



Aldea Centre



CBRE

ALDEA CENTRE BUSINESS PARK

99TH AVE & BETHANY HOME RD | PHOENIX, AZ



THE PROJECT

The Planned Unit Development (PUD) is located at the southwest corner of 99th Avenue and the Bethany Home Road Alignment in Phoenix, Arizona. Comprised of approximately 125 acres, the project is located in a dynamic, highly visible growth corridor centered around various major sports and entertainment facilities and a regional freeway corridor $\pm 1/4$ mile to the east. The Loop 101 freeway has full access interchanges at Bethany Home Road, Glendale Avenue, and Camelback Road, providing superior access and visibility to the property.

The Business Centre will provide a variety of land uses, including commercial/retail, office, employment, back office/flex space, hospitality, and specialty residential. Novo Development has plans for two $\pm 100,000$ square foot and a $\pm 42,000$ square foot, two-story office buildings which will be available for sale or lease. ± 250 new multi-family residential units to be available on site end of 2018.

The University of Phoenix Stadium, Gila River Arena, Westgate Entertainment District, Tanger Outlets and the Camelback Ranch - Glendale's Spring Training facility for the Chicago White Sox and Los Angeles Dodgers - are all located within a short distance from the site.

Additionally, the Glendale Municipal Airport is located one mile to the west, providing opportunities for aviation-related needs for future businesses, tenants, residents and visitors of the site.

DEVELOPER

As the Preferred Developer of Aldea Centre, Novo Development is prepared to help prospective tenants through every step of the development process acting as an extension of their staff. Having developed in 25 States across the U.S., Novo project involvement spans all product types including: office; medical, industrial, retail, sports/entertainment and hospitality. 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

PARTNER

Starting 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 Aldea Centre. The Long's vision for Aldea Centre 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 Long's are committed to developing a first class Business Park where users will appreciate and respect the quality of their surroundings.

www.jflongproperties.com

BROKERAGE

CBRE is the world's largest commercial real estate services and investment firm. CBRE has approximately 44,000 employees and serves real estate owners, investors and occupiers through approximately 350 offices worldwide.

www.cbre.com



PROJECT FEATURES

PROJECT

- » ±125 acre mixed-use business park
- » Two (2) 100,000 SF two-story planned office buildings
- » One, two-story ±42,000 SF planned office building
- » Retail planned to support office users
- » Improved lots available immediately for build to suit
- » Flexible parking ratios up to 8:1,000

ZONING

- » Planned Unit Development (PUD), City of Phoenix
- » CC&R's and Design Guidelines govern the park

ACCESS

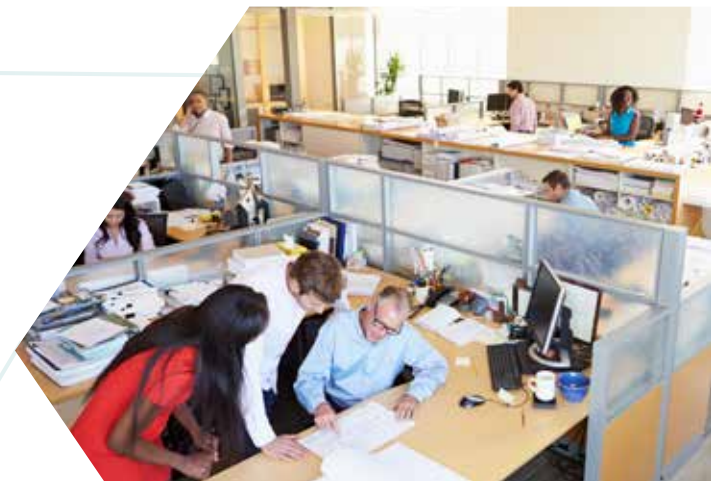
- » 99th Avenue frontage
- » Full diamond interchanges off the Loop 101 at Bethany Home Road and Camelback Road

