

# FLAGSHIP SCOTTSDALE BUILDING

**FOR SALE** | 8,577 SF AVAILABLE

15445 North Scottsdale Road - Scottsdale, Arizona 85254



**ARI SPIRO**

Founding Principal

M (480) 292-3697

[ari.spiro@orionprop.com](mailto:ari.spiro@orionprop.com)

**SEAN STUTZMAN**

Founding Principal

M (480) 363-4544

[sean.stutzman@orionprop.com](mailto:sean.stutzman@orionprop.com)

**ORION**  
INVESTMENT REAL ESTATE

**SCHILLNE**  
RETAIL TEAM

# EXECUTIVE SUMMARY

15445 North Scottsdale Road - Scottsdale, Arizona 85254



## PRIME SCOTTSDALE COMMERCIAL PROPERTY WITH REDEVELOPMENT POTENTIAL

### ★ PRIME LOCATION WITH UNMATCHED VISIBILITY

Directly on Scottsdale Road, offering exposure to **56,000+ vehicles daily**, ensuring maximum visibility for any business or future development.

### ★ HIGH-VALUE REDEVELOPMENT POTENTIAL

Situated in a rapidly growing, amenity-rich submarket, the property offers the potential for **redevelopment into office, medical, or mixed-use space** with a **36-foot building height limit**.

### ★ PROXIMITY TO SCOTTSDALE'S ECONOMIC POWERHOUSES

Located near **Kierland Commons**, **Scottsdale Quarter**, and the **Scottsdale Airpark**, a major executive employment hub and the **second-largest employment core in the Valley**.

### ★ SURROUNDED BY WORLD-CLASS AMENITIES

Immediate access to luxury retail, dining, resorts, golf courses, and more, making the area an attractive destination for both businesses and high-income clientele.

### ★ STRONG INCOME STREAM

Currently leased to **Fidelity** with **lease expiration on 12/31/25**, providing **interim cash flow** before potential repositioning or owner-occupancy.

### ★ LONG-TERM VALUE IN A RAPIDLY DENSIFYING AREA

The property is surrounded by **\$1B+ in new developments** (like **The Parque**) and is set to benefit from ongoing urban densification and high demand for office and retail space in the area.

## OFFERING PRICE : \$8,000,000

BUILDING SIZE:	± 8,577 SF	PARCEL SIZE:	± 70,058 SF
PARKING:	110 Spaces (12.8 : 1,000 SF)	ZONING:	C-3, City of Scottsdale
N. SCOTTSDALE RD	± 56,134 VPD	N. GREEN-WAY-HAYDEN LOOP:	± 21,487 VPD



## FLAGSHIP SCOTTSDALE BUILDING

This freestanding **8,577-square-foot** building presents a rare opportunity to acquire a **high-profile asset or prime redevelopment site** in one of Scottsdale's most coveted commercial corridors. Positioned directly on **Scottsdale Road**, the property enjoys **exceptional visibility to more than 56,000 vehicles daily**. The **±70,058-square-foot lot** includes **110 dedicated parking spaces**—a rare amenity in this increasingly dense, walkable submarket.

Flanked by **Kierland Commons** to the west and **Scottsdale Quarter** to the south, the site sits at the heart of a dynamic commercial hub with over **1 million square feet** of high-performing office, retail, and lifestyle assets.

Just north, the **26-acre master-planned development known as The Parque** is fully entitled and expected to begin construction soon. With **multiple buildings, hotel, residential, office**, and **activated public space**, The Parque will further anchor this area's transformation into a true urban village.

To the east, **Scottsdale Airport (SAP)** borders the property—serving not only as a corporate aviation hub but also as the **second-largest employment center in the Valley**, with an expanding base in tech, healthcare, and professional services.

The property is **currently leased to Fidelity** through **December 31, 2025**, offering short-term income with optionality for **owner-use, repositioning, or redevelopment**. Zoned **C-3**, the site allows up to **36 feet of building height**, equipped with natural gas and preliminary site planning suggests the potential to construct **22,000-24,000 square feet** of new office space with surface parking.

This is a **once-in-a-generation opportunity** to secure a signature Scottsdale location that offers visibility, access, flexibility—and significant future upside.

