



# FIVE NORTH

at VISTANCIA



## MEDICAL LAND OR BUILD TO SUIT AVAILABLE

- ◆ LOCATED IN PEORIA, AZ
- ◆ LOOP 303 CORRIDOR
- ◆ ±180 ACRES MIXED-USE COMMERCIAL LAND
- ◆ OFFICE - RETAIL - MULTIFAMILY - HEALTHCARE



# EXCLUSIVE CONTACTS

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# INVESTMENT OVERVIEW

The vision for the Commercial Core at Vistancia is to create a vibrant and balanced mixed-use destination that embraces and supports the City of Peoria’s desire for a thriving employment corridor.

- Mixed-use
- Office/Healthcare
- Retail
- Medium to High Density Residential
- Park/Open Space
- Employment
- Hospitality

## MIXED USE COMMERCIAL LAND

Parcel	Use	Net Acres	Gross Acres
Parcel D-15	Office/RD	±21.41	23.66
Parcel D-16	Office/RD	34.82	38.46
Parcel D-17	Office/RD	17.72	19.43
Parcel D-18	Office/RD	46.23	47.94
Parcel D-21	Office/RD	14.96	16.21
Parcel D-22	Office/RD	20.74	20.74
Parcel D-3A	Commercial	13.36	13.36
Total		169.24	179.80

Offeror may offer on any, all, or a portion of all parcel options

## HOA

- Vistancia Commercial Core Property Owners Association
  - Assessments TBD
- Vistancia Maintenance Corporation (overarching Vistancia Managing Association)
  - Assessments TBD, based on gross acreage

## ARCHITECTURAL AND BRAND THEMING

Adherence to the FIVE NORTH at VISTANCIA name and associated logo(s), brand guidelines and architectural theming and design guidelines will be required of all owners within.

## EDUCATION (Peoria Public School District)

K-8: Vistancia Elementary, Lake Pleasant Elementary, 9-12: Liberty High School

## V-MU DEVELOPMENT STANDARDS

Development Standard	Type	Value
Maximum Intensity	Commercial	1.0
	Office	2.0
	Mixed Use	2.0
Maximum Building Height (feet)*		120

\*Requires adherence to additional setback standards

## IMPACT FEE CREDIT

Due to the existence of the Vistancia CFD, building permits issued within Vistancia are assessed a reduced water & sewer expansion (impact) fee

## UTILITIES

Power	Arizona Public Service (APS)
Water	City of Peoria
Wastewater	City of Peoria
Gas	Southwest Gas Company
Telecommunications	COX, Zone/Wyyerd

## CFD ANNUAL TAX LIABILITY

\$2.10 per \$100 of Limited Assessed Value.  
Seller to retain all reimbursements.

# PHASE I - PROPOSED DEVELOPMENT

2023

Widening of Lone Mountain Rd to four lanes between Loop 303 and El Mirage Rd

Access to phase 1 mixed use areas and parcels:

D-14A, D-14B, D-14C, D-15, D-16, D-20 & D-21

Includes: Revel Way, Espial Ave, Crown Crest Lane, Desert Cactus Lane

4Q23

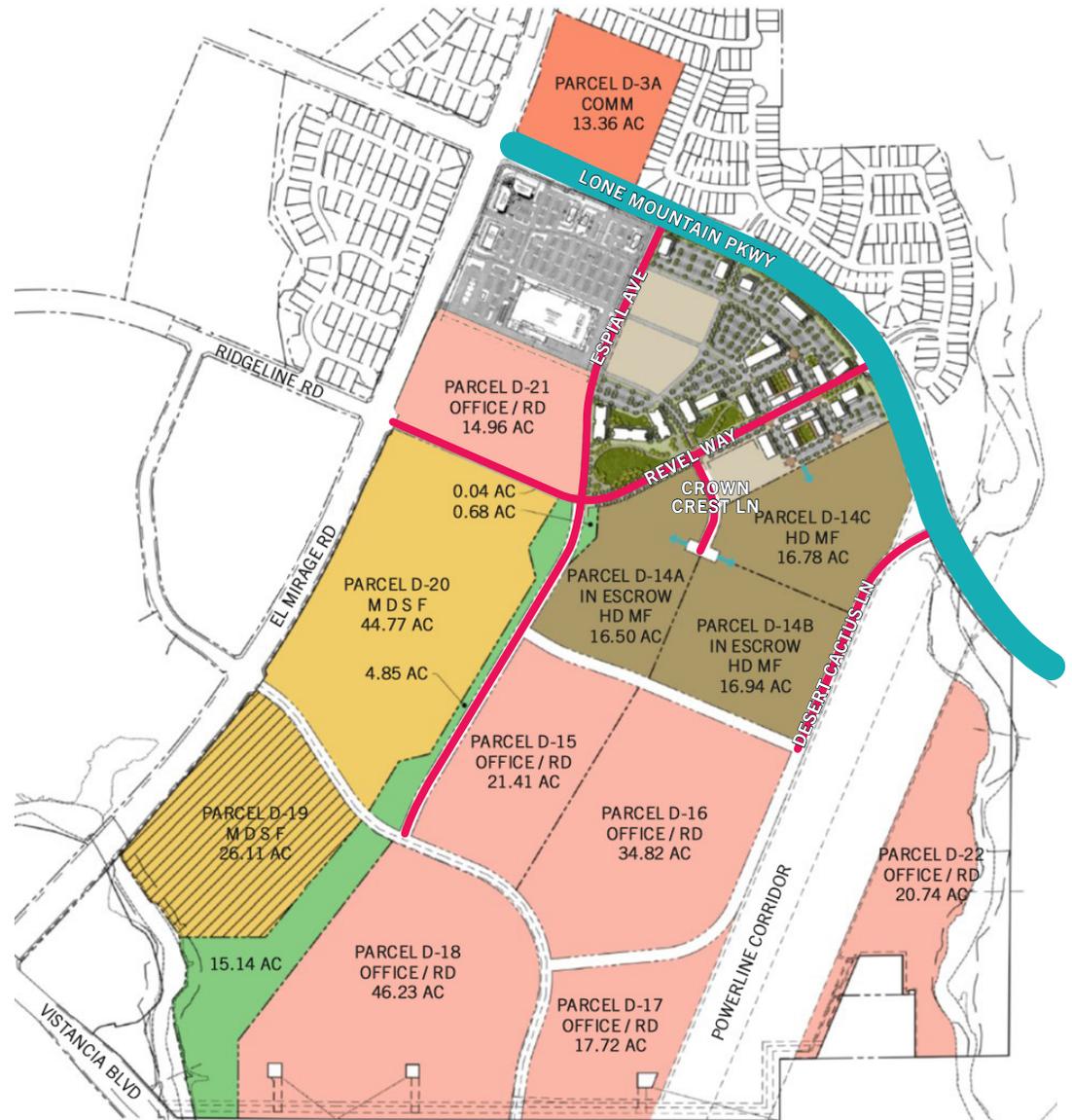
Parcel D-5 grocery anchored center by others\*

