







# ALGODÓN CENTER

## THE TEAM



Starting in 1949, John F. Long was an iconic homebuilder in mid-century Phoenix, who pioneered the concept of a family-oriented master-planned community. Today, John F. Long Properties' focus is on its retail and commercial land projects in the West Valley. One of those projects is Algodón Center. The Longs' vision for Algodón Center is to create an employment park that offers companies access to the West Valley's abundance of skilled labor, diverse housing, and rich amenity base. The Longs are committed to developing a first-class business and medical office park where users will appreciate and respect the quality of their surroundings.



As the Preferred Developer of Algodon Center, Novo Development assists prospective tenants through every step of the development process. Having developed in 25 States across the U.S., Novo's project involvement spans all product types including: office; medical, industrial, retail, sports/entertainment, hospitality and student housing. We utilize local relationships, market knowledge and proven industry experience to identify, procure and implement development strategies that create value for our clients. [www.novodevelops.com](http://www.novodevelops.com)



CBRE Group, Inc., a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (based on 2017 revenue). The company has more than 80,000 employees and serves real estate investors and occupiers through approximately 450 offices worldwide.



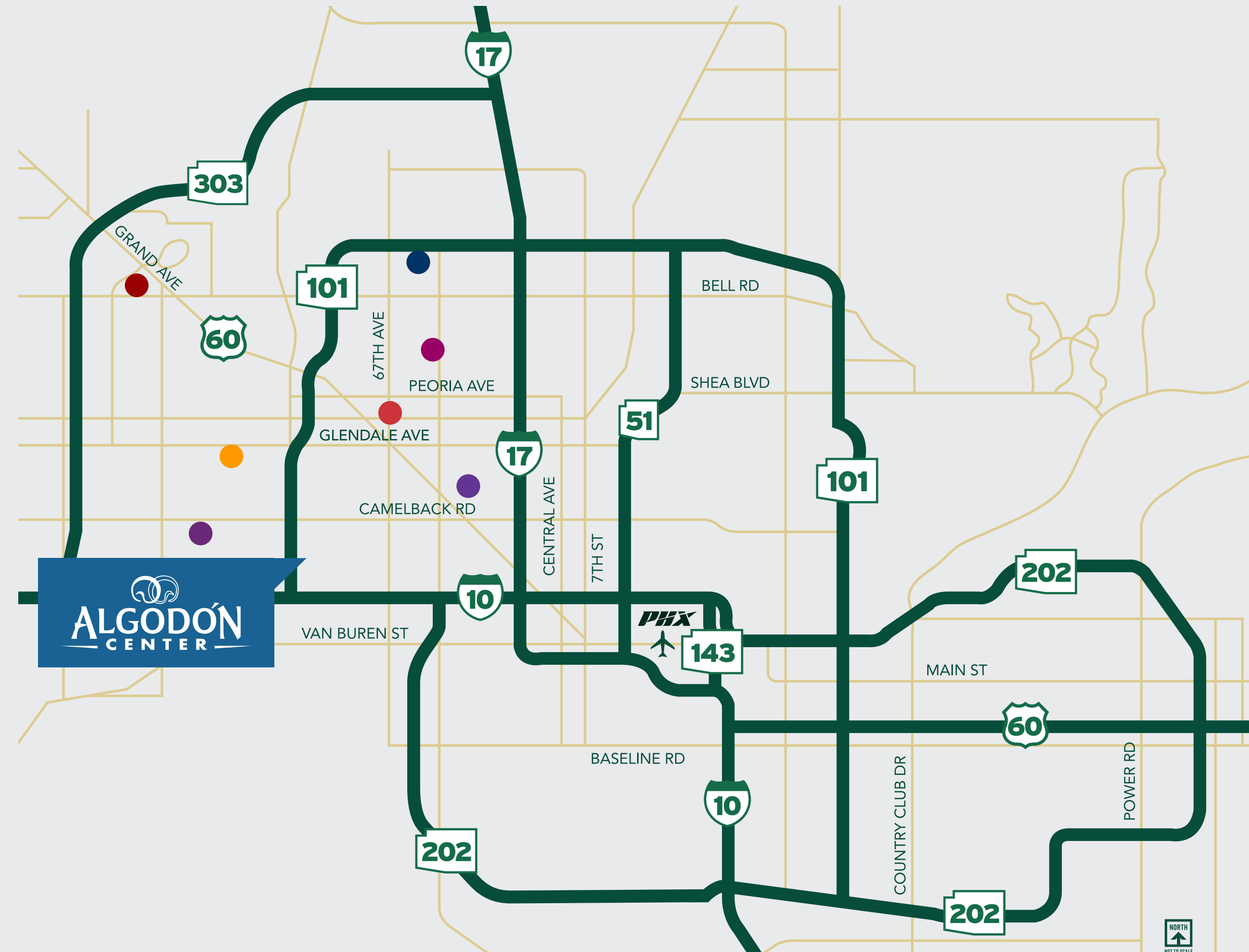


## THE LOCATION

Strategically located off the Loop 101/Agua Fria freeway in the City of Phoenix, Algodón Center is a mixed use park powering a pro-growth region where businesses from Fortune 500 to small companies can embrace innovation. The area provides businesses access to highly skilled workforce, exceptional education institutions and a wide variety of amenities for employees, residents and their families in an idyllic setting for success.

/ ALGODÓN CENTER

-  **ASU**
-  **GRAND CANYON UNIVERSITY**
-  **GLENDALE COMMUNITY COLLEGE**  
A MARICOPA COMMUNITY COLLEGE
-  **ESTRELLA MOUNTAIN COMMUNITY COLLEGE**  
A MARICOPA COMMUNITY COLLEGE
-  **Ottawa University**
-  **West-MEC**
- 



