

FOR SALE

±17.7 ACRES MULTI-FAMILY LAND- HARD-ZONED

NORTH OF THE NWC
LOOP 101 & NORTHERN AVENUE

Peoria, AZ



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CBRE

FOR SALE MULTI-FAMILY LAND

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Peoria, AZ



SITE FEATURES

Location	N/NWC Loop 101 and Northern Ave, Peoria, AZ
Size	±17.7 AC
Zoning	PAD, Multifamily with at least 314 units allowed; this number will increase as retail square footage under roof increases
Price	Contact broker for pricing
Permitted uses under power line	Parking, landscaping, lighting, and retention
Maximum building height	±16.28 acres is ±110 feet with additional ±18 feet for mechanical ±1.428 acres is ±80 feet
MF required parking	1 Bedroom: 1.5 spaces 2 Bedroom: 1.5 spaces 3 Bedroom: 2.5 spaces
Signage	Max Height (adjacent to Loop 101 ROW): ±60' + ±3' architectural detail
Utilities	All to site
Traffic Counts	162,000 VPD on Loop 101, adjacent to property's east boundary 31,000 VPD on Northern Ave Source: City of Peoria, 2017



SITE OVERVIEW

Site is within a half mile of St. Joseph's Medical Center and approximately one mile from the Westgate Entertainment and Sports complex, with 5 million visitors annually. Most nationally recognized retailers are within 3 miles of the Subject site.

Adjacent to Sun Valley Elementary School and within 1.25 miles of Raymond Kellis High School. The adjacent Park West retail shopping project includes Harkins Theatres, Grimaldi's, Forever 21, Orange Theory, Chico's, Urban Outfitters, Flemings, Pita Jungle, Wildflower, Koi Poke, and other fine retailers and restaurants.



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DEMOGRAPHIC PROFILE

1,623,473

WEST VALLEY



4,732,910

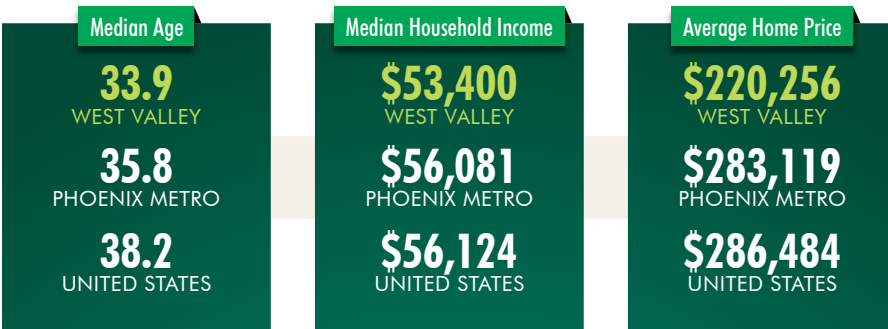
METRO PHOENIX

More than a third of Phoenix metro residents live in the West Valley

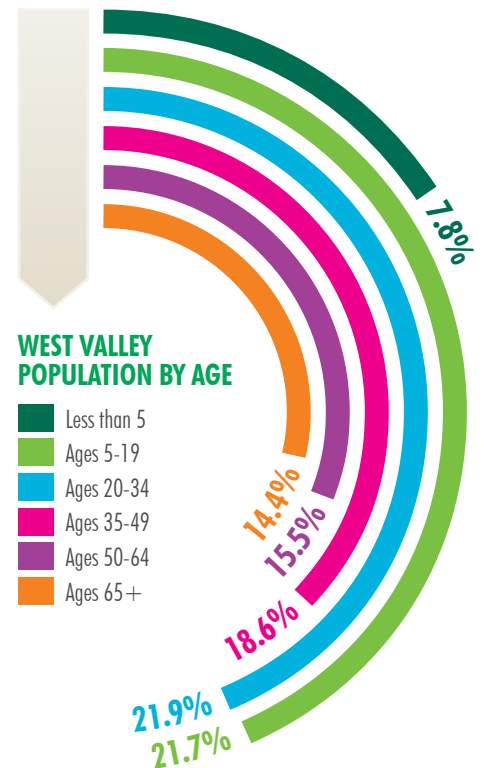
Population growth in the West Valley is projected to more than double the U.S. annual rate of growth over the next five years.



