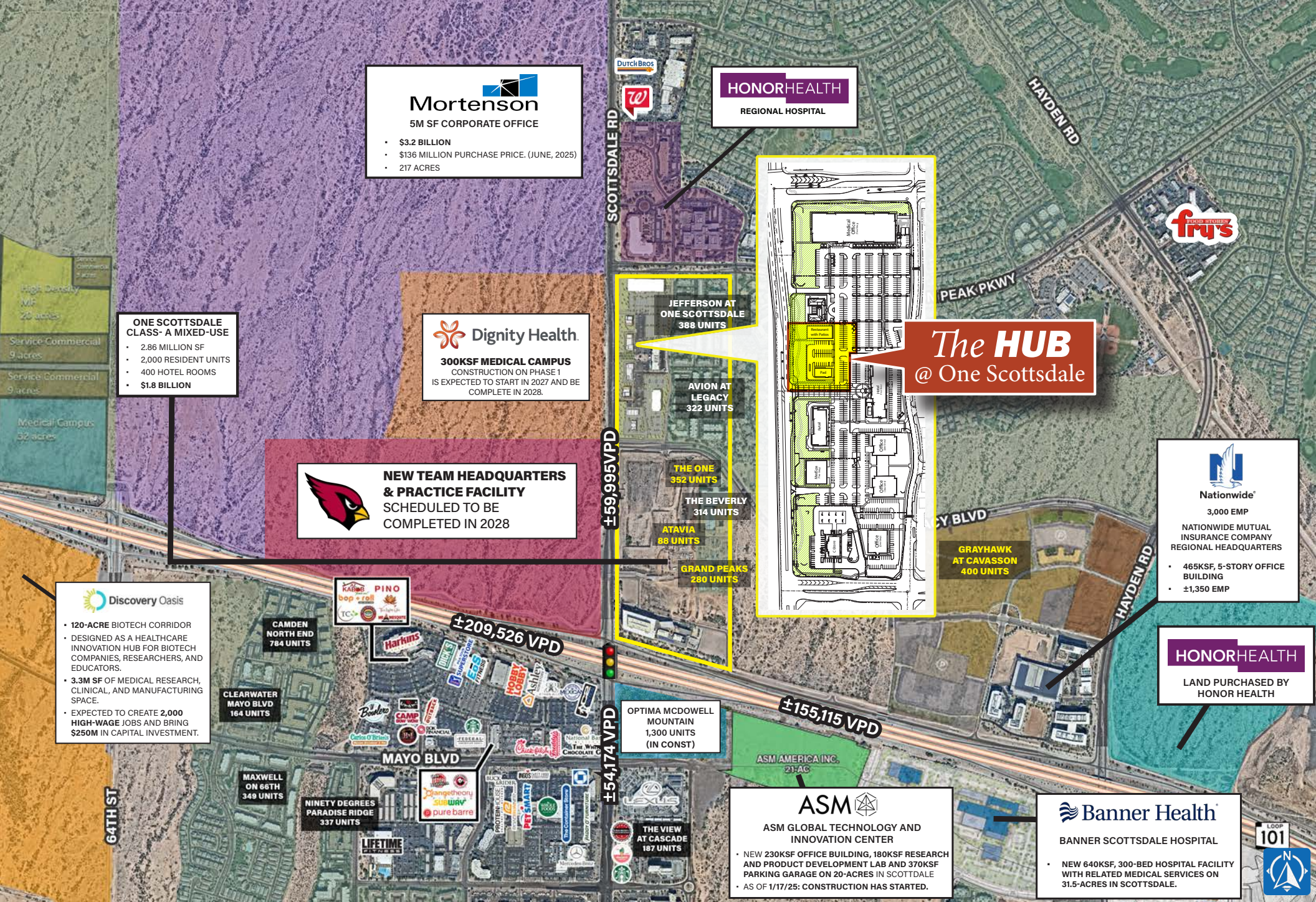