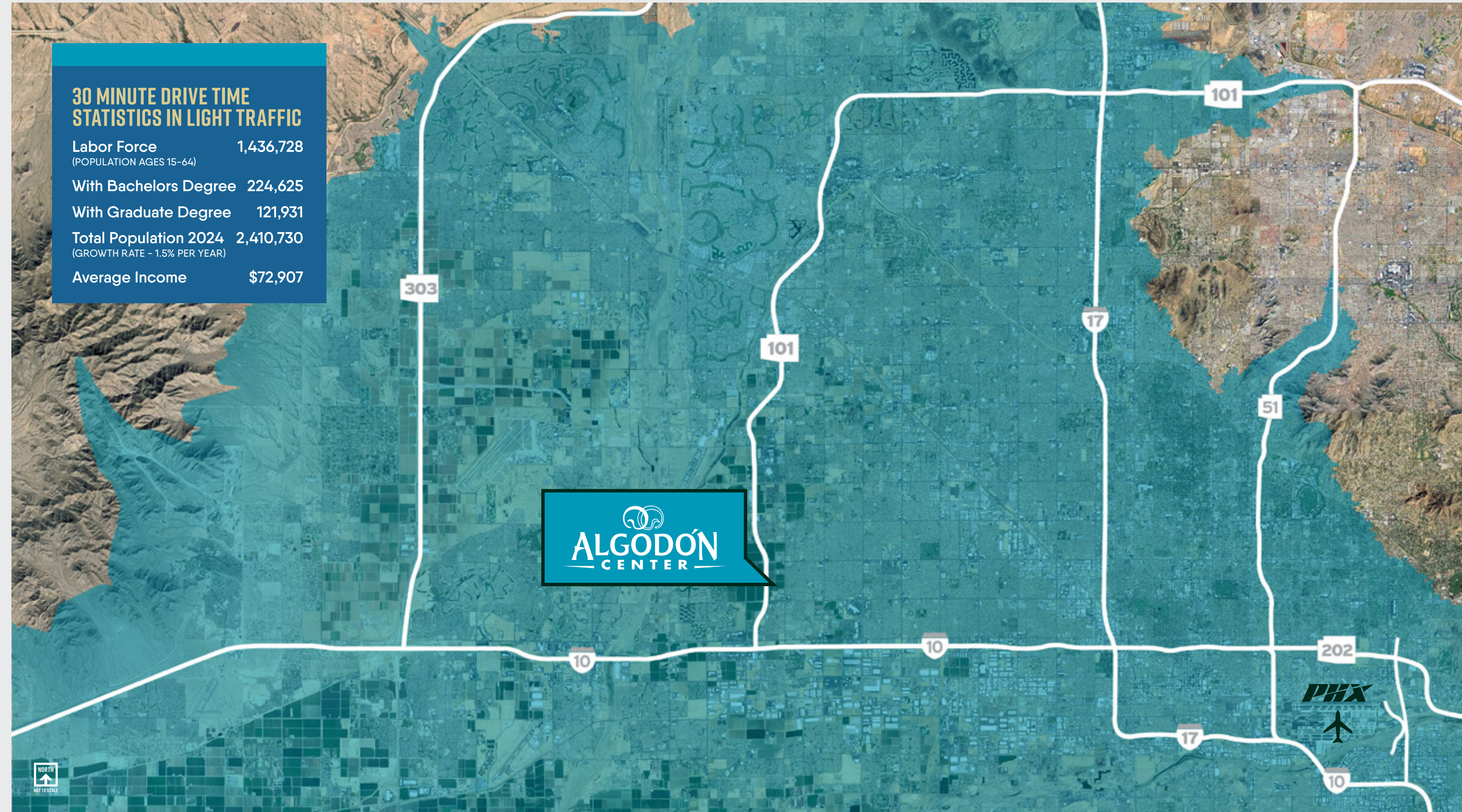




## DRIVE TIMES

Algodón Center sits at the hub of the West Valley. Two full diamond interchanges to the Loop 101 provide employees easy access to all points of greater Phoenix while employers can benefit from the almost 1.5 million people within a 30 minute drive time. Algodón Center provides for a reverse commute to traditional rush hour traffic patterns giving employees up to an hour less on their work commute and more time to enjoy the quality of life of the West Valley.

/ ALGODÓN CENTER







DEMOGRAPHICS

62%

62% of the West Valley workforce currently commutes to other parts of the region for work.

Who are those commuters?

35% of the region’s healthcare professionals

33% of the region’s manufacturing talent

32% of the region’s business services workers

/ ALGODÓN CENTER

KEY EMPLOYERS      EMPLOYEES


Luke Air Force Base	7,840
Banner Health	7,090
Amazon	5,880
Grand Canyon University	2,800
Pinnacle West Capital Corp.	2,510
Abrazo Healthcare	2,070
Petsmart	2,000
JBS Packerland Tolleson	1,540
Marshalls	1,480
HonorHealth	1,400
Swift Transportation	1,390
Empereon Marketing	1,340
Macy’s	1,320
AAA Arizona	1,100
UPS	1,040
JPMorgan Chase	930
Consumer Cellular	850
Shamrock Foods Company	840
Honeywell	830
Midwestern University	820
Kenyon Plastering	800
Triwest Healthcare Alliance	800
Wells Fargo	800
Fed. Reserve Bank of San Francisco	770
Western Regional Medical Center	770
UnitedHealth Group	720