SIGNAGE

- » Sign package in place to include an ±85-foot tall digital billboard and a ±65-foot tall multi-tenant static billboard, visible to freeway

SPEED TO MARKET

- » Lots immediately available for build to suit



ABUNDANT AMENITIES (WITHIN MINUTES)

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

Spring Hill Suites,
 Residence Inn,
 Staybridge Suites

Tanger Outlets
 (Over 170 retail shops)

Hampton Inn

Renaissance
 Hotel

University
 of Phoenix
 Stadium

Future Retail

American
 Furniture
 Warehouse

101

Bechtel Corp

DelTaco, McDonalds, Burger
 King, In n Out Burger, Wendys



DRIVE TIMES

★ **ALDEA CENTRE**

10 MIN (96,991 people)

20 MIN (840,727 people)

30 MIN (1,919,646 people)

ALDEA CENTRE BUSINESS PARK

**OFFICE
 BUILDING
 SITE**

**FUTURE
 MULTI-FAMILY
 ±250 UNITS**

GLENDALE AVE

MARYLAND AVE

BETHANY HOME RD



NOT TO SCALE
 ALL MEASUREMENTS ARE APPROXIMATE

POWER VIA SRP

- » Current service directly from on-site SRP substation
- » Substation currently running about 40% capacity with ability to handle any data center's anticipated requirements. Multiple transformers will allow redundancy within the station.

WATER, SEWER & GAS

WATER SERVICE

±16" line in the Missouri alignment from 101st to 99th and ±12" all along 101st to the north end of the school property. Land owner will install a ±12" north into the development to provide access to sites.

SANITARY SEWER SERVICE

Land owner will install a system to be connected to the City at either 101st Ave or Missouri connecting to data center site.

NATURAL GAS SERVICE

Southwest Gas service available along 99th avenue and 101st avenue.





Aldea Centre

COMMUNICATION

- » Service available from Cox Communications, CenturyLink, and SRP Telecom.
- » All three service providers currently maintain self-healing network (SHN) ring delivery for reliability.
- » Additional redundancy available through secondary master telecommunication centers:

COX COMMUNICATIONS

Fiber & Copper Service - 99th Ave.

CENTURY LINK

Fiber & Copper Service - 99th Ave.
Primary MTC is less than half mile away

SRP

Fiber Service (currently located at Thomas Road 3 miles south of site)

Note: SRP is a carrier-neutral provider. SRP can provide either dark fiber or lit transport service.