4Q24

Phase 1 of Commercial / Retail / Restaurant / Park\*



Visit Vistancia Planned District development site



\*Plans shown are conceptual and subject to change.

“ THE VISION FOR FIVE NORTH AT VISTANCIA IS TO CREATE A VIBRANT AND BALANCED MIXED-USE DESTINATION THAT EMBRACES AND SUPPORTS THE CITY OF PEORIA’S DESIRE FOR A THRIVING EMPLOYMENT CORRIDOR. ”



# VISTANCIA

7,100 TOTAL ACRES

5,000 ACRES RESIDENTIAL + 400 ACRES COMMERCIAL

1,700 ACRES OPEN SPACE + 1,100 ACRES MOUNTAIN PRESERVE




## FIVE NORTH

at VISTANCIA

- ±180 acres of mixed-use zoned land in the Peoria submarket, the #6 wealthiest zip code in Phoenix
- Peoria ranked the #1 city to live, work and play in Arizona
- Part of the Vistancia master-planned community that will include 30,500 residents and 10,500 homes at buildout
- Unparalleled demographic profile including average household income of \$145,000 and average home price of \$652,000
- Exceptional lifestyle including the 1,100-acre Peoria Regional Preserve, Lake Pleasant Regional Park, entertainment and retail districts, and acclaimed public schools
- Adjacent to the Loop 303 providing access to over 240,000 jobs in the immediate job corridors

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	30,157	68,059	158,763
Median Age	39.1	40.4	47.9
Avg. Household Size	2.94	2.86	2.5
Avg. Household Income	\$141,776	\$126,906	\$105,737
Avg. Net Worth	\$2,209,977	\$1,792,306	\$1,427,571

# LOOP-303 CATALYST

## CREATING A NEW CORRIDOR OF ECONOMIC DEVELOPMENT IN THE WEST VALLEY

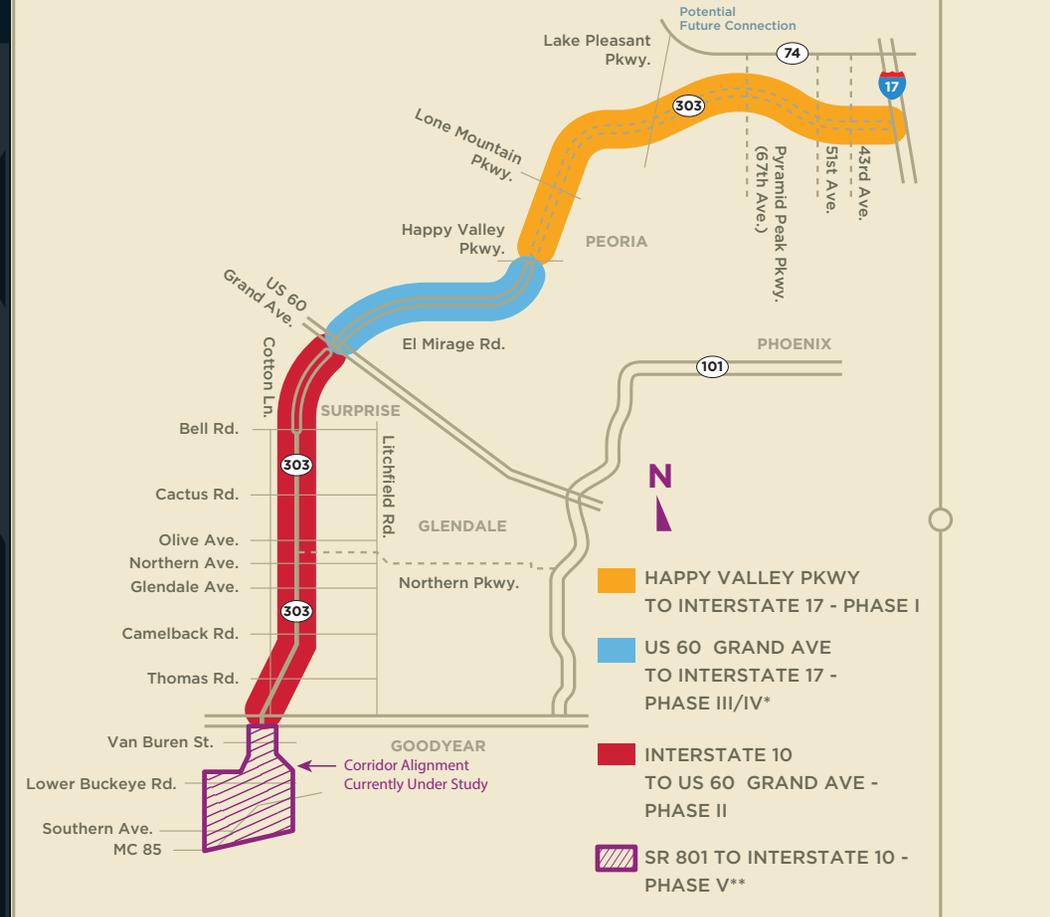
FIVE NORTH at VISTANCIA is located adjacent to the 36-mile Loop 303/Bob Stump Memorial Parkway providing convenient access to the entire West Valley. Connecting freeways include I-10, US60 and I-17, linking Vistancia to Downtown Phoenix and the East Valley, Flagstaff and Southern California. The highly connected location and developable land in the area is ideal for household name employers in the high-paying industries of finance, healthcare, information technology and manufacturing.

