

I-17 & Jomax



Mike Kallner

Executive Vice President, Leasing & Marketing

480.348.3856

mkallner@REDdevelopment.com

Shane Stephens

Senior Vice President of Leasing

480.624.5530

sstephens@REDdevelopment.com

Overview

Located in Deer Valley (North Phoenix), just 5 miles north of AZ Loop 101. As two of the busiest highways in Arizona, I-17 and Loop 101 provide Deer Valley easy access to Downtown Phoenix and the suburban areas to the east and west.

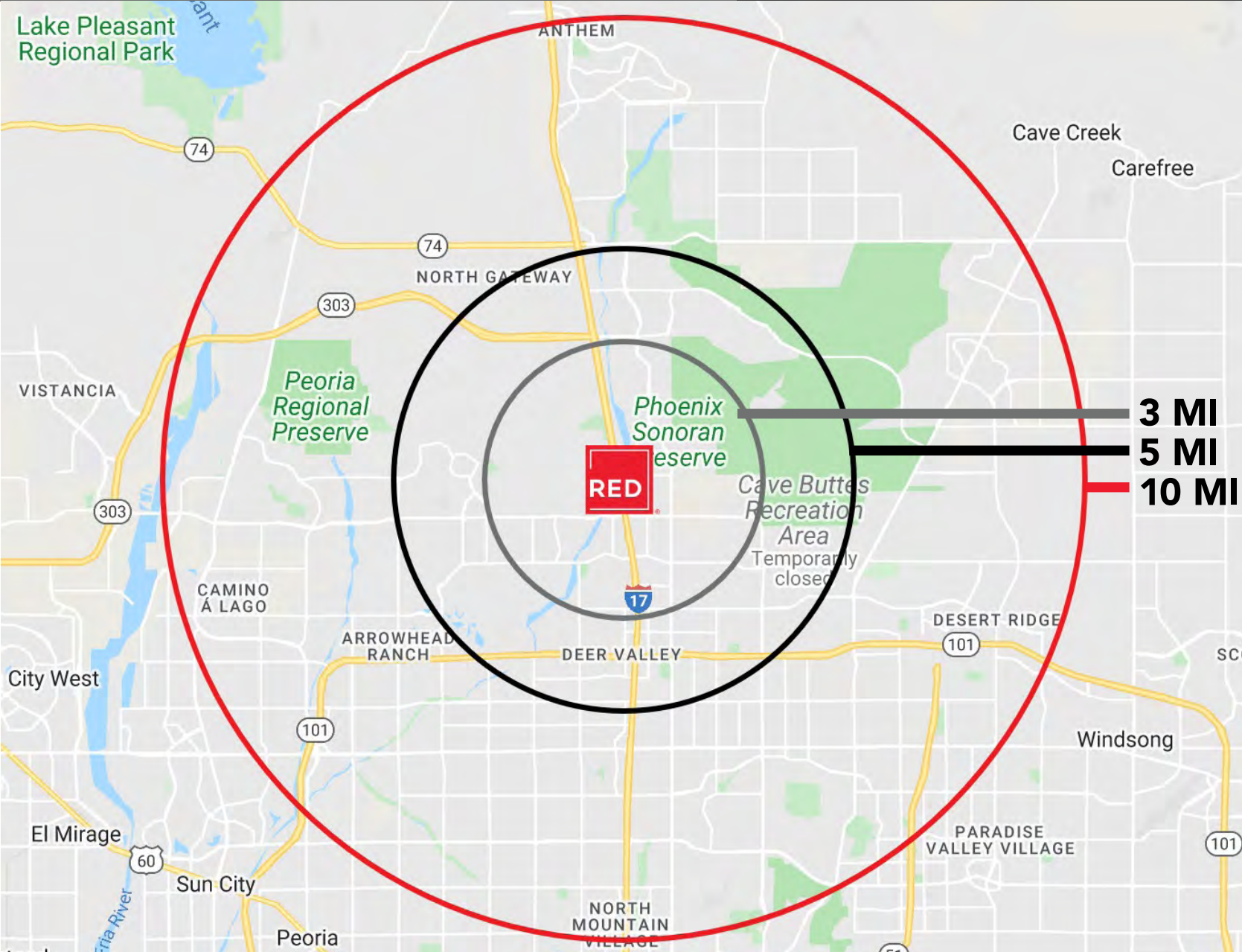
I-17 & Jomax is located within 5 miles of The Deer Valley airport, serving 400,000 visitors a year. DVT serves as an air traffic reliver for Phoenix Sky Harbor and is the busiest general aviation airport in the United States.



