

THE MISSION @ AGUA FRIA
ASSISTANT LIVING

Exceptional State Of The Art
Retirement Living in Peoria, Arizona

ONLINE AUCTION



8880 NORTH 107TH AVENUE, PEORIA, AZ 85345

MINIMUM BID: \$14,950,000
PREVIOUS LISTING: \$29,500,000



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THE MISSION
AT AGUA FRIA

Senior Living

Executive Summary

Property Description

Location Advantages

High Tech Advantages

Property Information

Commercial Executive Magazine Article

Mapping

THE MISSION AT AGUA FRIA OFFERS A WIDE VARIETY OF UNIQUE AMENITIES AND PROGRAMS DESIGNED TO MEET THE NEEDS OF BOTH RESIDENTS AND THEIR CAREGIVER

Built in 2018, The Mission at Agua Fria is a State-of-the-Art Senior Living facility consisting of 55 fully amenitized Assisted Living units and 35 ADA accessible Memory Care units built. There are four different floor plans for both the Memory Care and Assisted Living sections on a two-story building that includes a Business Center, Beauty Salon, Library, Game room, Theater Room, Full Gym, MedyJet Massage Bed, Arts & Crafts Room, Dog Park and a beautiful courtyard for residents to enjoy year round.

The monthly base rent includes a full activity program, three nutritious meals a day, weekly housekeeping, personal laundry and linen service, transportation (by appointment), Emergency pull cords/24-hour care staff, utilities and cable TV. The Level of Care Fee is in addition to the monthly base rent and is determined upon initial assessment and physician instructions before moving in.

The Assisted Living programs provide socialization, medical oversight, nutritious meals, and educational opportunities. Memory Care programs incorporate art, sensory integration, music and pet therapy, and a state-of-the-art exercise program, and include the health benefit of going outdoors to our beautiful courtyard to socialize and walk the courtyard paths.

The Mission at Agua Fria is located conveniently in Peoria at 8880 N. 107th Avenue, near the intersection of West Olive Avenue and North 107th Avenue. There is a CVS pharmacy adjacent to the property and a shopping center across the street with several shops and restaurants. In addition, this offering includes a vacant lot adjacent to the property that is fully entitled for 65 additional units totaling 54,590 square feet.



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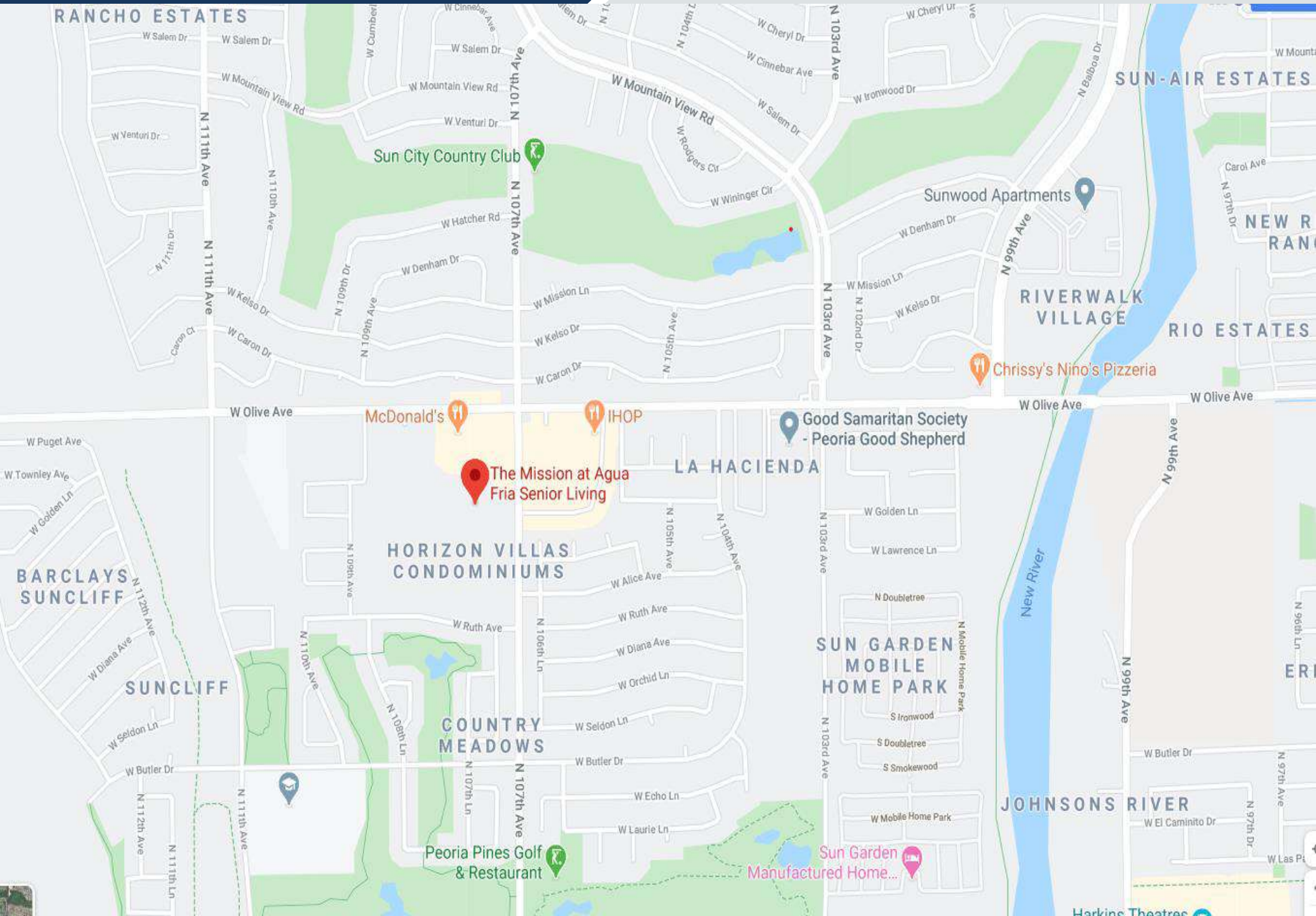
* 90 brand new private residences * Specially trained, licensed & dedicated staff

