

8141 E Indian Bend Rd, Suite 103  
Scottsdale AZ 85250  
Tel: (480) 443-8570  
Fax: (480) 443-3736  
www.westland-properties.com



**MIXED USE DEVELOPMENT OPPORTUNITY  
69<sup>th</sup> STREET & FIRST AVENUE  
SCOTTSDALE, ARIZONA**

The Westland Properties Group is marketing this unique site on behalf of the landowner. This valuable infill property is located on the southeast corner of 69<sup>th</sup> Street & First Avenue in downtown Scottsdale, Arizona. This prime site is situated just east of the newly remodeled Hotel Valley Ho & one block south of Indian School Road in downtown Scottsdale.

This 28,880sf (Gross) site is zoned C-2 (Commercial District) and is within the Downtown OR/Type 2 (Downtown Overlay District). Under the current Scottsdale C-2 zoning, building heights of up to 36' are allowed. Preliminary conceptual drawings from a well-respected Scottsdale architect show a 3-story building with office and retail uses on the ground floor and residential condominiums above. This site could also be a great restaurant or corporate office / showcase headquarters. This project has been conceptually designed with one level of underground parking.

For a complete marketing package and contact Grant Helgeson or Don McCaul at the Westland Properties Group (480) 443-8570.

Grant D Helgeson  
Designated Broker

Don McCaul  
Broker

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**MIXED USE DEVELOPMENT OPPORTUNITY**  
**69<sup>th</sup> STREET & FIRST AVENUE**  
**SCOTTSDALE, ARIZONA**

**LOCATION:** SEC 69<sup>th</sup> Street & First Avenue, east of the Valley Ho Hotel & one block south of Indian School Road in downtown Scottsdale, Arizona.

**PARCEL SIZE:** Gross: 28,880sf / .663 Acres  
Net: 19,723sf / .453 Acres

**APPROVED ZONING:** Currently approved C-2 (Commercial). Property is within the Type 2 Downtown Overlay, City of Scottsdale General Plan

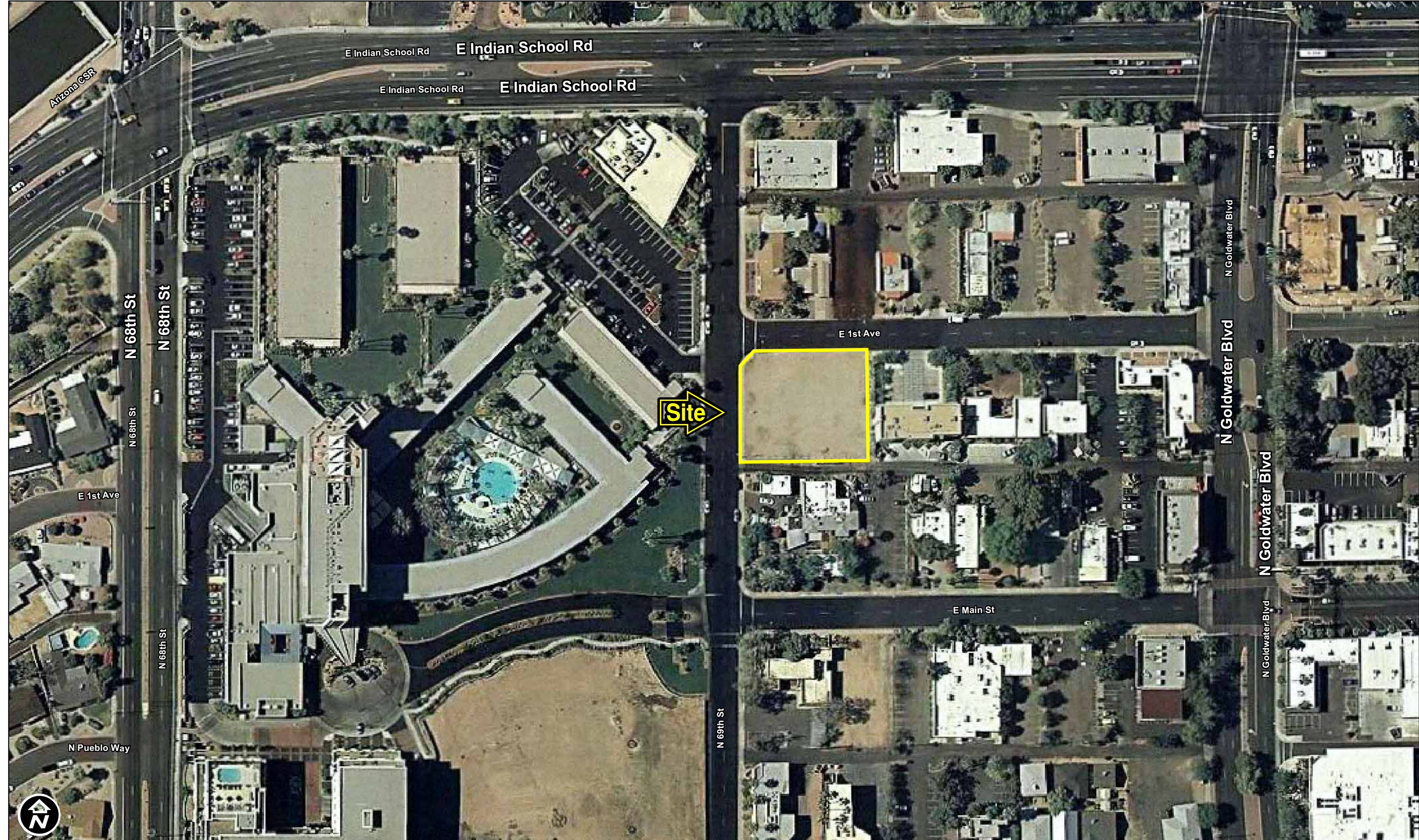
**SUGGESTED PRICE:** **\$1,500,000 | \$51.94/sf (Gross)**

