



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 Algodón Center, Novo Development assist 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.

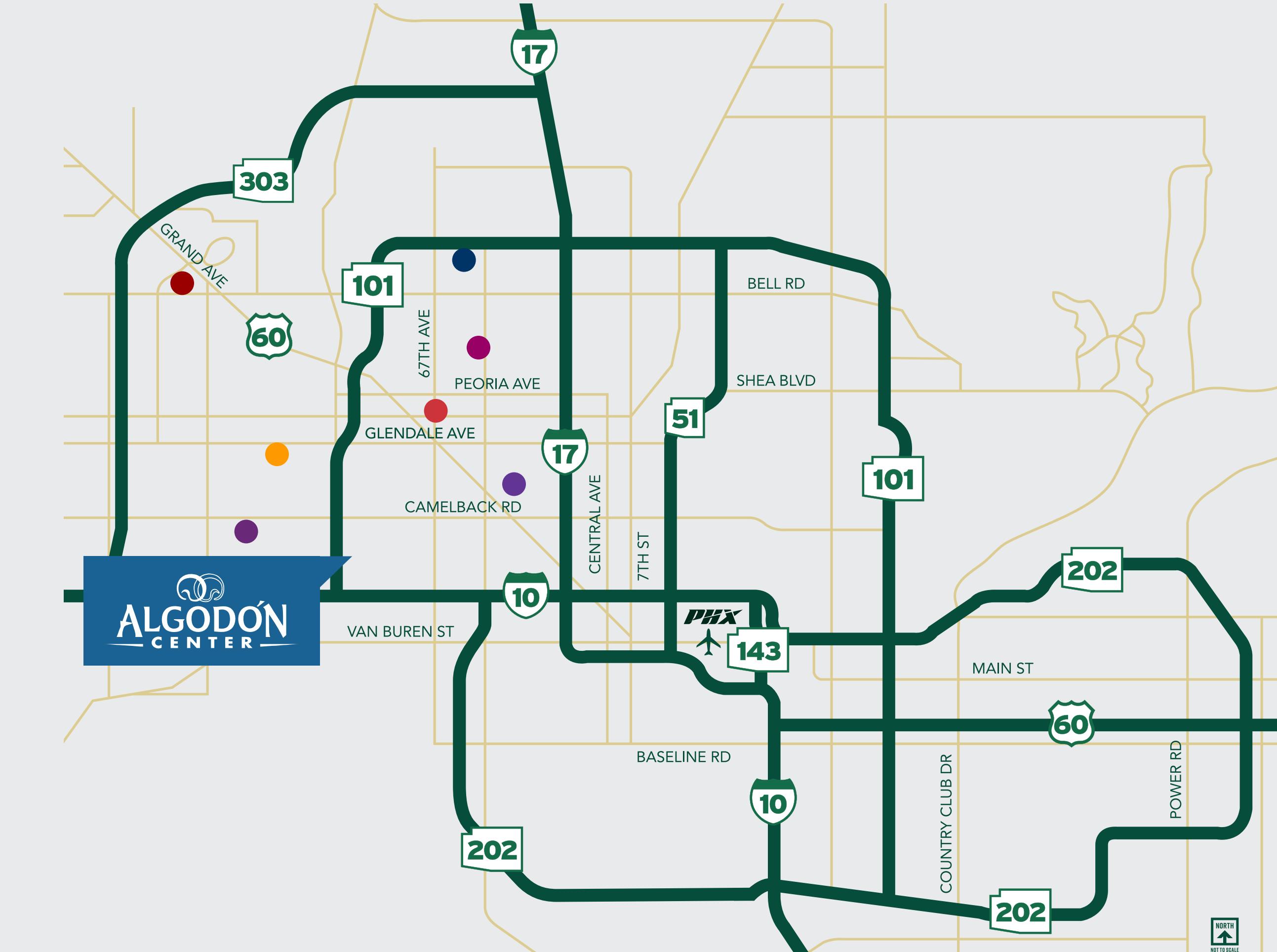


## THE LOCATION

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**
- **MIDWESTERN UNIVERSITY**

