



In the heart of it all.
Arizona Center

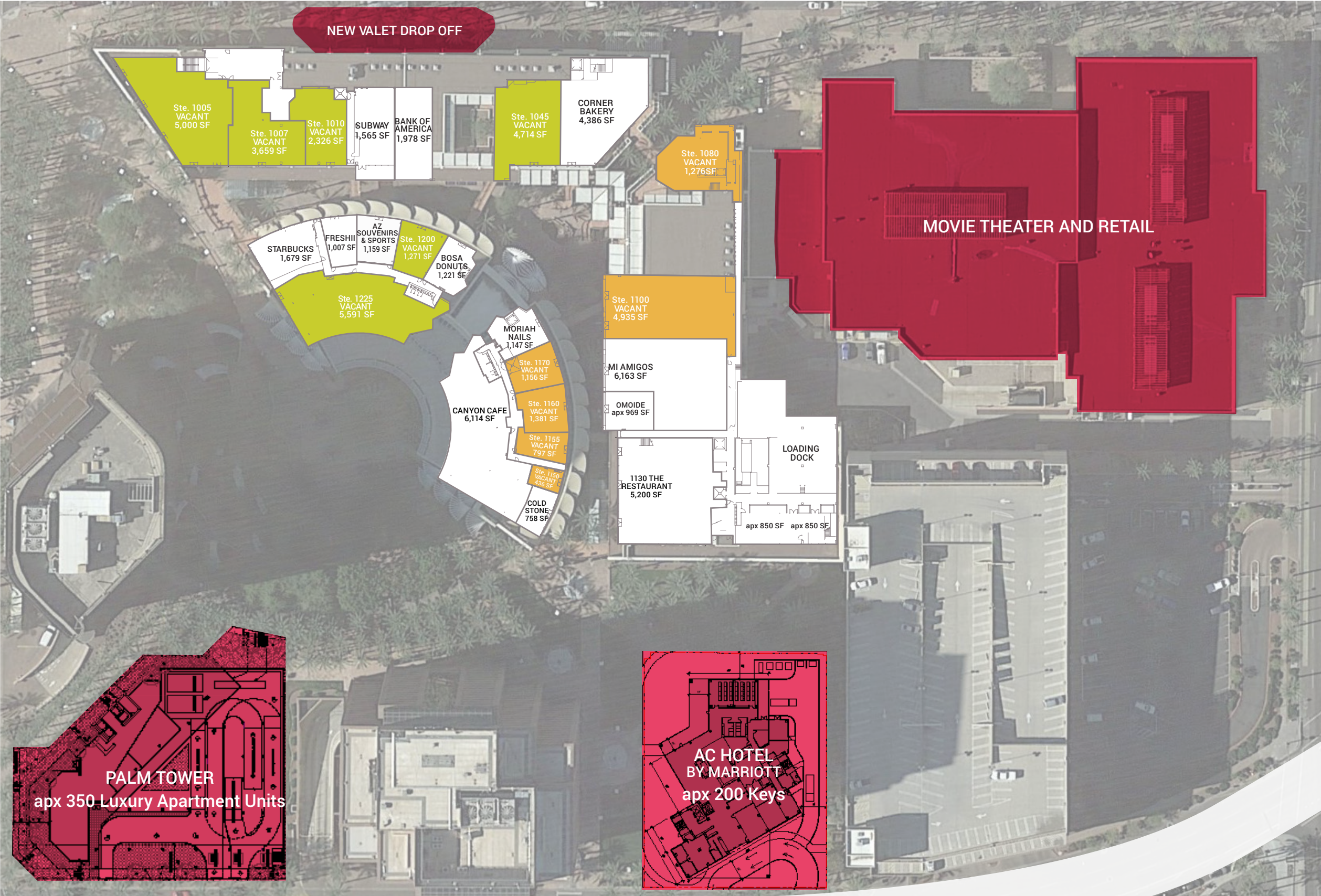
Site Plan



VAN BUREN ST

3RD ST

NEW VALET DROP OFF



FILLMORE ST

PALM TOWER
apx 350 Luxury Apartment Units

AC HOTEL BY MARRIOTT
apx 200 Keys

MOVIE THEATER AND RETAIL

5TH ST

Ste. 1005
VACANT
5,000 SF

Ste. 1007
VACANT
3,659 SF

Ste. 1010
VACANT
2,326 SF

SUBWAY
1,565 SF

BANK OF AMERICA
1,978 SF

Ste. 1045
VACANT
4,714 SF

CORNER BAKERY
4,386 SF

Ste. 1080
VACANT
1,276 SF

STARBUCKS
1,679 SF

FRESH III
1,007 SF

AZ SOUVENIRS & SPORTS
1,159 SF

Ste. 1200
VACANT
1,271 SF

BOSA DONUTS
1,221 SF

Ste. 1225
VACANT
5,591 SF

MORIAH NAILS
1,147 SF

Ste. 1170
VACANT
1,156 SF

MI AMIGOS
6,163 SF

OMOIDE
apx 969 SF

CANYON CAFE
6,114 SF

Ste. 1160
VACANT
1,381 SF

Ste. 1155
VACANT
797 SF

Ste. 1150
VACANT
436 SF

COLD STONE
758 SF

1130 THE RESTAURANT
5,200 SF

LOADING DOCK

apx 850 SF

apx 850 SF

Downtown Phoenix Development



Key Light Rail Station Light Rail Planned Under Construction Existing

Overview

3,041 Total Units Planned **2,592** Total Units Under Construction **6,776** Total Units Existing*

The Urban Heart of Arizona

\$5.5 Billion

1.7 square mile redevelopment area investments 2005 - January 2019

Resident Population*	Daytime Employment Population*
One-mile radius: 18,000	One-mile radius: 85,051
Two-mile radius: 56,967	Two-mile radius: 184,708
Three-mile radius: 113,354	Three-mile radius: 299,354

Education and Research Stats

12,200 Students currently at ASU Downtown Phoenix Campus	618 Students at University of Arizona College of Medicine (Fall 2018)
15,000 Students at ASU Downtown Phoenix Campus by 2020	400 Number of Students at the Bioscience High School (on PBC)
1,284 ASU Student housing beds	30 Number of acres in Phoenix Biomedical Campus

Infrastructure

