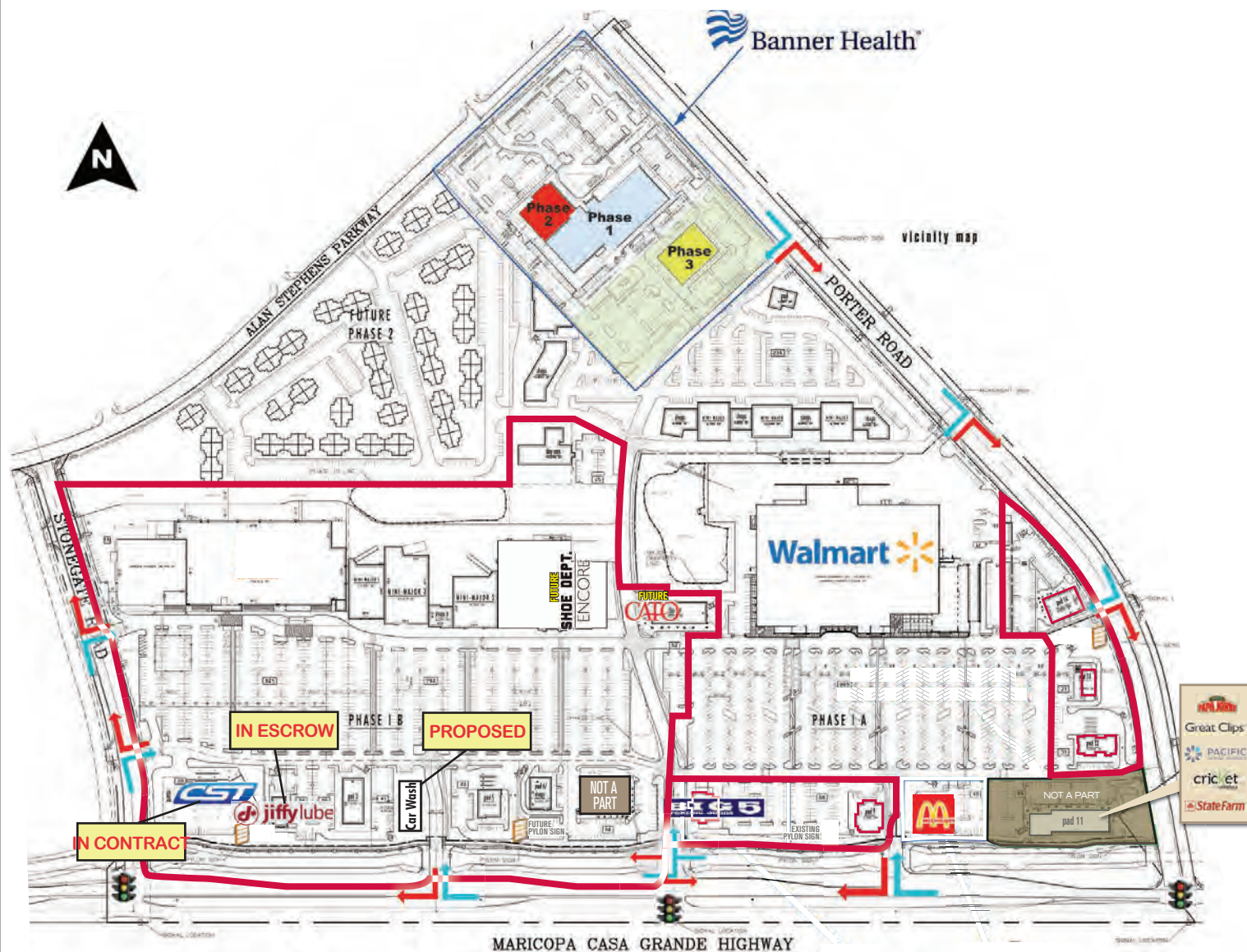


Northwest Corner of Porter Road & Casa Grande Highway - Maricopa, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	2,860	35,163	51,157
Estimated Avg. Household Income (2017)	\$75,075	\$79,525	\$78,668
Average Household Size (2017)	2.94	2.92	2.91
Total Daytime Employees (2017)	624	3,714	5,198
Median Age (2017)	32.4	34.6	34.2

