



SIERRA BLOOM

90TH STREET & LOOP 101
SCOTTSDALE, ARIZONA







SIERRA BLOOM



Sierra Bloom

- Approximately 900,000 SF of medical, assisted living, behavioral health hospital, imaging, ambulatory surgery center, urgent care, hotel and retail facilities. Patient care and hospitality space across ±40 acres.
- Large scale project opens unprecedented opportunities for collaboration
- HDP plans to create a walkable campus, prominent wayfinding, easy access, and identifiable buildings, and tenant spaces with integrated environmental landscape.
- Signage and identity opportunities

Ability to
accommodate 2,500 SF
to 88,000 SF tenants



101

HONORHEALTH SCOTTSDALE
THOMPSON PEAK MEDICAL CENTER 9 MI

MAYO HOSPITAL 10 MI

ABRAZO SCOTTSDALE CAMPUS 11 MI

101

5 MI MAYO CLINIC/SHEA CAMPUS

HONORHEALTH SCOTTSDALE
SHEA MEDICAL CENTER 1 MI

8 MI HONORHEALTH SCOTTSDALE
OSBORN MEDICAL CENTER



NOT TO SCALE
NORTH

One South

- Breaking ground in fall of 2019
- ±88,000 class A multi-tenant medical building with primary care, and other specialty physician groups.
- Within a 3-minute drive to HonorHealth Shea campus
- Large, flexible floor plates
- State-of-the-art infrastructure

**Unparalleled visibility
and access from
the Loop 101.**



101

**HONORHEALTH SCOTTSDALE
SHEA MEDICAL CENTER**

101



**FUTURE
DEVELOPMENT**

NOT TO SCALE





BEHAVIORAL HEALTH

HOLIDAY INN SUITES

RETAIL

MULTIPURPOSE MEDICAL WITH URGENT CARE

SURGERY CENTER



ONE SOUTH - MEDICAL OFFICE BUILDING

- ±88,000 SF (divisible to ±5,000 SF)
- 4 stories, ±20,000 SF floor plates
- 5:1,000 parking ratio
- For lease

SECOND MEDICAL OFFICE BUILDING WITH URGENT CARE

- ±30,000 SF MOB
- 2 stories, ±15,000 SF floor plates
- 5:1,000 parking ratio
- For lease