MAJOR COMPANIES IN WEST PHOENIX



1,623,473

POPULATION IN WEST PHOENIX




MEDIAN AGE

33.9

WEST VALLEY

35.8

PHOENIX METRO



MEDIAN HOUSEHOLD INCOME

\$53K

WEST VALLEY

\$56K

PHOENIX METRO

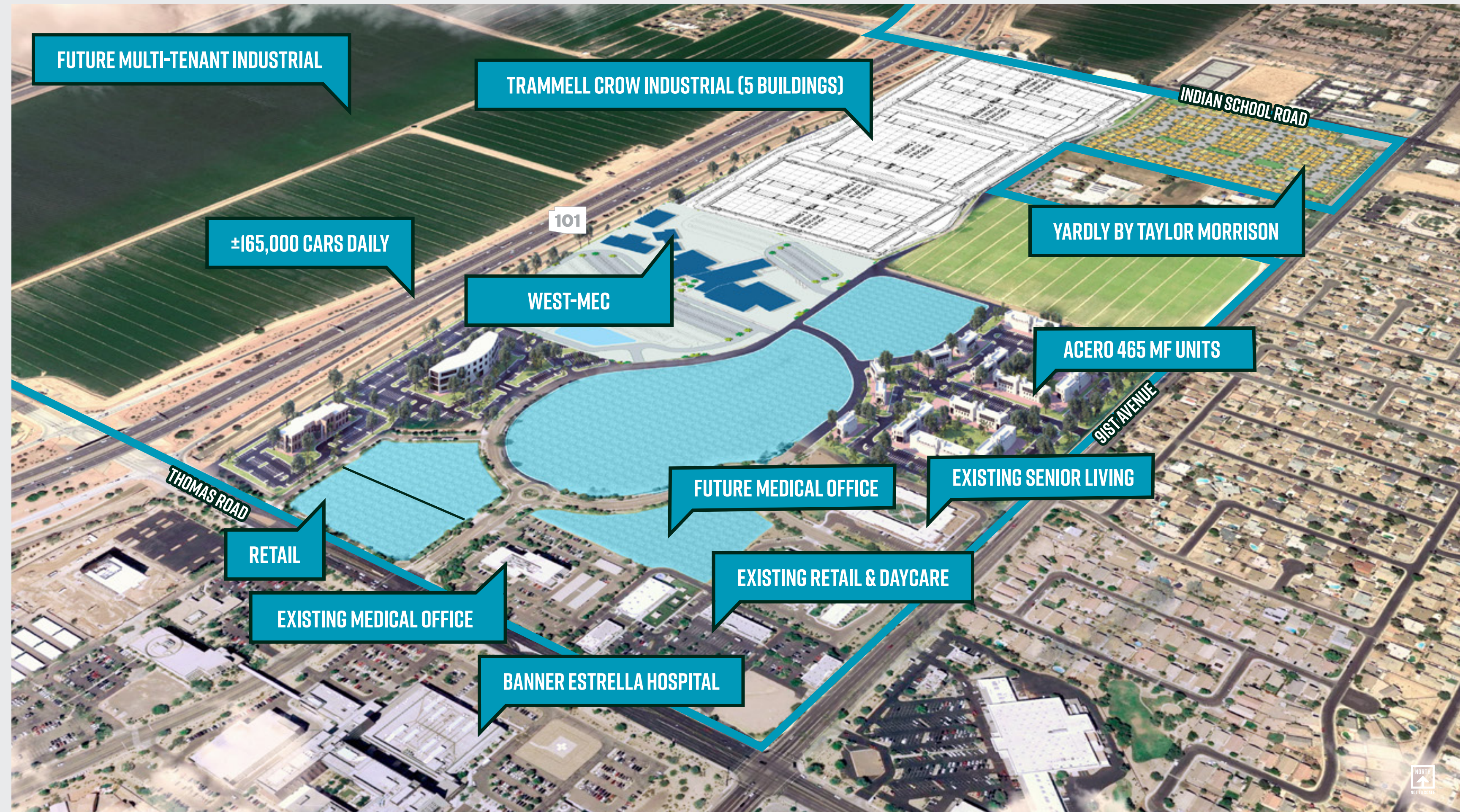




## THE CAMPUS

Algodón Center is City of Phoenix's premier business park and the last remaining large parcel that can accommodate a large scale corporate office campus up to 20 acres.

