

ONE SPACE REMAINING

union

Tempe

NWC Forest Ave & University Dr | Tempe, AZ



MIXED-USE PROJECT OF THE YEAR



NOW OPEN:

néktər
JUICE BAR



JUST SIGNED:

tocaya
organica

sauce
pizza | wine

Orangetheory
FITNESS



**20-STORY
& 12-STORY**
HIGH-RISE APT
TOWERS

407 UNITS

**CENTRALLY
LOCATED**

union
Tempe

**ADJACENT
TO ASU**





TOURIST ATTRACTIONS

TOURISM BROUGHT
OVER \$730M TO THE
TEMPE ECONOMY IN
2015, WITH OVER
3.7M VISITORS



TEMPE OVERVIEW

Centrally located less than one mile from Sky Harbor International Airport, Downtown Tempe offers the most walkable, urban downtown district in metro Phoenix. Accessible to the Loop 202 Red Mountain Freeway via Priest Drive and Rural Road, it is home to Arizona State University – a hub for entertainment, a tourist attraction, and large employment corridor.

Tempe attracts tourists from across the country as well as residents from all over the valley each year. Area attractions include leisure activities, business travel, and the many events held year round. Tourism brought over \$730 million to the Tempe economy in 2015, with over 3.7 million visitors.

Besides tourism, the Mill Avenue District features a strong daytime population with over 134,000 employees and over 57,000 residents within a 3-mile radius of the Union Tempe project. Located less than one mile north of the project is the new State Farm Headquarters, which will bring an estimated 10,000+ employees upon completion. Downtown Tempe is also home to employers such as Arizona State University, Chase Bank, Allstate, KPMG, Amazon.com, First Solar, U.S. Airways, Limelight, Waste Management, Microsoft, MetLife, and LifeLock. In Fall 2018, ASU enrollment was 51,585 at the Tempe campus.

Areas of recreation abound within the vicinity of the project including the 296-acre Tempe Papago Park and the 25-acre Tempe Beach Park. Over 100 events are held annually at Tempe Town Lake and Tempe Beach Park which draws over 2.7 million people to the area each year. Hotels currently located within the Mill Avenue District are The Courtyard by Marriott with 160 rooms, Residence Inn by Marriott with 173 rooms, Tempe Mission Palms with 303 rooms, and a 159-room AC Hotels Marriott that is now open.

OTHER ATTRACTIONS IN THE VICINITY INCLUDE:

SUN DEVIL STADIUM/FRANK KUSH FIELD

- ASU football (average 7 home games per season)
- Buffalo Wild Wings Bowl game

GAMMAGE AUDITORIUM

- Broadway Series
- Special Engagements
- Concerts

WELLS FARGO ARENA

- ASU men's and women's basketball (average 16 home games per team, per season)
- ASU women's volleyball (average 16 home games per season)

TEMPE BEACH PARK/TEMPE TOWN LAKE

- More than 2.7 million visitors each year
- Ironman Arizona
- Fantasy of Lights Boat Parade
- St. Patrick's Day Festival
- Kiwanis Fourth of July Festival
- Oktoberfest
- Numerous regattas, charity walks and other events
- Multiple music festivals

