



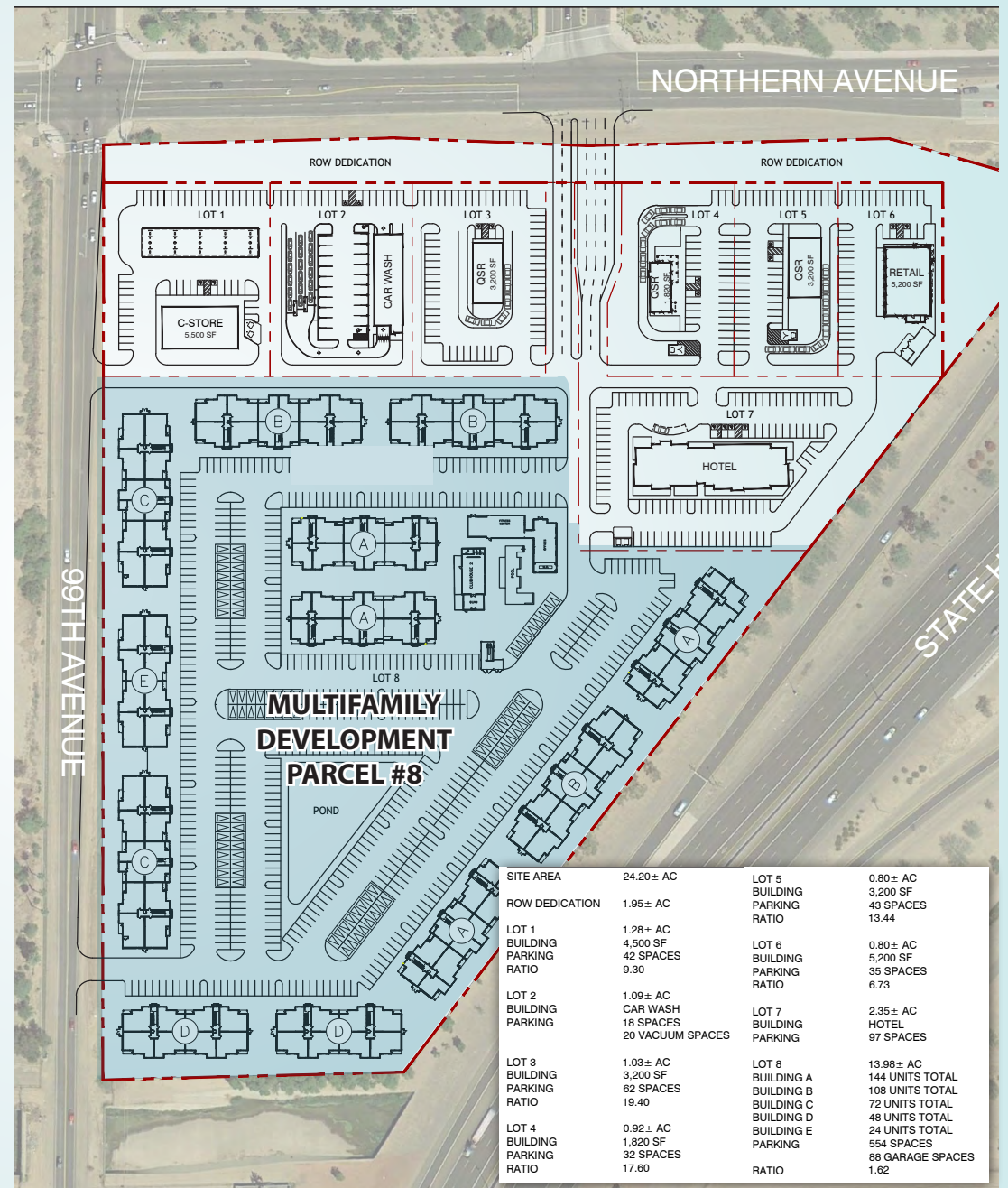
Ground Lease, Build-to-Suit and Sales Considered
SWC Loop 101 & Northern Ave | Glendale, AZ

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 (to be open by end of 2019 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

THOMPSON THRIFT



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CONSTRUCTION AS OF 7/26/19



DESERT DIAMOND

WEST VALLEY CASINO

Desert Diamond Casino & Resort (casino currently under construction) is located across the Loop 101 freeway. The new casino is expected to open by the end of 2019.

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**
opens late 2019

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



Loop 101 & Northern Ave GLENDALE, AZ



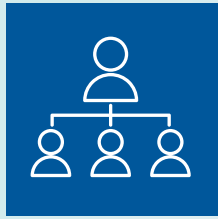
Loop 101 & Northern Ave

GLENDALE, AZ



DEMOGRAPHICS

POPULATION GROWTH



	1 Mile	3 Miles	5 Miles
2010	5,049	68,040	279,465
2018	5,787	76,673	309,893
2023	6,745	83,143	330,944

DAYTIME POPULATION



	1 Mile	3 Miles	5 Miles
Total	7,423	72,964	258,459
Workers	4,622	30,013	78,984
Residents	2,801	42,951	179,475

AVERAGE HOUSEHOLD SIZE



	1 Mile	3 Miles	5 Miles
2010	2.54	2.59	2.86
2018	2.49	2.63	2.90
2023	2.42	2.64	2.91

2018 HOUSEHOLD INCOME



	1 Mile	3 Miles	5 Miles
Median	\$51,573	\$50,866	\$49,054
Average	\$64,101	\$62,564	\$60,955
Per Capita	\$25,205	\$23,913	\$21,097

ESRI 2018 Estimates



2018 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles
Total	3,928	52,778
Less than 9th Grade	3.5%	5.4%
9th - 12th Grade, No Diploma	9.7%	7.9%
High School Graduate	18.4%	24.3%
GED/Alternative Credential	3.0%	5.3%
Some College, No Degree	29.9%	28.8%
Associate Degree	9.0%	8.1%
Bachelor's Degree	19.6%	13.7%
Graduate/Professional Degree	7.0%	6.4%



FOR MORE INFORMATION, PLEASE CONTACT:



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