

# FULLY ENTITLED ASSISTED LIVING DEVELOPMENT OPPORTUNITY AT SIERRA BLOOM

NEC LOOP 101 & 90TH STREET | SCOTTSDALE, ARIZONA

## EXECUTIVE SUMMARY ON SIERRA BLOOM

- Sierra Bloom is an approximately 900,000 SF of a master planned medical park consisting of medical office, a behavioral health hospital, other medical outpatient services, hotel, and retail amenities across ±40 acres.
- The site is located in North Scottsdale; a highly desirable residential neighborhood with excellent demographics.
- Located ±1.1 miles south of the HonorHealth Shea Campus and other specialty medical services.
- Abundance retail amenities within 1 to 3 miles providing residents and their families world class shopping and restaurants.
- Located off the 101 & N. Pima Road with excellent access from all areas of Greater Phoenix.
- Monument and signage opportunity available.

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. AZMaricopa251511 - February 13, 2023 3:57 PM.



# EXECUTIVE SUMMARY LOT #7 (±4.77 ACRES)

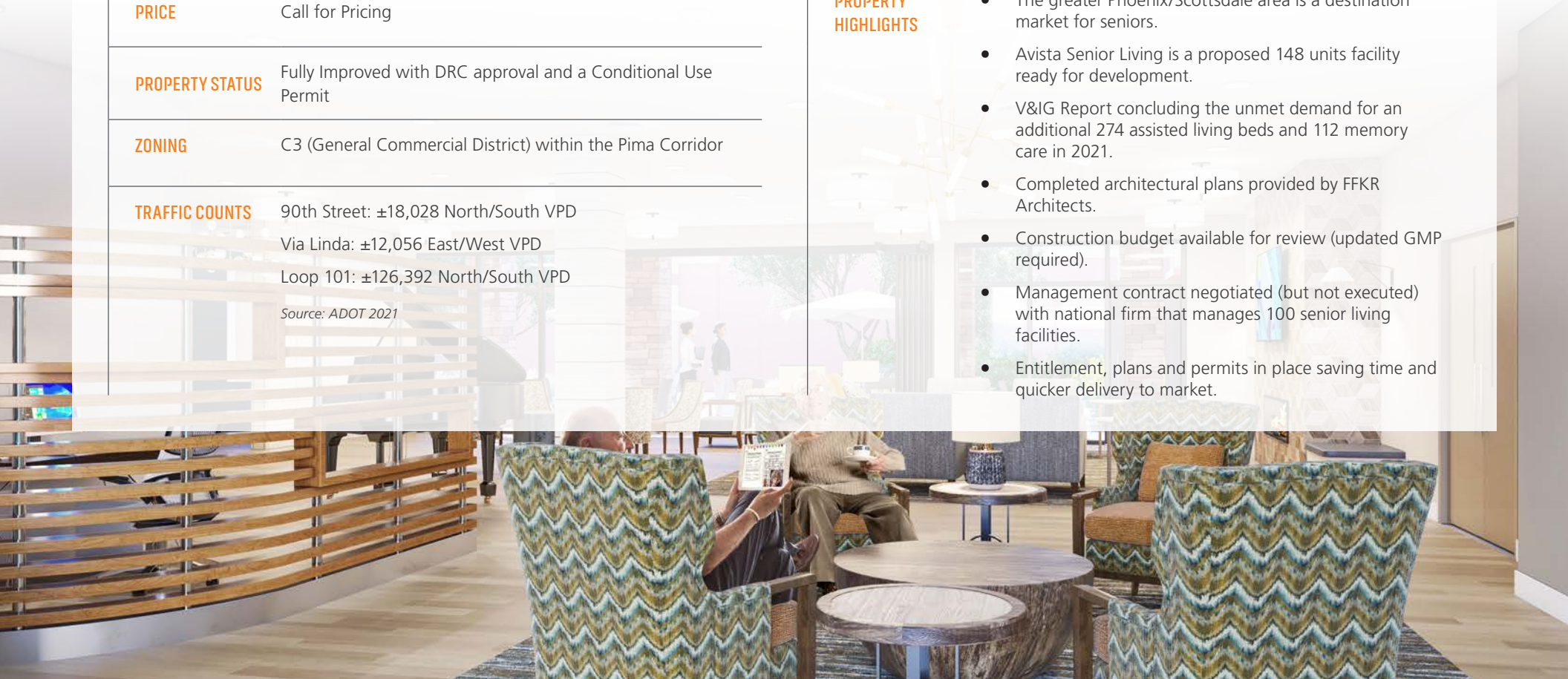
<b>LOCATION</b>	NEC of Loop 101 & 90th Street, Scottsdale, Arizona
<b>LAND SIZE</b>	±4.77 Acres (±207,781.20 SF)
<b>PRICE</b>	Call for Pricing
<b>PROPERTY STATUS</b>	Fully Improved with DRC approval and a Conditional Use Permit
<b>ZONING</b>	C3 (General Commercial District) within the Pima Corridor
<b>TRAFFIC COUNTS</b>	<p>90th Street: ±18,028 North/South VPD</p> <p>Via Linda: ±12,056 East/West VPD</p> <p>Loop 101: ±126,392 North/South VPD</p> <p><i>Source: ADOT 2021</i></p>