/ ALGODÓN CENTER



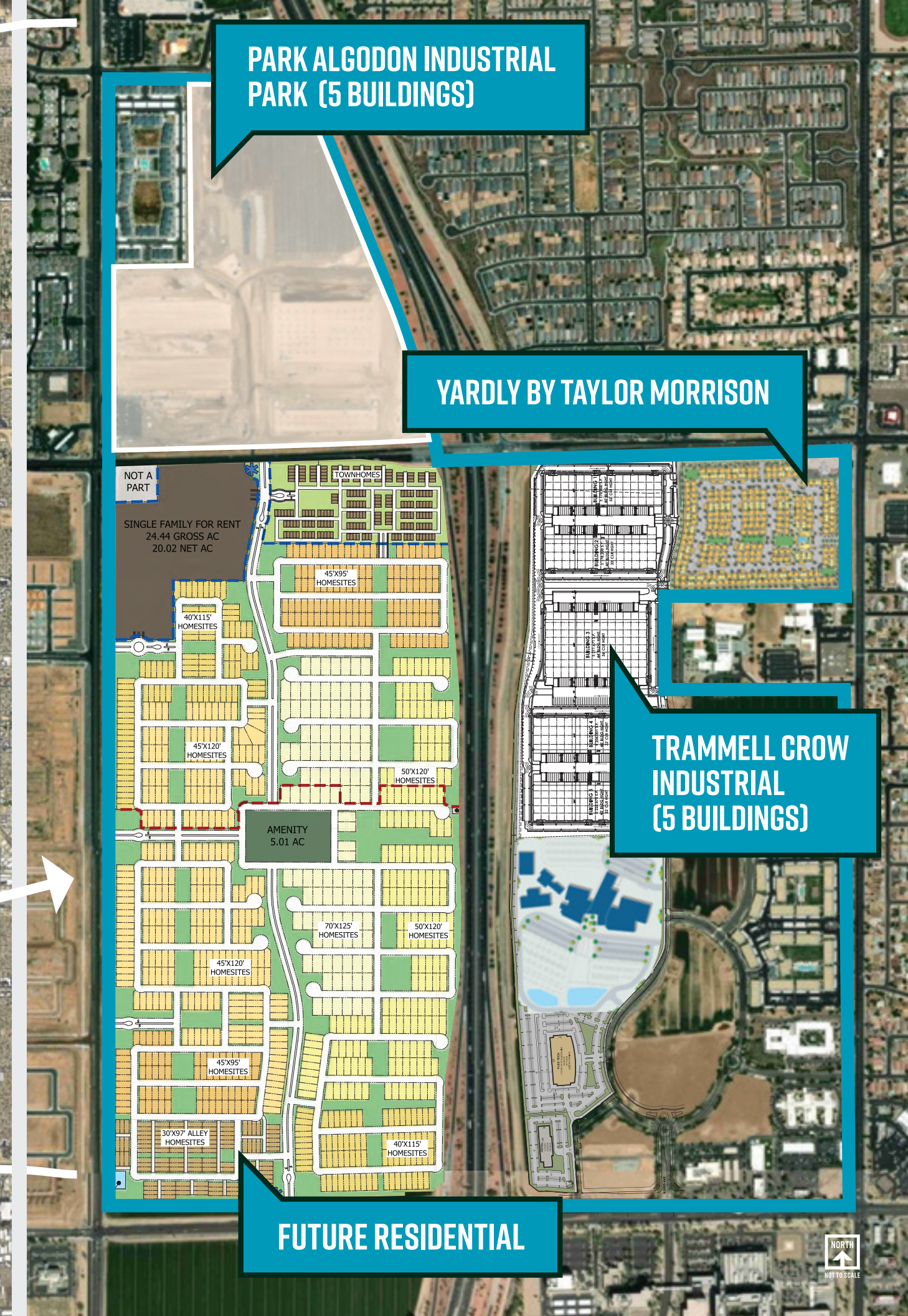