# STRATEGIC LOCATION

15445 North Scottsdale Road - Scottsdale, Arizona 85254



5 MILE DAYTIME  
POPULATION

392,901



AVERAGE HOUSEHOLD  
INCOME (5 MILE)

\$177,812



STRONG  
INTERSECTION

± 78,000 VPD



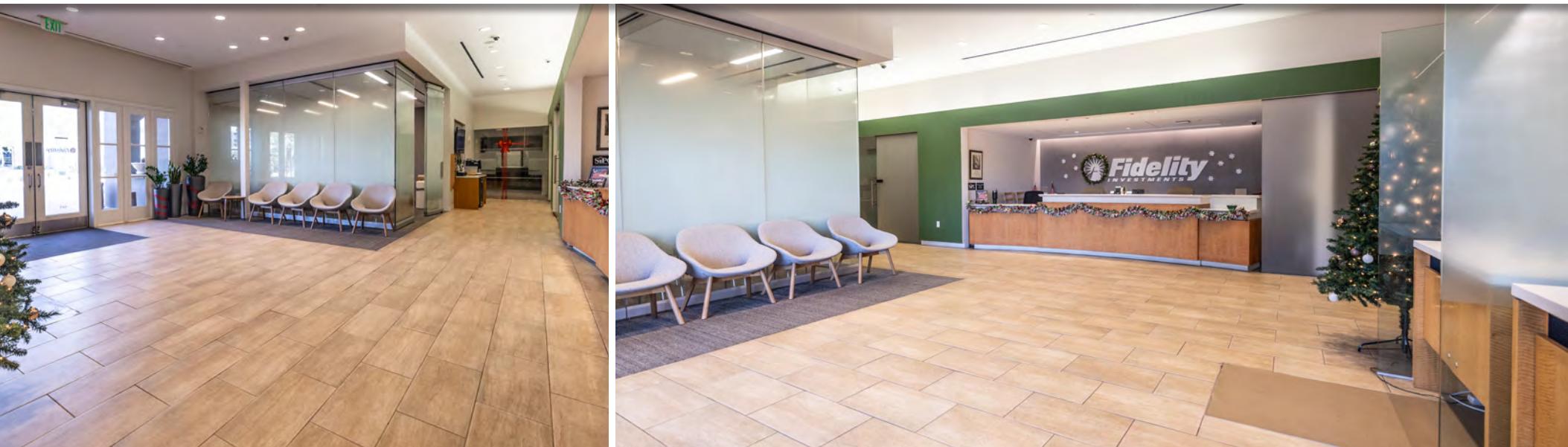
# DISTANT AERIAL VIEW

15445 North Scottsdale Road - Scottsdale, Arizona 85254



# INTERIOR PICTURES

15445 North Scottsdale Road - Scottsdale, Arizona 85254



# MARKET OVERVIEW

15445 North Scottsdale Road - Scottsdale, Arizona 85254



# SCOTTSDALE AIRPARK

A DYNAMIC, AMENITY RICH COMMERCIAL HUB AT THE HEART OF SCOTTSDALE

Anchored by the Scottsdale Airpark and surrounded by some of the Southwest's most successful mixed-use developments, this North Scottsdale district is a thriving commercial core.



**66,000 employees** (2024)

projected to exceed

**70,000 by 2030**



Over **47 million square feet** of developed commercial space



Strong demand drivers include **executive travel, Class A office**, and luxury lifestyle amenities



## OFFICE & INDUSTRIAL

HIGH-DEMAND, LOW-VACANCY,  
LONG-TERM VALUE

Unlike past cycles, the **Scottsdale Airpark subplotarket** has shown long-term stability. Office absorption remains strong, with **low vacancy rates** and minimal overbuilding since 2018.

### KEY GROWTH INDUSTRIES:



**Healthcare**



**Tech and PropTech**



**Aviation and Aerospace**



**Professional Services**

# MARKET OVERVIEW

15445 North Scottsdale Road - Scottsdale, Arizona 85254



## RETAIL CORE

SCOTTSDALE  
QUARTER®

TWO PREMIER OPEN-AIR LIFESTYLE DESTINATIONS

KIERLAND  
COMMONS

With a combined footprint of over **1 million SF**, **Scottsdale Quarter and Kierland Commons** are benchmarks for experiential retail and luxury brand presence in the Valley. They serve as economic drivers and lifestyle anchors for the area's growing resident and business base.



