



# SIERRA BLOOM



LOOP  
101

±152,173 VPD

FUTURE  
OFFICE

±13,660 VPD

N 90TH ST

FULL DIAMOND  
INTERCHANGE



## RETAIL & RESTAURANTS AT SIERRA BLOOM







# SIERRA BLOOM

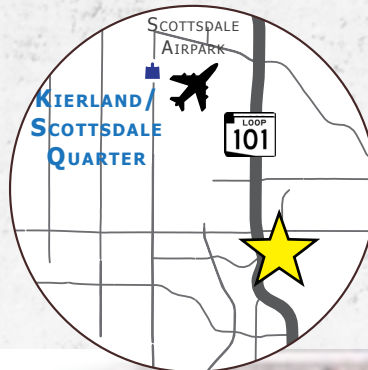
## RETAIL & RESTAURANTS AVAILABLE

### SIERRA BLOOM

- Approximately 900,000 SF of medical, assisted living, behavioral health hospital, imaging, ambulatory surgery center, urgent care, hotel and retail facilities. Patient care and hospitality space across ±40 acres.
- Large scale project opens unprecedented opportunities for collaboration
- HDP plans to create a walkable campus, prominent wayfinding, easy access, and identifiable buildings, and tenant spaces with integrated environmental landscape
- Signage and identity opportunities
- Ability to accommodate 2,500 SF to 88,000 SF tenants

### ONE SOUTH

- Breaking ground in fall of 2019
- ±88,000 class A multi-tenant medical building with primary care, and other specialty physician groups
- Within a 3-minute drive to HonorHealth Shea campus
- Large, flexible floor plates
- State-of-the-art infrastructure
- Unparalleled visibility and access from the Loop 101



