

# SADDLEBAG

4439 North Saddlebag Trail | Scottsdale, AZ

CBRE



PAPAGO BUTTES

DOWNTOWN PHOENIX

**SCOTTSDALE FASHION SQUARE**

Nordstrom	Herrera	Kona Grill
Dillard's	Crate & Barrel	Lacoste
Macy's	Gucci	Louis Vuitton
Barneys NY	H&M	Neiman Marcus
Bulgari	Jimmy Choo	Tiffany & Co.
Cartier	Kate Spade	Yardhouse



SCOTTSDALE COMEDY SPOT

OLD TOWN GRINGOS

E INDIAN SCHOOL RD

CITIZEN PUBLIC HOUSE

BARRIO QUEEN

THE HERB BOX

OLIVE & IVY

GELTO SPOT

COLD BEER & CHEESE BURGERS

LOCO PATRON

ROCKBAR

ORIGINAL CHOP SHOP

GEISHA A GO GO

COWBOY CIAO

DIEGO POPS

THE MONTAUK

BREAKFAST CLUB

VINES & HOPS

GILGIN'S

SOCIAL TAP

WASTED GRAIN

GOODWOOD TAVERN

JOE'S NEW YORK PIZZA

DAKOTA BAR & RESTAURANT

N SCOTTSDALE RD

CULINARY DROPOUT

PF CHANG'S

E 6TH AVE

DIERKS BEWY

BENTLEY'S WHISKEY ROW

HIFI KITCHEN & COCKTAILS

MAJERLE'S SPORTS GRILL

MAYA DAY & NIGHTCLUB

BOTTLED BLONDE

CAKE

LIVEWIRE

N BUCKBOARD TR

JULIO'S TOO

ELHEFE

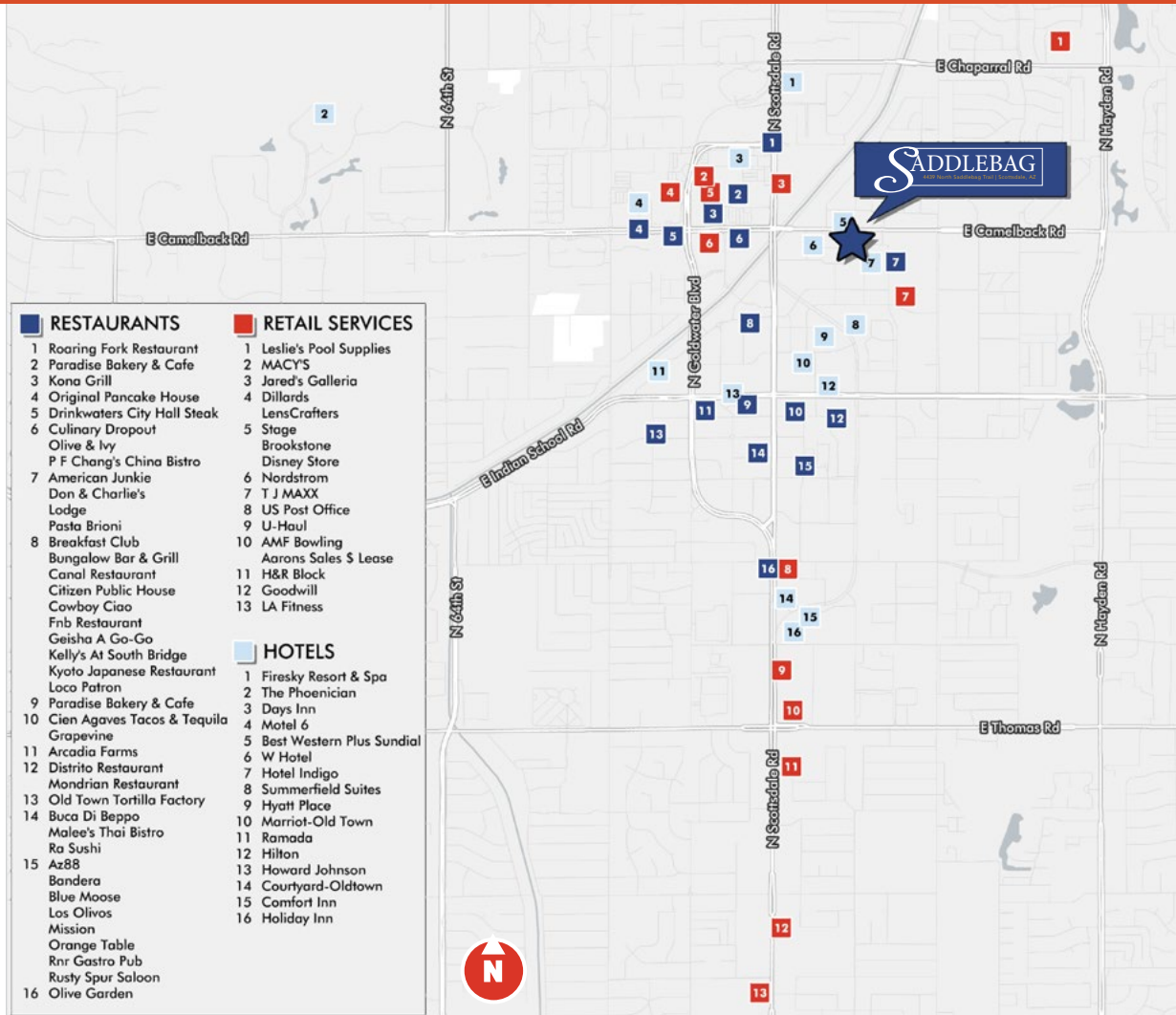
N SADDLEBAG TR

E CAMELBACK RD

BLUR

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## PROPERTY HIGHLIGHTS

- Existing 2-story building totaling ±2,728 SF
- Built in 1982
- Site: ±.08 acres (±3,679 SF)
- Zoning: C-2
- Parcel #: 173-41-120 & 173-41-121
- Located in Old Town Scottsdale, the Property offers numerous walkable amenities including 32 hotels and over 250 restaurants within a one-mile radius.

## PROXIMITY TO FREEWAYS & TRANSPORTATION

- Loop 101: ±7 minutes (±2.4 miles)
- Loop 202: ±10 minutes (±4.2 miles)
- Sky Harbor International Airport: ±14 minutes (±7.7 miles)

## FOR MORE INFORMATION CONTACT

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