



CITY NORTH MARKET

Anchored by new Sprouts grocery and Sprouts corporate headquarters



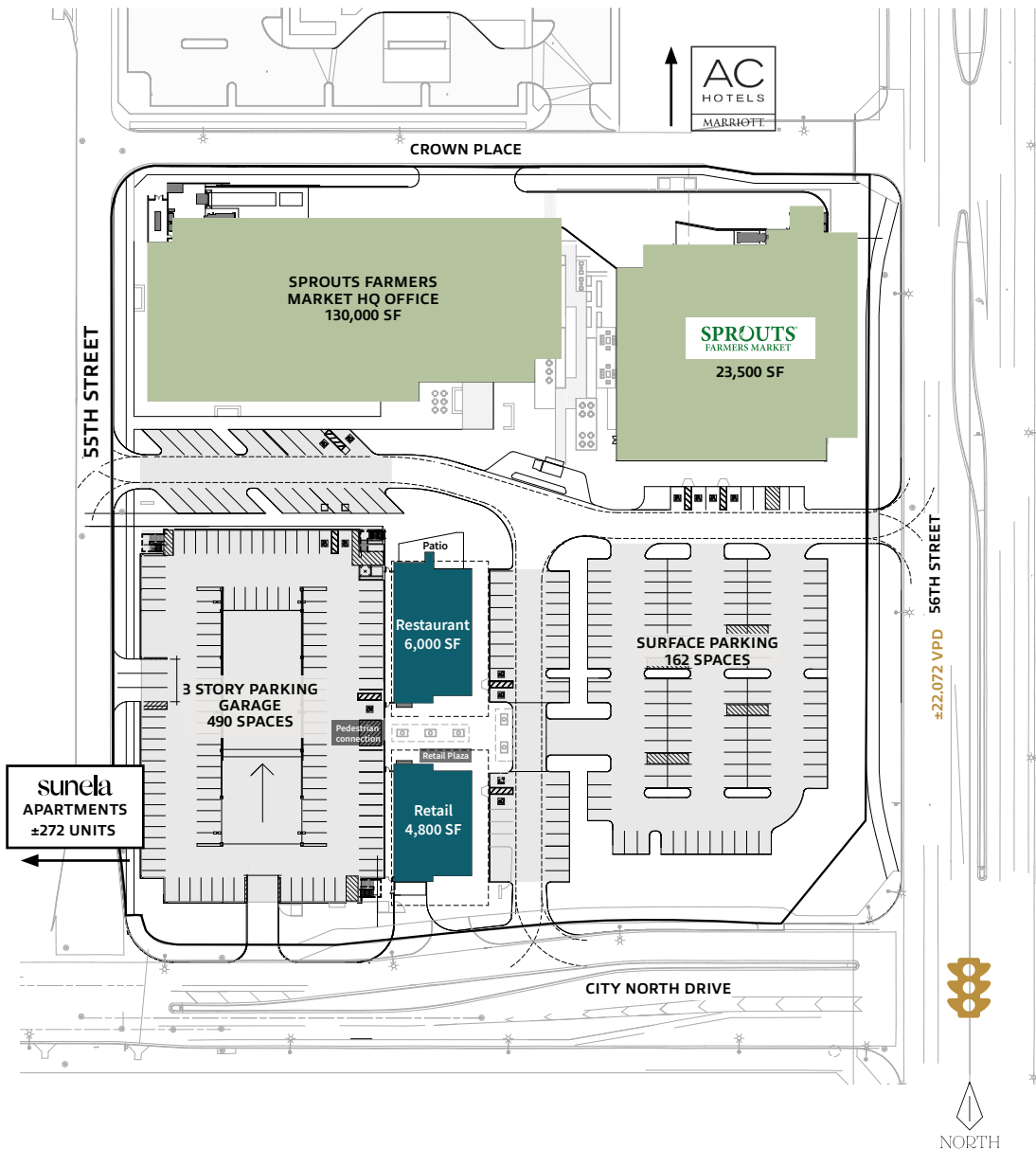
COMING SOON TO DESERT RIDGE

±6,000 SF Restaurant Space &
±4,800 SF Multi-Tenant Retail

— 56th Street & City North Drive, Phoenix, Arizona —



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FLEXIBLE OPTIONS AND CUTTING EDGE DESIGN

