



CONFIDENTIAL OFFERING MEMORANDUM

JOIN **DRURY**
PLAZA HOTEL

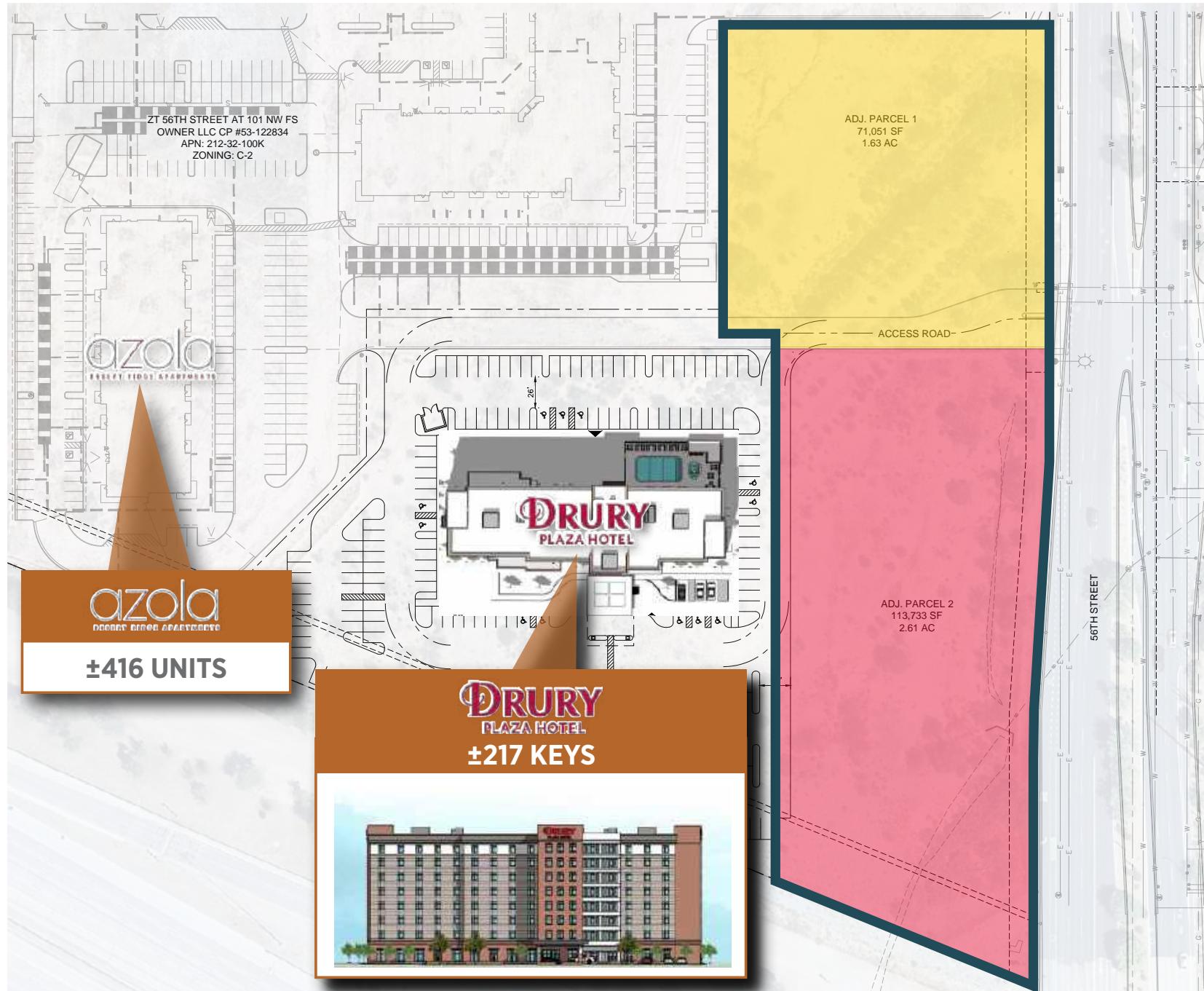
RETAIL PADS AVAILABLE FOR SALE

±4.24 ACRES AVAILABLE (DIVISIBLE)



NWC Loop 101 Freeway & 56th St | Phoenix, AZ

Site Plan



Property Summary

The ±4.24-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 property has frontage and great visibility from the Loop 101 Freeway, which is currently undergoing expansion.

