

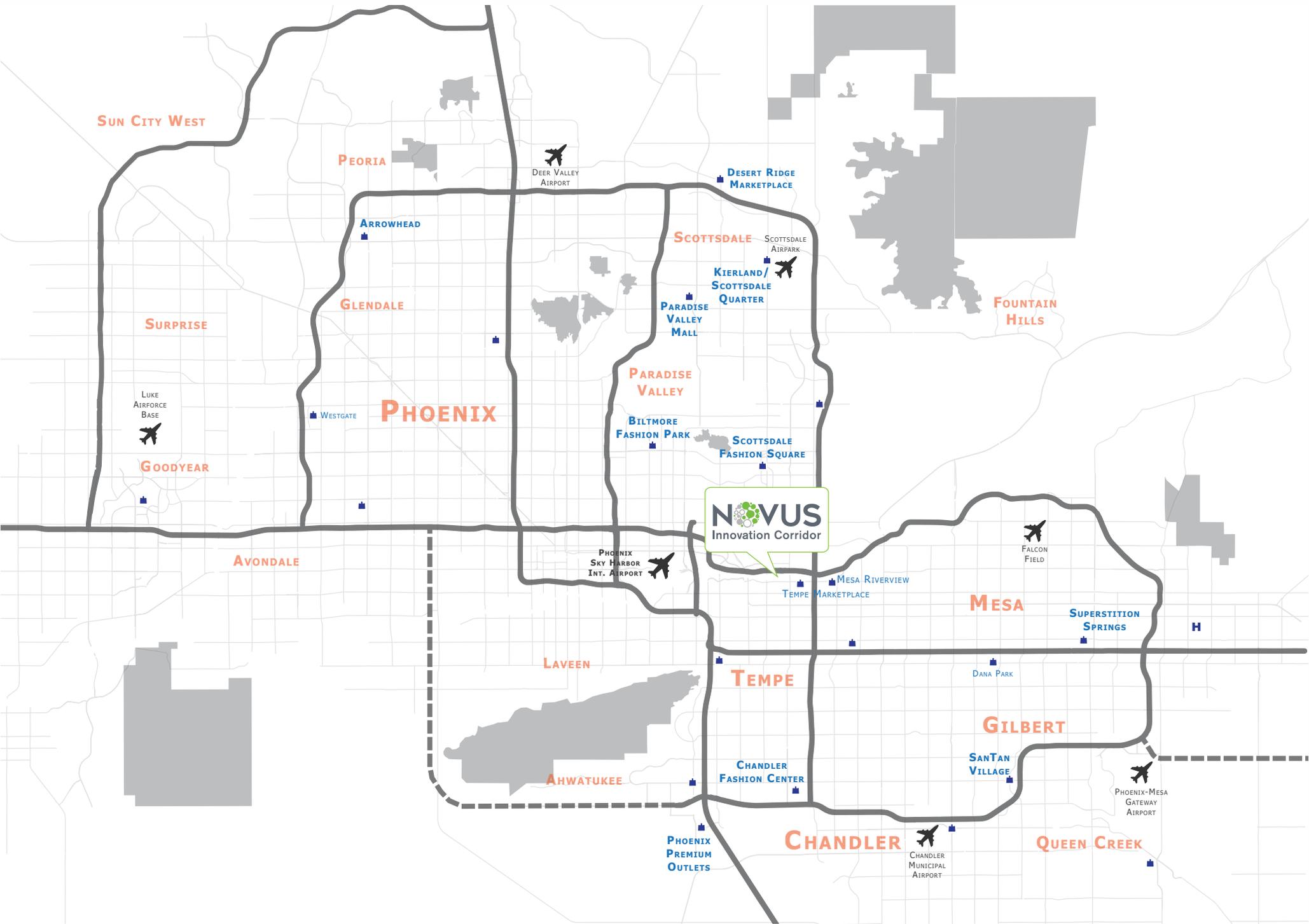


NOVUS
Innovation Corridor



RURAL RD & UNIVERSITY DR
TEMPE, AZ





NOVUS
Innovation Corridor

THE COSMOPOLITAN DISTRICT FOR ARIZONA

PROJECT HIGHLIGHTS



- 330-acre master-planned, mixed-use urban street front development
 - Retail/Restaurants: 250,000 SF**
 - Office: 3.4 Million SF**
 - Multi family: 3,300 Units (market rate)**
- Located where Scottsdale, Tempe and Phoenix communities come together
- New world-class athletics district
- Model for best in class, innovation, sustainable planning and development
- Unique opportunities to have brand presence that will be recognized internationally for innovation and design
- World class opportunities for cutting edge concepts and best of class operators
- Centrally located near four major freeways

