

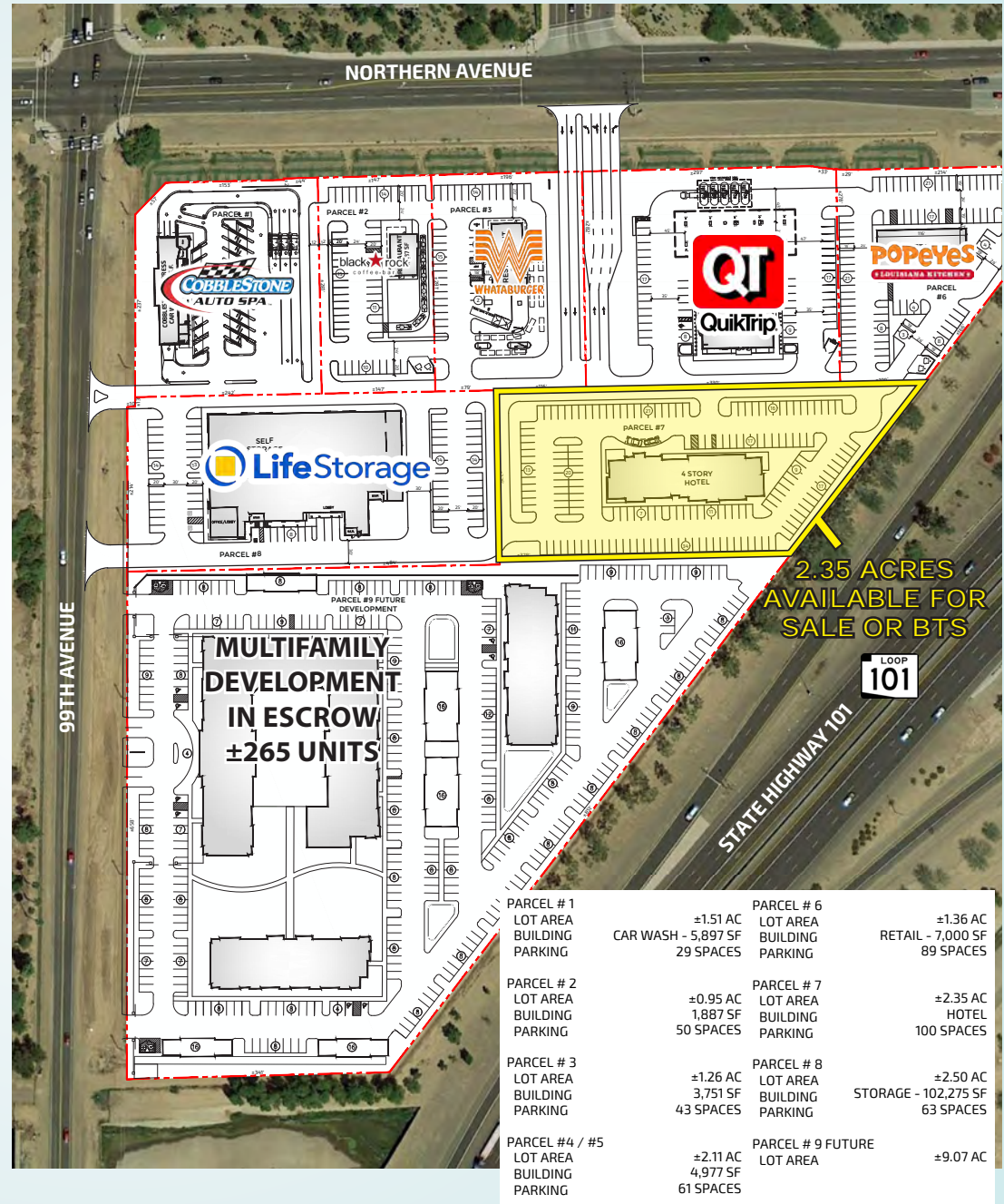


Ground Lease, Build-to-Suit and Sales Considered
 SWC Loop 101 & Northern Ave | Glendale, AZ