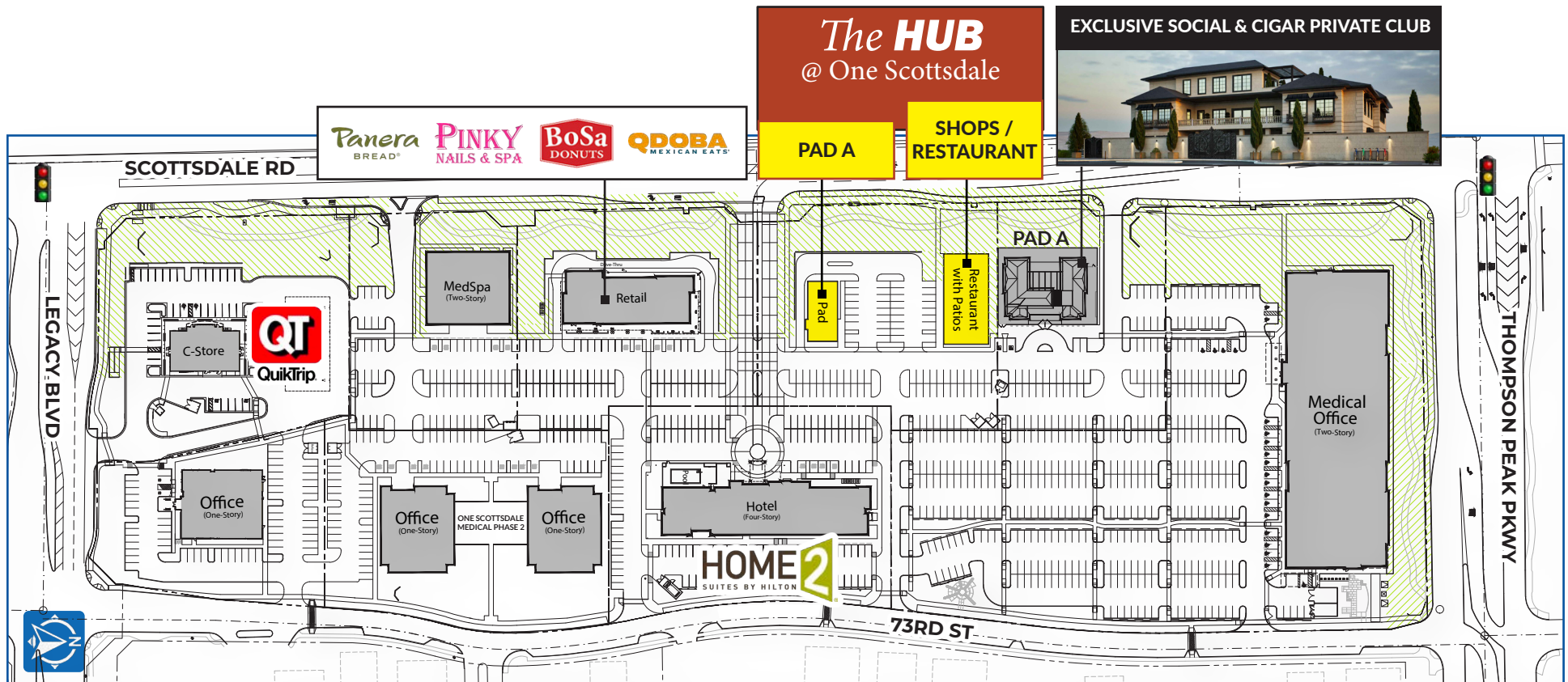






