



**PHASE II
±8 ACRE CLASS A DEVELOPMENT**

8846 N. 90TH STREET ♦ SCOTTSDALE, AZ 85258

5-STAR SCOTTSDALE OPPORTUNITY: ±8 ACRE DEVELOPMENT



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Nationwide Real Estate Services



8846 NORTH 90TH STREET | SCOTTSDALE, AZ 85258

the property

Highly-visible location within Scottsdale's 101 Corridor, The Edge, a new mixed-use and distinctively designed project by Palmer Development offers a prime opportunity with Office, Retail, Restaurant & Entertainment spaces available.

HIGHLIGHTS

- For **LEASE** with **Absolute Triple Net (NNN)** Structure.
- Available **Fall 2026** • **Highly visible monument** signage
- Surrounded by a **high-income trade area**: upscale residential communities including McCormick Ranch, Scottsdale Ranch, Gainey Ranch, Shea Corridor & Cactus Corridor.
- **Co-tenants** include: Shake Shack, Cafe Rio, Black Rock Coffee, Thai Chili 2 Go, Playa Bowls, Zaxby's, Body Politik and more.
- The newest neighboring development — an exciting mixed-use project — **The Sydney** — features a vibrant mix of office, retail, restaurant and entertainment spaces.



POPULATION



7,887
1 MILE

62,595
3 MILES

156,031
5 MILES

DAYTIME EMPLOYMENT



20,846
1 MILE

80,397
3 MILES

203,195
5 MILES

MEDIAN AGE



49.8
1 MILE

49.4
3 MILES

47.2
5 MILES

AVERAGE HOUSEHOLD INCOME



\$180,750
1 MILE

\$182,713
3 MILES

\$188,192
5 MILES

ANNUAL HOUSEHOLD EXPENDITURE



\$433.3 M
1 MILE

\$3.53 B
3 MILES

\$9.21 B
5 MILES

ANNUAL RETAIL EXPENDITURE



\$206.4 M
1 MILE

\$1.68 B
3 MILES

\$4.34 B
5 MILES

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Scottsdale Loop 101 corridor is the vibrant gateway to the most popular tourism destinations and attractions within the greater Scottsdale/Phoenix area. Featuring lively entertainment, bustling shopping, fine dining, world-class golf courses and resorts plus numerous sporting events and activities.

LOCAL ATTRACTIONS

- The annual **Barrett-Jackson Car Auction** in Scottsdale surpassed **\$198 million** in revenue
- The **MLB Cactus League** season generates an estimated \$378 million for the state of Arizona, with nearby **Salt River Fields** leading in attendance with **+600,000** visitors
- The **WM Phoenix Open** draws huge crowds – the largest event in the PGA Tour and known as ‘the Greatest Show on Grass’ – generated over **\$13 million** for the City of Scottsdale in revenue
- **Scottsdale Quarter, Kierland Commons, Fashion Square** and **Gainey Village** offer high-end and unique shopping experiences for the most discerning taste
- Nearby family-friendly activities are numerous and include: **OdySea Aquarium, Butterfly Wonderland, Medieval Times, McDowell Sonoran Preserve, Top Golf, Salt River Fields** and **Taliesin West**

THE FACTS

AREA TOURISM

11 MILLION
DOMESTIC &
INTERNATIONAL
TOURISTS

LOCAL IMPACT

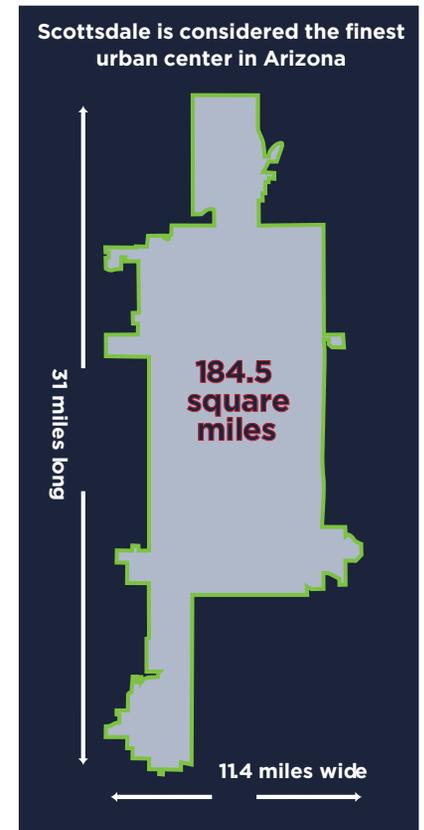
\$3.7 BILLION
IMPACT TO THE
LOCAL ECONOMY

VISITORS

\$4.6 BILLION
ANNUAL
SPENDING

EMPLOYMENT

36,000
JOBS IN RETAIL
& HOSPITALITY





option 1

Building Area: ±65,900 SQ FT

Property Type: Retail Class A

Dedicated parking: 514 spaces

Monument signage



option 2

Building Area: ±125,000 SQ FT

Property Type: Retail/Office Class A

Dedicated parking: 816 spaces

Monument signage



HONORHEALTH

SHAKE SHACK

ZAXBY'S

LOOP 101

165,919 VPD

43,000 VPD

N 90th St









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At Diversified Partners, our strength lies in our people. Our team is made up of seasoned professionals all driven by a shared commitment to excellence, innovation, and results.

What sets us apart is the depth of talent we offer in-house. We have our own brokers, developers, architects, property managers, interior designers, home renovation specialists, a construction team, and dedicated legal counsel — all under one roof.

This integrated approach allows us to move quickly, operate efficiently, and maintain the highest standards across every phase of a project. From initial concept to completion, our diverse and experienced team collaborates closely to deliver thoughtful, high-quality commercial real estate solutions that create long-term value for our clients and communities.

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Located Along Scottsdale's Loop 101 Entertainment Corridor!



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Exclusively listed by:



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