

# Aldea Centre

SOUTHWEST CORNER OF 99TH AVE & BETHANY HOME RD | PHOENIX, AZ



**CBRE**



NOT TO SCALE



## DEVELOPER

As the Preferred Developer of Aldea Centre, Novo Development is prepared to help prospective tenants through every step of the development process acting as an extension of their staff. Having developed in 25 States across the U.S., Novo's principals have been involved in projects spanning all product types, including: office; medical, industrial, retail, sports/entertainment and hospitality. We utilize local relationships, market knowledge and proven industry experience to identify, procure and implement development strategies that create value for our clients.

[www.novodevelops.com](http://www.novodevelops.com)



## PARTNER

Starting 1949, John F. Long was an iconic homebuilder in mid-century Phoenix, who pioneered the concept of a family-oriented master-planned community. Today, John F. Long Properties focus is on its retail and commercial land projects in the West Valley. One of those projects is Aldea Centre. The Longs vision for Aldea Centre is to create an employment park that offers companies access to the West Valley's abundance of skilled labor, diverse housing, and rich amenity base. The Long's are committed to developing a first-class Business Park where users will appreciate and respect the quality of their surroundings.

[www.jflongproperties.com](http://www.jflongproperties.com)



**CBRE**

# PROJECT FEATURES

## PROJECT HIGHLIGHTS

- ±125 acre mixed-use business park
- Retail planned to support daytime employment

## SPEED TO MARKET

- All infrastructure improvements will be completed by April 2020

## ZONING

- Planned Unit Development (PUD), City of Phoenix
- CC&Rs and Design Guidelines that govern the park

## ACCESS

- Full diamond interchanges off the Loop 101 at Bethany Home Road, Glendale Avenue and Camelback Road

## SIGNAGE

- Signage approved in the PUD includes a freeway visible 85 foot tall digital billboard and 65 foot tall project landmark sign. Additional project monumentation, multi-tenant signage and on site directional signage also available.

## CORPORATE NEIGHBOR

- Trammell Crow is under construction on four Class A industrial buildings totaling 356,000 sf

## COMMUNICATION

- Service available from Cox Communications, CenturyLink, and SRP Telecom.
- All three service providers currently maintain self-healing network (SHN) ring delivery for reliability.

**Additional redundancy available through secondary master telecommunication centers:**

### COX COMMUNICATIONS

Fiber & Copper Service - 99th Ave.

### CENTURY LINK

Fiber & Copper Service – 99th Ave.  
Primary MTC is less than half mile away

### SRP

Substation on site - Fiber Service





## WESTGATE ENTERTAINMENT DISTRICT

### Over 50 Restaurants & Shops

(AMC, Gordon Biersch, Buffalo Wild Wings, Johnny Rockets, Dave & Busters & Yard House)

Gila River  
Arena

Spring Hill Suites,  
Residence Inn,  
Staybridge Suites

State Farm  
Stadium

Hampton Inn

Renaissance  
Hotel

Tanger Outlets  
(Over 90 retail shops)



