



MERIDIAN ART LOFTS

A Luxury Rental Development Opportunity in
Old Town Scottsdale

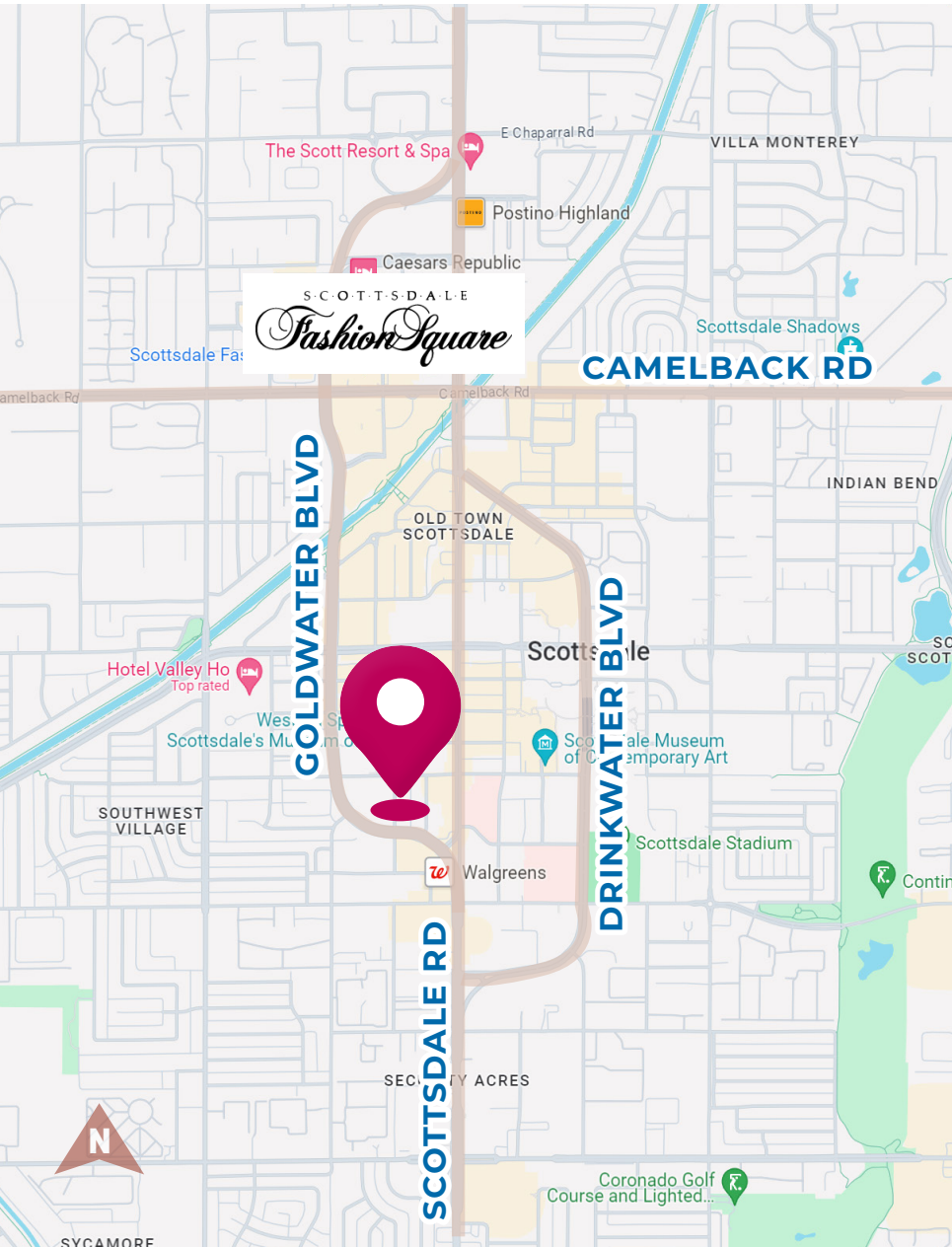
Exclusively Listed By:

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THE OFFERING



Sale Price:

Market Pricing

Address:

3600 North Bishop Lane,
Scottsdale, AZ 85251

Proposed No. of Units:

16

Gross Lot Area &
Net Lot Area:

22,360 GLA / 9,687 NLA

Submarket:

Old Town Scottsdale

Parcel/APN:

130-13-023C

PROPERTY HIGHLIGHTS

- Owner Willing to **Joint Venture**
- Development Opportunity Located in Old Town **Opportunity Zone**
- **Walking Distance** to Scottsdale Fashion Square Mall, Scottsdale Stadium, Dignity Health Osborn Medical Center, and an Abundance of Restaurants, Night Life, and Hotels & Resorts
- Convenient Access to Loop 101 & 202 Freeways & Phoenix Sky Harbor International Airport





