



Location: Northwest corner of Crismon Road and the US 60

Size: 18.8 acres

Price: \$4,500,000 (\$5.50/sf)

Approximate Dimensions:

+/-1131' on US60 Freeway and Hampton Ave, +/-692' on Crismon Rd.

Comments:

- Extremely rare 18.8 acre elevated freeway off-ramp site with a signalized intersection
- Cumulative traffic count is 113,000 (93,000 on US 60 and 20,000 on Crismon Rd.)
- Available subject to zoning and site plan approval
- All land uses within one half mile of the subject were built after 1998
- New and pending development activity include: Burger King, Popeye's, Residence Inn, Culver's, a Car Wash, and Marriott Residence Inn.
- Across Crismon Rd. from Mountain Vista Hospital which includes a 178 beds employing 1000 including doctors, medical technicians and staff.

AVAILABLE SUBJECT TO ZONING | MESA, ARIZONA

Current Zoning: Business park/PAD C-1 and PEP.

The 2010 approval for the entire +/- 39 was for 953,000 sf of retail, office, hotel and senior living. The western half (19.9 acres) of the parcel is currently being rezoned to accommodate medium density residential. Prior to construction on the subject 18.8 acres, an amendment to the site plan would be required.

*Previously approved in 2010 on the entire 39 acres below:

BUILDING AREA

- Retail: +/- 107,100 SF
- Fitness: +/- 36,000 SF
- Rest: +/- 13,200 SF
- Office: +/- 473,700 SF
- Hotel: +/- +/- 223,200 SF (261 ROOMS)
- Senior Living: 100,000 SF (134 ROOMS)

Total Building Area: 952,200 SF

AVAILABLE DUE DILIGENCE:

- Geotechnical Report
- Environmental Site Assessment
- Noise Study
- Infrastructure Feasibility Analysis
- ALTA Survey

DEMOGRAPHICS			
	1 MILES	3 MILES	5 MILES
CURRENT POP.	11,927	95,125	186,308
DAYTIME EMPLOYMENT	9,583	74,464	161,337
HOUSEHOLD INCOME	\$69,767	\$61,012	\$62,716
HOUSING UNITS	1,680	34,223	68,931
% 2015 OWNER OCCUPIED HOUSING UNITS	95.34%	89.33%	86.15%
2015 HOUSEHOLDS	4,110	36,770	71,455



