

THE NEW HOME BASE OF PEORIA



**STADIUM
POINT**

CLASS A OFFICE AND
MIXED-USE DEVELOPMENT
PEORIA, AZ

 **Steinhauer
Properties**

CBRE

PROPERTY FEATURES

Stadium Point is a multi-phase mixed-use development, the first of its kind in the rapidly growing city of Peoria. Featuring over 500,000 SF of Class A office space, a full-service hotel, abundant retail, and housing, it's the ideal convergence of live, work, and play. Experience Peoria's newest destination for the growing needs of today's people and businesses.

PHASE 1

- North Office Tower And Attached Parking Structure

PHASE 2

- First Multi-Family Tower
- Retail
- South Office Tower And Attached Parking Structure

PHASE 3

- Second Multi-Family Tower
- Hotel

SITE PLAN



STADIUM POINT SITE OVERVIEW



CLASS A SOUTH
OFFICE BUILDING

PARKING GARAGE

MULTI-FAMILY RESIDENTIAL

CLASS A NORTH
OFFICE BUILDING

RETAIL/FOOD HALL

COMMONS

ROOFTOP HOTEL BAR

FULL SERVICE HOTEL

PEORIA SPORTS COMPLEX

RETAIL SPACE AND FOOD HALL



220 KEY FOUR STAR HOTEL



HIGHLIGHTS OF AN IDEAL LOCATION



±500,000 SF
office buildings split into
two class A towers



**4-Star Full Service
Hotel** on site with conference
facilities and **200+ rooms**



**Abundant and
Affordable Housing:**
2 on-site apartment buildings
providing **300 Units**



Adjacent to the 143-acre
**Peoria Sports
Complex** with accessible
& walkable access



17 Acre
Mixed Use Site



**Abundance of On-Site
Retail, Food Hall &
Entertainment Venues**
and within a 1-mile radius of over 70
bars and restaurants



Minutes from the **Loop
101 Freeway** and
Arrowhead Towne Center



Located in a community
recognized as one of the
**“Top 100 Places to
Live in the US”**



THE NEIGHBORHOOD

PROFESSIONAL SPORTS HUB

Peoria and the greater Phoenix region are home to a number of professional sports teams.



The Peoria Sports Complex is adjacent to Stadium Point and the spring training home of the San Diego Padres and Seattle Mariners. This complex was the first two-team Major League Baseball spring training and player development facility in the country. Built in 1994, the complex has served as a model for other facilities of its kind. Peoria recently invested over \$31 million on upgrades to the stadium including a state-of-the-art jumbotron, two new clubhouses, interactive playgrounds and more. The Peoria Sports Complex is in the heart of the vibrant P83 Entertainment District, and hosts year-round training camps and city and community events.

Please see www.peoriasportscomplex.com for additional information



PEORIA IS THE PLACE

“Peoria is built on a mighty foundation, guided by sensible and forward-thinking policy decisions. We are a pro-business city, we embrace innovation and we are committed to working alongside the bold and courageous entrepreneurs who are ready to experience the endless possibilities that our community offers.”

FORMER MAYOR CATHY CARLAT



No. 1 City to Live in AZ
(Money Magazine)



Top 15 Safest Cities in the U.S.
(Wallethub)



10th Best City to Raise a Family in the U.S.
(Wallethub)



4th Best Place to Get a Job in the U.S.
(Wallethub)



6th Wealthiest City in AZ
(Phoenix Business Journal)



\$79,700 Median Household Income



No. 1 City to Live, Work & Play
(AZ Big Media)



6th Largest City in Arizona



37.2 Median Age



3,973 Companies in Peoria



191,000 Population



179 Sq. Miles

AMENITIES

The Lakes Course at Westbrooke Village Golf Club

Arrowhead Country Club

ARROWHEAD MARKETPLACE

- | | |
|---------------------------|------------------------|
| Best Buy | Bank of America |
| Dollar Tree | Pacific Seafood Buffet |
| Salt Creek Home Furniture | Raising Cane's |
| Party City | Einstein Bros. Bagels |
| Office Max | The UPS Store |

P83

- | | |
|------------------------------|------------------------|
| FedEx | The Cheesecake Factory |
| Cyber Gear | Famous Dave's |
| Harkins Theaters | Serra Gaucha |
| Mordern Round | P. F. Chang's |
| Headquarters Grill | Giordano's |
| Osaka P83 | The Social on 83rd |
| Texas Roadhouse | Ducati |
| Big's American Bar and Grill | Chipotle Mexican Grill |
| Buca di Beppo | Mama BBQ |
| Bubb's 33 | Abuelo's Maxican |
| Hash Kitchen | Go AZ Motor Sports |

