

OFFICE FEE LAND Available for Sale or Build to Suit



OFFICE FEE LAND  
FOR SALE OR  
BUILD TO SUIT

# The Opportunity

**SIZE**  
±15 Acres

**PRICE**  
\$50.00 per land foot

**USE**  
Office

**HEIGHT**  
140'

**ENTITLEMENTS**  
Fully entitled with no city zoning or design review required

**IMPROVEMENTS**  
Fully improved parcel with all utilities to the site and no ground retention required

**EXTRAORDINARY FREEWAY VISIBILITY**

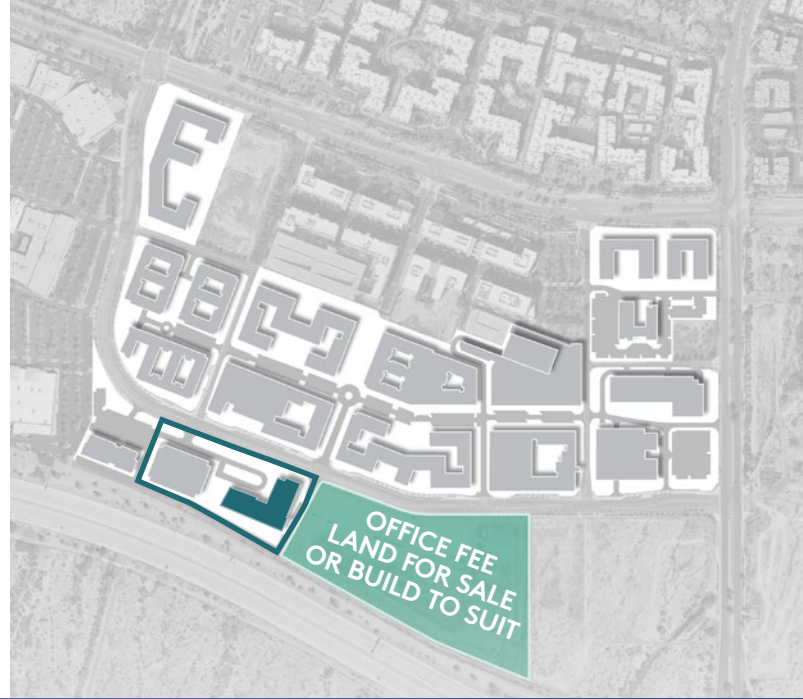


Not to scale. All measurements are approximate



# Corporate Headquarters

COMPLETING Q4 2025



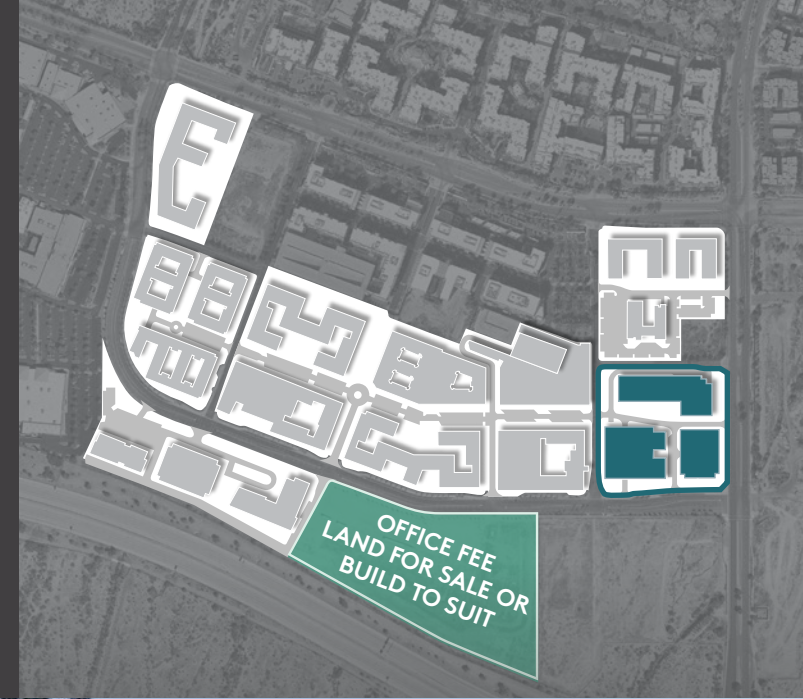
- One of Arizona's 10 Fortune 500 Corporate Headquarters
- 265,000 SF six story corporate office building
- 2,100 active employees with plan to grow headcount to 2,700 employees by 2035