BEHAVIORAL HEALTH HOSPITAL

- 2-story
- 120-bed
- ±74,000 square feet

ASSISTED LIVING/MEMORY CARE

- 2-story
- 140-rooms and suites
- ±120,560 square feet

HOLIDAY INN

- 4-story
- 120-rooms and suites

RETAIL

- 90th Street frontage
- Freestanding buildings, in-line space and PADs



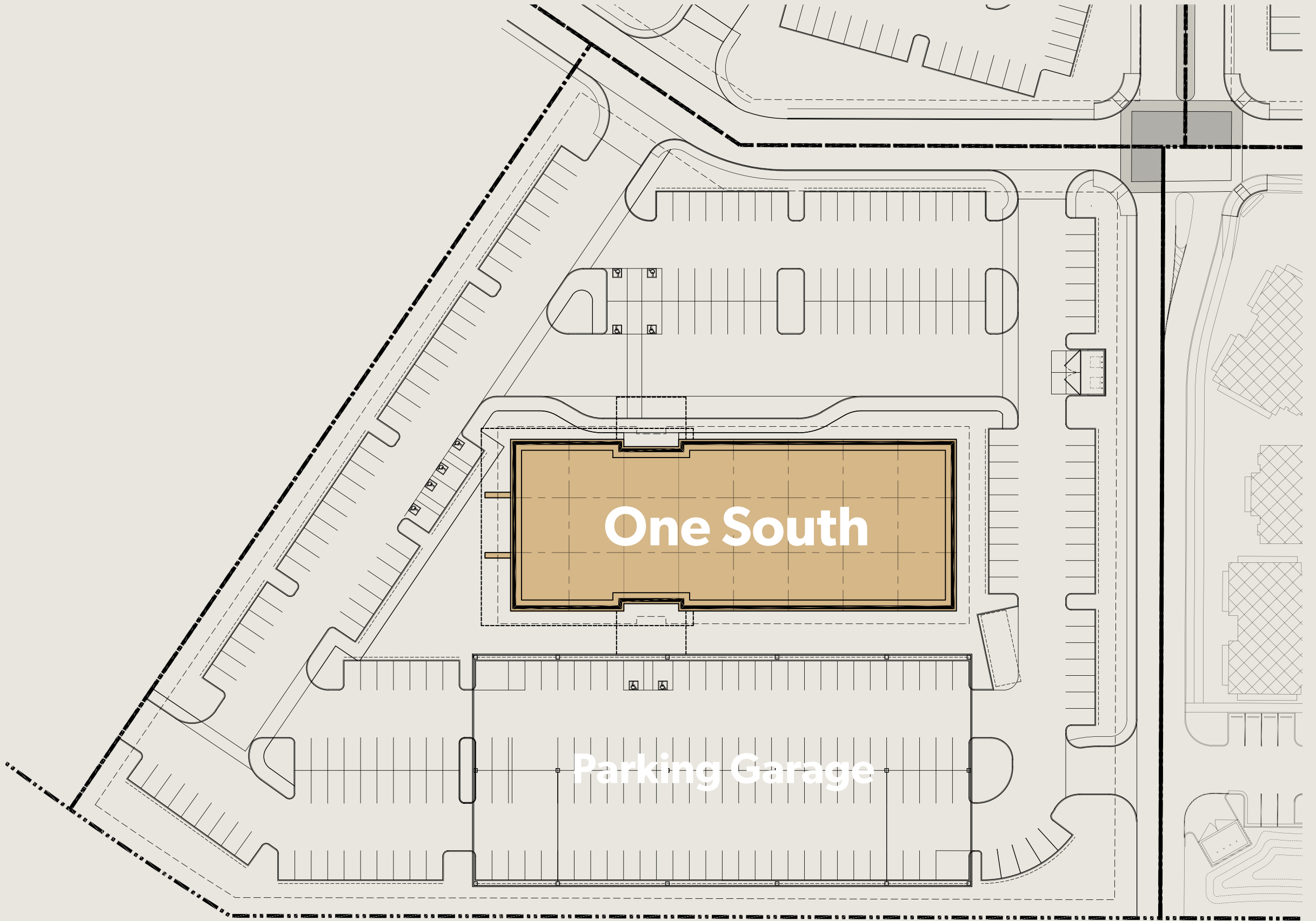
One South is an architecturally striking, state of the art medical office building.