MAJOR RETAILERS INCLUDE:



Crate&Barrel

WARBY PARKER

EQUINOX

ANTHROPOLOGIE



Dominick's  
STEAKHOUSE

NORTH  
ITALIA

ZINC BISTRO



ARHAUS\*

drybar®



# MARKET OVERVIEW

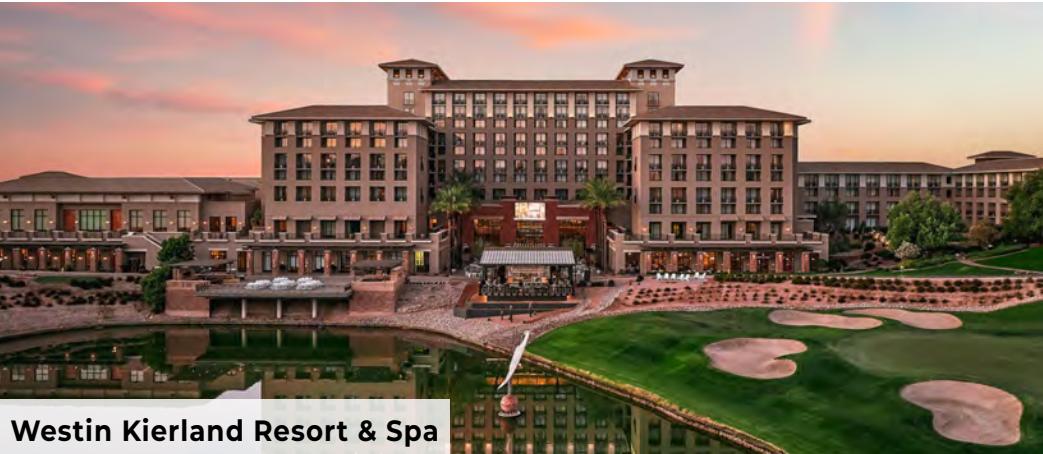
15445 North Scottsdale Road - Scottsdale, Arizona 85254



# HOSPITALITY & LIFESTYLE

## BOUTIQUE ELEGANCE MEETS RESORT-SCALE AMENITIES

The area blends **executive hospitality** with **resort-style living**. With proximity to major corporate users and retail hubs, hotels in this corridor serve both business travelers and luxury-seeking tourists.



Westin Kierland Resort & Spa



Fairmont Scottsdale Princess



Caesars Republic



Hyatt Place Scottsdale / North

# MARKET OVERVIEW

15445 North Scottsdale Road - Scottsdale, Arizona 85254



## GOLF & RECREATIONAL CULTURE

### BUILT AROUND EXECUTIVE AND LEISURE LIFESTYLE

The surrounding area is tailored for upscale living and business entertaining. Golf and dining are integral to Scottsdale's reputation as a premier destination.