TRAFFIC COUNTS (2013 Field Data Services of Arizona / Veracity Traffic Group)

Maricopa-Casa Grande Hwy <i>(Field Data Services/Veracity Traffic Group 2013)</i>	10,046
Intersection of Porter Rd & Bowlin Rd <i>(Costar/MPI 2014)</i>	10,543

Total Cars Per Day **20,589**
*Stonegate Rd (Adjacent to Lot 1) is not included



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

THE WELLS IN MARICOPA, AZ

[CLICK TO WATCH VIDEO](#)

Northwest Corner of Porter Road & Casa Grande Highway - Maricopa, Arizona



NO IMPACT FEES!

NOW OPEN!



NEW TENANT



[CLICK TO VIEW RETAIL GAP STUDY](#)

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PROJECT HIGHLIGHTS

- Join: Walmart Supercenter, McDonald's, Big 5 Sporting Goods, Banner Health
- 38,000 SF Banner Health Center north of site
- High retail leakage across most categories: >\$260 million total (potential future annual sales)
- Strong average household income of approximately \$76,589 within a 3-mile radius
- Strong homebuilding activity. National Homebuilders have invested \$50M for over 1,100 lots surrounding the site within the last two quarters. (Will add approximately 3,200 people within a half mile radius)
- Within a 5-7 minute drive from any location in Maricopa, less than 5 minutes from Maricopa High School, with more than 1,500 students



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QUICK FACTS

TALENTED POPULATION:

- 46% BACHELOR'S DEGREE OR HIGHER
- AVERAGE HOUSEHOLD INCOME OF APPROXIMATELY \$75,000 WITHIN 3 MILES

HOUSING FACTS

MEDIAN LIST PRICE:

\$192,974

AVERAGE PRICE PER SF

\$101

AVERAGE PRICE PER SF GROWTH

6%
YEAR OVER YEAR SINCE 2014

HOUSING VACANCY RATE

3.4%

GILA RIVER INDIAN COMMUNITY

Field Rd



USDA USDA ARID LAND AGRICULTURAL RESEARCH CENTER
UNIVERSITY OF ARIZONA MARICOPA AGRICULTURAL CENTER

AK-CHIN INDIAN COMMUNITY

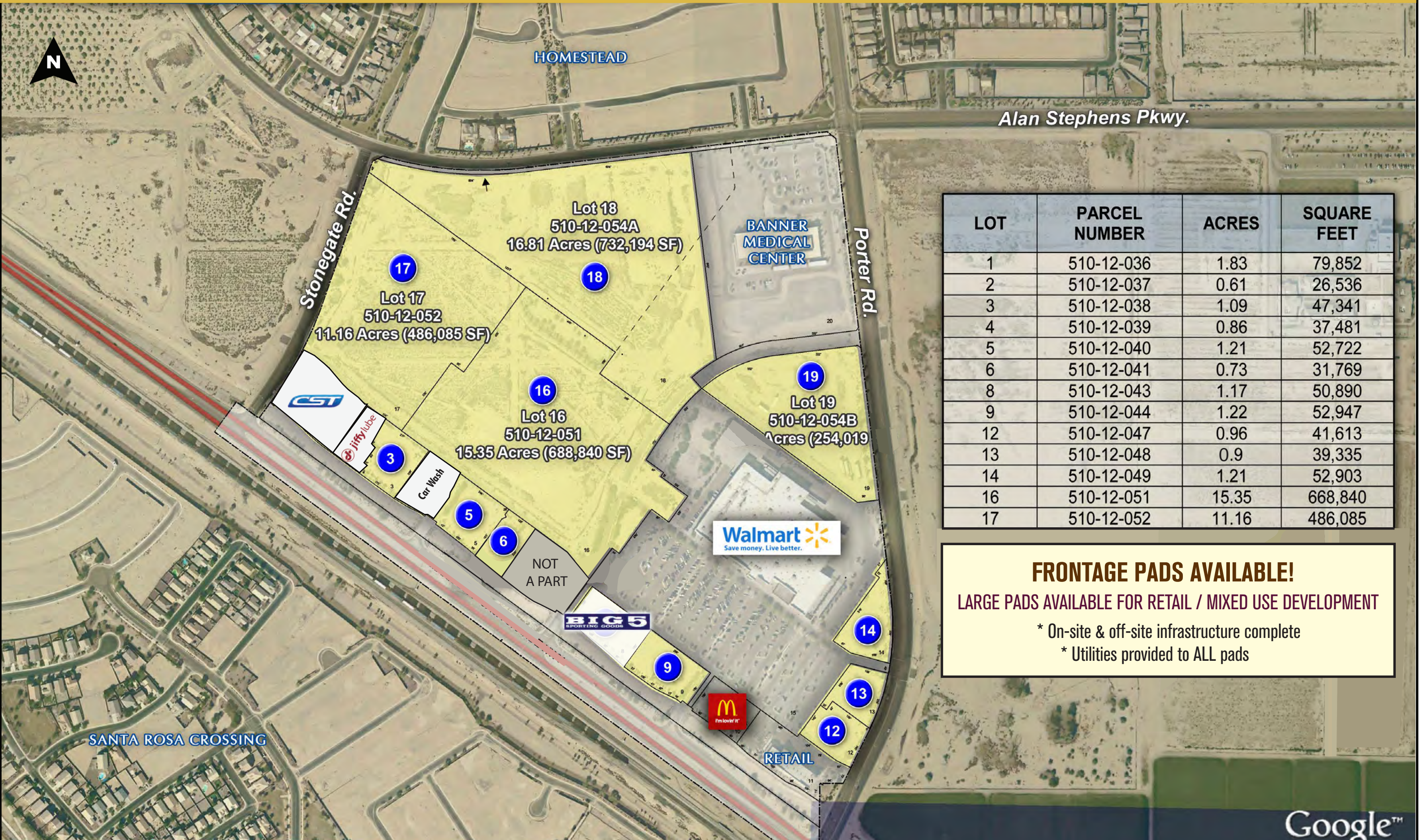
162,000 SF ENTERTAINMENT COMPLEX WITH 12 SCREEN MOVIE THEATRE AT AK-CHIN CASINO

MARICOPA GROWTH

- FASTEST GROWING CITY IN THE COUNTRY BETWEEN 2000 - 2010
- CURRENT POPULATION OF APPROXIMATELY 50,000 RESIDENTS
- RESURGENCE IN HOMEBUILDING ACTIVITY; CURRENTLY 8 ACTIVE HOMEBUILDERS IN 20 ACTIVE COMMUNITIES
- THE WELLS IS STRATEGICALLY AT THE EPICENTER OF EXISTING AND FUTURE DEVELOPMENT
- THE NEW CITY HALL AND CENTRAL ARIZONA COLLEGE ARE LOCATED JUST NORTHEAST OF THE WELLS
- NUMEROUS RESIDENTIAL SUBDIVISIONS FORM A RADIUS AROUND THE WELLS

= Resident Traffic Patterns

ACTIVE BUILDERS



LOT	PARCEL NUMBER	ACRES	SQUARE FEET
1	510-12-036	1.83	79,852
2	510-12-037	0.61	26,536
3	510-12-038	1.09	47,341
4	510-12-039	0.86	37,481
5	510-12-040	1.21	52,722
6	510-12-041	0.73	31,769
8	510-12-043	1.17	50,890
9	510-12-044	1.22	52,947
12	510-12-047	0.96	41,613
13	510-12-048	0.9	39,335
14	510-12-049	1.21	52,903
16	510-12-051	15.35	668,840
17	510-12-052	11.16	486,085