# SPROUTS™

## Corporate Headquarters and Grocery Campus

DELIVERING IN Q2 2026



- One of Arizona's 10 Fortune 500 Corporate Headquarters
- 145,000 SF
- Plan to grow employees by 600 from 2026-2030
- Press Coffee Shop and multiple signature restaurants
- 25,000 SF grocery store, R&D kitchen, community courtyard & walking paths to Main Street Corridor.

# sunela

## Multi-Family Complex

OPENED IN 2024

272 Units

40% Leased, 33% Occupied,  
Estimating 94% Occupancy by EOY 2025



# GREYSTAR™

## Multi-Family Complex

DELIVERING Q1 2026

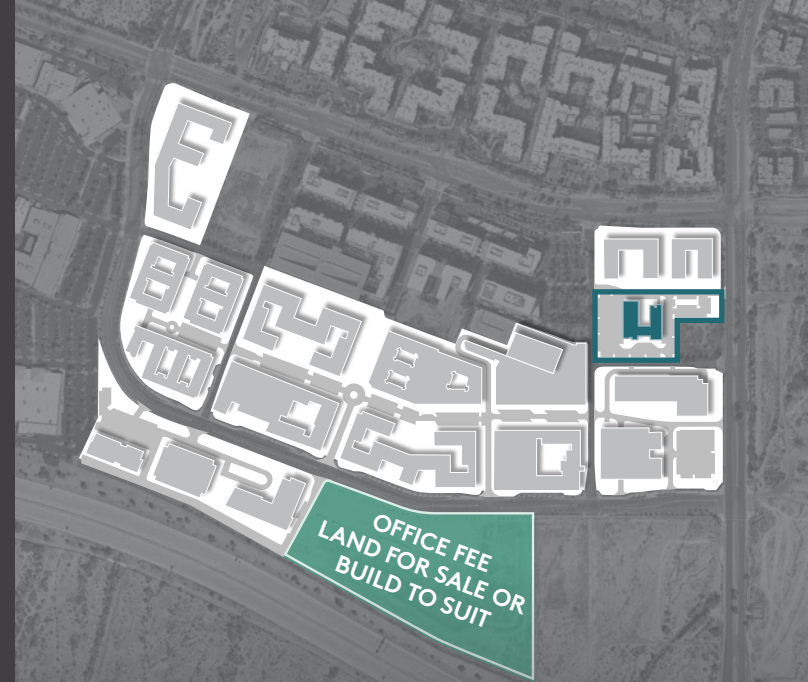
348 Units



# New Multi-Family Complex

SCHEDULED TO CLOSE IN Q4 2025


345 Units



## 240-unit Dual Branded Hotel

DELIVERING IN EARLY 2027



 AC by Marriott (142 rooms) and Element (98 rooms)