TPC SCOTTSDALE - WM PHOENIX HOST



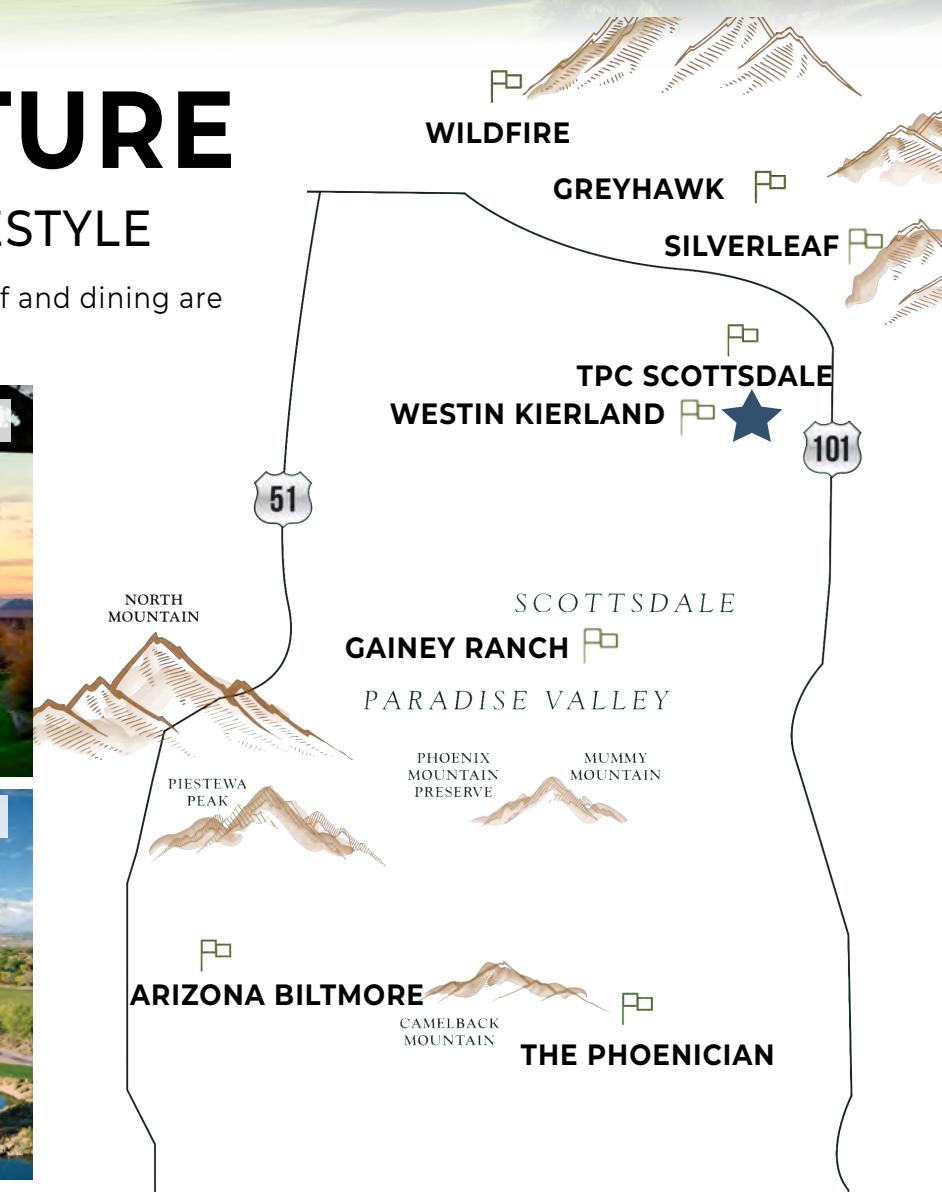
THE WESTIN KIERLAND GOLF CLUB

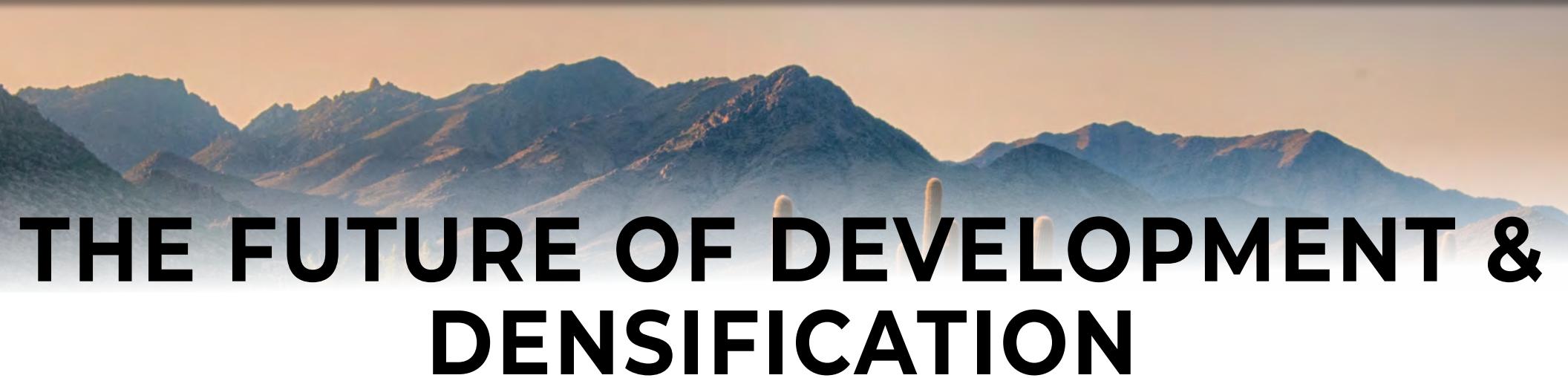


SILVERLEAF GOLF CLUB



GREYHAWK GOLF CLUB





# THE FUTURE OF DEVELOPMENT & DENSIFICATION

## OVER \$1 BILLION IN NEW DEVELOPMENT SHAPING A WALKABLE URBAN CORE

North Scottsdale is undergoing major transformation, with a focus on mixed-use infill and vertical growth. Limited land availability and high demand are driving redevelopment of legacy assets into dynamic live/work/play hubs.