* Safe, secure environments on a 7-acre campus * Daily enrichment programs (social, intellectual...)

* Unique outdoor courtyard setting

EXECUTIVE SUMMARY

LOCATION MAP



LOCATION ADVANTAGES

LOCATION ADVANTAGES

Located in the City of Peoria, part of Metro Phoenix population of 4,737,270, one of the fastest growing areas in the County, adding 74,000 residence a year.

The Mission is directly across the street from Sun City, a large retirement community and close to Sun City West, Sun City Grand and Sun City Festival.

The Mission is approximately two miles South of Banner Boswell Medical Center campus, the premier geriatric Hospital in Phoenix. Also close to the Banner Estrella Center on the 101-loop freeway.

Across the street is CVS PHARMACY, Safeway shopping center and McDonalds.

Approximately 2.5 miles from the Westgate Entertainment District. (www.westgateaz.com). Westgate Entertainment District is a 223-acre mixed use development that includes 8,000,000 square feet (740,000 m2) of shopping, dining, entertainment, high-end condominiums, parks and office space. Anchored by Gila River Arena, home of the Arizona Coyotes. Adjacent to the University of Phoenix Stadium, home of the Arizona Cardinals, the Fiesta Bowl and host of Superbowl XLI and Superbowl XLIX.

THE MISSIONS ADVANTAGES

HIGH TECH ADVANTAGES

- Point Click Care software system
- 24 Camera security system
- Wonder Guard patient care tracking/security
- Nurse Call system on person and in each suite
- Cox Gigablast system to complex 27 cable fiberoptic feed
- Cat 6 cabling
- Wi-Fi in common areas
- Packaged Terminal Air Conditioning Frigidaire units (PTAC) in each unit, ultra quite high efficiency personalized heating and cooling with air filtration.
- Water Filtration System For The **Entire Complex**, Watts OneFlow alternative to Softener (**Chemical Free**) No Salt.
- Fog Cooling System For The Courtyard For Summertime Cooling.
- Sensor Lighting System In Common Areas.

UNDER THE SKIN ADVANTAGES

- High Ceilings (single story area memory care 8" 11"), Memory Care Under 2nd floor 9" 11") (Assistant Living 8" Except 2 Rooms).
- Steel Frame Construction
- Backup Power Generator, Natural Gas Fired.
- Energy Efficient Cooling System With Heat Exchangers, VRF System
- Hi Tech Air Filtration System And Energy Recovery System.
- Super Efficient Water Heating Plant
- Super Efficient LG Common Area A/C – Heating System With 24 Zones, VRF System.
- State Of The Art Gourmet Kitchen
- Ultra High Insulation In The Wall And Ceilings, R-25 Walls and R-38 Attic
- Thermal Double Pane, LOW E Windows Throughout.
- Stone Exterior, Cement Tile Roof

SITE INFORMATION

The Mission @ Agua Fria

A newly constructed +90-bed assisted living and memory care facility

Address: 8880 N 107th Avenue Peoria, Maricopa County, AZ 85345

- Built 2018
- Primary Site Size: 233,185 (5.35 Acres)
- Subject Building Size: 73,865
- Property Reflected; Fee Simple
- Property Type: Assistant Living & Memory Care
- Assessor ID: 142-72-721
- Census Tract: 0927.23

SURPLUS LAND

- Surplus Land Size: 74,488 Square Feet (1.71 Acres)
- Entitled for 65 Units

Commercial ExecutiveTM Magazine

CONSTRUCTION SET TO BEGIN ON STATE-OF-THE-ART SENIOR LIVING COMMUNITY IN PEORIA, ARIZONA

Since 2005, developers have been sitting on land at the southwest corner of Olive and 107th Avenues in Peoria, waiting for the right time to move forward with the right project. Today, Chicago-based general contractor Lamp Incorporated announced that the time is now.

