

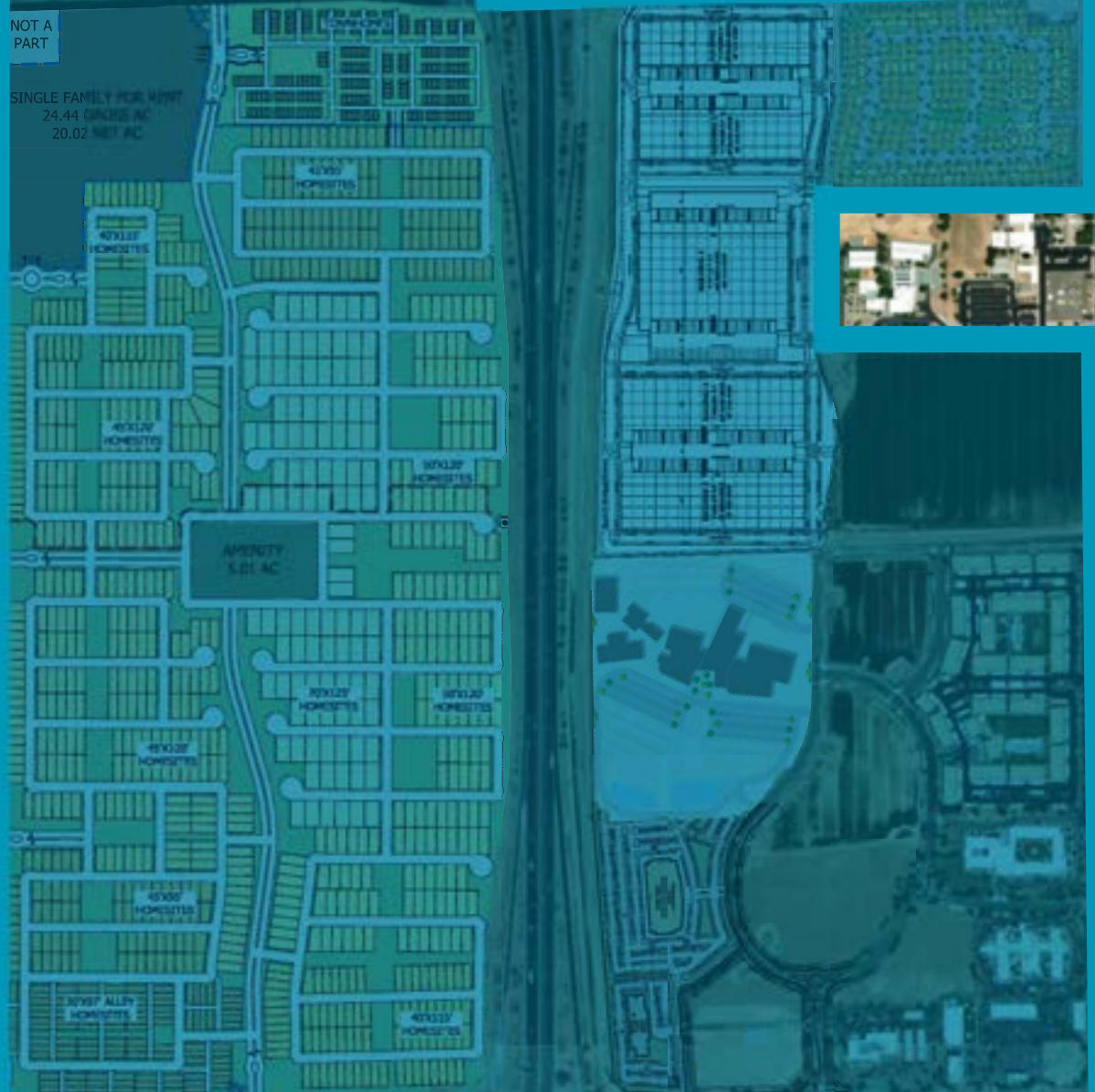


ALGODÓN CENTER

PHOENIX, ARIZONA

NOT A
PART

SINGLE FAMILY PER ACRE
24.44 GROSS AC
20.02 NET AC





ALGODÓN CENTER

THE TEAM



Starting in 1949, John F. Long was an iconic homebuilder in mid-century Phoenix, who pioneered the concept of a family-oriented master-planned community. Today, John F. Long Properties' focus is on its retail and commercial land projects in the West Valley. One of those projects is Algodón Center. The Longs' vision for Algodón Center is to create an employment park that offers companies access to the West Valley's abundance of skilled labor, diverse housing, and rich amenity base. The Longs are committed to developing a first-class business and medical office park where users will appreciate and respect the quality of their surroundings.