### KEY PROJECTS

- **Cavasson** (Nationwide) – 134-acre business campus with office, hotel, retail
- **Optima Kierland** – Luxury high-rises with retail
- **The Parque** – 26-acre, multi-building redevelopment with 119' height entitlement

## INVESTOR TAKEAWAY

A RESILIENT, MULTI-SECTOR INVESTMENT ECOSYSTEM

### WHY INVEST IN NORTH SCOTTSDALE?

- Supply-constrained, high-barrier market
- Executive tenant base across healthcare, tech, and aviation
- Proximity to the second-largest employment core in the Valley
- Proven retail rent growth and hotel demand
- Zoned C-3 with up to 36' height allowed
- Strong redevelopment potential and long-term upside

# A LOOK INTO THE FUTURE

## PROJECT OVERVIEWS



## CAVASSON

Cavasson is a **134-acre master-planned business campus** being developed by **Nationwide**. This ambitious project is set to redefine the North Scottsdale skyline, combining **office space, retail, hospitality, and residential** elements, making it a truly mixed-use development. The project's strategic location near the Loop 101 freeway and Scottsdale Road makes it highly accessible for employees, clients, and visitors.



### KEY FEATURES

- **134 acres** of land with over **3.5 million square feet** of mixed use space.
- A major corporate campus that will house **office towers, hotels, and retail** with restaurants and shopping options, offering a live-work-play environment.
- A **central hub for tech companies**, financial services, and corporate headquarters, attracting both global and local businesses.
- **Public art installations** and green spaces, creating a walkable, attractive environment for workers and visitors alike.

### IMPACT ON THE AREA

- **Long-term job creation** with an expected **thousands of new employees** working within the campus, generating foot traffic and economic activity in the area.
- A premier **business destination** that will enhance the regional economic ecosystem and attract top-tier companies and tenants to North Scottsdale.



## THE PARQUE

The Parque is a **transformative 26-acre, mixed-use development** located just north of Kierland Commons and Scottsdale Quarter. This high-profile project will feature **residential, commercial, and hotel** spaces, along with **activated public spaces** that enhance the community feel. With **entitlements already 100% completed**, construction is expected to begin soon, further accelerating the area's already impressive growth trajectory.



### KEY FEATURES

- **26 acres** of highly-anticipated **mixed-use development**, offering **luxury residences, class A office space**, and a **full-service hotel**.
- The project's master plan includes **119-foot tall buildings**—a striking architectural feature that will significantly alter the local skyline.
- **Public plazas**, green spaces, and **high-end retail** that cater to a variety of lifestyles and needs.
- A **pedestrian-friendly layout**, with enhanced **walkability** connecting residents, workers, and visitors to local amenities and attractions.

### IMPACT ON THE AREA

- The **influx of high-income residents** and **corporate tenants** will further boost the area's **property values** and **retail demand**.
- The integration of a hotel will attract both business and leisure visitors, supporting local hospitality businesses and bringing a **global focus** to North Scottsdale.
- The project will serve as a **high-quality urban environment**, providing a unique combination of **living, working, and recreational spaces** in an area known for its luxury amenities.

# A LOOK INTO THE FUTURE

## PROJECT OVERVIEWS



## OPTIMA KIERLAND

Optima Kierland is an iconic **luxury residential development** featuring **two high-rise towers** at the intersection of **Scottsdale Road** and **Greenway-Hayden Loop**.

The project's **innovative architecture** and upscale amenities make it a standout in Scottsdale's high-end real estate market. With its **prime location**, Optima Kierland blends modern luxury living with a vibrant retail and commercial presence, seamlessly integrating into the existing **Kierland Commons** area.