MAJOR EMPLOYERS IN WEST PHOENIX



Humana



AlaskaUSA
Federal Credit Union

RENAISSANCE
HOTELS

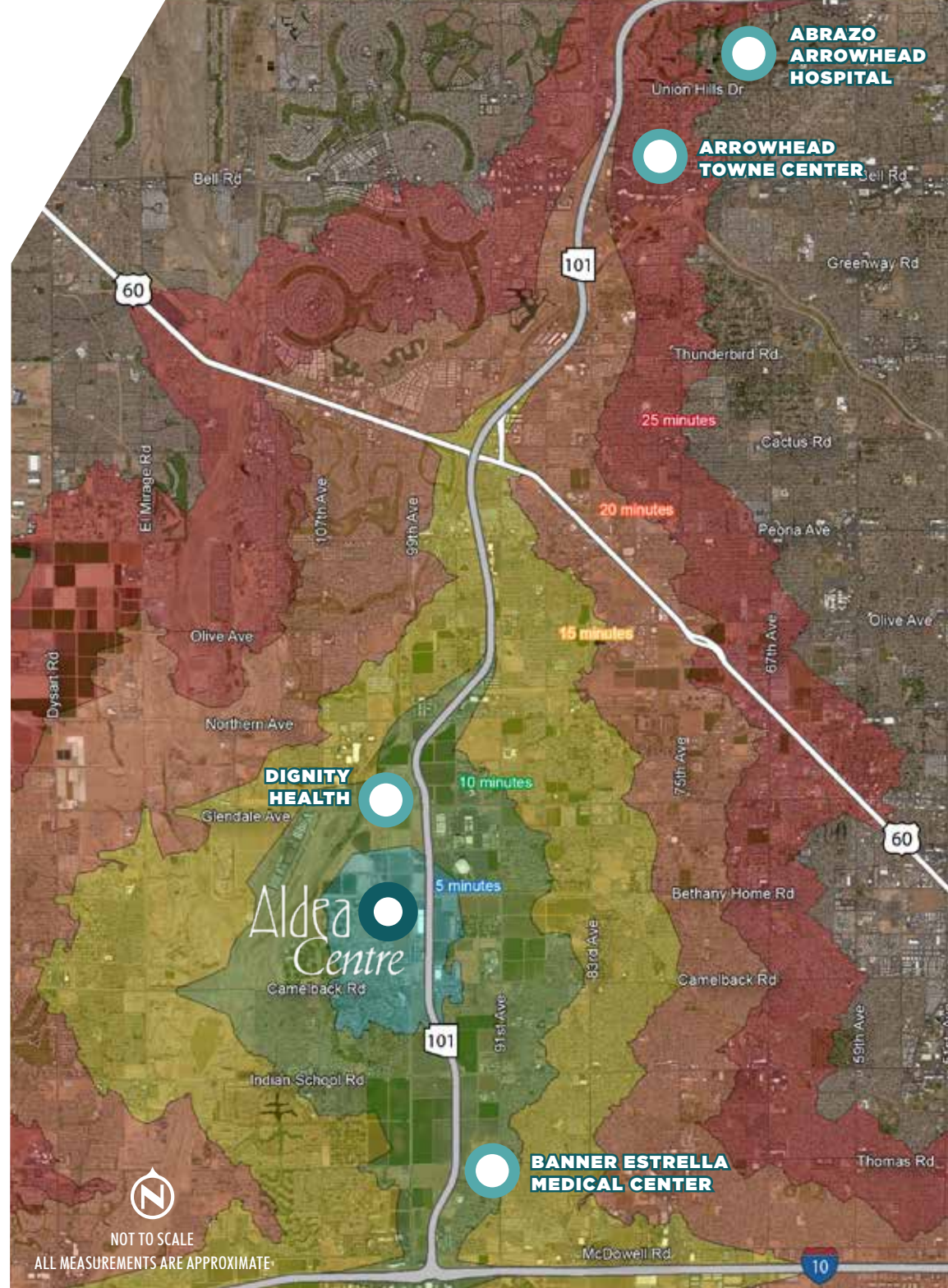
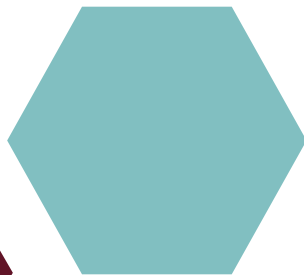
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TERMINIX



2 HOSPITALS WITHIN 10 MINUTES



WHY WEST PHOENIX?

- 1 2016 Estimated Population: 474,884
- 2 21% of the workforce is in business services-related occupations (information, Finance, insurance and professional services)
- 3 Mean Household income: \$58,624
- 4 Median Home Price: \$144,448
- 5 Home to major employers such as Alaska USA federal credit union, Bechtel corporation, Humana Insurance, DeVry College, Midwestern University, West-MEC, and California State Automobile Association.
- 6 Home to The University of Phoenix Stadium, which hosted the 2008 & 2015 NFL Super Bowl, The 2016 College Football Championship, and the 2017 NCAA Final Four.
- 7 Home to Gila River Arena where the NHL Arizona Coyotes Play
- 8 Home to ASU West (±12,000 Students), Glendale Community College (±32,000 Students) Grand Canyon University and Thunderbird School of Global Management.





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