TEMPE CENTER FOR THE ARTS

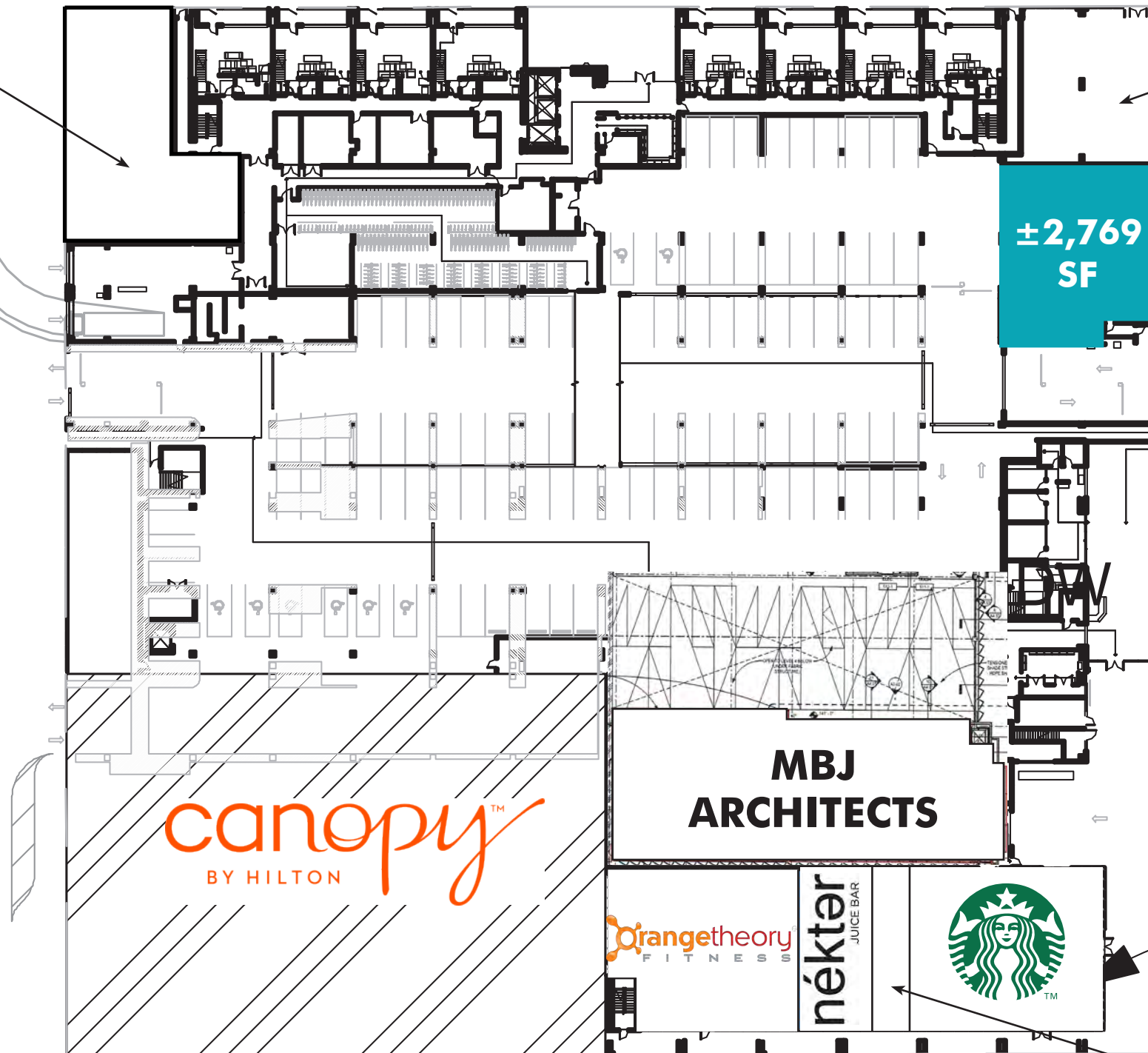
- Plays, Concerts, Comedy Shows
- Art Exhibits
- Private Event Venue