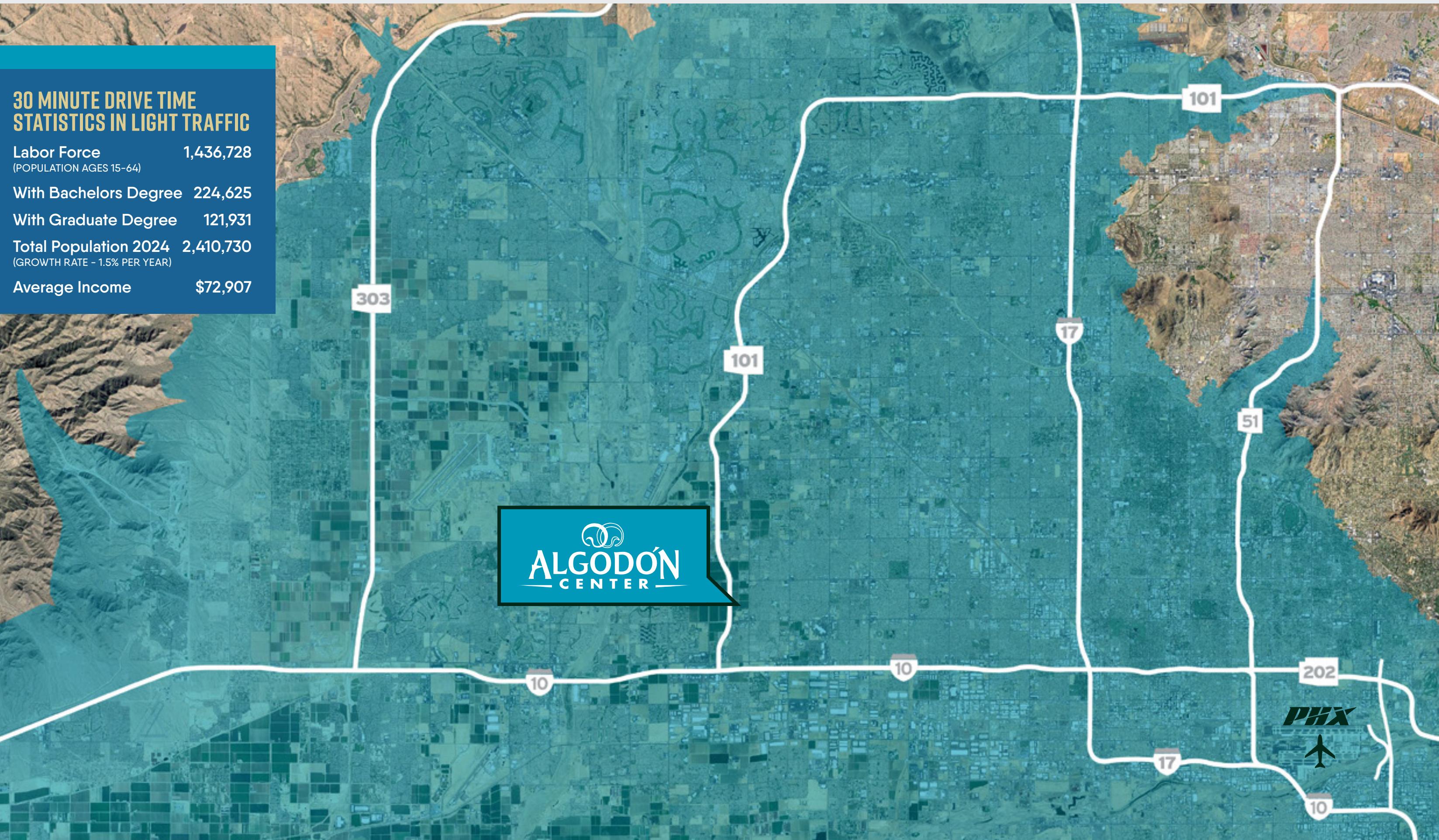




## DRIVE TIMES

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% 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

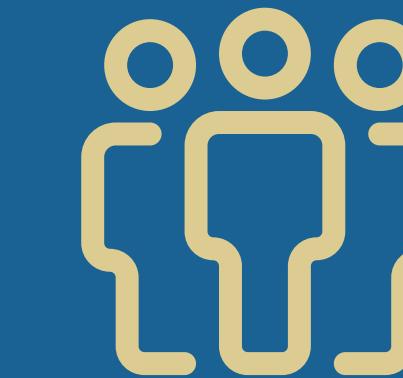
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KEY EMPLOYERS	EMPLOYEES
Luke Air Force Base	7,840
Banner Health	7,090
Amazon	5,880
Grand Canyon University	2,800
Pinnacle West Capital Corp.	2,510
Abrazo Healthcare	2,070
Petsmart	2,000
JBS Packerland Tolleson	1,540
Marshalls	1,480
HonorHealth	1,400
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