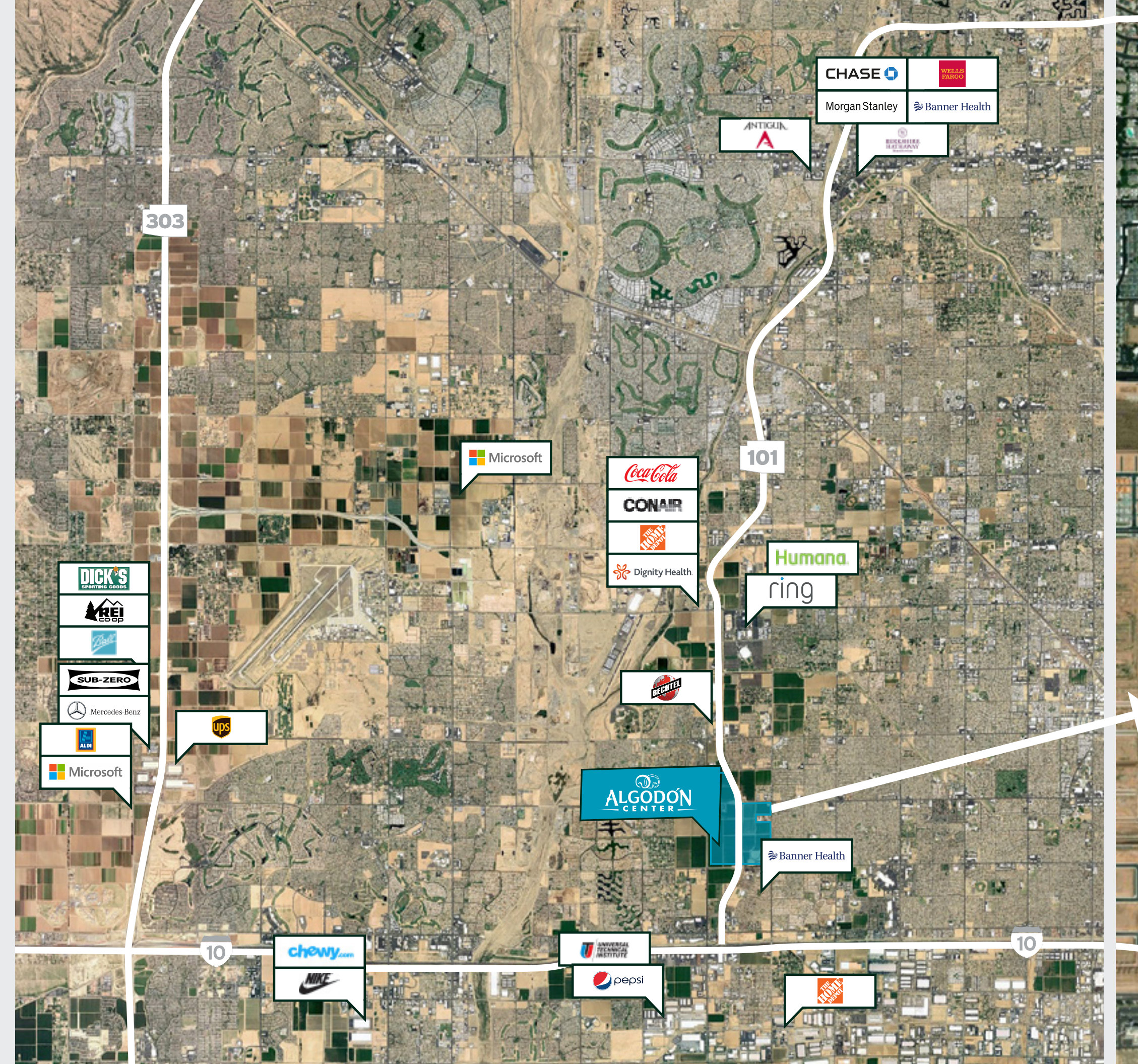