EAST 7TH ST



SOUTH MYRTLE AVE

SOUTH FOREST AVE



SE
RETAIL



EAST UNIVERSITY DRIVE

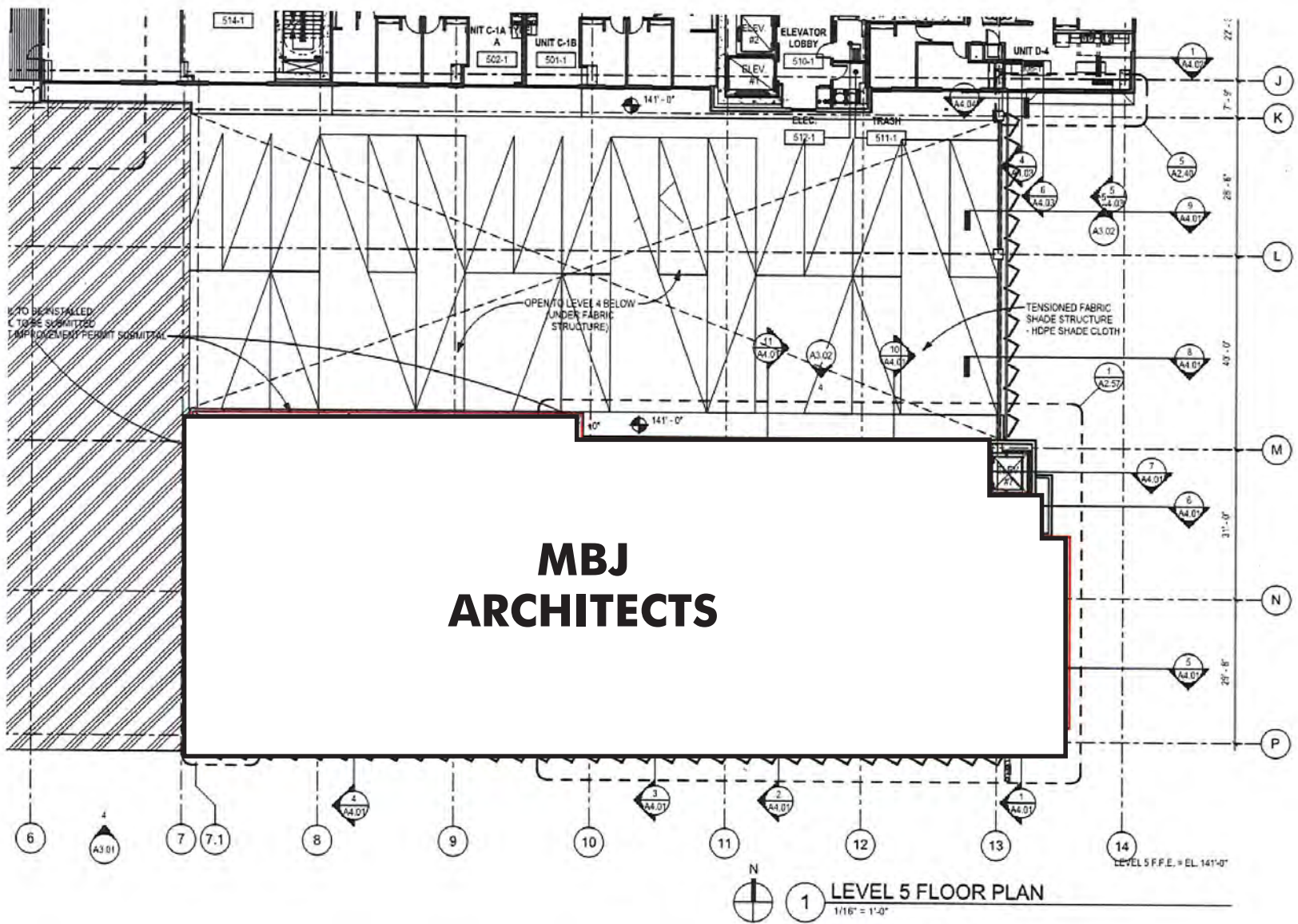
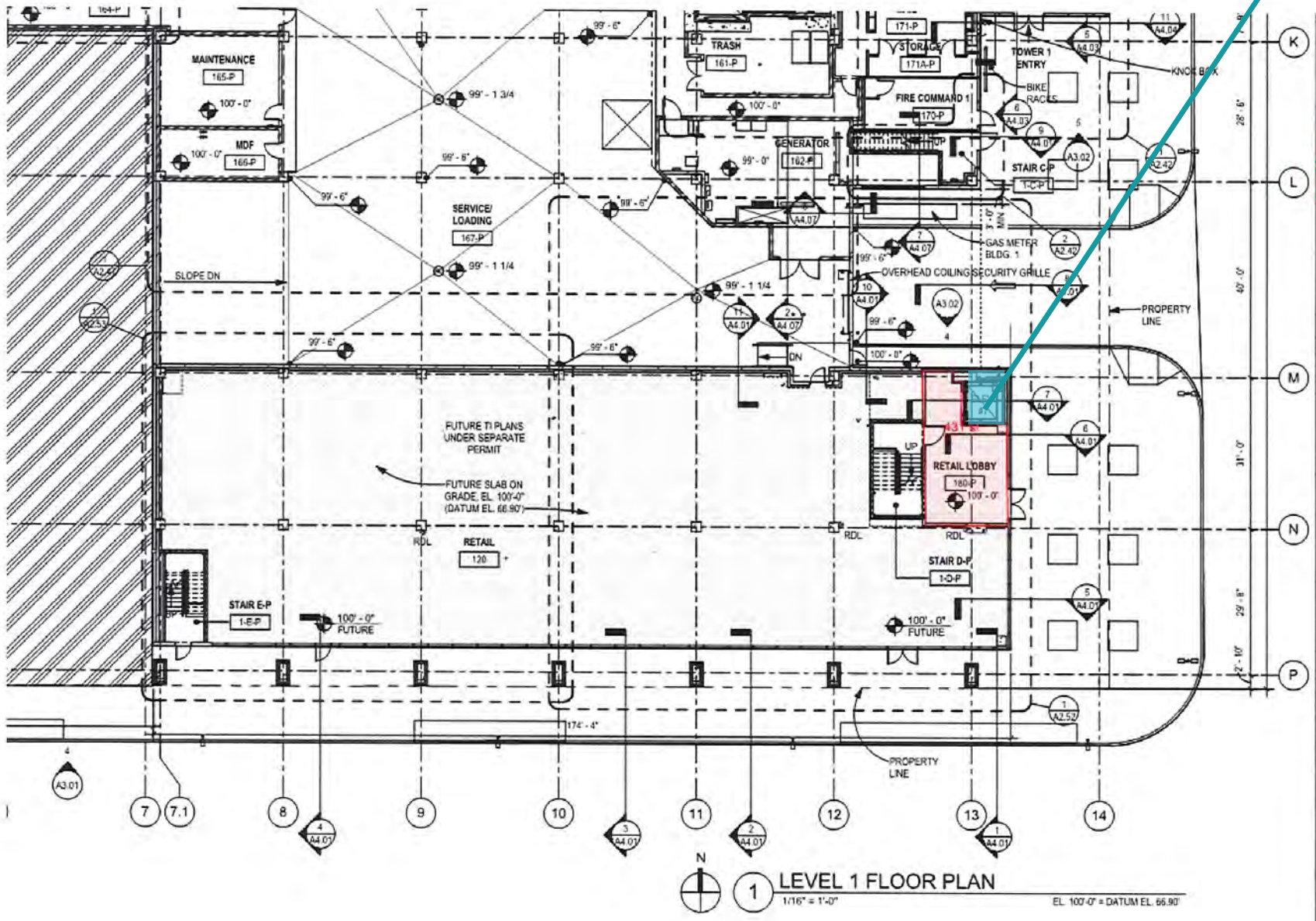