Highways Within 5 minutes of Downtown: Interstate 10 Loop 202 State Route 51 Interstate 17	Sky Harbor International Airport One of the ten busiest in the U.S. 10 minutes from Downtown Sky Train connects to terminals 3 & 4 43.3 million passengers in 2016	Metro Light Rail 26 miles completed 8 additional miles to be completed by 2023 Construction on new lines heading West & South starting 2019 Initial system carrying an average of 46,416 riders per day (FY 2016) 3,091,805 Downtown boardings in FY 2017
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*Only complexes of 100 or more units shown on map



get excited
about the
New
Arizona
Center

This is where the people are.

The decision to lease here is an easy one. Simply put, there's no better location than Arizona Center. With 3,100 professionals on property alone, Arizona Center has countless visitors from nearby area offices at any one time, plus students from three neighboring major university campuses, daily and nightly event visitors, hotel guests, and nearby residents.

And, of course, \$25M in renovations only helps make it the smartest leasing option around.



6 million downtown visitors EVERY YEAR

The people are coming. *Are you?*

People come from all around Arizona, and the country, for huge events like the Rock 'n' Roll Marathon, Fan Fusion, and annual conferences. But they're coming for more than just that, and Arizona Center is a major source of entertainment. With seven major hotels, including an onsite AC Hotel by Marriott coming in 2019, and more than 3,800 daily hotel rooms within walking distance—with more on the way—Arizona Center is in the middle of everything they want to do.

Hotels

- AC Hotel by Marriott *coming soon*
- Hotel San Carlos
- Hilton Garden Inn
- Hyatt Regency Phoenix
- Renaissance Phoenix
- Sheraton Grand Phoenix
- Westin Phoenix Downtown

Live Entertainment

- Crescent Ballroom
- Comerica Theatre
- Herberger Theater
- Phoenix Symphony Hall
- Orpheum Theater
- Stand Up Live
- The Van Buren
- Valley Youth Theatre

Schools

- ASU Downtown Campus
- Northern Arizona University
- Phoenix Biomedical Campus
 - 30-Acres of medical research offices
 - 6.5 Million SF at full build-out
- University of Arizona

