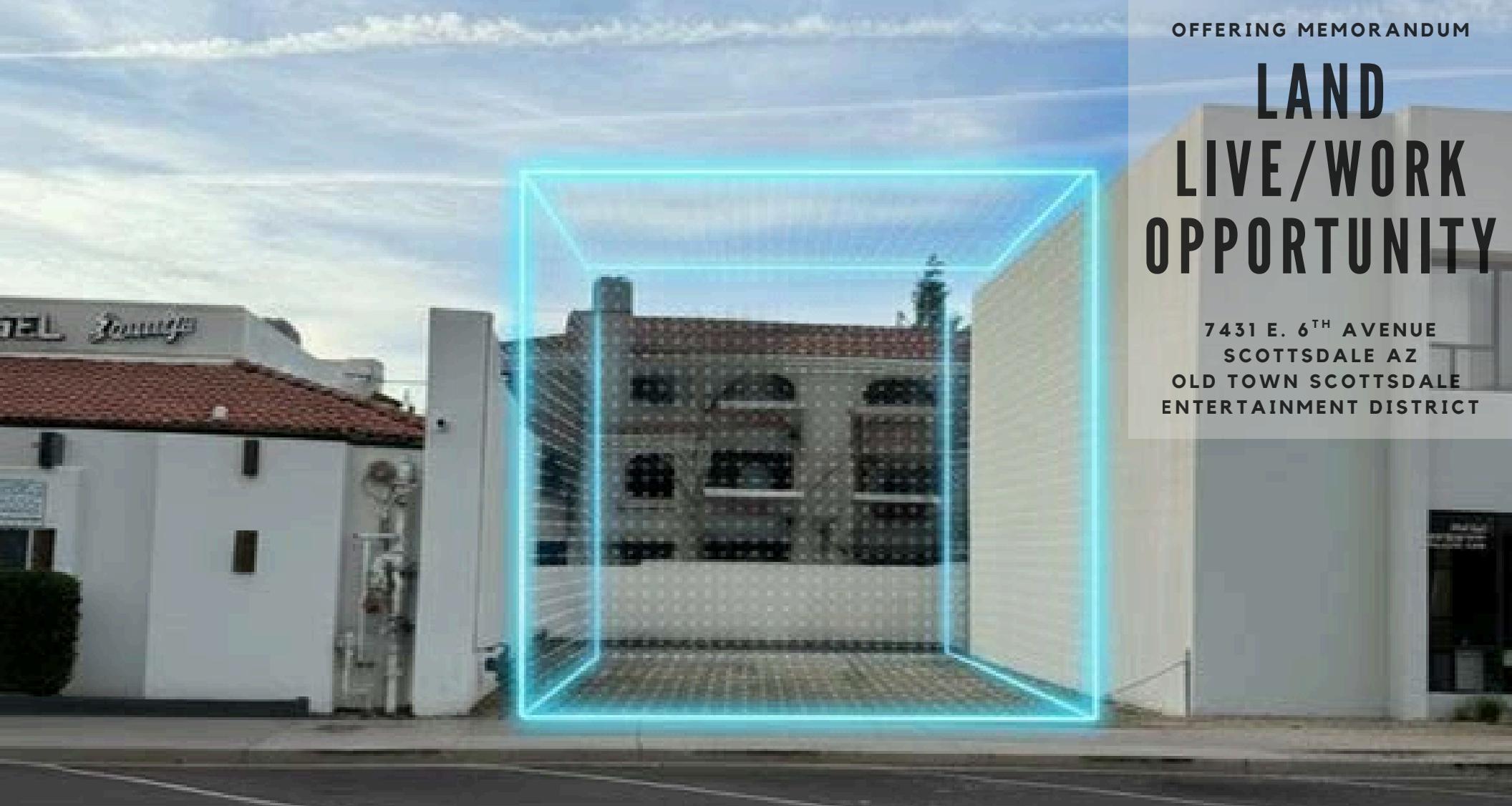


LAND LIVE/WORK OPPORTUNITY

7431 E. 6TH AVENUE
SCOTTSDALE AZ
OLD TOWN SCOTTSDALE
ENTERTAINMENT DISTRICT



NICK MINER, CCIM
SENIOR VICE PRESIDENT
NICK@NICKMINER.COM
M: (480) 226-8037
D: (480) 612-0384

ORION
INVESTMENT REAL ESTATE

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 6th Avenue, Scottsdale, AZ 85251

