



A famous canal
re-envisioned in
Scottsdale Arizona



Restaurants | Hospitality | Talking Stick Canal



MULLIN360

DEVELOPMENT WITH PURPOSE

**FOR RESTAURANT
AND HOTEL PAD
AVAILABILITY,
PLEASE CONTACT**

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Regional Overview

400,000 new residents from 2010 to 2015

One of the fastest growing metro areas in the country

4.574 million residents in 2015
Per Census Bureau's estimates

Phoenix grew by 941,011 people from April 2000 to April 2010

The Phoenix Metropolitan Area – often referred to as the Valley of the Sun, the Salt River Valley or Metro Phoenix – is a metropolitan area, centered on the city of Phoenix, that includes much of the central part of the U. S. State of Arizona. Metropolitan Statistical Area (MSA), defining it as Maricopa and Pinal counties. As of the Census Bureau's 2015 population estimates, the Valley had 4,574,351 residents, making it the 12th largest Metropolitan Area in the nation by population. The gross domestic product of the Phoenix Metropolitan Area was \$215 billion in 2014, 15th largest amongst metro areas in the United States.

It is also one of the fastest growing major metropolitan areas, gaining nearly 400,000 residents from 2010 to 2015, and more than 1.3 million since 2000. The population of the Phoenix Metropolitan Area increased by 45.3% from 1990 through 2000, compared to the average United States rate of 13.2%, helping to make Arizona the second fastest growing state in the nation in the 1990s. The 2000 Census reported the population of the metropolitan area to be 3,251,876.

As for the 2010 Census, the two-county metropolitan area was reported to have a population of 4,192,887. Metro Phoenix grew by 941,011 people from April 2000 to April 2010, making it one of the fastest growing metro areas in the country. This also contributed to the entire state's exceptional growth, as the area is home to just over two-thirds of Arizona's population.