Located just minutes away
from **dozens of popular**
venues including:

SCOTTSDALE
Fashion Square
canopy[™]
BY HILTON

POSTINO

Diego Pops



**culinary
dropout**



SITE
9,687 SF

GLA
22,360 SF

PROPERTY BNDY

GOLDWATER BLVD

BISHOP LN

SITE AREA + GROSS LOT AREA

MERIDIAN ART LOFTS - CONCEPTUAL DESIGN 16 June 2020
Chen + Suchart Studio

CONCEPTUAL RENDERINGS



INSIDE LIVING



OUTSIDE LIVING



COURTYARD VIEW 1

COURTYARD VIEW 2





VIEW FROM **GOLDWATER BLVD LOOKING NORTH**

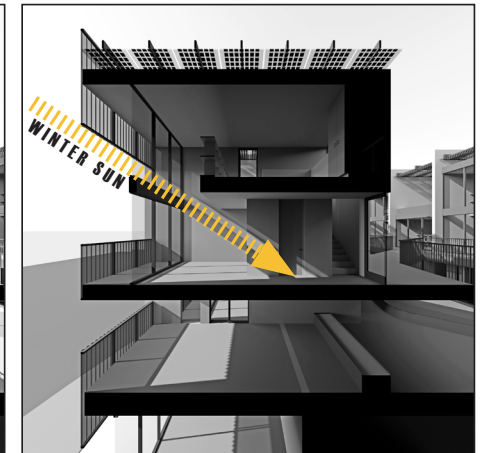
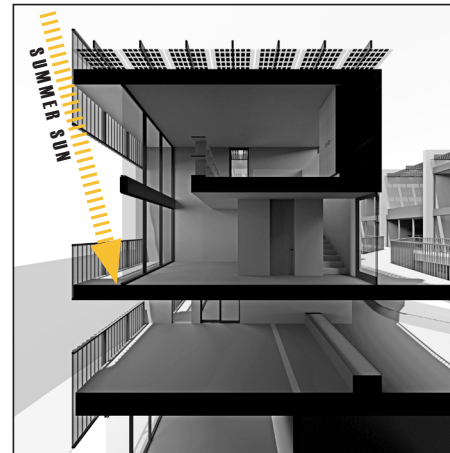
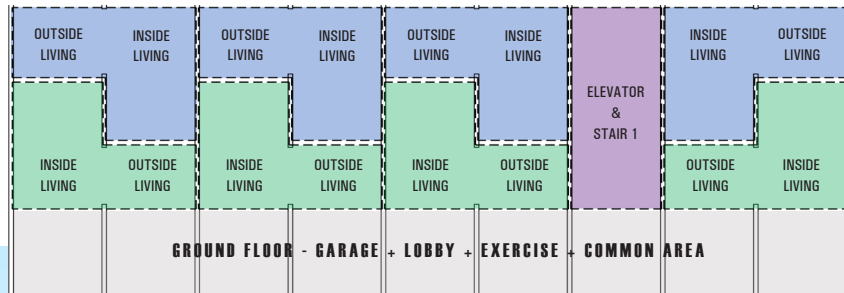
EAST BUILDING ELEVATION



VIEW FROM **SOUTHEAST
CORNER OF GOLDWATER**



ELEVATION RENDERINGS



PROPOSED SITE & FLOORPLANS



TENANT POV



[CLICK TO VIEW TENANT POV VIDEO](#)

AERIAL VIEW



AERIAL VIEW



LOCATED IN THE HEART OF:



Nestled within nine walkable neighborhoods you'll find a unique collection of shops, restaurants, galleries and nightclubs, as well as contemporary public art installations and historic sites from the late 1880s. It's this effortless blend of chic urban amenities and Western charm that gives Old Town its one-of-a-kind flair.

