

4TH AVE

OSBORN ROAD

AVAILABLE ±2.5 acres

High Density Senior Housing / Multi Family Development

NWC 4th Avenue & Osborn Road | Phoenix Arizona



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PHOENIX OVERVIEW

- The population of Greater Phoenix is 4.8 million and is expected to grow to nearly 6.4 million in the next 20 years.
- A relatively young region, Greater Phoenix has a median age of 36.1 – two years younger than the average age nationwide.
- The population boasts comparatively high-earnings, with an median household income of over \$62,609. This is 6% above the national median average household income, which stands at \$59,039.

DEVELOPMENT WITHIN 2 MILES OF SITE

| | EXISTING | | PLANNED OR U/C |
|---|--------------------------------|------|-------------------------------|
| MULTIFAMILY HOUSING WITHIN 2 MILES OF SITE | 81 BUILDINGS 13,982 UNITS | WITH | 12 BUILDINGS 2,770 UNITS |
| OFFICE SPACE WITHIN 2 MILES OF SITE | 805 BUILDINGS 17 MILLION SF | WITH | 1 BUILDINGS 248,100,000 SF |

DEMOGRAPHICS

315,839 Daytime Population within **3 miles** of site

226,568 Employees within **2 miles** of the site

656 Beds and **2 hospitals** in the 85013 zip code

11,315 Businesses within **3 miles** of the site



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PHOENIX MOUNTAINS
PRESERVE

CAMELBACK
MOUNTAIN

PAPAGO PARK

DOWNTOWN TEMPE

Hilton
Garden Inn

CLARENDON PARK
APARTMENTS

LIGHT RAIL

CENTRAL AVE

LIGHT RAIL
STATION

WYNDHAM
GARDEN

RAMADA

STARBUCKS

PARK
CENTRAL

STARBUCKS
STARBUCKS

FIRESTONE

CLARENDON AVE

±6,638 VPD

3RD AVE

±20,565 VPD

OSBORN RD

±2.5 ACRES

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TOP PHOENIX AREA COMPANIES

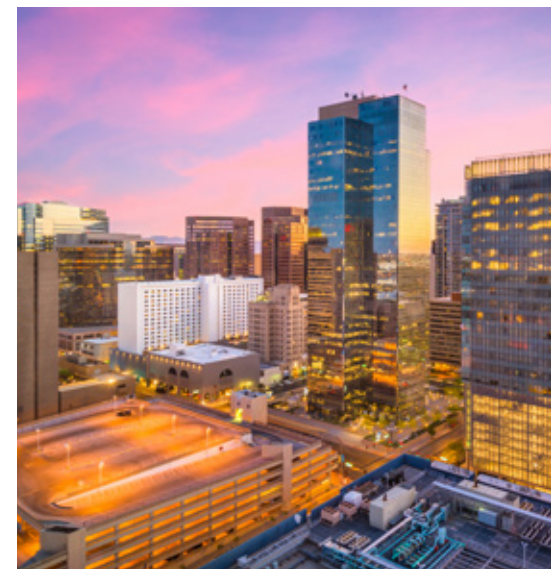
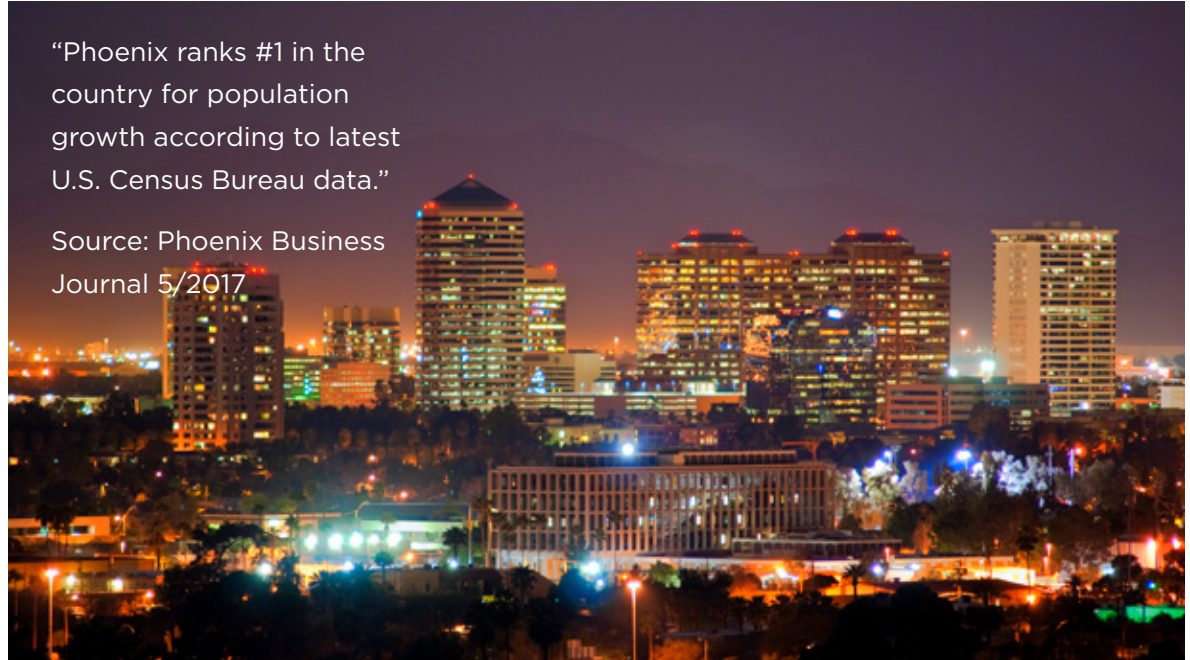