Visitors

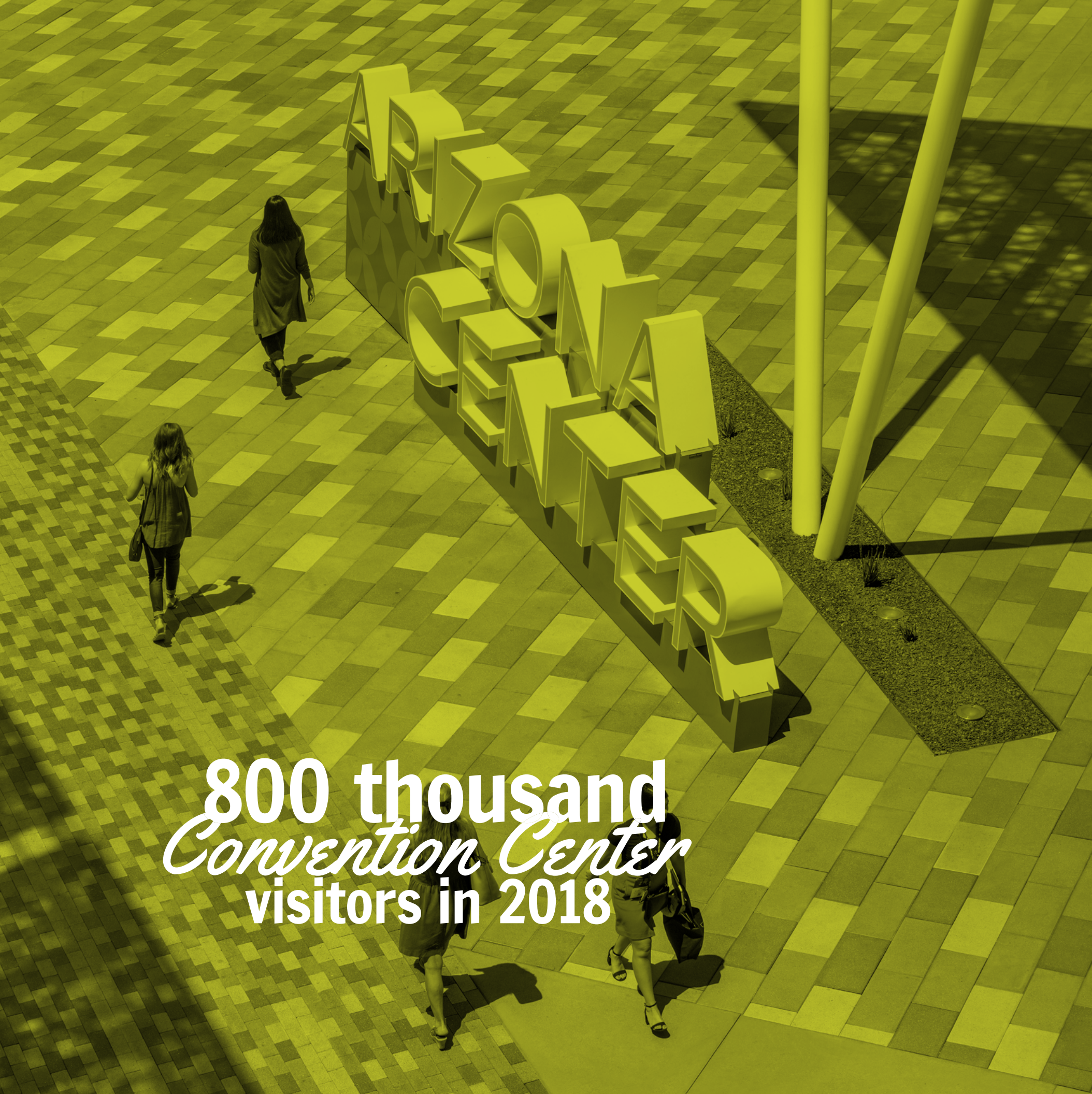
- Phoenix Convention Center
- Rock 'n' Roll Marathon
- Visit Phoenix

Sports

- Chase Field
 - Arizona Diamondbacks
- Talking Stick Arena
 - Phoenix Suns
 - Phoenix Mercury
 - Arizona Rattlers

