

DOWNTOWN SCOTTSDALE

Investment Activity

\$100,000 and greater investment

Jan 03 - Jan 08



DOWNTOWN SCOTTSDALE

Private Investment



1. Portales Mixed-Use: Proposed new construction of a mixed-use development including residential condos and casitas, a hotel, and retail space to be built over a 3 level underground parking garage.
Estimated Investment: \$75 million

2. Portales II Corporate Center: New construction of 179,000 sq ft of Class "A" office space with underground parking.
Estimated Investment: \$26.9 million

3. Optima Camelview Village: New construction of 750 residential condos and 38,000 sq ft of retail. Phase 1 is complete. Phase 2 & 3 are currently under construction.
Total Investment: \$250 million

4. Safari Drive: New construction of 200 condominium units, in 3 phases, is planned on the former Safari Hotel site.
Total Investment: \$90 million

5. Fashion Square Mall: East end mall expansion replacing vacated former Robinson-May department store building and above-grade parking structure along Scottsdale Road. Expansion will house Arizona's first Barney's New York as well as 25-30 new specialty retailers and underground parking.
Estimated Investment: \$130 million

6. Scottsdale Oasis Retail: A 38,550 sq ft specialty retail center. Completed 2005.
Estimated Investment: \$11 million

7. Sony Style: Tenant improvements to a national chain electronics store.
Total Investment: \$300,000

8. Renaissance II: Mixed-use office/retail project. Future tenants include Sprinkles Cupcakes and American Apparel. Projected completion March 2008.
Estimated Investment: \$2.5 million

9. Scottsdale Waterfront: An 11 acre retail, office and residential project located along the northern banks of the Arizona Canal. Retail, office condos and two level underground parking structure opened late 2005. Residential condos opened 2007.
Total Investment: \$250 million

10. 1 Hotel & Residences: New construction of the first luxury, eco friendly, LEED certified hotel. Construction set to begin late 2008. Projected completion late 2010.
Estimated Investment: \$150 million

11. Best Western Sundial: New construction of a three-story, 54 room hotel featuring Ultra Bath Spas, wet bars, private patios, and atriums. Projected opening Summer 2008
Estimated Investment: \$16.2 million

12. Axis/Radius: Remodel of existing restaurant and nightclub.
Total Investment: \$1.5 million

13. W Hotel: New construction of a 225 room boutique hotel and 25 residential condo units. Opening Spring 2008.
Total Investment: \$110 million

14. The Upton: New construction of 10 condominiums arranged on four levels with a courtyard above underground parking. Construction is set to begin Spring 2008. Projected completion Spring 2009.
Total Investment: \$6 million

15. Delux: Renovation of an existing office into a restaurant with a large outdoor patio. Projected completion June 2008.
Estimated Investment: \$275,000

16. SouthBridge: (Formerly Stetson Plaza): New construction of a mixed-use office/restaurant/retail project located on the south bank of the Arizona Canal along Stetson Avenue. Completed Summer 2007.
Total Investment: \$36 million

17. Kyoto Restaurant: Existing restaurant to be rebuilt and expanded along the waterfront. Project will also include retail & office space. Construction set to begin 1st Qtr 2008. Projected completion 1st Qtr 2009.
Estimated Investment: \$5 million

18. 7051 E. 5th Ave Remodel: Building renovation including façade improvements and enclosure of an existing walkway. New tenants include Fine's Cellar opened January 2008.
Estimated Investment: \$500,000

19. Geisha A Go Go: Renovation of former 6th Avenue Bistro into a Hip Asian Bistro Lounge. Opened January 2008.
Estimated Investment: \$425,000

20. Galleria Corporate Center: Former retail mall remodeled into a Class "A" office complex. Completed early 2003.
Total Investment: \$65 million

21. AVB Office Building Remodel : Renovation of a single tenant office building. Construction set to begin February 2008. Projected completion June 2008.
Total Investment: \$300,000

22. Jackrabbit Supper Club: Remodel of entertainment-based restaurant and lounge. Completed late 2006.
Total Investment: \$932,000

23. Saddle Ranch Chop House: Planned western themed restaurant/bar. Opened Winter 2008.
Estimated Investment: \$2.25 million

