LEGEND
COLLEGE
HIGH SCHOOL
HOTELS
APARTMENTS
CONDO/TOWNHOME
FUTURE DEVELOPMENT
SENIOR HOUSING
STUDENT DORMS
STUDENT HOUSING
MULTIFAMILY
DATA
1 MILE: ±3,171 UNITS
2 MILE: ±26,226 UNITS
3 MILE: ±40,576 UNITS
*Information is based on existing and future projects
**It is estimated that ASU has ±15,000 beds for their student dorms.
***This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.
EMPLOYMENT
DATA
1 MILE: ±10,419
2 MILE: ±41,679
3 MILE: ±84,831
*2016 Estimates
AS OF JULY/AUGUST '17
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 | ±284k visitors annually
  - Tempe Center for the Arts: ±500 Events | ±125k visitors annually
  - ASU Athletics: ±20 home games annually | ±500k attendees annually
  - Tempe Town Lake: Open year-round | ±2.7m visitors annually
  - Arizona Rock 'n' Roll Marathon & Pat’s Run: ±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.
### Population Summary (Estimate)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Mile Radius</td>
<td>137,065</td>
<td>356,554</td>
<td>1,184,531</td>
<td>1,115,763</td>
<td>1,044,203</td>
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<tr>
<td>5-Mile Radius</td>
<td>356,554</td>
<td>1,184,531</td>
<td>1,115,763</td>
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<td>1,069,548</td>
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<tr>
<td>10-Mile Radius</td>
<td>1,184,531</td>
<td>1,115,763</td>
<td>1,044,203</td>
<td>1,069,548</td>
<td></td>
</tr>
</tbody>
</table>

### Median Household Income (Estimate)

<table>
<thead>
<tr>
<th>Year</th>
<th>3 Mile</th>
<th>5 Mile</th>
<th>10 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$37,636</td>
<td>$40,772</td>
<td>$47,738</td>
</tr>
<tr>
<td>2021</td>
<td>$38,123</td>
<td>$44,052</td>
<td>$53,557</td>
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</tbody>
</table>

#### Income Distribution

<table>
<thead>
<tr>
<th>Income Range</th>
<th>3 Mile</th>
<th>5 Mile</th>
<th>10 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>21.5%</td>
<td>17.7%</td>
<td>14.8%</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>12.3%</td>
<td>12.3%</td>
<td>11.1%</td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>12.7%</td>
<td>12.7%</td>
<td>11.6%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>15.0%</td>
<td>15.5%</td>
<td>14.3%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>17.2%</td>
<td>17.5%</td>
<td>16.8%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>9.5%</td>
<td>10.7%</td>
<td>11.8%</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>8.1%</td>
<td>9.2%</td>
<td>11.7%</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>2.2%</td>
<td>2.4%</td>
<td>3.9%</td>
</tr>
<tr>
<td>$200,000+</td>
<td>1.4%</td>
<td>1.9%</td>
<td>4.1%</td>
</tr>
</tbody>
</table>

Average Household Income: $50,757 (3 Mile), $55,234 (5 Mile), $67,878 (10 Mile)

### Per Capita Income

<table>
<thead>
<tr>
<th>Year</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>$21,835</td>
<td>$23,264</td>
</tr>
<tr>
<td>2021</td>
<td>$23,585</td>
<td>$25,211</td>
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</tbody>
</table>

### Data for all Businesses in Area

<table>
<thead>
<tr>
<th>Category</th>
<th>3 Mile</th>
<th>5 Mile</th>
<th>10 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Businesses</td>
<td>6,964</td>
<td>16,759</td>
<td>56,695</td>
</tr>
<tr>
<td>Total Employees</td>
<td>110,814</td>
<td>282,182</td>
<td>872,852</td>
</tr>
</tbody>
</table>
RURAL ROAD CORRIDOR PLAN

- Office Space ±150,000 Sf w/±7,500 Sf Ground Floor retail
- Iconic Food Hall
- Future Multi Family ±280 Units Developed By Aspen Heights w/Ground Floor Retail Q4 '19 Delivery
- Office Space ±158,000 SF w/±7,500 SF Ground Floor Retail
- Office Space ±100k-150k SF w/Ground Floor Retail
- Future Multi Family ±280 Units
- Future Parking Structure ±2,500 Stalls
- Future Hotel ±150 Rooms 2019/2020 Delivery
- Events Venue
- Packard Drive Garage
- Tempe Town Lake
- Rio Salado Plaza
- Future Development by Others
- Tempe Marketplace
- Athletics Village
- Cornerstone Shopping Center
- Metro Station
- University Drive
- Packard Avenue
- Arizona Avenue
- Arizona Avenue

*Plan is conceptual & subject to change.*
Listing Team

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