 **36 MILES**  
Total freeway length

 **800+**  
Employers

 **20K+**  
Employees

 **ACCESS**  
to I-10, US60 & I-17 Fwys





## LOOP 303

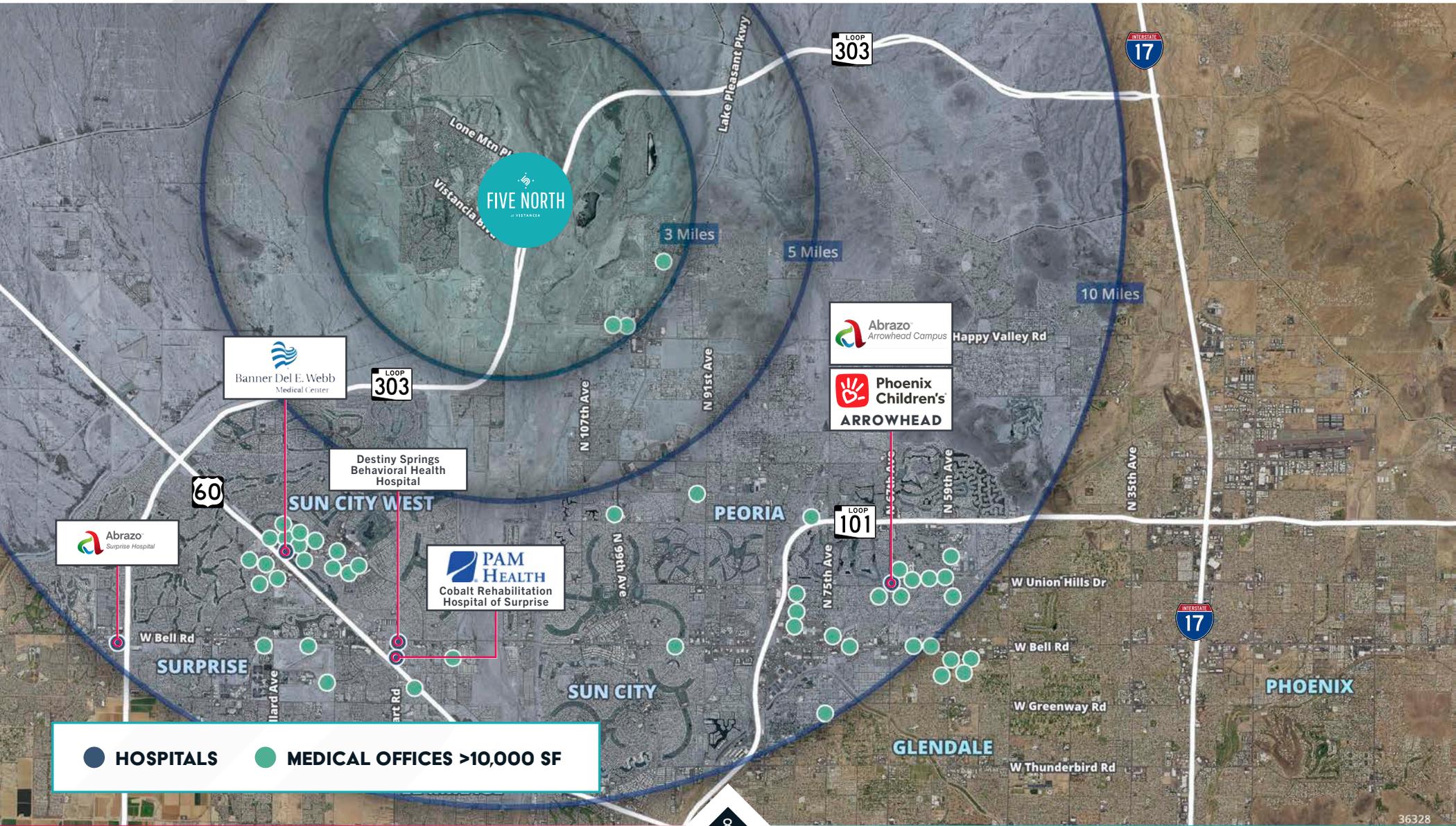
Direct connectivity to Loop 303 and the burgeoning West Valley with proximity to headline-making job corridors including the Deer Valley Airpark, I-17 Corridor, Bell Road, and Loop 101.



