

CBRE

EPICENTRE

Desert Ridge

56th Street & Loop 101 | Phoenix, AZ



PROJECT OVERVIEW

EPICENTRE

DESERT RIDGE

±100 acres within an entitled master-planned development of Desert Ridge Commercial Core

Unique and unmatched mixed-use, high-density zoning with flexible parcel layouts in North Phoenix

Ideal for the modern corporate user

Envision a vibrant and lively community where you can:



Work in the comfort of large efficient floor plates



Heavy parking ratios



Enjoy the benefits of high-quality corporate neighbors



Experience unparalleled corporate visibility along the freeway



Appreciate incomparable access to the Loop 101 Freeway



Dine and shop at unmatched walkable amenities



Gather with friends at the adjacent Desert Ridge Marketplace & High Street developments

HIGH STREET

1



2



3



PHOENIX

SR-51

MUSICAL INSTRUMENT
MUSEUM (MIM)

DESERT RIDGE
CORPORATE CENTER

JW MARRIOTT

DESERT RIDGE
MARKETPLACE

SUMCO USA

TATUM BLVD

MAYO CLINIC HOSPITAL

The logo for EpiCentre, featuring the word "EPI" in a bold, sans-serif font, followed by a large, stylized "C" that encircles the word "ENTRE". The background of the logo is a photograph of a dry, hilly landscape with a winding road.

HIGH STREET

56TH ST



NOT TO SCALE



POPULATION

3 MI	5 MI	10 MI
53,230	173,282	561,139



BUSINESSES

3 MI	5 MI	10 MI
1,886	9,144	325,521



AVERAGE HOUSEHOLD INCOME

3 MI	5 MI	10 MI
\$103,432	\$96,359	\$96,371



MEDIAN HOUSEHOLD INCOME

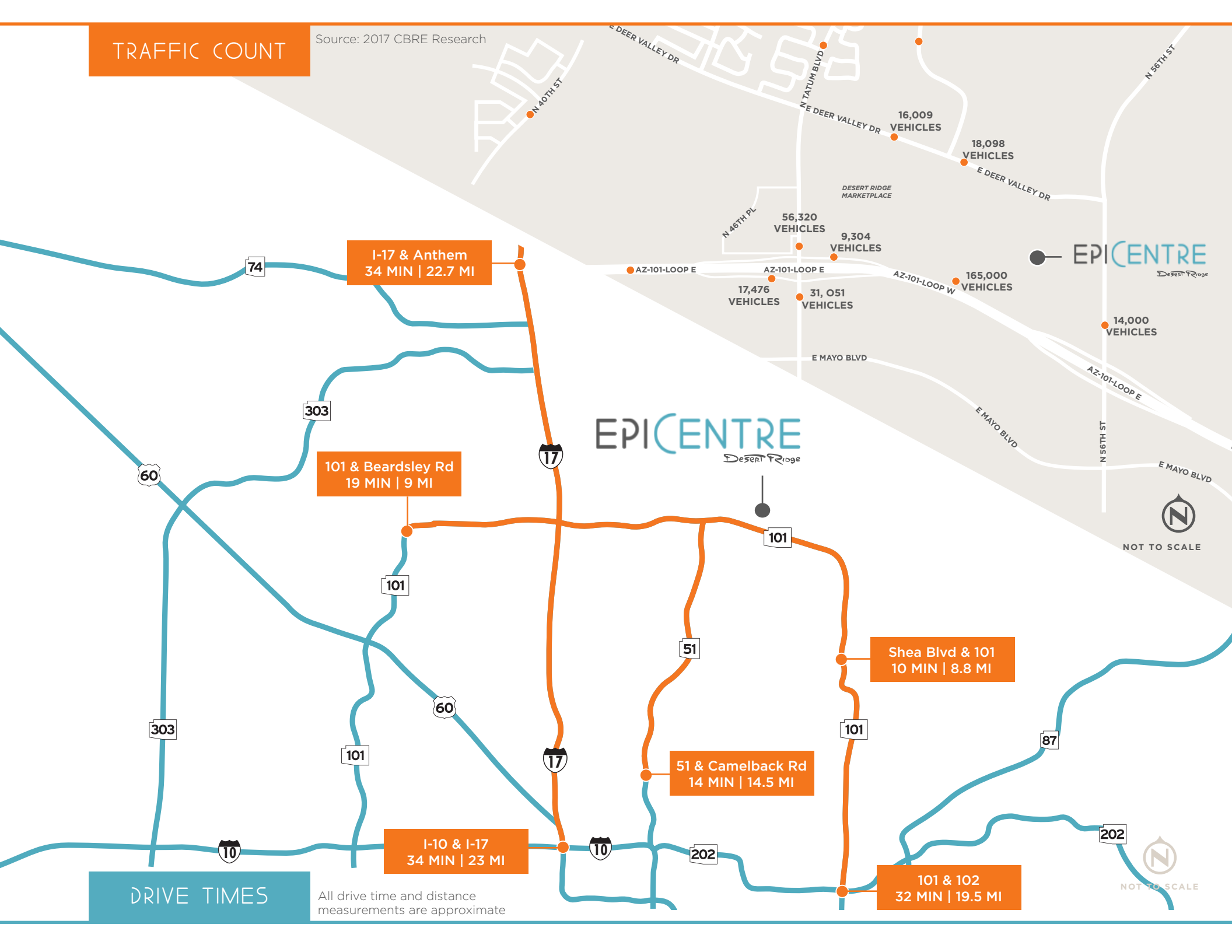
3 MI	5 MI	10 MI
\$80,569	\$71,876	\$65,646