TOP PHOENIX AREA EMPLOYERS

| | |
|--|-------|
| MAYO CLINIC | 4,710 |
| U HAUL | 4,560 |
| PHOENIX CHILDRENS HOSPITAL | 4,320 |
| DIGNITY HEALTH | 4,080 |
| USAA PHOENIX OFFICE | 3,890 |
| BANNER HEALTH | 3,800 |
| CARL T HAYDEN VA MEDICAL CENTER | 3,300 |
| BANK OF AMERICA | 3,230 |
| DISCOVER FINANCIAL SERVICES | 3,020 |
| JPMORGAN CHASE BANK NATIONAL ASSOCIATION | 2,740 |
| AMERICAN EXPRESS | 2,710 |
| BANNER HEALTH | 2,380 |

“Phoenix ranks #1 in the country for population growth according to latest U.S. Census Bureau data.”

Source: Phoenix Business Journal 5/2017



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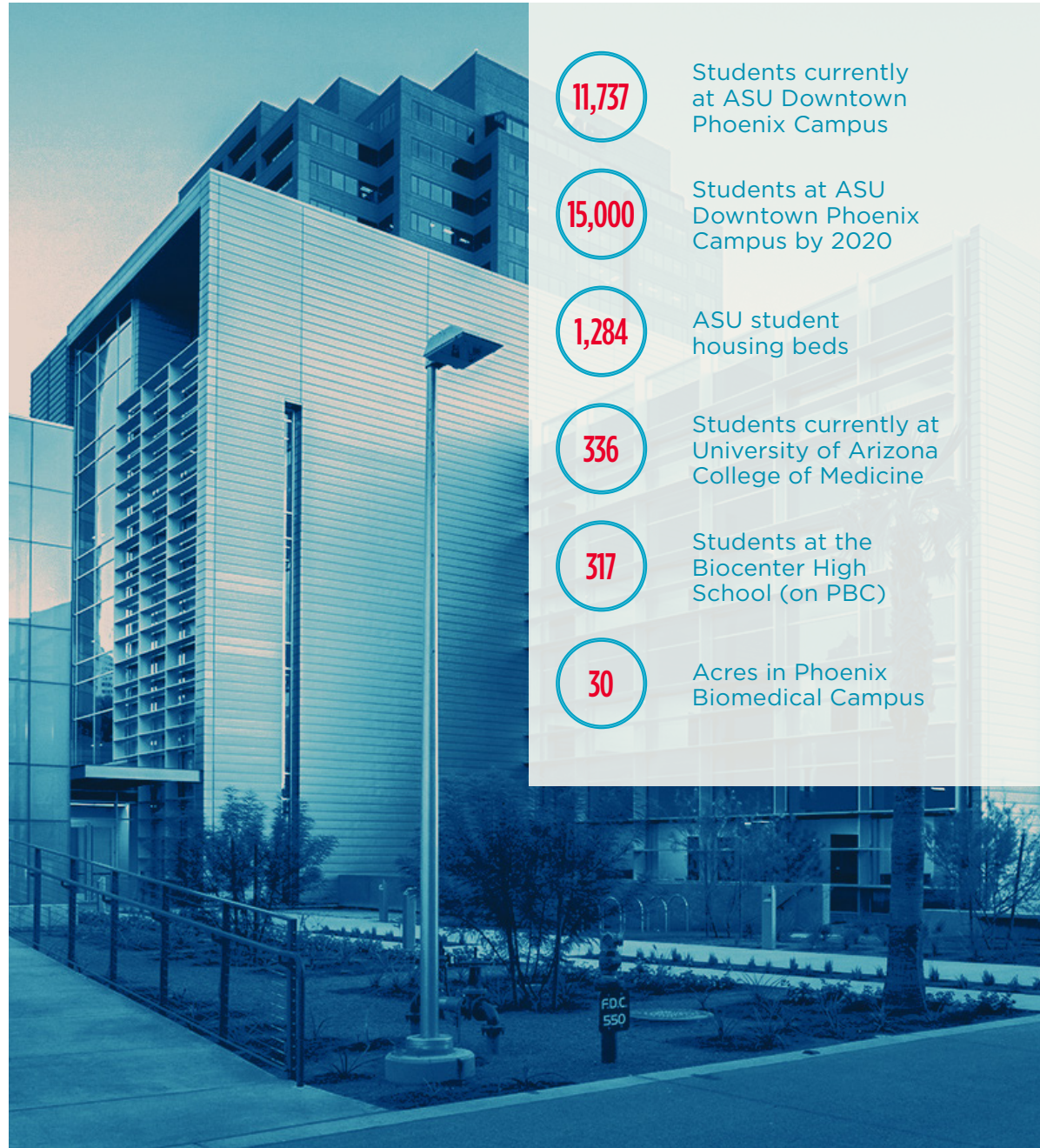
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THE OFFERING