24. Dirty Pretty: Renovation of former "Bar 74" sports bar to upscale rock lounge. Completed May 2007.
Total Investment: \$500,000

25. E4: New construction of a multi-themed dining and nightlife establishment. Opened late 2005.
Total Investment: \$3 million

26. Winfield Scott Plaza Offices:

New construction of a 2 story office building to replace existing structure. Projected completion January 2008
Estimated Investment: \$800,000

27. Scottsdale Area Association of REALTORS®:

Extensive redesign and remodel. Completed 2004.
Total Investment: \$750,000

28. Baker's Square: Remodel of a restaurant located at the southwest corner of Scottsdale Road and 6th Ave. Completed in early 2005.
Total Investment: \$100,000

29. Steven Paul Salon: Building and façade upgrades. Completed 2006.
Total Investment: \$100,000

30. Scottsdale Wireless Network:

Wireless access network for the downtown business and residential community. Completed 2006.
Total Investment: \$300,000

31. Craftsman Ct. Building: Renovation into a 3 story building for mixed use, including first and second floor offices and a third floor residence. Construction began Fall 2007. Projected completion Spring 2008.
Estimated Investment: \$1.23 million

32. Rose Garden: New construction of a residential mixed-use development with 18,000 sq ft of retail/restaurant space, 66 residential units, and a public underground parking structure. Construction set to begin mid 2008.
Estimated Investment: \$97 million

33. Office Renovation: Renovation including an expansion to 2 stories. Construction set to begin Jan/Feb 2008. Projected completion Fall 2008.
Estimated Investment: \$400,000

34. The Ashton Scottsdale: Proposed mixed use development consisting of 232 luxury apartments positioned over a parking garage with street level retail. Project set to begin Summer 2008. Projected completion Summer 2010.
Estimated Investment: \$76 million

35. Scottsdale Hotel: Planned new construction of a 35 unit hotel condominium project with underground parking.
Estimated Investment: \$10 million

36. Hotel Valley Ho: A comprehensive remodel of one of Scottsdale's original resorts with 194 boutique hotel rooms, 36 new residential units & restaurants. Opened December 2005.
Total Investment: \$82 million

37. First & Sixty Ninth: Planned new construction of 8 luxury town houses consisting of approximately 4,000 sq ft each.
Estimated Investment: \$20 million

38. 7165 & 7169 E Main Street: Building addition of 1,000 sq ft and additional upgrades including a new roof. Completed 2007.
Estimated Investment: \$850,000

39. The Mark: New construction of 85 condo units and some retail. Available for move-in spring 2008.
Total Investment: \$60 million

40. Z Lofts: Proposed new construction of 69 contemporary urban lofts with underground parking.
Estimated Investment: \$22.5 million

41. SL-12 Lofts: Conversion of three apartment buildings into 12 condo units.
Estimated Investment: \$3 million

42. Frontier Street Shops: Total rebuild of existing retail center. New development to include restaurant and 8 retail shops.
Estimated Investment: \$3.5 million

43. JW Harris: Expansion/remodel of existing building.
Estimated Investment: \$1 million

44. Leche Remodel: Proposed restaurant remodel. Construction began Fall 2007. Projected completion early 2008.
Estimated Investment: \$1 million

45. The 4020 Building: Removal of façade and interior of existing building and construction of a 3 story mixed-use building using existing steel frame. Estimated completion April 2008.
Estimated Investment: \$4 million

46. ASREB: Building upgrades, parking and landscaping improvements.
Estimated Investment: \$200,000

47. Third Avenue Lofts: New construction of 88 residential lofts. Completed 2004.
Total Investment: \$31 million

48. Mondrian Hotel: Upgrade & remodel of 200 room boutique hotel. Opened early 2007.
Total Investment: \$12 million

49. CVS Drug: New construction of a drug store. Completed 2005.
Total Investment: \$940,000

50. SWC Miller & Indian School: New construction of an office/ retail project. Completed 2004.
Total Investment: \$600,000

51. 1st Street Project: New construction of an office/residential project. Completed 2005.
Total Investment: \$375,000

52. Studio 7540: Proposed office/residential project with underground parking.
Total Investment: \$1.5 million

53. Main & McKnight: New construction of a mixed-use office/residential project. Completed 2005.
Total Investment: \$380,000