**SUGGESTED TERMS:** Cash

**UTILITIES:** Water: City of Scottsdale  
Sewer: City of Scottsdale  
Electric: Salt River Project

**CONTACT:** Grant D. Helgeson, Don McCaul

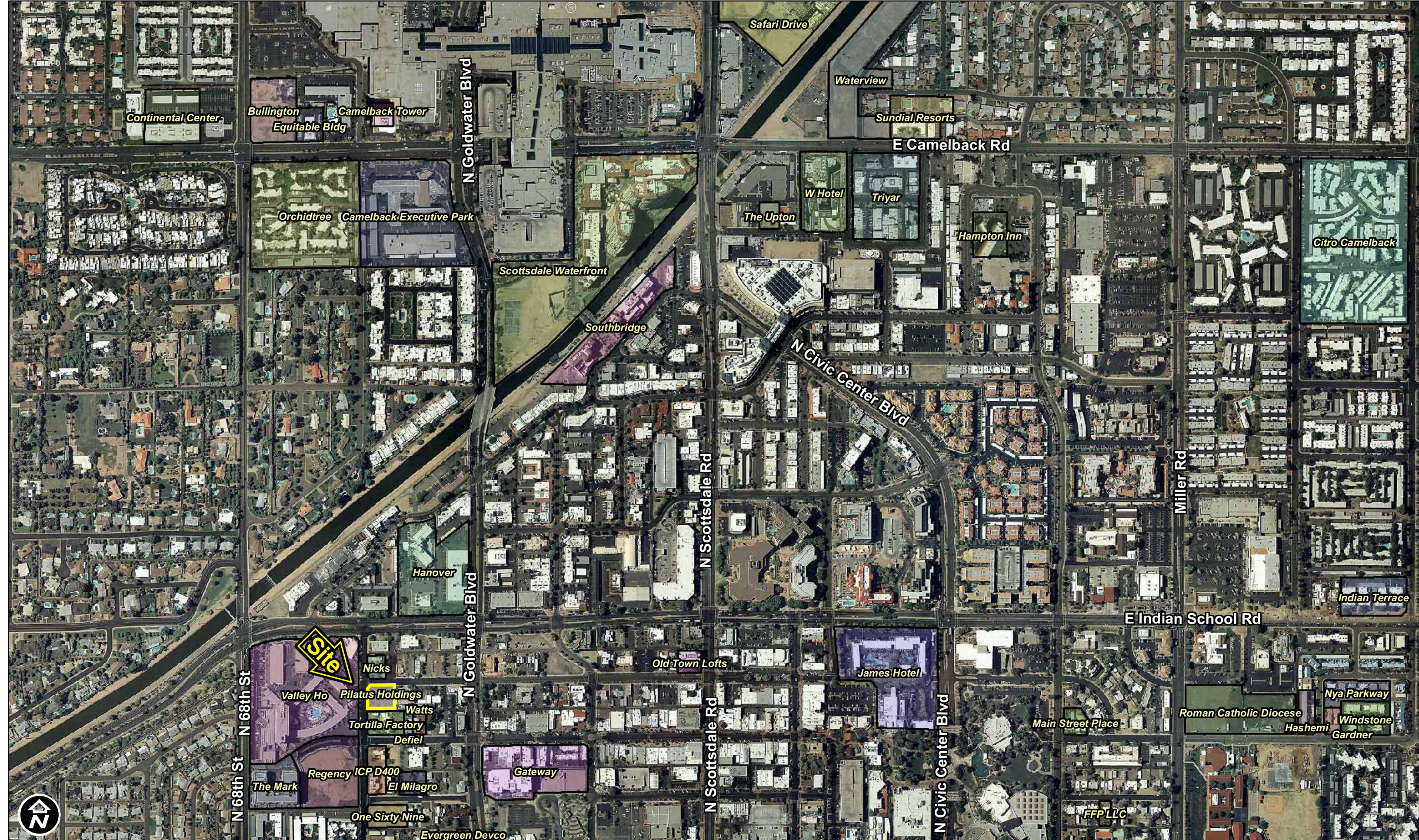
**COMMENTS:** This is a great infill site for a mixed-use residential/office/retail development. Project is located adjacent to the recently redesigned Valley Ho Hotel in the heart of downtown Scottsdale. Site is located within walking distance to all Fifth Avenue shopping, restaurants and art galleries.



**MIXED USE DEVELOPMENT OPPORTUNITY**  
**69th ST & FIRST AVE**  
**SCOTTSDALE, ARIZONA**

Grant D Helgeson, Designated Broker - Direct: (480) 675-5149  
Don McCaul, Broker - Direct: (480) 675-5144  
Ryan Arp, Agent - Direct: (480) 675-5145

**WPG** WESTLAND PROPERTIES  
GROUP  
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**MIXED USE DEVELOPMENT OPPORTUNITY  
 SEC 69<sup>TH</sup> STREET & FIRST AVENUE  
 DOWNTOWN SCOTTSDALE, ARIZONA  
 CONCEPTUAL SITE PLAN CONCEPT**