TEMPE OVERVIEW



- Major Events
 - Gammage: ± 60 performances annually | $\pm 284k$ visitors annually
 - Tempe Center for the Arts: ± 500 Events | $\pm 125k$ visitors annually
 - ASU Athletics: ± 20 home games annually | $\pm 500k$ attendees annually
 - Tempe Town Lake: Open year-round | $\pm 2.7m$ visitors annually
 - Arizona Rock 'n' Roll Marathon & Pat's Run: $\pm 55k$ participants annually
- ASU adjacent (#1 Rated in the Country for Innovation: 76,000 Students, Faculty and Staff)
- Walkable, bikable, mass transit supported community
- International travel destination; 1.5 Miles from Phoenix Sky Harbor International Airport
- Central location in the valley connecting all metro retail hubs and the neighboring urban and suburban communities

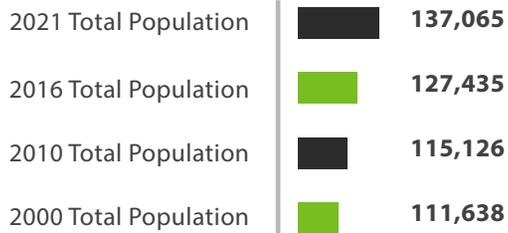
ECONOMIC DRIVERS



- Over 15% of Arizona's high-tech companies are located in Tempe.
- More than 100 office complexes and developments call Tempe home.
- Approximately 210,000 people work in Tempe, as the city is an importer of jobs and continues to grow heavily in employment.
- Current job growth for the city has increased 1.99% compared with 1.18% for the country. Future job growth over the next 10 years is predicted to be 39.5% compared with 36.1% for the country.
- Major Corporations that are located in Tempe; InSight, Medtronic, Edward Jones, Wells Fargo, Chase Bank, State Farm Insurance, Monster Worldwide, First Solar, Level 3 Communication, Silicon Valley Financial Services, Bard Peripheral Vascular, Lifelock, Limelight Networks, Allstate Insurance, and Amazon.com.

POPULATION SUMMARY (ESTIMATE)

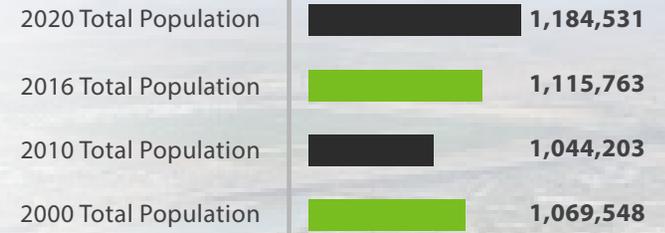
3-Mile Radius



5-Mile Radius

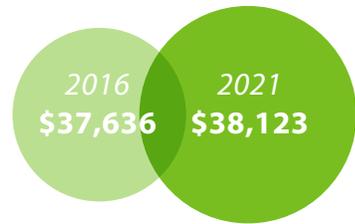


10-Mile Radius



MEDIAN HOUSEHOLD INCOME (ESTIMATE)

3-Mile Radius



5-Mile Radius



10-Mile Radius



2016 Household Income	3 Mile	5 Mile	10 Mile
Income Base	52,433	137,494	432,679
<\$15,000	21.5%	17.7%	14.8%
\$15,000 - \$24,999	12.3%	12.3%	11.1%
\$25,000 - \$34,999	12.7%	12.7%	11.6%
\$35,000 - \$49,999	15.0%	15.5%	14.3%
\$50,000 - \$74,999	17.2%	17.5%	16.8%
\$75,000 - \$99,999	9.5%	10.7%	11.8%
\$100,000 - \$149,999	8.1%	9.2%	11.7%
\$150,000 - \$199,999	2.2%	2.4%	3.9%
\$200,000+	1.4%	1.9%	4.1%
Average Household Income	\$50,757	\$55,234	\$67,878