RETAIL PLAN

NWC Forest Ave & University Dr | Tempe, AZ



ELEVATOR UP TO
5TH FLOOR SPACE





AREAS OF
RECREATION AROUND
WITHIN
THE VICINITY

TEMPE TOWN LAKE
HOLDS OVER 100
EVENTS ANNUALLY

TEMPE TOWN LAKE
ATTRACTS OVER 2.7M
VISITORS EACH YEAR

MILL AVE DISTRICT
FEATURES STRONG
DAYTIME POPULATION

union
Tempe



THE GRAND @ PAPAGO CENTER

- Mixed-Use Development
- ±3.18 Millions SF
- Two Planned Hotels
- ±550-850 Planned Multifamily Units
- Project Broke Ground April '16

LIBERTY CENTER @ RIO SALADO

- Mixed-Use Development
- ±1 Millions Total SF
- Class A Office & Industrial
- 50k SF Lease as of Q3 '16
- Phase II will Include Hotel and Retail

HAYDEN FLOUR MILL REDEVELOPMENT

- Future Commercial Mixed-Use
- ±150,000 SF
- Upscale-Independent Branded Hotel w/Est 165 Rooms
- 30k SF Boutique Retail | Timing:TBD

WHOLE FOODS 365

- In-Const. - Q4 '18 Delivery

THE UNION

- Mixed-Use Development
- ±31,000 SF of Retail Space
- Multifamily 453 Units
- Modern Brand Hotel 215 Rooms
- Delivery Q4 '18

MARINA HEIGHTS

- Mixed-Use Development
- ±2.1 Million Total SF
- ±40-60k SF of Retail Space
- Approx.12k Employees Full Build-Out

THE WATERMARK

- Mixed-Use Development
- 600,000 SF Premium Class A Office
- 42,000 SF Retail and Restaurants
- 350 Multifamily Units
- Proposed Hotel w/170 Rooms
- Project Timeline:
 - Phase I Hotel & Office Space Q1 '18
 - Phase II Office & Multifamily TBD

PHOENIX RISING SOCCER COMPLEX

- ±15.8 Acre Soccer Stadium & Training Facility
- 20,000 Plus Seating Capacity
- Phoenix Rising - Expectations to be MLS Team by 2020

SLOAN PARK - WRIGLEYVILLE WEST

- Chicago Cubs Spring Training Facility
- 15k Seating Capacity
- 15 Home Games
- 2017 Attendane: 14,818 AVG

ASU
ARIZONA STATE UNIVERSITY
±51,165 STU
(As of Fall '17)