### KEY FEATURES

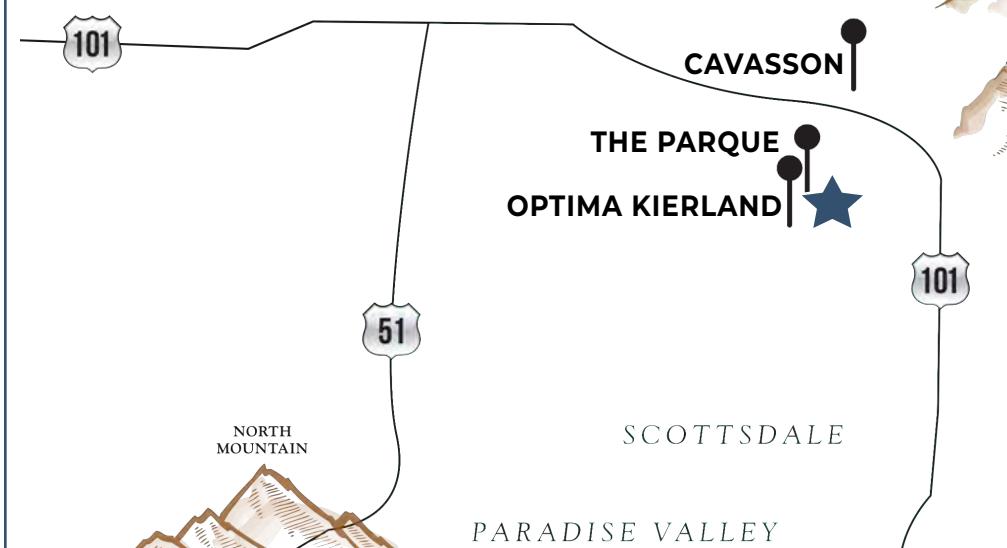
- **Luxury residential towers** featuring a mix of **condominiums** and **penthouse suites** with expansive **views** of the city and surrounding desert landscape.
- **Ground-floor retail** offering **boutique shops**, high-end dining, and services to cater to residents and visitors.
- State-of-the-art amenities, including a **resort-style pool**, fitness center, resident lounges, and outdoor spaces.
- Direct access to **Kierland Commons** and **Scottsdale Quarter**, two of Scottsdale's most prominent luxury retail and dining destinations.

### IMPACT ON THE AREA

- Optima Kierland will serve as a major **attraction for affluent residents** and professionals, driving demand for high-end retail, office, and services in the surrounding area.
- The integration of **luxury residential units** with **high-end commercial offerings** will make this development a key component of the **Kierland master plan**, contributing to the growth of the North Scottsdale **live-work-play** environment.
- This development will **increase the area's desirability**, attracting even more high-net-worth individuals and contributing to the ongoing **gentrification and densification** of Scottsdale.