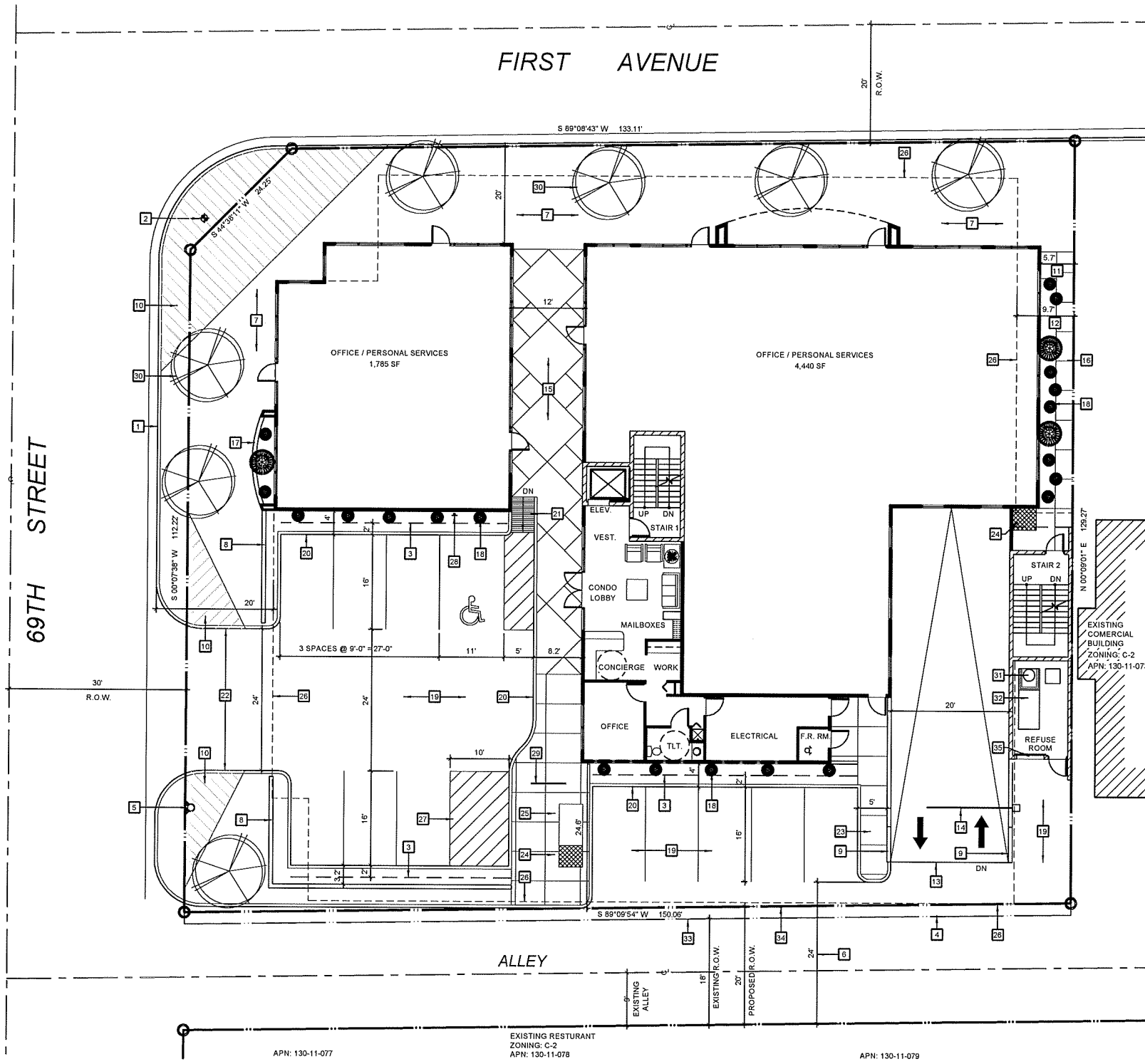
<b>First Floor</b>		
<b>Unit #</b>	<b>Description</b>	<b>Sq Ft</b>
1	Office / Personal Services	1,785
2	Office / Personal Services	4,440
	<b>Total</b>	<b>6,225</b>
	Condo Lobby / Office	740
	Stairs / Elevator	410
	Electrical / Storage	425
	<b>Total</b>	<b>1,575</b>
	<b>Grand Total</b>	<b>7,800</b>

<b>Second Floor</b>				
<b>Unit #</b>	<b>Type</b>	<b>Description</b>	<b>Livable Sq Ft</b>	<b>Balcony Sq Ft</b>
201	A	3 BR - 3 BA	1,991	420
202	B	2 BR - 2 BA	1,587	273
203	C	2 BR - 2 BA	1,602	121
204	D	2 BR - 2 BA	1,665	542
205	E	2 BR - 2 BA	1,815	315
<b>Total:</b>			<b>8,660</b>	<b>1,671</b>
<b>Common Areas:</b>			<b>2,329</b>	
<b>Total Level (Excluding Balconies):</b>			<b>10,989</b>	

<b>Third Floor</b>				
<b>Unit #</b>	<b>Type</b>	<b>Description</b>	<b>Livable Sq Ft</b>	<b>Balcony Sq Ft</b>
301	A	3 BR - 3 BA	1,991	420
302	B	2 BR - 2 BA	1,587	273
303	C	2 BR - 2 BA	1,602	121
304	D	2 BR - 2 BA	1,665	542
305	E	1 BR - 2 BA	1,815	315
<b>Total:</b>			<b>8,660</b>	<b>1,671</b>
<b>Common Areas:</b>			<b>2,329</b>	
<b>Total Level (Excluding Balconies):</b>			<b>10,989</b>	

<b>Parking</b>	
11	Above Ground Parking Spaces
35	Underground Garage Parking Spaces (incl. 2 accessible space)
46	Total Parking Spaces

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THE BROKER. ALL DIMENSIONS, SIZES AND FIGURES ARE APPROXIMATE. THE PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE OR WITHDRAWAL.