## THE CAMPUS

- / Shovel ready site with City of Phoenix PUD zoning in place
- / CC&R's, design guidelines and sign package govern the site
- / Freeway frontage for maximum visibility with ability for large tenant identification pylons and availability of electronic billboard signage

## / ALGODÓN CENTER







LOT #	ACRES
11	6.78
12	10.32
13	9.00
18	2.74
20	12.02

/ ALGODÓN CENTER







## AMENITIES

### 1 MILE

McDonald's  
Dunkin Donuts Subway  
Church's Chicken  
Starbucks  
Gus's New York Pizza

#### GATEWAY PAVILLIONS

Harkins Theatre  
Costco  
Petco  
Main Event  
Chipotle  
McDonald's  
Smashburger  
Cafe Rio  
Chick-fil-A  
Islands Restaurant  
Carraba's Italian Grill  
Panera Bread  
Claim Jumper  
Red Robin  
Native Grill & Wings  
Don Taco Mas Fresco  
Yogurtland  
Yogi's Grill  
Jersey Mike's Subs

Tokyo Joe's  
Cafe Zupas  
Subway  
Cold Stone Creamery  
Mega Furniture  
Ross Dress for Less  
Old Navy  
DSW  
Bed Bath & Beyond  
Marshall's  
Best Buy  
Taco Bell  
Bank of America  
Carrabba's Italian Grill  
McDonald's  
Village Inn

The Vitamin Shoppe  
Panda Express  
Kneaders Bakery & Cafe  
Jamba Juice

#### CROSSROADS AT TOLLESON

Honeybaked Ham Co  
Firehouse Subs  
Youfit Health Club

### 2 MILES

YouFit Health Club  
In-n-Out  
Starbucks  
Wendy's  
Jimmy John's  
Taco Bell  
The Home Depot

American Furniture

#### WALMART SUPERCENTER

GNC  
Chase Bank  
Panda Express  
Burger King  
Del Taco

### 3 MILES

University of Phoenix Stadium  
Topgolf

Desert Diamond Casino

#### TANGER OUTLETS

(Over 170 retail shops)

Twin Peaks

#### WESTGATE ENTERTAINMENT DISTRICT

Over 50 Restaurants & Shops  
(AMC, Gordon Biersch, Buffalo Wild Wings, Johnny Rockets, Dave & Busters)

### HOTELS WITHIN 5 MILES

Comfort Suites  
Courtyard by Marriott  
Renaissance Hotel  
Hampton Inn  
Aloft  
Holiday Inn Express  
Hilton Garden Inn  
Wigman Resort







## PROJECT

The West Valley is metropolitan Phoenix's leader in new home construction and the areas around Algodón Center continue to provide employees access to affordable housing with median prices below \$250,000.