Demographics

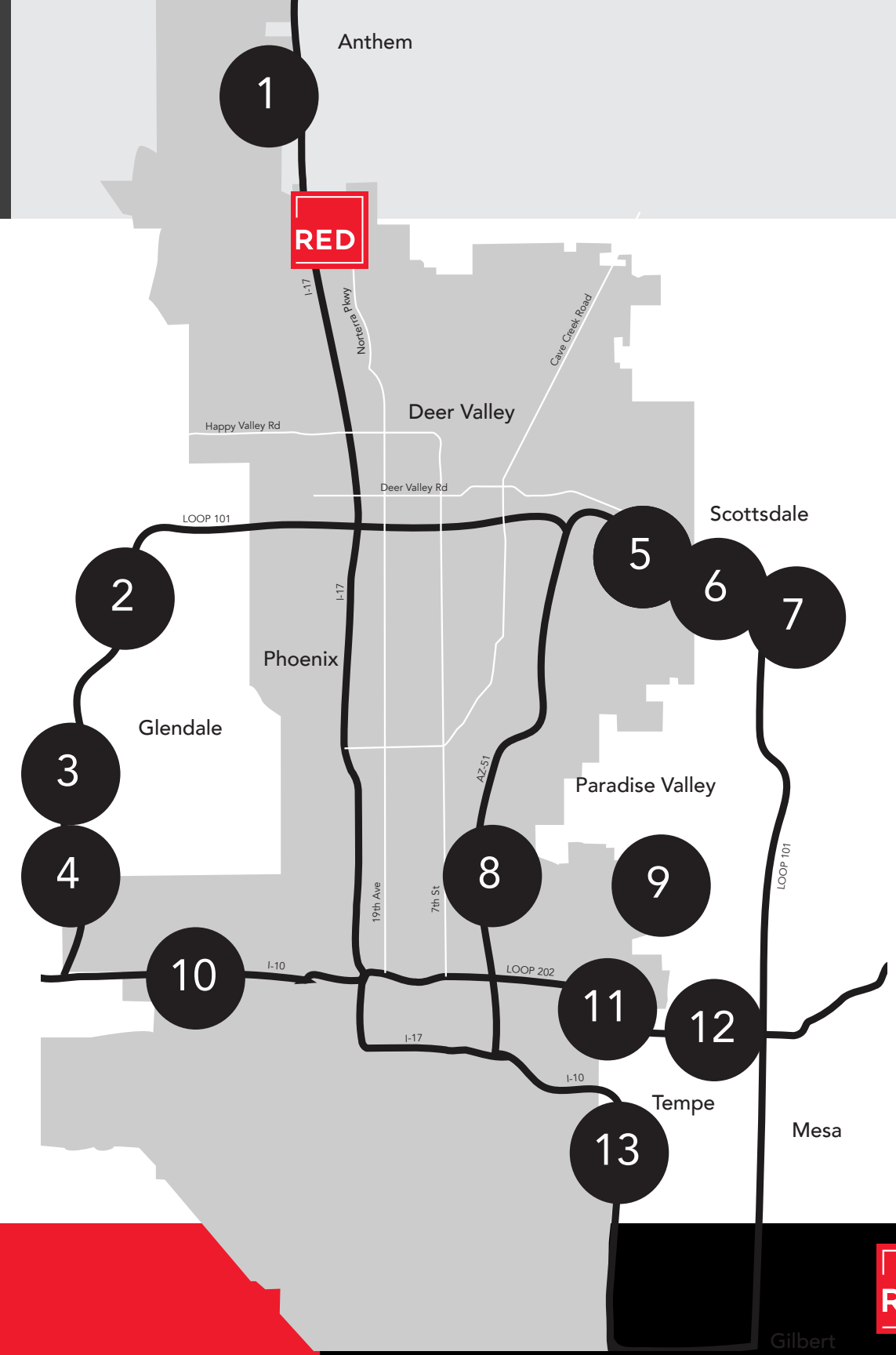
RADIUS	3 MILES	5 MILES	10 MILES
Estimated Population (2021)	40,205	119,195	663,093
Projected Population (2026)	44,297	130,917	721,928
Estimated Average Income (2021)	\$120,910	\$107,255	\$99,833
Projected Average Income (2026)	\$134,828	\$119,840	\$113,212
Total Business	2,219	5,398	25,613
Total Employees	25,963	54,473	207,861
Total HH Expenditure	\$1.15 B	\$3.69 B	\$18.89 B
Total Retail Expenditure	\$547.33 M	\$1.57 B	\$8.4 B