13.13 Acres
Proposed for
subdivision into five
commercial lots

Phase II Coyote Landing
Condominiums
Under Construction
2-17

2015 Medical Office Building
including Urgent Care

Future Office/
Commercial

Multi- Family

Townhomes
COE 12-16

**MIXED-USE
SUBJECT**

62,083 SF
Assisted Living
Development

Springs of
Life Church

Mountain
Vista
Hospital

85 Bed
Rehabilitation
Hospital

Construction
Planned
Mid 2017

E Southern Ave

Hampton Ave

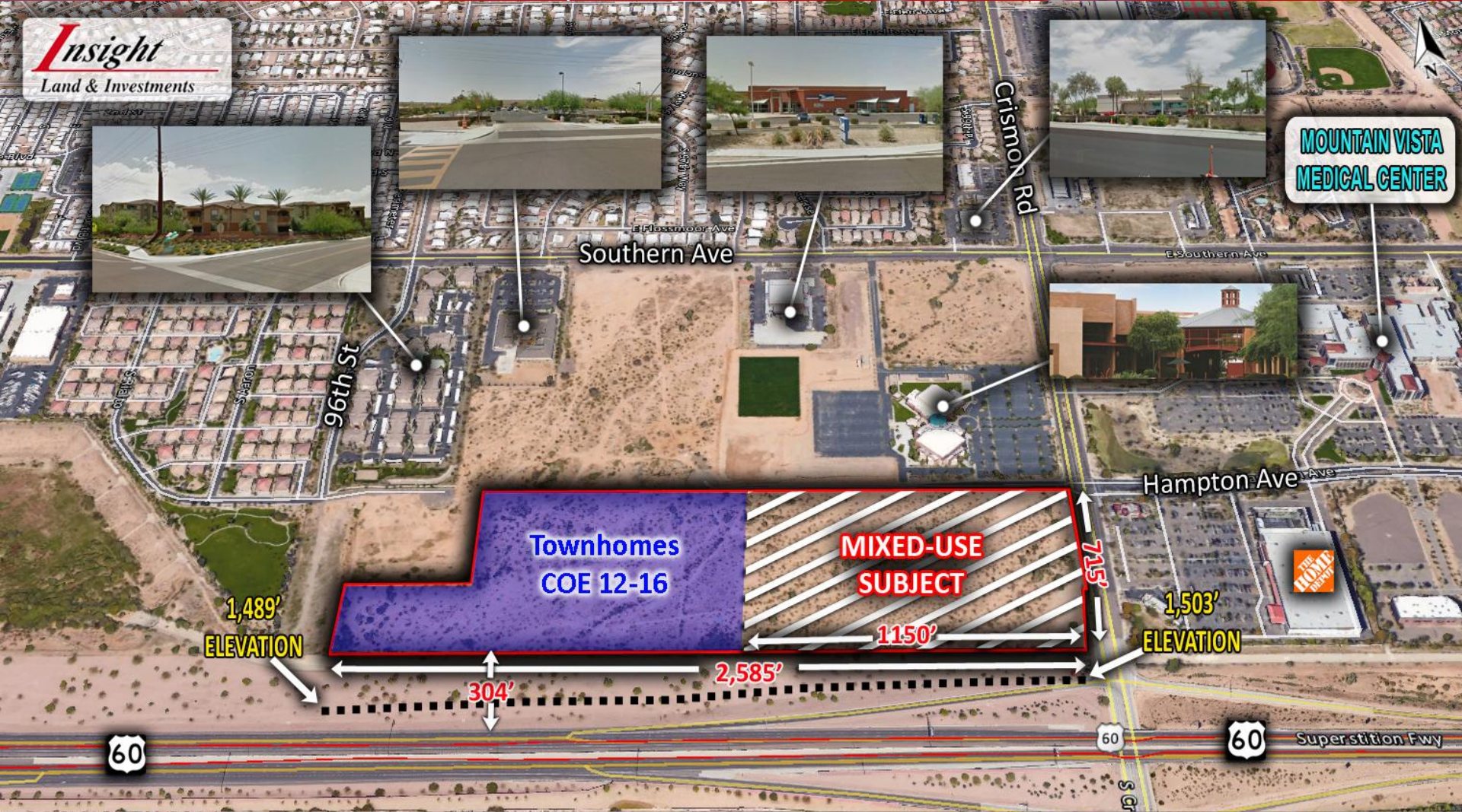
Hwy 60

60

60



**MOUNTAIN VISTA
MEDICAL CENTER**

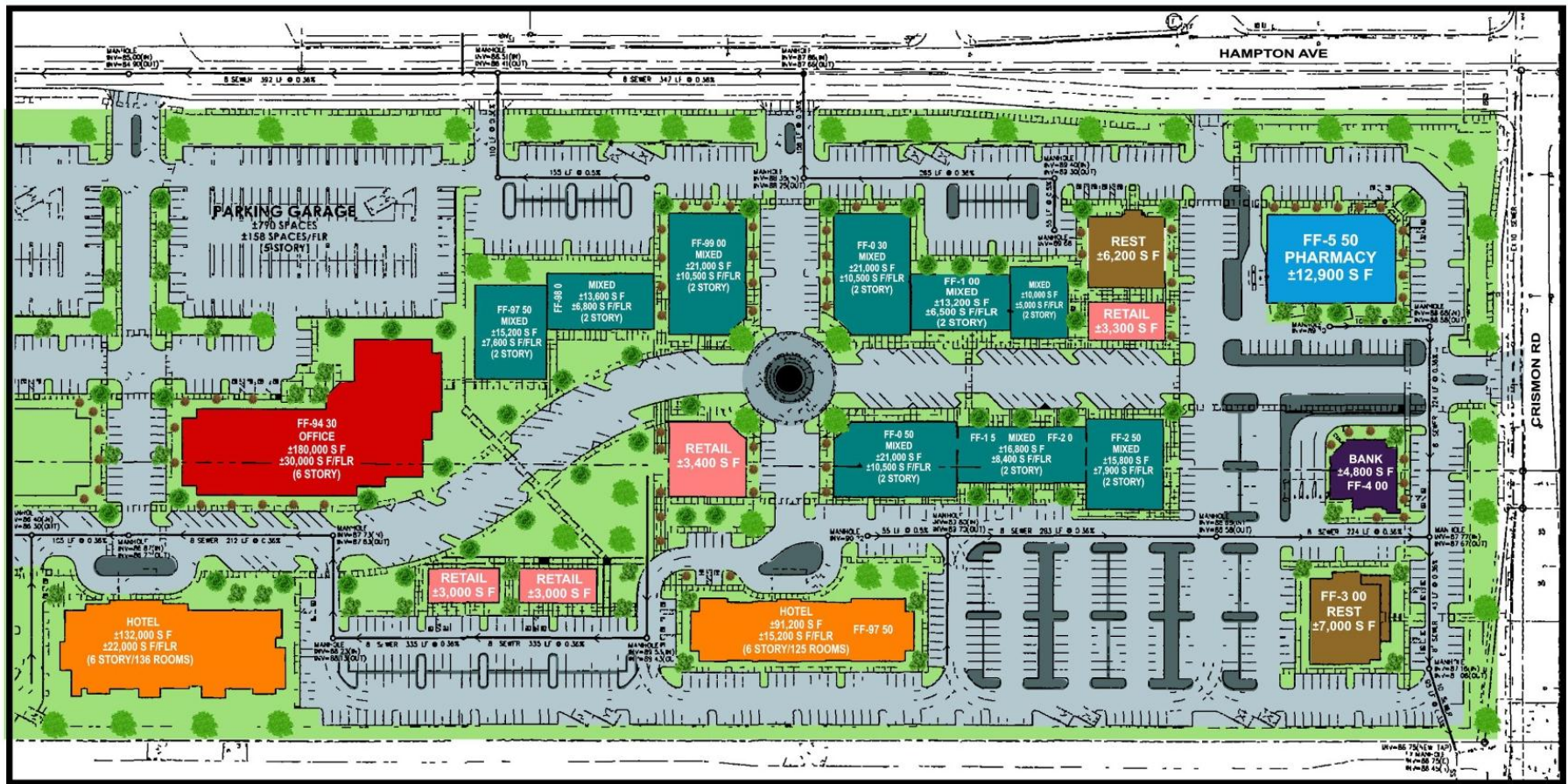




SUBJECT

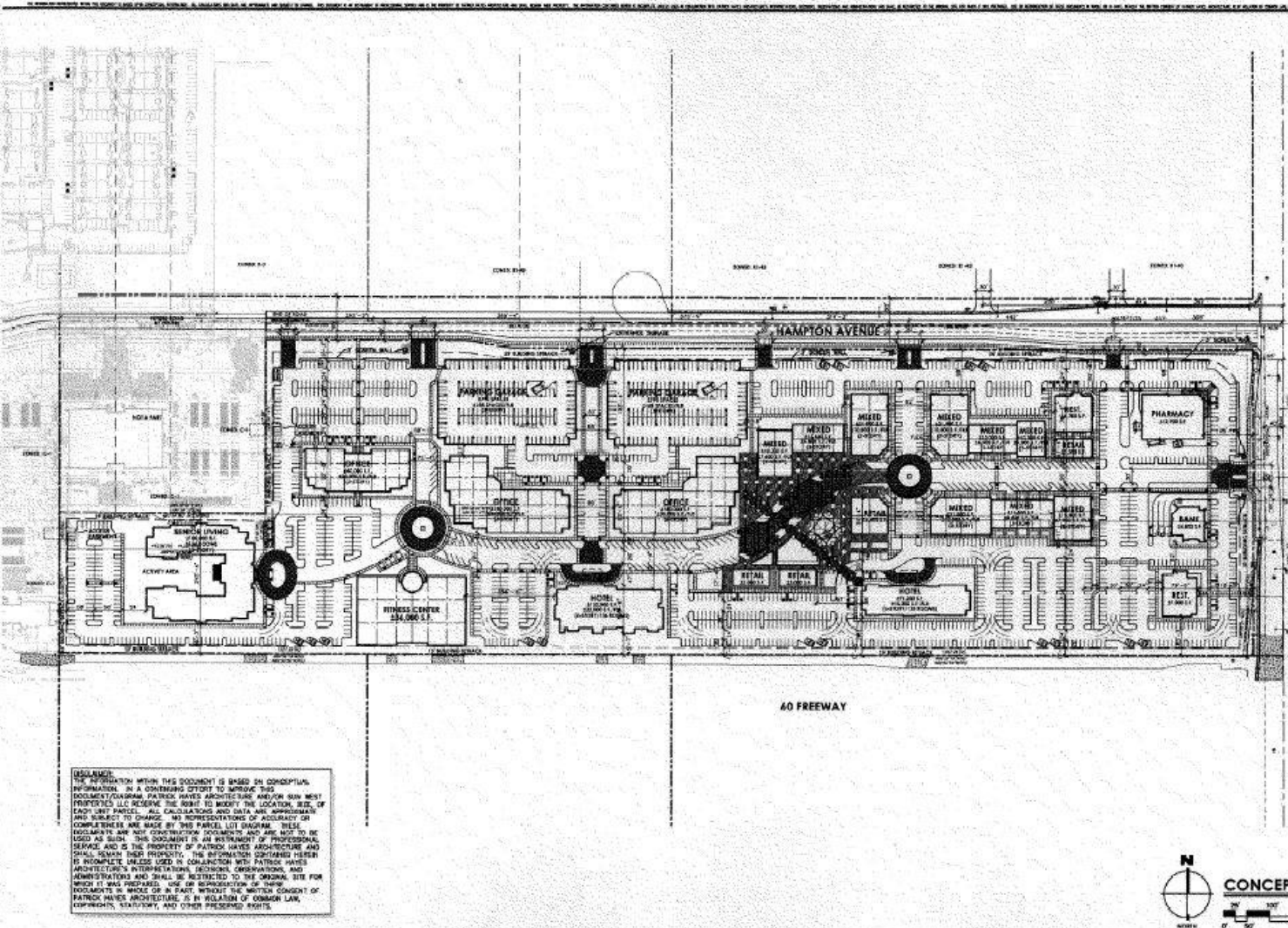
EASTERN PORTION OF 2010 ZONING APPROVAL

96 in



- HOTEL
- RETAIL
- PHARMACY