SALES PRICE:

\$895,000

PROPOSED BUILDING:

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

PARCEL/APN:

173-40-078

ZONING:

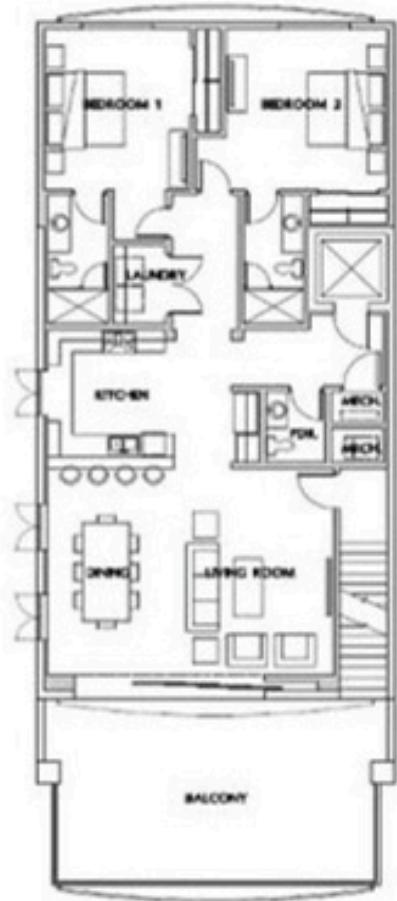
D/OR-2

OPPORTUNITY ZONE:

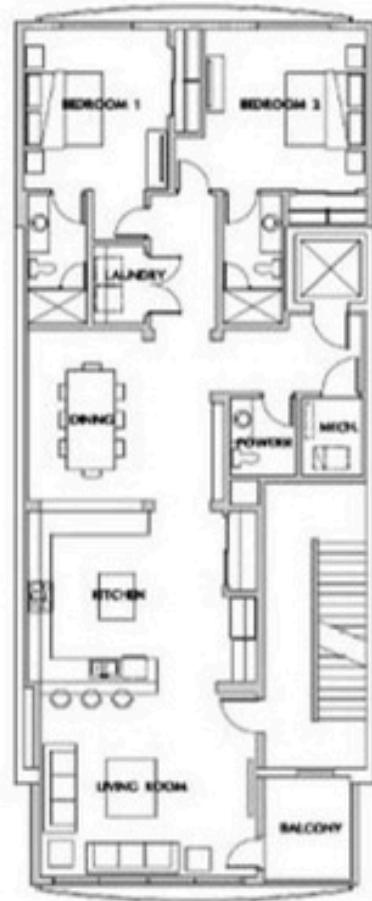
Yes



CONCEPTUAL ELEVATIONS



FLOOR PLAN - 3RD LEVEL
1,025 SF



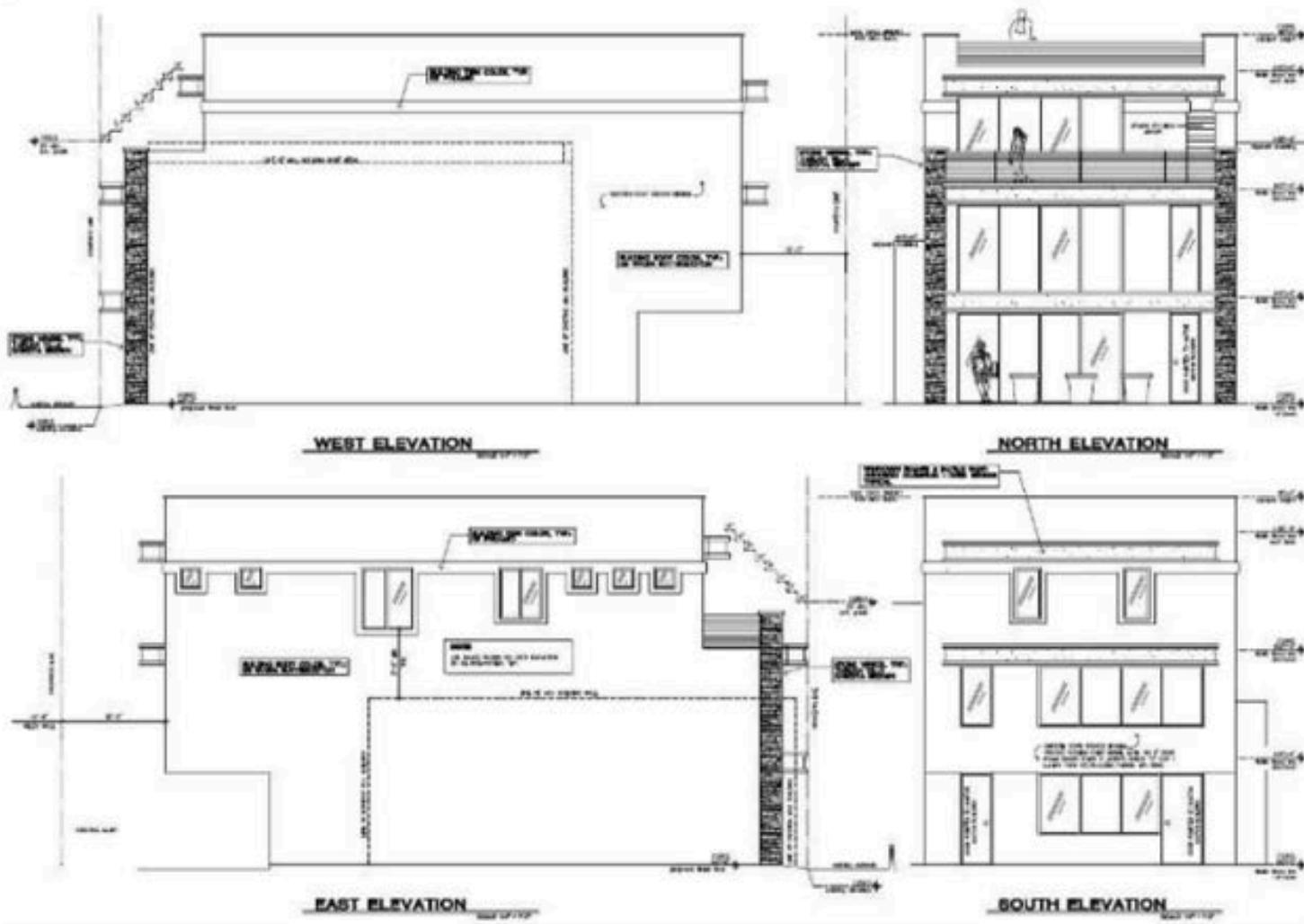
FLOOR PLAN - 2ND LEVEL