## ABUNDANT AMENITIES (WITHIN MINUTES)

Future Residential

American  
Furniture  
Warehouse

Greenlight Communities  
286 Units

Bechtel Corp

West-MEC

101

99TH AVENUE

±15.27 ACRES

±26.89 ACRES

TODD COMMUNITIES  
305 UNITS

101ST AVENUE

±39.98 ACRES

DelTaco, McDonalds, Burger  
King, In n Out Burger, Starbucks,  
Wendys

Sonoran Sky  
Elementary

BETHANY HOME RD

MONTEBELLO AVENUE

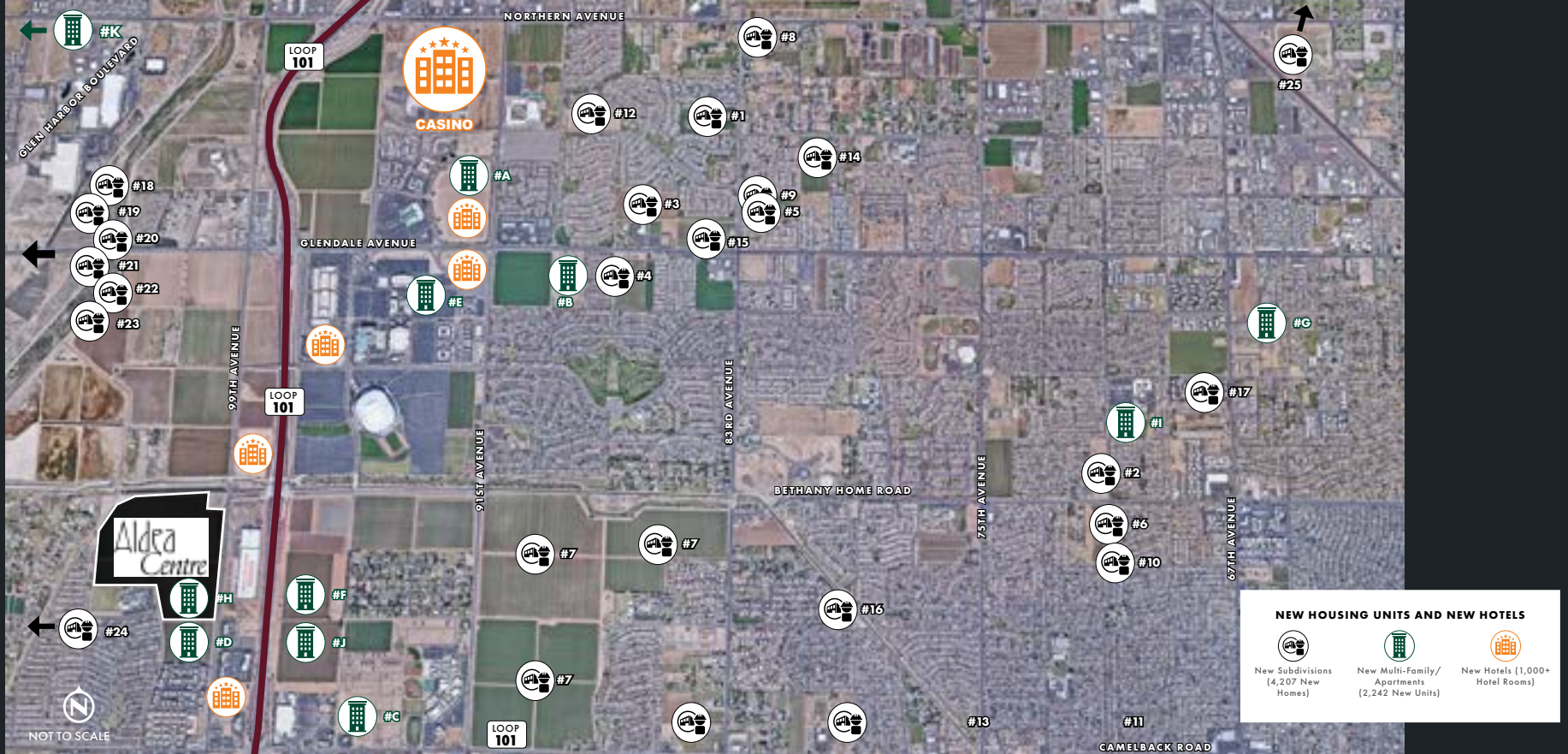
PRIVATE DRIVE

TRAMMELL CROW PHASE II



NOT TO SCALE





## RESIDENTIAL DEVELOPMENT PROJECTS

Project Name	Size	Location	District	Map #
83rd Avenue & Orangewood Sub.	42	83rd Ave & Orangewood	Yucca	1
Bethany Rose South	51	Bethany Home & 71st Ave	Yucca	2
Garden Grove	82	8500 W. Glendale Ave	Yucca	3
Westgate Village/Holiday Retirement	71	8847 W. Glendale Ave	Yucca	4
Westwood	24	7111 N. 83rd Ave	Yucca	5
71st Avenue & Bethany Home	65	SWC of 71st Ave & Bethany Home	Yucca	6
Stonehaven	1,365	9050 W. Camelback Rd	Yucca	7
Northern Ridge Estates	53	8237 W. Northern Ave	Yucca	8
Jafer Estates	24	NEC 83rd Ave & Midway Ave	Yucca	9
Bethany Ranch	56	5850 N. 71st Avenue	Yucca	10
El Prado (Taylor-Morrison)	78	NWC 79th Ave & Camelback Rd	Yucca	11
Rovey Farm Estates	42	NEC 89th Ave & Rovey Pkwy	Yucca	12
Camelback Village	53	8420 W. Camelback Rd.	Yucca	13
Orangewood Terrace	51	8079 W. Orangewood Ave.	Yucca	14
Positano (K. Hovnanian)	56	NWC 83rd Ave & Glendale Ave	Yucca	15
Empire Residential	32	NWC 79th Ave & Missouri	Yucca	16