- Restaurants
- Retail
- Hotels
- Fitness
- Banks
- Entertainments

ARROWHEAD TOWNE CENTER

- | | |
|-----------------------|------------------------|
| Dillard's | Apple Store |
| JCPenney | Foot Locker |
| Mecy's | American Eagle Express |
| Sephora | AMC |
| Coach | Starbucks |
| Oakley Store | Opa Life Greek Cafe |
| Bath & Body Work | Little Tokyo |
| Sunglass Hut | Panda Express |
| Dick's Sporting Goods | Chomple's Restaurant |
| Champs Sports | Massage Envy |
| Cheddar's | |

ARROWHEAD CROSSING

- | | |
|---------------------|---------------------|
| Target | Noodles and Company |
| HomeGoods | Peter Piper Pizza |
| Ross Dress For Less | Panera Bread |
| Joann Fabrics | Five Guys |
| Sally Beauty | Which Wich |
| T. J. Maxx | Leo's Island BBQ |
| Hobby Lobby | Baskin-Robbins |
| Old Navy | Chili's Grill & Bar |
| D&W | On the Border |
| Nordstrom Rack | Olive Garden |
| Staples | Red Lobster |
| Men's Wearhouse | Applebee's |
| Ulta | Starbucks |
| Pier 1 | In-N-Out Burger |
| McAllister's Deli | |

STADIUM POINT

PEORIA

GLENDALE

- Sam's Club
- First Watch
- LA Fitness
- Yellowtail Sushi

- Costco
- Total Wine & More
- Wildflowers
- Trader Joe's
- The Container Store
- Fuddruggers

- Bed Bath & Beyond
- Home Deopt
- Ashley HomeStore
- BevMo!

- Living Spaces

- Heldi's Brooklyn Deli
- EOS Fitness
- Lowe's
- Dutch Bros Coffee
- CVS
- Sprouts Farmers Market
- Starbucks
- Bashas
- Walgreens

- Union Coffee Co



QUALITY OF LIFE IN PEORIA

To business owners, vacationers, and homebuyers, Peoria has long been one of the most desirable locations to live and work. Featured in Money Magazine, USA Today, Wall Street Journal, Forbes, Seattle Times, Expedia, Phoenix Business Journal and more, Peoria has earned a reputation for an amenity-rich quality of life. Peoria has been nationally recognized for its high performing school district and award-winning infrastructure, sustainability program, parks, and public safety. North Peoria, the P83 Entertainment District, Peoria Sports Complex and historic Old Town Peoria have top-notch shopping, chef-driven restaurants, entertainment and a thriving arts scene.



