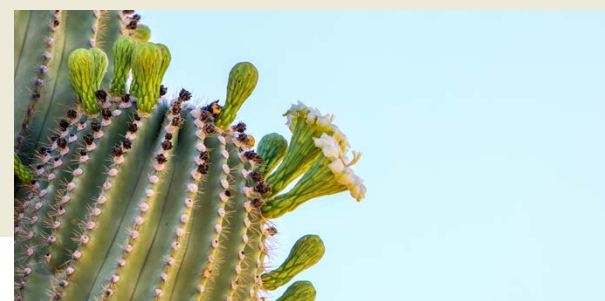


# The Sydney



**PREMIER DESTINATION  
ON SCOTTSDALE'S 101  
ENTERTAINMENT CORRIDOR**



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# SCOTTSDALE TOURISM

**2022**

**4.3 MILLION**

**DOMESTIC OVERNIGHT  
VISITORS**

Scottsdale visitors created an annual economic impact of \$2.5 billion in the city through their local spending. Added to the \$3.18. billion spent by the residence in a 3 miles radius.

A typical domestic overnight traveler to Scottsdale spends approximately \$272 and a typical day trip visitor spends \$67, according to the 2021 Travel USA Visitor Profile for Scottsdale by Compass Longwoods International. Overnight visitors stay an average of 2.8 nights in Scottsdale (down from 3.3 in 2020), and have an average party size of 3.0 people.

About 83 percent of domestic overnight visitors stay in a resort, hotel or motel in Scottsdale.

Tourists have a significant impact on tax revenues to the city. Privilege tax collections attributable to domestic and international visitors in 2021/22 are estimated at \$54.5 million, including bed taxes. This is less than 1 percent below 2019 pre-pandemic levels, although overall sales tax collections for the city are up 33 percent from 2019/20 levels. An additional \$1.4 million per year in estimated taxes were generated by employees in the hospitality industry living in Scottsdale. Scottsdale received a fiscal return of about \$1.41 from visitors in 2021, meaning that for every \$1 of municipal service costs attributable to visitors, the city received \$1.41 in revenues.

**1.0 MILLION**

**INTERNATIONAL  
OVERNIGHT VISITORS**

**4.4 MILLION**

**DOMESTIC DAY TRIP  
VISITORS**

## **TOP TEN ACTIVITIES & EXPERIENCES FOR SCOTTSDALE VISITORS**

- Shopping
- Sightseeing
- Hiking or backpacking
- Swimming,
- Attending a celebration
- Night clubs
- Business meetings
- Historic sites & landmarks
- State or national parks
- Casinos.





# SCOTTSDALE 101 ENTERTAINMENT CORRIDOR

\$3.17

Billion in annual spending

\$1.48

Billion in retail spending

\$457

Million in meals & beverage spending

\$182

Million in Entertainment spending

## LOCAL ENTERTAINMENT ANNUAL VISITORS

2 million

Talking Stick Resort

600,000

Salt River Baseball Fields

2 million

Odysea Aquarium

400,000

Great Wolf Lodge

2.5 million

Medieval Times

435,000

Top Golf









MIXED-USE DEVELOPMENT WITH PREMIUM LOCATION ALONG SCOTTSDALE'S EXPLODING LOOP 101 ENTERTAINMENT CORRIDOR.