TEMPE HIGH SCHOOL
1583 STU

MCCLINTOCK HIGH SCHOOL
1745 STU

SOUTH BANK AT TEMPE TOWN LAKE

- Villas at South Bank
- Senior Housing: 1 Tower / 17 Stories / 262 Units
- Commercial Building: 1 Tower / 2 Stories
- Timeline: Planned (TBD)

The Pier

- Mixed-Us Development
- ±17k SF Retail / ±8k SF Restaurants
- 2 Towers / 24 Stories / ±586 Apartments
- Timeline: Planned (TBD)

"Project 1"

- Mixed-Use Development
- ±5,000 SF of Retail
- 1 Tower / 6 Stories / ±272 Apartments
- Timeline: Proposed (TBD)

"Project 2"

- Mixed-Use Development
- ±4,500 SF of Retail / ±1,130 SF Office
- 1 Tower / 5 Stories / ±273 Apartments
- Timeline: Proposed (TBD)

NOVUS INNOVATION CORRIDOR | CATELLUS

- Mixed-Use Development
- ±7 Millions SF
- State-of-the-Art NCAA Athletic Facilities
- Phase I Office Delivery (Q4 '18)

Legend

Multifamily Projects	No. Of Units	1/2 Mile	1 Mile	2 Mile
• "In Const"		±386	±1,680	±2,635
• "Planned"		±438	±3,595	±5,389
• "Proposed"		±287	±4,096	±6,805
• Student Housing	In-Const/Planned/Proposed	±1,047	±1,929	±1,929
• Student Dorms (#Beds)	In-Const/Planned/Proposed	±957	±957	±957
Hotel Data				
• All Hotel Projects	No. Of Rooms	1/2 Mile	1 Mile	2 Mile
		N/A	±1,800	±2,200

SCOTTSDALE





ASU QUICK STATS

HEADCOUNT ENROLLMENT BY FUNDING CAMPUS

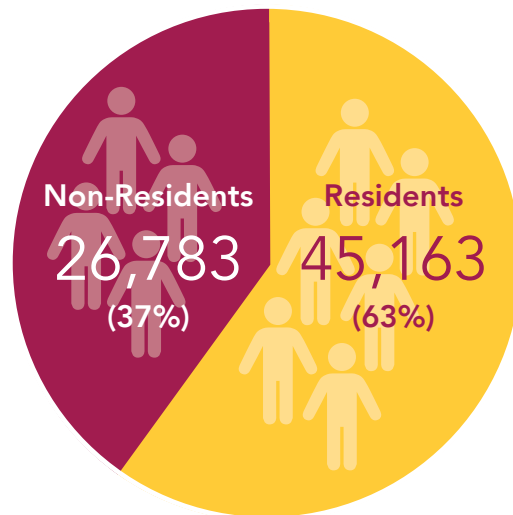
Unduplicated Total

98,146

Students

Tempe Campus	51,869 students
West Campus	3,663 students
Polytechnic Campus	4,380 students
Downtown Phoenix Campus	11,737 students
Skysong	26,200 students

RESIDENCY*



FULL-TIME / PART-TIME STUDENTS

Undergraduates

Full-Time	62,167
Part-Time	17,275

Graduate Students

Full-Time	11,420
Part-Time	7,284



RACE / ETHNICITY*

Race/Ethnicity	Undergraduates	Graduates
Am. Indian/Alaska Native	779	153
Asian	3,873	644
Black/African American	2,542	402
Hispanic/Latino	12,790	1,425
Nat. Hawaiian/Pac. Islander	139	16
Two or More Races	2,373	306
White	29,739	5,962
International	6,212	4,037
Unknown	401	153

ASU IN TEMPE, AZ IS A PUBLIC RESEARCH UNIVERSITY RANKED #1 IN THE U.S. FOR INNOVATION, DEDICATED TO ACCESSIBILITY AND EXCELLENCE