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
2022 Est. Population	±5,030	±55,566	±143,654
2022 Avg. HH Income	\$130,904	\$160,945	\$159,984

*Source: ESRI*

- PROPERTY HIGHLIGHTS**
- The greater Phoenix/Scottsdale area is a destination market for seniors.
  - Avista Senior Living is a proposed 148 units facility ready for development.
  - V&IG Report concluding the unmet demand for an additional 274 assisted living beds and 112 memory care in 2021.
  - Completed architectural plans provided by FFKR Architects.
  - Construction budget available for review (updated GMP required).
  - Management contract negotiated (but not executed) with national firm that manages 100 senior living facilities.
  - Entitlement, plans and permits in place saving time and quicker delivery to market.





# MASTER SITE PLAN



**MASTER SITE DEVELOPMENT SCHEDULE**

LOT	ACREAGE	AREA SF	BLDG SF	FAR
1	2.81	122,604	8,232	0.07
2	2.55	110,892	78,000	0.70
3/4	3.66	159,462	50,000	0.31
5	4.55	198,009	70,880	0.36
6	5.97	260,472	180,000	0.69
7	4.77	207,946	132,775	0.64
8	3.31	144,136	50,000	0.35
9	2.86	124,450	12,400	0.10
10	7.02	305,862	90,784	0.30
Tract A	2.21	96,270	-	0.00
<b>TOTAL</b>	<b>39.71</b>	<b>1,730,103</b>	<b>673,071</b>	<b>0.39</b>

Approved Design Review Committee ("DRC")  
 Future Development or Pending Formal DRC Submittal