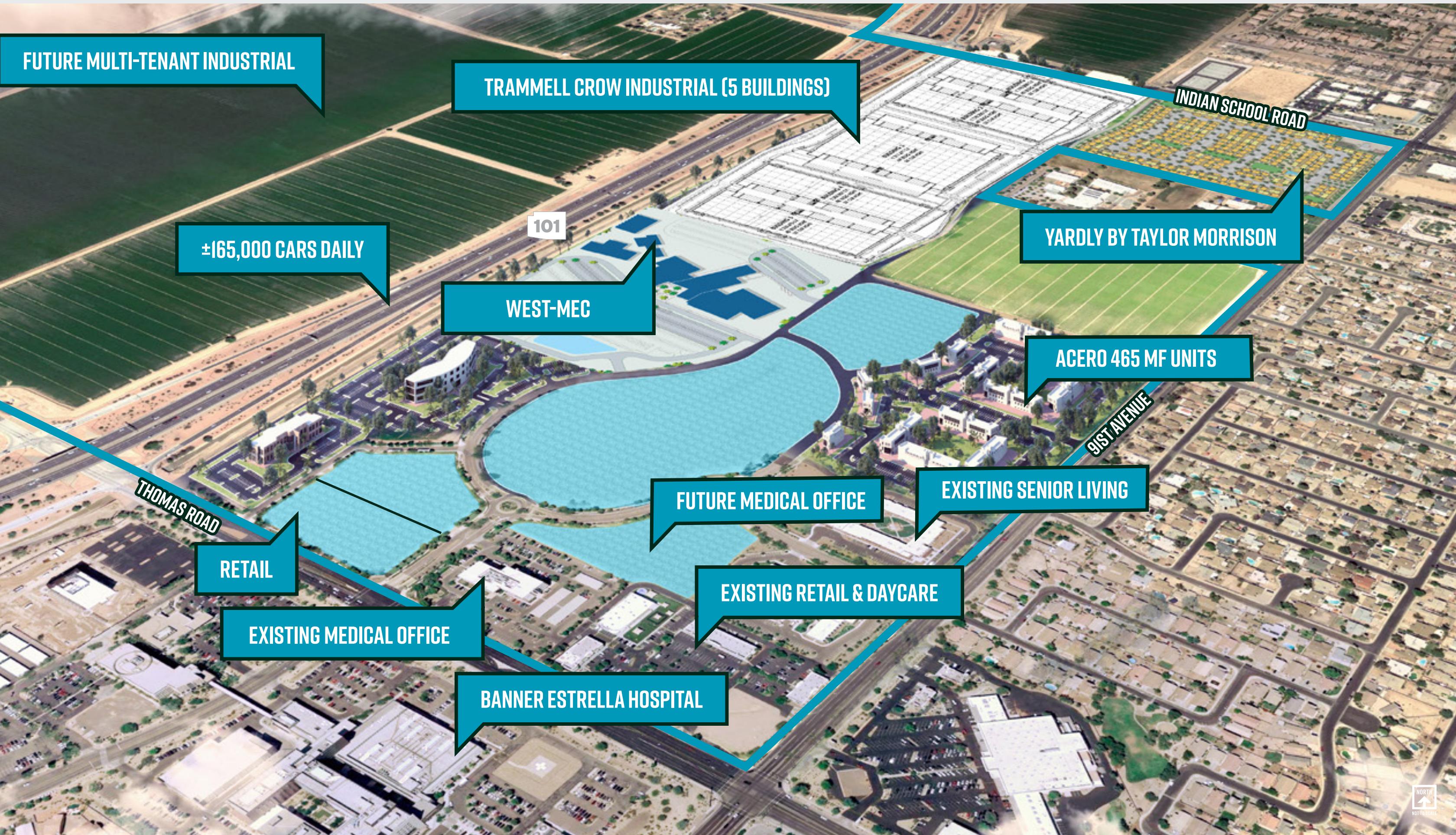
SOURCES: ESRI, U.S. CENSUS BUREAU, 2017; MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) 2010 POPULATION PROJECTIONS



