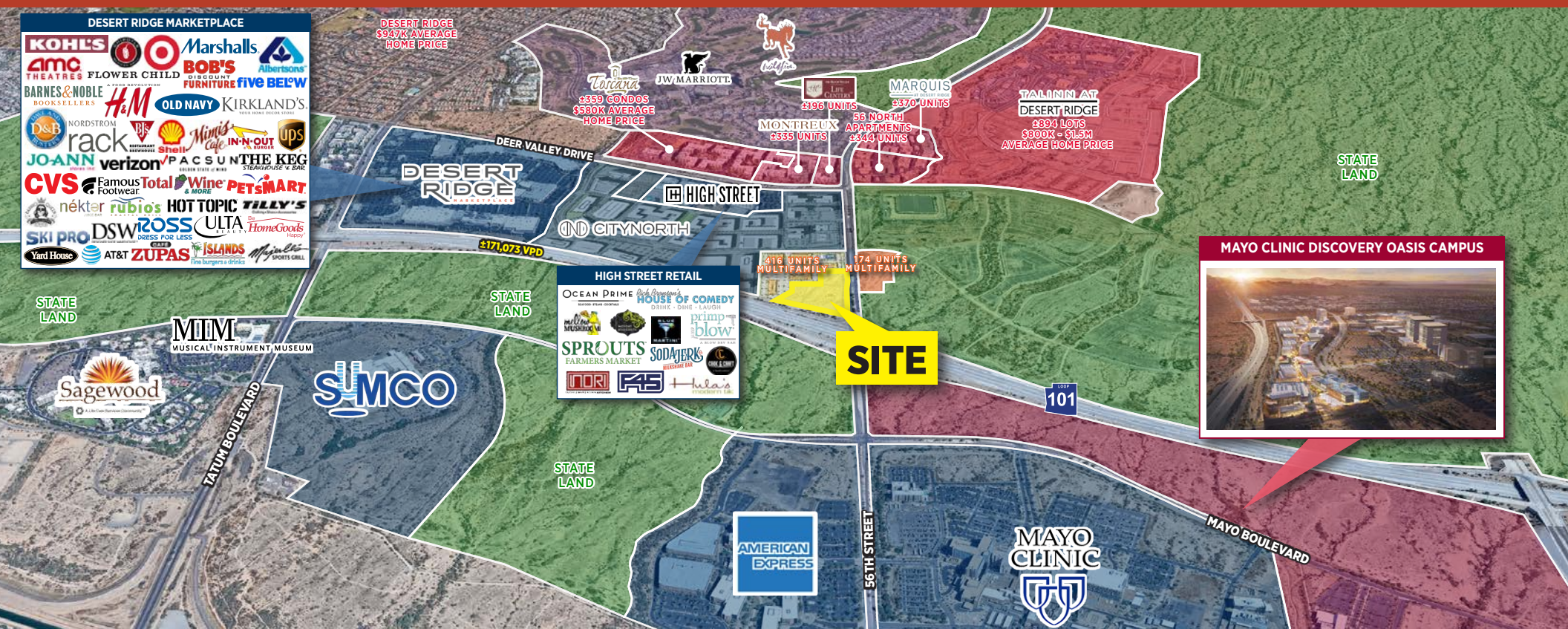


Mixed-Use Development Site

NWC LOOP 101 FREEWAY & 56TH STREET | PHOENIX, ARIZONA



FOR GL, RBTS OR SALE
±8 ACRES AVAILABLE (DIVISIBLE)





DESERT RIDGE MARKETPLACE

KOHL'S, Target, Marshalls, BOB'S FURNITURE, Ross, AMC, H&M, DSW, Old Navy, CVS, Albert Heijn, Barnes & Noble, Ulta, PetSmart, Flower Child, Ski Pro, Five Below, Tilly's, Kirkland's, The Keg, Zuppa's, Hot Topic, Total Wine, Famous Footwear, Joann, In-N-Out, UPS, rack, verizon, Mimi's Cafe