2 Public Libraries



3 Public Pools



A+ Schools



39 Parks



31 Miles of Trails



20 Public Art Pieces



Two Live Performance Theaters

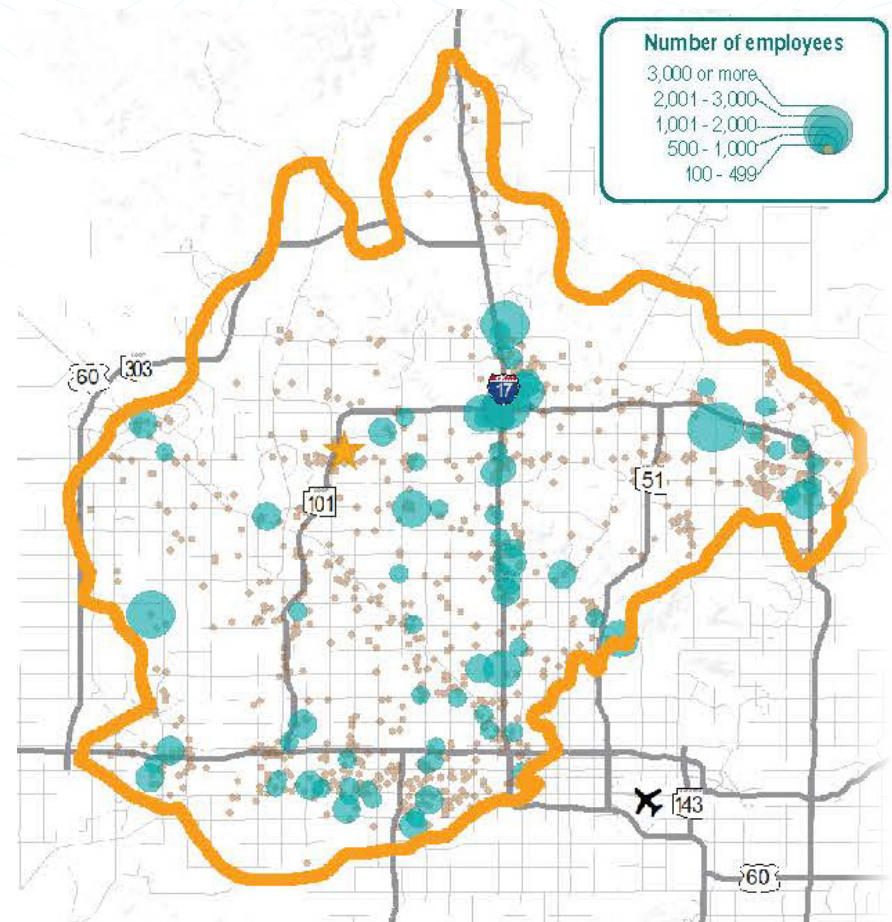


5 Golf Courses



Lake Pleasant Regional Park

EMPLOYER LOCATIONS IN THE COMMUTE SHED



Phoenix and Scottsdale are both within a 30-minute commute of Peoria.

TOTAL EMPLOYERS
25,237

TOTAL JOBS
663,170

COLLEGES AND UNIVERSITIES THAT SERVE PEORIA:



(Public)

135,729

Students
Seven year in a row #1 University in US for Innovation per US News.
www.asu.edu



(Private)

25,000

Students 75% Of graduates study STEAM, Business and Healthcare
www.gcu.edu



(Public)

500,000

Students
www.gcc.edu



Arizona (Private)

#1

Private Digital Media Arts program in US
www.huntington.edu/peoria



(Public)

15,000

Planned growth to 40,000 students
www.estrellamountain.edu



Arizona (Private)

1,000

Medical School graduates annually in Optometry, Osteopathic, Pharmacy & Veterinary medicine
\$31.5m annual research investment
www.midwestern.edu

PEORIA UNIFIED SCHOOL DISTRICT CAREER AND TECHNICAL EDUCATION (CTE) PROGRAMS

- Business, marketing and management
- Environment and agricultural systems
- Industrial, manufacturing and engineering systems
- Communication and information systems
- Health services
- Human services and resources

BASIS PEORIA HIGH SCHOOL (CHARTER)

- Ranked #5 Best High School and #4 Best Charter highschool in the US - U. S, News & World Report, 2017.