## 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

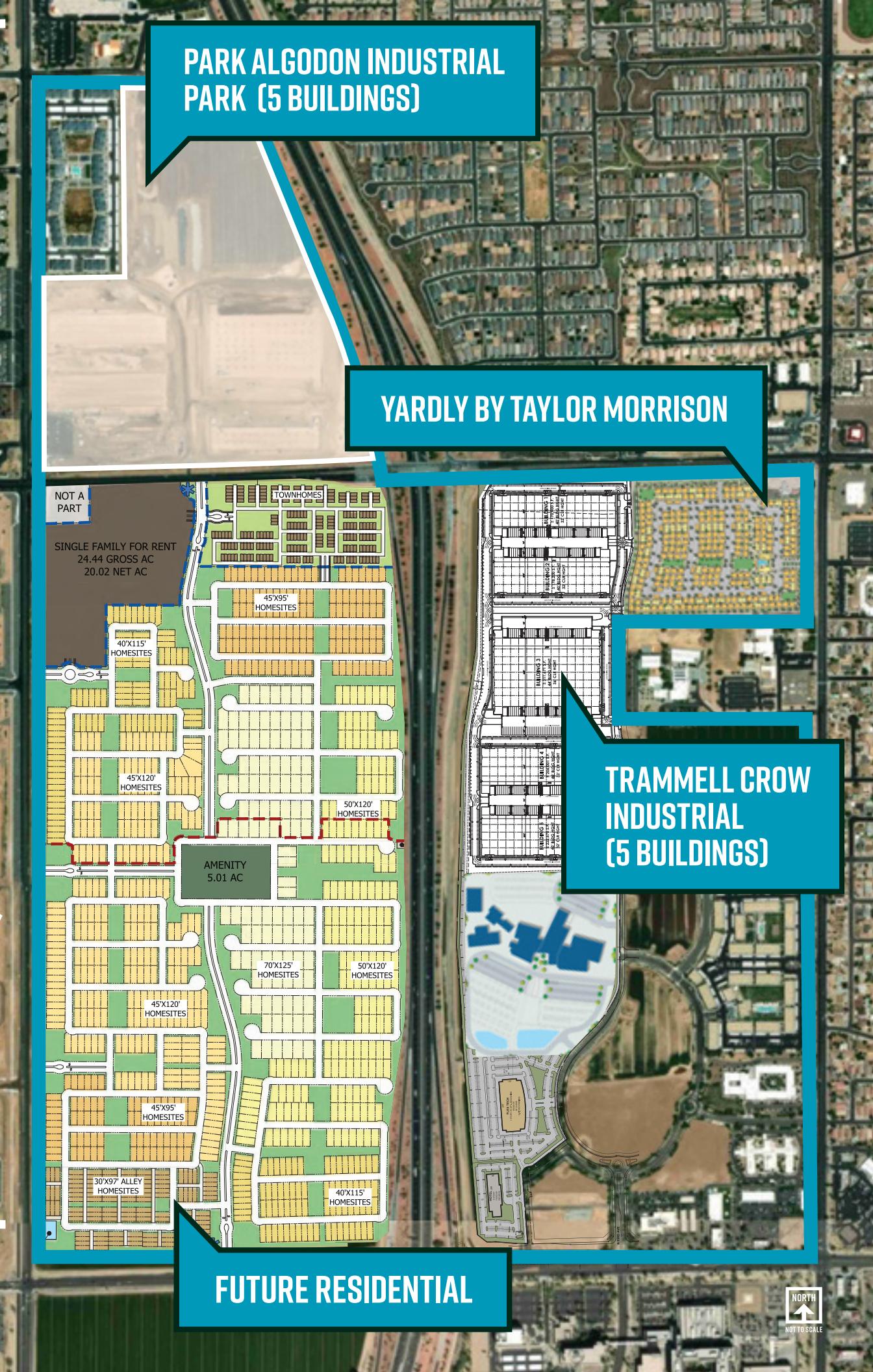
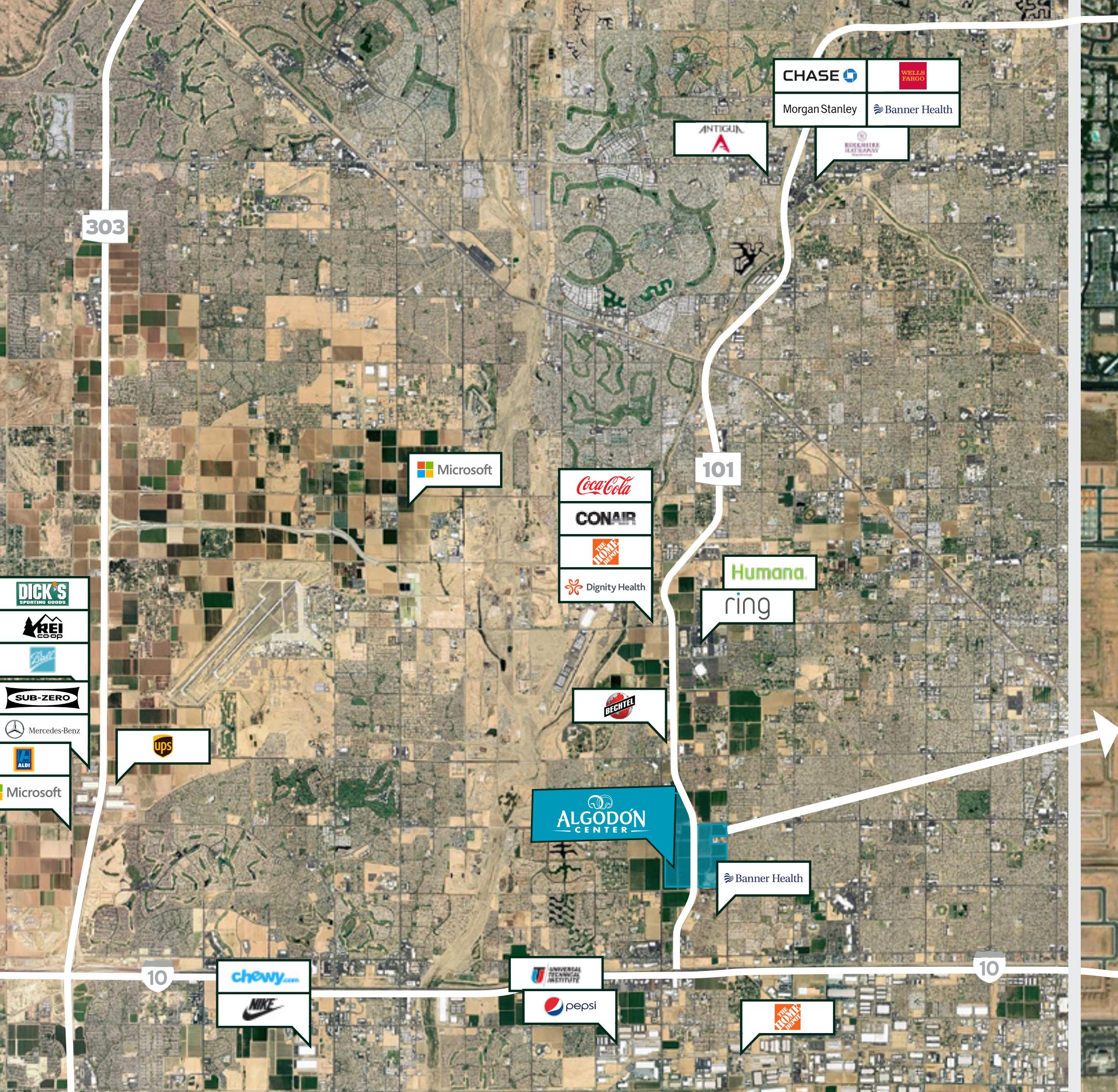