Per Capita Income	3 Mile	5 Mile	10 Mile
2016	\$21,835	\$23,264	\$26,745
2021	\$23,585	\$25,211	\$29,044

Data for all Business in Area	3 Mile	5 Mile	10 Mile
Total Businesses	6,964	16,759	56,695
Total Employees	110,814	282,182	872,852

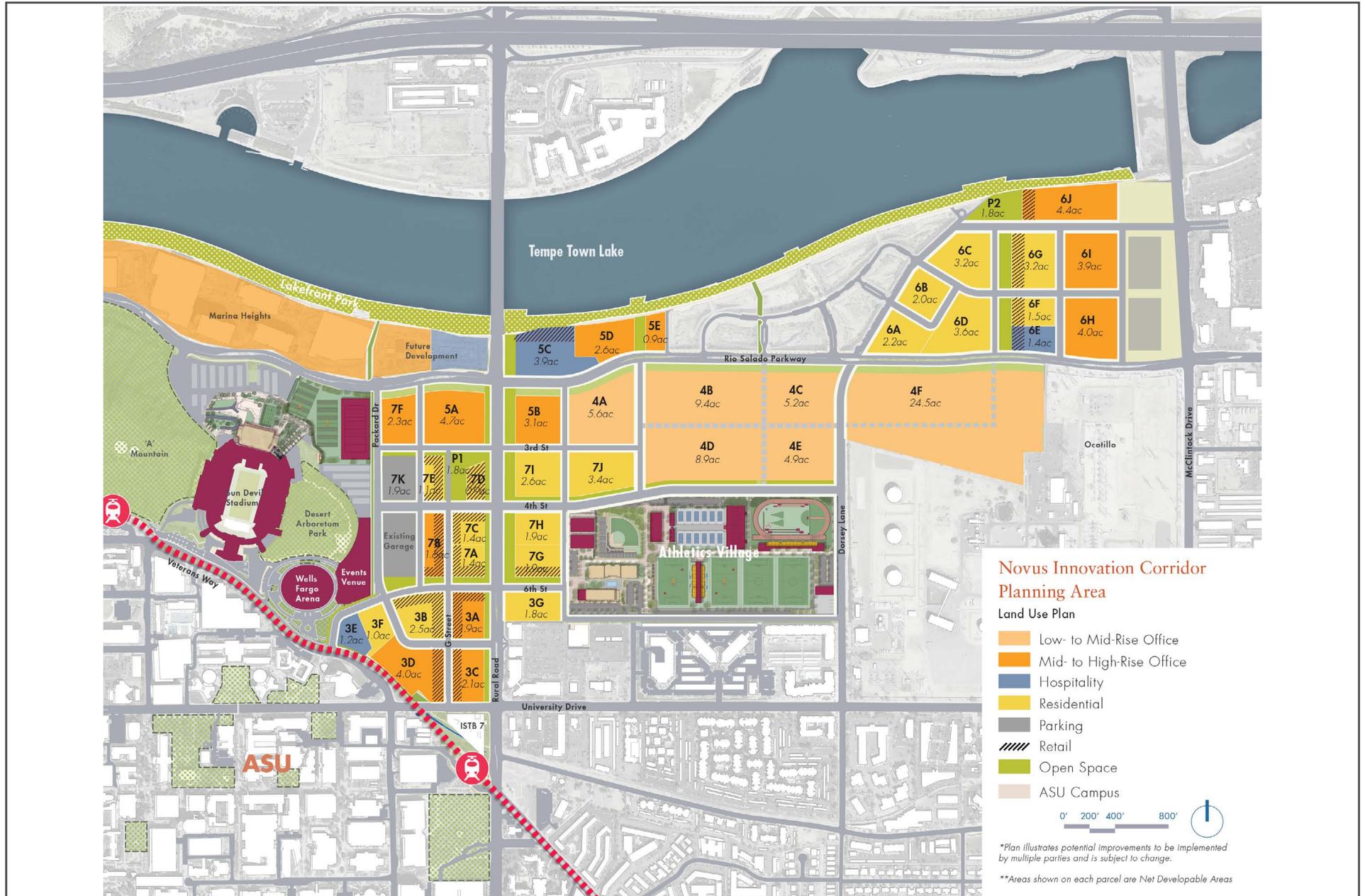
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography

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RURAL ROAD CORRIDOR PLAN



DISTRICT LAND USE PLAN



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