Walk Score
81

Very Walkable

Bike Score
86

Very Bikeable

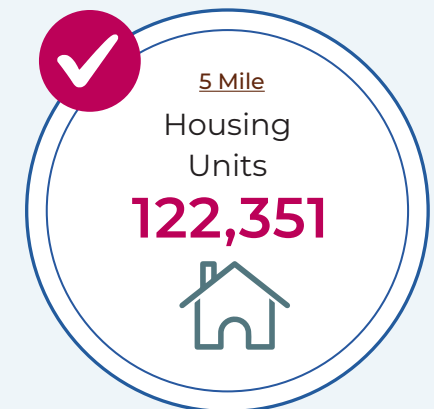
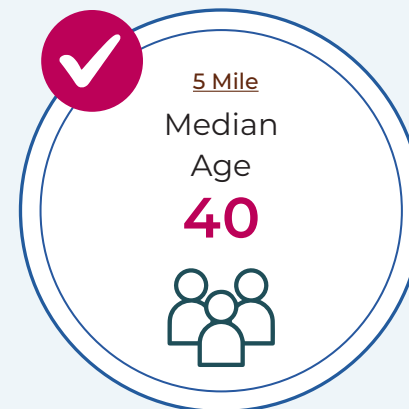
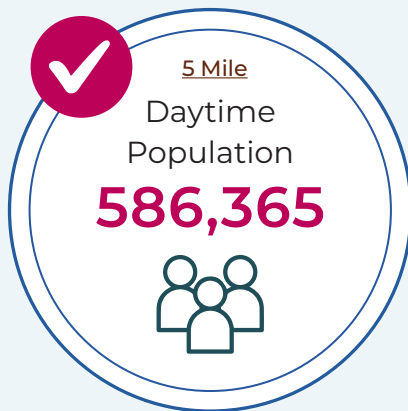
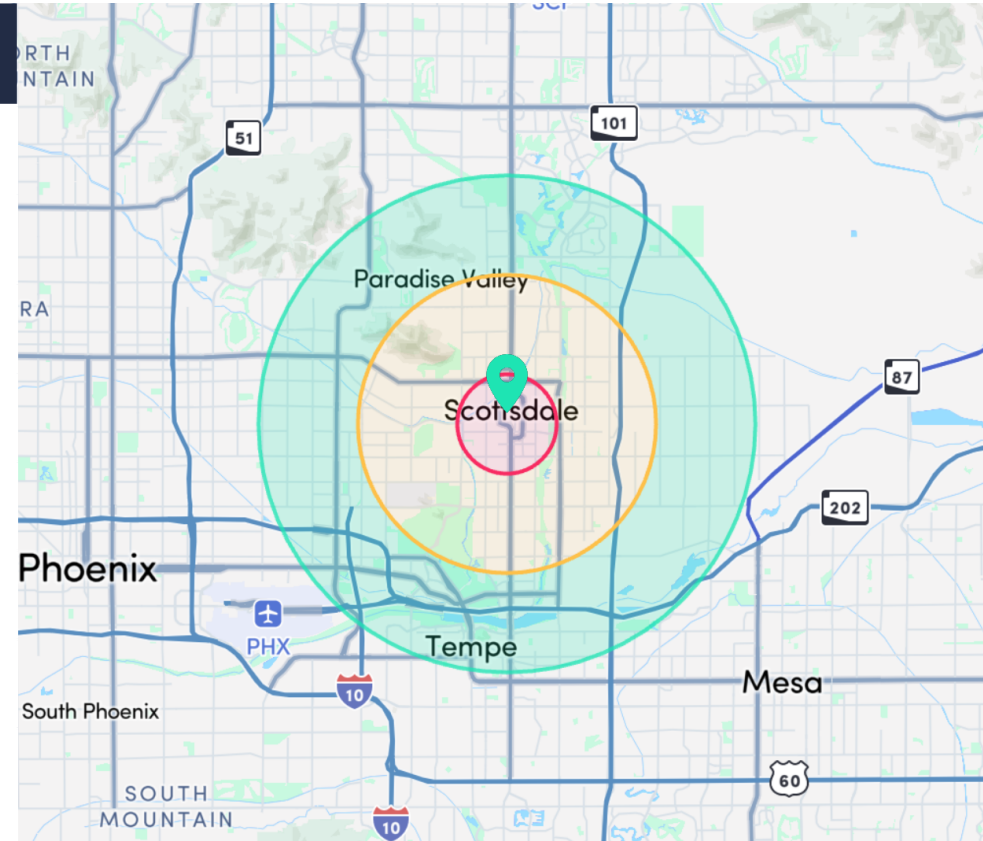
OLD TOWN'S NINE DISTRICTS INCLUDE:

- SCOTTSDALE FASHION SQUARE
- SCOTTSDALE WATERFRONT
- SOUTH BRIDGE DISTRICT
- ENTERTAINMENT DISTRICT
- FIFTH AVENUE SHOPPING DISTRICT
- BROWN & STETSON DISTRICT
- ARTS DISTRICT
- HISTORIC OLD TOWN
- SCOTTSDALE CIVIC CENTER



AREA DEMOGRAPHICS

2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	72,777	251,326	586,365
Estimated Population:	21,060	105,261	224,759
2028 Proj. Residential Population:	22,161	107,867	232,059
Average Household Income:	\$116,400	\$128,500	\$119,300
Total Consumer Expenditure:	\$528M	\$3B	\$5B
Median Age:	40	43	40
Housing Units:	13,748	60,572	122,351
Total Households:	11,672	52,716	107,089





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