Cushman & Wakefield is pleased to present a unique opportunity to purchase a ±2.5 acre, high density multifamily development site in Phoenix's rapidly transforming Central Corridor. This rare site is located near the Valley Metro Light Rail, with a station within walking distance of the property at Central Avenue and Osborn Road. Phoenix's urban revival has transformed the Central Corridor into a 24-hour live-work-play environment with new residential and trendy restaurants, coffee houses and bars. In addition to the Light Rail, the area has been influenced by anchor cultural, educational, research, sports and healthcare institutions, including Arizona State University's 11,503 - student downtown campus and the 1.5 billion dollar Phoenix Biomedical Campus. The result is an unprecedented demand for urban living solutions in the Central Corridor.

The opportunity consists of ±100,188 square feet of developable land on the northwest corner of Osborn Road and 4th Avenue. This transit oriented development site provides for intense densities and height.



11,737

Students currently at ASU Downtown Phoenix Campus

15,000

Students at ASU Downtown Phoenix Campus by 2020

1,284

ASU student housing beds

336

Students currently at University of Arizona College of Medicine

317

Students at the Biocenter High School (on PBC)

30

Acres in Phoenix Biomedical Campus

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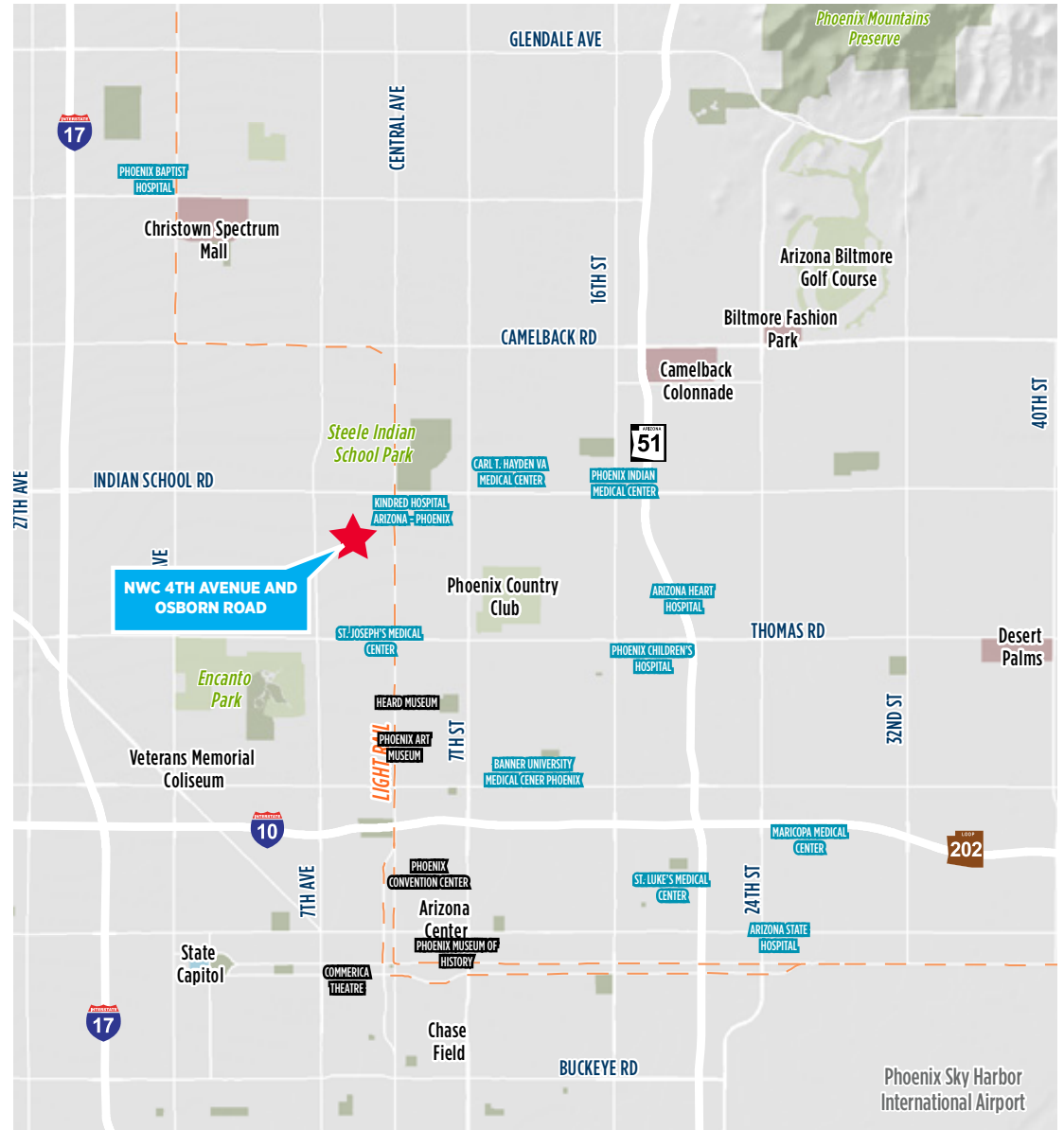
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SITE DETAILS

| | VEHICLES PER DAY |
|-------------|------------------------------|
| ZONING | C-2/R5, City of Phoenix |
| SITE AREA | ±2.5 Acres / ±100,188 SF |
| ADDRESS | NWC 4th Avenue & Osborn Road |
| TAX PARCELS | 118-30-288 & 118-30-012 |

TRAFFIC COUNTS

| | VEHICLES PER DAY |