The lot will be the site of The Mission at Agua Fria—a two-story, 73,865 square foot STATE-OF-THE-ART senior living and memory care facility contracted by Lamp Incorporated and Sletten Companies. It will feature 49 assisted living and 41 memory care private residences for rent. The Mission at Agua Fria will span 7.2 acres.

Ian Lamp, President of Lamp Incorporated, said “the project will take about 12 months to construct once the building permit has been issued, and the location is perfect as it is right across the street from Sun City.” He says he hopes this is the first of many great projects Lamp Incorporated will bring to Arizona as they actively pursue additional projects of this type as well as other market types.

Plans for the state-of-the-art facility were officially unveiled during a groundbreaking ceremony earlier this month. Members of The Mission at Aqua Fria LLC, owner and developer of the project, were onhand along with designers Tyson and Billy Architects, engineers, and local dignitaries.



THE MISSION
AT AGUA FRIA

Senior Living

Executive Summary

ABOUT ASSISTANT LIVING

ABOUT MEMORY CARE

PROPERTY INFORMATION

COMMERCIAL AD

THE MISSION AT AGUA FRIA OFFERS A WIDE VARIETY OF UNIQUE AMENITIES AND PROGRAMS DESIGNED TO MEET THE NEEDS OF BOTH RESIDENTS AND THEIR CAREGIVERS

ASSISTANT LIVING:

- Cultural/recreational programs, social events and excursions
- Scheduled transportation to local services
- Restaurant-style dining with three chef-prepared nutritious meals served daily
- All utilities with cable (excluding phone)
- Enrichment programs that encourage involvement and recognize the capabilities and interests of each resident
- On-site care staff available 24-hours a day
- Respite stays (2-4 weeks)
- Medication management, assistance and administration
- A complete line of personal care services addressing assistance with activities of daily living including dressing, bathing, continence, mobility and assistance for meals and activities
- Weekly housekeeping & linen service
- Pet friendly
- Community features include a theater, gym, lounges, computer center, gift shop, solarium, beauty salon, chapel, game room, physician's office, laundry room, and a large enclosed outdoor courtyard with walkways for assisted living residents

MEMORY CARE:

- State-of-the-art secure environment
- Scheduled transportation to local services
- Restaurant-style dining with three chef-prepared nutritious meals and snack served daily
- Stimulating specialized activities program addressing residents' intellectual, physical and spiritual needs
- Enrichment programs that encourage involvement and recognize the capabilities and interests of each resident
- Family conferences to share each resident's unique patterns
- On-site certified care staff available 24-hours a day
- Respite stays (2-4 weeks)
- Care management, ongoing evaluations, and family support services
- Medication management, assistance and administration
- A complete line of personal care services addressing assistance with activities of daily living including dressing, bathing, continence, mobility and assistance for meals and activities.

THE ASSISTED YOU DESIRE, THE INDEPENDENCE YOU DESERVE

The MISSION of The Mission at Agua Fria is to allow you to age with dignity. We will provide only the assistance you require, allowing you to maintain your independence. We know that an active senior is a happy and healthy senior. Let us help you maintain your dynamic lifestyle! Pride, independence and respect are the hallmarks of our commitment to serve you. We know you have many choices in retirement living, we invite you to discover what sets The Mission at Agua Fria apart, and how we will help you enjoy life again!

WHY CHOOSE ASSISTED LIVING NOW?

It has been shown that residing in an assisted living community improves quality of life and extends life. Assisted living provides socialization, medical oversight, nutritious meals and educational opportunities. A person can avoid a nursing home by making the move into assisted living before health declines as we age. Our partnerships with healthcare professionals will help allow a resident to safely age in place.

PERSONALIZED CARE

At The Mission at Agua Fria, we will provide just the right amount of assistance needed. Our licensed nurse will complete an assessment before move in to determine your personal care plan and needs. We will learn your personal history, care needs, interests, and preferences to deliver the level of assistance you desire.

When home is no longer safe or comfortable, consider the invigorating lifestyle provided at The Mission at Agua Fria. Our inclusive community will afford everything a person needs to live with respect and independence.