**KEYED NOTES**

- 1 EXISTING 6" VERTICAL CURB (PLANNED CURB FOR BUILDING SETBACKS).
- 2 EXISTING FIRE HYDRANT.
- 3 2' PARKING OVERHANG AT THIS LOCATION.
- 4 EXISTING ALLEY WIDTH SHALL BE INCREASED FROM AN 18' WIDE TO A 20' WIDE. ADDITIONAL 2' WILL BE DEDICATED TO GAIN THE 20' REQUIRED WIDTH.
- 5 NEW F.D.C.
- 6 PARKING SPACES LOCATED OFF OF ALLEY SHALL HAVE 24' OF CLEAR ALLEY WIDTH.
- 7 STREET FRONTAGE SHALL HAVE CONCRETE PAVER SURFACE ALONG FIRST AVENUE AND 69TH STREET. REFERENCE LANDSCAPE PLAN FOR HARDSCAPE / STREETScape PLANS.
- 8 3' HIGH DECORATIVE SCREEN WALL AT PARKING SPACES.
- 9 TOP OF FIRST 6' OF WALL SHALL NOT EXCEED 30" IN HEIGHT.
- 10 SIGHT VISIBILITY TRIANGLE PER CITY OF SCOTTSDALE STANDARDS.
- 11 BUILDING SETBACKS FROM EAST PROPERTY LINE AT BASEMENT LEVEL. APPROXIMATELY 5.7'.
- 12 BUILDING SETBACK FROM PROPERTY LINE AT LEVELS 2-4 APPROXIMATELY 8.7'.
- 13 TWO WAY - DRIVE RAMP TO UNDERGROUND PARKING GARAGE.
- 14 TRAFFIC CONTROL DEVICE. AUTOMATIC BARRIER GATE ARM.
- 15 NEW DECORATIVE SIDEWALK BETWEEN BUILDINGS THAT CONNECTS TO DECORATIVE CONCRETE PAVERS AT NORTH SIDE OF BUILDING.
- 16 3' WIDE CONCRETE WALK FROM EXIT AT STAIRWELL TO WALK SURFACE AT NORTH SIDE OF BUILDING.
- 17 3' HIGH RAISED PLANTER AT THIS LOCATION.
- 18 NEW LANDSCAPED AREA.
- 19 ASPHALTIC PAVING.
- 20 NEW 6" CONCRETE CURB.
- 21 4' WIDE ACCESSIBLE RAMP.
- 22 PEDESTRIAN WALKWAY SHALL BE FLUSH WITH DRIVE SURFACE AT THIS LOCATION.
- 23 5' WIDE SIDEWALK AT THIS LOCATION.
- 24 VENTILATION SHAFT / GRILLES FLUSH WITH WALK SURFACE.
- 25 POSSIBLE LOCATION OF ELECTRICAL TRANSFORMER. LINE OF BASEMENT BELOW.
- 26 STRIPED AREA SHALL BE IDENTIFIED AS "NO PARKING" AND IS INTENDED FOR AUTO MANUEVERING ONLY.
- 27 ACCESSIBLE PARKING SIGN MOUNTED ON BUILDING WALL.
- 28 BICYCLE RACK (4 BIKES).
- 29 NEW TREE LOCATIONS.
- 30 TRASH COMPACTOR.
- 31 TRASH CONTAINER.
- 32 EXISTING PROPERTY LINE.
- 33 PROPOSED PROPERTY LINE TO PROVIDE 20' OF R.O.W.
- 34 METAL ROLL-UP DOOR FOR ACCESS TO TRASH CONTAINER.

**UNIT ANALYSIS**

TYPE	DESCRIPTION	LIVABLE	BALCONY
A	3 BR - 3 BA	1,991 SF	420 SF
B	2 BR - 2 BA	1,587 SF	273 SF
C	2 BR - 2 BA	1,602 SF	121 SF
D	2 BR - 2 BA	1,665 SF	542 SF
E	2 BR - 2 BA	1,815 SF	315 SF
<b>TOTAL =</b>		<b>8,660 SF</b>	<b>1,671 SF</b>

**PROJECT INFORMATION**

**PROJECT:** A PROPOSED MIXED-USE OFFICE / RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 6601 EAST FIRST AVENUE SCOTTSDALE, ARIZONA 85251

**CURRENT OWNER:** CHRIS CAMBERLONGO CITCAZ, LLC. 4725 N. SCOTTSDALE RD. SUITE 110 SCOTTSDALE, ARIZONA 85251 480-993-0570

**OWNER/DEVELOPER:** CHRIS NUTE WATTS INVESTMENT 30 NORTH 56TH STREET PHOENIX, ARIZONA 85304 602-275-8822

**SITE AREA:** NET: 19,273 SF .442 AC  
GROSS: 28,880 SF .663 AC

**EXISTING ZONING:** C-2  
**PROPOSED ZONING:** C-2 / DO

**BUILDING BREAKDOWN:**  
OFFICE / PERSONAL AREA FIRST FLOOR: 6,225 SF  
CONDOMINIUMS - 2 THRU 3: 17,332 SF  
BALCONIES: 2,908 SF  
PARKING GARAGE: 15,323 SF

**BUILDING FLOOR AREAS:**  
FIRST LEVEL: OFFICE / PERSONAL - 6,225 SF  
CONDO LOBBY / OFFICE - 740 SF  
STAIRS / ELEV. - 410 SF  
ELEC. / STOR. - 425 SF  
SECOND LEVEL: CONDOMINIUMS - 8,660 SF  
THIRD LEVEL: CONDOMINIUMS - 8,660 SF  
CONDO COMMON AREAS: 4,658 SF

**TOTAL -** 29,778 SF

**LOT COVERAGE:** 68%

**OCCUPANCY:** OFFICES - B  
CONDOMINIUM - R-2  
CLUBHOUSE - A-2  
PARKING GARAGE - S-2

**CONSTRUCTION TYPE:** TYPE IIA WITH AN AFES (NFPA TYPE 13 SYSTEM)

**F.A.R. ALLOWED:** BASIC FLOOR AREA - .8  
UNDERGROUND PARKING - .3  
TOTAL - 1.1

**F.A.R. CALCULATION:** 19,573 X 1.1 = 21,530 SF

**FLOOR AREA PROVIDED:** 37,421 SF  
**F.A.R. PROVIDED:** .148

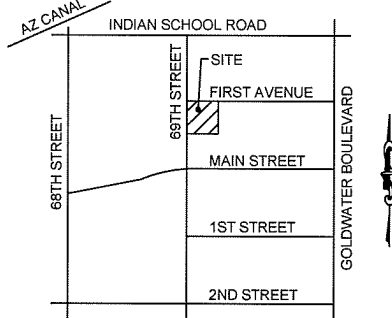
**OPEN SPACE REQUIRED:** 0%  
**OPEN SPACE PROVIDED:** 0%