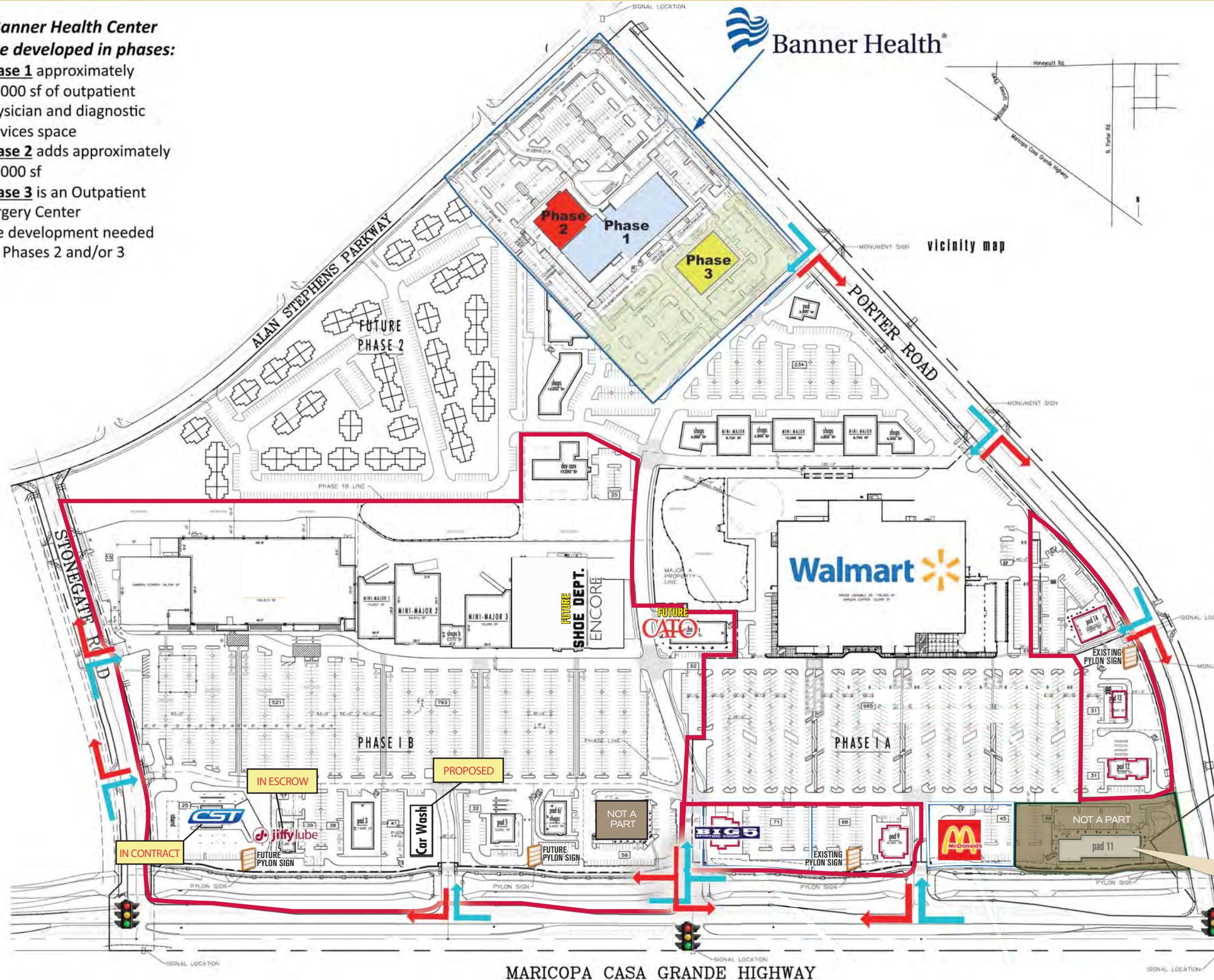
FRONTAGE PADS AVAILABLE!
 LARGE PADS AVAILABLE FOR RETAIL / MIXED USE DEVELOPMENT
 * On-site & off-site infrastructure complete
 * Utilities provided to ALL pads