As the Preferred Developer of Algodon Center, Novo Development assists prospective tenants through every step of the development process. Having developed in 25 States across the U.S., Novo's project involvement spans all product types including: office; medical, industrial, retail, sports/entertainment, hospitality and student housing. We utilize local relationships, market knowledge and proven industry experience to identify, procure and implement development strategies that create value for our clients. www.novodevelops.com



CBRE Group, Inc., a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (based on 2017 revenue). The company has more than 80,000 employees and serves real estate investors and occupiers through approximately 450 offices worldwide.

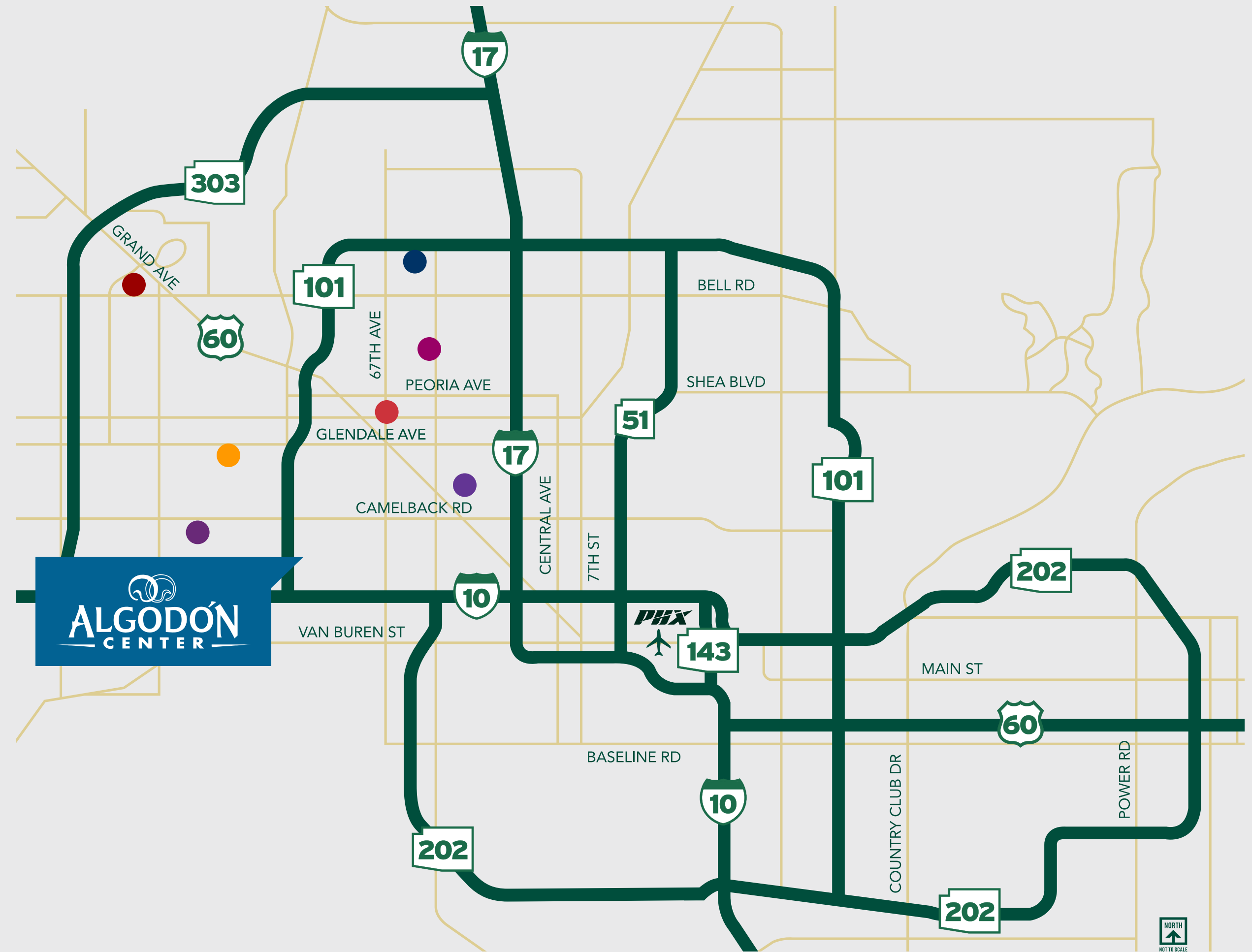


THE LOCATION

Strategically located off the Loop 101/Agua Fria freeway in the City of Phoenix, Algodón Center is a mixed use park powering a pro-growth region where businesses from Fortune 500 to small companies can embrace innovation. The area provides businesses access to highly skilled workforce, exceptional education institutions and a wide variety of amenities for employees, residents and their families in an idyllic setting for success.