PROPERTY HIGHLIGHTS

- Adjacent to the full-diamond interchange of Loop 101 & Northern Ave
- Less than a mile from St. Joseph's Westgate Medical Center (200 employees) and the new Desert Diamond Casino – West Valley (with an estimated 3,000 employees)
- Less than a mile from Arizona's only Cabela's (estimated 3,000,000 annual visitors)
- Just over a mile from Tanger Outlets Glendale (estimated 5,000,000 annual visitors)
- Just over a mile from Westgate Entertainment District (estimated 5,000,000 annual visitors) and Gila River Arena (Arizona Coyotes NHL games and multiple concerts)
- Just over a mile from State Farm Stadium (Arizona Cardinals NFL games and multiple concerts and tradeshows)

DEVELOPED BY



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DESERT DIAMOND

WEST VALLEY CASINO

Desert Diamond Casino & Resort is located across the Loop 101 freeway.

Features a 75,000-SF casino (50 table games, 25 poker tables, 1,000-seat bingo) and 5 restaurants. The resort is planned to start construction in the first quarter of 2020 and will have 600 rooms total (480 guest rooms and 120 suites). It is estimated to be open in time for the 2023 Superbowl.

The casino is the first phase of a master plan to build a 1.2-million-SF casino resort with a spa hotel, a 3-acre atrium, event center, restaurants and bars, retail space, and convention center. The casino property size is 78 acres of a total 135 acres. Construction of the remaining phases is estimated at 32 to 44 months and a cost is \$607 million.