# FIVE NORTH

at VISTANCIA

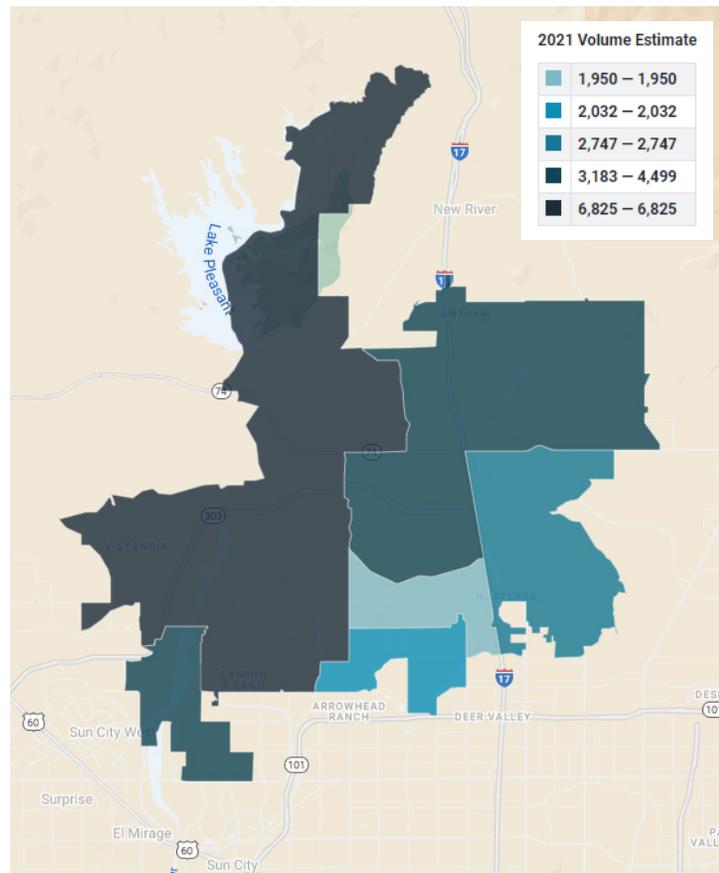
# MEDICAL FACILITIES | 3, 5, 10 MILES



● HOSPITALS     
 ● MEDICAL OFFICES >10,000 SF

# OUTPATIENT MARKET SURVEY

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the local zip codes that surround Vistancia.



Service Line	2021 Volume	2026 Volume	2031 Volume	5 Yr Growth	10 Yr Growth
Cardiology	96,287,020	104,218,074	109,666,403	8.2%	13.9%
Cosmetic Procedures	7,710,949	7,940,216	8,183,039	3.0%	6.1%
Dermatology	43,663,490	44,961,390	46,138,822	3.0%	5.7%
Endocrinology	1,987,453	2,271,291	2,457,943	14.3%	23.7%
Ent	31,385,864	34,574,678	36,308,277	10.2%	15.7%
Evaluation and Management	1,004,881,199	1,065,675,530	1,143,094,618	6.0%	13.8%
Gastroenterology	24,117,621	25,156,463	25,687,684	4.3%	6.5%
General Surgery	5,973,941	6,070,220	6,251,231	1.6%	4.6%
Gynecology	9,210,962	9,597,093	9,706,380	4.2%	5.4%
Lab	431,552,539	463,046,826	497,451,739	7.3%	15.3%
Miscellaneous Services	207,224,653	225,972,067	244,047,016	9.0%	17.8%
Nephrology	5,219,442	5,597,981	5,797,644	7.3%	11.1%
Neurology	16,663,916	17,524,386	18,683,330	5.2%	12.1%
Neurosurgery	888,643	932,468	978,409	4.9%	10.1%
Obstetrics	4,106,169	3,651,458	3,338,014	-11.1%	-18.7%
Oncology	15,234,965	15,681,463	16,119,883	2.9%	5.8%
Ophthalmology	87,956,889	96,344,025	102,688,335	9.5%	16.7%
Orthopedics	28,857,255	31,669,258	34,318,985	9.7%	18.9%
Pain Management	11,156,539	12,083,536	12,777,623	8.3%	14.5%
Physical Therapy/Rehabilitation	245,016,898	268,696,902	306,375,363	9.7%	25.0%
Podiatry	16,511,884	17,747,850	19,428,638	7.5%	17.7%
Psychiatry	124,545,204	147,700,419	155,543,790	18.6%	24.9%
Pulmonology	13,940,497	14,765,929	14,221,301	5.9%	2.0%
Radiology	295,786,654	307,839,236	319,376,918	4.1%	8.0%
Spine	1,927,113	2,146,428	2,349,908	11.4%	21.9%
Thoracic Surgery	540,110	566,427	578,412	4.9%	7.1%
Trauma	7,559,039	7,754,638	7,811,529	2.6%	3.3%
Urology	10,014,216	10,253,648	10,386,547	2.4%	3.7%
Vascular	16,242,468	18,186,934	19,907,368	12.0%	22.6%



“ **#8 BEST SUBURBS**  
for Young Professionals and #8 Best Suburbs to Live in Maricopa County - by Niche.co ”

“ **2021 BEST PLACES**  
to live, work, & play, City of Peoria ”