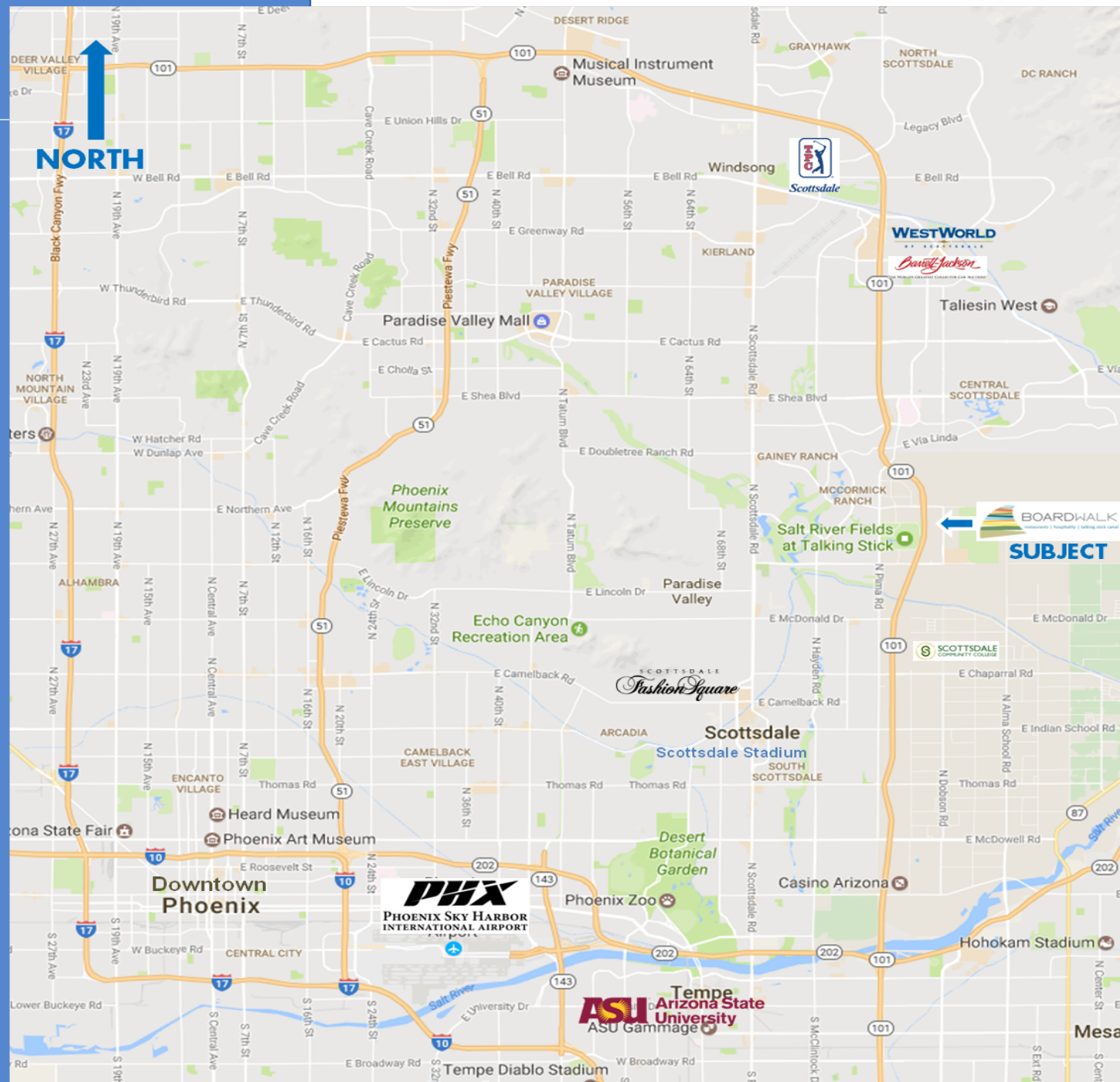


The Maricopa labor market is comprised of a wide variety of industries. They trace major growth industries in the US markets.

Education and Health Care	21.2 %
Professional and Scientific	12.8 %
Retail	12.2 %
Arts, Entertainment, Food	9.9 %
Finance, Insurance & Real Estate	9.5 %
Manufacturing	8.0 %
Construction	6.7 %
Transportation, Warehousing	5.1 %



Regional Overview



Scottsdale, known as the “West’s most western town” for decades, hosts international events that contribute to its 7.5 million visitors each year. Barrett-Jackson is best known of the 5 collectible car auctions in the spring right after the Waste Management Phoenix Open. The Open pioneers record attendance for any PGA golf outing and the Arabian Horse show boasts 2,400 horses each show, the largest of any show in the US. Combine those visitor trips with the new Odyssey Aquarium, Butterfly Wonderland, spring training for the Diamondbacks, 49ers and Colorado Rockies, it’s no wonder why millions of visitors come to enjoy the 300 plus days of sunshine Scottsdale offers. It all adds up to over \$3.1 billion in tourism revenue annually.



Today, Scottsdale’s 258,000 residents benefit from what has become known as the healthcare Cure Corridor anchored by Mayo Clinic and Honor Health along with 100 support institutions. The 101 “Tech Corridor” is home to Weebly, Yelp, Go Daddy and 80 others. Internationally known 4-star resorts that serve Scottsdale include the Hyatt at Gainey Ranch, the Phoenician, Fairmont Princess, Camelback Inn, The Boulders, Four Seasons, W Hotel, Sanctuary, Marriott Desert Shadows, the Westin and coming in 2018, the Ritz Carlton Paradise Valley. Hiking, 4-wheel tours, paddle boat lake tours, Penske Racing Museum and the Museum of Musical Instruments round out a truly exceptional tourist experience in the local area.



THE WORLD’S GREATEST COLLECTOR CAR AUCTIONS*



Fashion Square, ranked a top 25 retail destination by Travel + Leisure Magazine, with the second highest sales per square foot in the US offers over 2 million square feet of high-end destination shopping anchored by Nordstrom, Neiman Marcus, Macys and Dillards.

33% of shoppers originate from out of town and another 33% from out of the metro area. Scottsdale boasts over 200 golf courses. Robb Report listed Scottsdale as “America’s best place to live for golf” with Talking Stick a popular choice as it sits next to Talking Stick Resort, the area’s premier high-end casino on the Salt River Pima Maricopa Indian Community.

The Scottsdale Airpark, home to over 55,000 employees, 2,600 businesses and 23,000,000 square feet (2,100,000 m²) of office space is expected to continue growing by over 3,000 employees per year. Healthcare, insurance, travel and tech make up the top 10 employers in Scottsdale.

