

Rare Opportunity

# BAR & RESTAURANT OPPORTUNITY IN OLD TOWN SCOTTSDALE, AZ

Offering Memorandum  
Business Sale



**MATTHEWS**™

## Exclusively Listed By

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# Investment Highlights

**Rare Entertainment District Opportunity:** Rare opportunity to acquire a turn-key experiential entertainment venue in the heart of Scottsdale's Entertainment District—one of the highest foot traffic corridors in Arizona.

**Prime Location Surrounded by Development:** Situated adjacent to multiple new luxury developments, including residential, hotel, and mixed-use projects that are redefining the Civic Center and Entertainment District submarkets.

**Value Add Business Opportunity:** Business benefits from seasonal and event-driven demand, and a growing base of repeat local patrons and tourists with the opportunity to be restructured to a new business concept.

**High Foot Traffic and Visibility:** Located within walking distance of major nightlife anchors such as Maya Dayclub, The W Hotel, and Scottsdale Stadium. The property sees peak activity during spring training, Scottsdale ArtWalk, and large-scale events.

**Tourism and Demographic Appeal:** Scottsdale draws over 11 million visitors annually, with a population of over 200,000 residents in a 5-mile radius and average household incomes exceeding \$160,000. The city's tourism economy generates over \$3.7 billion annually.

**Dense Population:** Within a 1-mile radius, there are approximately 3,000 existing multifamily units and 2,500 single-family homes, with over 600 additional residential units either proposed or currently under construction.

CONTACT BROKER FOR DETAILS

**\$1,300,000**

List Price



# MARKET OVERVIEW

BAR & RESTAURANT OPPORTUNITY  
IN OLD TOWN SCOTTSDALE, AZ





### Scottsdale Fashion Square

**NORDSTROM EXPRESS** Abercrombie & Fitch  
**ANTHROPOLOGIE** **COTTON:ON**  
**alo** Apple Store *free people*  
**Harkins THEATRES** **ZARA** **SEPHORA**  
**VERSACE** **BURBERRY**

### Scottsdale Waterfront

**P.F. CHANG'S** Brandy Melville **M** **Hand Cut** **MAPLE & ASH**  
**CULINARY DROPOUT** **sauce** pizza | wine **PRESS COFFEE** **live & ivy**  
**URBAN OUTFITTERS**

**MAYA** DAY + NIGHT **Rolling GOLF SIDE**  
**CASA AMIGOS** **RICKY HOUSE**  
**WHISKEY ROW** **elcheje**  
**CAKE NIGHTCLUB**

**The Monde Scottsdale**  
 ±260 Units

**Envy Residences**  
 ±89 Units

**Scottsdale Rd**  
 ± 31,291 VPD

**Camelback Rd**  
 ± 23,607 VPD

**GOODWOOD TAVERN**

**W**  
 SCOTTSDALE

**Julie's TOO**  
 MEXICAN FOOD  
 "Eat in and Take Out"

**50 SHADES**

**Insomnia cookies**

**aloft**  
 HOTELS

**Wasted Grain**  
 SCOTTSDALE

**KILL CLUB**

**sweetDee's**  
 bakeshop

**THE HOT CHICK**

**Camden Old Town**  
 ±183 Units

**BOONDOCKS**  
 PATIO & GRILL  
 EST. 2014

# SCOTTSDALE, AZ

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Scottsdale, Arizona is a thriving economic center in the Greater Phoenix metro area, known for its dynamic mix of industries including tourism, healthcare, technology, real estate, and finance. Renowned for its upscale resorts, golf courses, and vibrant arts and culinary scenes, Scottsdale attracts millions of visitors each year. Its proximity to Sky Harbor International Airport,

strong transportation links, and business-friendly environment make it a prime location for corporate growth and innovation. With a highly educated workforce and a focus on quality of life, Scottsdale continues to draw both major employers and entrepreneurial talent.

Total Population  
**241,361**

Annual Visitors  
**11 Million**

Tourism Economic Impact  
**\$3.7 Billion**

GDP  
**\$398 Billion**



# Market Overview

## SCOTTSDALE ATTRACTIONS

Scottsdale is renowned for its unique blend of desert beauty, upscale amenities, and vibrant culture, attracting more than **11 million visitors annually**. The city is home to world-class resorts and spas, over **200 championship golf courses**, and the **McDowell Sonoran Preserve**—one of the largest urban wilderness areas in the United States—offering unparalleled outdoor recreation. Downtown Scottsdale and the Scottsdale Waterfront deliver an energetic mix of luxury shopping, acclaimed dining, and nightlife, while **Old Town Scottsdale** serves as the city’s social and cultural heartbeat. Known for its **walkable entertainment district**, Western heritage, art galleries, and trendy boutiques, Old Town is a **magnet for bachelorette parties, milestone celebrations, and group events**, drawn by its vibrant bar scene, live music, rooftop lounges, and year-round festivals. Scottsdale’s event calendar further elevates its national appeal, with marquee attractions such as the **Waste Management Phoenix Open, Barrett-Jackson Auto Auction, Scottsdale Arabian Horse Show**, and numerous culinary, art, and nightlife events reinforcing its reputation as a premier destination for leisure, celebrations, and large-scale gatherings.

### Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	19,563	91,537	185,481
2025 Population	27,589	107,730	211,278
2030 Population Projection	31,242	119,150	232,562
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	11,882	45,722	88,462
2025 Households	16,554	54,050	100,892
2030 Household Projections	18,752	59,936	111,295
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$107,997	\$114,407	\$111,407



±5.5 MILES TO DOWNTOWN TEMPE  
±7.4 MILES TO PHOENIX SKY HARBOR  
±11 MILES TO DOWNTOWN PHOENIX

80  
WALK SCORE

88  
BIKE SCORE



## OLD TOWN | NEIGHBORHOOD OVERVIEW

Old Town Scottsdale is a district in Scottsdale, Arizona, known for its unique blend of old-west charm and modern amenities. This lively neighborhood is a hub of activity, attracting residents and visitors alike with its diverse retail offerings, art galleries, and bustling nightlife. The area is home to a variety of shops, ranging from locally-owned boutiques with handcrafted goods to high-end fashion stores. Food enthusiasts can enjoy an array of dining options, including stylish restaurants, cozy cafes, and trendy bars that serve everything from Southwestern cuisine to international fare. Beyond shopping and dining, Old Town Scottsdale offers cultural attractions like museums, public art installations, and live entertainment venues that host events year-round. The neighborhood's walkable streets and historic architecture provide a welcoming atmosphere, making it an ideal destination for those seeking a unique and engaging urban experience that blends tradition with contemporary flair.



# ENTERTAINMENT DISTRICT

Scottsdale's Entertainment District in Old Town is a lively, high-energy hotspot known for its dynamic mix of attractions catering to both day and nighttime crowds. By day, visitors can explore boutique shopping, trendy restaurants, and outdoor patios that create a cosmopolitan yet laid-back desert vibe. Highlights include local fashion outlets, stylish cafes, and luxurious lounges where guests can enjoy curated menus and craft cocktails. With many establishments boasting rooftop views and open-air layouts, the district seamlessly blends Arizona's warm climate with upscale leisure.

As the sun sets, the district transforms into Scottsdale's premier nightlife scene. It becomes a magnet for partygoers drawn to an eclectic lineup of clubs, bars, and lounges that range from EDM-fueled mega-clubs like Maya Day + Nightclub to intimate speakeasies and stylish rooftop venues. The area is especially famous for its high-energy atmosphere, VIP cabanas, bottle service, and guest DJ events that attract celebrities and music lovers alike. Whether it's a lively girls' night out, bachelor party, or simply an evening of dancing and mingling, the Entertainment District offers an all-in-one destination for an unforgettable night in the desert.





## ENTERTAINMENT DISTRICT

Old Town Scottsdale is home to a high-octane collection of clubs and nightlife venues that make it a magnet for partygoers from around the country. At the center of the action is Bottled Blonde, a beer garden-meets-nightclub hybrid known for its pizza, massive patio, and transition into a pulsating dance scene by night. Just steps away is Casa Amigos, a venue inspired by Tulum, serving up tequila-forward cocktails, Latin-influenced dishes, and a visually striking interior that draws an upscale crowd. Another cornerstone of the district is HiFi Kitchen & Cocktails, an energetic retro-themed spot featuring wall-to-wall LED screens, booming music, and a mix of classic American bites and creative drinks — ideal for both game day and late-night parties. The synergy among these venues and others nearby creates a nightlife ecosystem that's immersive, high-energy, and designed for back-to-back entertainment.

This dense concentration of marquee venues makes the Entertainment District one of the most sought-after places in Arizona to own a business. The area attracts a year-round influx of tourists, eventgoers, and locals, ensuring consistent foot traffic and brand exposure. Its reputation as a nightlife hub means businesses benefit from cross-venue momentum — patrons frequently hop between spots like Bottled Blonde, Casa Amigos, and HiFi, often spending hours in the district. Additionally, Scottsdale's supportive economic climate, high median income, and affluent, experience-driven clientele create fertile ground for high-end hospitality ventures to thrive. For entrepreneurs in food, beverage, or experiential entertainment, few places offer such a concentrated market.



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