

# the Sydney

## SCOTTSDALE'S HOTTEST NEW MIXED-USE DESTINATION

Located at the SEC of  
Loop 101 and Pima Road



7339 E. McDonald Drive  
Scottsdale, AZ 85250  
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[www.dpcre.com](http://www.dpcre.com)

Exclusively Listed By:

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# the Sydney

site plan

100,000 SF  
Available for  
Lease

PAD / RETAIL /  
RESTAURANT  
BUILDINGS

Join Signed Tenants:

**REVERB™** **あたち横丁**  
— BY HARD ROCK — ATASHI YOKOCHO

**THE RUSTIC**

**PICKLE AND Social**

**CITY WINERY**

**FULLY EXECUTED**  
**AT LEASE**  
**AVAILABLE**





REVERB

BY HARD ROCK

E PIMA CENTER PKWY

あまし横丁  
ATASHI YOKOCHO

HONORHEALTH

CITY WINERY



the  
Sydney

THE  
RUSTIC

165,919 VPD



21,159 VPD

N PIMA RD



Located Along Scottsdale's Loop 101 Entertainment Corridor!

the  
Sydney

# aerial | north view



HONORHEALTH

the edge

21,159 VPD

165,919 VPD

Pylon Signage

N PIMA RD

N 90th St

LOOP 101

LOOP 101

PICKLE AND Social

THE RUSTIC

CITY WINERY

HONORHEALTH

REVERB BY HARD ROCK

あたし横丁 ATASHI YOKOCHO

E PIMA CENTER PKWY

# the Sydney

Located Along Scottsdale's Loop 101 Entertainment Corridor!

building  
perspectives



# THE RUSTIC

KITCHEN  
BACKYARD  
BAR  
LIVE MUSIC



# REVERB

— BY HARD ROCK™ —



building  
perspectives



**REVERB™**

— BY HARD ROCK —

**NEW CONCEPT BY HARD ROCK  
THE PLACE FOR MUSIC FANS**





the **LOBBY** experience

an **ICONIC** welcome to the Hotel



the **CONSTANT GRIND** experience



the **OUTDOOR LOUNGE** experience



the **CO-WORKING** experience



Craft Food  
Signature Drinks  
Live Entertainment  
World-Class Indoor  
& Outdoor  
Pickleball Courts

