

THE SHOPS AT
HILTON
VILLAGE

The Shops at Hilton Village

Scottsdale, Arizona



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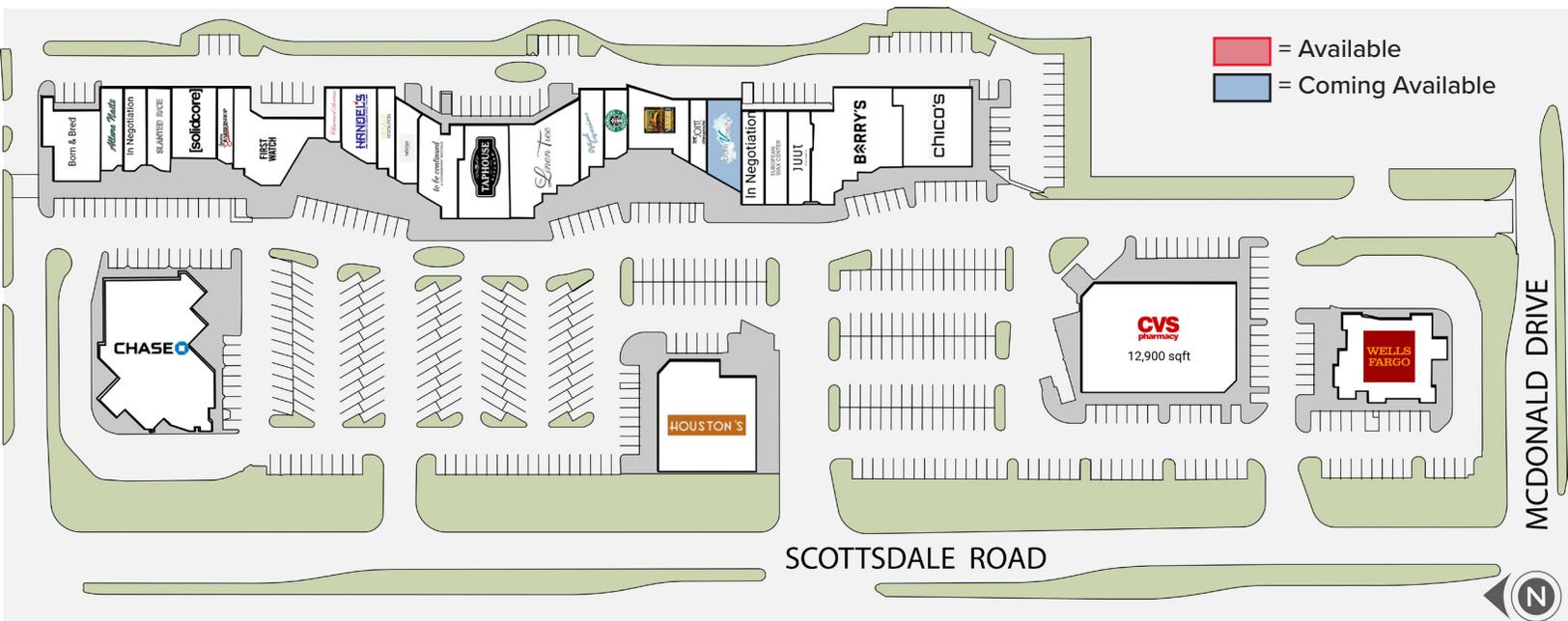
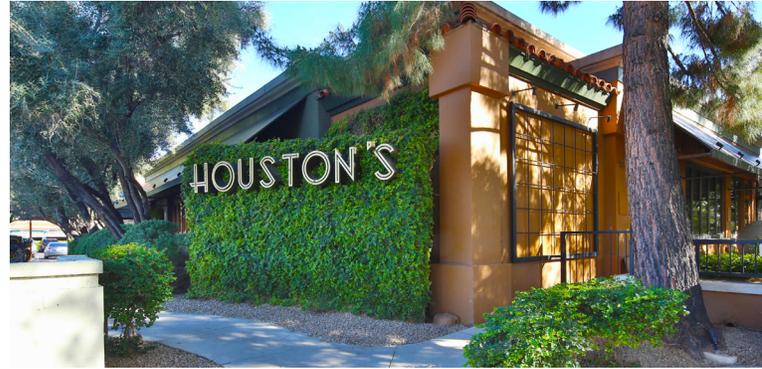


