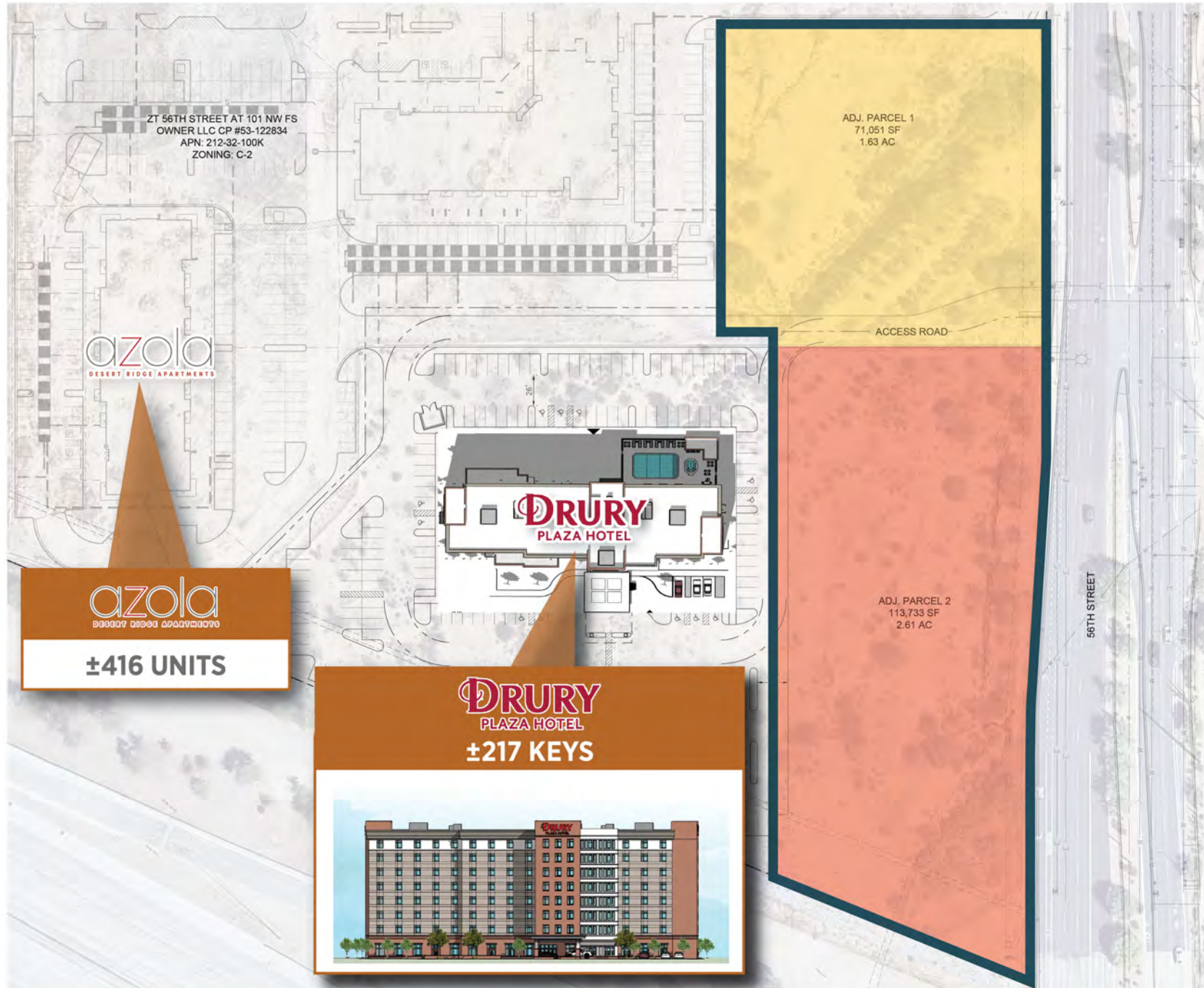


Site Plan



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)



DESERT RIDGE MARKETPLACE

KOHL'S, Target, Marshalls, BOB'S FURNITURE, H&M, ROSS, DSW, CVS, Albertsons, ISLANDS, BARNES & NOBLE, YARD HOUSE, Old Navy, atat, UTA, FLOWER CHILD, PET SMART, RUBIOS, HomeGoods, SKI PRO, FIVE BEE-W, KIRKLAND'S, THE KEG, TILLY'S, PACSUN, ZUPAS, HOT TOPIC, rack, nektar, Famous Footwear, verizon, JOANN, IN-N-OUT, Mimi's Cafe, UPS