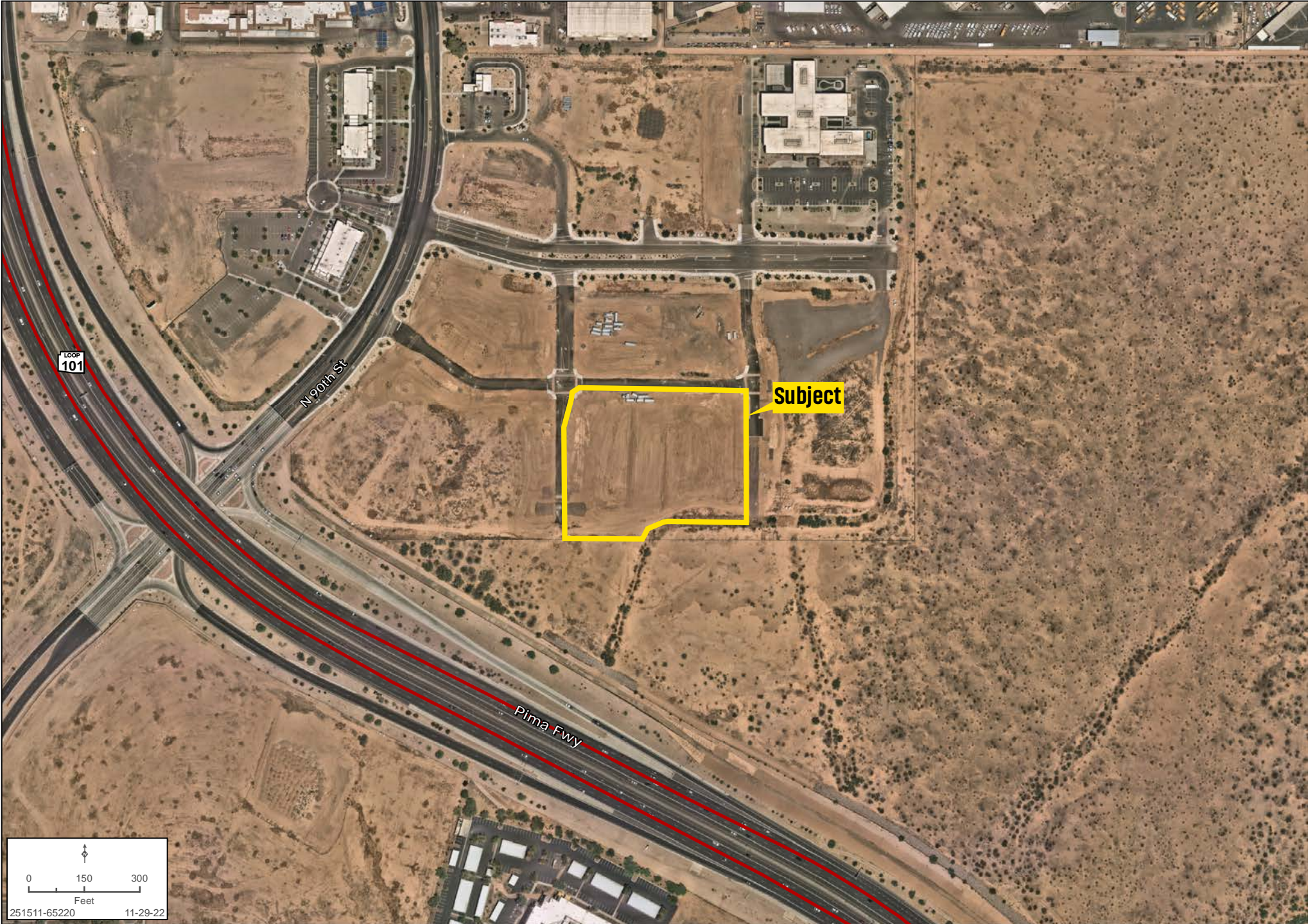
SCHEME 01 CONCEPTUAL SITE PLAN  
 SIERRA BLOOM MASTERPLAN  
 SRPMIC, ARIZONA

WARE MALCOMB PROJECT: 0099-00 02.04.2022 SHEET 1



# DETAIL MAP | LOT 7 AT SIERRA BLOOM

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