APARTMENT FEATURES & FLOORPLANS

The Mission at Agua Fria offers a choice of private apartments with four different floorplans for one-bedroom apartments (some with kitchenettes) in Assisted Living. Our apartments are comfortable, safe and secure. Each apartment includes a spacious bathroom, walk or wheel-in shower with grab bars, emergency response pull cords, emergency pendant and ample closet space.

WHEN IT'S TIME TO CHOOSE MEMORY CARE, CONSIDER THE BENEFITS OF RESIDING IN THE MISSION'S VISION

Welcome to Mission's Vision, the specialized memory care community at The Mission at Agua Fria. Residents with Alzheimer's disease and other types of dementia live here with dignity in a safe and secure environment. Our caring, licensed and certified staff is specially trained to provide support and care for those living with dementia and memory care needs.

MEMORY CARE PROGRAMS

Our commitment to excellence and care is what elevates The Mission at Agua Fria above the others. Our programs incorporate art, sensory integration, music and pet therapy, a state-of-the-art exercise program, and include the health benefit of being able to go outdoors to our beautiful courtyard to socialize and walk the courtyard paths. We will model our program through a revolutionary approach entitled GENTLECARE by Moyra Jones, where we'll provide care through a sensitive and insightful program that emphasizes care of the whole person; body, mind and soul.

MEMORY CARE NEIGHBORHOODS

Located conveniently on the ground floor of The Mission at Agua Fria building, there are two connected neighborhoods each with a dining room, two activity rooms off of a lobby, an open lounge, a Nurses station and they share a large central gathering room with access to the enclosed outdoor courtyard.

The specially designed neighborhoods provide a home-like environment which encourages interaction, socialization and independence.

PERSONALIZED CARE

At The Mission at Agua Fria, we understand that Dementia and Alzheimer's Disease not only affects your loved one, it affects everyone. Memory Care provided at Mission's Vision is based on an assessment of each individual, with the assistance of the family, to identify personal history, care needs, interests, and preferences which are used to develop a personalized care plan that is specific to your loved one's individual needs and desires.

ASSISTANCE FOR FAMILIES

A trained professional Director of Memory Care oversees our memory care programs. The Director supervises all aspects of the program and coordinates residents' care with the nursing department while also keeping the family informed. This arrangement allows families to have access to staff knowledgeable about their loved one's care plan and condition. We know that when a loved one experiences the effects of dementia, the entire family benefits from assistance and support.

APARTMENT FEATURES & FLOORPLANS

The Mission at Agua Fria offers a choice of private and semi-private studio apartments in Memory Care. Our apartments are spacious, ADA accessible, comfortable, safe and secure. Each apartment includes a spacious bathroom, walk or wheel-in shower with grab bars, emergency response pull cords and ample closet space. Services include: 24-hour care staff on-site, all utilities plus cable, apartment maintenance, weekly housekeeping, daily trash removal, and personal laundry & linen service.



THE MISSION
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Senior Living

Services Included In Base Rent & Amenities

SERVICES INCLUDED IN BASE RENT

- Full Activity Program
- Three Nutritious Meals a Day
- Weekly House Keeping
- Personal laundry & Linen Service
- Transportation By Appointment
- Emergency Pull Cords/ Pendants 24 Hour Care Staff On-Site To Ensure Safety
- Utilities & Cable Included

AMENITIES

- Business Center
- Beauty Salon
- Library
- Game Room
- Theater Room
- Full Gym Including MedyJet Massage Bed
- Courtyard or Residents To Enjoy Year Round
- Dog Park