SILVERSTONE MARKETPLACE

SPROUTS, EGG*JOE, verizon, MATTRESS FIRM

DESERT VILLAGE SHOPPING CENTER

CVS, PNC, My American Choice, SUBWAY

GRAYHAWK CENTER

HONORHEALTH, Walgreens, CHASE, LESLIE'S, UPS, DISCOUNT TIRE

MARKET STREET AT DC RANCH

SAFeway, HINASIAN, Fleming's, eggstasy, CASEY'S WHISKEY BAR

HAYDEN PEAK CROSSING

fray's, Jack, nektar, Bank of America, FirstWatch

HIGH STREET RETAIL

OCEAN PRIME, HOUSE OF COMEDY, SPROUTS, SODAHERK, FAS, TORI

SCOTTSDALE 101

HOBBY LOBBY, Ethan Allen, EGG FITNESS, TACTICAL, ASHLEY, BED BATH & BEYOND, Harkins, OUTBACK, STARBUCKS, REVO'S, SUPERSTORE, DICK'S, THE WHITE CHOCOLATE GRILL, Blue Agave, Red Robin

PLANNED ENTERTAINMENT DISTRICT

HONORHEALTH

CAVASSON

134 ACRES MIXED USE

DC RANCH CROSSING

McDonald's, FAS, verizon, XBOX

SITE



MAYO CLINIC CAMPUS

MAYO CLINIC, HOSPICE OF VALLEY

SHOPS AT CHAUNCEY RANCH

WHOLE FOODS, PADDY O' FURNITURE, PETSMART, CHASE, MATTRESS FIRM, The Container Store

ASM

250,000 SF & 500 EMPLOYEES

NEC TATUM BLVD & BELL RD

fray's, McDonald's, Taco Bell, Arby's, CHASE, jiffy lube, brakes plus

TATUM POINT

Walmart, PETCO, BIG LOTS, SUBWAY, rubios, FIVE GUYS, FISHES

SEC TATUM BLVD & BELL RD

Bank of America, DEL-TACO

SCOTTSDALE PROMENADE

TRADER JOE'S, LOU'S, FIVE BEE-W, TILLY'S, PETSMART, OLD NAVY, IN-N-OUT, ULTA, Michaels, World Market, carter's, rack, SAKS FIFTH AVENUE, FirstWatch

SONORA VILLAGE

BEST BUY, STAPLES, Party City, Chase, McDonald's, Advance Auto Parts, rubios, DISCOUNT TIRE

SCOTTSDALE TOWNE CENTER

TARGET TJ-MAXX, ROSS, jamba, SUBWAY, Sport Clips, TACO BELL, Vision GNC

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



SHADE

at Desert Ridge

±342 UNITS

OFFICES ON HIGH STREET
PHASE II (PROPOSED)
±200,000 S.F. OFFICE SPACE

JW MARRIOTT



±359 UNITS

MONTREUX

±335 UNITS

KHovnanian Homes

FUTURE RESIDENTIAL DEVELOPMENT



±196 UNITS

MARQUIS

±370 UNITS

56 NORTH APARTMENTS

±344 UNITS

20700 NORTH 55TH STREET (U/C)

±348 UNITS

sunela

±272 UNITS (U/C)

±174 UNITS

MULTIFAMILY

DESERT RIDGE

THE RESIDENCES ON HIGH STREET

±99 UNITS

CITY NORTH

DESERT RIDGE CORPORATE CENTER

±275,208 S.F. OFFICE SPACE

CITY NORTH (PROPOSED)