- BANK
- MIXED
- REST

2010 ZONING APPROVAL FOR ENTIRE 39 ACRE SITE



EXISTING PROJECTS	PROPOSED PROJECTS
ASSESSOR'S PARCEL NUMBER	220-80-003-B, 220-80-006 220-80-001-C
EXISTING ZONING	R1-40
PROPOSED ZONING	OFFICE/RETAIL/HOTEL/ SENIOR LIVING
SITE DATA	
GROSS SITE AREA	✓ 1,887,728 SF (✓ 42.56 ACRES)
NET SITE AREA	✓ 1,057,023 SF (✓ 24.14 ACRES)
BUILDING AREA	
RETAIL	✓ 1,071,100 SF
FITNESS	✓ 36,000 SF
REST.	✓ 13,000 SF
OFFICE	✓ 473,100 SF
HOTEL	✓ 223,200 SF (261 ROOMS)
SENIOR LIVING	✓ 1,066,800 SF (124 SUITES)
TOTAL BUILDING AREA	✓ 2,883,200 SF
NET LOT COVERAGE	
FAIR	✓ 15.1% (246,833/1,635,167)
MAX	✓ 6.2% (116,268/1,874,891)
PARKING REQUIRED	
RETAIL	✓ 351 SPACES
FITNESS	✓ 360 SPACES
REST.	✓ 116 SPACES
OFFICE	✓ 1519 SPACES
HOTEL	✓ 261 SPACES
SENIOR LIVING	✓ 24 SPACES
TOTAL PARKING REQUIRED	✓ 2,484 SPACES
PARKING PROVIDED	
PARKING RATIO	N/A
DEVELOPER:	
Sun Best Properties 8350 E. Parkway Cr., Suite 20A Scottsdale, AZ 85268 TEL: (480) 866-9400 TEL: (480) 621-6000 Contact: Rob Johnson	
ARCHITECT:	
PharmStructure 14562 N. Frank Lloyd Wright Blvd. Suite 2300 Scottsdale, AZ 85268 TEL: (480) 956-9828 Contact: Patrick Heger Contact: Tim Trelka	
NOTE: PARKING REQUIRED BASED ON CITY OF NEWMARKET	
OFFICE	1 SPACE PER 500 SF
MEDICAL OFFICE	1 SPACE PER 100 SF
RETAIL	1 SPACE PER 300 SF
HOTEL	1 SPACE PER ROOM
SENIOR LIVING	1 SPACE PER DUBBLING UNIT
FITNESS	1 SPACE PER 100 SF
RESTAURANT	1 SPACE PER 75 SF