Arts & Culture

- Arizona Latino Arts Center
- Arizona Science Center
- Arizona Doll & Toy Museum
- Children's Museum of Phoenix
- Heard Museum
- Heritage Square
- Phoenix Art Museum
- Rosson House Museum
- Wells Fargo History Museum



800 thousand
Convention Center
visitors in 2018

 **ASU**
15,000 DOWNTOWN
CAMPUS STUDENTS BY 2020

 **ABUNDANT
PARKING**
19 STRUCTURES

 **86**
WALK SCORE

42% OF WORKFORCE
WITHIN 3 MILES IS
**BUSINESS
PROFESSIONAL
SERVICES** 

3,847
HOTEL ROOMS IN
PHOENIX CONVENTION
CENTER EXPANSION



THE SHERATON
IS THE **LARGEST**
HOTEL IN THE STATE
WITH **1,000**
ROOMS

 **3.5M**
LIGHTRAIL
RIDERS PER YEAR
@ DOWNTOWN STOP



 **6 MILLION
ANNUAL
VISITORS**
DOWNTOWN PHOENIX

65
TRANSIT
SCORE

16,387
MULTIFAMILY
UNITS
WITHIN
3 MILES

 **SHOPS**
RESTAURANTS, &
200 ENTERTAINMENT



18,000 RESIDENTS
WITHIN
WALKING
DISTANCE

 **MEDIAN
AGE**
27



LARGE
WORKFORCE

 **77**
BIKE SCORE

 **85,000**
EMPLOYEES
CONCENTRATED IN
DOWNTOWN PHOENIX

Sources: ASU, UofA, ESRI, Phoenix Metro Light Rail, CoStar, visitphoenix.com, Downtown Phoenix

Downtown Phoenix *revitalized*



More than \$5.5 Billion Invested over the last 5 years

in office space, retail, restaurants, education facilities
convention space, and hotel rooms.

Highest Concentration of Employment

in the state of Arizona.

In the midst of a Construction Boom

as Millennials and Baby Boomers are drawn downtown to fill
thousands of new, modern apartment units being delivered.

strength in numbers Arizona State University



12,200 Students *enrolled downtown in 2019*

More than 3,000 Degrees Awarded

630 Faculty Members *at the downtown campus*

No. 1 In the U.S. for Innovation

2016, 2017, 2018 & 2019 U.S. News & World Report



200 Rooms



1,800 Employees



350 Luxury Apartments



1,320 Employees

RETAIL

A site plan built around the future of Arizona Center.

The future of Arizona Center looks incredible—and even better for our tenants. With the construction of a brand new, 200-room AC Hotel by Marriott, 350-unit residential tower, and drop-off valet, along with continuing business and university growth immediately around Arizona Center, this is going to be the hub of activity for years to come.



\$25 million
renovation
completed this year



Shop



Dine



Live



Work



Stay



Relax

A unique creation. Ideal for visitors. Ideal for tenants.

When the people gather to enjoy the new heartbeat of downtown Phoenix, you'll want to be a part of it.

Your business will benefit from a \$25M renovation people will want to experience. It will thrive from:

Impressive architectural and retail renovation

New facade and spectacular signage opportunities on 3rd St.

Valet service and entrance directly across from the largest hotel in Arizona

Comfortable and inviting courtyard with free WIFI


Newly renovated garden oasis for events

Modern storefronts, shaded canopy areas, landscaping, site furnishings and fixtures



Get-in, get-out valet service.

When quick and easy fun is the plan, Arizona Center's valet service is the answer. The brand-new 3rd Street valet does more than welcome Arizona Center visitors, it creates the opportunity for convenient parking that you won't easily find in downtown Phoenix.



More than 18,000
residents living
downtown

5,633 residences planned or under construction

**Where's the
pre-party?**
*Same place as
the after-party.*

Pick any night of the week, and you'll find nightlife filling the streets. From theater and sporting events to on-site hotel stays, conventions, and residents, the energy-filled nightlife begins and ends right here, at Arizona Center.

Before the nightlife, comes the daylife.

When you combine the 18,000 daily residents with Arizona's most concentrated population of workforce, metro-light rail traffic, and three major university campuses just steps away, there's nonstop activity all hours of the day. And Arizona Center is right in the heart of it all.



85,000
Employees
Concentrated in
Downtown Phoenix



Be a part of the transformation.

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