

OFFERING MEMORANDUM

# LAND LIVE/WORK OPPORTUNITY

7431 E. 6<sup>TH</sup> AVENUE  
SCOTTSDALE AZ  
OLD TOWN SCOTTSDALE  
ENTERTAINMENT DISTRICT



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# THE OFFERING

*The property offers plans for the development of a three-story live/work building, ideally situated near the premier Scottsdale intersection of Scottsdale Road and Camelback Road. It is located within close proximity to Arizona's most desirable shopping, dining, and entertainment destinations, offering unmatched access to the vibrant Downtown Scottsdale lifestyle. Additionally, the property lies within a designated Opportunity Zone, providing potential tax advantages for investors.*

PROPERTY ADDRESS

7431 East 6<sup>th</sup> Avenue, Scottsdale, AZ 85251

SALES PRICE:

**\$895,000**

PROPOSED BUILDING:

**Total Building Area: 4,307 SF**  
**1<sup>st</sup> Floor Commercial: 1,274 SF**  
**2<sup>nd</sup> Floor Commercial/Residential: 1,724 SF**  
**3<sup>rd</sup> Floor Residential: 1,482 SF**  
**3<sup>rd</sup> Floor Patio: 181 SF**

PARCEL/APN:

173-40-078

ZONING:

D/OR-2

OPPORTUNITY ZONE:

Yes



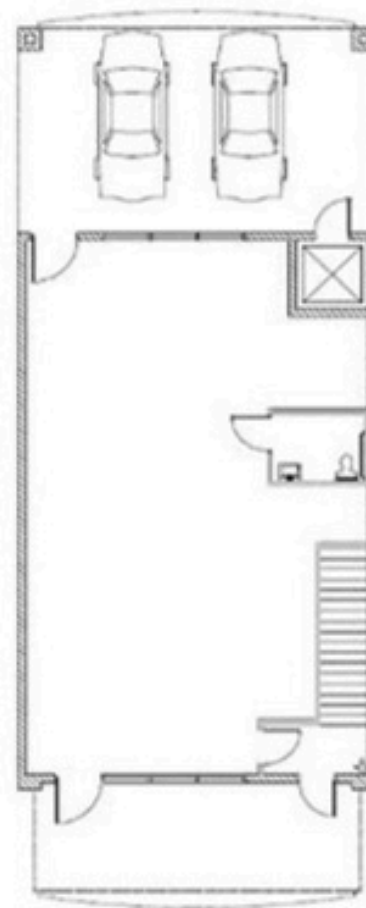
# CONCEPTUAL ELEVATIONS



FLOOR PLAN - 3RD LEVEL

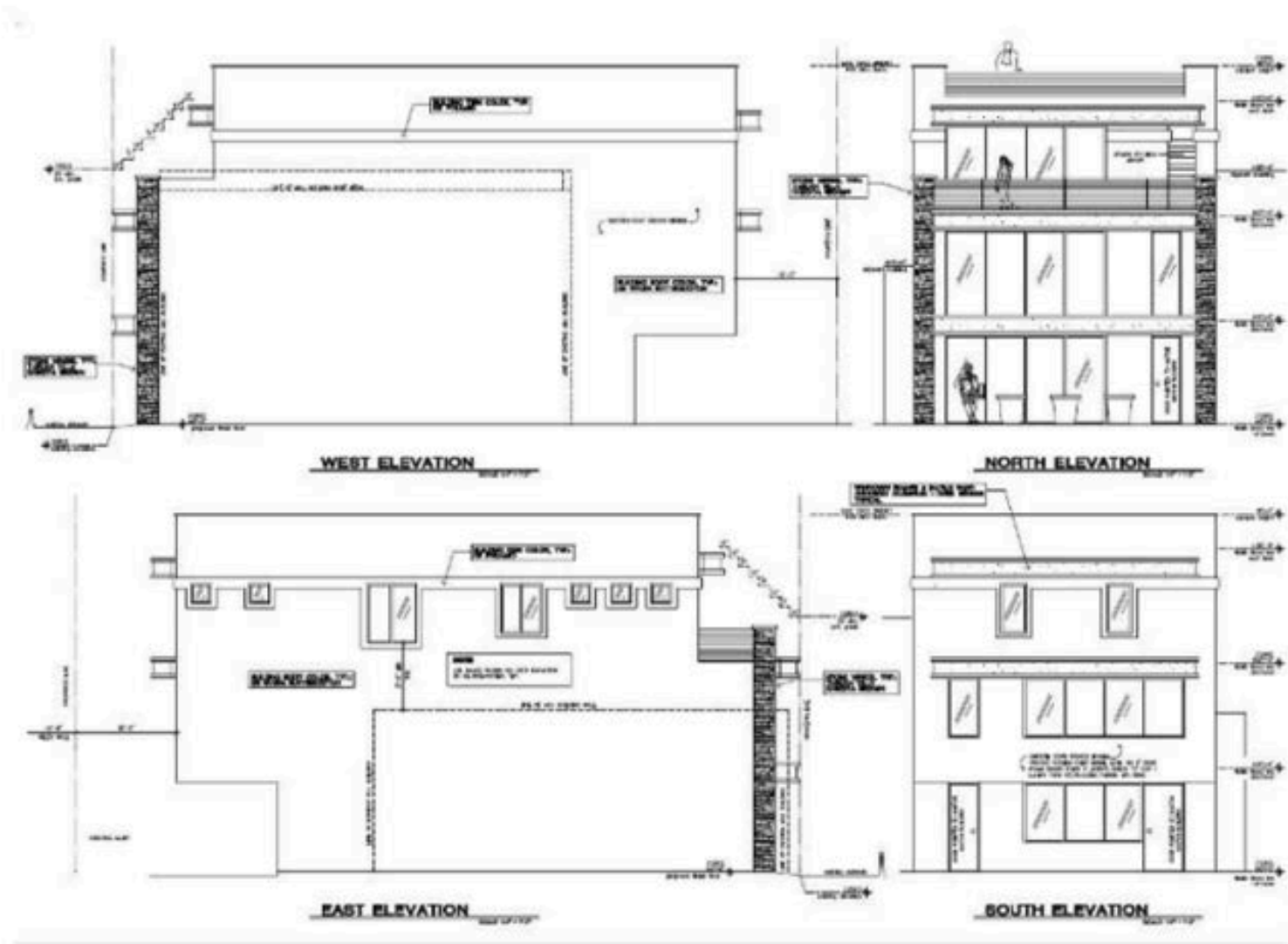


FLOOR PLAN - 2ND LEVEL

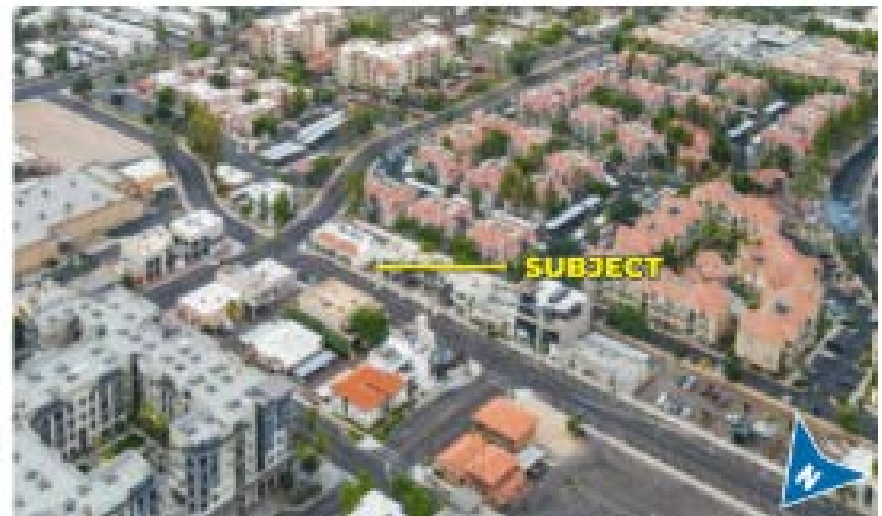
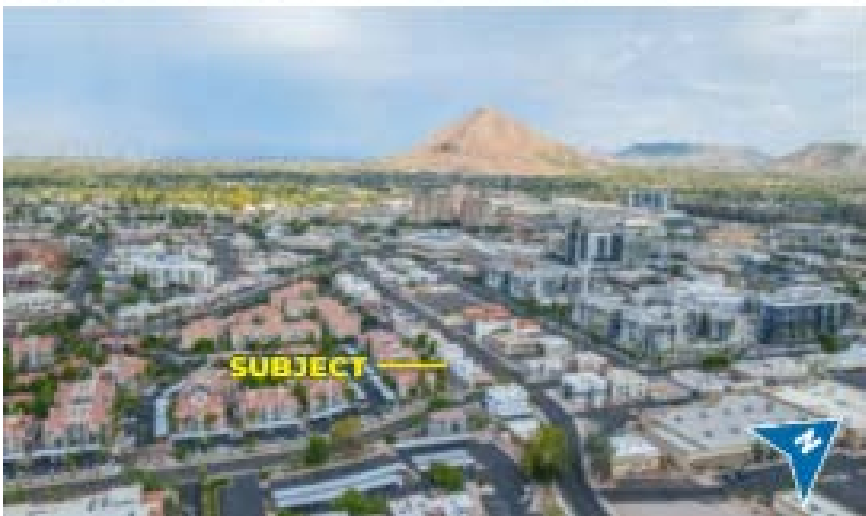