Sites USA, 2022



A Thriving Retail Market

- | | | | |
|---|-----------------------------------|----|------------------------------------|
| 1 | Outlets at Anthem
12 mi | 8 | Biltmore Fashion Park
22 mi |
| 2 | Arrowhead Town Center
13 mi | 9 | Scottsdale Fashion Square
29 mi |
| 3 | Park West
16 mi | 10 | Desert Sky Mall
26 mi |
| 4 | Tanger Outlets
20 mi | 11 | Tempe Marketplace
30 mi |
| 5 | Desert Ridge Marketplace
11 mi | 12 | Chandler Fashion Center
41 mi. |
| 6 | Kierland Commons
17 mi | 13 | Arizona Mills
31 mi |
| 7 | Scottsdale Quarter
17 mi | | |



Residential Growth

- 1

FIRESIDE AT NORTERRA
1,600 homes
- 2

UNION PARK*
1,450 homes / 1,450 MFU
- 3

SONORAN FOOTHILLS
1,300 homes
- 4

DYNAMITE MOUNTAIN RANCH
1,048 homes
- 5

NORTH CANYON RANCH
1,000 homes
- 6

CAREFREE CROSSING
750 homes
- 7

ASPIRE PINNACLE PEAK
724 MFU
- 8

VALLEY VISTA
600 homes
- 9

