



ALGODÓN CENTER

ALGODON MEDICAL & OFFICE PARK
NORTHEAST CORNER LOOP 101 & THOMAS RD, PHOENIX, AZ



WEST VALLEY'S
PREMIER
MEDICAL & OFFICE PARK



ALGODÓN
CENTER

ALGODÓN
MEDICAL OFFICE
PARK



Shovel ready site with City of Phoenix PUD zoning in place



CC&R's, Design Guidelines and sign package govern the site

101

Freeway Frontage for maximum identity

SITES FOR SALE

SOLD LOTS

FUTURE OFFICE

FUTURE MEDICAL

101

OFFICE FOR LEASE

11.2 ACRES

MARIPOSA POINT ASSISTED LIVING UNDER CONSTRUCTION

MAIN STREET HEALTH

HOTEL LOT FOR SALE

FUTURE RETAIL/ RESTAURANTS

ESTRELLA MEDICAL OFFICE BUILDING

RETAIL

THOMAS ROAD



91ST AVE



NOT TO SCALE



MEDICAL OFFICE FOR LEASE

PROJECT HIGHLIGHTS

- Two, ±42,000 SF, 2-story planned buildings
- 5:1000 Parking
- Retail planned to support medical office users





DEVELOPER

As the Preferred Developer of Algodón Medical and Office Park, 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's principals have been involved in projects spanning 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.

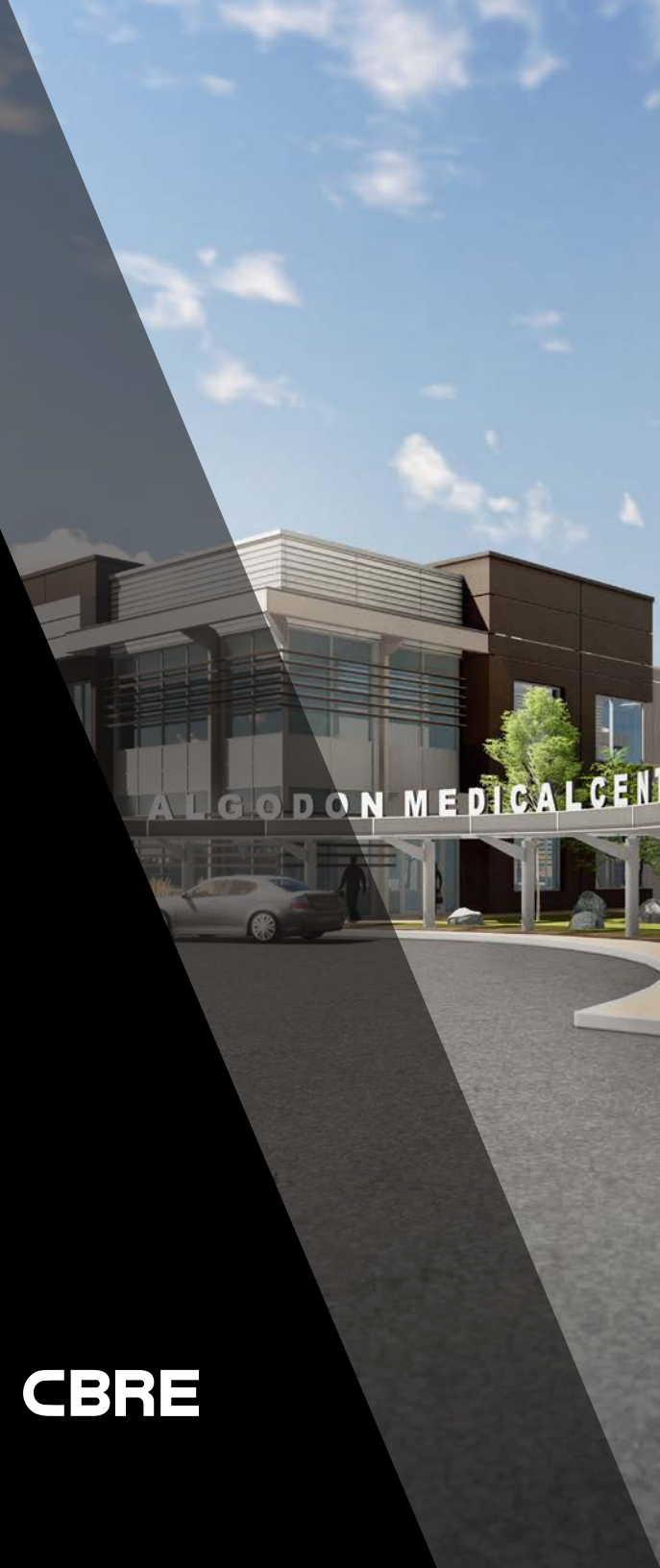
www.novodevelops.com



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 Algodón Medical and Office Park. The Longs' vision for Algodón Medical and Office Park 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 Longs are committed to developing a first-class Business Park where users will appreciate and respect the quality of their surroundings.

www.jflongproperties.com



WORKFORCE

Top Target Industry Employers

Employer	Jobs
Banner Health	6,683
Luke Air Force Base	5,072
Amazon.com	4,538
American Express	3,240
APS/Palo Verde	2,624
PetSmart Inc.	2,061
Abrazo Healthcare	1,726
Swift Transportation Co., Inc.	1,324
FedEx	1,308
Shamrock Foods Company	1,204
JBS Packerland Tolleson	1,200
Arizona State University	1,187
HonorHealth	1,145
JPMorgan Chase Bank	945
Grand Canyon University	903
Humana Inc.	940

Source: MAG Employer Database 2015

HEALTHCARE

Registered Nurses	12,471
Medical Scientists	308
Medical Transcriptionists	278
Medical Assistants	4,189
Medical Secretaries	3,865



WHY WEST PHOENIX?