SITE PLAN

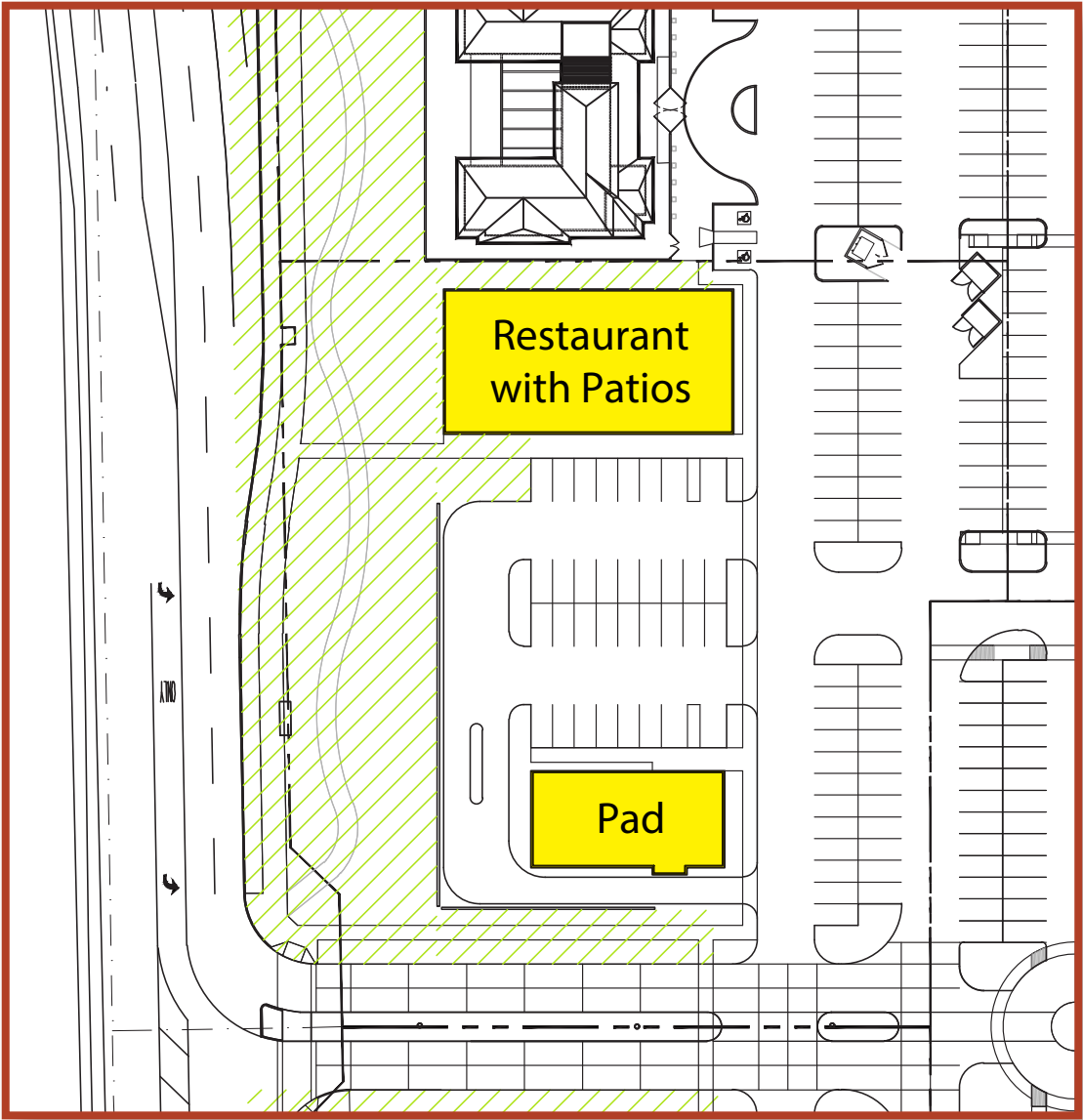


ONE SCOTTSDALE MEDICAL	±100,000 SF
PAD A - AVAILABLE	±9,000 SF
PAD A - AVAILABLE	±3,200 SF
SHOPS / RESTAURANT - AVAILABLE	±7,500 SF
HOTEL PARCEL	±66,800 SF