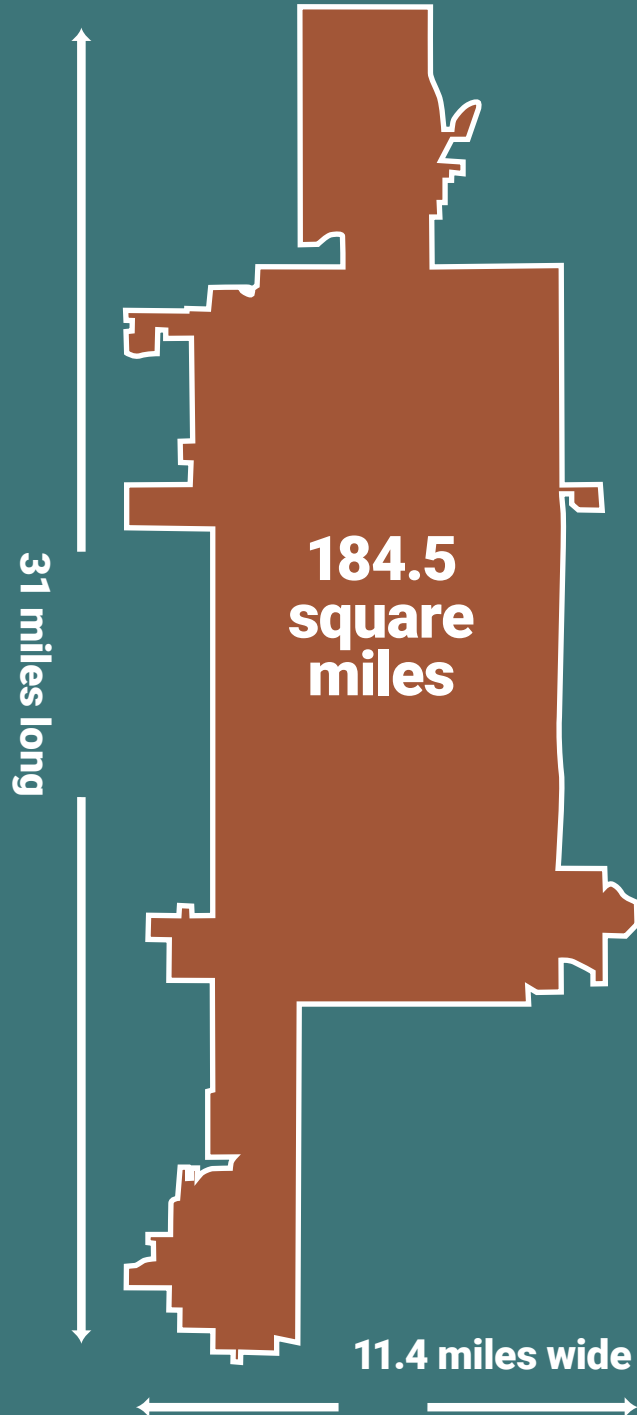
building perspectives



# SCOTTSDALE 101 CORRIDOR

Scottsdale is the 48th largest city  
in the U.S. by area.

U.S. Census Bureau Quickfacts and City of Scottsdale



# property summary

**LOCATION:** SEC Loop 101 & Pima Road  
Scottsdale, Arizona

**EXISTING ZONING:**

C3 (General Commercial)  
Pima Center

**GROSS ACRES:** 26.41

**AVAILABLE:** 100,000 SF Buildable

## LOCATION HIGHLIGHTS

- ▶ Highly-visible mixed-use development on Scottsdale's 101 Corridor; Office, Retail, Restaurant & Entertainment
- ▶ Neighboring hot spots include Talking Stick Resort, Top Golf, Great Wolf Lodge, Salt River Baseball Fields, Medieval Times, OdySea Aquarium & Arizona Boardwalk
- ▶ Area tourism in 2023 attracted 4.8 Million Domestic Overnight Visitors and 1 Million International Overnight Visitors with approximately \$4.6 Billion in annual spending
- ▶ Surrounded by upscale residential communities including McCormick Ranch, Scottsdale Ranch, Gainey Ranch, Shea Corridor & Cactus Corridor
- ▶ Average Household Incomes of approximately \$160,570 within a three-mile radius
- ▶ Scottsdale is the 7th largest city in Arizona and the 10th safest city in America
- ▶ Join Reverb by Hard Rock, The Rustic and Pickle & Social



Scottsdale's Hottest New Mixed-Use Destination

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Sydney

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



# the Sydney by Night

# demographics 2025



## TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$433.30 M	\$3.53 B	\$9.21 B
Total Non-Retail	\$226.94 M	\$1.86 B	\$4.88 B
Total Retail	\$206.36 M	\$1.68 B	\$4.34 B
Entertainment	\$24.03 M	\$194.43 M	\$507.84 M
Food & Beverages	\$44.69 M	\$359.57 M	\$939.33 M

## TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$9,860	\$10,236	\$10,306
Total Non-Retail	\$5,164	\$5,380	\$5,453
Total Retail	\$4,696	\$4,856	\$4,853
Entertainment	\$547	\$564	\$568
Food & Beverages	\$1,017	\$1,042	\$1,050

## DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,029	58,706	153,611
PROJECTED POPULATION (2030)	6,882	57,402	150,667
AVG HH INCOME	\$161,974	\$179,588	\$187,197
DAYTIME POPULATION	23,604	81,075	203,858
MEDIAN AGE	50.1	49.8	46.9
TOTAL BUSINESSES	1,895	7,811	19,203

Source: Sites USA



Nationwide Real Estate Services

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A PREMIER DEVELOPMENT BY:



## ABOUT PALMER DEVELOPMENT GROUP

With a \$500 Million development in their pipeline, Palmer Development ranks as one of the top retail, hospitality and office development firms in the Southwest. Palmer Development specializes in intricate ground-up retail development and mixed-use development. As a leader in commercial real estate, they're known for collaborating with hotels and resorts in mixed-use projects in the Scottsdale area. Daniel Lupien, Managing Principal of Palmer Development, is a seasoned market veteran and industry expert with over 22 years of development and direct ownership experience. He has purchased, developed, managed, leased and sold more than \$6 billion of commercial real estate throughout his career.



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