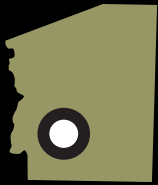
Did you know?



1.6 million
people live in the
West Valley.



69% of the West Valley
workforce commutes outside
of the region to work in other
parts of Maricopa County.



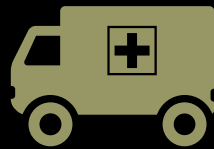
40% of Phoenix
residents live west
of Interstate 17.
Phoenix, the state's
largest city, has
a population of
1.5 million.



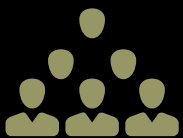
28% of the
manufacturing workers
in Maricopa County live in
the West Valley, yet only 16%
of the jobs are located here.



\$62,775
is the average
annual income
for households in
the West Valley.



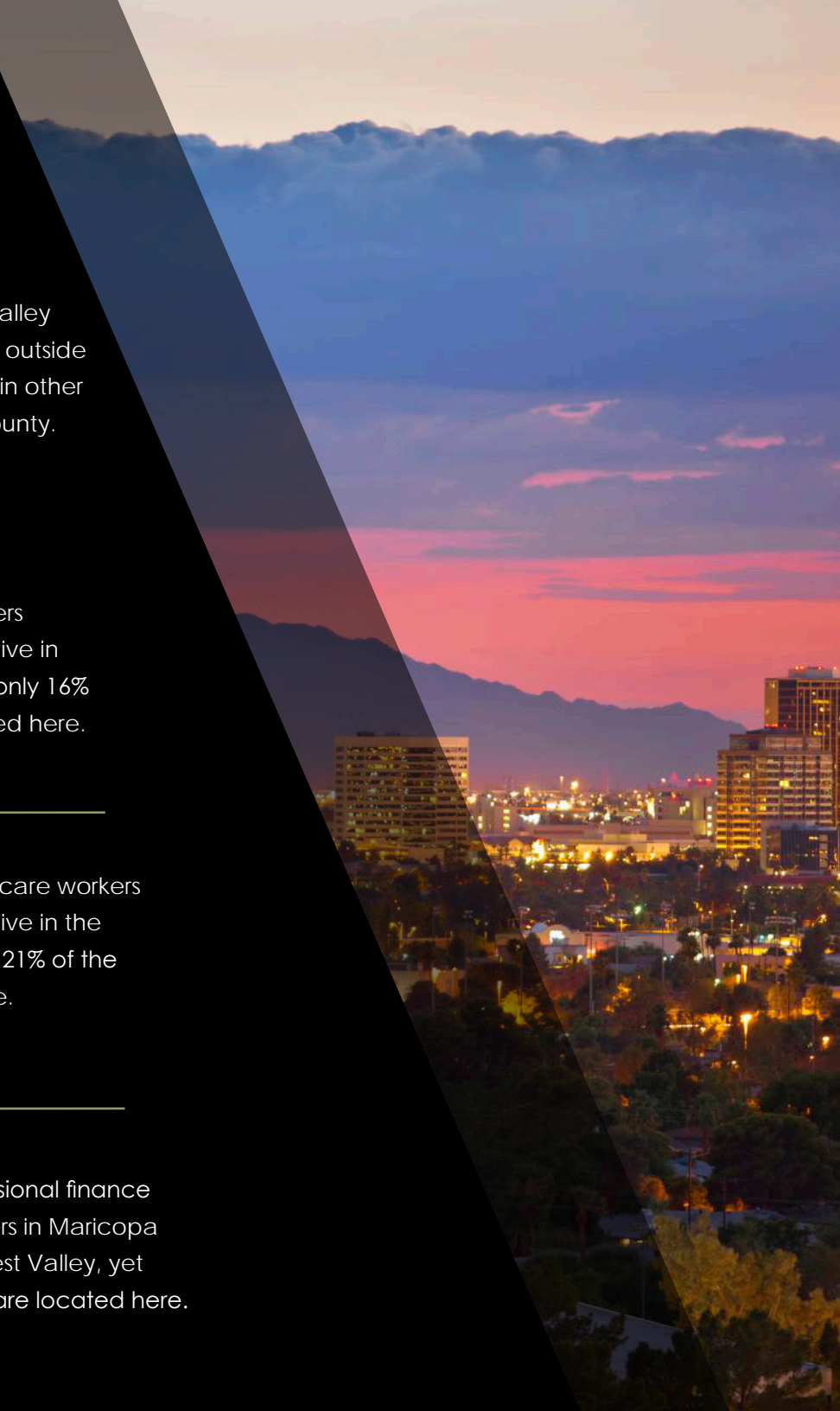
37% of the healthcare workers
in Maricopa County live in the
West Valley, yet only 21% of the
jobs are located here.



62% of the
West Valley
population is
workforce age.



34% of the professional finance
and insurance workers in Maricopa
County live in the West Valley, yet
only 12% of the jobs are located here.





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CBRE

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