THE MISSION
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Senior Living

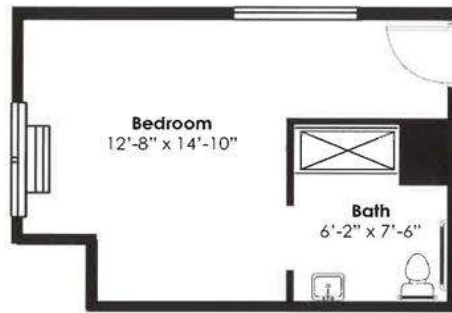
Floor Plans

Square Feet

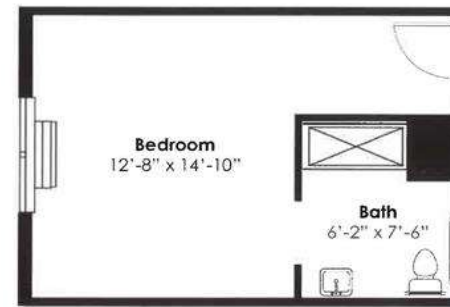
Floor Plans
Memory Care Units



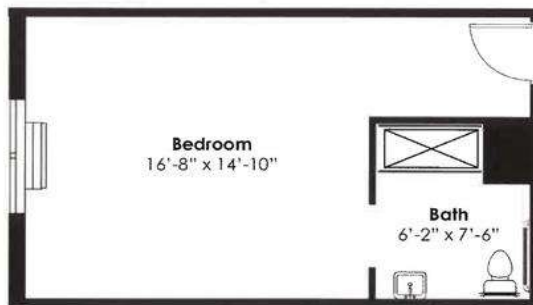
Palo Verde - 283 sq-ft



Ironwood - 295 sq-ft



Yavapai - 355 sq-ft



Maricopa - 405 sq-ft

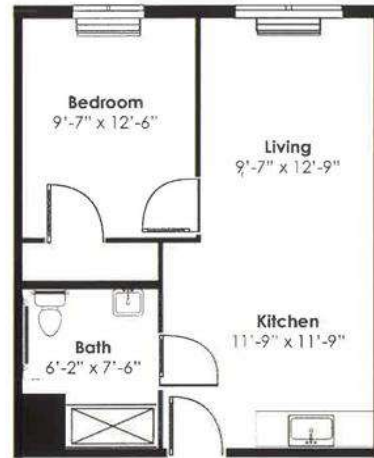


Dimensions are approximate. Floor plans may vary.

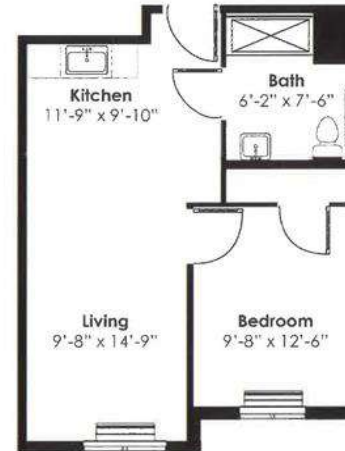
Floor Plans
Assisted Living Units



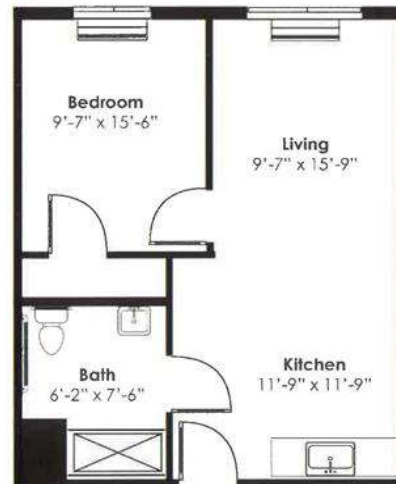
Pine - 480 sq-ft



Acacia - 486 sq-ft



Willow - 538 sq-ft



Mesquite - 555 sq-ft



Dimensions are approximate. Floor plans may vary.



THE MISSION
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Senior Living

Property Photos

























THE MISSION
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Sales Comparables

EXECUTIVE SUMMARY

	Address	Sales Price	Price Per/S.F.	Building S.F.	Year Built	Number
	SUBJECT Mission at Agua Fria 8880 North 107 th Ave Peoria Arizona 85345	\$14,950,000	\$202.40	73,865	2018	90 Plus City Approval for additional 65 rooms On Lot Next Door
	Morning Star AL & MC 21432 N 75th Ave, Glendale, AZ 85308	\$33,275,000	\$663	50,228	2015	85
	Inn At The Amethyst 18172 N 91st Ave Phoenix, AZ	\$31,521,000	\$511	61,695	1988	144
	Mountain Park 4475 E Knox Rd, Phoenix, AZ 85044	\$45,922,500	\$842	54,506	2011	139
	Quail Park 3333 E Morrison Ranch Pkwy, Gilbert, AZ 85296	\$45,000,000	\$455	98,956	2017	115
AVERAGES			\$617		2007	120