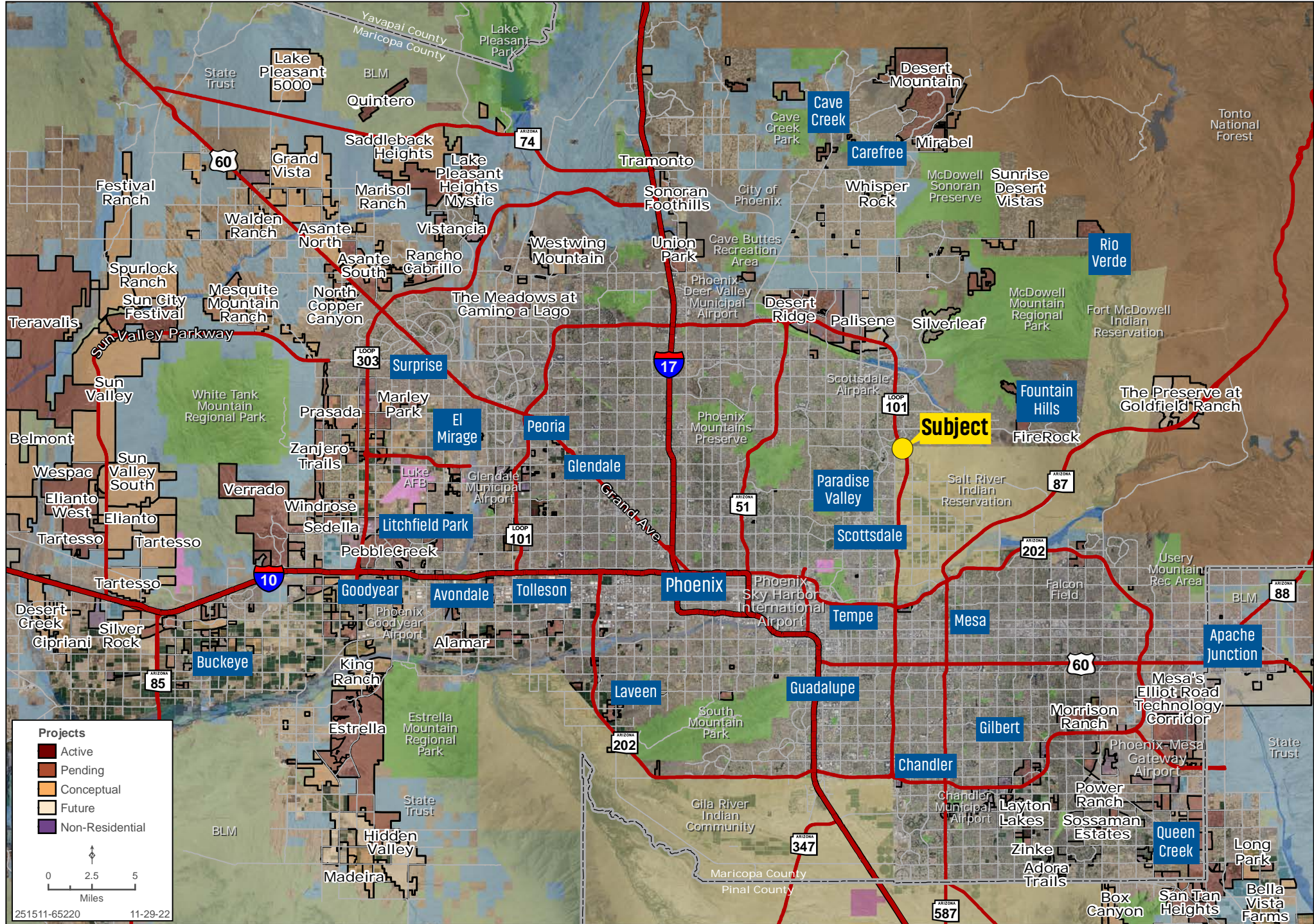
**Subject**

0 150 300  
Feet  
251511-65220 11-29-22



# REGIONAL MAP | LOT 7 AT SIERRA BLOOM

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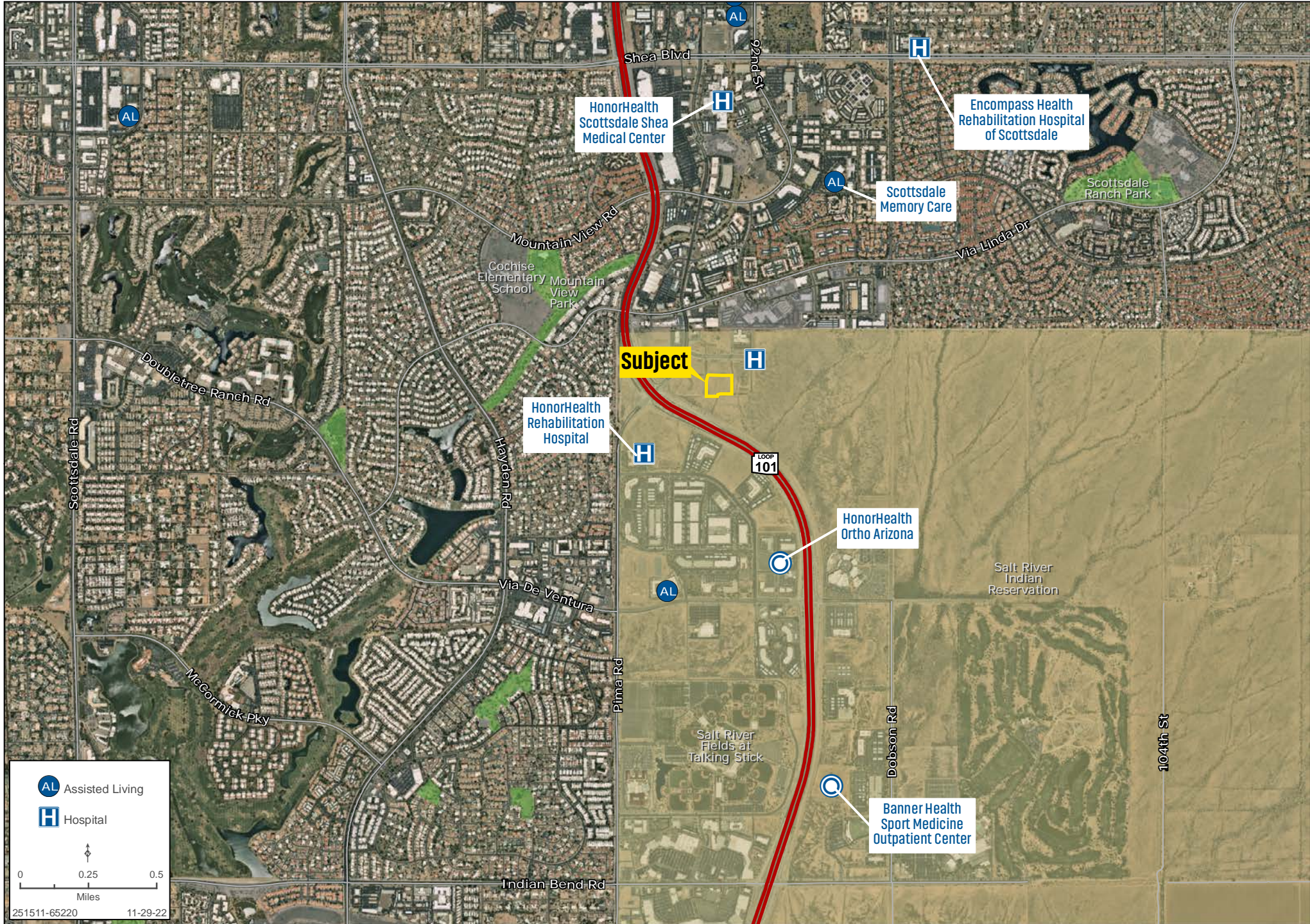