PROPERTY INFORMATION

- **Parcel 1: ±1.63 Acres; 71,051 SF (Divisible)**
- **Parcel 2: ±2.61 Acres; 113,733 SF (Divisible)**
- Future Drury Plaza Hotel; 217 keys
- Fee simple interest
- Full diamond interchange
- Access to City North Drive and 56th Street

4.24 ACRES NWC LOOP 101 FREEWAY & 56TH STREET
(Divisible)

Area Highlights

	1 MILE	3 MILE	5 MILE
	POPULATION 2,487	70,312	195,655
	AVERAGE HOUSEHOLD INCOME \$182,808	\$180,600	\$166,991
	DAYTIME POPULATION 7,964	78,689	236,797



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

<1 Mile from site

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



REPUBLIC SERVICES NEW HQ

<1 Mile from site

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



ENTERTAINMENT DISTRICT

1 Mile from site

- 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



TALLINN AT DESERT RIDGE

1 Mile from site

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



INTEGRATED EDUCATION & RESEARCH BUILDING

1 Mile from site

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



NEW DISCOUNT TIRE HQ CAMPUS

2 Mile from site

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



ASM TO BUILD NEW PHOENIX HQ

3 Mile from site

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



RENOVATION OF ILUME INNOVATION CENTER

3 Mile from site

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



PORTICO CONDOS 90% SOLD OUT

3 Mile from site

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



BANNER HEALTH MEDICAL CAMPUS

5 Mile from site

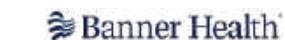
- Planned 384K SF acute care hospital in North Scottsdale
- \$400M investment
- Scheduled opening in 2026



MACK INNOVATION CENTER

5 Mile from site

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

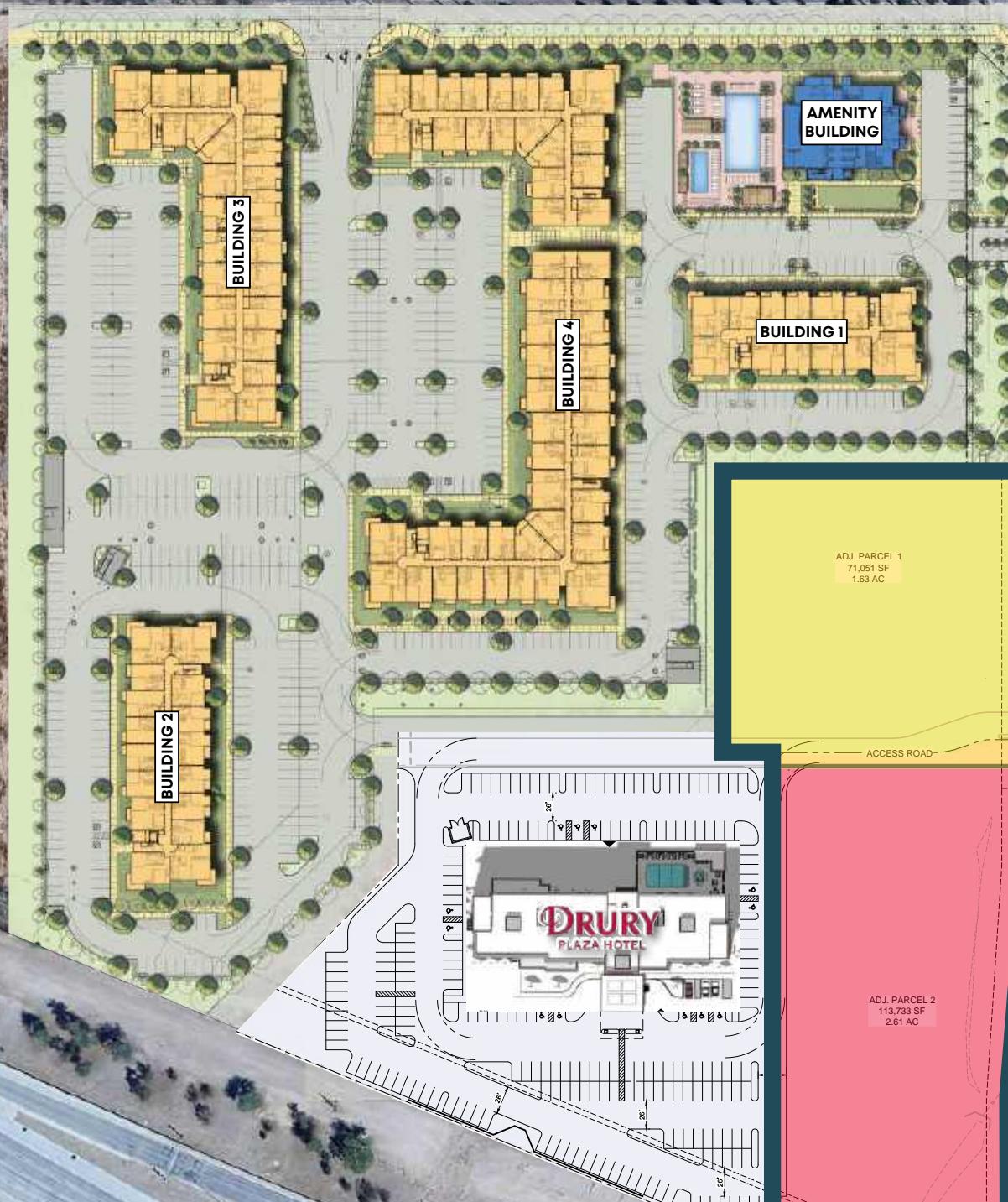


Multifamily & Office Overview



CITYNORTH DRIVE

LOOP
101



Adjacent Multifamily Renderings



RENDERING 1



RENDERING 2



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