Operating Summary

Mission Agua Fria 90 Units

Mission Agua Fria New Dev 65 Units

Mission Agua Fria + Dev 155 Units

EXECUTIVE SUMMARY

THE MISSION AT AGUA FRIA - 90 UNITS

INCOME	Units	Rental Rate	Year 1	Year 2	Year 3	Year 4	Year 5
Assistant Living Studio	23	\$2,695	\$743,820	\$788,449	\$835,758	\$885,902	\$939,056
Assistant Living 1 Bedroom	32	\$3,200	\$1,228,800	\$1,302,528	\$1,380,680	\$1,463,520	\$1,551,332
Memory Care Studio	35	\$5,000	\$2,100,000	\$2,226,000	\$2,359,560	\$2,501,134	\$2,651,202
Total	90		\$4,072,620	\$4,316,977	\$4,575,996	\$4,480,556	\$5,141,589
Blended Vacancy Reserve	25% Yr 1 – 2% thereafter		-\$1,018,155	-\$86,340	-\$91,520	-\$97,011	-\$102,832
Other Income		\$44,485	\$533,820	\$565,849	\$599,800	\$635,788	\$673,935
GROSS OPERATING INCOME			\$3,588,285	\$4,796,487	\$5,084,276	\$5,389,333	\$5,712,693
EXPENSES			90 Units	90 Units	135 Units	135 Units	135 Units
Property Taxes	135	0.87%	\$256,650	\$264,350	\$272,281	\$280,449	\$288,862
Nursing Expenses	135	819	\$884,250	\$910,778	\$938,101	\$966,244	\$995,231
Dietary Expense	135	368	\$397,570	\$409,497	\$421,782	\$434,435	\$447,468
Housekeeping Expense	135	100	\$107,881	\$117,118	\$114,451	\$117,885	\$121,421
Plant Expense	135	186	\$200,340	\$206,350	\$212,541	\$218,917	\$225,484
Activity Expense	135	63	\$67,673	\$69,703	\$71,794	\$73,948	\$76,166
Marketing Expense	135	78	\$83,776	\$86,289	\$88,878	\$91,544	\$94,290
Admin Expense	135	284	\$307,238	\$316,455	\$325,949	\$335,728	\$345,800
Payroll Expense	135	214	\$230,720	\$237,642	\$244,771	\$252,114	\$259,678
Property Management			\$143,531	\$191,859	\$203,371	\$215,573	\$228,508
TOTAL EXPENSES			\$2,679,629	\$2,804,040	\$2,893,917	\$2,986,836	\$3,082,908
EXPENSES % OF INCOME			68.50%	64.95%	63.24%	61.58%	59.96%
NET OPERATING INCOME			\$908,656	\$1,992,446	\$2,190,359	\$2,402,497	\$2,629,784
CAP RATE			3.08%	6.75%	7.42%	8.14%	8.91%
EXPENSE INCREASE YEAR OVER YEAR	3%	INTERNAL RATE OF RETURN	13.18%	RENT INCREASE YEAR TO YEAR	6%		

EXECUTIVE SUMMARY

NEW DEVELOPMENT 65 UNITS 5 YEAR PROFORMA ASSUMPTIONS

INCOME	Units	Rental Rate	Year 1	Year 2	Year 3	Year 4	Year 5
Memory Care Units	65	\$4,995	\$3,896,100	\$4,129,866	\$4,377,658	\$4,640,317	\$4,918,736
OTHER INCOME		\$32,409	\$388,908	\$412,242	\$436,977	\$463,196	\$490,987
Vacancy (50% year 1, 25% year 2, 2% thereafter)			-\$1,948,050	-\$1,032,467	-\$87,553	-\$92,806	-\$98,375
GROSS OPERATING			\$2,336,958	\$3,509,642	\$4,727,082	\$5,010,707	\$5,311,349
Expenses							
Property Taxes	65	0	0	0	0	0	0
Nursing Expenses	65	819	\$319,410	\$479,115	\$638,820	\$657,985	\$677,724
Dietary Expense	65	368	\$143,520	\$215,280	\$287,040	\$295,651	\$304,521
Housekeeping Expense	65	100	\$39,000	\$58,500	\$78,000	\$80,340	\$82,750
Plant Expense	65	186	\$72,540	\$108,810	\$145,080	\$149,432	\$153,915
Activity Expense	65	63	\$24,57	\$36,855	\$49,140	\$50,614	\$52,133
Marketing Expense	65	78	\$30,420	\$45,630	\$60,840	\$62,665	\$64,545
Admin Expense	65	284	\$110,760	\$166,760	\$221,520	\$228,166	\$235,011
Payroll Expense	65	214	\$83,460	\$125,190	\$166,920	\$171,928	\$177,085
Property Management			\$93,478	\$140,386	\$189,083	\$200,428	\$212,454
TOTAL EXPENSES			\$917,158	\$1,375,906	\$1,836,443	\$1,897,209	\$1,960,138
EXPENSES PER UNIT			\$14,110	\$21,168	\$28,253	429,188	\$30,156
EXP % OF INCOME			23.54%	33.32%	41.95%	40.89%	39.85%
NET OPERATING INCOME			\$1,419,800	\$2,133,736	\$2,890,639	\$3,113,498	\$3,351,211
CAP RATE			4.81%	7.23%	9.80%	10.55%	11.36%
EXPENSE INCREASE YEAR OVER YEAR	3%						
PROPERTY MANAGEMENT FEE	4%		INTERNAL RATE OF RETURN	35.44%			