## THE CAMPUS

- 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





## THE SITE PLAN

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

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## AMENITIES

### 1 MILE

- McDonald's
- Dunkin Donuts Subway
- Church's Chicken
- Starbucks
- Gus's New York Pizza
- GATEWAY PAVILIONS**
- Harkins Theatre
- Costco
- Petco
- Main Event
- Chipotle
- McDonald's
- Smashburger
- Cafe Rio
- Chick-fil-A
- Islands Restaurant
- Carrabba's Italian Grill
- Panera Bread
- Claim Jumper
- Red Robin
- Native Grill & Wings
- Don Taco Mas Fresco
- Yogurtland
- Yogi's Grill
- Jersey Mike's Subs

### 2 MILES

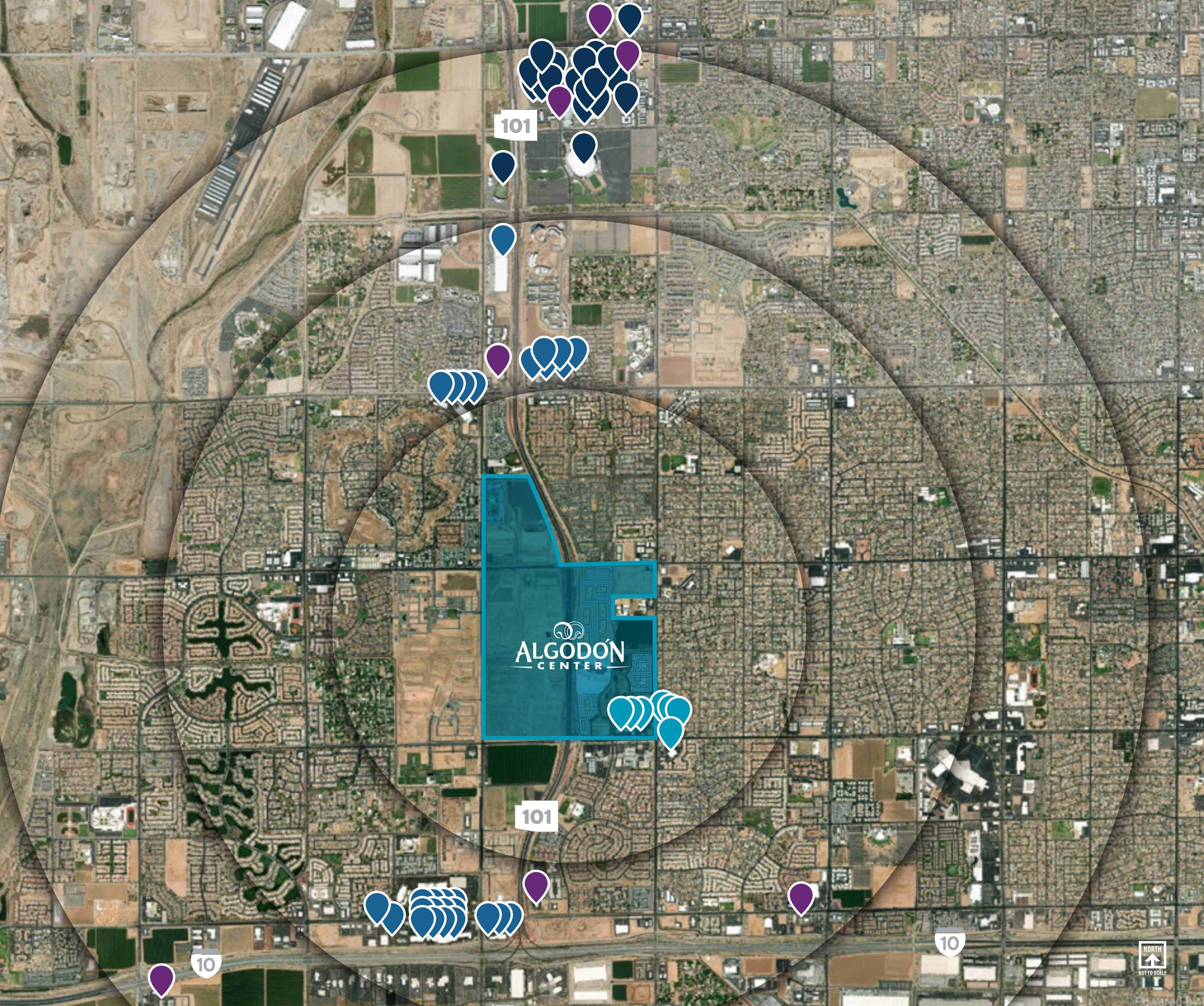
- Tokyo Joe's
- Cafe Zupas
- Subway
- Cold Stone Creamery
- Mega Furniture
- Ross Dress for Less
- Old Navy
- DSW
- Bed Bath & Beyond
- Marshall's
- Best Buy
- Taco Bell
- Bank of America
- Carrabba's Italian Grill
- McDonald's
- Village Inn
- The Vitamin Shoppe
- Panda Express
- Kneaders Bakery & Cafe
- Jamba Juice
- CROSSROADS AT TOLLESON**
- Honeybaked Ham Co
- Firehouse Subs
- Youfit Health Club