Site Plan





One South

Parking Garage

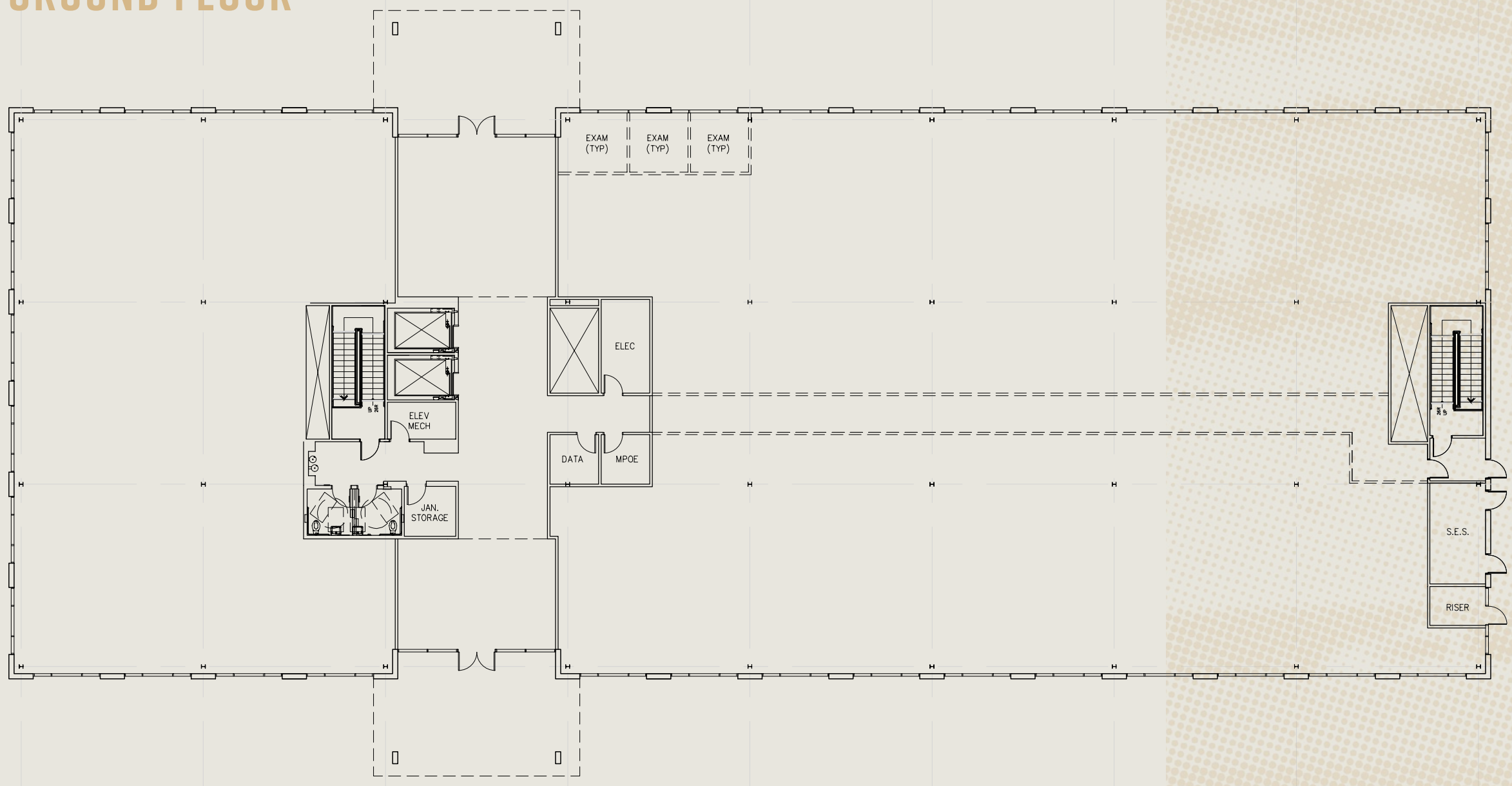
NOT TO SCALE



NORTH

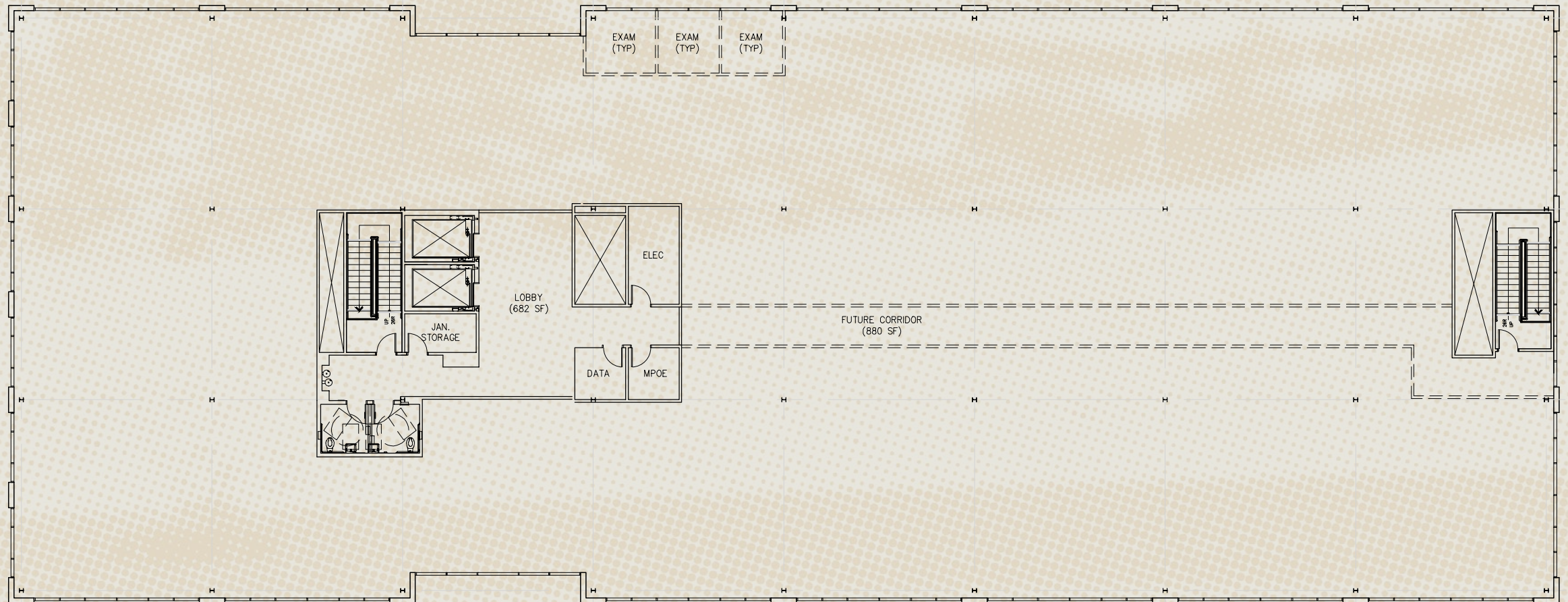
Floor Plans

GROUND FLOOR



TYPICAL FLOOR

±19,922 SF



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NORTH

The Location: Unequaled Prestige

- The Sierra Bloom campus is ideally located in affluent North Scottsdale
- Just South of the HonorHealth Scottsdale Shea Medical Center
- Designed for patient comfort, ease, and accessibility
- Excellent access from all areas of Greater Phoenix
- ±15 Minutes to Phoenix Sky Harbor Airport

Distinguish
your practice



2017 POPULATION

354K



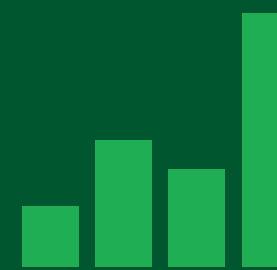
2017 MEDIAN AGE

42.5 YEARS



AVERAGE HOUSEHOLD SIZE

2.21



AVERAGE HOUSEHOLD INCOME

\$103K



MEDIAN HOME VALUE

\$378K



HEALTH CARE MARKET POTENTIAL

228K

RESIDENTS VISITED A DOCTOR IN THE PAST 12 MONTHS



CONSUMER EXPENDITURE ON HEALTH CARE

\$1,075,883,992

ANNUALLY

Amenities

1 MILE

RESTAURANT

Schlotzsky's
IHOP
Manuel's
Ajo Al's
Hiro Sushi
Red House
Tavern Grille Scottsdale
Yopaulys New York Pizza Co
Cha Da Thai
Akita Sushi
Texas Roadhouse*
Starbucks*
White Castle*
Jersey Mike's*
Brunch Cafe*