54. The Park: Renovation of a Civic Center Mall property to a 15,000 sq ft, 3 story, mixed-use building with residential, office & retail/restaurant.
Total Investment: \$2 million

55. Union Wine Bar: New restaurant renovation including a large outdoor patio with fireplace.
Estimated Investment: \$340,000

56. Bischoff Residence: Private residence addition above the existing Bischoff retail store. Completed 2004.
Total Investment: \$235,000

57. Loloma 5: New construction of five live-work units designed by renowned architect Will Bruder. Completed 2004.
Total Investment: \$997,000

58. Hacienda de Mexico: Update and remodel of the existing retail building. Construction set to begin April 2008. Projected completion July 2008.
Total Investment: \$500,000

59. Sixth Street Lofts: Proposed 11,000 sq ft two-story, five unit condo building with underground parking.
Estimated Investment: \$2.5 million

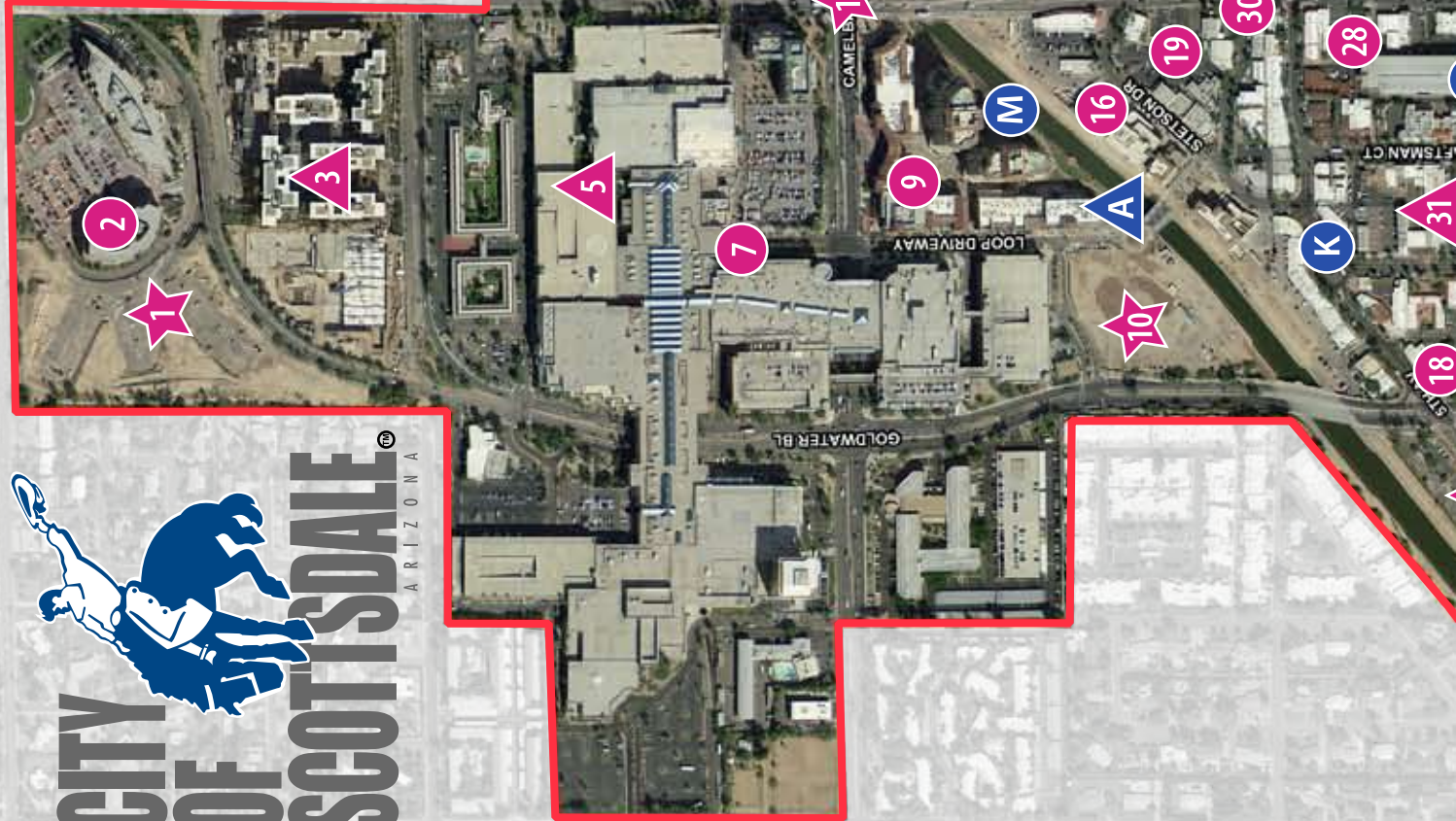
60. Orange Row: New construction of a three-unit condo project on a vacant parcel.
Estimated Investment: \$1.45 million