FLOOR PLAN - 1ST LEVEL

## CONCEPTUAL ELEVATIONS



# PROPERTY PHOTOS





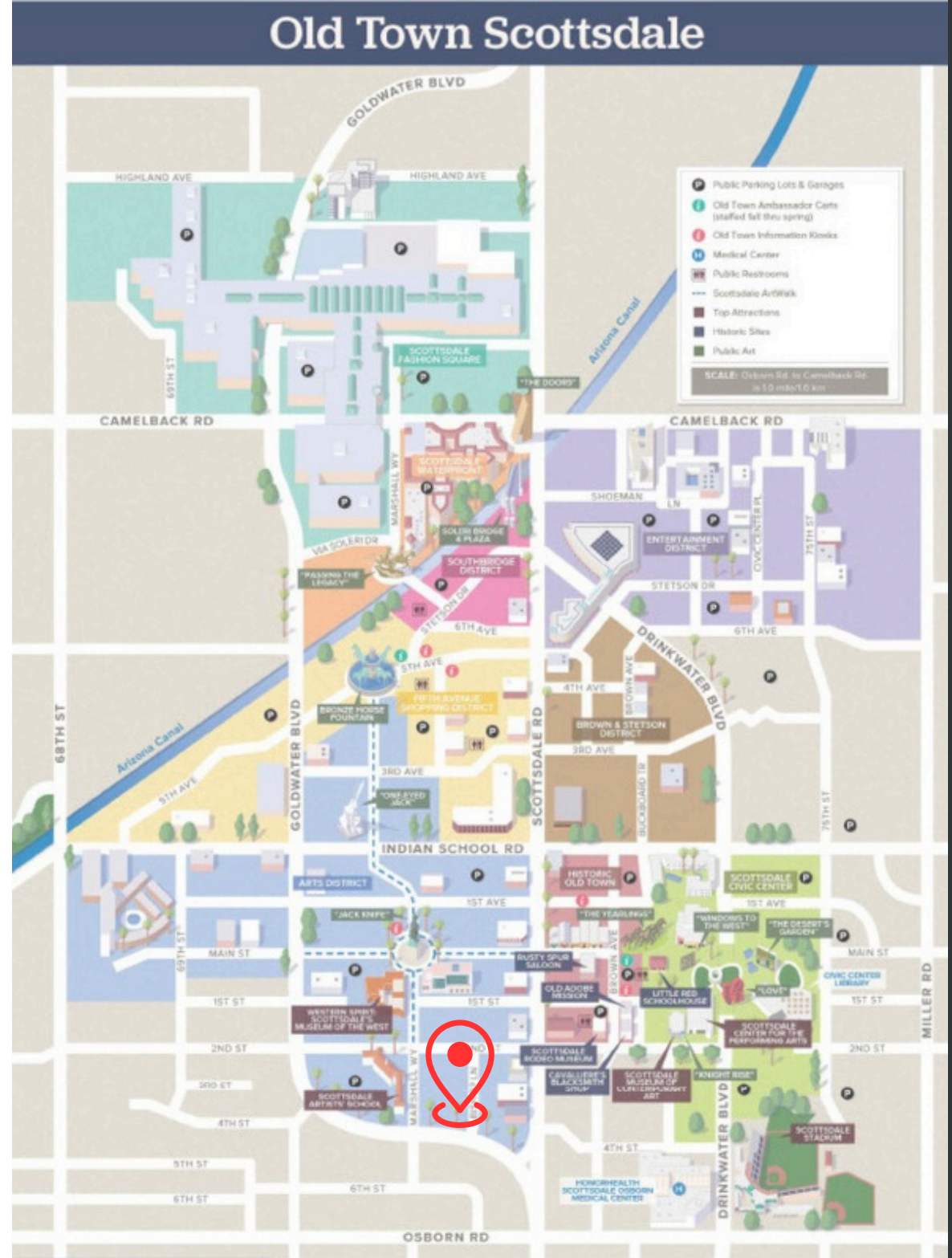
# AERIAL PHOTOS



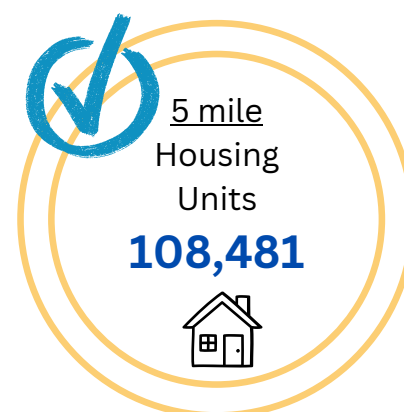
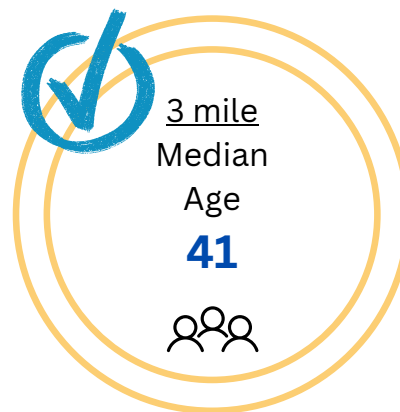
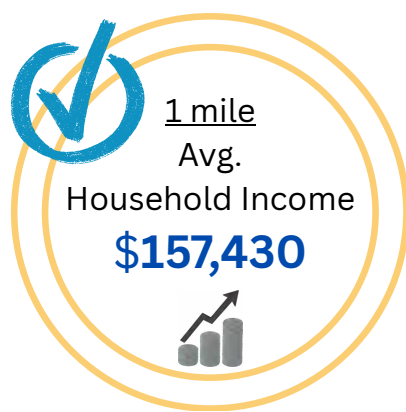
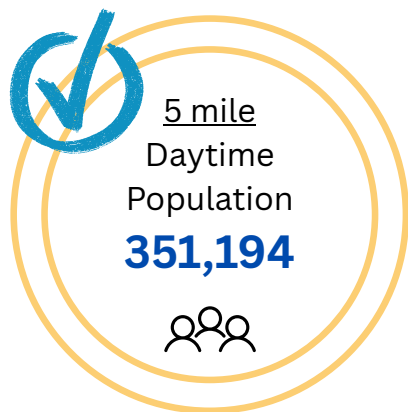


# NEARBY AMENITIES

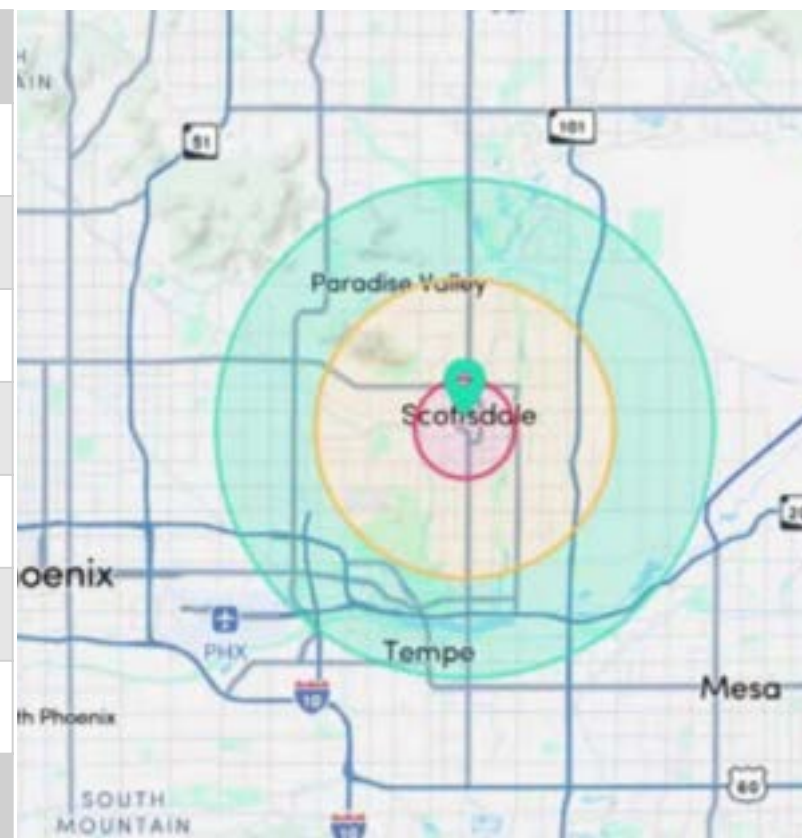
- 1 Scottsdale Fashion Square
- 2 Scottsdale WaterFront
- 3 South Bridge District
- 4 Entertainment District
- 5 Fifth Avenue Shopping District
- 6 Brown & Stetson District
- 7 Arts District
- 8 Historic Old Town
- 9 Scottsdale Civic Center



# AREA DEMOGRAPHICS



2024 SUMMARY (Source: SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	24,746	164,707	<b>351,194</b>
Estimated Population:	21,291	100,619	198,376
2029 Proj. Residential Population	21,565	104,024	205,810
Average Household Income:	<b>\$157,430</b>	\$148,656	\$147,247
Total Consumer Expenditures	1.31 B	\$4.85 B	\$9.19 B
Median Age:	42	<b>41</b>	38
Housing Unites:	14,982	57,160	<b>108,481</b>
Total Households:	13,206	51,420	97,934





# DISCLAIMER

## IMPORTANT Disclaimer

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