/ ALGODÓN CENTER

-  **ASU**
-  **GRAND CANYON UNIVERSITY**
-  **GLENDALE COMMUNITY COLLEGE**
A MARICOPA COMMUNITY COLLEGE
-  **ESTRELLA MOUNTAIN COMMUNITY COLLEGE**
A MARICOPA COMMUNITY COLLEGE
-  **Ottawa University**
-  **West-MEC**
-  **MIDWESTERN UNIVERSITY**

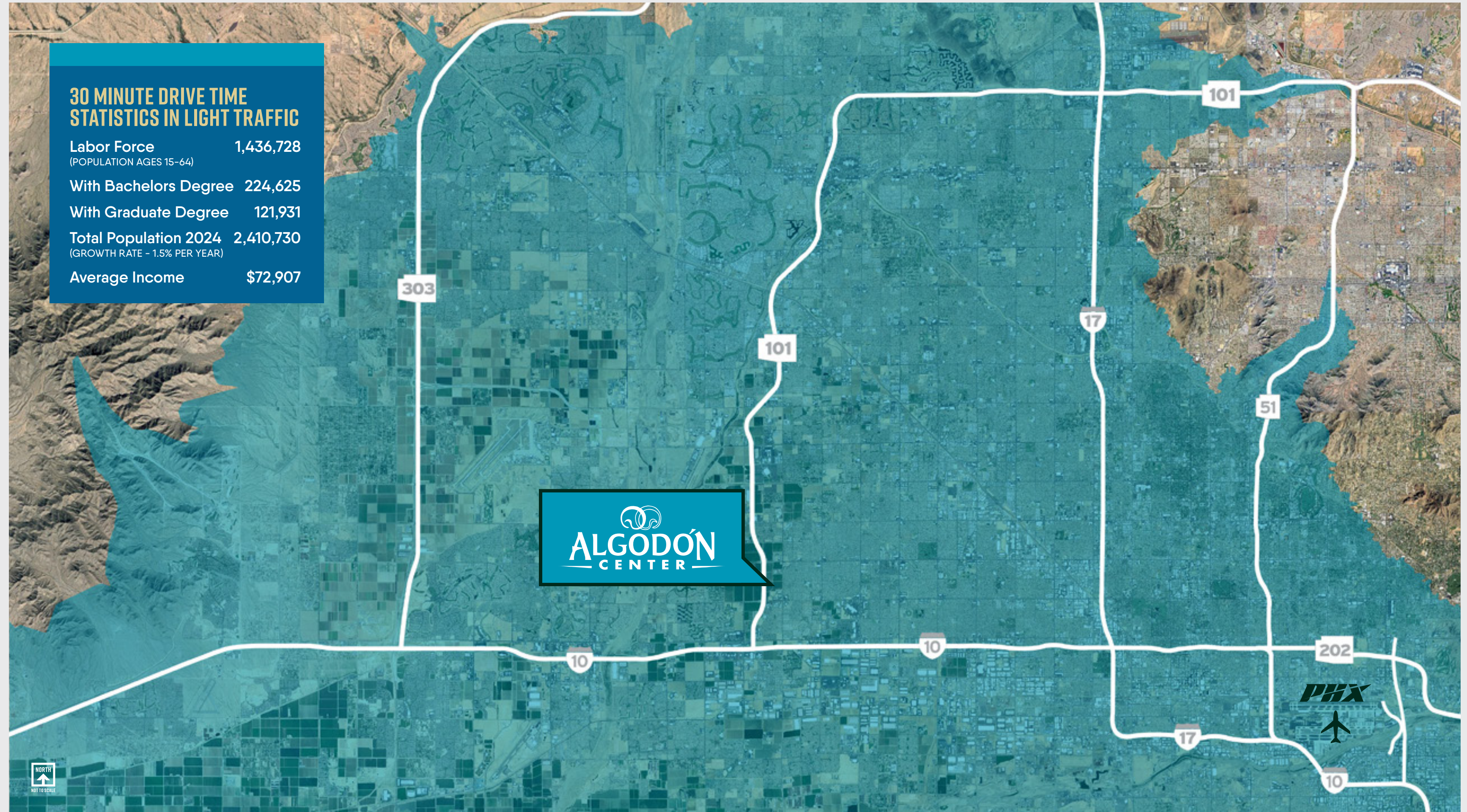




DRIVE TIMES

Algodón Center sits at the hub of the West Valley. Two full diamond interchanges to the Loop 101 provide employees easy access to all points of greater Phoenix while employers can benefit from the almost 1.5 million people within a 30 minute drive time. Algodón Center provides for a reverse commute to traditional rush hour traffic patterns giving employees up to an hour less on their work commute and more time to enjoy the quality of life of the West Valley.

/ ALGODÓN CENTER





DEMOGRAPHICS

62% of the West Valley workforce currently commutes to other parts of the region for work.

Who are those commuters?