**#6**  
Wealthiest zip code in  
the valley

**\$145,000**  
Avg. household income,  
Vistancia

**\$652,000**  
Avg. home price  
(3-miles)

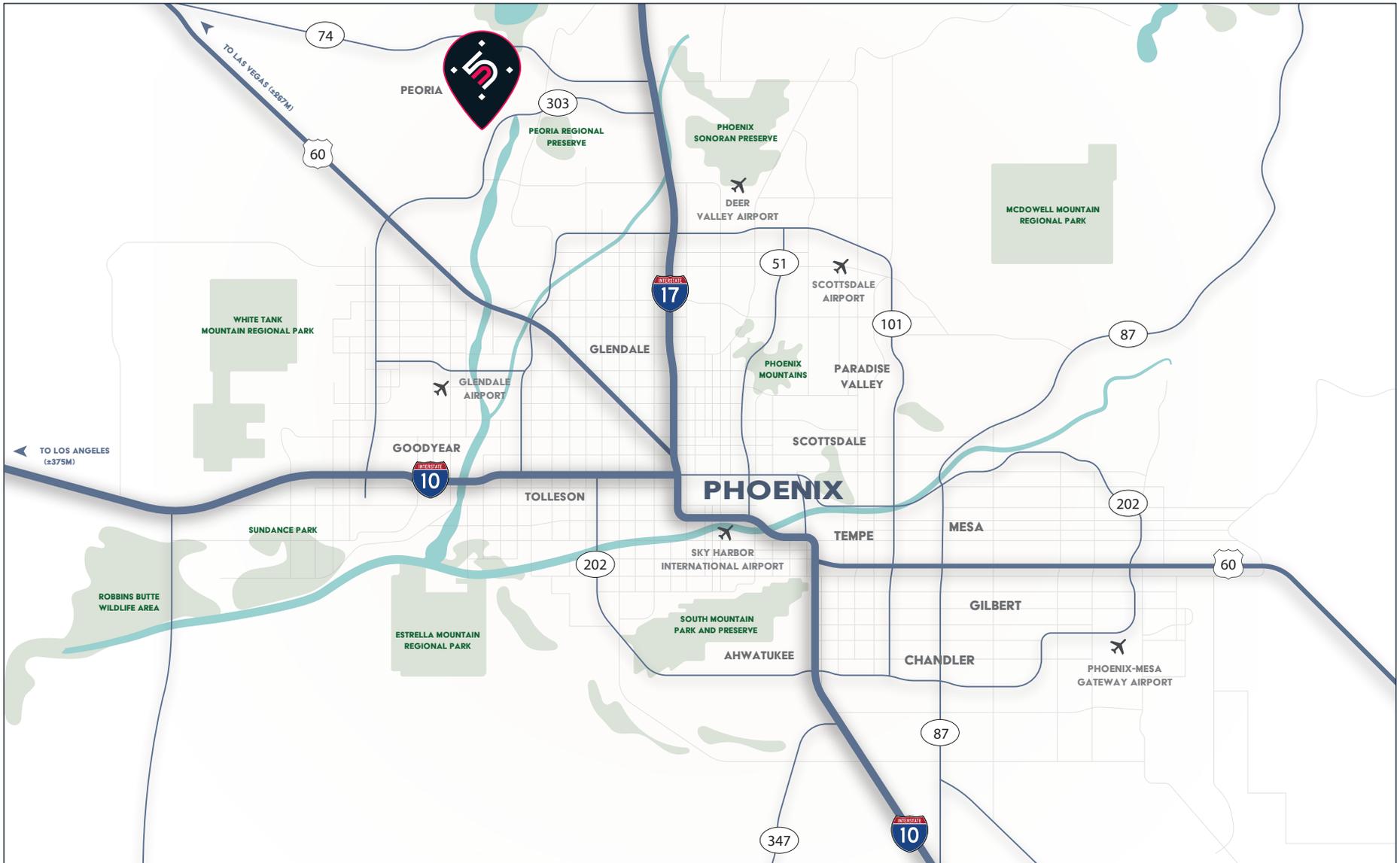
**93%**  
White collar jobs  
(3-miles)

**±68,059**  
Population (5-miles)

**±158,763**  
Population (7-miles)

**±382,290**  
Population (10-miles)

# NORTH VALLEY LOCATION





# DEMOGRAPHIC PROFILE

## PRIZED + UPSCALE

Peoria and the Vistancia community are home to sought-after demographics and fundamentals that make FIVE NORTH at VISTANCIA ripe for profitable development.

The area surrounding FIVE NORTH at VISTANCIA offers an unparalleled demographic profile that surpasses the Phoenix MSA average on nearly every metric. Over 50% of households in a 1-mile radius have a total household income over \$100,000, and 93% of workers are white-collar employers. Average household income is \$145,000 making it 54% higher than the Phoenix average. Home prices in Vistancia are more than 16% above the Phoenix MSA average and have also outpaced the year-over-year growth in the metro by over 5%.





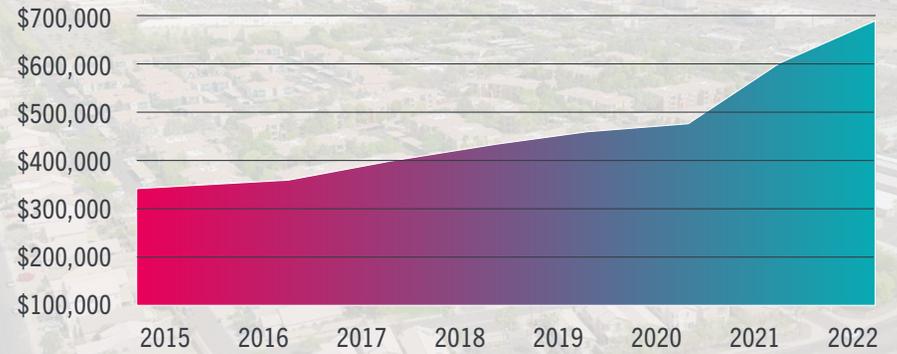
# CHECK THIS OUT ↓

Since 2015, home prices in the Vistancia zip code have increased an average of 10.6% per year.