SHOPS B - RETAIL	±10,700 SF
MEDSPA	±17,000 SF
OFFICE PARCEL B	±45,000 SF
C-STORE PAD	±4,993 SF

TOTAL OFFICE AREA	248,000 GSF
TOTAL PARK PROVIDED	1,125 GSF
TOTAL RETAIL AREA	38,600 GSF
TOTAL PARKING	318
TOTAL AREA	27.87 ACRES GROSS
HOTEL	66,800 GSF (130 ROOMS)

SITE PLAN



HOUSING UNITS

±6,800

Housing Units In
Immediate Trade Area
±2,700 Coming Online



- 1 One Scottsdale | Belgravia Phase 1 & 2
(Under Construction) | 1,178 Units (314 Multi-Family Units)
- 2 Optima McDowell Mountain Village
(Under Construction) | 1,330 Multi-Family Units
- 3 San Bellara Apartments
180 Unit Apts
- 4 San Artes Multi-Family Development
552 Multi-Family Units

Mortenson

5M SF CORPORATE
OFFICE

- \$3.2 BILLION
- \$136 MILLION PURCHASE PRICE. (JUNE, 2025)
- 217 ACRES

Dignity Health.

300KSF MEDICAL CAMPUS
CONSTRUCTION ON PHASE 1
IS EXPECTED TO START IN 2027 AND BE COMPLETE
IN 2028.

The HUB
@ One Scottsdale



NEW TEAM HEADQUARTERS
& PRACTICE FACILITY
SCHEDULED TO BE
COMPLETED IN 2028

HONORHEALTH
REGIONAL HOSPITAL

JEFFERSON AT
ONE SCOTTSDALE
388 UNITS

HOME2
SUITES BY HILTON
130 ROOMS (NOW OPEN)

AVION AT
LEGACY
322 UNITS

THE ONE
352 UNITS

ATAVIA
88 UNITS

THE BEVERLY
314 UNITS

LEGACY NORTH
AT CROSSROADS
443 UNITS

**ONE SCOTTSDALE
CLASS- A MIXED-USE**

- 2.86 MILLION SF
- 2,000 RESIDENT UNITS
- 400 HOTEL ROOMS
- \$1.8 BILLION

GRAND PEAKS
290 UNITS

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North Scottsdale

#1 Best City To Retire In USA

(Niche, 2025)

#1 Best City To Find A Job In USA

(WalletHub, 2025)

#8 Most Happiest Places In USA

(WalletHub, 2025)

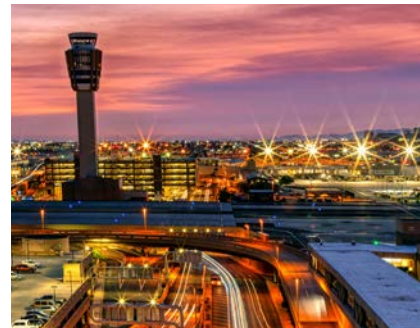
EVENTS & ATTRACTIONS

Waste Management Phoenix Open	719,179 attendees
Barrett-Jackson Car Auction	±500,000 attendees
Westworld of Scottsdale	900,000 attendees at various events
Odysea Aquarium	Estimated for 2,000,000 visitors per year
TopGolf	500,000 visitors per year
Butterfly Wonderland	600,000 visitors per year
Salt River Fields at Talking Stick	317,297 attendees for Spring Training MLB
Taliesin West (Frank Lloyd Wright home)	100,000 visitors per year
Russo and Steele Car Auction	60,000 in attendees yearly
Arizona Bike Week	85,000 attendees & 208 official vendors



51 GOLF COURSES

in the nearby scottsdale area. Two annual golf tournaments: Waste Management Phoenix Open (PGA) and JTBC Founders Cup (LPGA) are held about 2 miles from the site.