STETSON HILLS
600 homes
- 10

VILLAGIO AT HAPPY VALLEY
500 MFU
- 11

TALUS RANCH
447 MFU
- 12

TBD*
400 MFU
- 13

SAN NORTERRA
388 MFU
- 14

LIV NORTH VALLEY*
385 units
- 15

IRONHORSE AT TRAMONTO
324 MFU
- 16

BELARA APARTMENTS
307 MFU
- 17

SAGE APARTMENTS
304 MFU
- 18

ARIZONA HILLCREST
300 homes
- 19

LAS COLINAS AT BLACK CANYON
300 MFU
- 20

RIORDAN RANCH
300 homes
- 21

CANYON CROSSROADS
280 MFU
- 22

STONELEDGE AT NORTH CANYON*
250 homes
- 23

AMBER HILLS
219 homes
- 24

SONORAN COMMONS*
218 homes
- 25

AVILLA AT JOMAX**
211 units
- 26

CLARK WAYLAND*
202 MFU
- 27

THE PLACE AT SONORAN TRAILS
202 units
- 28

THE BUNGALOWS ON JOMAX**
241 units
- 29

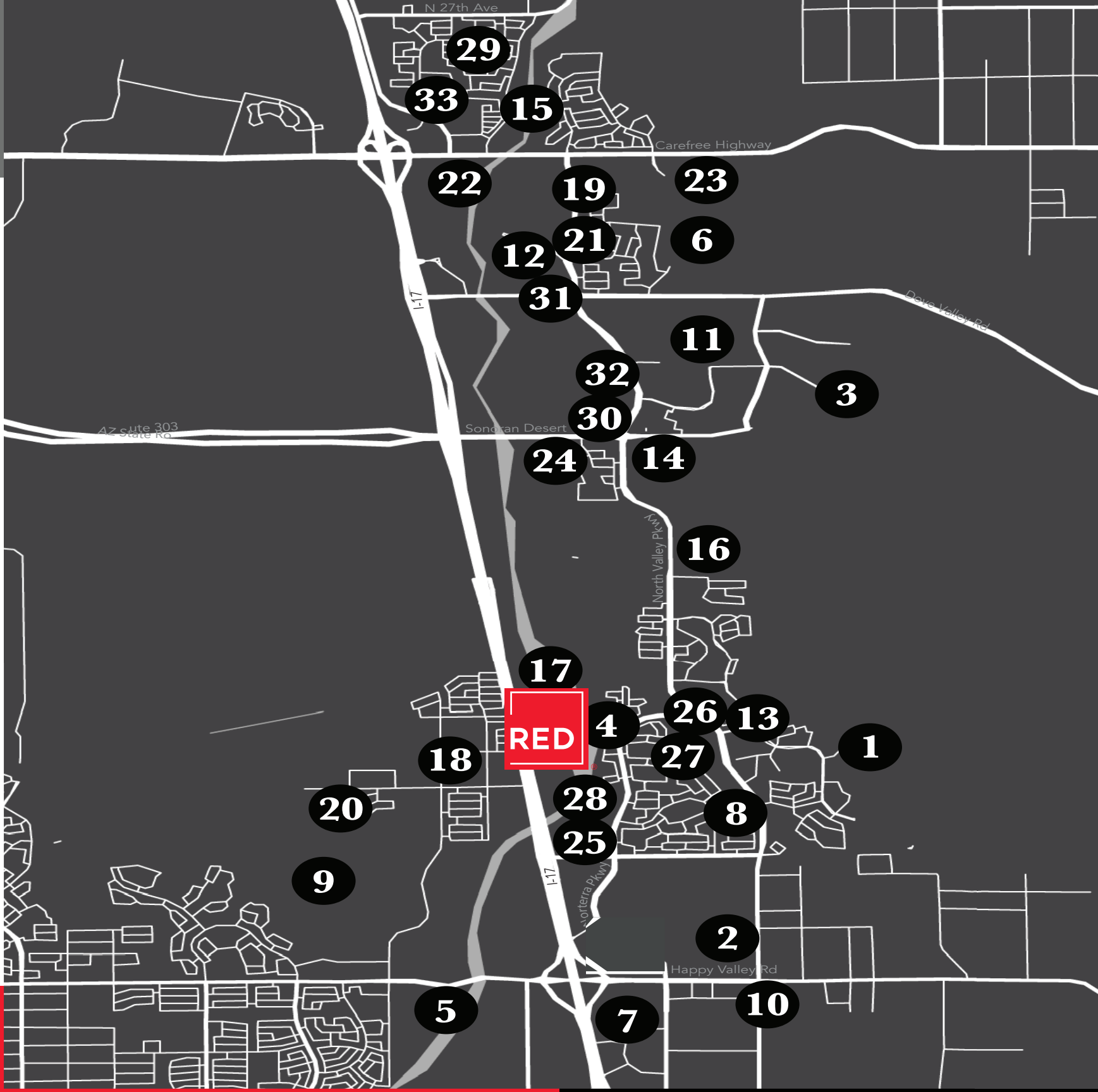
ELUX AT TRAMONTO
138 units
- 30

24 NORTH*
111 homes
- 31

LA SOLANA*
109 homes
- 32

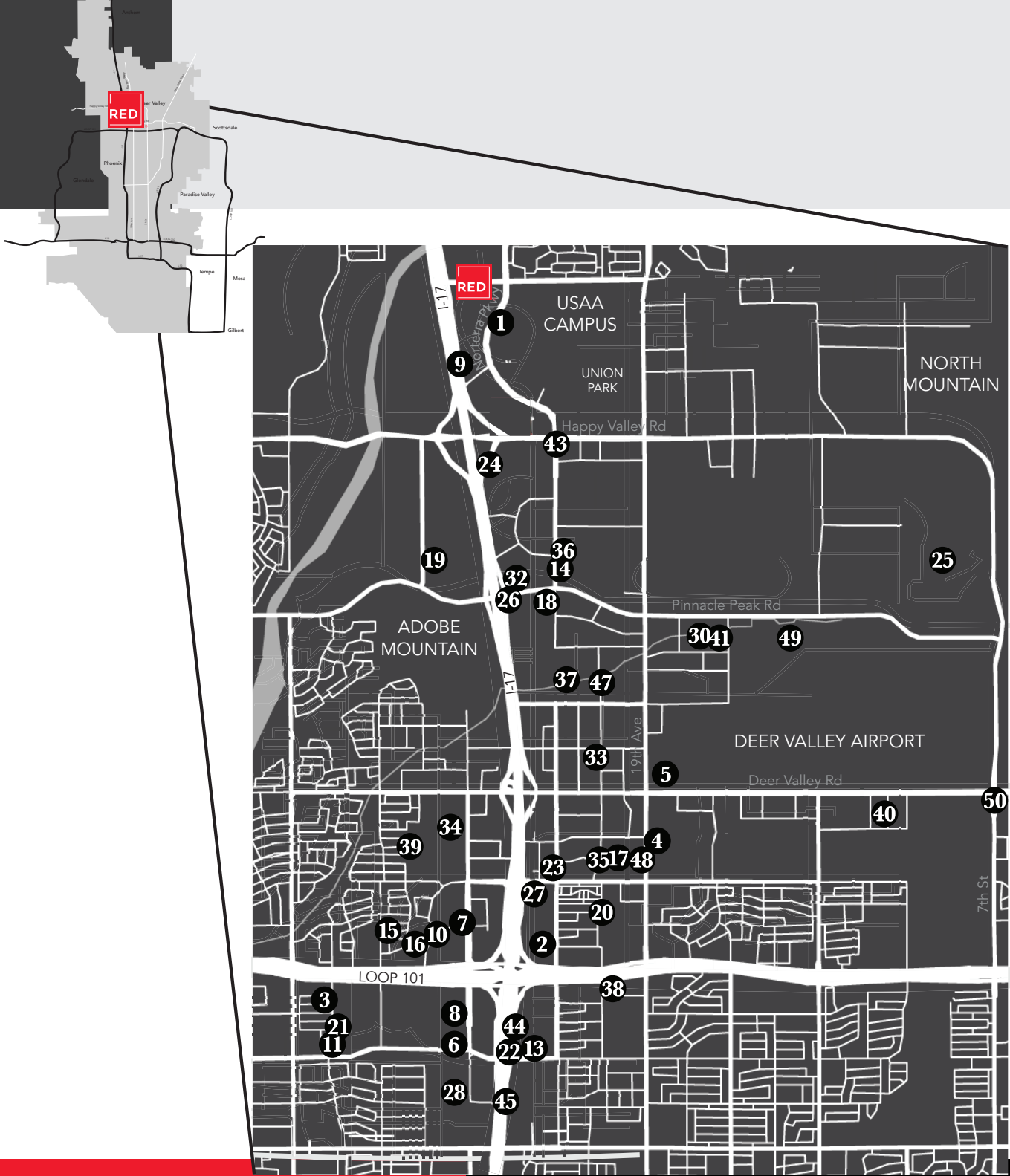
DESERT VILLAGE AT SONORAN FOOTHILLS*
100 condos
- 33