**NEW SUBDIVISIONS** 4,207 NEW HOMES

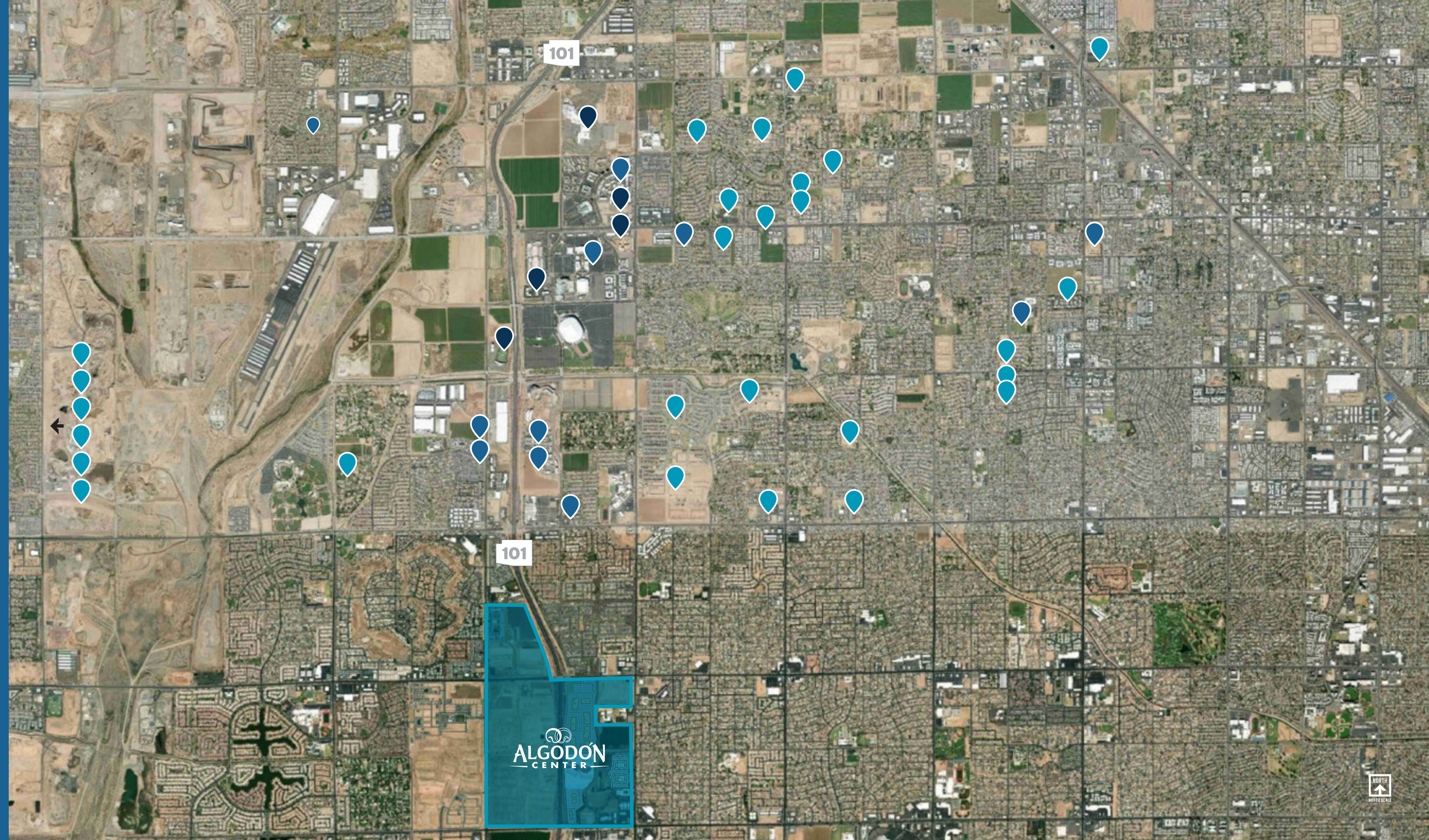


**NEW MULTI-FAMILY/APARTMENTS** 2,242 NEW UNITS



**NEW HOTELS** 1,000+ HOTEL ROOMS

/ ALGODÓN CENTER







# City of Phoenix and the West Valley's Premier Mixed Use Development

Phoenix, Arizona

/ ALGODÓN CENTER

**ASHLEY BROOKS**

+1 602 735 1758

[ashley.brooks@cbre.com](mailto:ashley.brooks@cbre.com)



# CBRE

© 2025 CBRE, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM RELIABLE SOURCES BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. CBRE, INC. MAKES NO GUARANTEE, REPRESENTATION, OR WARRANTY AND ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED HEREIN. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. CBRE AND THE CBRE LOGO ARE SERVICE MARKS OF CBRE, INC. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS, AND THE USE OF SUCH MARKS DOES NOT IMPLY ANY AFFILIATION WITH OR ENDORSEMENT OF CBRE. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.