35% of the region's healthcare professionals

33% of the region's manufacturing talent

32% of the region's business services workers

/ ALGODÓN CENTER

KEY EMPLOYERS EMPLOYEES

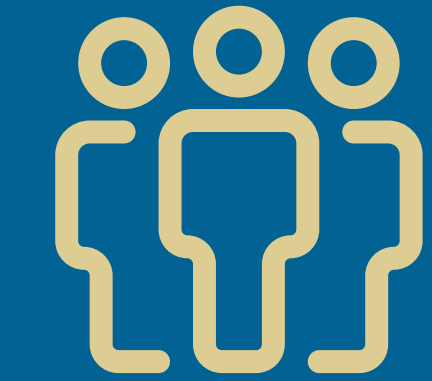
Luke Air Force Base	7,840
Banner Health	7,090
Amazon	5,880
Grand Canyon University	2,800
Pinnacle West Capital Corp.	2,510
Abrazo Healthcare	2,070
Petsmart	2,000
JBS Packerland Tolleson	1,540
Marshalls	1,480
HonorHealth	1,400
Swift Transportation	1,390
Empereon Marketing	1,340
Macy's	1,320
AAA Arizona	1,100
UPS	1,040
JPMorgan Chase	930
Consumer Cellular	850
Shamrock Foods Company	840
Honeywell	830
Midwestern University	820
Kenyon Plastering	800
Triwest Healthcare Alliance	800
Wells Fargo	800
Fed. Reserve Bank of San Francisco	770
Western Regional Medical Center	770
UnitedHealth Group	720