## WHY THESE PROJECTS MATTER FOR THIS LOCATION

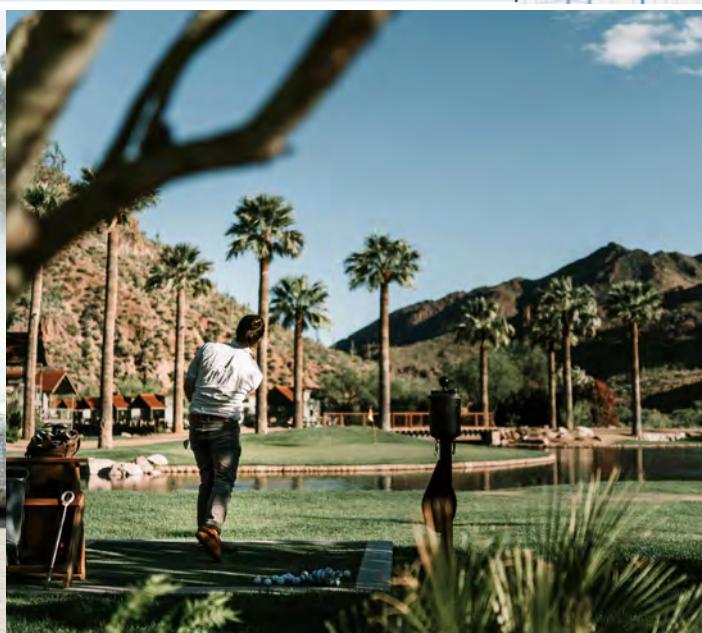
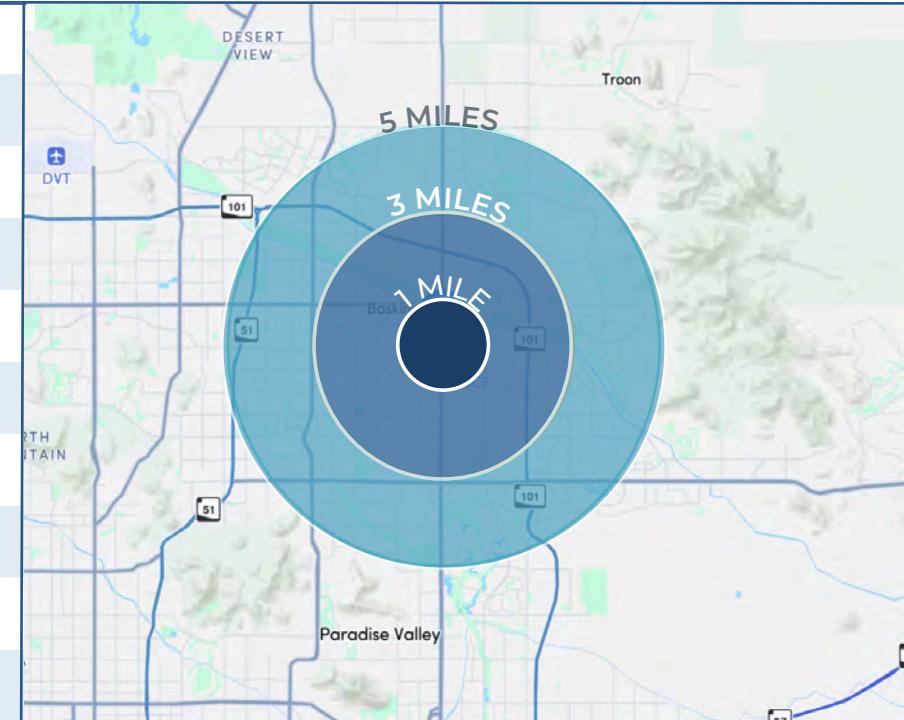
- **Cavasson, The Parque, and Optima Kierland** will collectively **transform North Scottsdale** into a fully integrated urban environment, attracting a diverse mix of residents, workers, and visitors from all over the region.
- These projects elevate the area's **economic and lifestyle profile**, creating a **vibrant, amenity-rich community** that will significantly increase demand for office, retail, and residential spaces in the long term.
- The influx of **high-income residents, corporate tenants, and luxury services** will create a **steady demand for both commercial and retail real estate**, ensuring consistent **capital appreciation** for investors and property owners.



# DEMOGRAPHICS

15445 North Scottsdale Road - Scottsdale, Arizona 85254

2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile	DEMOGRAPHIC RADIUS RINGS
Daytime Population:	53,033	191,255	392,901	
Estimated Population:	9,511	82,980	210,997	
2030 Proj. Population:	10,873	86,748	211,588	
Average Household Income:	\$165,590	\$161,423	\$177,812	
Total Retail Expenditure:	\$291.99 M	\$2.21 B	\$5.72 B	
Median Age:	45.3	43.1	44.8	
Total Households:	5,188	38,937	96,804	
Projected Households:	6,050	41,784	99,359	
Total Employees:	43,522	108,275	181,904	
Total Businesses:	3,881	10,943	22,642	



# FLAGSHIP SCOTTSDALE BUILDING FOR SALE

15445 NORTH SCOTTSDALE ROAD - SCOTTSDALE, ARIZONA 85254



Property Exclusively Represented By:

## ARI SPIRO

Mobile: (480) 292-3697  
ari.spiro@orionprop.com

## SEAN STUTZMAN

Mobile: 480) 363-4544  
sean.stutzman@orionprop.com

## CAROL SCHILLNE

Mobile: (714) 292-6171  
carol.schillne@orionprop.com

## COLE SCHILLNE

Mobile: (949) 371-7335  
cole.schillne@orionprop.com

## MATTHEW SCHILLNE

Mobile: (949) 599-6260  
matthew.schillne@orionprop.com

All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.***

**ORION Investment Real Estate**

7150 E Camelback Road, Unit 425 - Scottsdale, AZ 85251

**ORION**  
INVESTMENT REAL ESTATE

**SCHILLNE**  
RETAIL TEAM