COST OF LABOR

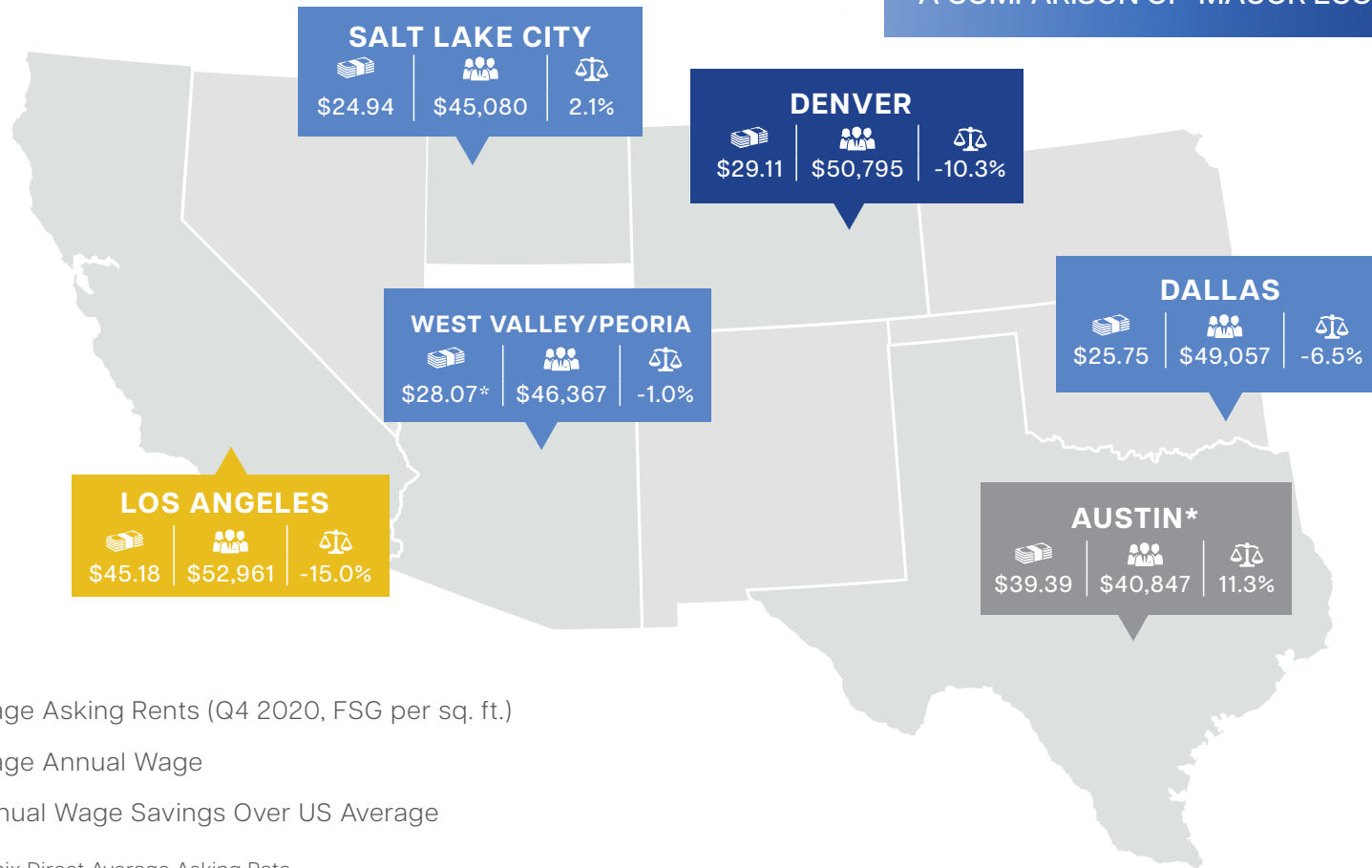
Phoenix's West Valley, which includes Peoria, professional services costs are roughly on pace with the national average. This compares to markets like Denver and Los Angeles, where the same labor costs are 10.3% and 15% above the national average.

Least Expensive
(\$20 PSF)

RENT SCALE

Most Expensive
(\$50 PSF)

**COST OF DOING BUSINESS:
A COMPARISON OF MAJOR ECONOMIC HUBS**



LEGEND

- Average Asking Rents (Q4 2020, FSG per sq. ft.)

- Average Annual Wage

- % Annual Wage Savings Over US Average

* Metro Phoenix Direct Average Asking Rate

REGIONAL ACCESS



The world's largest contract chipmaker, Taiwan Semiconductor Manufacturing Company, is under construction on their 1,128-acre, 5-nanometer, \$35 billion, semiconductor fabrication campus. The TSMC campus is part of a planned 3,500-acre technology campus known as the Sonoran Oasis Science and Technology Park. The campus is projected to create more than 2,000 jobs indirectly and will continue to drive tremendous growth in the surrounding North Phoenix market area. The project will be built in multiple phases with the first totaling about 3.8 million square feet of semiconductor manufacturing facilities as well as administrative and other support facilities. The facility is expected to be operational by 2024.



Luke Air Force Base is the largest U.S. air base in the world. It is home to the 56th Fighter Wing and trains 75% of the world's F-35 pilots. With 6,900 active, reserve, and civilian employees, the base provides a \$2.4 billion economic impact to the region. The region benefits from the base's durable source of employment and continuous economic influence.



White Tank Mountain Regional Park

Phoenix Sonoran Preserve

Cave Buttes Recreation Area

Phoenix Deer Valley Airport

Phoenix Mountains Preserve

Verrado

Citrus Park

Litchfield Park

WESTGATE

MARYVALE VILLAGE

ALHAMBRA

MIDTOWN

BILTMORE AREA

FLOOR PLAN

1ST OFFICE FLOOR

	BLDG NORTH	BLDG SOUTH	TOTAL
LEVEL 1	6,046 GSF	21,518 GSF	27,564 GSF
RETAIL	8,131 GSF	5,259 GSF	13,390 GSF



FLOOR PLAN

TYPICAL OFFICE FLOOR - BLDG NORTH

	BLDG NORTH
TYPICAL FLOOR	26,334 GSF





STADIUM POINT

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