Demographics



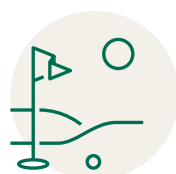
West Valley Educational Attainment





MAJOR ATTRACTIONS

- Westgate Entertainment District
- University of Phoenix Stadium
- Gila River Arena
- Five MLB Spring Training Stadiums: Goodyear Ballpark (Indians & Reds), Peoria Sports Complex (Mariners & Padres), Camelback Ranch (White Sox & Dodgers), Surprise Stadium (Rangers & Royals), and Maryvale Baseball Park (Brewers)
- ISM Raceway
- Ak-Chin Pavilion Amphitheater
- Wildlife World Zoo, Aquarium & Safari Park
- Tanger Outlets
- Desert Diamond West Valley Casino
- Vee Quiva Casino
- Wigwam Resort & Spa



PARKS & RECREATION

- Skyline Regional Park
- White Tank Mountain Regional Park
- Estrella Mountain Regional Park
- Lake Pleasant Regional Park
- 50+ Golf Courses



350,000+

FANS WELCOMED TO AVONDALE DURING TWO NASCAR WEEKENDS AND ONE INDY WEEKEND AT ISM RACEWAY



BUCKEYE WAS THE **7TH FASTEST GROWING CITY IN THE UNITED STATES** BETWEEN JULY 1, 2015, AND JULY 1, 2016, GROWING 4.8%. (2016)



GOODYEAR RANKED AS **ONE OF THE TOP 10 BEST US CITIES TO LIVE** IN BY 24/7 WALL ST. (2015)



THE PEORIA MASTER-PLANNED COMMUNITY, VISTANCIA, WAS RANKED **THE #1 MASTER PLANNED COMMUNITY** IN ARIZONA BY RANKING ARIZONA FOR FOUR CONSECUTIVE YEARS. (2017)



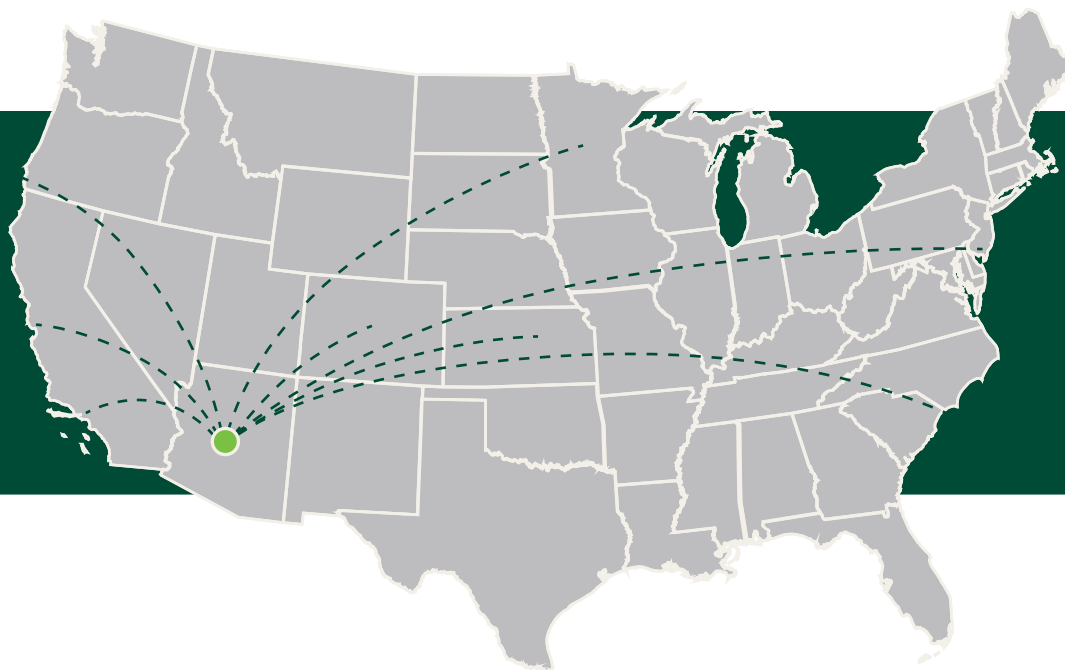
WALLETHUB RANKED PEORIA AS THE **10TH BEST PLACE TO RETIRE IN AMERICA**. (2015)



GLENDALE RANKED **#13 FOR BEST CITIES TO BUY A FAMILY HOME** BY SMARTASSET. (2017)



CORPORATE RELOCATIONS & EXPANSIONS (Q1 2016 - Q1 2018)