 5,500 SF Indoor-Outdoor Meeting Space

 Bar & Tapas Area, Resort Style Pool, Spa & Cabana Courtyard

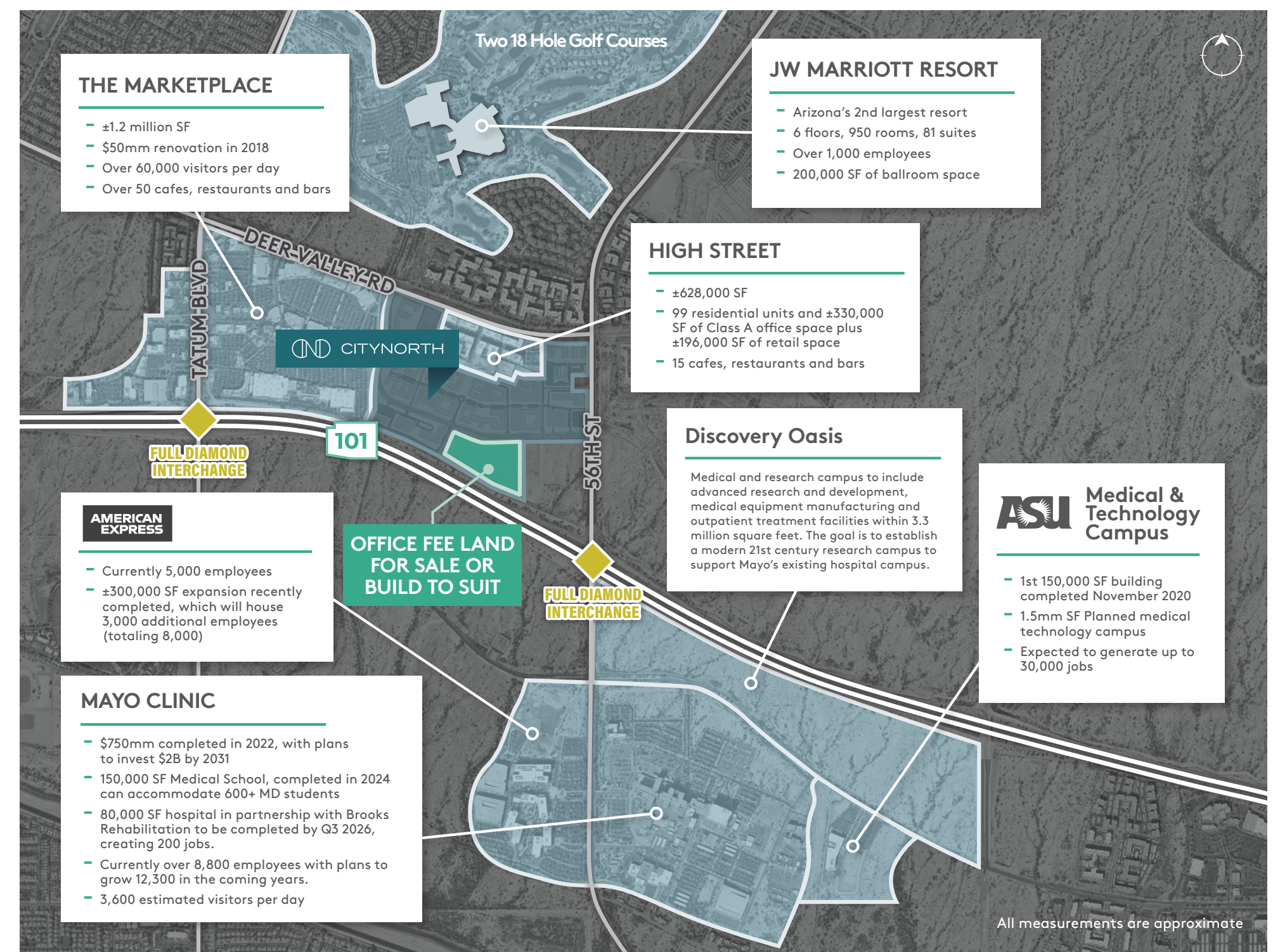
 Groundbreaking Summer 2025

# Area Overview

CityNorth is in the heart of Desert Ridge. Desert Ridge is Arizona's largest master-planned community, which currently includes 20,000 homes, numerous luxury multi-family communities, resorts, restaurants and entertainment.

