

NORTH SCOTTSDALE

REDEVELOPMENT OR OWNER/USER OPPORTUNITY

13875 North Northsight Boulevard - Scottsdale, Arizona 85260



PROPOSED USES: Corporate Headquarters, Medical, Senior Housing

NEW LIST PRICE: \$9,500,000

McDowell Mountain Regional Park



NORTH SCOTTSDALE

REDEVELOPMENT OR OWNER/USER OPPORTUNITY

13875 North Northsight Boulevard
Scottsdale, Arizona 85260



LINDA FRITZ-SALAZAR

D: (602) 989-9487

linda.fritz-salazar@orionprop.com



ANGELESSA RITCHIE

D: (480) 329-8642

angelessa.ritchie@orionprop.com



NICK MINER, CCIM

D: (480) 612-0384

nick.miner@orionprop.com



EXECUTIVE SUMMARY



13875 North Northsight Boulevard Scottsdale, Arizona 85260

Offering Price:	\$9,500,000
Proposed Uses:	Corporate Headquarters, Medical, Senior Housing
Site Area:	±5.78 Gross Acres (±4.51 Net Acres)
Building Size:	±8,500 SF
Existing Zoning:	C-2, Scottsdale
Year Built:	2003
Parcel/APN:	215-53-005D
2023 Property Taxes:	\$68,229.26
Jurisdiction:	Maricopa County
Cross Streets:	NEC 87th Street & Northsight Boulevard



HIGHLIGHTS & USES:

- Former Desert Financial Bank Building
- Located just West of the Loop 101 Freeway
- Minutes away from the Scottsdale Airport
- Just South of these Retailers & More:



Walmart



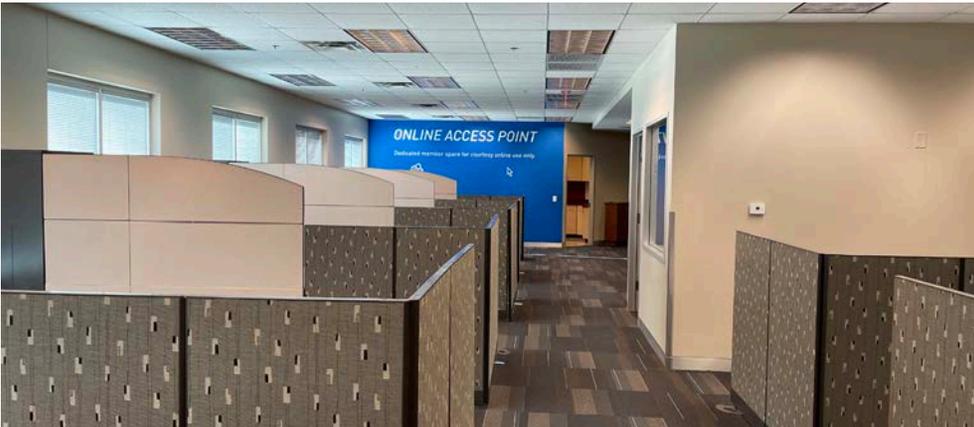
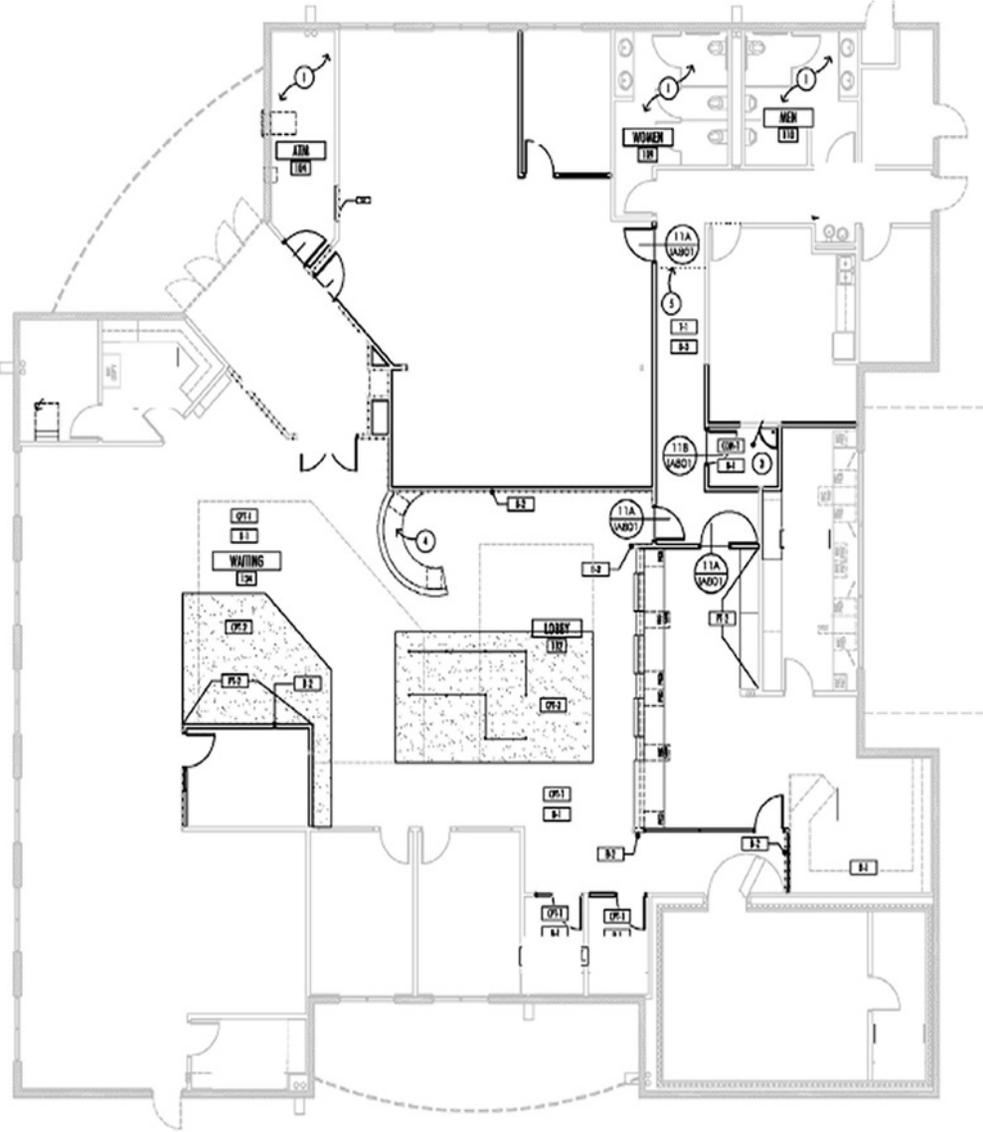
PROPOSED USES:

- Corporate Headquarters
- Medical
- Senior Housing

EXTERIOR PHOTOS



EXISTING FLOOR PLAN



PARCEL INFORMATION

Parcel Number: APN 215-53-005D - 2023 Property Taxes: \$68,229.26 - Lot Size: 195,502-Square-Feet



PROMENADE
SCOTTSDALE

TRADER JOE'S

LOWE'S

PET SMART

COST PLUS

Michaels

WORLD MARKET

ULTA

OLD NAVY

NORDSTROM

LIVING SPACES

TILLYS

rack

SCOTTSDALE AIRPORT
SDL

THE HOME DEPOT

BEST BUY

Party City

TARGET

COSTCO
WHOLESALE

WAL*MART
SUPERCENTER

KO'S

FIREHOUSE SUBS

at home
The Home Decor Superstore

WOOD PARTNERS

ALTA RAIN TREE

330-UNIT APARTMENT COMMUNITY BUILT IN 2021

E6S FITNESS

KOHL'S

SCOTTSDALE AIRPARK
OFFICE AND INDUSTRIAL

Trammell Crow Company

192-UNIT APARTMENT COMMUNITY DUE TO DELIVER 2023

RAINTREE MULTIFAMILY

Trammell Crow Company

AXIS

RAINTREE

175,112 SF CLASS A OFFICE BUILDING BUILT IN 2021

87TH STREET

NORTHSIGHT BOULEVARD

LOOP 101

LOOP 101

LOOP 101

FRANK LLOYD WRIGHT BOULEVARD | 44,646 VPD

RAINTREE DRIVE | 30,767 VPD

DISTANT AERIAL VIEW

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

DICK'S SPORTING GOODS Ashley Harkins THEATRES BED BATH & BEYOND HOBBY LOBBY Bowlero

