



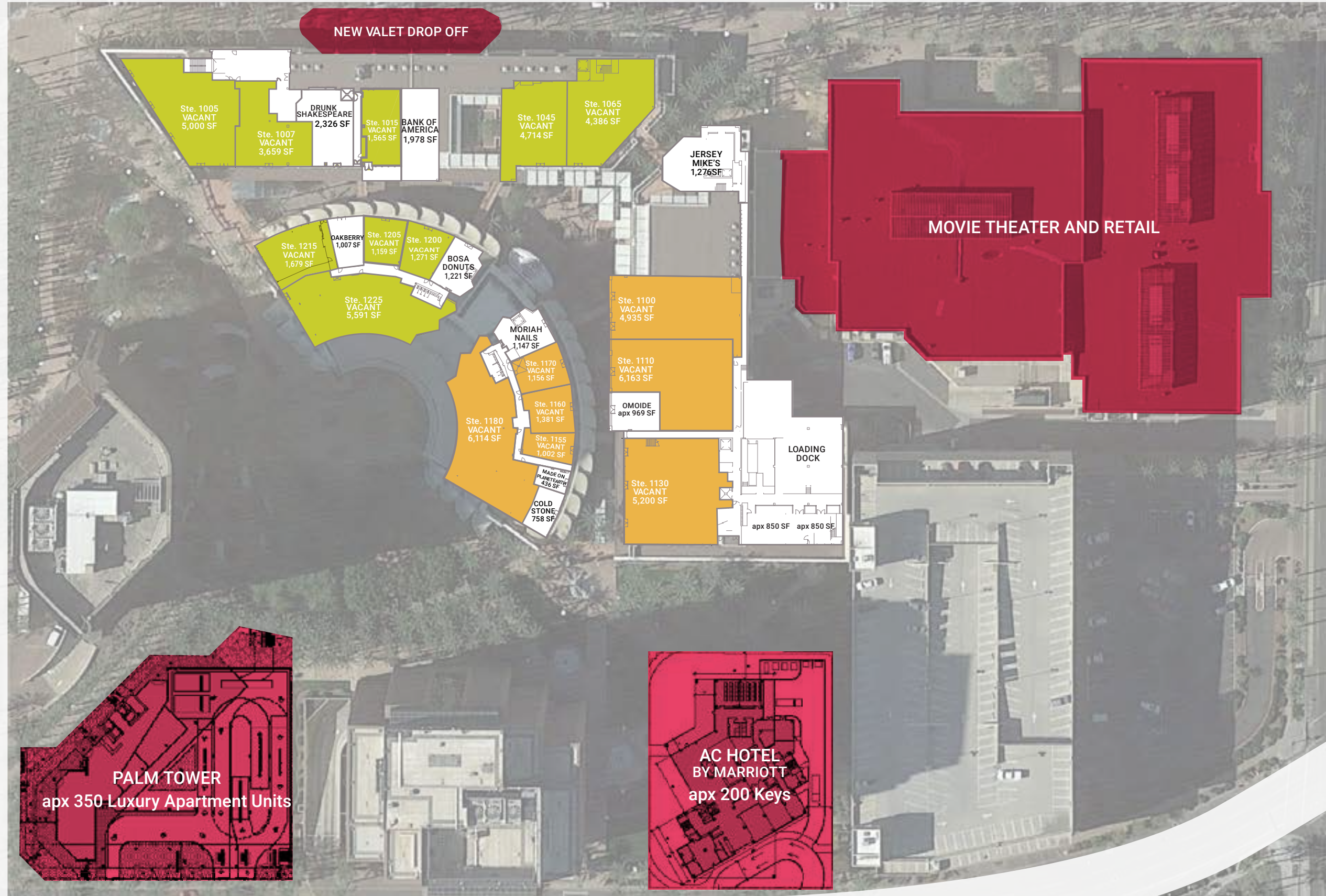
In the heart of it all.
Arizona Center

Site Plan



VAN BUREN ST

3RD ST



FILLMORE ST

5TH ST

Downtown Phoenix Development



Key Light Rail Station Light Rail Planned Under Construction Existing

Overview

2,351 Total Units Planned **3,433** Total Units Under Construction **8,525** 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: 19,596	One-mile radius: 54,440
Two-mile radius: 58,904	Two-mile radius: 126,144
Three-mile radius: 115,946	Three-mile radius: 211,986

*ESRI 2020

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)
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3,091,805 Downtown boarding's in FY 2017
*Only complexes of 100 or more units shown on map

get excited New about the 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.

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, 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.



6 million
downtown visitors
EVERY YEAR

Hotels

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

Visitors

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

Sports

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

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

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

950 thousand
Convention Center
visitors

 **77**
BIKE SCORE

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

 **ABUNDANT
PARKING**
19 STRUCTURES

 **LARGE
WORKFORCE**

 **86**
WALK SCORE

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

 **6 MILLION
ANNUAL
VISITORS**
DOWNTOWN PHOENIX

3,847
HOTEL ROOMS IN
PHOENIX CONVENTION
CENTER EXPANSION 


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

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



65
TRANSIT
SCORE

 **MEDIAN
AGE**
27

 **16,387**
MULTIFAMILY
UNITS
WITHIN
3 MILES

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

 **SHOPS
RESTAURANTS, &
ENTERTAINMENT**
200

 **RESIDENTS
WITHIN
WALKING
DISTANCE**
18,000

DowntownPhoenix *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.

strengthinnumbers *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

palmartower

350 Luxury Apartments

ONE
ARIZONA
CENTER

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 in 2020



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 **19,000**
residents living
downtown

5,784 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 19,000 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.



54,000
Employees
Concentrated in
Downtown Phoenix

Be a part of the transformation.

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