SILVERSTONE MARKETPLACE

SPROUTS, EGG, JOE, verizon, MATTRESS FIRM

DESERT VILLAGE SHOPPING CENTER

CVS, PNC, SUBWAY

GRAYHAWK CENTER

HONORHEALTH, Walgreens, CHASE, ESOLIE'S, PEI WEI, DISCOUNT TIRE

MARKET STREET AT DC RANCH

SAFeway, HINASUM, Fleming's, eggstacy

HAYDEN PEAK CROSSING

fray's, Bank of America, FirstWatch, nekter

DC RANCH CROSSING

McDonald's, F&B, verizon

SCOTTSDALE TOWNE CENTER

TARGET, TJ-MAXX, Ross, Jamba, SUBWAY, Sport Clips, Taco Bell, Vision, GNC, Streets

SONORA VILLAGE

BEST BUY, Staples, Party City, Chase, AT&T, Advance Auto Parts, rubio's, DISCOUNT TIRE

SCOTTSDALE PROMENADE

TRADER JOE'S, Lowe's, Five Below, Tilly's, PetSmart, Old Navy, In-N-Out, Michaels, World Market, Carter's, Bank of America, rack, Saks Fifth Avenue, FirstWatch

TATUM POINT

Walmart, PETCO, BIG LOTS, Starbucks, Five Guys

SEC TATUM BLVD & BELL RD

Bank of America, Del Taco

NEC TATUM BLVD & BELL RD

fray's, McDonald's, Taco Bell, Arby's, Chase, Jiffy Lube, brakes plus

MAYO CLINIC CAMPUS

MAYO CLINIC, HOSPICE VALLEY



SCOTTSDALE 101

HOBBY LOBBY, Ethan Allen, Egg Fitness, Ashley, Bed Bath & Beyond, Harkins, Dick's, The White Chocolate Grill, Blue Agave, Red Robin

HIGH STREET RETAIL

Ocean Prime, Sprouts, F&B, F&B, F&B

SHADE

at Desert Ridge, \$342 UNITS

MONTREUX

\$335 UNITS

TALINN AT DESERT RIDGE

\$894 LOTS

MARQUIS

\$370 LOTS

56 NORTH APARTMENTS

\$344 UNITS

SITE



PROPERTY SUMMARY

The ±8-acre property is located at the northwest corner of Loop 101 Freeway & 56th Street in Phoenix, AZ. The property is located in the heart of the Desert Ridge commercial core, which is estimated to add between 80K-100K jobs over the next 20 years. The amenity-rich core includes the 1.2 MSF Desert Ridge Marketplace, High Street, a 628,000 SF mixed-use development featuring office, retail and residential units and City North, a 96.5-acre under construction development with over 200,000 SF of office space, a 200-room hotel and two restaurants in phase one. The ±8-acre property has frontage and great visibility from the Loop 101 Freeway, which is currently undergoing expansion.






±8 ACRES (Divisible)

NWC Loop 101 Freeway & 56th Street

Property Information

- Fee simple interest
- Full diamond interchange
- Access to City North Drive and 56th Street
- Potential 140' height
- Currently entitled for 142k SF of retail, 490k SF of office and 136 hotel keys, with entitlements for 118 units in process

AREA HIGHLIGHTS

	1 MILE	3 MILES	5 MILES
Population 	2,763	69,563	194,560
Average Household Income 	\$150,067	\$122,436	\$117,184
Daytime Population 	5,330	68,341	216,700



The property is just north of the Mayo Clinic Hospital which employs ±6,962 people and is ranked the No. 1 hospital in metro Phoenix and No. 24 nationally for Cancer treatment by U.S. News & World Report.

Mayo Clinic Hospital is working on a \$650 million expansion for their Phoenix hospital adding 1.4M SF and has partnered with Arizona State University on the 150,000 SF Health Solutions Innovation Center that is under construction next to the hospital.