In the last year, prices of homes surrounding FIVE NORTH at VISTANCIA have increased an astounding 27%, outpacing the Phoenix MSA average by over 5%.

FIVE NORTH at VISTANCIA can blend seamlessly into the affluent, high-end residential landscape to attract residents or draw from a diverse, educated employment base.

## AVERAGE SINGLE-FAMILY HOME PRICES (85383)



# AREA EMPLOYMENT CORRIDOR



**±3,500**

Mixed-Use Acres



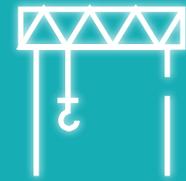
**10K+**

Potential Direct/  
Indirect Employment



**2,000+**

Direct Employment  
TSMC & Supplies



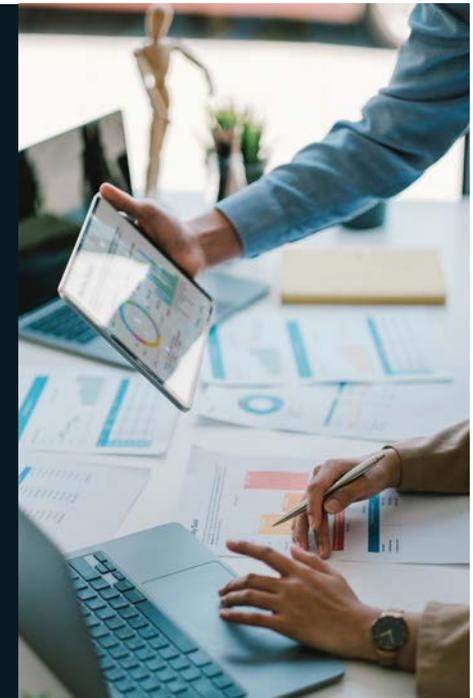
**\$35B+**

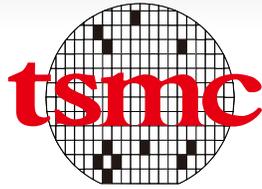
TSMC 6-Factory Mega Site  
Development Cost



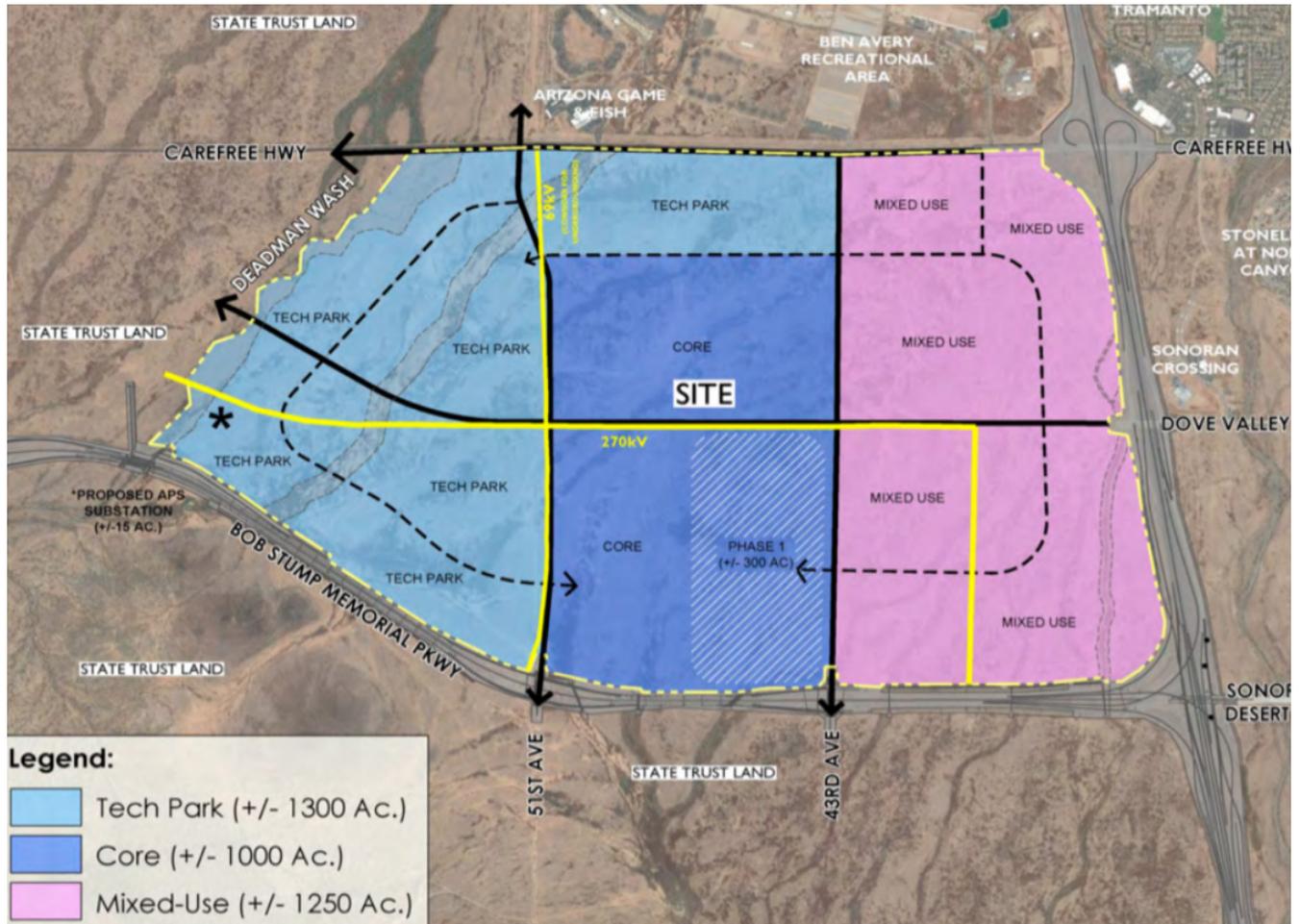
## AVG SALARY

- Honeywell (\$95,000)
- American Express (\$89,000)
- Discover Financial (\$82,000)
- HonorHealth (\$82,000)
- Banner Health (\$79,000)
- PetSmart (\$61,000)
- Amazon (\$54,000)





