

NOW LEASING

THE PLAZA AT PINNACLE HILLS

W Northgate Road & S Pinnacle Hills Parkway
Uptown | Rogers, Arkansas

**A premier state-of-the-art mixed use development
anchored by Ruth's Chris Steak House**



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Owned by:
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Project Overview

The Plaza at Pinnacle Hills is the premier mixed-use development in booming Northwest Arkansas. Anchored by a two-story Ruth's Chris Steak House, the largest in the nation at 20,000 square feet (projected to be one of the highest producing stores in the country). The Plaza consists of 304 luxury residential apartments, immediately activating the attached retail along with the VIN Hotel currently under construction next door. Located on 10 acres in the heart of sought-after Pinnacle Hills, this project is transforming the landscape along Northgate & Champions with its distinctive architectural features, superior visibility and easy access.

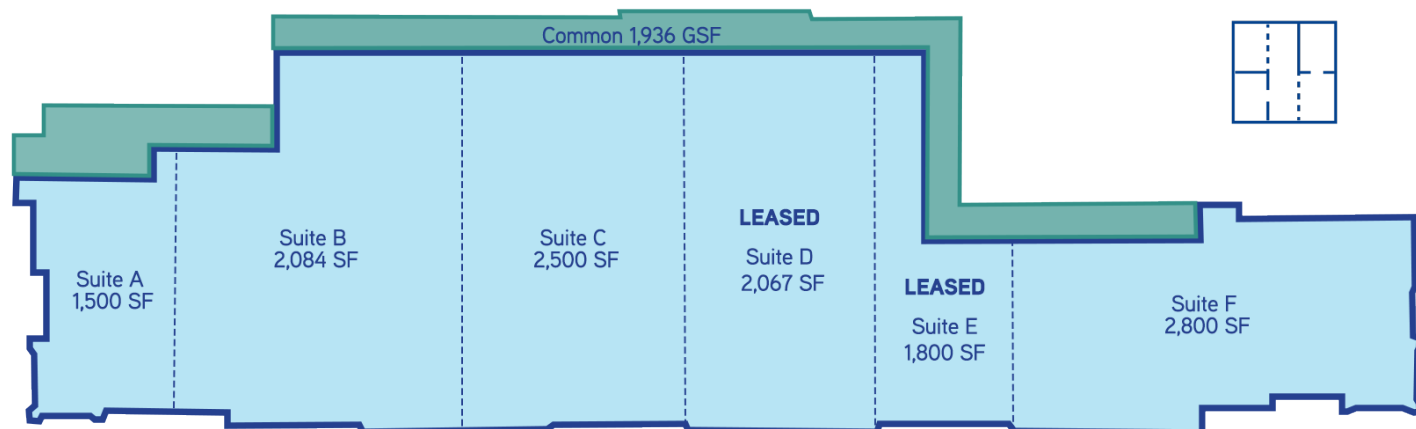
The location is easily accessible from Interstate 49 and within close proximity to Bentonville, Springdale and downtown Rogers. The Plaza at Pinnacle Hills has excellent visibility along Northgate Road and Champions Drive, with generous building signage, outdoor seating capability, an enlarged plaza and ample parking.

Highlights

- Anchored by 2-story Ruth's Chris Steak House with rooftop
- 304 luxury apartments
- Grand entrance
- Outdoor seating area available
- 18' Ceiling Height
- Excellent visibility and access
- Building signage
- Front door parking
- Ideal for breakfast, high-end salon, coffee roaster, boutique fitness, etc.
- Developer building a 125-key luxury Autograph Marriott immediately adjacent (opening early 2026)



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Asking Rent

\$38.00 NNN In Line
\$38.00 NNN End Cap

Availability

Suite A: 3,000 SF

Suite B: 2,206 SF

Suite C: 2,500 SF

Suite F: 2,800 SF



THE PLAZA AT PINNACLE HILLS

W Green Acres Rd



HOTEL VIN

AUTOGRAPH COLLECTIONSM
HOTELS

- Valued at over \$72 million
- Slated to open early 2026
- Includes 125 rooms
- Restaurant
- Rooftop bar
- Swimming pool
- Meeting spaces

THE PLAZA
AT PINNACLE HILLS
RETAIL SPACE



THE PLAZA AT PINNACLE HILLS



Location Overview

1 **Mercy Hospital**

\$277 million hospital expansion adding 150 additional patient beds, rooms and expanded services to meet the needs of the growing market.

2 **Topgolf**

Golf, party, sports bar and restaurant venue along Interstate 49

3 **United Soccer League**

A proposed men's professional soccer league stadium that will also be a venue for concerts and other gatherings.

4 **Pinnacle Hills Promenade**

A premier shopping destination in Northwest Arkansas offering outdoor boutique and national retailers.

5 **Rogers Convention Center**

Number one meeting and event facility in Northwest Arkansas offering expansive and versatile space for events of all sizes and anchored by Embassy Suites.

6 **Multimillion Dollar Developments**

Totaling more than \$450 million and growing, the Pinnacle Hills / Uptown submarket of Rogers is surrounded by new office, retail and mixed-use developments either completed, planned or under construction within the past 18 months.

7 **Pinnacle Hills Country Club**

Home to many senior-level executives and professional service providers with an average of \$260k of annual median net worth income and estate-sized homes.

8 **Razorback Greenway Trail System**

Accessibility to more than 450 miles of dirt and paved trails spanning from Bella Vista to Fayetteville.

9 **The District**

A 368-acre mixed-use development including office, retail, outdoor plaza, apartments, parking deck and hotel.

10 **Pinnacle Springs Shopping Center**

A 80,498-square-foot mixed-use development anchored by Whole Foods with two planned phases including townhomes, parking garage, retail and office buildings.

11 **Highlands Oncology**

The largest cancer-care provider in the region purchased 51 acres for a planned cancer care campus anchored by a state-of-the-art, 150,000-square-foot facility.





105,634
Households



\$261,446
Average Home
Value



36.5
Median
Age



56.7
Diversity
Index



108
*Wealth
Index

*ESRI's Wealth Index estimate measures the wealth of an area relative to the national level. Values exceeding 100 represent above-average wealth.



Distance to:

1/2 Mile
to I-49 Interchange

1/2 Mile
to Mercy Hospital

1/4 Mile
to Walmart AMP

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