Property Overview

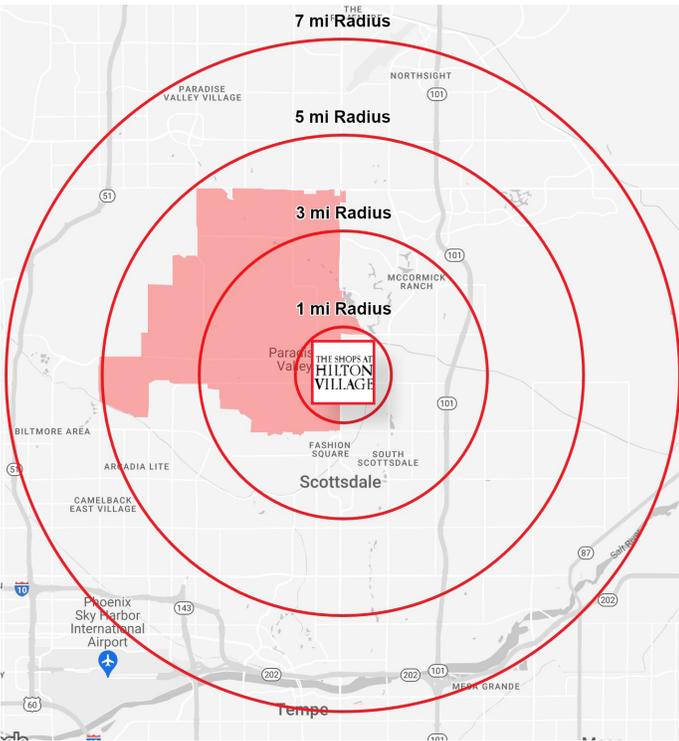
THE SHOPS AT HILTON VILLAGE

The Shops at Hilton Village is a premier 93,000-square-foot neighborhood specialty center offering exceptional visibility along Scottsdale Road. Home to more than 25 distinctive retailers, upscale local boutiques, restaurants, and personal services, the center caters to the discerning tastes of Scottsdale's affluent community. Notable tenants include Houston's, Solidcore, Starbucks, Barry's, Born & Bred, Chico's, Row House, Nekter Juice Bar, TapHouse Kitchen, The Linen Tree, and many others.

Blending upscale shopping with the natural beauty of the Sonoran Desert, The Shops at Hilton Village sits in the heart of Scottsdale's vibrant shopping, dining, and resort corridor. Whether you're indulging in a salon experience, exploring the latest fitness trends, curating the perfect evening look, or satisfying a culinary craving, The Shops at Hilton Village offers a curated experience for every lifestyle.