### 3 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

### HOTELS WITHIN 5 MILES

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



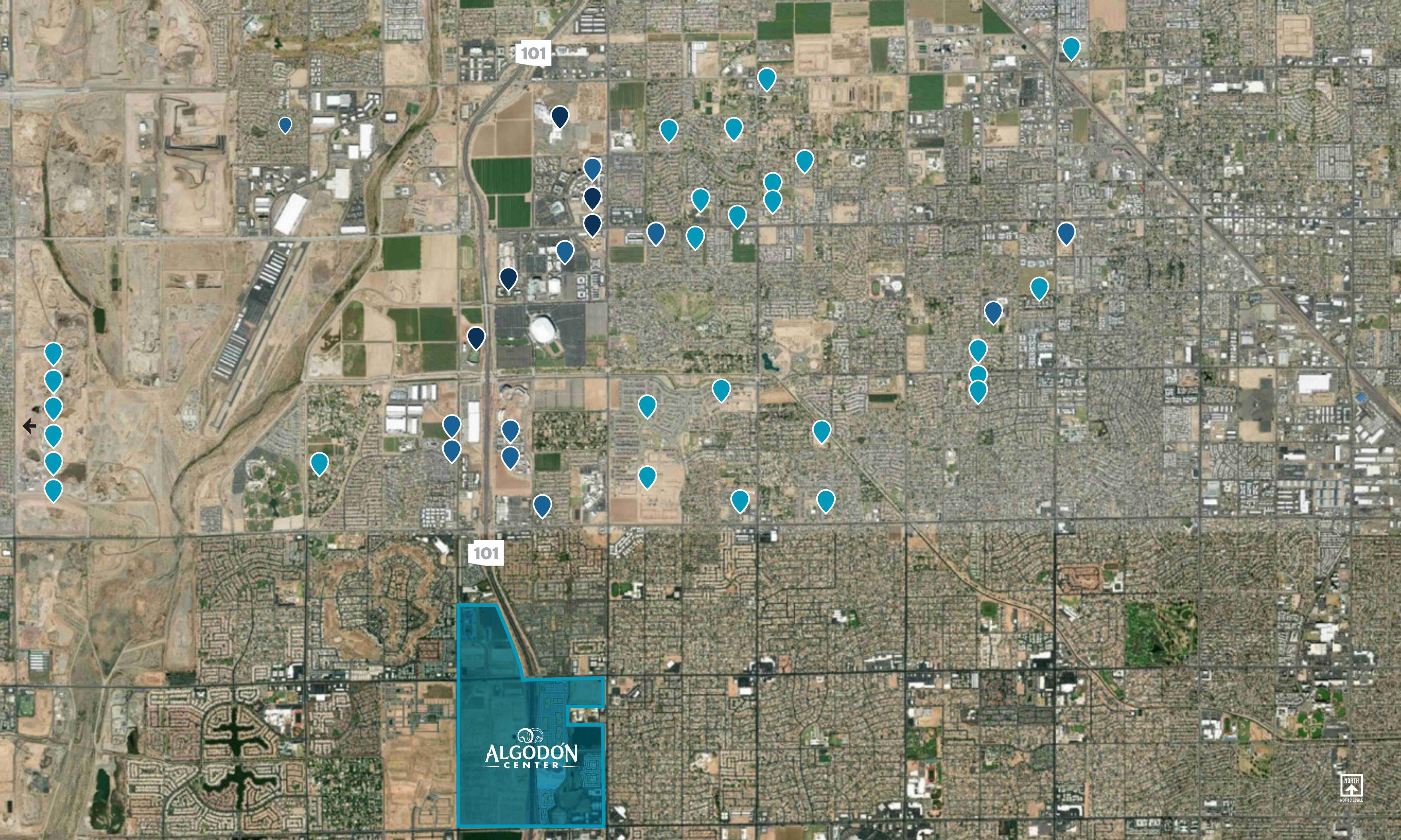


## PROJECT

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

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**CBRE**

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