Taiwan Semiconductor (NYSE: TSM), which makes silicon chips for Apple Inc. and several other major technology companies, announced preliminary plans for a Phoenix facility in May 2020. The cost to build the manufacturing facility is likely to be close to \$35 billion, nearly triple the \$12 billion first announced, according to sources with knowledge of the deal and Asian media reports. Media reports describe the Arizona plant as a “Mega Site” that would include six factories.



### TSMC'S INVESTMENT REPRESENTS THE LARGEST DIRECT FOREIGN INVESTMENT IN ARIZONA HISTORY

Four Asian companies have also announced plans to establish facilities in Arizona to supply Taiwan Semiconductor Manufacturing Co. Ltd.'s forthcoming plant in Phoenix. Taiwanese media reported that Chang Chun Petrochemical Co. Ltd., United Integrated Services Co. Ltd., Mirle Automation Corp. and LCY Chemical each announced that they intend to follow Taiwan Semiconductor (NYSE: TSM) and expand into Arizona.



"For each semiconductor manufacturing job created in Phoenix, an additional four to five jobs are created to support the first one. Economic development experts say semiconductor manufacturing jobs have one of the highest multipliers of any job."



-Phoenix Business Journal

# MARKET

## A BLANK CANVAS FULL OF POSSIBILITY

FIVE NORTH at VISTANCIA is flexibly zoned and primed for a visionary, one-of-a-kind development of the future.

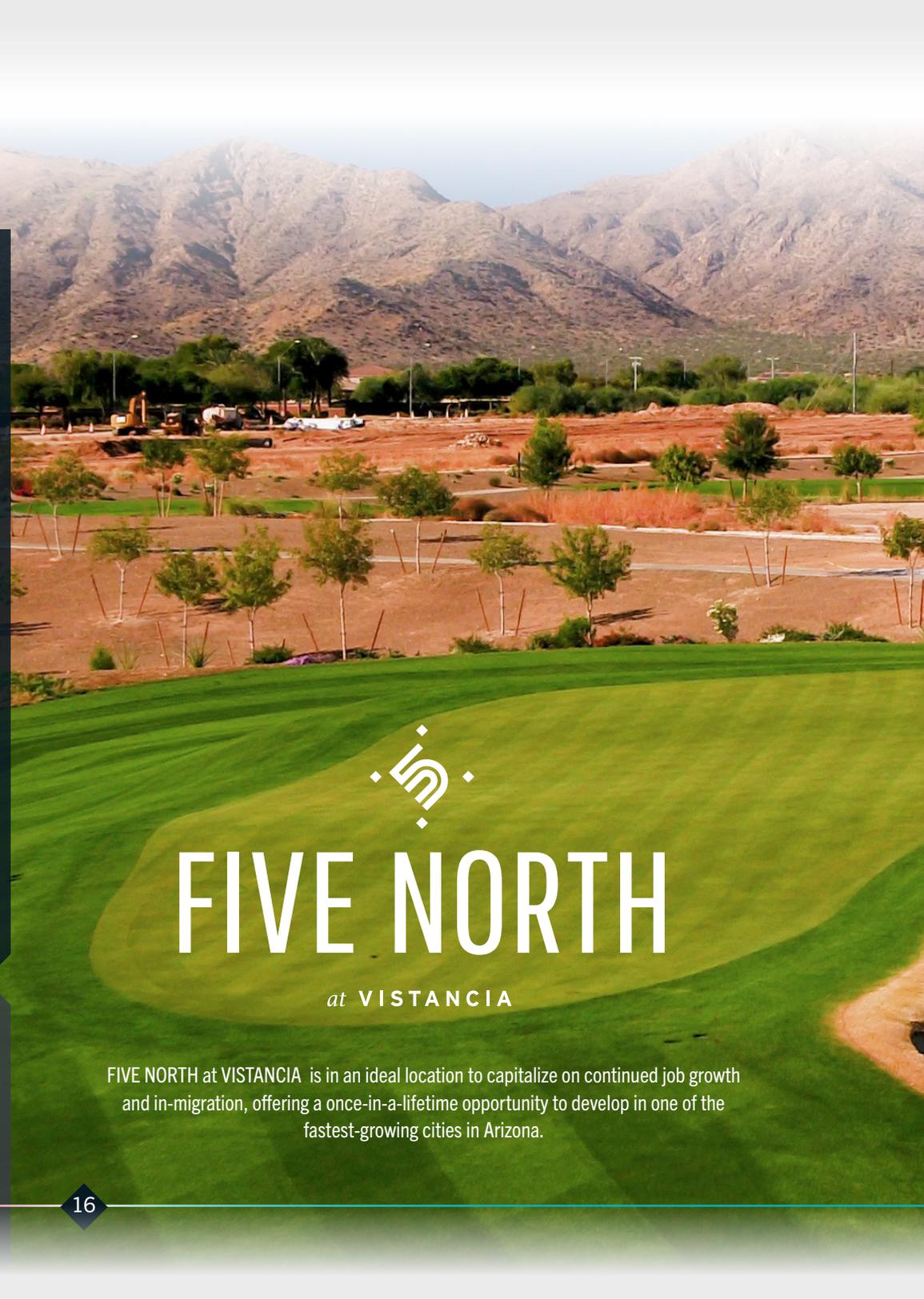
Vistancia is a 7,100-acre master planned community in the affluent Phoenix suburb of North Peoria consisting of residential, commercial/mixed-use and open space areas adjacent to a 1,100-acre mountain preserve and the Loop 303 freeway. At the heart of the community is FIVE NORTH at VISTANCIA, the 320-acre mixed-use core, including +/-180 acres of commercial land, an exceptional opportunity to leave an indelible mark on this exquisite community.