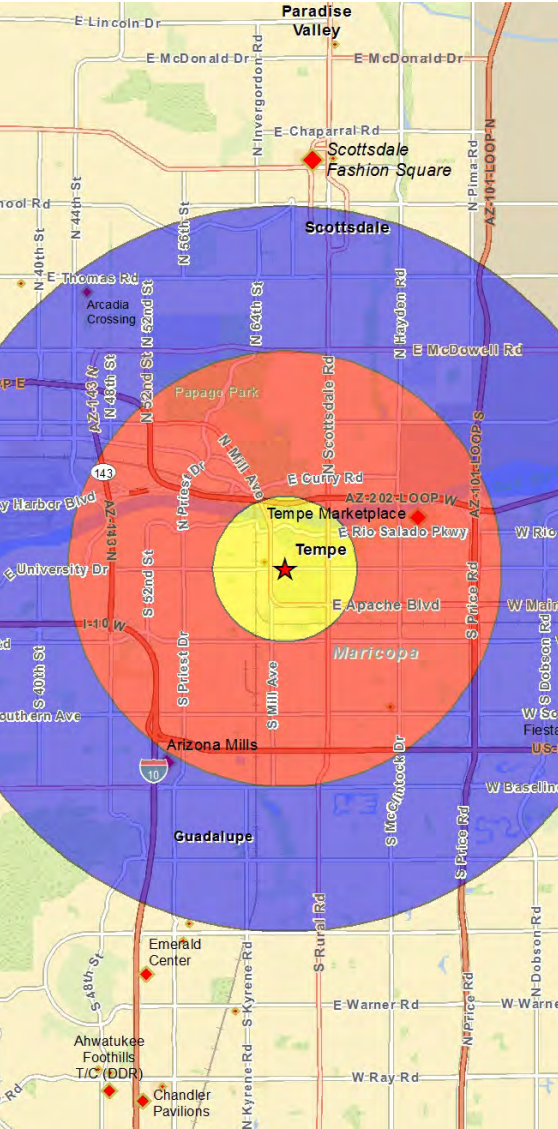


ASU ARIZONA STATE UNIVERSITY

University Office of Institutional Analysis

Last Update: 12/5/17

*does not include Skysong



DEMOGRAPHICS

POPULATION SUMMARY

	1 Mile	3 Miles	5 Miles
2018 Total Population	26,843	125,803	342,711
2018 Group Quarters	11,219	11,502	13,089
2023 Total Population	29,318	137,734	369,948
2018-2023 Annual Rate	1.78%	1.83%	1.54%
2018 Total Daytime Pop.	53,027	200,466	466,250
Workers	37,842	141,797	303,104
Residents	15,185	58,669	163,146

2018 HOUSEHOLDS BY INCOME

	1 Mile	3 Miles	5 Miles
Household Income Base	7,744	51,409	141,803
<\$15,000	26.9%	19.9%	15.6%
\$15,000 - \$24,999	14.5%	11.3%	11.1%
\$25,000 - \$34,999	12.4%	11.2%	11.5%
\$35,000 - \$49,999	15.6%	15.7%	16.1%
\$50,000 - \$74,999	13.3%	18.6%	18.7%
\$75,000 - \$99,999	7.7%	10.3%	11.0%
\$100,000 - \$149,999	5.6%	8.6%	9.9%
\$150,000 - \$199,999	1.9%	2.6%	3.2%
\$200,000+	2.2%	1.8%	2.7%
Average HH Income	\$46,090	\$54,500	\$60,672
Median HH Income	\$31,276	\$41,031	\$44,854

HOUSEHOLD SUMMARY

	1 Mile	3 Miles	5 Miles
2010 Households	5,733	43,430	124,939
2010 Avg HH Size	2.07	2.24	2.33
2018 Households	7,746	51,413	141,809
2018 Avg HH Size	2.02	2.22	2.32
2023 Households	9,081	56,946	153,638
2023 Avg HH Size	1.99	2.22	2.32
2018-2023 Annual Rate	3.23%	2.07%	1.62%
2010 Families	1,502	17,350	60,063
2010 Avg Family Size	2.77	3.04	3.12
2018 Families	1,972	19,784	66,124
2018 Avg Family Size	2.82	3.11	3.19
2023 Families	2,281	21,608	70,759
2023 Avg Family Size	2.83	3.14	3.22
2018-2023 Annual Rate	2.95%	1.78%	1.36%

DATA FOR ALL BUSINESSES IN AREA

	1 Mile	3 Miles	5 Miles
Total Businesses	914	6,561	15,164
Total Employees	31,583	118,010	252,913

2018 MEDIAN AGE

	1 Mile	3 Miles	5 Miles
Median Age	22.0	26.9	30.4

OVER 342,000 PEOPLE
WITHIN A 5-MILE RADIUS

200 KEY
canopy[™]
BY HILTON

4 LEVEL
PARKING GARAGE

±30,760 SF
AVAILABLE

415 PUBLIC
PARKING
STALLS

RETAIL &
DINING



union
Tempe

Northwest Corner of
Forest Ave & University Dr

LISTING TEAM

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Lance Umble

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MAY 30 2019