## Corporate Neighbors

-  MAYO CLINIC
-  REPUBLIC SERVICES
-  SPROUTS FARMERS MARKET
-  Marsh McLennan
-  AMERICAN EXPRESS
-  DISCOUNT TIRE



# Demographics

The population growth in Desert Ridge is projected to continue to rise quickly due to a desirable standard of living, available land and infrastructure. Maturation and growth of the area continues to facilitate strong in-migration.



## Population

**±1,994,009**

Within 30 Minutes

Population	10 Minutes	20 Minutes	30 Minutes
2018 Estimate	192,019	818,493	1,994,009



## Income

**\$83,334**

Within 30 Minutes

Income	10 Minutes	20 Minutes	30 Minutes
2018 Estimate	\$99,070	\$99,926	\$83,334



## Households

**±796,362**

Within 30 Minutes

Households	10 Minutes	20 Minutes	30 Minutes
2018 Estimate	77,547	341,776	796,362



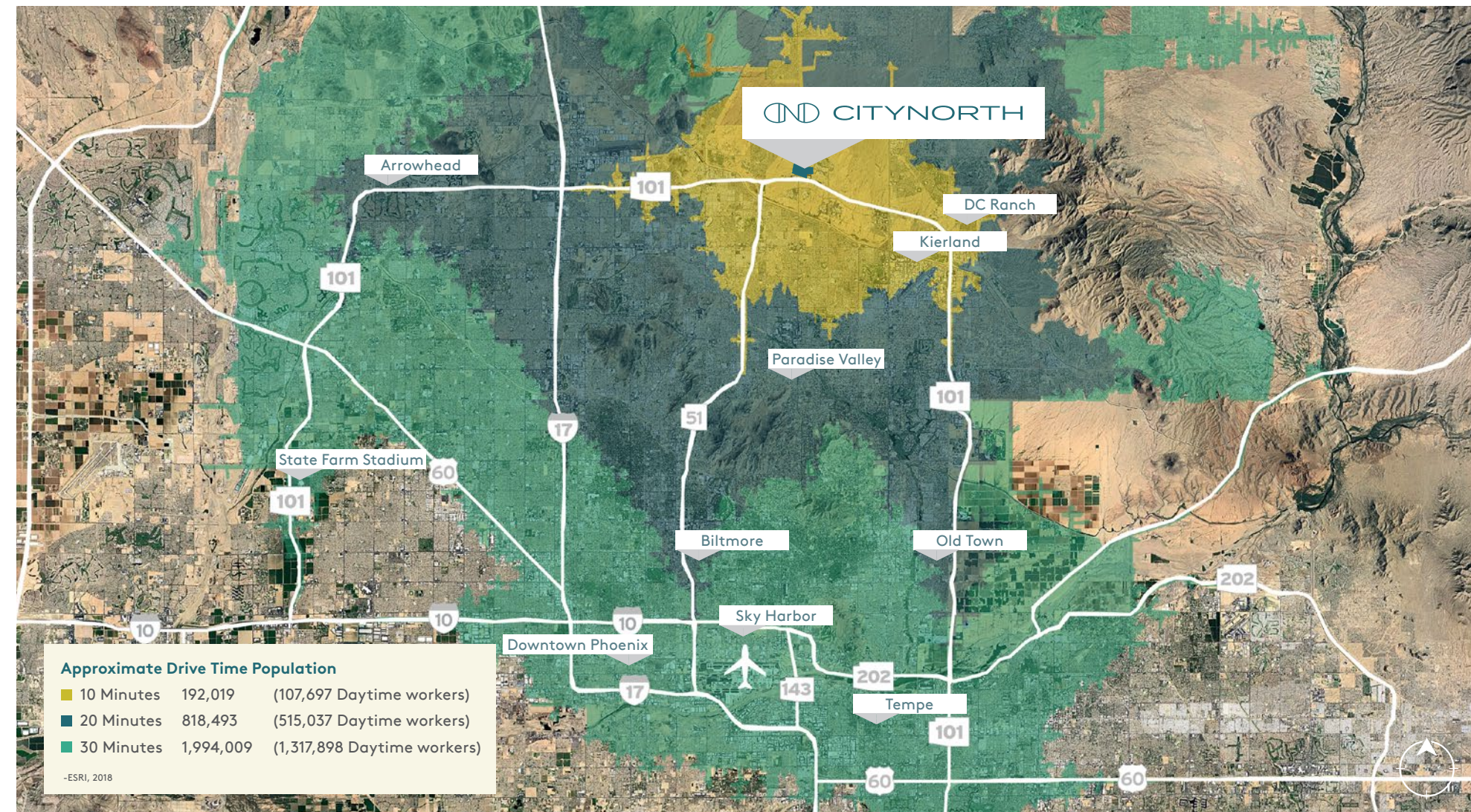
## Employees

**±1,317,898**

Within 30 Minutes

Employees	10 Minutes	20 Minutes	30 Minutes
Daytime Employees	107,697	515,037	1,317,898

SOURCE ESRI, 2018