61. X Lofts: New construction of 82 residential lofts. Completion in late 2008.
Total Investment: \$24 million

62. Scottsdale Healthcare Osborn Campus: A major hospital expansion, the addition of a new critical care unit, and two new parking structures. Completed 2004.
Total Investment: \$90 million

63. Miller & Osborn Condos: Planned new construction of a 3 story condo project with underground parking.
Estimated Investment: \$10 million

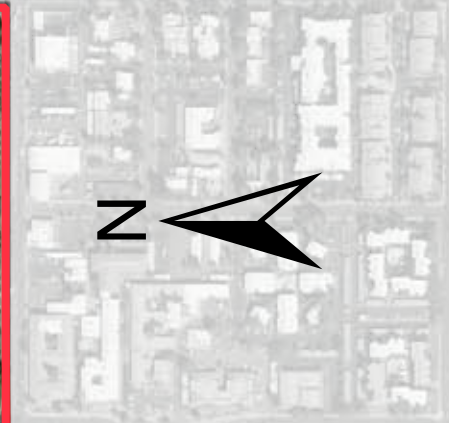
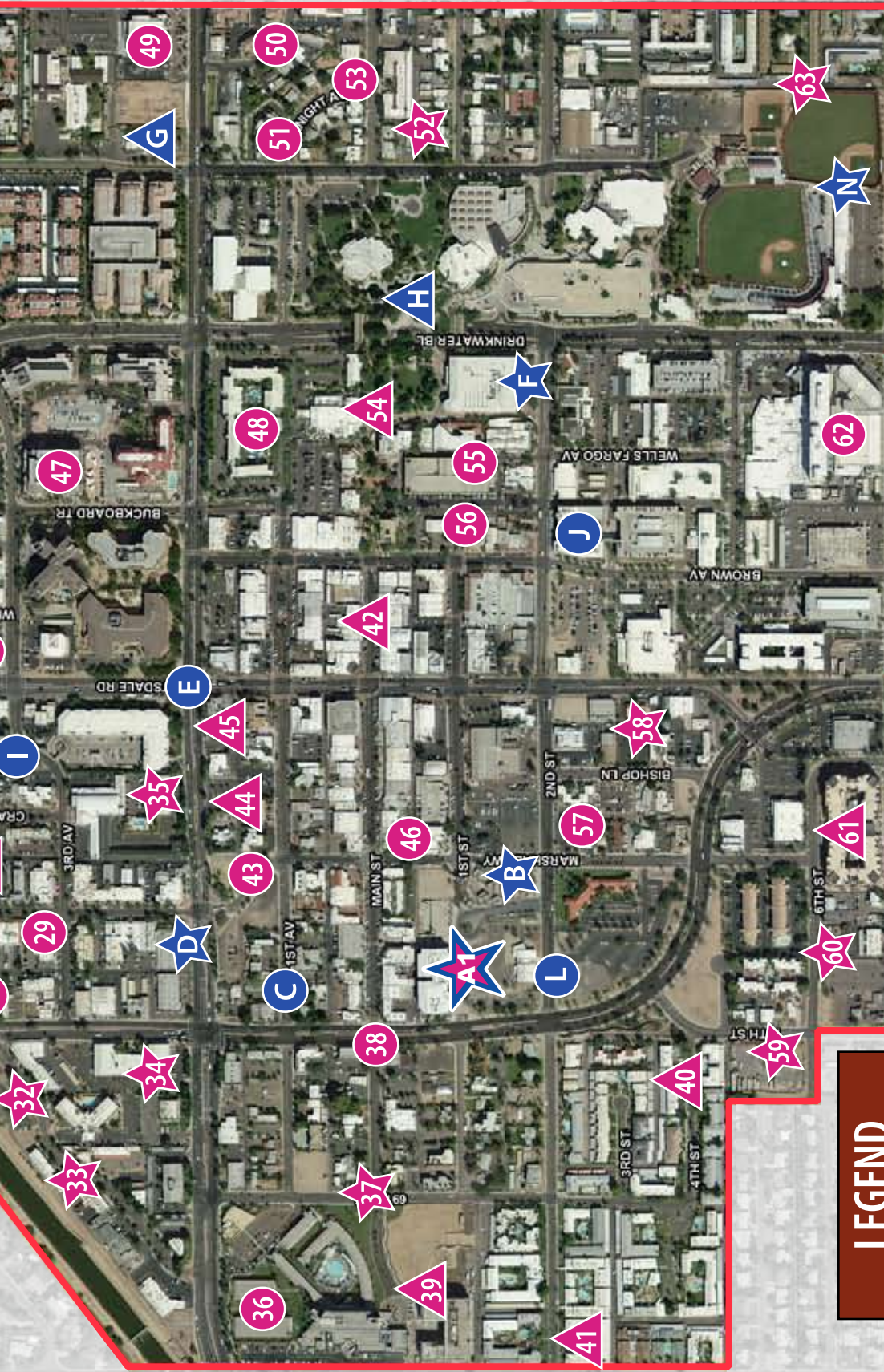
64. 7300 Earll: New construction of a 95 unit condo project with underground parking. Construction set to begin 3rd or 4th Qtr 2008. *Estimated Investment: \$30 million*