WHOLE FOODS MARKET LIFE TIME SM PET SMART Fairmont SCOTTSDALE PRINCESS

LOOP 101

PROMENADE THE SCOTTSDALE TRADER JOE'S LOWE'S PET SMART WORLD MARKET. MICHAEL'S Where Creativity Happens ULTA BEAUTY LIVING SPACES OLD NAVY NORDSTROM rack TILLYS

Scottsdale WM PHOENIX OPEN

WAL-MART at home SUPERCENTER The Home Décor Superstore WESTWORLD OF SCOTTSDALE Banett Jackson THE WORLD'S GREATEST COLLECTOR CAR AUCTIONS! COSTCO WHOLESALE Chick-fil-A BEST BUY PEI WEI Panera Party City

KIERLAND COMMONS The Cheesecake Factory Bad Birdie alo Crate & Barrel yoga MASTRO'S OCEAN CLUB LUCKY BRAND Madewell P.F. CHANG'S NORTH ITALIA QUEEN CREEK caya OLIVE MILL MODERN MEXICAN ARIZONA AVEDA Tommy Bahama POSTINO ZING BISTRO ANTHROPOLOGIE

THE WESTIN KIERLAND RESORT & SPA PHOENIX-SCOTTSDALE

SCOTTSDALE AIRPORT SDL

TARGET

TRUE FOOD KITCHEN Eddie V's PRIME SEAFOOD FABLETICS Bath & Body Works Levi's GAP GRIMALDI'S Zinburger Wine & Burger Bar Obon SUSHI BAR Ramen CULINARY DROPOUT

Bell Rd.

Frank Lloyd Wright Blvd.

Scottsdale Road

Greenway Road

Hayden Road

Thunderbird Road

LOOP 101



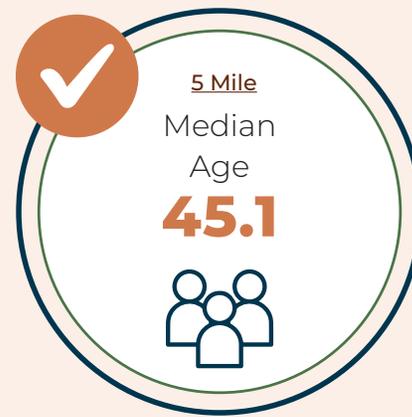
Professionals from all walks of life have made **Scottsdale** their home because of the city's commitment to long-range planning and providing a higher quality of life for its citizens. The city offers a mix of lifestyle options for all income levels and living preferences, such as modern urban living,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



2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	31,270	187,136	340,798
Estimated Population:	8,803	72,114	168,532
2028 Proj. Residential Population:	9,866	77,127	178,836
Average Household Income:	\$175,926	\$167,580	\$181,303
Total Consumer Expenditure:	\$444.64M	\$3.67B	\$8.94B
Median Age:	43.5	44.6	45.1
Average Household Size:	2.1	2.0	2.1
Housing Units:	4,420	38,618	88,397
Total Households:	4,126	35,364	80,697
Total Businesses:	1,992	11,905	20,155



NORTH SCOTTSDALE

REDEVELOPMENT OR OWNER/USER OPPORTUNITY

13875 North Northsight Boulevard - Scottsdale, Arizona 85260



LINDA FRITZ-SALAZAR

D: (602) 989-9487

linda.fritz-salazar@orionprop.com



ANGELESSA RITCHIE

D: (480) 329-8642

angelessa.ritchie@orionprop.com



NICK MINER, CCIM

D: (480) 612-0384

nick.miner@orionprop.com

ORION Investment Real Estate

7150 East Camelback Road, Suite 425

Scottsdale, Arizona 85251