\$1.1 billion in annual tourism spending

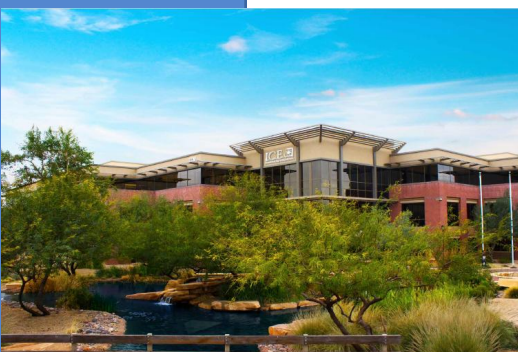
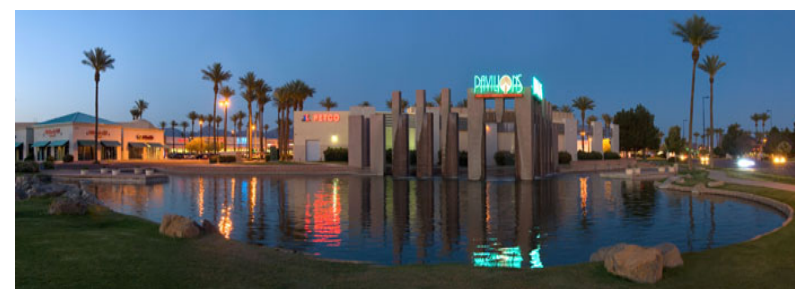
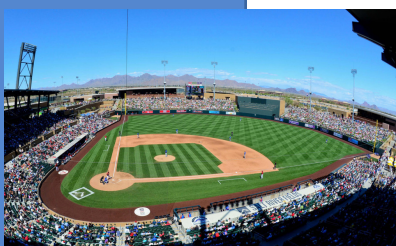


Scottsdale Boardwalk Area Overview

Scottsdale Boardwalk is part of the master planned mixed-use development known as Riverwalk. As part of the Salt River Pima Maricopa Indian Community since 1994, this development is home to a myriad of national and international tenants including ICE, a top-10 Scottsdale employer with over 1,350 employees. Riverwalk currently has 454,000 sf of office fully occupied, with several more projects at design review for development in 2018 totaling over 600,000 sf and 4,000 employees.



Surrounding office park developments include the McKesson Campus, Pima Center and the Chaparral Business Park. Retail and destination developments include the newly redeveloped Scottsdale Pavilions, Salt River Fields, Talking Stick Resort, Odysea, Butterfly Wonderland, iFly, TopGolf, Scottsdale Community College and Talking Stick Golf Club. Total employee counts tops 18,150 day time employees and students within the next 36 months.



Scottsdale Boardwalk Development

Central Scottsdale on 101 Freeway

The 101 Corridor is alive with many mixed-use developments and destinations for employers, local residents and travelers alike. With over 180 thousand vehicles on the freeway each day, two exits for Riverwalk (home to Scottsdale Boardwalk) and a 15 story resort contiguous to the development, this destination is easy to see and access.



Scottsdale Boardwalk Development



Scottsdale's dining and hospitality destination offers eight premium restaurant pads along the Boardwalk & two premier hotel pads with significant Boardwalk presence



Mullin360 Developer Details

Mullin360 has been developing with purpose for over three decades.

Their knowledge with SRP-MIC is significant with the principal's involvement since 1994. Significant projects range from 70 to 137 acres across multiple product types.

Currently, Mullin360 is developing a 70-acre master-planned automotive retail project on the SRP-MIC just south of Scottsdale Boardwalk on the 101 freeway at Indian School. The entire Mullin360 team has been active in Scottsdale Market since 1986. Most projects involve destination development through strategic planning, research and innovative design for highly successful projects.

WE are pleased to present you with Scottsdale's most exciting destination opportunity. Pads available and Build-to-suit needs may be discussed through our sister company, Mullin360BUILD



RELEVANT PROJECTS

- 1 Signature Office Suites** – Single office suite campus, Scottsdale AZ
- 2 Riverwalk** – 176 acre master-planned development, Scottsdale AZ (Investment Partner)
- 3 Scottsdale Boardwalk At Talking Stick** – 20 acre destination Restaurant and Hospitality
- 4 Scottsdale Auto Show** – 70 Acre Master-planned automotive retail development
- 5 SanTan Motorplex**, 124 acre master-planned automotive retail center



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Discover more at:
www.ScottsdaleBoardwalk.com

Video address:
www.Animoto.com/ScottsdaleBoardwalk



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