MAJOR COMPANIES IN WEST PHOENIX



1,623,473

POPULATION IN WEST PHOENIX



MEDIAN AGE

33.9

WEST VALLEY

35.8

PHOENIX METRO



MEDIAN HOUSEHOLD INCOME

\$53K

WEST VALLEY

\$56K

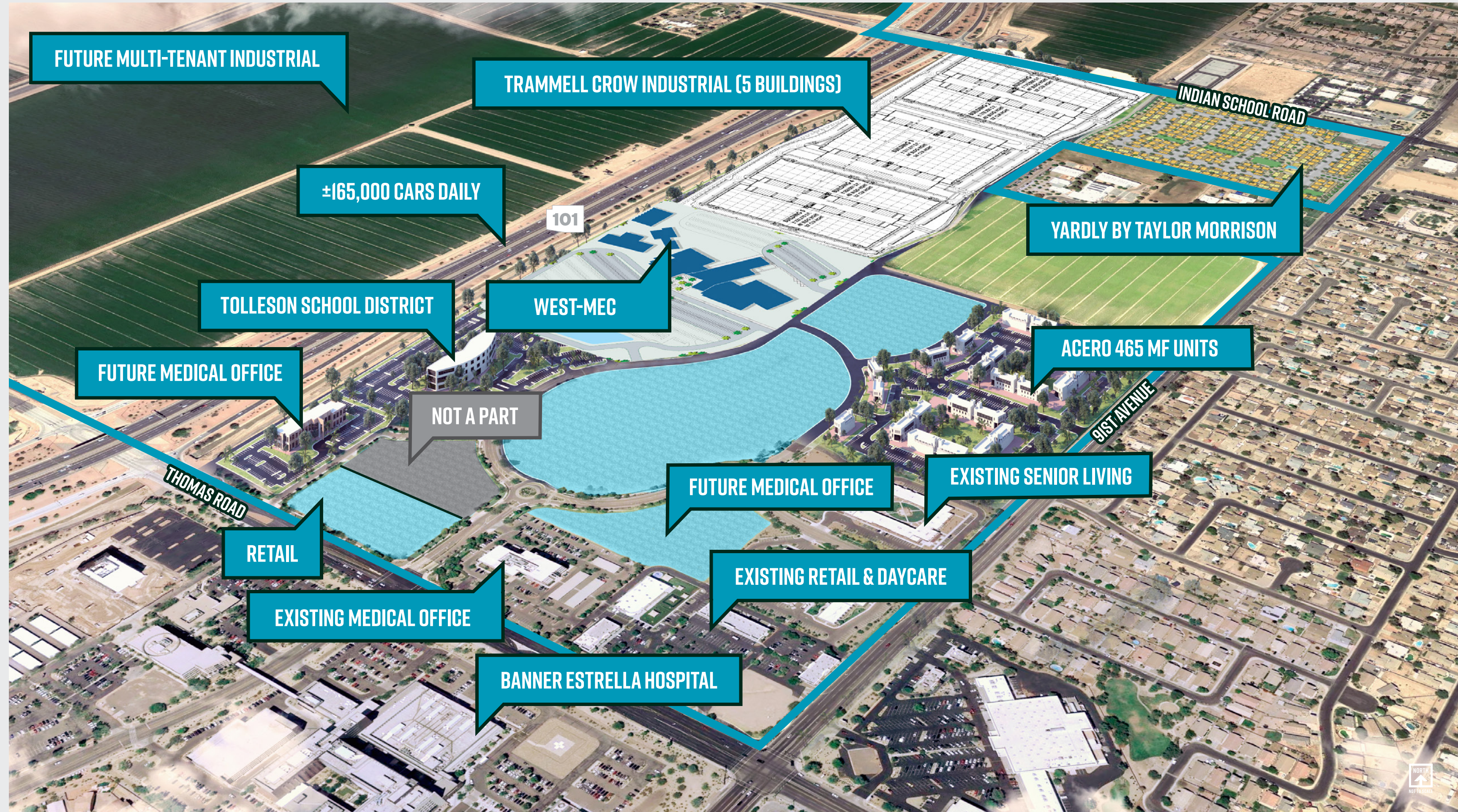
PHOENIX METRO



THE CAMPUS