±1,500,000 S.F. OFFICE SPACE

OFFICES ON HIGH STREET

±330,510 S.F. OFFICE SPACE

SITE

AZOLA

DESERT RIDGE

±416 UNITS



STATE LAND



±670,000 S.F. OFFICE SPACE



MAYO CLINIC



MAYO CLINIC & ARIZONA STATE UNIVERSITY CAMPUS EXPANSION

STATE LAND

STATE LAND

DEER VALLEY DRIVE

TATUM BOULEVARD

MAYO BOULEVARD

56TH STREET

LOOP 101

DESERT RIDGE MEDICAL CAMPUS

±119,849 S.F. MEDICAL OFFICE SPACE

±25,828 S.F. MEDICAL OFFICE SPACE

DESERT RIDGE CORPORATE CENTER PHASE III

±10,500 S.F. (PROPOSED) OFFICE SPACE

DISCOUNT TIRE CORPORATE HEADQUARTERS

REACH 11 RECREATION AREA



CITYNORTH DRIVE



56TH STREET



LOOP 101

Adjacent Multifamily Renderings



RENDERING 1



RENDERING 2

Aerial Looking South



REACH 11
RECREATION TRAILS



STATE LAND

MAYO CLINIC CAMPUS



STATE LAND

MAYO BLVD

MAYO CLINIC DISCOVERY OASIS CAMPUS



SITE

DRURY
PLAZA HOTEL

LOOP
101

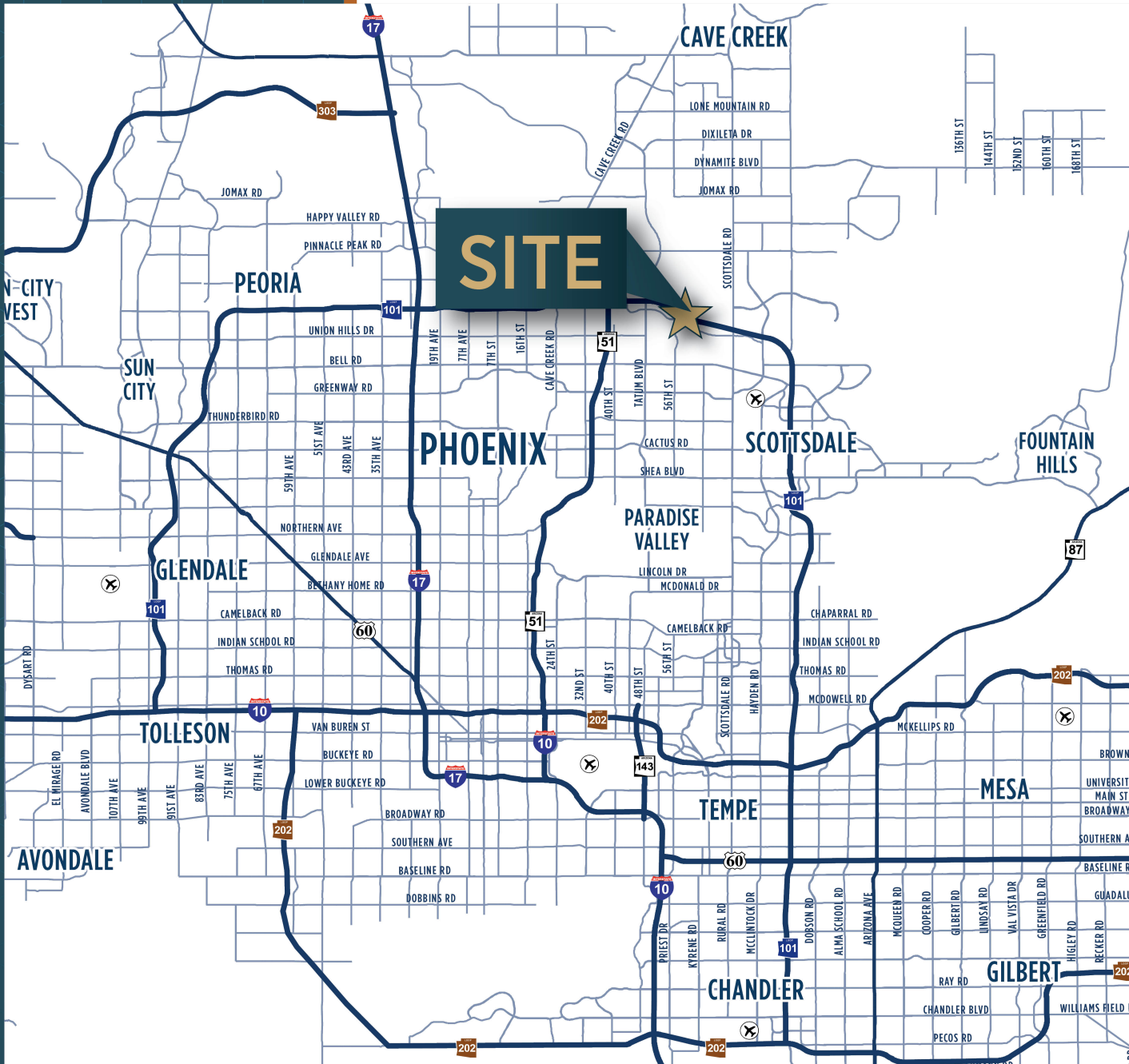
STATE LAND

174 UNITS
MULTIFAMILY

416 UNITS
MULTIFAMILY

56TH STREET

CITYNORTH



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