**FRONT SETBACKS REQUIRED:** 20 FEET FROM THE PLANNED CURBS ON EACH STREET  
**SETBACKS PROVIDED:** 20 FEET FROM THE PLANNED CURBS ON EACH STREET

**PARKING REQUIRED:** OFFICE AREA / PERSONAL SERVICES - LESS CREDIT PER SECTION 9.3. H.3. CIV 2,000 SF @ 1/300 = 6 SPACES  
CONDOMINIUM 8 - 2 BR @ 2/UNIT = 16 SPACES  
2 - 3 BR @ 2/UNIT = 4 SPACES  
**TOTAL = 26 SPACES**

**PARKING PROVIDED:** PARKING GARAGE - 33  
SURFACE PARKING - 11  
ACCESSIBLE SPACES - 2 (1 AT BASEMENT LEVEL)  
**TOTAL: 46 SPACES**

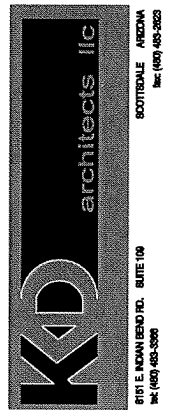
**APNs:** 130-11-074, 130-11-075, 130-11-076



**VICINITY MAP**

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69th STREET MIXED-USE

scottsdale arizona

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NO.	REVISION	DATE

PROJECT NO: 07039  
PROJECT MGR: gtm  
DRAWN BY: gtm  
CHECKED BY: kd  
PREP. DATE: 10/11/07

**DR-1**

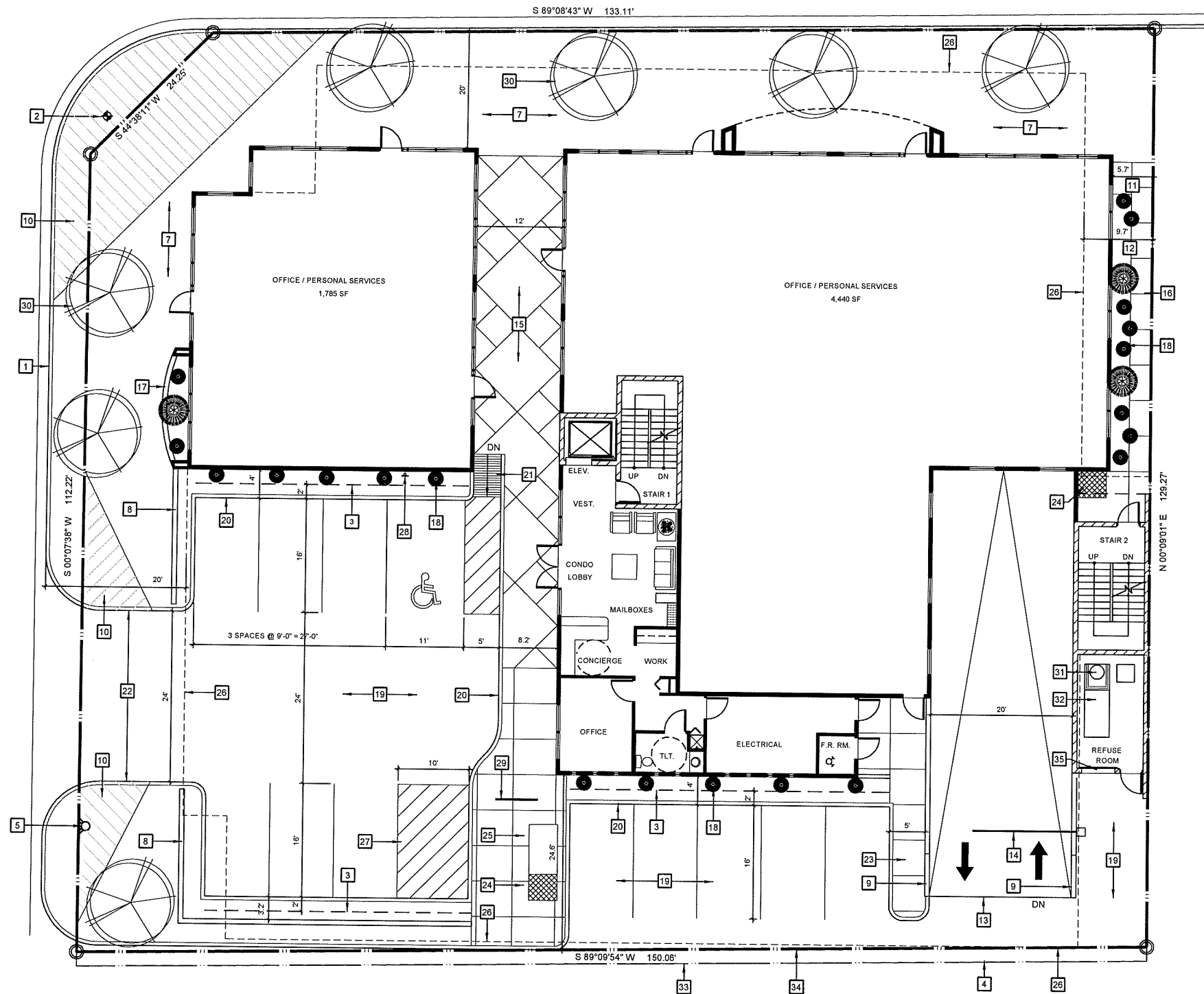
**PRELIMINARY SITE PLAN**  
SCALE: 1" = 10'

EXISTING COMMERCIAL ZONING: C-3  
APN: 130-11-174A

APN: 130-11-077

EXISTING RESTAURANT ZONING: C-2  
APN: 130-11-078

APN: 130-11-079



**FIRST LEVEL PLAN**  
SCALE: 1/8" = 1'-0"

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- 34 PROPOSED PROPERTY LINE TO PROVIDE 20' OF R.O.W.
- 35 METAL ROLL-UP DOOR FOR ACCESS TO TRASH CONTAINER.