VILLAGES AT TRAMONTO
100 homes
- *UNDER CONSTRUCTION
- **PLAN FILED



Top Employers

	Employer	Employees	Industry
1	USSA Phoenix Office	4,500	Financial
2	Discover Financial Services	3,003	Financial
3	American Express	2,800	Financial
4	Honeywell	2,437	Aerospace
5	Cox Communications Inc	1,887	Telecommunications
6	Petsmart Inc	1,400	Advanced Business Services
7	Safeway Stores Inc	1,392	Retail
8	HonorHealth	1,295	Healthcare
9	Cigna Healthcare of Arizona Inc	2,000	Financial
10	Unitedhealth Group	718	Financial
11	American Express	650	Advanced Business Services
12	Wells Fargo	647	Financial
13	HonorHealth	635	Information Technology Manufacturing & Development
14	Wells Fargo	587	Financial
15	Best Western	574	Advanced Business Services
16	Alorica	563	Advanced Business Services
17	Asurion	500	Advanced Business Services
18	Chubb Son Div of Federal Insurance	464	Financial
19	State of Arizona	445	Government
20	Progrexion	413	Advanced Business Services
21	Alcatel Lucent USA Inc	400	Telecommunications
22	American Express	400	Advanced Business Services
23	Wells Fargo	372	Financial
24	Walmart	323	Retail
25	Central Arizona Project	320	Government
26	Arizona State Credit Union	273	Financial
27	First American Home Buyers Protection	264	Financial
28	Costco Wholesale	262	Retail
29	Frys Food Stores	253	Retail
30	Bean Drywall Inc	250	Construction
31	Epcor Water Arizona Inc	240	Utilities
32	The Arizona Republic	240	Media, Publishing, & Entertainment
33	Pauley Construction Inc	200	Construction
34	Klondyke Constructing LIC	195	Construction
35	Galco	191	Nondurable Consumer Goods Manufacturing
36	Apsm Systems	187	Metalworking Technology & Machine Shops
37	Bell Concrete Inc	175	Construction
38	Knight Transportation Inc	168	Transportation & Logistics
39	Deer Valley Unified School District 97	163	Education
40	Gruber Industries	162	Distribution
41	On Angels Wings Inc	156	Social, Advocacy, & Religious Services
42	Aligned Energy	150	Information Technology Manufacturing & Development
43	American Express Travel	150	Hospitality, Tourism, & Recreation
44	American Express	150	Financial
45	Hurley Distribution Co Inc	150	Advanced Business Services
46	Tata Consultancy Services	150	Advanced Business Services
47	W L Gore	150	Advanced Business Services
48	Honeywell	147	Analytical Instruments & Medical Devices
49	Fedex	145	Transportation & Logistics
50	US Department of Justice FBI	143	Government



Future Growth

Taiwan Semiconductor Manufacturing Company secured 1,129 acres of land to build a \$12 billion factory in North Phoenix.