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# SURROUNDING MEDICAL MAP | LOT 7 AT SIERRA BLOOM

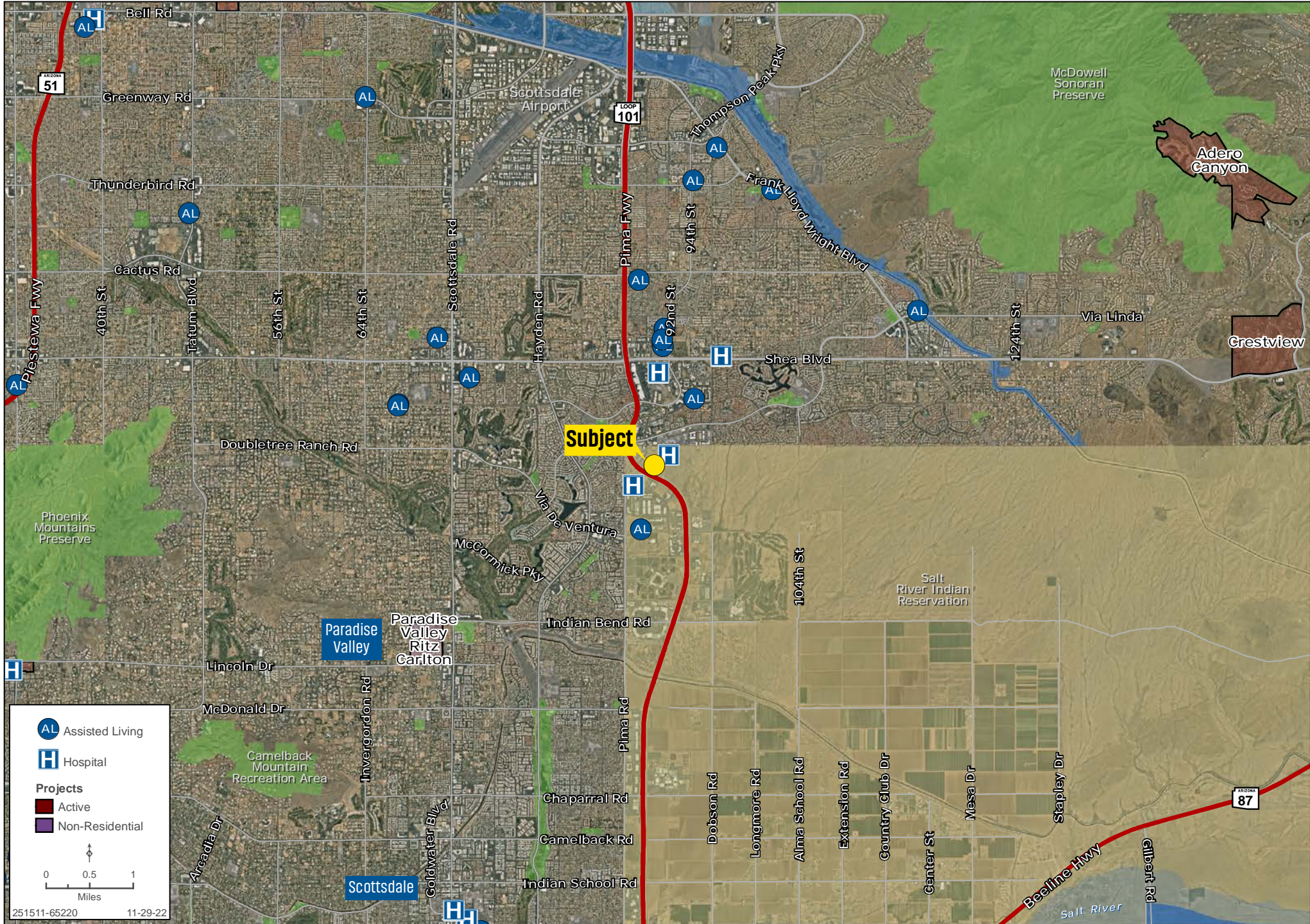
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# ASSISTED LIVING & HOSPITAL MAP | LOT 7 AT SIERRA BLOOM