|----------------|------------------|
| 7TH AVENUE | 30,536 CARS |
| OSBORN ROAD | 20,595 CARS |
| CENTRAL AVENUE | 22,486 CARS |



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AREA AMENITIES

Central Phoenix is rapidly transforming into the arts and cultural center of metropolitan Phoenix. The Central Arts District, located just south of Central and Columbus, is the cultural heart of Phoenix, and home to the nationally renowned Heard Museum, Phoenix Theater, Arizona Opera, Burton Barr Central Library, and the Phoenix Art Museum. New art galleries and music venues are adding to this existing base of major cultural institutions. New amenities are constantly opening, including trendy restaurants, coffee houses, cocktail bars, micro breweries and retailers. The Central Corridor area boasts over forty restaurants such as Pane Bianco, Central Wine,

The Clever Koi, Duck and Decanter, The Wild Thaiger, Durant's, Switch, Corduroy, and many more. Following national trends, this urban renewal movement is attracting developers, residents and cutting-edge employers to the area. Redevelopment of iconic Park Central Mall will accelerate improvement. Park Central Mall, within walking distance of Central & Columbus, was the first shopping mall in Phoenix

opened in 1957. The 40- acre site now houses large corporate office tenants in the converted former anchor stores, with retail and restaurants occupying smaller shop spaces facing Central Avenue. Market expectations are for a complete redevelopment of the buildings and site in the near future. With its location in the heart of the Central Corridor, and significant potential for the highest quality development at the site, Park Central is widely expected to be a major accelerator for the urban renewal trends in the area.