Total Private Investment \$1.9 billion

Total Public Investment: \$66 million

Total Investment: \$1.97 billion



RED = Private Investment
 BLUE = Public Investment

LEGEND

- Downtown Area
- Completed
- Under Construction
- Planned

DOWNTOWN SCOTTSDALE

Public Investment

A. Arizona Canal at Scottsdale & South Canal Plaza Project:

Construction in progress on the plaza, landscaping, pedestrian paths, bridges and other amenities.

Total Investment: \$11 million

B. Scottsdale Museum of the West:

Proposed downtown art museum.

Total Investment: \$7.5 million

C. Downtown Lighting Improvements:

Custom street light fixtures for Main Street.

Total Investment: \$630,000

D. Downtown Booster Pump Station:

New construction of a water pumping station.

Estimated Investment: \$6.1 million

E. Artist Bus Shelters:

Artist Kevin Berry was selected to design a number of artist bus shelters throughout the downtown area.

Total Investment: \$210,000

F. SCA Remodel:

Proposed addition of signature main entry, mezzanine level over a portion of atrium, new interiors, offices and efficiency upgrades to HVAC system.

Estimated Investment: \$14 million

G. Fire Station #602:

New fire station to provide faster response times.

Total Investment: \$7.3 million

H. Civic Center Mall Restroom Renovation:

Reconstruction of the existing public restroom facility.

Total Investment: \$467,000

I. 5th Avenue Parking Structure:

Completed 2005.

Total Investment: \$5.3 million

J. Old Town Parking Structure:

Completed 2005.

Total Investment: \$4.8 million

K. Downtown Restrooms:

Replacement of the existing 5th Ave restrooms.

Completed 2007.

Total Investment: \$500,000

L. Main Street Plaza Parking Structure:

Completed 2006.

Total Investment: \$2.4 million

M. South Canal Bank Parking Structure:

Completed 2006.

Total Investment: \$5 million

N. San Francisco Giants Spring

Training Complex: New training facilities, reconfiguring and improving portions of the stadium and upgrading the Giants training facilities at Indian School Park.

Estimated Investment: \$23.1 million

Public & Private

A1. Main Street Plaza: A mix of 250 residential condo units, retail uses and public plaza space. Phase I completion in 2006.

Total investment: \$47.7 million (\$700,000 public/ \$47 million private)



Text & Data

Rachel Busch
Economic Vitality Specialist

Graphic Design

Anabel Martinez
Planning & Development Services

Cartography

Brian Hancock
GIS & Multimedia

*Aerial Photography Provided by
City of Scottsdale
Geographic Information Systems*

SCOTTSDALE
DOWNTOWN
— The Original —