

HIGH STREET

RETAIL RESTAURANTS NIGHTLIFE



REPRESENTED BY





Exceptional 628,000 square-foot mixed-use development located in the heart of Desert Ridge–Arizona’s largest master-planned community.

Unique opportunity. Dynamic Location.

One of its most compelling components, High Street offers four city blocks of stunning restaurant, entertainment and retail suites.

Join a handpicked selection of esteemed restaurateurs – featuring culinary superstars such as Cameron Mitchell’s Ocean Prime, Valley favorites Humble Bistro and Scottsdale’s own Oysters and Bubbles as well as the state’s premier nightclubs Blue Martini and Modern Margarita– all of which offer the finest cuisine presented by Arizona’s hottest chefs.

Enjoy nonstop comedy, hilarity and delicious drinks & dines at High Street’s crown gems for entertainment.

Overall, the 175,000 square feet of ground-level retail space offers flexible floor plans, stunning finishes and charming tree-lined street access for current and future dining, entertainment, and shopping.

2026 POPULATION

1 MILE: 4,387
3 MILES: 63,485
5 MILES: 186,018

POPULATION GROWTH PROJECTION 2026 - 2031

1 MILE: 4.0%
3 MILES: 0.7%
5 MILES: 0.3%

2026 TOTAL HOUSEHOLDS

1 MILE: 2,664
3 MILES: 28,527
5 MILES: 80,011

MEDIAN HOME VALUE

1 MILE: \$578,967
3 MILES: \$612,468
5 MILES: \$606,578

MEDIAN HOUSEHOLD INCOME

1 MILE: \$147,252
3 MILES: \$177,042
5 MILES: \$164,979

TOTAL BUSINESSES

1 MILE: 399
3 MILES: 3,072
5 MILES: 13,914

NUMBER OF EMPLOYEES

1 MILE: 4,320
3 MILES: 18,588
5 MILES: 117,923

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RF5
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