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69th STREET MIXED-USE

scottsdale arizona

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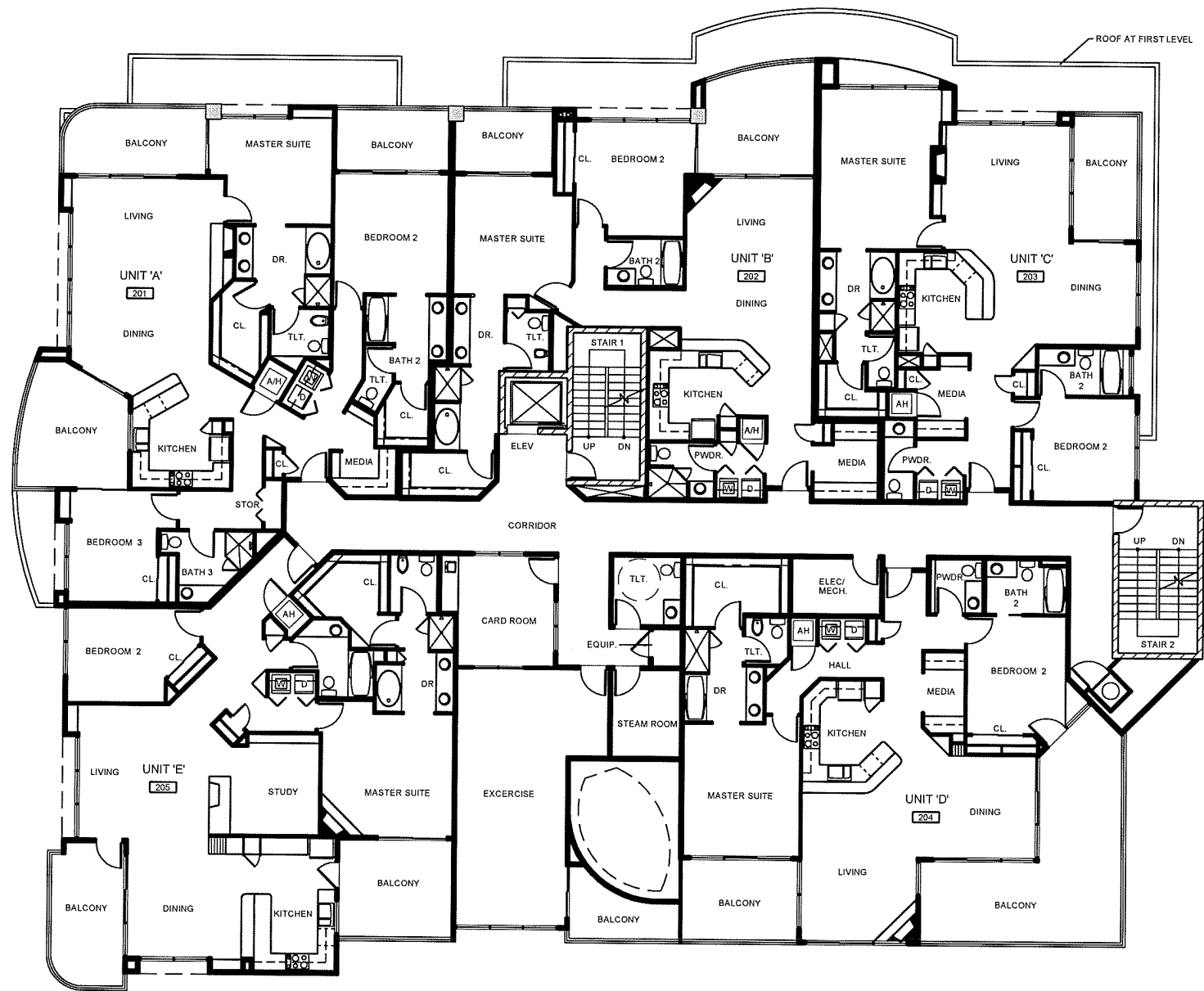
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NO.	REVISION	DATE

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PROJECT MGR: gm  
DRAWN BY: gm  
CHECKED BY: kd  
PREP. DATE: 10/11/07

NO.	REVISION	DATE

**DR-2**



**SECOND LEVEL PLAN**  
SCALE: 1/8" = 1'-0"

**UNIT RECAP ANALYSIS**

UNIT #	TYPE	DESCRIPTION	LIVABLE	BALCONY
201	A	3 BR - 3 BA	1,991 SF	420 SF
202	B	2 BR - 2 BA	1,587 SF	273 SF
203	C	2 BR - 2 BA	1,802 SF	121 SF
204	D	2 BR - 2 BA	1,685 SF	542 SF
205	E	2 BR - 2 BA	1,815 SF	315 SF
TOTAL =			8,860 SF	1,671 SF