1,025 SF



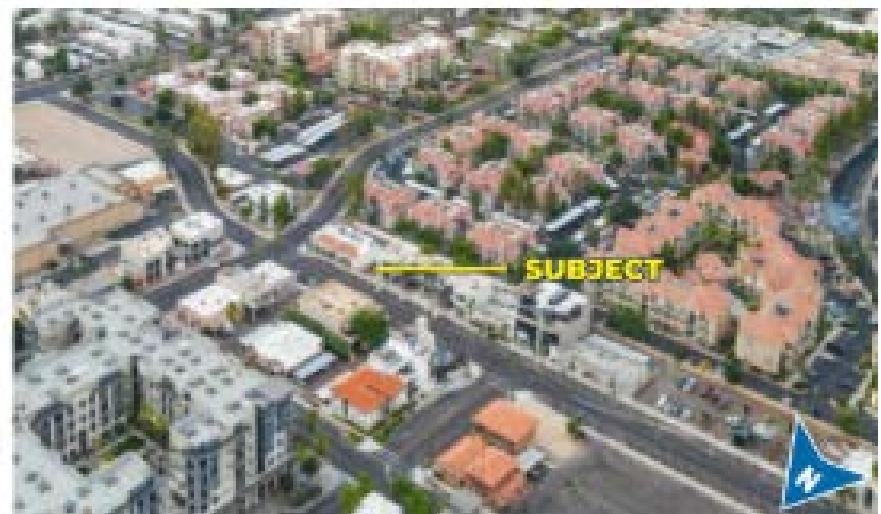
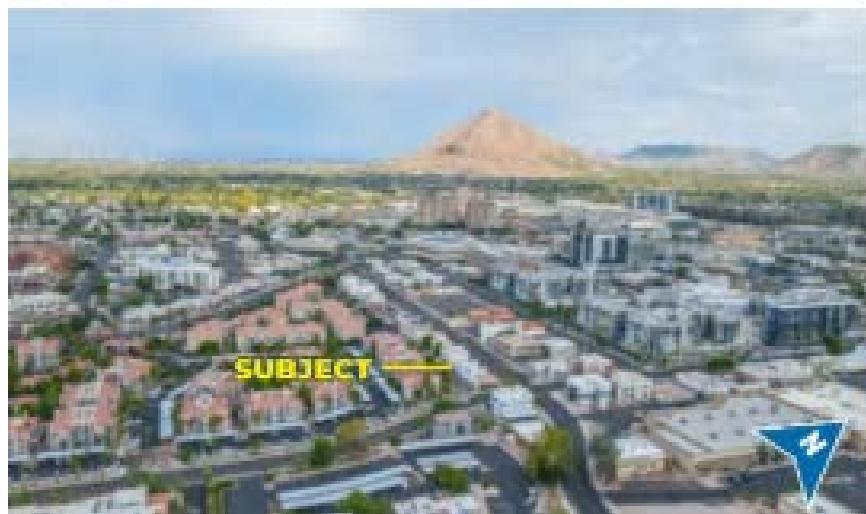
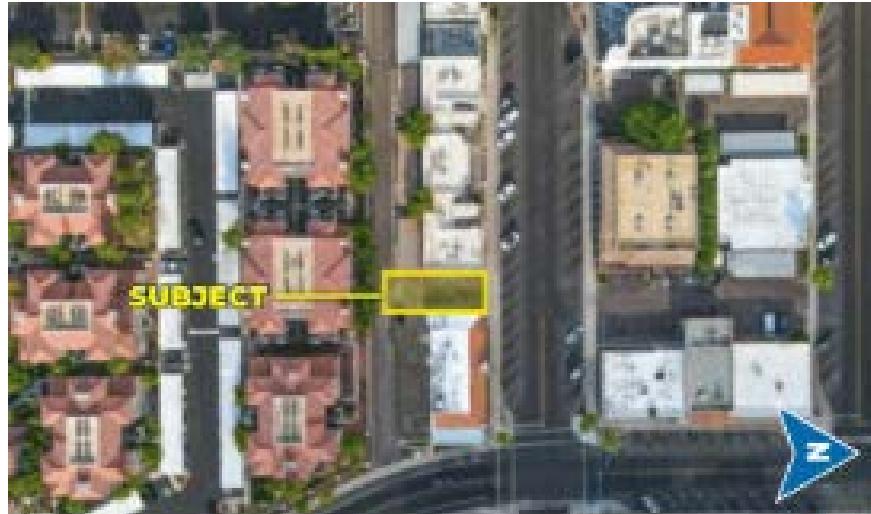
FLOOR PLAN - 1ST LEVEL
1,025 SF