Algodón Center is City of Phoenix's premier business park and the last remaining large parcel that can accommodate a large scale corporate office campus up to 20 acres.

ALGODÓN CENTER

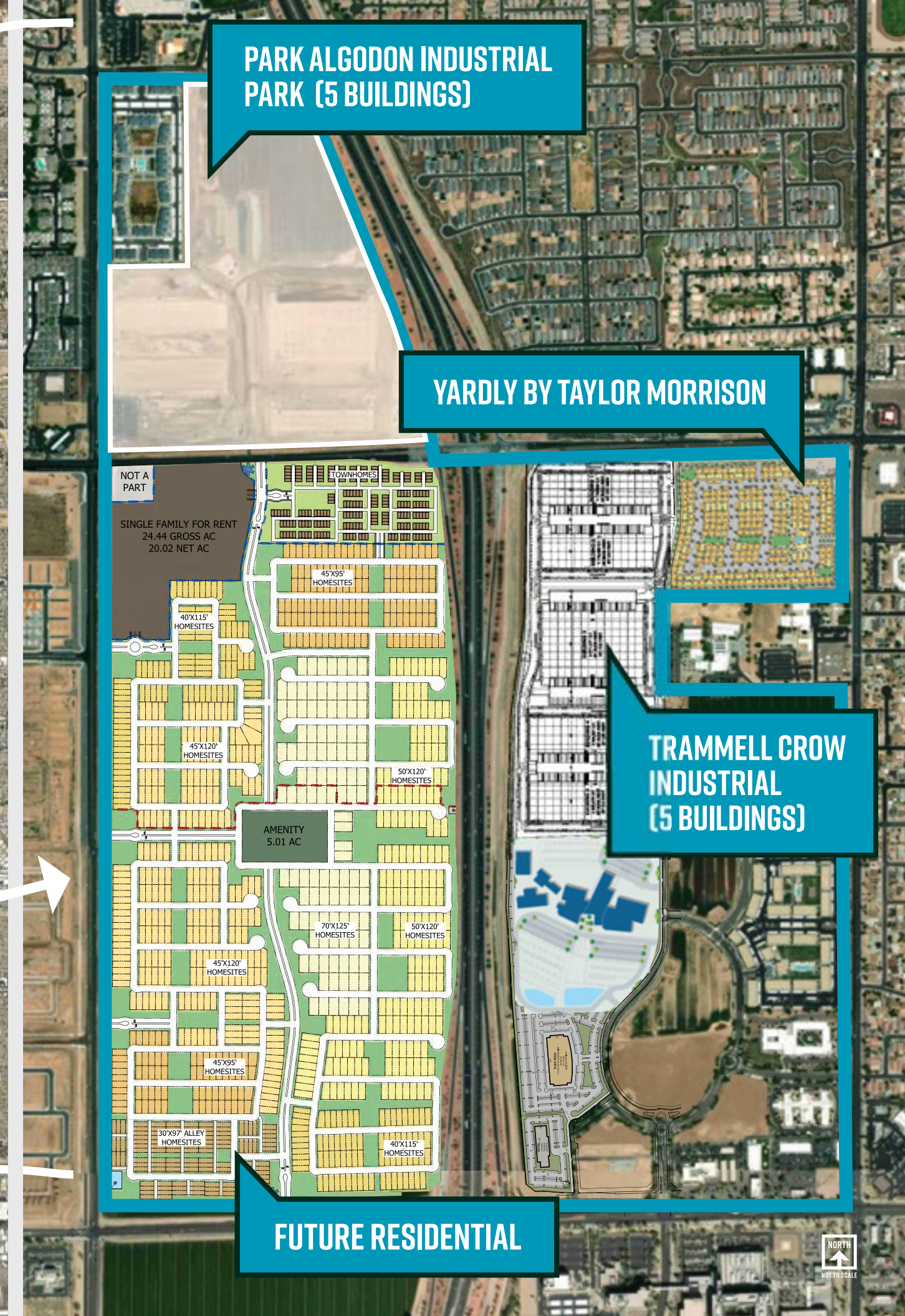
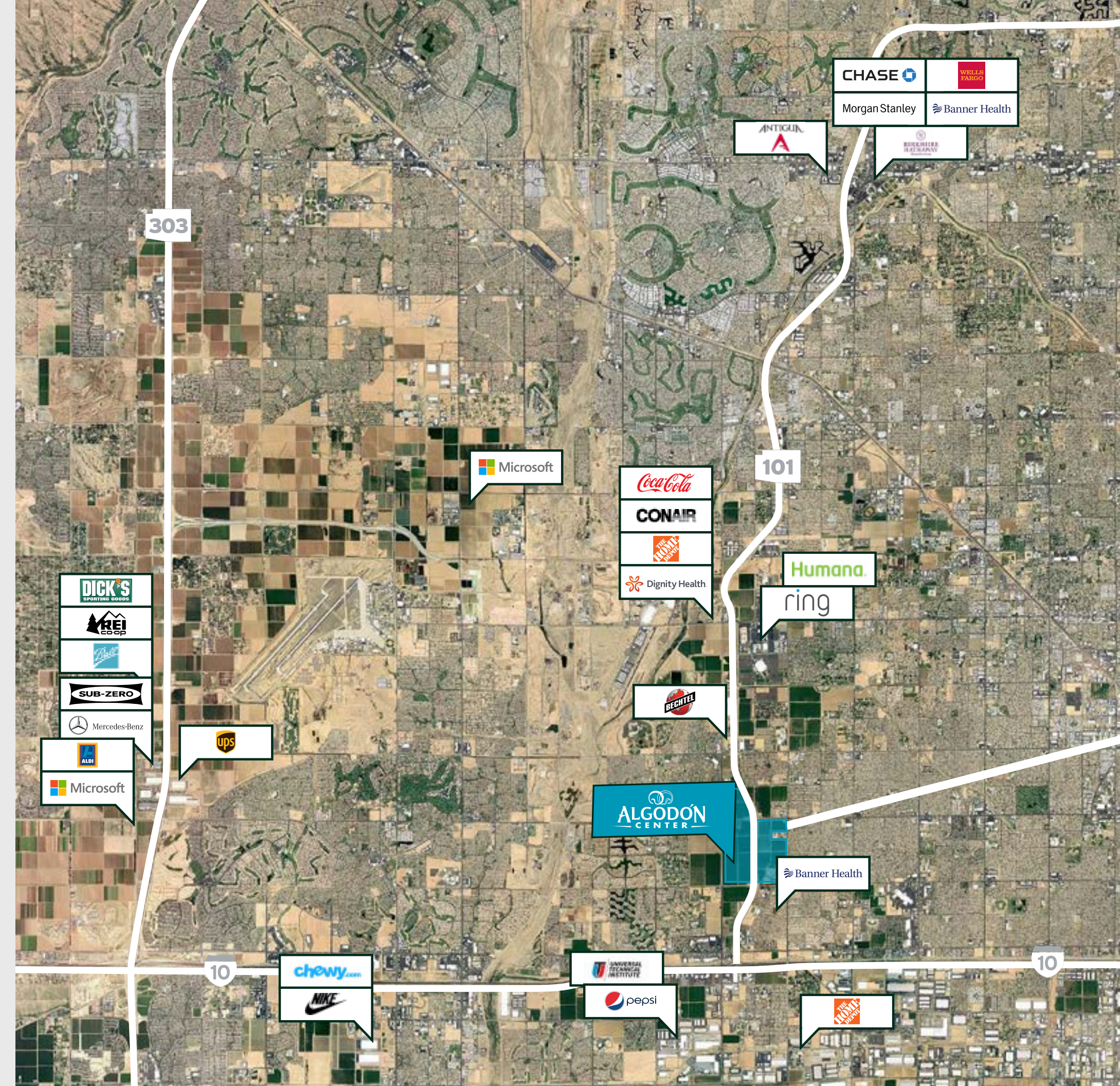