The Banner Health Center will be developed in phases:

- Phase 1** approximately 40,000 sf of outpatient physician and diagnostic services space
- Phase 2** adds approximately 40,000 sf
- Phase 3** is an Outpatient Surgery Center
- Site development needed for Phases 2 and/or 3



The Wells
CITY OF MARICOPA, ARIZONA



PROJECT DATA - PHASE 1A

ZONING	O-1	
MAXIMUM BUILDING HEIGHT: (including architectural embellishments)		39'
BUILDING DATA		
MAJOR A (garden center)	176,305 SF	
SHOPS A	10,655 SF	
PADS (8-14)	43,141 SF	
TOTAL	224,001 SF	
PARKING DATA		
REQUIRED:		
RETAIL - 257,898 S.F. @ 1/200 per city		
major a (176,305 sf)		588 SP
shops a (10,000 sf)		33 SP
pad 11 (13,200 sf)		44 SP
pad 12 (5,345 sf)		18 SP
pad 14 (1,260 sf)		4 SP
SIT DOWN RESTAURANT - 17,551 S.F. @ 1/75 per city		
pad 8 (5,811 sf)		78 SP
pad 9 (6,000 sf)		80 SP
pad 14 (5,740 sf)		77 SP
DRIVE-THRU REST. - 9,070 S.F. @ 1/100 per city		
pad 10 (3,285 sf)		33 SP
pad 13 (2,500 sf)		25 SP
GARDEN CENTER - 10,655 S.F. @ 1/375 per city		28 SP
TOTAL REQUIRED PER CITY	1,008 SP	
TOTAL PROVIDED - Includes 65 HC	(5.9/1,000) 1,417 SP	
SITE DATA		
SITE AREA:	81,403,071 SF = 1,872.21 AC	
COVERAGE:	81,403,071 SF = 1,872.21 AC	

PROJECT DATA - PHASE 1B

ZONING	O-1	
MAXIMUM BUILDING HEIGHT: (including architectural embellishments)		39'
BUILDING DATA		
MAJOR B (garden center)	102,513 SF	
MAJOR C	34,759 SF	
MINI-MAJOR 1	68,639 SF	
MINI-MAJOR 2	15,257 SF	
MINI-MAJOR 3	24,815 SF	
SHOPS B	4,070 SF	
PADS (1-7)	47,475 SF	
TOTAL	233,538 SF	
PARKING DATA		
REQUIRED:		
RETAIL - 231,920 S.F. @ 1/200 per city		
major b (102,513 sf)		342 SP
major c (68,639 sf)		229 SP
mini-major 1 (15,257 sf)		51 SP
mini-major 2 (24,815 sf)		83 SP
mini-major 3 (18,285 sf)		61 SP
shops b (4,070 sf)		14 SP
pad 1 (3,500 sf)		12 SP
pad 3 (7,600 sf)		25 SP
pad 4 (6,200 sf)		27 SP
pad 5 (5,000 sf)		17 SP
pad 6/shops (5,400 sf)		18 SP
pad 7/drug store (14,490 sf)		48 SP
GARDEN CENTER - 34,759 S.F. @ 1/375 per city		93 SP
DRIVE-THRU REST. - 3,285 S.F. @ 1/100 per city		33 SP
pad 2 (3,285 sf)		33 SP
TOTAL REQUIRED PER CITY	1,053 SP	
TOTAL PROVIDED - Includes 41 HC	(5.06/1,000) 1,597 SP	
SITE DATA		
SITE AREA:	81,368,453 SF = 1,871.0 AC	
COVERAGE:	81,368,453 SF = 1,871.0 AC	

TOTAL COMMERCIAL BUILDING AREA (PHASE 1A, 1B): 455,539 SF