At buildout, the Vistancia master-planned community will be home to 30,500 residents and 10,500 homes providing consistent, reliable demand for the offerings provided by FIVE NORTH at VISTANCIA.



## ENDLESS GROWTH

Attracted by emerging job corridors in the booming West Valley and an exceptional quality of life, the population around FIVE NORTH at VISTANCIA increased over 9.6% from 2010 - 2021.

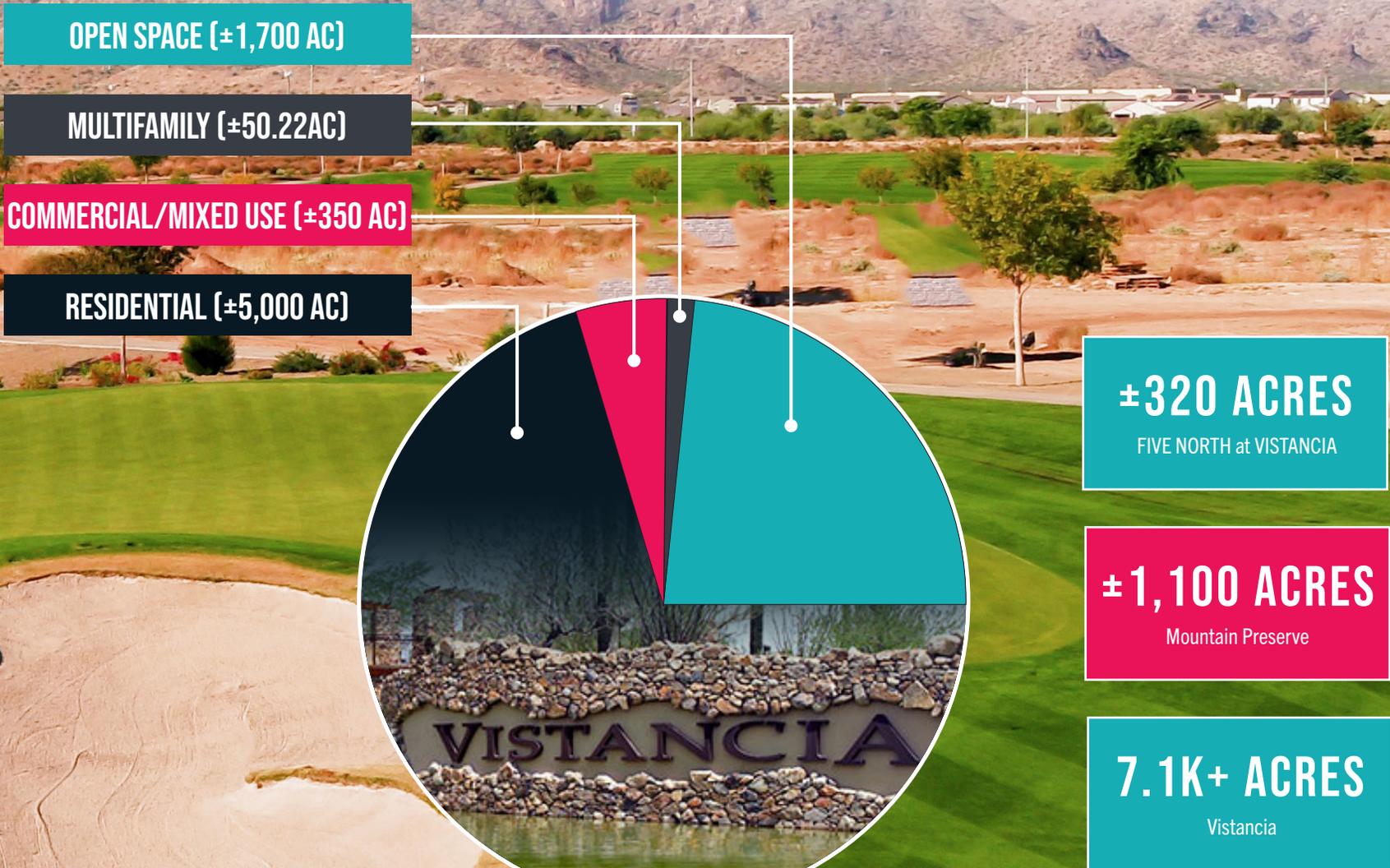


# FIVE NORTH

at VISTANCIA

FIVE NORTH at VISTANCIA is in an ideal location to capitalize on continued job growth and in-migration, offering a once-in-a-lifetime opportunity to develop in one of the fastest-growing cities in Arizona.

# VISTANCIA MASTER PLANNED COMMUNITY LAND USAGE BY ACRES





# FIVE NORTH

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