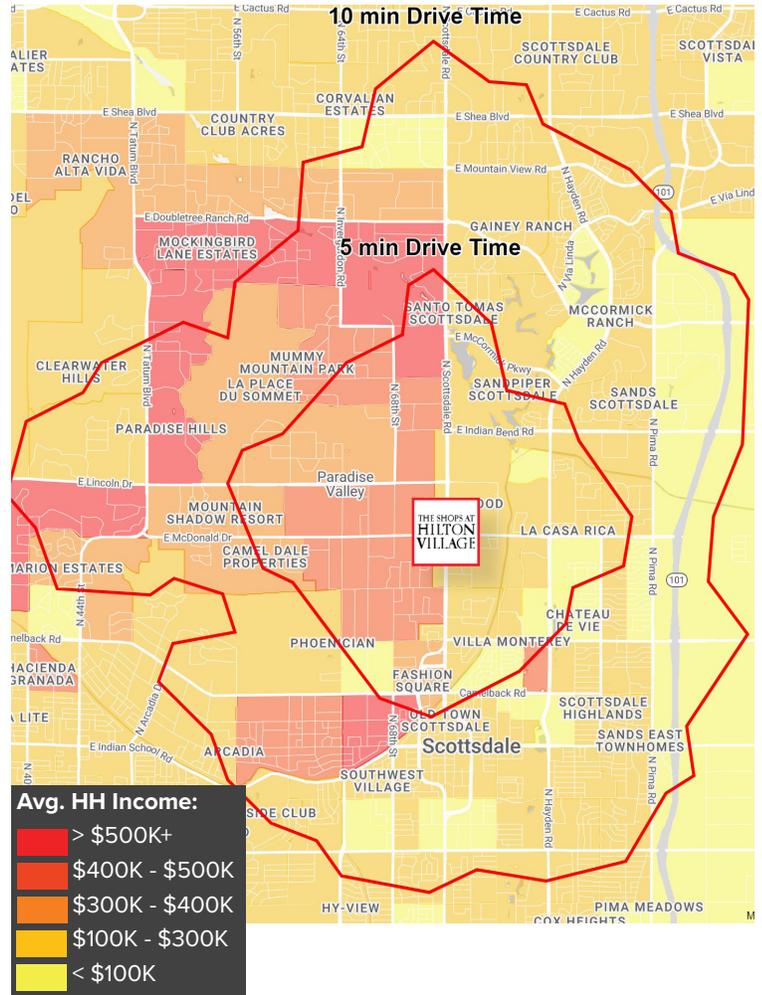


Area Overview & Demographics



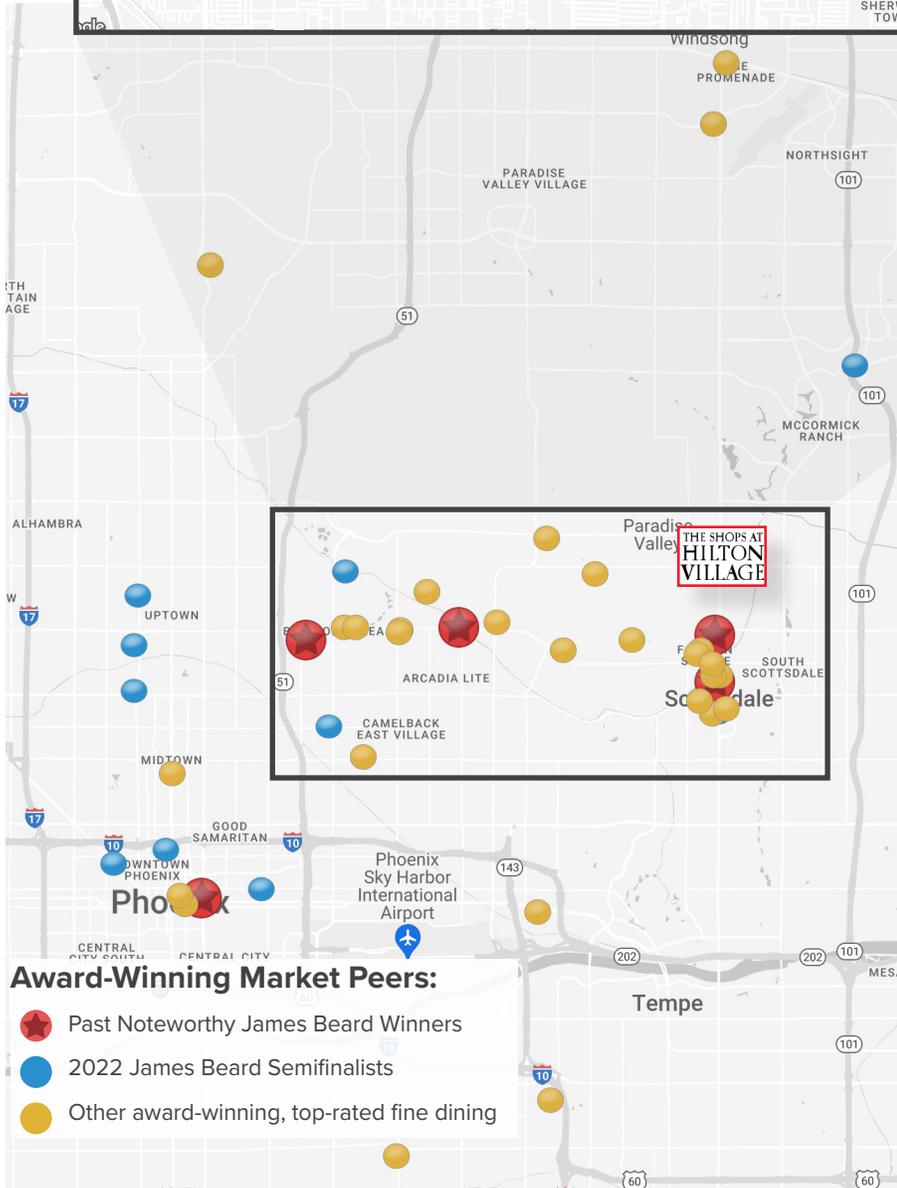
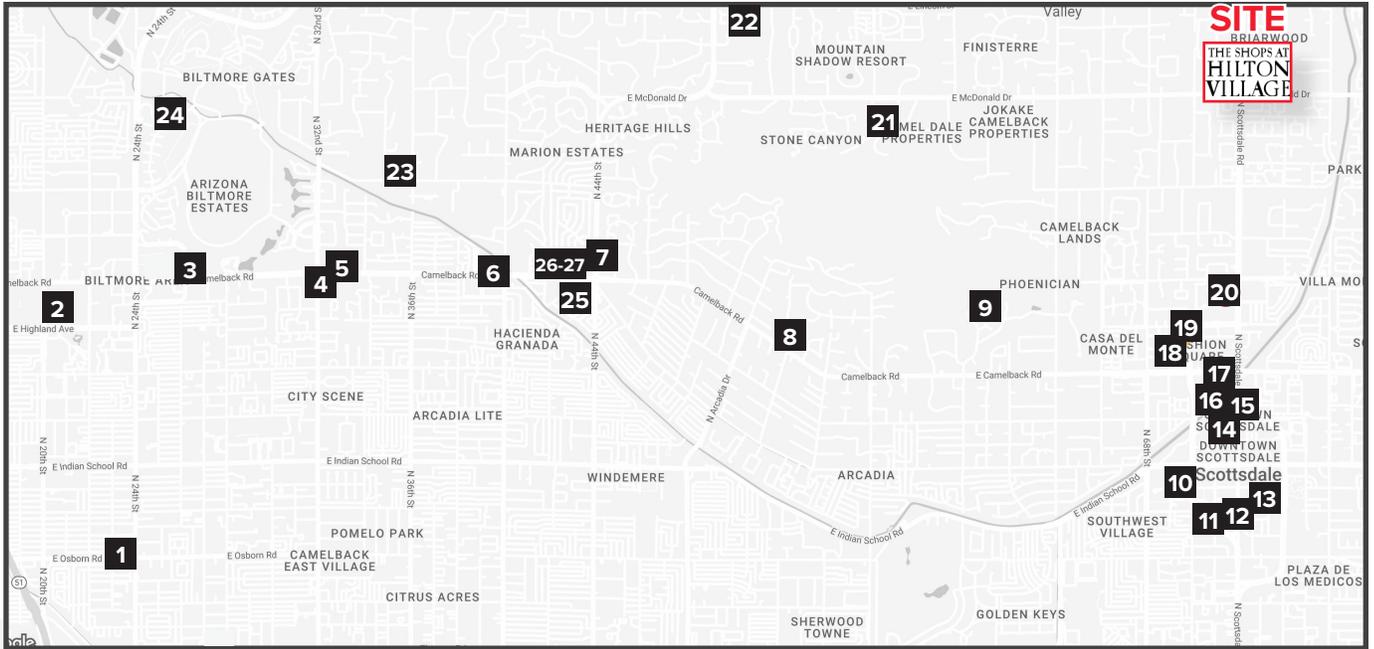
85253 Zip Code: Paradise Valley

- Arizona's **#1** wealthiest zip code in 2024
- Median home sale price in 2024: **\$2.9M**
- Est. Avg. Household Income in 2024: **+\$360,000**



Demographics	1 Mile	3 Mile	5 Mile
2024 Population	8,186	83,195	194,757
2029 Population Projection	9,040	92,399	214,339
Annual Growth 2024-2029	2.1%	2.2%	2.0%
Median Age	53.4	44.3	43
Avg Household Income	\$182,007	\$189,676	\$182,779
2029 Proj. Avg Household Income	\$192,220	\$199,905	\$192,100
2024 Households	4,568	42,905	93,649
2029 Household Projection	5,042	47,769	103,305
Median Home Value	\$861,031	\$856,480	\$807,453
Total Business	981	8,431	18,562
Total Employees	7,115	69,986	154,372
Total Specified Consumer Spending (\$)	\$206.36 M	\$1.95 B	\$4.44 B