EXECUTIVE SUMMARY

NEW DEVELOPMENT 90 UNITS PLUS 65 NEW DEVELOPMENT UNITS

INCOME	Units	Rental Rate	Year 1	Year 2	Year 3	Year 4	Year 5
Assistant Living Studio	23	\$2,695	\$743,820	\$788,449	\$835,756	\$885,902	\$939,056
Assistant Living 1 Bedroom	32	\$3,200	\$1,228,800	\$1,302,528	\$1,380,680	\$1,463,520	\$1,551,332
Memory Care Studio	35	\$5,000	\$2,100,000	\$2,225,000	\$2,359,560	\$2,501,134	\$2,651,202
Memory Care Units	65	\$4,995	\$0	\$0	\$3,896,100	\$4,129,866	\$4,377,658
Total	155		\$4,072,620	\$4,316,977	\$8,472,096	\$8,980,422	\$9,519,247
Blended Vacancy Reserve			-\$1,013,155	-\$86,340	-\$2,117,492	-\$1,212,075	-\$190,385
Other Income		\$44,485	\$533,820	\$565,849	\$1,401,905	\$1,486,019	\$1,575,180
GROSS OPERATING INCOME			\$3,588,285	\$4,796,487	\$7,756,509	\$9,254,366	\$10,904,042
EXPENSES			90 Units	90 Units	135 Units	135 Units	135 Units
Property Taxes	135	0.87%	\$256,650	\$264,350	\$272,281	\$280,449	\$288,862
Nursing Expenses	135	819	\$884,250	\$910,778	\$938,101	\$966,244	\$995,231
Dietary Expense	135	368	\$397,570	\$409,497	\$421,782	\$434,435	\$447,468
Housekeeping Expense	135	100	\$107,881	\$111,118	\$114,451	\$117,885	\$121,421
Plant Expense	135	186	\$200,340	\$206,350	\$212,541	\$218,917	\$225,484
Activity Expense	135	63	\$67,673	\$69,703	\$101,509	\$104,554	\$107,691
Marketing Expense	135	78	\$83,776	\$86,289	\$125,663	\$129,433	\$133,316
Admin Expense	135	284	\$307,238	\$316,455	\$460,858	\$474,683	\$488,924
Payroll Expense	135	214	\$230,720	\$237,642	\$346,081	\$356,463	\$367,157
Property Management			\$143,531	\$191,859	\$310,260	\$370,175	\$436,162
TOTAL EXPENSES			\$2,679,629	\$2,804,040	\$4,001,713	\$4,172,371	\$4,352,424
EXPENSES % OF INCOME			68.50%	64.95%	47.23%	46.46%	45.72%
NET OPERATING INCOME			\$908,656	\$1,992,446	\$3,754,796	\$5,081,995	\$6,551,619
CAP RATE			3.08%	6.75%	12.73%	17.23%	22.21%
EXPENSE INCREASE YEAR OVER YEAR	3%	INTERNAL RATE OF RETURN	35.44%	RENT INCREASE YEAR TO YEAR	6%		



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Senior Living

Location Overview



Boating and Kayaking.....With two boat launching ramps, Lake Pleasant is a water enthusiast's dream for wakeboarding, boating, water skiing, and kayaking. Bring your own boat or rent one for half or full days. **Fishing**.....The fish are biting at Lake Pleasant! Individual and club fishing is available at Lake Pleasant by boat or shoreline with various clubs and organizations scheduling amateur and pro-national events each year. Spring and summer are the optimal times to fish at the lake. For anglers, spring is best due to the higher water level. Large-mouth bass are in the shallows and white and striped bass are also in season. Summertime heat pushes the fish into deeper water where it's cooler. Night fishing, a popular activity among the locals at Lake Pleasant, is one way to increase your odds for largemouth bass. White bass or stripers are active in deeper water whereas catfish are most active at night in the coves. **Camping**.....You don't have to drive far to sleep under the stars in Peoria! With 148 sites for RV and tent camping in both developed and semi-developed sites, Lake Pleasant Regional Park is a great place to camp. Check out Desert Tortoise Campground and Roadrunner Campground and Picnic Area. **Scuba Diving**.....Lake Pleasant is known for having some of the best inland scuba diving in the western states. With an abundance of rock walls, canyons and underwater structures, like the old Waddell Dam, scuba divers are bound to find something new to explore at the lake! The lake contains approximately 10,000 acres of surface water, which can reach up to depths of 260 ft. when the lake is full and offers a wide variety of terrain for all levels of scuba divers.



THE MISSION
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Senior Living

About The City of Peoria & Demographics

SNAP-SHOT ABOUT PEORIA ARIZONA

Located about 30 minutes northwest of downtown Phoenix, Peoria was established in 1886 as a humble agricultural community. Since incorporating on June 7, 1954, Peoria has blossomed as a rapidly-growing, modern city that offers a high quality of living in the natural beauty of the Sonoran Desert

Quality of Life

Peoria is home to Lake Pleasant Regional Park - a true oasis in the desert. The 23,000-acre park is home to two marinas and is a popular spot for boating, fishing, water skiing, kayaking, camping, and even scuba diving!

