

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.

Sprouts Express store offers healthy choices to go.

Enjoy nonstop comedy, hilarity and delicious drinks & dines at High Street's crown gems for entertainment, Rick Bronson's House of Comedy.

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

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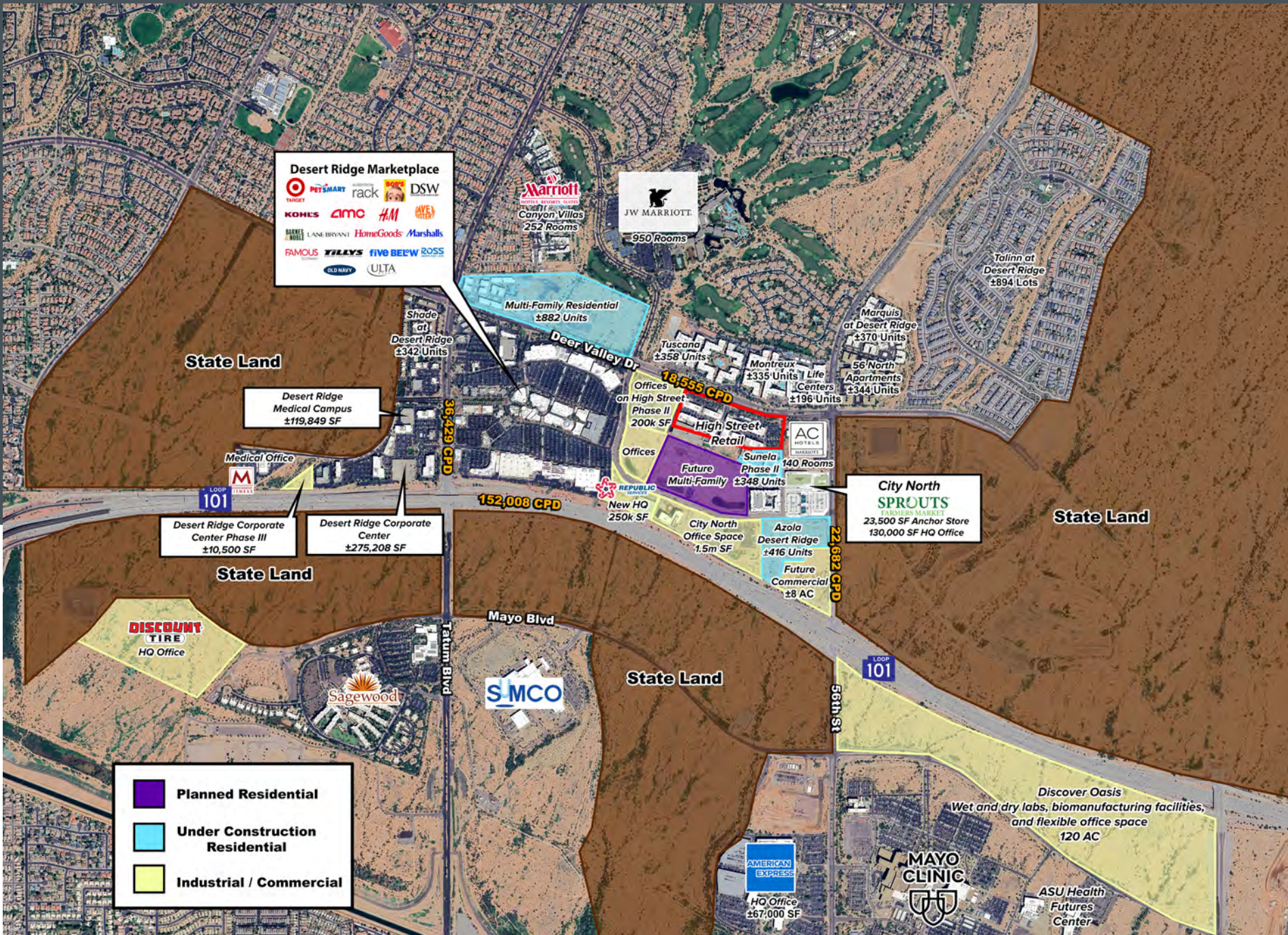
A PREMIER RETAIL & RESTAURANT DISTRICT



- **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.



Desert Ridge Marketplace

Marriott
 Canyon Villas
 252 Rooms

JW MARRIOTT
 950 Rooms

Talinn at
 Desert Ridge
 ±894 Lots

State Land

Desert Ridge
 Medical Campus
 ±119,849 SF

Shade
 at
 Desert Ridge
 ±342 Units

Multi-Family Residential
 ±882 Units

Deer Valley Dr

Tuscana
 ±358 Units

Montreux
 ±335 Units

Marquis
 at Desert Ridge
 ±370 Units

56 North
 Apartments
 ±344 Units

Life
 Centers
 ±196 Units

36,429 CPD

Offices
 on High Street
 Phase II
 200k SF

Offices

Future
 Multi-Family
 ±348 Units

New HQ
 250k SF

City North
 Office Space
 1.5m SF

City North

State Land

State Land

State Land

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Desert Ridge Corporate
 Center Phase III
 ±10,500 SF

Desert Ridge Corporate
 Center
 ±275,208 SF

State Land

**DISCOUNT
 TIRE**
 HQ Office

Sagewood

Mayo Blvd

S_MCO

State Land

LOOP 101

66th St

22,682 CPD

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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