Best-in-Class Operators



1. Binkley's Restaurant
2. Pizzeria Bianco
3. Hillstone Restaurant
4. Tarbell's
5. Tomaso's on Camelback
6. Vincent on Camelback
7. Steak 44
8. T. Cook's at Royal Palms Resort & Spa
9. J&G Steakhouse
10. Cafe Monarch
11. Virtu Honest Craft
12. ShinBay
13. The Mission Old Town
14. FnB Restaurant
15. Franco's Italian Caffe
16. STK Steakhouse
17. Maple & Ash
18. Nobu
19. Toca Madera
20. Roaring Fork
21. elements at Sanctuary Camelback Mountain
22. Prado Restaurant
23. LON's at The Hermosa Inn
24. Christopher's at the Wrigley Mansion
25. Buck & Rider
26. PYRO
27. The Global Ambassador Hotel: Thea Mediterranean Rooftop & Le Ame Parisian Steakhouse

Tourism & Entertainment



Record-breaking **19.5M+** people visited Phoenix in 2022 (up by 19% from past years)



69K+ guest rooms at **500+** hotels & **40+** full-service resorts in the greater Phx area



Sky Harbor serves **45M+** passengers annually with **1.2K+** daily flights



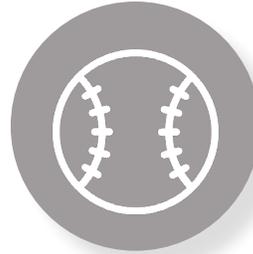
200+ golf courses in the greater Phoenix area with **±10** luxury courses nearby PV



Arizona hosted **Super Bowl LVII** at State Farm Stadium w/ nearly **68K** attendees



PGA's Waste Management Phoenix Open generates **700K+** attendees annually



MLB Cactus League Spring Training routinely generates **1.7M+** attendees annually



Barrett-Jackson annual Scottsdale auction sees **over 300K** attendees annually

Within ± 7 Miles:

- **Scottsdale Airport:** Premier corporate jet facility
- **Piestewa Peak Trailhead:** Over 2,500-foot popular hiking and recreation area
- **Salt River Fields at Talking Stick:** Spring Training Home of the Arizona Diamondbacks & Colorado Rockies
- **World-class resorts and luxury spas** such as The Phoenician, JW Marriott Scottsdale Camelback Inn, Sanctuary Camelback Mountain, and Fairmont Scottsdale Princess
- **Salt River Fields at Talking Stick:** Spring Training Home of the Arizona Diamondbacks & Colorado Rockies
- **Scottsdale Stadium:** Spring Training Home of the San Francisco Giants
- **Old Town Scottsdale:** Walkable hub for dining, bars, and day-to-night entertainment
- **Camelback Mountain:** Over 2,700 foot iconic hike and recreation area in the greater Phoenix area

Tourism & Entertainment

WORLD-CLASS HOTELS & RESORTS

- The Phoenician, a Luxury Collection Resort, Scottsdale
- Royal Palms Resort & Spa
- Sanctuary Camelback Mountain, A Gurney's Resort & Spa
- Omni Scottsdale Resort & Spa at Montelucia
- JW Marriott Scottsdale Camelback Inn Resort & Spa
- Embassy Suites by Hilton Phoenix Scottsdale
- The Global Ambassador Hotel
- Fairmont Scottsdale Princess
- Scottsdale Camelback Resort
- DoubleTree Resort by Hilton Hotel Paradise Valley - Scottsdale
- Sonder The Monarch
- JW Marriott Phoenix Desert Ridge Resort & Spa
- Mountain Shadows Resort Scottsdale
- Andaz Scottsdale Resort & Bungalows
- The Scott Resort & Spa
- W Scottsdale
- Hotel Valley Ho
- The Ritz-Carlton, Paradise Valley, The Palmeraie
- Hilton Scottsdale Resort & Villas