## Drive Times

Desert Ridge caters to over 1,317,898 daytime employees and 1,994,009 residents within a 30-minute drive time.

A central location along the Loop 101 freeway and within 10 minutes of SR-51 and I-17 allows easy commutes from the residents of both the East and West Valley, including Tempe and Downtown Phoenix. Over 56% of Metro Phoenix's labor force is within a 30 minute commute of City North.



Waymo has expanded their coverage to CityNorth/Desert Ridge

# Established Urban Amenities



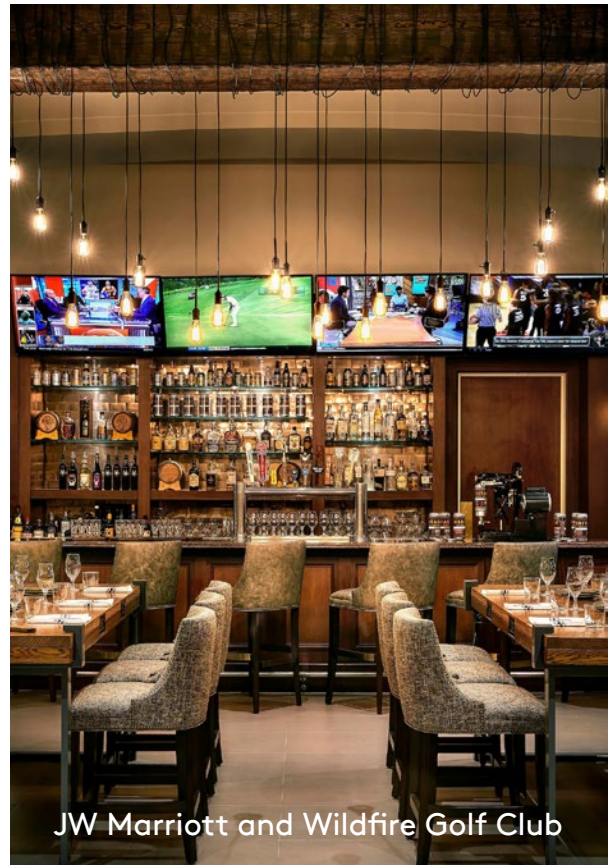
Humble Bistro and Bubbles



Barrio Queen



Fly Bye



JW Marriott and Wildfire Golf Club



The Residences on High Street



Flower Child



Whining Pig



Backyard



±23  
Walkable  
Amenities



±3,984  
Multifamily Units  
within 3 miles



±50  
Dining Options  
within 1 Mile



5  
Hotels within  
2 miles





# CITYNORTH

CREATING A NEW URBAN DISTRICT

Developed By:



CITYNORTH

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## CBRE

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