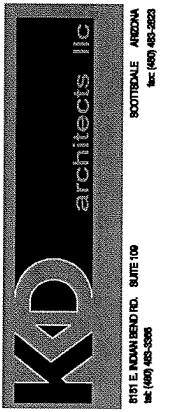
**COMMON AREAS:**

CORRIDOR -	884 SF
STAIR 1 -	185 SF
STAIR 2 -	177 SF
ELEVATOR -	68 SF
ACTIVITY -	747 SF
BALCONY -	268 SF

TOTAL LEVEL:  
(EXCLUDES BALCONIES) - 10,989 SF

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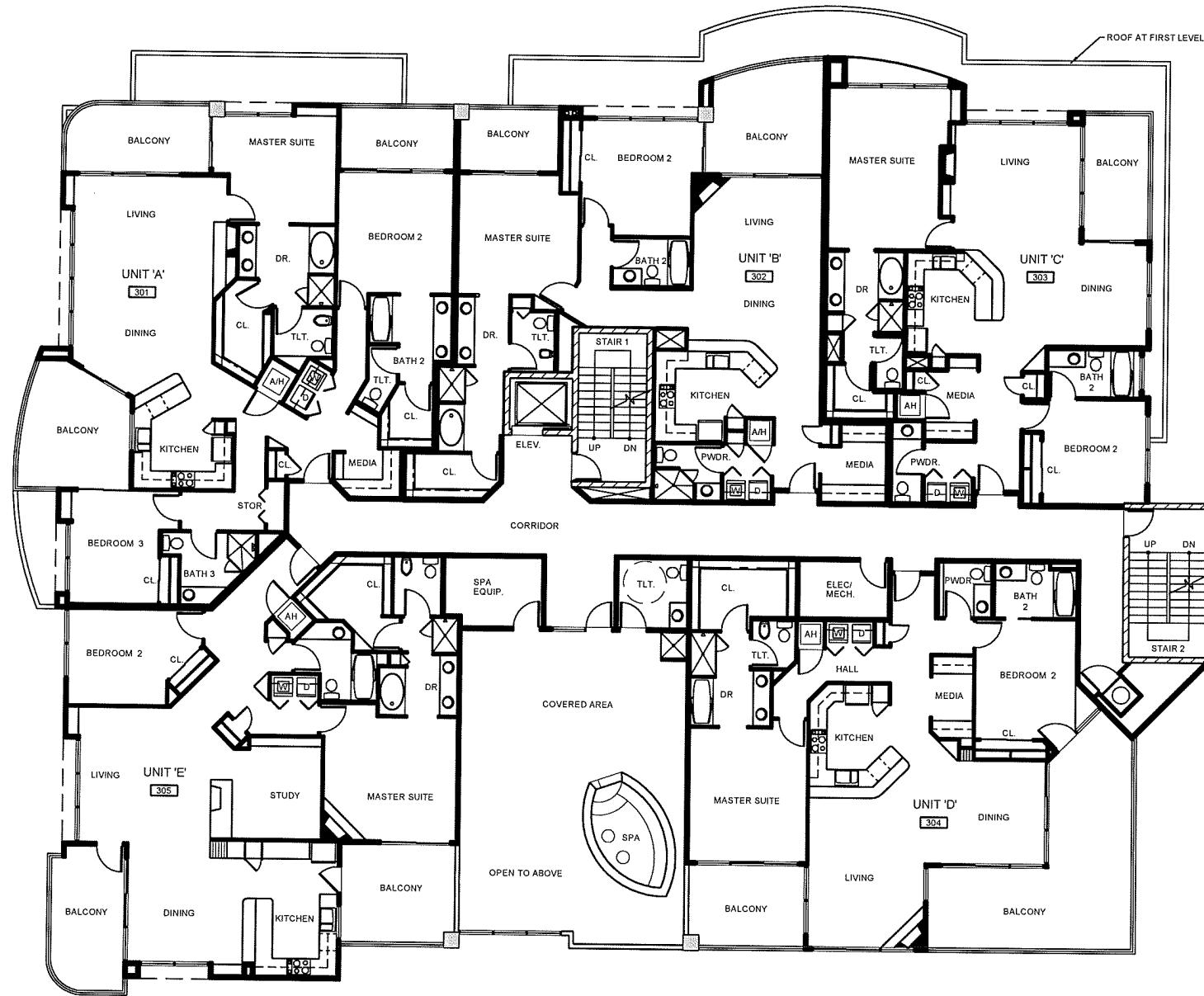
NO.	DATE	INITIALS	DATE

SUBMITTED TO CITY  
ISSUED FOR BIDDING  
REVISED FOR CONST.

PROJECT NO: 07039  
PROJECT MGR: gm  
DRAWN BY: gm  
CHECKED BY: kd  
PREP. DATE: 10/11/07

NO.	REVISION	DATE

**DR-3**



**THIRD LEVEL PLAN**

SCALE: 1/8" = 1'-0"

**UNIT RECAP ANALYSIS**

UNIT #	TYPE	DESCRIPTION	LIVABLE	BALCONY
301	A	3 BR - 3 BA	1,991 SF	420 SF
302	B	2 BR - 2 BA	1,587 SF	273 SF
303	C	2 BR - 2 BA	1,602 SF	121 SF
304	D	2 BR - 2 BA	1,605 SF	542 SF
305	E	2 BR - 2 BA	1,815 SF	315 SF
TOTAL =			8,660 SF	1,671 SF