THE CAMPUS

- Shovel ready site with City of Phoenix PUD zoning in place
- CC&R's, design guidelines and sign package govern the site
- Freeway frontage for maximum visibility with ability for large tenant identification pylons and availability of electronic billboard signage

ALGODÓN CENTER





AMENITIES



1 MILE

McDonald's
 Dunkin Donuts Subway
 Church's Chicken
 Starbucks
 Gus's New York Pizza

GATEWAY PAVILLIONS

Harkins Theatre
 Costco
 Petco
 Main Event
 Chipotle
 McDonald's
 Smashburger
 Cafe Rio
 Chick-fil-A
 Islands Restaurant
 Carraba's Italian Grill
 Panera Bread
 Claim Jumper
 Red Robin
 Native Grill & Wings
 Don Taco Mas Fresco
 Yogurtland
 Yogi's Grill
 Jersey Mike's Subs

Tokyo Joe's
 Cafe Zupas
 Subway
 Cold Stone Creamery
 Mega Furniture
 Ross Dress for Less
 Old Navy
 DSW
 Bed Bath & Beyond
 Marshall's
 Best Buy
 Taco Bell
 Bank of America
 Carrabba's Italian Grill
 McDonald's
 Village Inn

The Vitamin Shoppe
 Panda Express
 Kneaders Bakery & Cafe
 Jamba Juice

CROSSROADS AT TOLLESON

Honeybaked Ham Co
 Firehouse Subs
 Youfit Health Club



2 MILES

YouFit Health Club
 In-n-Out
 Starbucks
 Wendy's
 Jimmy John's
 Taco Bell
 The Home Depot

American Furniture

WALMART SUPERCENTER

GNC
 Chase Bank
 Panda Express
 Burger King
 Del Taco



3 MILES

University of Phoenix Stadium
 Topgolf

Desert Diamond Casino

TANGER OUTLETS

(Over 170 retail shops)

Twin Peaks

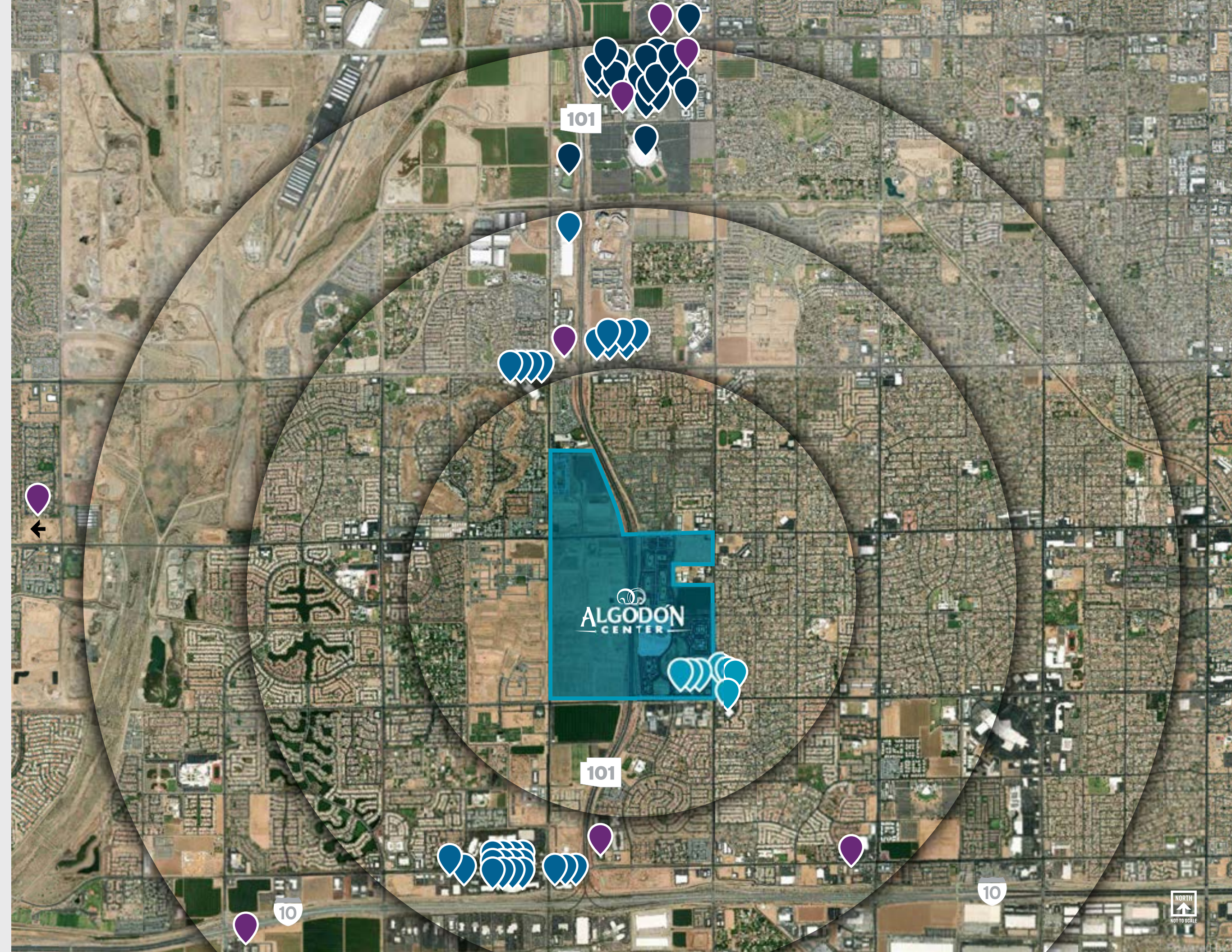
WESTGATE ENTERTAINMENT DISTRICT

Over 50 Restaurants & Shops
 (AMC, Gordon Biersch, Buffalo Wild Wings, Johnny Rockets, Dave & Busters)