Glendale 10	47	6208 N. 67th Avenue	Ocotillo	17
Marbella Ranch Meritage	1,260	NWC El Mirage & Glendale	County	18
MPC Luke	168	NWC 127th & Glendale	County	19
Falcon View	64	NWC 125th & Maryland	County	20
El Mirage	60	SEC 127th & Maryland	County	21
Dysart Village	39	SEC Dysart & Maryland	County	22
Luke Ranches Estates	38	NWC 135 & Maryland	County	23
Mattamy Homes	199	North Ball Park BLVD	PHX	24
Alice Park	187	63rd and Butler	Ocotillo	25

**Total Number of Lots 4,207**

### Multi-Family Projects

Project Name	Size	Location	District	Map #
Summerly at Zanjero	340	Zanjero Blvd	Yucca	A
Westgate Village 112,509	112		Yucca	B
95 Camelback 299,168	300		Yucca	C
Christopher Todd at the Stadium	313	SWC 99th & Missouri	Phoenix	D
Lofts at Westgate	76	Westgate	Yucca	E

Project A	372	NWC 95TH & Missouri	Yucca	F
Libertad	108	67th and Ocotillo	Ocotillo	G
Greenlight Communities	288	NWC 99th & Missouri	Phoenix	H
Bethany Crossing	72	69th Av and Bethany Home	Ocotillo	I
Urban 95 Apartments	198	SWC 95th & Missouri	Yucca	J
Northern 107 (Bungalows)	69	SWC 107th & Northern Ave	Yucca	K

**Total New Multi-Family Units 2,248**

### Hotel Projects

Project Name	Size	Location	District	Map #
Desert Diamond Casino *	76	Westgate	Yucca	E
Marriot Towne Place	372	NWC 95TH & Missouri	Yucca	F
Marriot Aloft	108	67th and Ocotillo	Ocotillo	G
Hilton Home 2 Suites	288	NWC 99th & Missouri	Phoenix	H
Holiday Inn	72	69th Av and Bethany Home	Ocotillo	I
Project EXT	198	SWC 95th & Missouri	Yucca	J

**Total New Hotel Rooms 1,033**

## ★ ALDEA CENTRE

### DRIVE TIMES

#### 30 MINUTE DRIVE TIME STATISTICS IN LIGHT TRAFFIC

Labor Force 1,455,713  
(Population Ages 15-64)

With Bachelors Degree 233,617

With Graduate Degree 126,338

Total Population 2024 2,455,709  
Growth Rate- 1.5% Per Year

Average Income \$74,006



## WORKFORCE

### Top Target Industry Employers

#### Employer Jobs

Banner Health	6,683
Luke Air Force Base	5,072
Amazon.com	4,538
American Express	3,240
APS/Palo Verde	2,624
PetSmart Inc.	2,061
Abrazo Healthcare	1,726
Swift Transportation Co., Inc.	1,324
FedEx	1,308
Shamrock Foods Company	1,204
JBS Packerland Tolleson	1,200
Arizona State University	1,187
HonorHealth	1,145
JPMorgan Chase Bank	945
Grand Canyon University	903
Humana Inc.	940



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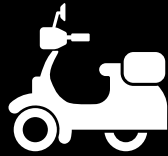
# WHY WEST PHOENIX?

## Did you know?



**1.6 million**

people live in the West Valley.



**69%** of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County.



**40%** of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.5 million.

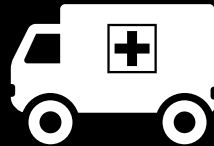


**28%** of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here.

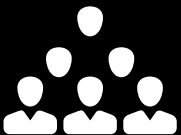


**\$62,775**

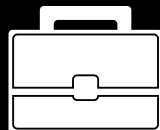
is the average annual income for households in the West Valley.



**37%** of the healthcare workers in Maricopa County live in the West Valley, yet only 21% of the jobs are located here.



**62%** of the West Valley population is workforce age.



**34%** of the professional finance and insurance workers in Maricopa County live in the West Valley, yet only 12% of the jobs are located here.

# Aldea Centre

**ASHLEY BROOKS**

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**CBRE**



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