4.9 MILLION DOMESTIC OVERNIGHT VISITORS



#1 BEST FOR TOURIST TO SHOP & DINE

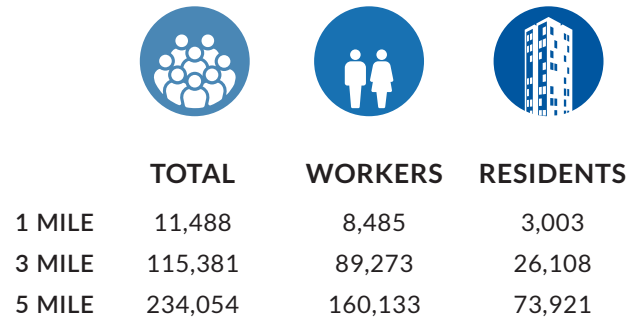
High-end shopping centers of Kierland Commons, Scottsdale Quarter, and The Promenade, local residents and tourists travel to this area to spend.



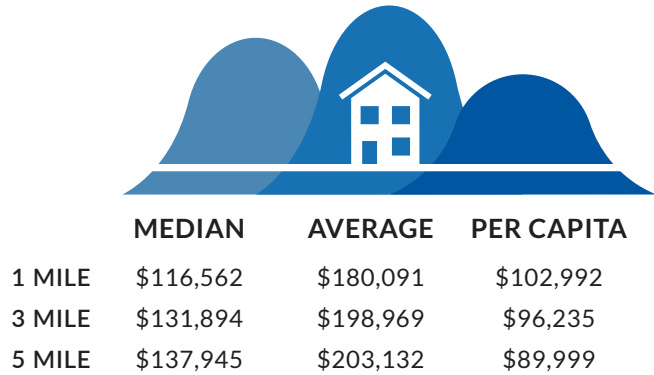
DEMOGRAPHICS

2026 ESRI

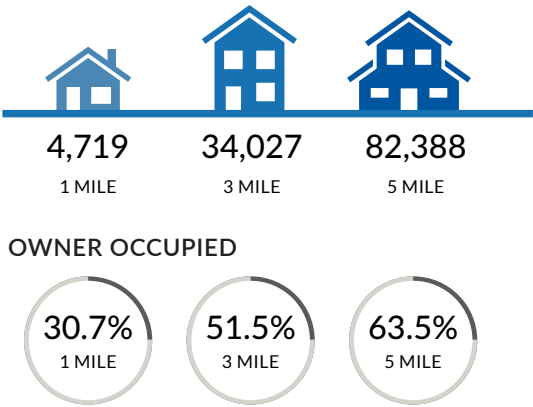
2026 DAYTIME POPULATION



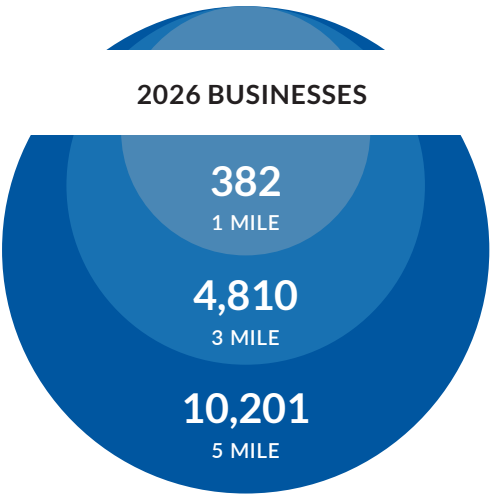
2026 HOUSEHOLD INCOMES



2026 HOUSING UNITS



2026 BUSINESSES



	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
2026 POPULATION	6,513	56,312	162,133	2026 HOUSEHOLDS	3,895	27,748	71,801
2031 POPULATION	8,017	62,094	172,827	2031 HOUSEHOLDS	4,935	31,535	78,237



The **HUB** @ One Scottsdale

EXCLUSIVELY LISTED BY

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GREG LAING

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