Source: 2017 CBRE Research

DEMOGRAPHICS

TRAFFIC COUNT

Source: 2017 CBRE Research



All dimensions are approximate

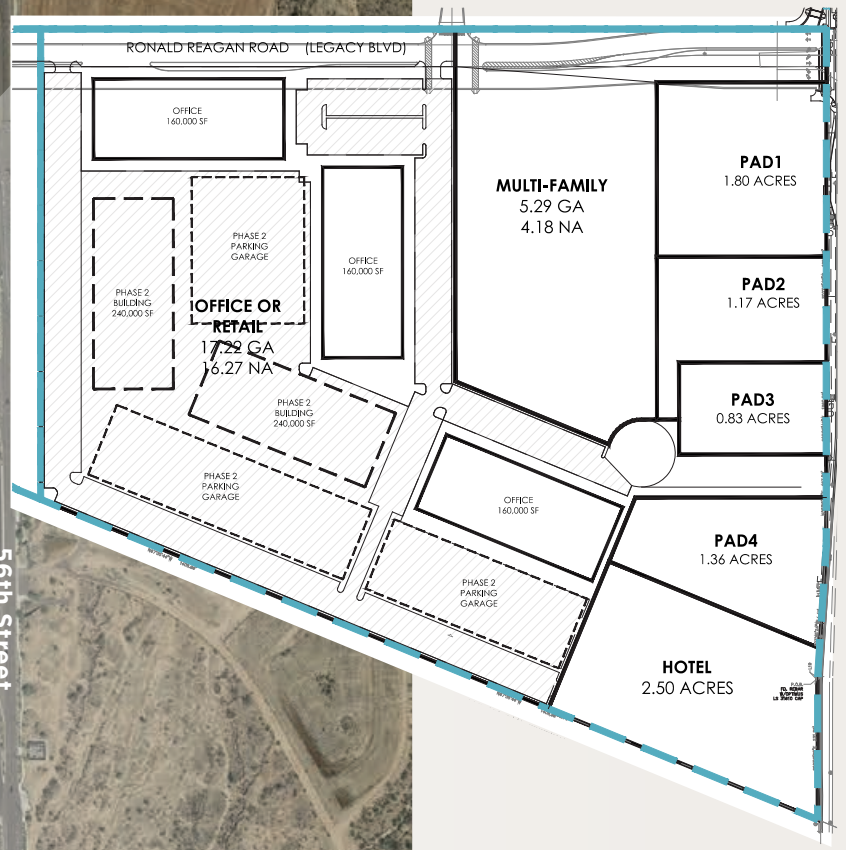




All dimensions are approximate

- | | | |
|-------------|-----------|-------|
| OFFICE | RETAIL | HOTEL |
| MULTIFAMILY | MIXED USE | PAD |

OFFICE/RETAIL
SITE PLAN





CBRE



EPICENTRE

Desert Ridge

56th Street & Loop 101 | Phoenix, AZ

Luke Walker
Senior Vice President
+1 602 735 1711
luke.walker@cbre.com

© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. PMStudio_APRIL2017