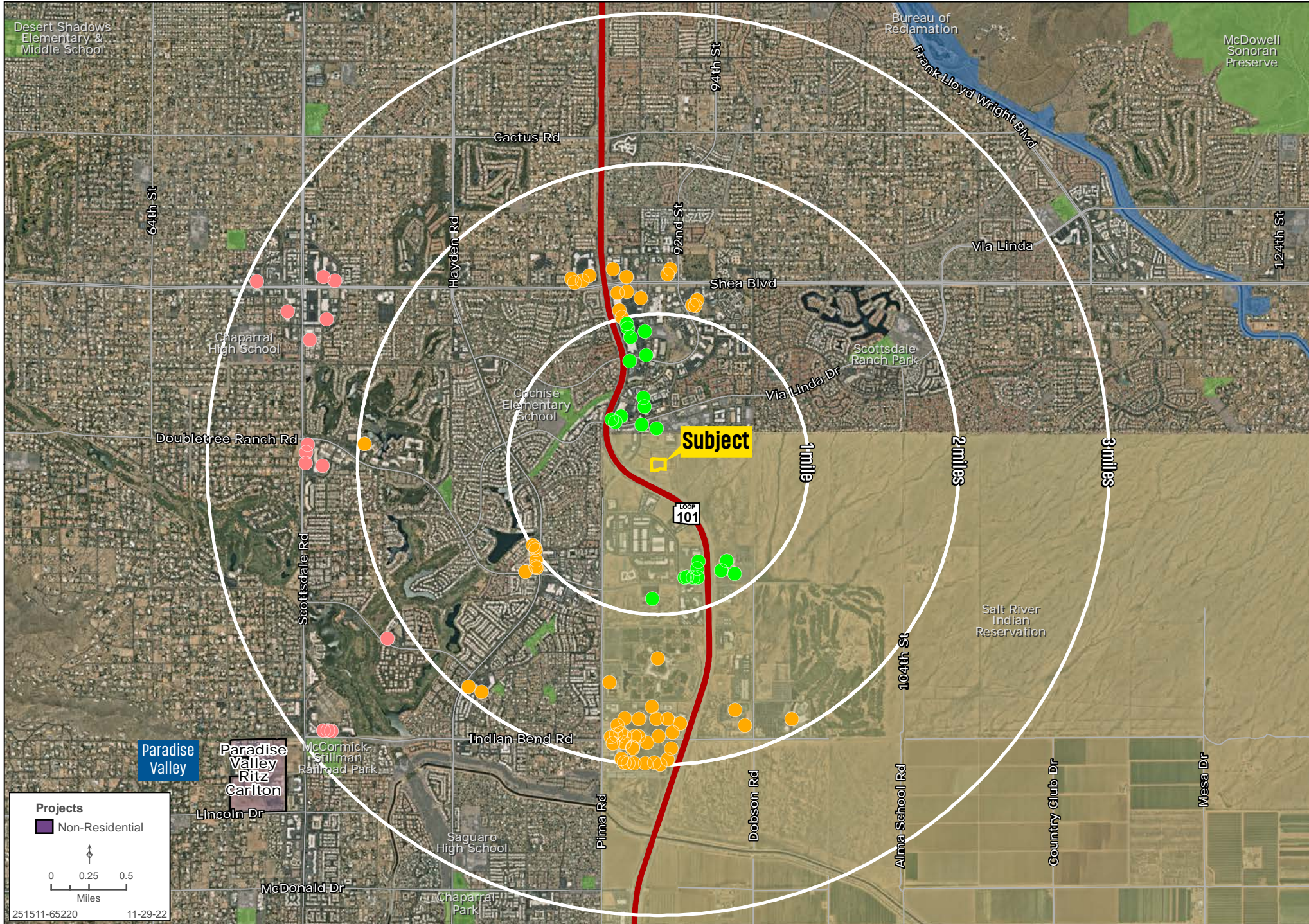
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# AMENITIES MAP | LOT 7 AT SIERRA BLOOM