A PREMIER RETAIL & RESTAURANT DISTRICT

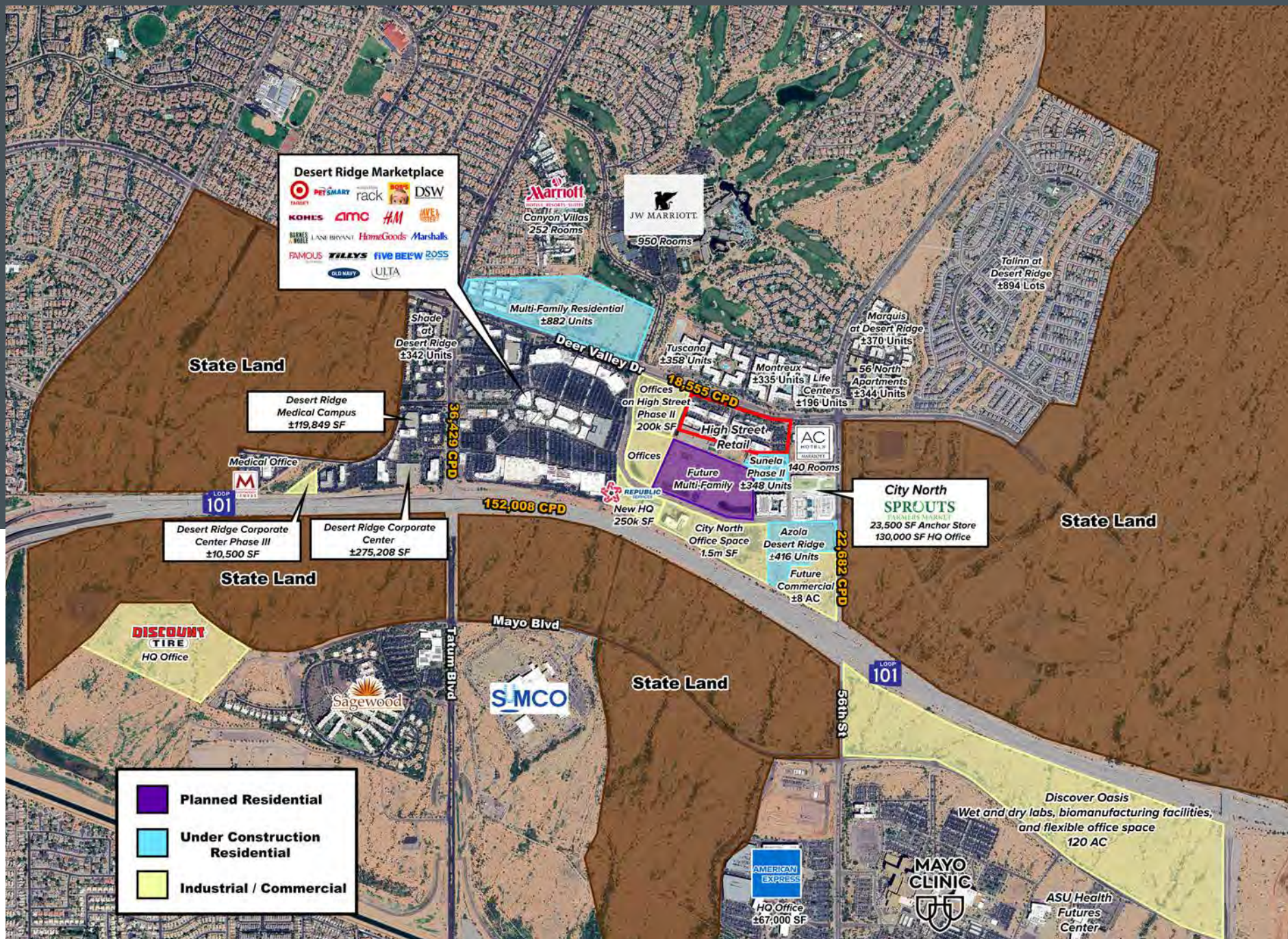


- **175,000 SF of Retail/Restaurant Space**
- **330,000 SF of Office Space**
- **100 Residential Condos**

- The trade area includes nearly 541,801 households with an average household income of \$86,886
- Situated in the prosperous Northeast Valley of Phoenix Loop 101, more than 172,000 cars pass the site daily
- High Street is positioned at the intersection of two major freeways, Phoenix Loop 101 and State Route 51, offering excellent visibility and accessibility
- Arizona’s largest resort, the 950-room JW Marriott Desert Ridge Resort & Spa, is within walking distance

- Desert Ridge Marketplace, a 1.2 million square-foot power and entertainment center, is adjacent to High Street and draws more than 25 million visitors annually
- Sprouts Farmers Market 77,400 square foot corporate headquarters
- 330,000 SF of Office Space, 175,000 SF of Retail Sapace, and 125,000 SF of MultiFamily (99 Units)

High Street is centrally located in the affluent Northeast Valley of Phoenix at Loop 101 and 56th Street, in the rapidly growing master-planned community of Desert Ridge. The demographics are compelling for those looking to attract discerning, savvy clientele with expendable income.





2415 E. CAMELBACK ROAD
 SUITE 400 | PHOENIX, AZ 85016
 602.682.8100

VELOCITYRETAIL.COM

BRIAN GAST Executive Vice President
 602.682.8155 | brian.gast@velocityretail.com

HEATHER PRINSLOO Vice President
 602.682.8108 | heather.prinsloo@velocityretail.com

PARKER JONES Associate
 602.682.8182 | parker.jones@velocityretail.com

RYAN LANE Associate
 971.777.0669 | ryan.lane@velocityretail.com



Rood Investments, founded in 2007 in Vancouver, Washington, is a real estate focused family office.

Initially focusing on senior housing, the company has expanded its real estate portfolio to include direct and passive ownership in real estate investments throughout the country, including: multifamily, hospitality, industrial, medical, retail, office, self-storage, land, and SFR communities.

BUILDING 3 SUITE 102