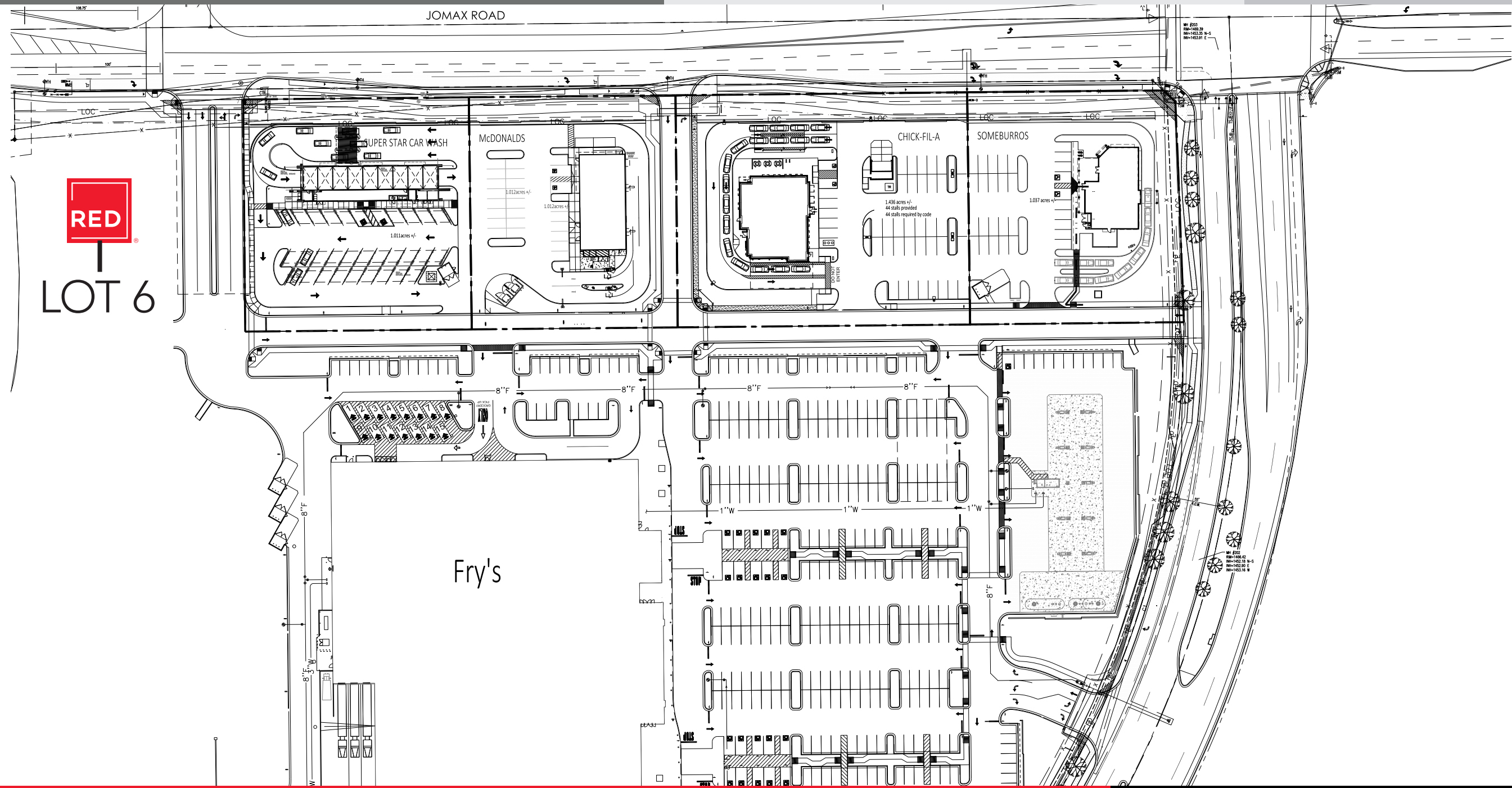
SMC Arizona Corporation an administrative home base as it ramps up its Phoenix market presence – a process that will culminate in a new North Phoenix manufacturing facility and up to 1,900 new local jobs over a five-year period. With an estimated 20-year economic impact of \$38.2 billion, TSMC represents Arizona's largest-ever foreign direct investment.



Aerial



Site Plan



RED
LOT 6

LOT 6