**COMMON AREAS:**

CORRIDOR -	884 SF
STAIR 1 -	185 SF
STAIR 2 -	177 SF
ELEVATOR -	68 SF
ACTIVITY -	747 SF
BALCONY -	268 SF

TOTAL LEVEL:  
(EXCLUDES BALCONIES) - 10,989 SF

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**K-D architects llc**

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DATE	BY	REV

SUBMITTED TO CITY

DATE	BY	REV

ISSUED FOR BIDDING

DATE	BY	REV

CITY APPROVAL

DATE	BY	REV

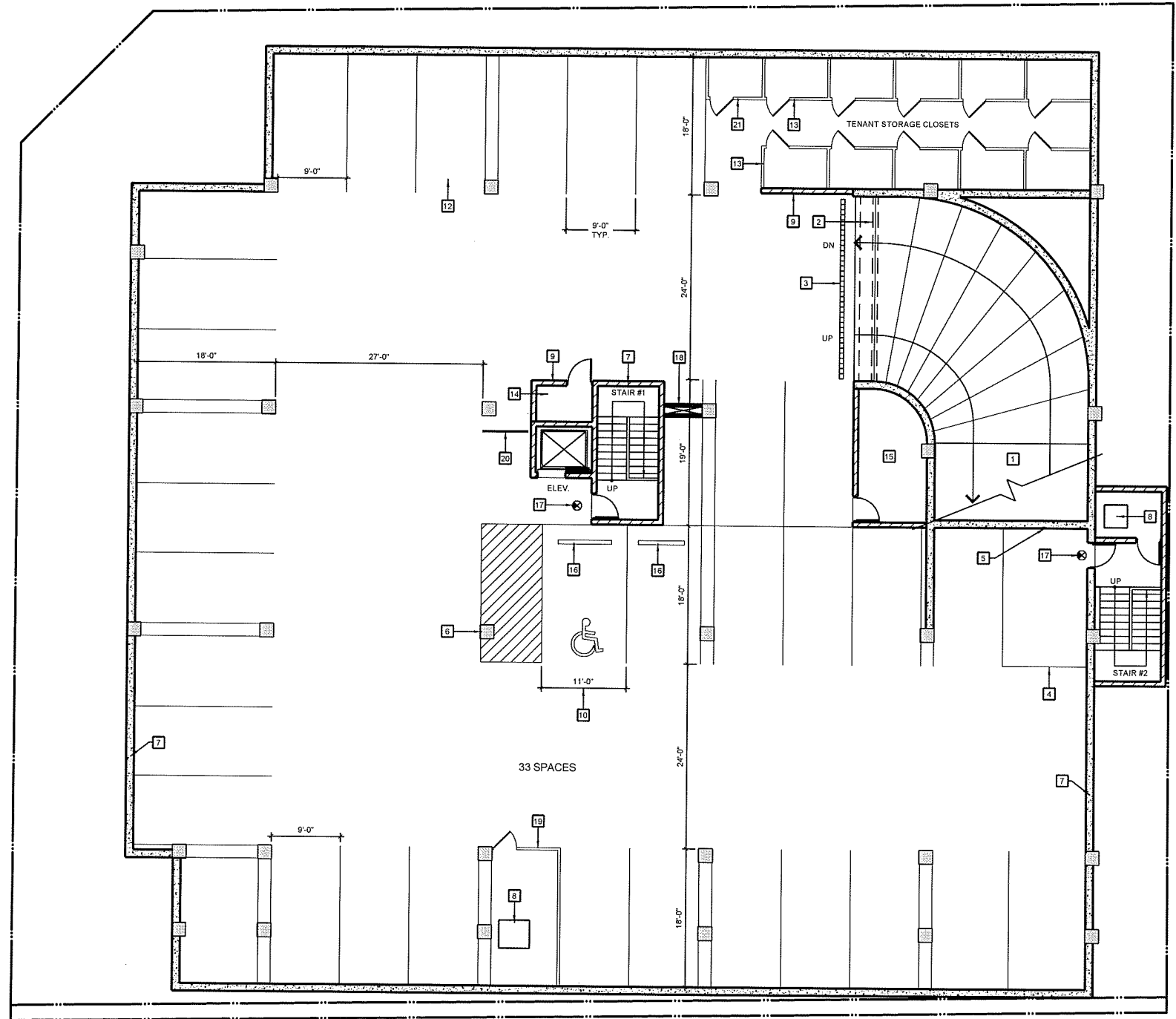
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DATE	BY	REV

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PROJECT MGR: gm  
DRAWN BY: gm  
CHECKED BY: kd  
PREP. DATE: 10/11/07

NO.	REVISION	DATE

**DR-4**



**KEYED NOTES**

- 1 20 FT WIDE TWO-WAY RAMPED DRIVEWAY.
- 2 OVERHEAD AUTOMATIC ROLL-COIL GRILLE AT BOTTOM OF RAMP.
- 3 CONTINUOUS TRENCH DRAIN.
- 4 GARAGE FLOOR SHALL HAVE PAINTED STRIPES AND POSTED WITH "NO CAR PARKING" SIGNS.
- 5 WALL MOUNTED SIGNS TO READ "MOTORCYCLE PARKING ONLY."
- 6 20" X 20" SQUARE CONCRETE COLUMNS.
- 7 12" C.I.P. CONCRETE WALLS.
- 8 MECHANICAL VENTILATION EQUIPMENT PER WITH DUCTS TO WALKWAY AT FIRST LEVEL.
- 9 8" CMU WALLS AT THIS LOCATION.
- 10 11' X 18' ACCESSIBLE PARKING SPACE.
- 11 8' X 18' COMPACT CAR SPACE.
- 12 9' X 18' STANDARD CAR SPACE.
- 13 4' X 5' STORAGE CUBICLES FOR BUILDING TENANTS. SEE DETAILS.
- 14 ELECTRICAL EQUIPMENT ROOM.
- 15 ELEVATOR EQUIPMENT ROOM.
- 16 6" PRECAST CONCRETE BUMPER AT THESE SPACES.
- 17 EXIT LIGHT LOCATED ABOVE THIS DOOR.
- 18 CHASE.
- 19 CHAIN LINK FENCE ENCLOSURE AT VENTILATION EQUIPMENT.
- 20 BICYCLE RACK FOR 4 BIKES.
- 21 STORAGE CLOSET FOR BUILDING.

FOR REVIEW ONLY

**K-D architects llc**  
 SCOTTSDALE, ARIZONA  
 8751 E. INDIAN BEND RD., SUITE 108  
 SCOTTSDALE, ARIZONA 85263  
 TEL: (480) 468-3300

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 PREP. DATE: 10/11/07

NO.	REVISION	DATE

DR-5

**BASEMENT LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"