CONCEPTUAL ELEVATIONS

CONCEPTUAL ELEVATIONS



PROPERTY PHOTOS



AERIAL PHOTOS

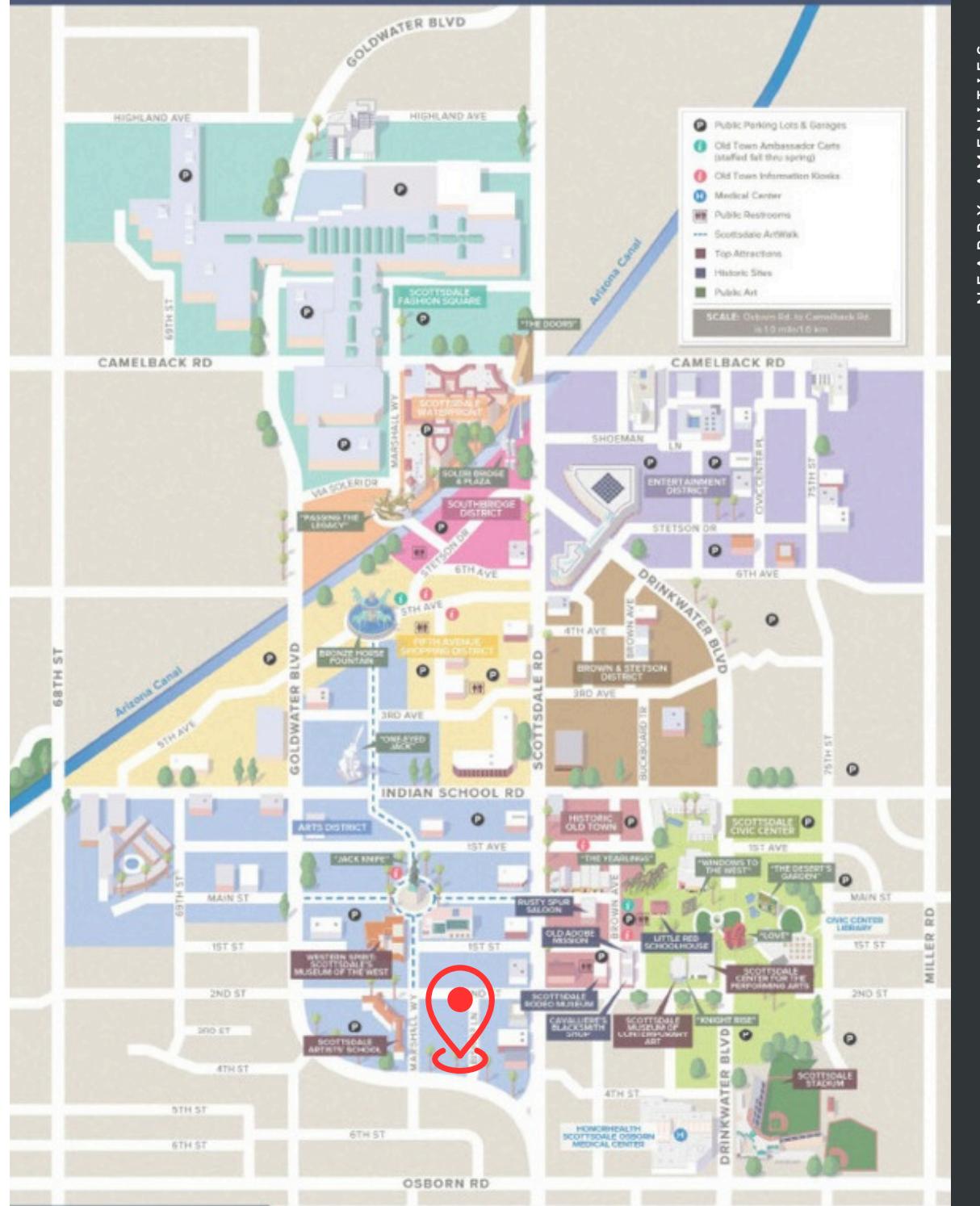
AERIAL PHOTOS



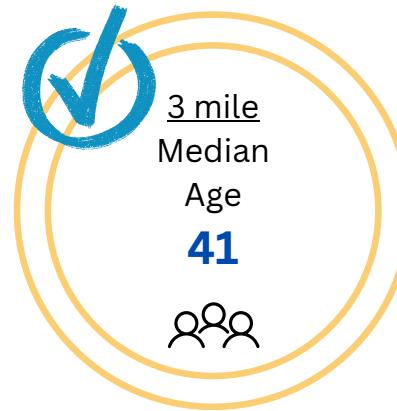
Old Town Scottsdale

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



AREA DEMOGRAPHICS

2024 SUMMARY (Source: SitesUSA)

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



DISCLAIMER

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