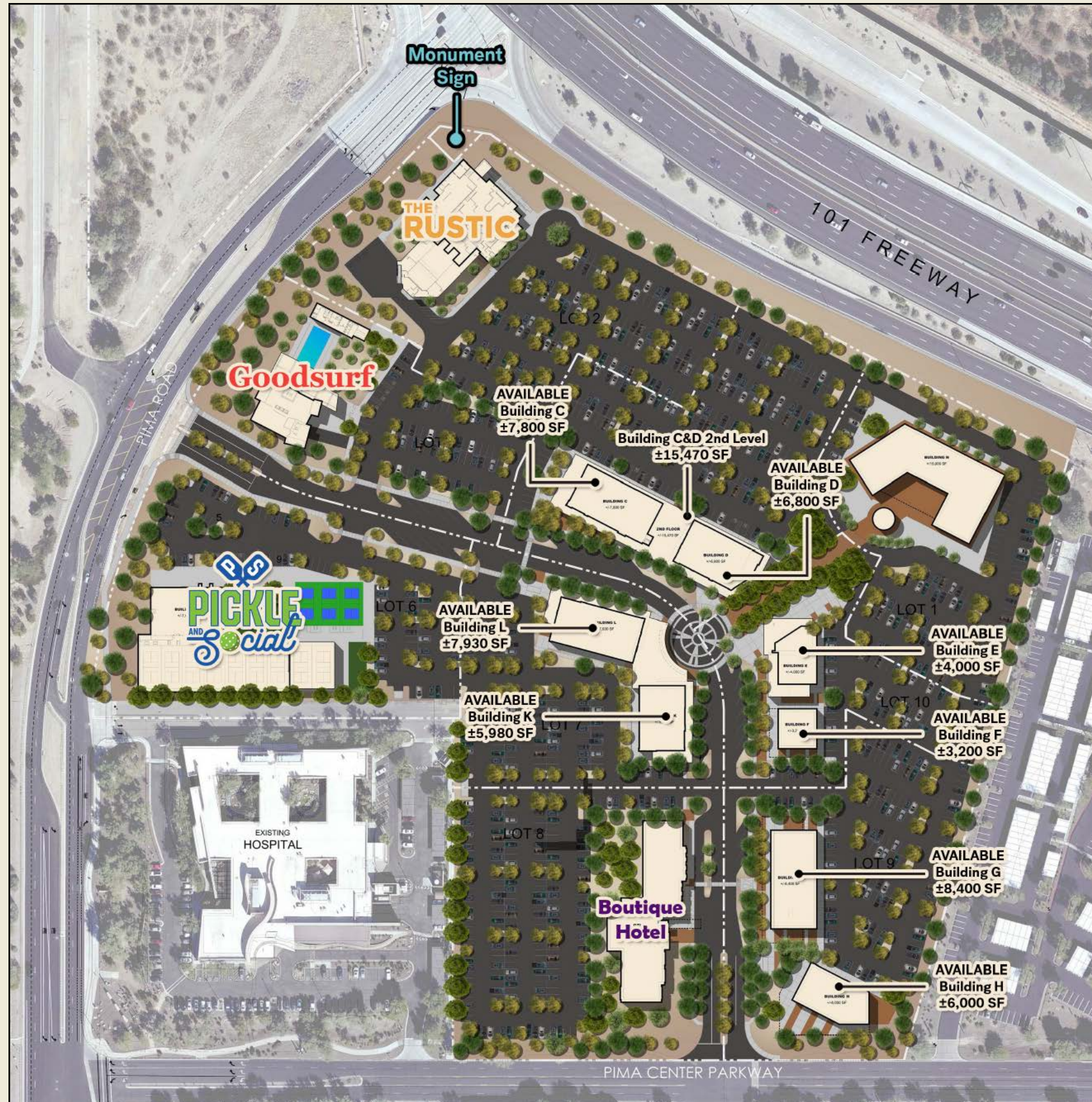
176,169 Cars / Day on Loop 101

32,000 Cars / Day on 90th St

261,547 Daytime Population

\$100,185 Average Household Income





The Rustic



Goodsurf



Pickle & Social



## SITE DATA:

### Pad Buildings:

- Building A  
The Rustic (18,956 SF)  
Lot Size (145,583 SF/ 3.4 Acres)
- Building B  
Goodsurf ( 15,786 SF)  
Lot Size (103,929 SF/ 2.38 Acres)
- Building M  
Pickle & Social (7,000 SF)  
Lot Size (103,929/ 2.38 Acres)
- Building N  
Buildable up to 15,000 SF  
Lot Size (110,279/ 2.53 Acres)

### Retail/ Restaurant Buildings:

- Building C  
7,800 SF - 1st Level
- Building D  
6,800 SF- 1st Level
- Building C&D  
15,470 SF- 2nd Level
- Building E  
4,000 SF
- Building F  
3,200 SF
- Building G  
8,400 SF
- Building H  
6,000 SF
- Building L  
7,930 SF
- Building K  
5,980 SF





# the EDGE

## SITE DATA:

### Pad Buildings:

Building A  
Shake Shack (4,054 SF)

Building B  
Available (3,971 SF)

Building C  
Available (6,000 SF)

Building E  
Available (6,000 SF)

Building F  
Available (6,000 SF)

### Retail/ Restaurant Buildings:

Shops B  
10,200 SF

Shops A  
7,363 SF

Shops A - Lot 3  
6,100 SF

Available - Suite 121 (2,207 SF)

### Signed Leases:

Little Fig by True Food

Shake Shack

Black Rock Coffee

Thai Chili To Go

Café Rio

Zest Salon

Dirty Dough Cookies

Body Politik by Lagree Pilates

Playa Bowl

Lush Nail Bar





















Scottsdale Ranch



McCormick Ranch



Gainey Ranch