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# AMENITIES

## 1 Mile

### RESTAURANT

Scholotzsky's  
IHOP  
Manuel's  
Ajo Al's  
Hiro Sushi  
Red House  
Tavern Grille Scottsdale  
YoPauly's New York Pizza Co.  
ChaDa Tah  
Akita Sushi  
Texas Roadhouse  
Starbucks  
White Castle  
Jersey Mike's  
Brunch Café  
Nektar Juice Bar

### RETAIL

Office Max  
PetSmart  
Home Depot  
DSW

### ATTRACTIONS

Bowlero Via Linda Lanes  
Butterfly Wonderland  
Pangea Land of the Dinosaurs  
OdySea Aquarium  
Medieval Times Dinner & Tournament

## 2 Miles

### RESTAURANT

Scottsdale Beer Company  
Culver's  
Mint Indian Cuisine  
Chick-fil-a  
Red Robin  
Jade Palace Chinese  
Starbucks  
Chompie's  
Babbo Italian Eatery  
Barro's Pizza  
Chipotle  
Denny's  
Dunkin/Baskin Robins  
YC's Mongolian Grill  
Butters Pancakes & Café  
The Melting Pot  
Flower Child  
Portillo's Hot Dogs  
Grassroots Kitchen & Tap  
Collins Bros. Chophouse – Scottsdale  
Zipps Sports Grill  
Crust Simply Italian  
Sweet Provisions  
Chili's  
The Vig McCormick Ranch  
Buffalo Wild Wings  
OBON Sushi Bar & Ramen

### RETAIL

Burlington  
Famous Footwear  
Target  
Conn's Home Plus  
Home Depot  
Lamps Plus  
Barnes & Noble  
Home Goods  
Marshalls  
Guitar Center

Goodwill Retail Store & Donation Center  
Bath & Body Works  
Michaels  
Hobby Lobby  
ULTA Beauty  
Men's Warehouse

### ATTRACTIONS

Salt River Fields at Talking Stick  
RoadHouse Cinemas  
iFLY Indoor Skydiving  
Topgolf  
Great Wolf Lodge  
Glow Putt Mini Golf  
Bam Kazam  
Octane Raceway  
Mavrix

### RESORTS

Talking Stick Resort & Casino  
Hyatt Regency Scottsdale Resort & Spa

### HOTELS

La Quinta Inn & Suites  
Hampton Inn & Suites  
Scottsdale at Talking Stick

## 3 Miles

### RESTAURANT

Ruth's Chris Steak House  
Wildflower  
Hash Kitchen  
Lure Fish House  
Pomo Pizzeria Napoletana  
Butterfield's Pancake House  
Caramba Mexican Food  
EGGstasy  
Hopdoddy Burger Bar

### RETAIL

Orangetheory Fitness  
Total Wine & More

### RESORTS

The Scottsdale Resort at McCormick Ranch

### HOTELS

Sonesta Suites Scottsdale Gainey Ranch  
Holiday Inn Express Scottsdale North  
Hampton Inn & Suites Phoenix/Scottsdale