Employee Counts:

- American Express (5,350 Employees)
- SUMCO (380 Employees)
- Sprouts Farmers Market HDQ (533 Employees)
- Marriot Resort (700 Employees)
- Republic Services, Inc. (1,000 Employees)

Notable Development Activity

Discovery Oasis Biotech Innovation Hub

- 120 acre biotech campus
- Expansion of Mayo Clinic's Phoenix Campus
- Lab space, biomanufacturing facilities, and office



ASM to Build New Phoenix HQ

- Semiconductor equipment supplier to invest \$300M to open largest global facility
- 250,000 SF and 500 employees



Republic Services New HQ

- Expansion of US headquarters
- 240K SF
- 1,000 employees and 600 new jobs created



Renovation of Ilume Innovation Center

- 370K SF
- Lab-enabled life science facility
- \$20M renovation



Entertainment District

- 110-acre potential sports entertainment district
- An entertainment district would surround a future arena and include retail, dining, a music venue, and a watch party plaza



Portico Condos 90% Sold Out

- 112 luxury condos under construction
- Prices range from \$900K - \$2M
- Phoenix Agents' Choice 2023 MF Project of the Year



Tallinn at Desert Ridge

- New 234-acre, master-planned single family home community
- Pricing ranges from \$800K - \$1.5M



Banner Health Medical Campus

- Planned 384K SF acute care hospital in North Scottsdale
- \$400M investment
- Scheduled opening in 2026



Integrated Education & Research Building

- 150K SF
- Expansion of Mayo Clinic's Phoenix Campus
- Will house Mayo's medical students



Mack Innovation Center

- Planned industrial and office park in north Scottsdale
- 1.2M total SF
- 11 buildings



New Discount Tire HQ Campus

- 600K SF
- \$200M office facility
- 1,100 jobs



at Desert Ridge

±342 UNITS



PHASE II (PROPOSED)
±200,000 S.F.
OFFICE SPACE

21,446 VPD



DESERT
RIDGE
MARKETPLACE

THE RESIDENCES
ON HIGH STREET
±99 UNITS

±171,073 VPD

**DESERT RIDGE
CORPORATE CENTER
±275,208 S.F.
OFFICE SPACE**

**CITY NORTH
(PROPOSED)
±1,500,000 S.F.
OFFICE SPACE**

**OFFICES ON
HIGH STREET
±330,510 S.F.
OFFICE SPACE**

AZOLA
DESERT RIDGE
±416 UNITS

SITE

±174 UNITS
MULTIFAMILY

sunela

**20700 NORTH
55TH STREET (U/C)
±348 UNITS**

**56 NORTH
APARTMENTS
±344 UNITS**

MARQUIS



±196 UNITS

MONTREUX

±335 UNITS

JW MARRIOTT



±359 UNITS



©

**STATE
LAND**

MAYO CLINIC & ARIZONA STATE UNIVERSITY CAMPUS EXPANSION

**MAYO
CLINIC**



3015 SIREI

±21,104 VPL

STATE
LAND

±670,000 S.F.
OFFICE SPACE



TATUM BOULEVARD

 A Life Care Services Community[®]