Located on the northeast corner of 90th Street & Loop 101 in Scottsdale, AZ







SIERRA BLOOM

## RETAIL & RESTAURANTS AVAILABLE

### WHY SCOTTSDALE?



2018 POPULATION  
249,005



2018 MEDIAN AGE  
48.0



2018 AVG HOUSEHOLDS  
115,752



2018 AVG HH INCOME  
\$123,141

### EVENTS & ATTRACTIONS

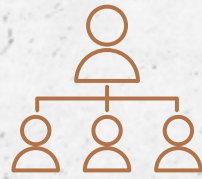






### 2018 POPULATION

149,182  
within 5 miles



### 2023 POPULATION

159,437  
within 5 miles



### 2018 HOUSEHOLDS

**±165,916 VPD**  
70,045

within 5 miles



### 2018 MED HOME VALUE

\$443,619  
within 5 miles







### 2018 AVG HH INCOME

\$124,384  
within 5 miles



### 2018 MEDIAN AGE

48.8  
within 5 miles



### 2018 BUSINESSES

11,772  
within 5 miles



### 2018 EMPLOYEES

170,997  
within 5 miles

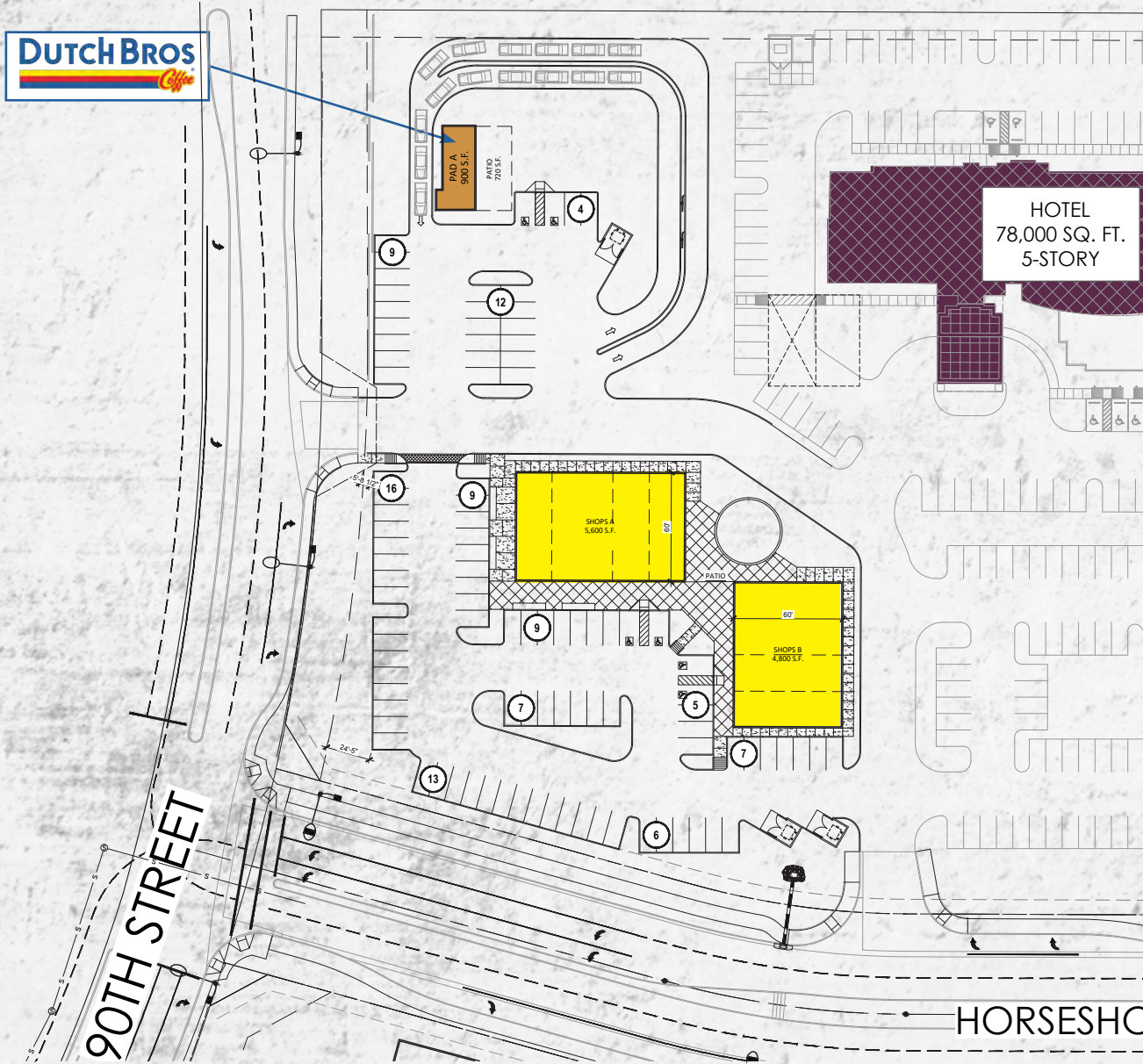






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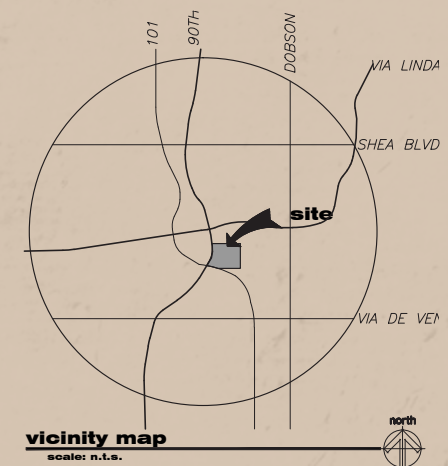
### PROJECT DIRECTORY

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### SITE DATA

EXISTING ZONING:	C-3
NET SITE AREA:	1.66 ACRES (72,186 S.F.)
PROPOSED USE:	SHOPPING / RETAIL/RESTAURANTS
BUILDING AREA:	
SHOPS A:	5,600 S.F.
SHOPS B:	4,800 S.F.
TOTAL PARKING REQUIRED:	55 SPACES
<small>SHOPS A AND B (10,400 S.F.) GENERAL RETAIL 5,600 S.F. @ 1/250 = 23 SPACES RESTAURANT 4,800 S.F. @ 1/120 = 32 SPACES</small>	
TOTAL PARKING PROVIDED:	72 SPACES
ACCESSIBLE SPACES REQUIRED:	4 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES





SIERRA BLOOM

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## SHOPS A



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

## SHOPS B



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



# ASSISTED LIVING & MEMORY CARE FACILITY





# MEDICAL OFFICE BUILDING







## ONE SOUTH MEDICAL OFFICE BUILDING

- ±88,000 SF (divisible to ±5,000 SF)
- 4 stories, ±20,000 SF floor plates
- 5:1,000 parking ratio
- For lease

## SECOND MEDICAL OFFICE BUILDING WITH URGENT CARE

- ±30,000 SF MOB
- 2 stories, ±15,000 SF floor plates
- 5:1,000 parking ratio
- For lease

## BEHAVIORAL HEALTH HOSPITAL

- 2-story
- 120-bed
- ±74,000 square feet

## ASSISTED LIVING/MEMORY CARE

- 2-story
- 140-rooms and suites
- ±120,560 square feet

## HOLIDAY INN

- 4-story
- 120-rooms and suites

## RETAIL

- 90th Street frontage
- Freestanding buildings, in-line space and PADs



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FOR MORE INFORMATION, PLEASE CONTACT:



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