Our residents enjoy access to 570 acres of parks including 36 neighborhood parks and two large community parks. Explore more than 60 miles of hiking, biking, and horseback riding trails.

When it comes to entertainment, Peoria is hard to beat! We offer Spring Training baseball, two community theatres, an art museum, and a year-round calendar of festivals and special events. Our P83 Entertainment District offers a wide variety of local restaurants, shopping, and entertainment options for the whole family.

City Facts:

- Population: 164,173 (2016 estimate)
- Incorporated: June 7, 1954
- Size: approximately 179 square miles (463 km²)

SNAP-SHOT ABOUT PEORIA ARIZONA

Real Estate Development Office

In early 2018, Peoria created the Real Estate Development Office (REDO) to focus entirely on creating new commercial and industrial development opportunities in the city. Scott Whyte heads the office as the Real Estate Development Officer, and Dina Mathias serves as Real Estate Development Project Manager.

REDO works closely with key city departments including Planning, Engineering, Public Works as well as the development community to bring transformative new opportunities to the city. As part of implementing the city's Economic Development Implementation Strategy (EDIS), new modern office, industrial, retail, entertainment, and restaurant spaces are needed to meet the city's business attraction goals. Incorporating pedestrian connectivity, place making, and public gathering areas into new development opportunities, as well as undertaking extensive pre-development work on strategic parcels will be the primary focus of the office.

Business In Peoria AZ

Prominently located in the northwest Greater Phoenix Area, the **City of Peoria** is an ideal location for industry of all types. Build or expand your business at one of several developable sites with easy access to the expansive Greater Phoenix freeway system. Most sites in Peoria are just minutes from the Loop 101 freeway, providing convenient access to California and Nevada.

In addition, as part of the Greater Phoenix Area, Peoria has access to a large labor pool of workers, over 1.8 million, within a 30-minute commute. All types of businesses, from manufacturing companies to C-level business leaders, have had no trouble attracting skilled employees to their Peoria locations. Explore the many reasons for making Peoria a base for your business - from our business-friendly environment to our vibrant, growing community.

About Peoria, Arizona

Located about 30 minutes northwest of downtown Phoenix, Peoria was established in 1886 as a humble agricultural community. Since incorporating on June 7, 1954, Peoria has blossomed as a rapidly-growing, modern city that offers a high quality of living in the natural beauty of the Sonoran Desert.

How Peoria Got Its Name

Peoria, Arizona came to be when William J. Murphy, a former Union Army officer, was working as head of construction on the Arizona Canal. Upon the canal's completion in 1885, Murphy saw the potential for agriculture in the area and returned to Peoria, Illinois where he recruited four families to move out west in November 1886. The official plat map was filed with the County Recorder on March 27, 1897, naming the settlement after their hometown.

Quality of Life

Peoria is home to Lake Pleasant Regional Park - a true oasis in the desert. The 23,000-acre park is home to two marinas and is a popular spot for boating, fishing, water skiing, kayaking, camping, and even scuba diving!

Our residents enjoy access to 570 acres of parks including 36 neighborhood parks and two large community parks. Explore more than 60 miles of hiking, biking, and horseback riding trails.

When it comes to entertainment, Peoria is hard to beat! We offer Spring Training baseball, two community theatres, an art museum, and a year-round calendar of festivals and special events. Our P83 Entertainment District offers a wide variety of local restaurants, shopping, and entertainment options for the whole family.

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Awards & Accolades:

- 38th** for 2019 Healthiest Cities in the U.S., one of two Arizona cities in the top 40
- 12th** city for green space in the U.S. in 2019
- 13th** Wealthiest ZIP codes in the Valley in 2019 by
- 22nd** Safest City in the U.S., one of four in Arizona in the top 25, by Phoenix Business Journal
- 1** Arizona Forward award won for environmental excellence
- 4th** Best Place to Get a Job in 2018 by Wallethub
- 9th** Least Stressed City in the country by Wallethub
- No. 1** best city to live in Arizona and the 29th in the country

- 10th** Best City to Raise a Family by Wallethub
- Best winter destination in the U.S. by Expedia in 2017
- Top 100** Golf Courses in the country by in 2017
- No. 1** city with booming employment growth in 2017 by
- Vistancia was ranked the **No. 1** master-planned community in Arizona 2013-2017
- Top 25** Best Places to Retire in 2017 by
- 14th** Safest City in America in 2017
- Peoria Sports Complex was named the 2017 Phoenix New Times Best of Phoenix winner for Best Place to Watch a Spring Training Game
- No. 2** Best Spring Training Ballpark in Arizona (USA Today 2017)
- Lake Pleasant ranked **6th** Most Visited Natural Attraction in Arizona for 2017 (Arizona Dept. of Tourism)





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MINIMUM BID: \$14,950,000

PREVIOUS LISTING: \$29,500,000

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