



CITY NORTH
MARKET

Anchored by new Sprouts grocery and Sprouts corporate headquarters



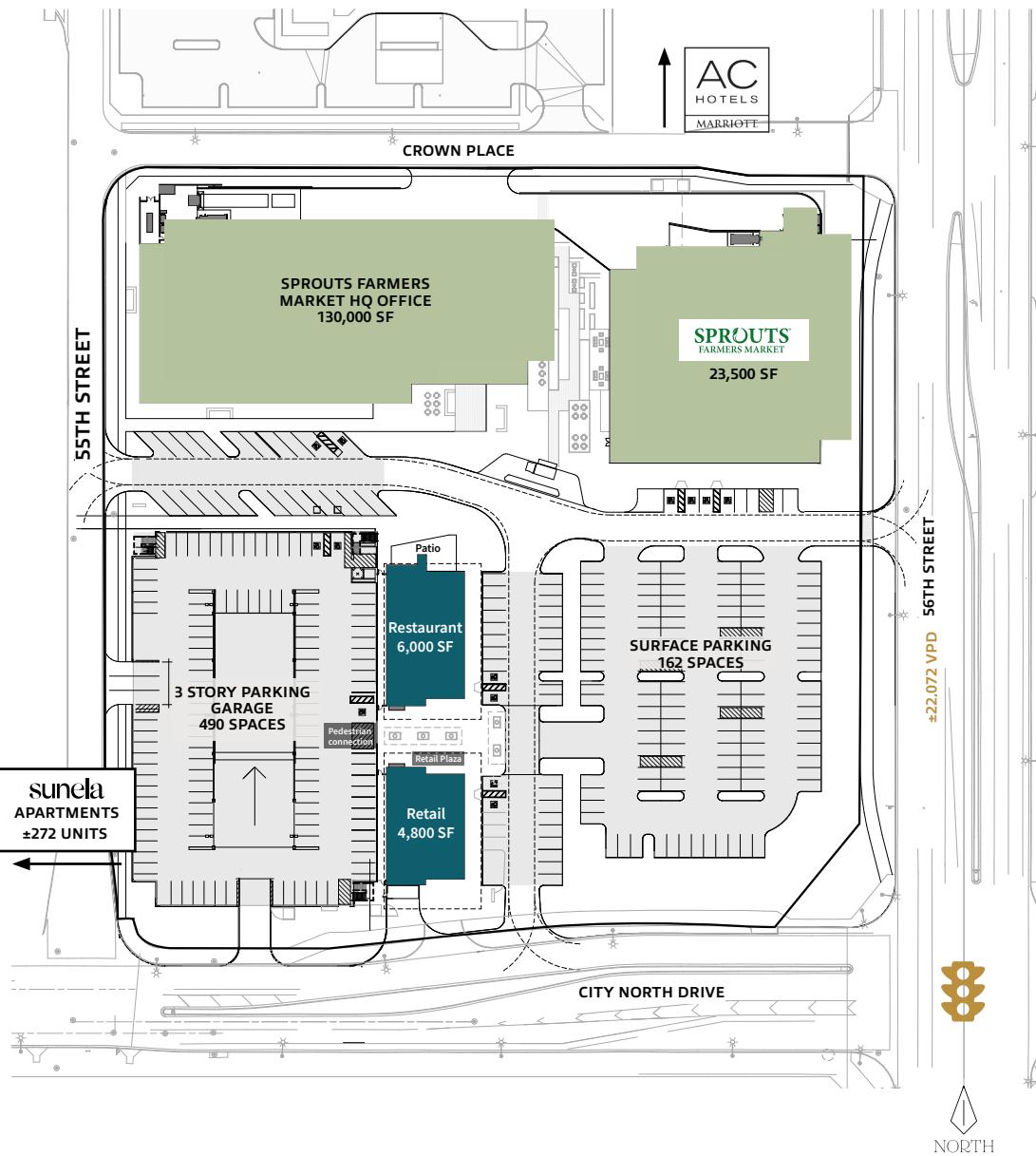
COMING SOON TO DESERT RIDGE

±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

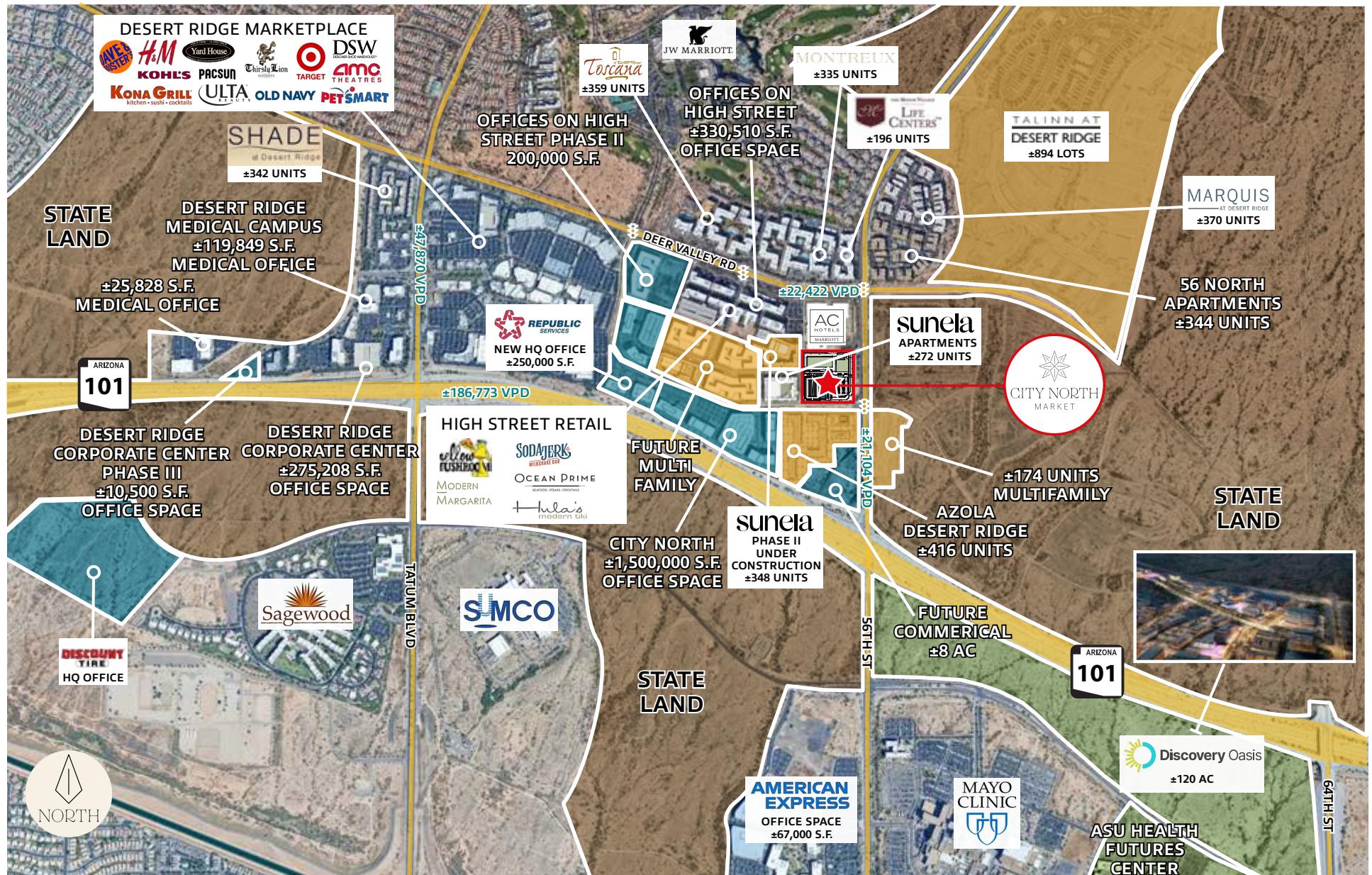
RETAIL & RESTAURANT



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.

$\pm 6,000$ SF
restaurant space

$\pm 4,800$ SF
multi-tenant retail space



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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