- Brand new construction
- Anchored by market-leading Sprouts Farmers Market
- Development to feature Sprouts new 130,000 SF Corporate Headquarters
- Signaled intersection at the main drive into City North Market
- Convenient access off of the Loop 101 and 56th Street
- Located in the heart of Desert Ridge and surrounded by high end shopping, dining, medical and hospitality



Restaurant

- ±6,000 SF restaurant space with patio
- State-of-the-art design
- Prime site with a high amount of traffic

RETAIL & RESTAURANT



Retail

- ±4,800 SF retail space
- Flexible divisibility options to suit your tenant's needs





\$740M
Mayo Clinic expansion

150K SF
ASU Health Solutions
Innovation Center

120 AC
Discovery Oasis
Biotech Corridor

+2M SF
Planned Office within
City North

+1K
Hotel rooms
within City North

+3K
Multi family units
within City North

2.4%
Forecasted
population growth



CITY NORTH MARKET

is a groundbreaking mixed-use development by Trammell Crow Company, set to transform the Desert Ridge neighborhood. This highly desirable location will feature Sprouts' brand new 130,000 SF corporate headquarters and the retail center will be anchored by a new Sprouts Farmers Market. The development offers convenient access off the Loop 101 and boasts a signaled intersection at the main entrance. City North Market will house multi-tenant retail spaces and a brand-new restaurant area, providing a diverse mix of shopping and dining options for the community. With its prime location and state-of-the-art construction, this project promises to be a vibrant addition to the local retail landscape.

±6,000 SF
restaurant space

±4,800 SF
multi-tenant retail space





E Pinnacle Peak Rd

N Scottsdale Rd

N Scottsdale Rd

Black Mountain Blvd

±22,422 VPD
E Deer Valley Dr

HIGH STREET

MORI **SODA JERK** **MODERN MARGARITA**
HUMBLE BISTRO
Tula's modern bki **OCEAN PRIME**
SUSTAINABLE SEAFOOD

DESERT RIDGE MARKETPLACE

PITA JUNGLE **Walgreens** **Starbucks** **Total Wine & More**
FLOWER CHILD **BJ's** **IN-N-OUT** **CVS**
HEALTHY FOOD FOR A HAPPY WORLD **RESTAURANT** **KONA GRILL** **TARGET**
ULTA **OLD NAVY** **NIKE** **ROSS** **JIVE** **H&M**
PETSMART **Rack** **Marshalls** **AMERICAN EAGLE** **PAC SUN**
DSW **KOHL'S** **AMC THEATRES** **Yard House** **JOANN**

CITY NORTH MARKET

±186,773 VPD

ARIZONA
101

E Mayo Blvd

MAYO CLINIC
Expanding 1.4 million sf of building space (to the existing 1.7 million)

±21,104 VPD
N 56th St

N Tatum Blvd

Bell Rd

ARIZONA
51



INSPIRING PLACES, FAMILIAR FACES

	2024 Total Population	2024 Median Age	2024 Average Household Income	2024 Average Household Size	2024 Total Households	2024 Average Home Value	2024 Per Capita Income	2024 - 2029 Est. Population Annual Growth Rate	2024 - 2029 Est. Median HH Income Annual Growth Rate
1 MILE RADIUS	2,930	44.0	\$157,412	1.68	1,743	\$680,832	\$86,336	7.89%	1.93%
3 MILE RADIUS	69,183	41.5	\$168,607	2.28	30,036	\$663,832	\$72,652	0.66%	2.66%
5 MILE RADIUS	192,402	42.0	\$151,990	2.36	80,754	\$644,607	\$63,403	0.63%	2.66%





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