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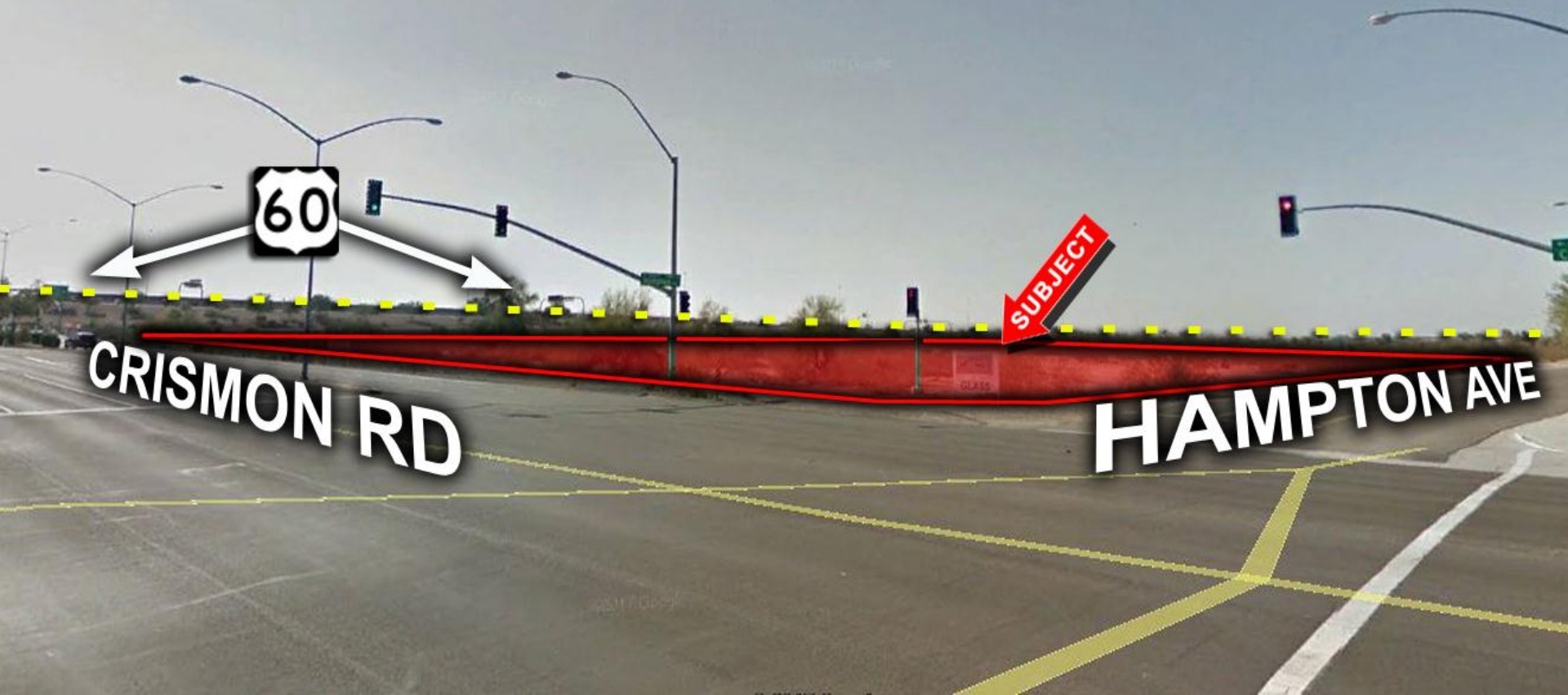
VICINITY MAP
SCALE: N.T.S.

CONCEPTUAL MASTER PLAN - 12
SCALE: 1" = 100'-0"





STREET VIEW FACING SOUTHWEST



CRISMON RD

SUBJECT

HAMPTON AVE

60