RETAIL

Barnes and Noble
Home Goods
Marshalls
DSW
Office Max
PetSmart

ATTRACTIONS

Brunswick Zone Via Linda Lanes

2 MILES

RESTAURANT

Scottsdale Beer Company
Culvers
Mint India Cuisine
Chick-fil-A
Red Robin
Jade Palace Chinese
Starbucks
Portillo's Hot Dogs
Flower Child
Chompie's
Babbo Italian Eatery
Barro's Pizza
Chipotle
Denny's
Dunkin Donuts
Red Robin
Starbucks
YC's Mongolian BBQ
Nektar Juice Bar
Butters Pancakes & Café
The Melting Pot
Twisted Grove Parlor & Bar
Grassroots Kitchen & Tap
Zipp's Sports Grill
Crust Simply Italian
Sweet Provisions
RETAIL
Burlington Coat Factory
Famous Footwear
Orange Theory
Target

Michaels
Conn's Home Plus
Verizon
Sprint
T-Mobile
Lamps Plus
Home Depot
Petco
ATTRACTIONS
Salt River Fields
iFly
Roadhouse Cinemas
TopGolf
Butterfly Wonderland
Pangea Land of the Dinosaurs
Dolphinaris
Bodies Revealed
OdySea in the Desert
OdySea Aquarium
OdySea Mirror Maze
Great Wolf Lodge & Medieval Times*
The Madison Improvement Club*

RESORTS

Talking Stick Resort

HOTELS

Towneplace Suites by Marriott
La Quinta Inn
Days Inn-Suites Scottsdale
Hampton Inn
Sonesta Suites

3 MILES

RESTAURANT

Buffalo Wild Wings
The Vig
Luci's Healthy Marketplace*
Obon Sushi*

RETAIL

Men's Wearhouse
Bath & Body Works
ULTA Beauty
Hobby Lobby
Guitar Center
Reformed*

ATTRACTIONS

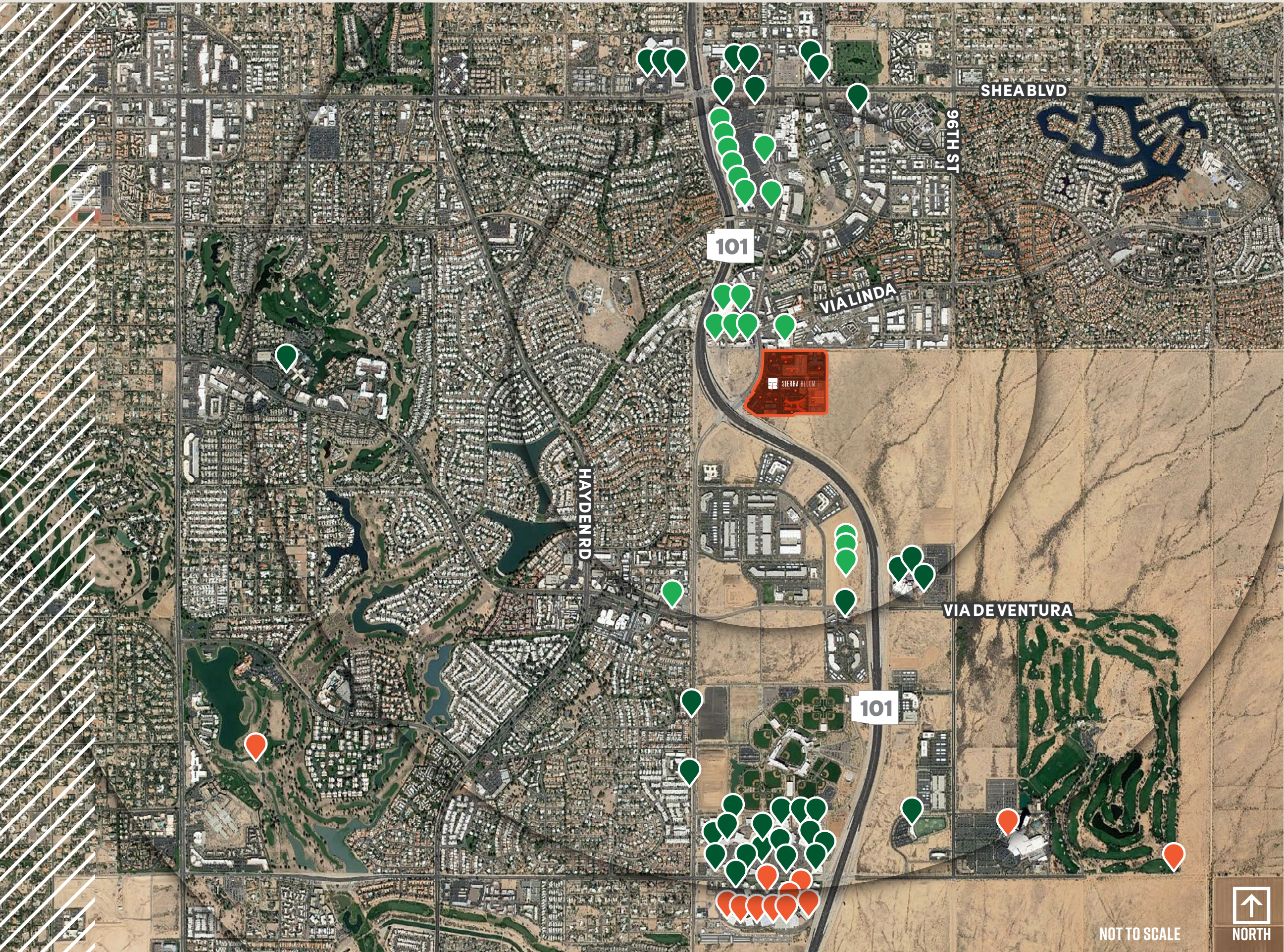
Talking Stick Resort & Casino
Glow Putt Mini Golf
Octane Raceway