JUST OVER 1 MILE FROM WESTGATE ENTERTAINMENT DISTRICT

**GILA RIVER
ARENA**

**OVER 1,000,000
VISITORS**
annually for all events

**State Farm
STADIUM**

**APPROX. 988,000
VISITORS**
annually for all events

**Tanger
Outlets**

**OVER 1,000,000
VISITORS**
annually

**DESERT DIAMOND
WEST VALLEY CASINO**

ESTIMATED
3,000 EMPLOYEES

ESTIMATED 5,000,000 ANNUAL VISITORS TO THE WESTGATE ENTERTAINMENT DISTRICT



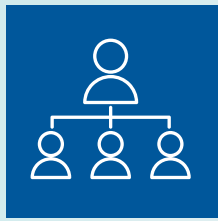


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DEMOGRAPHICS

POPULATION GROWTH



	1 Mile	3 Miles	5 Miles
2010	5,489	65,180	271,181
2020	6,702	74,584	304,087
2025	7,389	80,417	325,338

2020 DAYTIME POPULATION



	1 Mile	3 Miles	5 Miles
Total	7,519	69,968	262,302
Workers	4,031	27,917	87,302
Residents	3,488	42,051	175,123

HOUSEHOLDS



	1 Mile	3 Miles	5 Miles
2010	2,206	25,451	94,430
2020	2,724	28,819	104,638
2025	3,020	30,998	111,541

2020 HOUSEHOLD INCOME



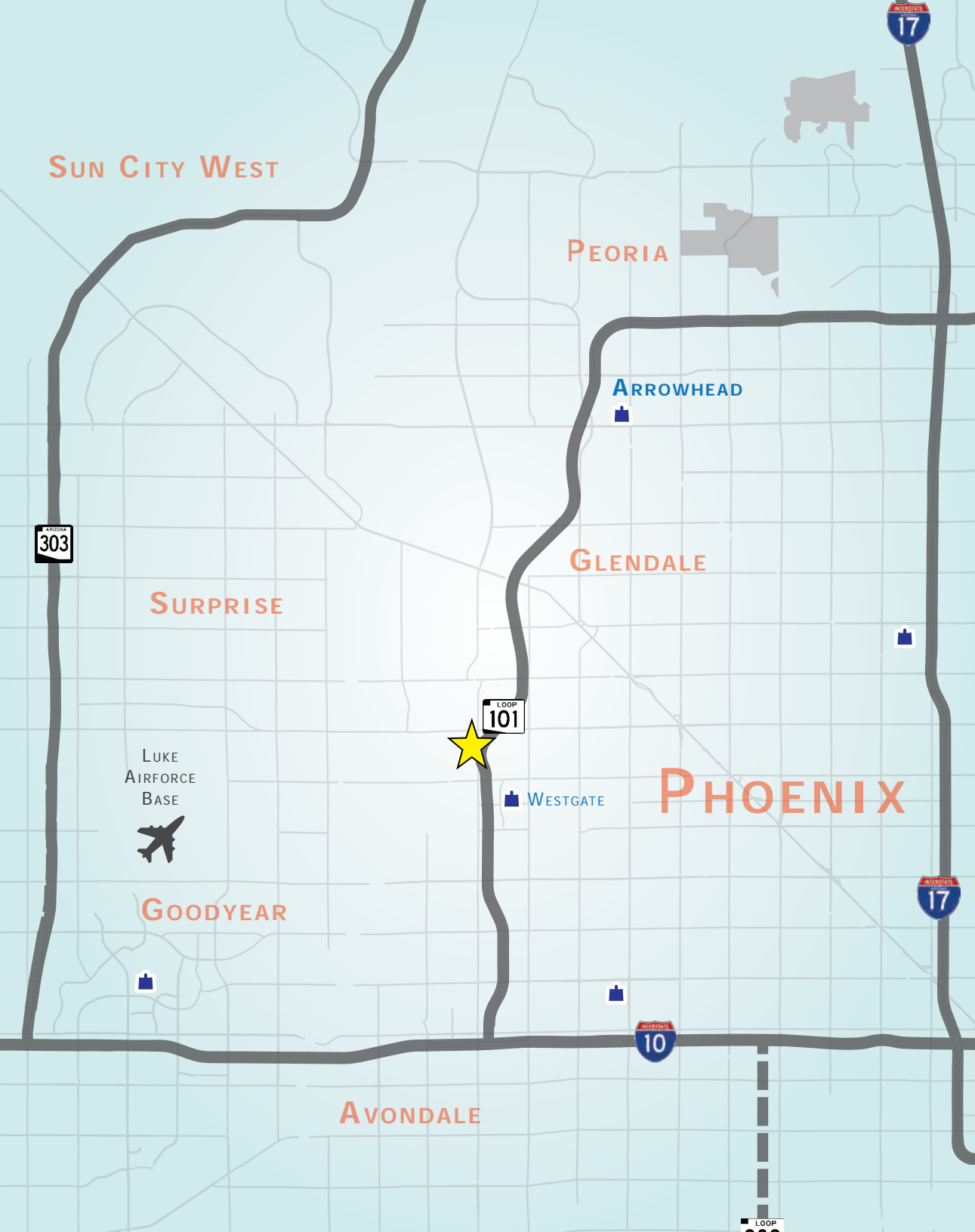
	1 Mile	3 Miles	5 Miles
Median	\$51,375	\$52,998	\$52,104
Average	\$67,096	\$67,529	\$66,185
Per Capita	\$27,956	\$26,096	\$22,816



2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles
Total	4,753	52,190
Less than 9th Grade	3.8%	5.5%
9th - 12th Grade, No Diploma	9.2%	7.5%
High School Graduate	19.8%	23.8%
GED/Alternative Credential	2.8%	5.3%
Some College, No Degree	28.6%	28.6%
Associate Degree	9.4%	8.7%
Bachelor's Degree	18.9%	13.9%
Graduate/Professional Degree	7.4%	6.7%

ESRI 2020 Estimates



FOR MORE INFORMATION, PLEASE CONTACT:



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