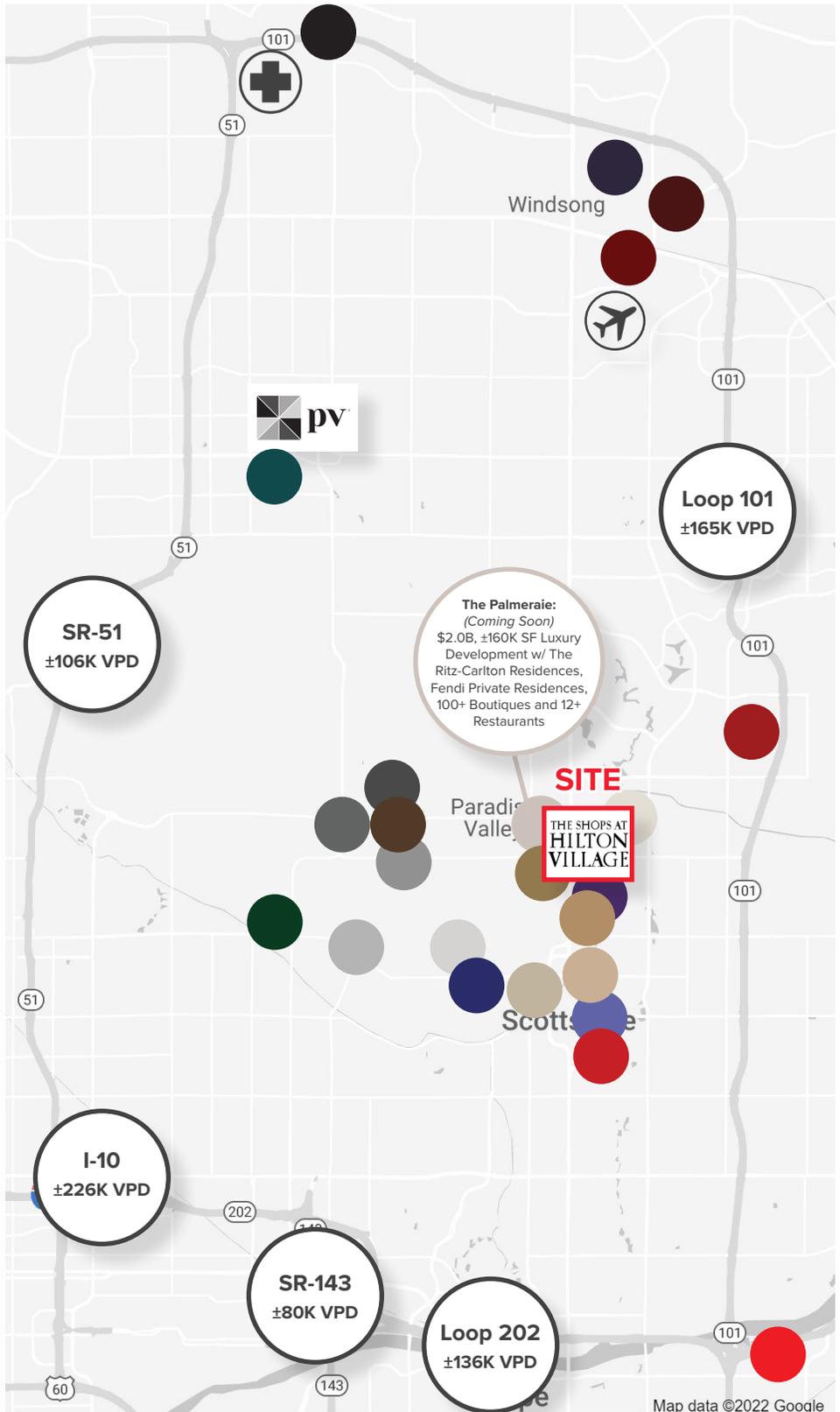
EVENTS

- Sloan Park: Chicago Cubs Spring Training Facility
- Scottsdale Stadium: SF Giants Spring Training Facility
- Salt River Fields at Talking Stick: AZ Diamondbacks & Colorado Rockies Spring Training Facility
- Barrett-Jackson Auction Company LLC: HQ of "The World's Greatest Collector Car Auctions"
- TPC Scottsdale: Home of the PGA Waste Management Phoenix Open

"Greater Phoenix consistently ranks among the nation's top cities in the number of Five Diamond and Four Diamond and Five Star and

Four Star hotels and resorts." ([Visit Phoenix](#))

View full list of hotels & resorts in the Scottsdale area [HERE](#).



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