RESORTS

The Scottsdale Resort at McCormick Ranch
Hyatt Regency

HOTELS

Holiday Inn Express
Hampton Inn
Homewood Suites
Extended Stay America



101

SHEA BLVD

96TH ST

VIALINDA

HAYDEN RD

VIA DE VENTURA

101

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NORTH

Amenities

Scottsdale is a premier community known for a high quality of life with attractive residential communities, world class restaurants and shopping, year-round events and gorgeous scenery.





With 314 sunny days a year, there are outdoor activities for everyone with numerous golf courses, parks, bike paths & hiking trails.







The Team



Healthcare Development Partners (HDP) is one of the nation's largest, privately held, at-risk, full-service, healthcare real estate companies. HDP provides all of the development, finance, architectural, construction management, acquisition, and other professional services required to develop ambulatory care centers, medical office buildings, clinics, surgery centers, acute care hospitals, and other healthcare facilities for independent hospitals, healthcare systems and physicians group practices on a full-service, guaranteed-price basis.



As Development Manager overseeing the entitlements, construction and occupancy of Sierra Bloom on HDP's behalf, NOVO brings a combined 75 years of experience in the development of successful mixed-use projects across 26 states. In addition to a rich history of medical development, NOVO has unparalleled expertise developing on the Salt River Pima-Maricopa Indian Community. NOVO will combine their local development experience with a track record of over \$2 billion in transactions to partner with HDP in making Sierra Bloom one of the most successful medical office campuses in the Southwest.

WARE MALCOMB

In 1972, Ware Malcomb was founded by Bill Ware and Bill Malcomb. Their philosophy of great design, excellent client service and relationship-focused business still rings true today. The firm has a long history of leading design for commercial and corporate real estate.



Our services cover the full continuum of healthcare property types. From physician offices and outpatient clinics to hospitals, post-acute care and the ancillary properties that support them, we draw upon expertise in government policy, industry regulation, consumer behavior, financing, development, brokerage and management to strategize with clients on the optimum ways to bring their organizational and financial objectives to fruition.



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FOR MORE INFORMATION, PLEASE CONTACT

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