**REACH 11
RECREATION
AREA**

DISCOUNT[®]
TIRE
CORPORATE
HEADQUARTERS

**STATE
LAND**

**DESERT RIDGE
MEDICAL CAMPUS
±119,849 S.F.
MEDICAL OFFICE SPACE**

±25,828 S.F.
MEDICAL OFFICE SPACE

CITYNORTH DRIVE

BUILDING 3

BUILDING 4

**AMENITY
BUILDING**

BUILDING 1

BUILDING 2

**FUTURE COMMERCIAL
±8 ACRES (DIVISIBLE)**

56TH STREET

LOOP
101

Adjacent Multifamily Renderings



Aerial Looking South



REACH 11
RECREATION TRAILS



STATE LAND

MAYO CLINIC CAMPUS



HOSPICE
of the VALLEY

MAYO CLINIC DISCOVERY OASIS CAMPUS



MAYO BLVD

STATE LAND

SITE



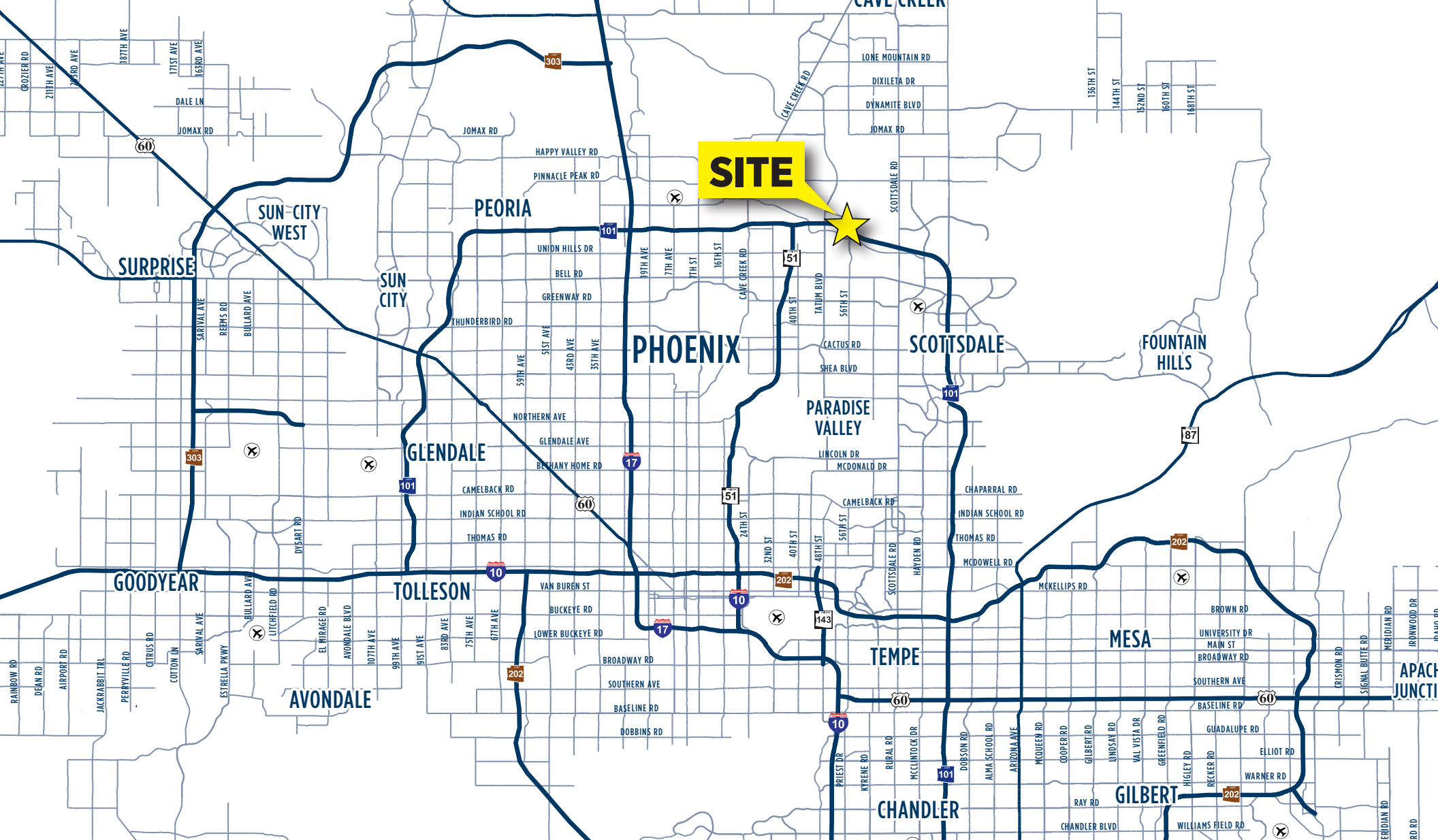
STATE LAND

174 UNITS
MULTIFAMILY

416 UNITS
MULTIFAMILY

56TH STREET

CITYNORTH



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