HOTELS WITHIN 5 MILES

Comfort Suites
 Courtyard by Marriott
 Renaissance Hotel
 Hampton Inn
 Aloft
 Holiday Inn Express
 Hilton Garden Inn
 Wigman Resort



NOT TO SCALE

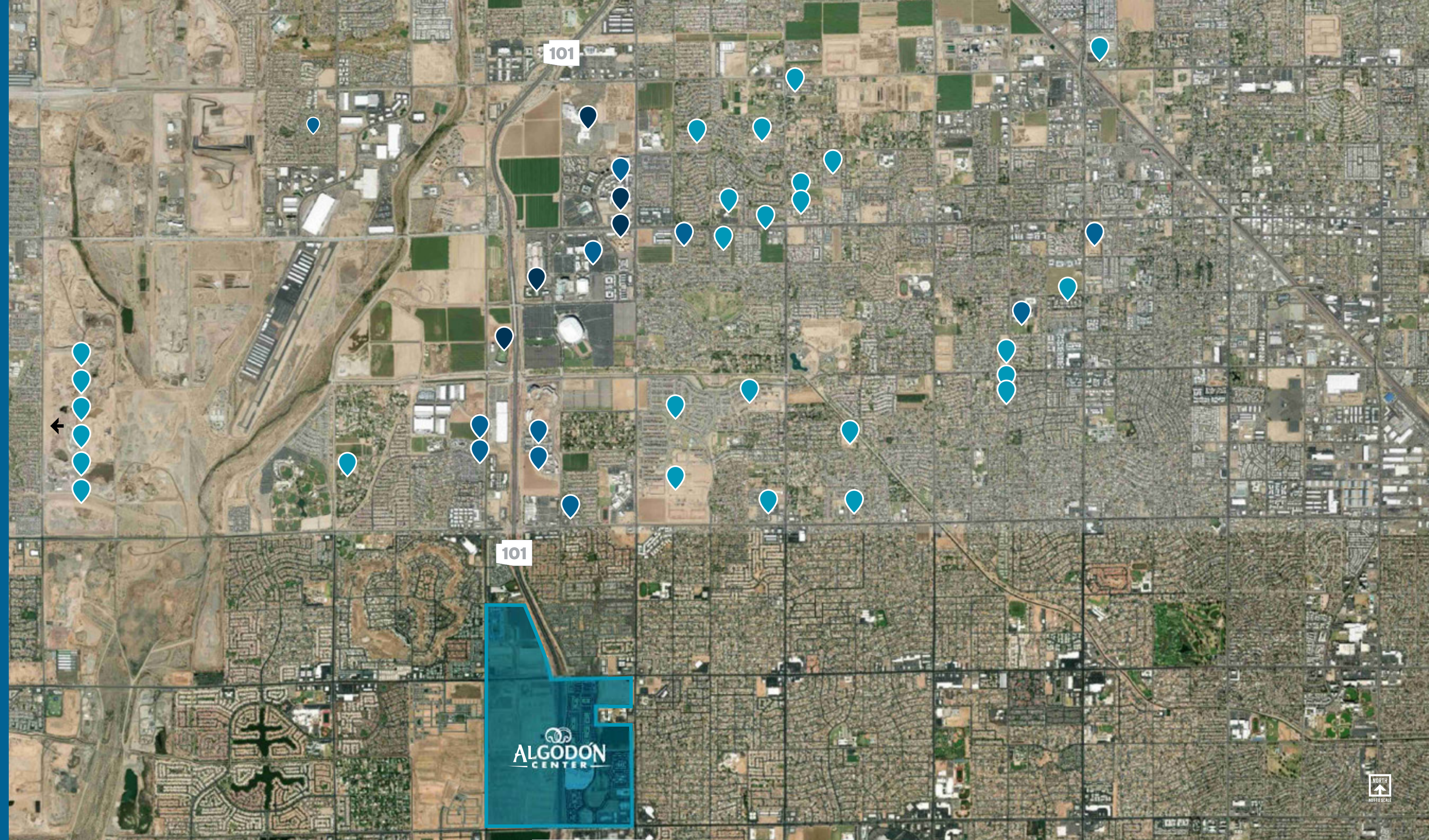


PROJECT

The West Valley is metropolitan Phoenix's leader in new home construction and the areas around Algodón Center continue to provide employees access to affordable housing with median prices below \$250,000.

-  **NEW SUBDIVISIONS** 4,207 NEW HOMES
-  **NEW MULTI-FAMILY/APARTMENTS** 2,242 NEW UNITS
-  **NEW HOTELS** 1,000+ HOTEL ROOMS

ALGODÓN CENTER





City of Phoenix and the West Valley's Premier Mixed Use Development

Phoenix, Arizona

/ ALGODÓN CENTER

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CBRE

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