- EXPANSION
- RELOCATION

Company	City	New Jobs	Space Use
● Nikola Motor	Buckeye	2,000	Industrial
● Chewy	Goodyear	700	Industrial
● SK Food Group	Tolleson	550	Industrial
● UPS	Goodyear	500	Industrial
■ Conair	Glendale	300	Industrial
● Huhtamaki North America	Goodyear	300	Industrial
■ Alaska USA Federal Credit Union	Glendale	136	Office
● IRIS USA	Surprise	200	Industrial
● Aldi	Goodyear	132	Industrial
● Ball Corporation	Goodyear	130	Industrial
■ Tyr Tactical	Peoria	125	Industrial
● Trimaco	Surprise	110	Industrial

Company	City	New Jobs	Space Use
● Vitamin Shoppe	Avondale	110	Industrial
● Cardinal IG	Buckeye	100	Industrial
■ Carvana	Tolleson	100	Industrial
● Ring	Glendale	100	Office
■ KPS Global	Goodyear	85	Industrial
■ Bravada Yachts	Tolleson	57	Industrial
■ HonorHealth	Peoria	57	Medical Office
● IAC Industries	Goodyear	55	Industrial
■ AKDHC	Glendale	50	Medical Office
● Copper State Rubber	Avondale	50	Industrial
● Apex Tactical Specialties	Peoria	30	Industrial

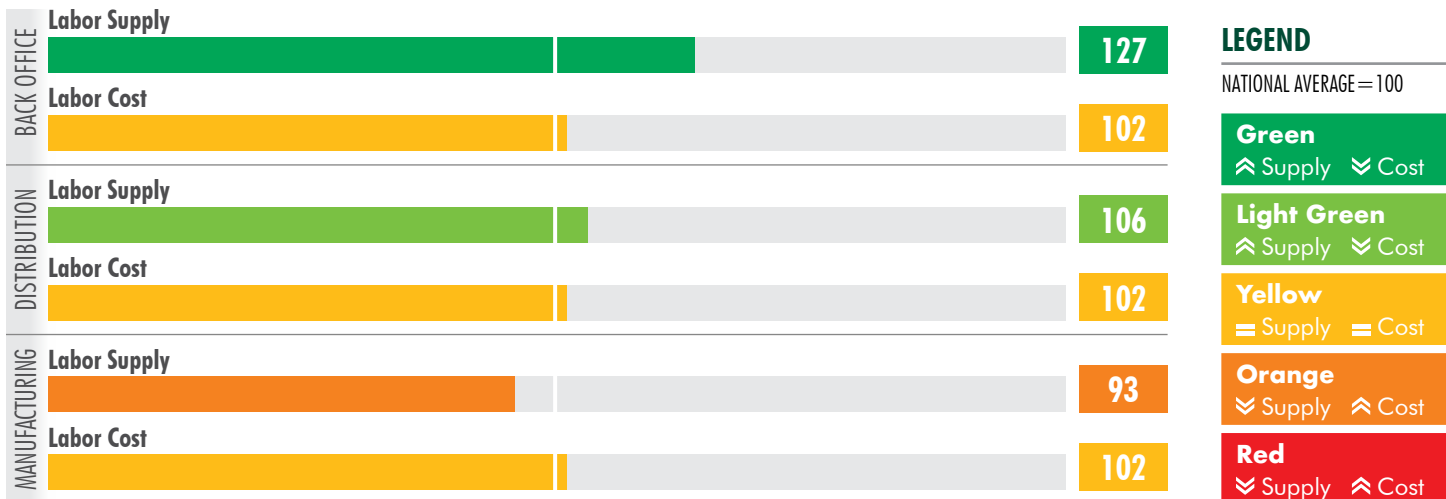


LABOR SUPPLY

LABOR HIGHLIGHTS

- 69%** of the West Valley's workforce commutes to jobs in other parts of Maricopa County. (Source: Westmarc, 2017)
- 34%** of finance and insurance workers in Maricopa County live in the West Valley compared to 12 percent of jobs located there. (Source: Westmarc, 2017)
- 46,011** people in the West Valley are employed in the healthcare sector. (Bureau of Labor Statistics, 2017)
- 31,279** production workers live in the West Valley, accounting for 36% of production jobs in the metro. (Bureau of Labor Statistics, 2017)

WEST VALLEY LABOR SUPPLY & COST INDEX



Source: CBRE Labor Analytics, 2018.

*Indices based on a 20-mile radius of Litchfield Park, AZ. The supply and cost scores are indicative of the overall market, but are not specific to a company/occupier.