Arizona State University opened its downtown campus in 2006 and will have invested \$500 million in construction alone by 2016. The campus now includes ASU's journalism, public service, nursing, and teacher education programs, and the Sandra Day O'Connor College of Law opened in 2016, bringing the number of students downtown to 11,737. In 2002, the Translational Genomics Research Institute (TGen) moved to Phoenix's central core, and the Phoenix Biomedical Campus was formed. The

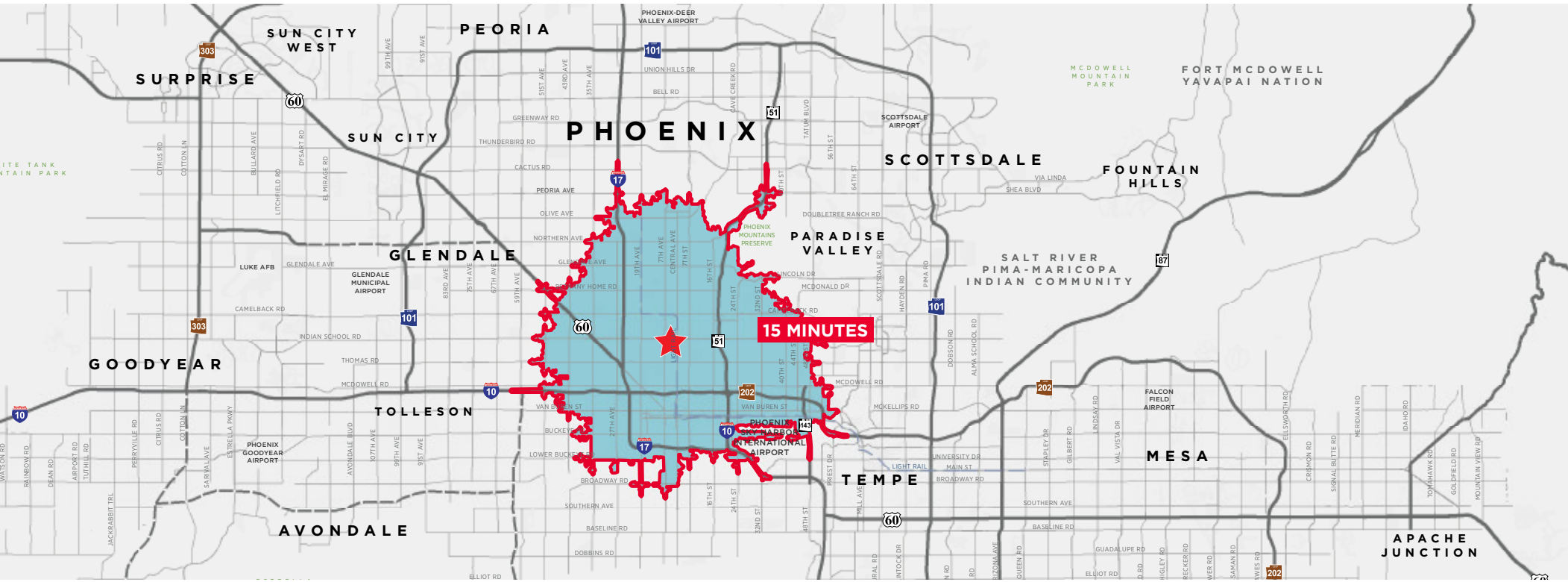
Biomedical Campus, a city-owned, 30-acre medical and bioscience campus, includes 1.5 million square feet and contains the highest concentration of research scientists in the region and includes TGen, the International Genomics Consortium, Barrow Neurological Institute, National Institutes of Health, and leading biomedical education programs for University of Arizona, Arizona State University, and Northern Arizona University. Phoenix's Central Corridor has long benefited from anchor institutions including hospitals, museums and libraries, and professional sports facilities. Phoenix is following national trends, where locations rich in these anchor institutions are experience strong demand from tenants, employees, and residents.

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15 Minute Drive-Time Demographics



531,235
2019 TOTAL
POPULATION



273,707
2019 MALE
POPULATION



257,528
2019 FEMALE
POPULATION



32.4
2019
MEDIAN AGE



225,370
2019 TOTAL
HOUSEHOLDS



2.64
2019 AVERAGE
HH SIZE



\$66,069
2019 AVERAGE
HH INCOME

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