

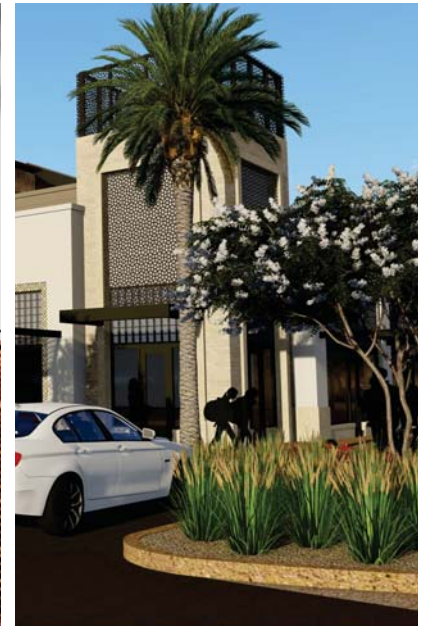
A warm, dimly lit bar scene. A bartender with a beard and a light-colored shirt is leaning over the bar, smiling at a group of four friends. The friends, two women and two men, are seated at the bar, holding glasses of wine. The bar counter is cluttered with various glasses and bottles. The background features a perforated metal wall and a colorful stained-glass window.

INTRODUCING

# CHAUNCEY LANE

SEC SCOTTSDALE RD & CHAUNCEY LN  
SCOTTSDALE, ARIZONA





Ideally situated within one of the most prominent retail trade areas in the city, Chauncey Lane enjoys phenomenal high income demographics, strong traffic counts and close proximity to Scottsdale's finest retail dining and special event venues. There is no better place in the Valley to live, dine or play.



## VIBRANT & AUTHENTIC

An authentic environment in a regionally dominant corridor, with access to over 1,400 luxury hotel and resort rooms, will provide a local feel that draws both adjacent residents and visitors from across the country.

## THRIVING COMMUNITY

Cradled between north & south Scottsdale in a LUXURIOUS, exclusive area with frontage on Scottsdale Road.



**161<sup>K</sup>**  
Population



**\$107<sup>K</sup>**  
Average  
Household  
Income



**196<sup>K</sup>**  
Daytime  
Population

## SCOTTSDALE'S EVENT EPICENTER

### ANNUAL EVENTS INCLUDE:

Waste Management Phoenix Open  
Barrett Jackson Auto Show  
Russo & Steele Automobile Auction  
Arabian Horse Show  
Parada Del Sol Rodeo

### DRAW:

618,000  
320,000  
295,000  
300,000  
100,000







**64<sup>K</sup>**  
Cars Per Day  
Scottsdale Rd

**200<sup>K</sup>**  
Cars Per Day  
Loop 101



**49<sup>K</sup> SF**  
Total GLA

# CHAUNCEY LANE

MARKETED & DEVELOPED BY:

**W** WESTERN RETAIL ADVISORS  
2555 East Camelback Road  
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DESIGN & CONSTRUCTION BY:



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