Located where Scottsdale, Tempe and Phoenix communities come together.

Model for best-in-class, innovation, sustainable planning and development.

Unique opportunities to have brand presence that will be recognized internationally for innovation and design.

World-class opportunities for cutting edge concepts and best of class operators.

Epicentre is near four major highways, providing access to and from all major cities.
NOVUS INNOVATION CORRIDOR
THE COSMOPOLITAN DISTRICT FOR ARIZONA

Novus is a 355-acre, multi-phased development, which at completion will encompass nearly 10 million square feet of urban mixed-use opportunities.

- Retail/Restaurants: ±275,000 SF
- Office: ±4.5 Million SF
- Multifamily: ±4,100 planned residences

New world-class athletics district.

Rural Rd averages approximately 47,000 vehicles per day & University averages approximately 30,000 vehicles per day.

ADOT 2021

TRAFFIC COUNTS

N: ±54,844 VPD (NB & SB)
S: ±56,477 VPD (NB & SB)
E: ±28,102 VPD (EB & WB)
W: ±33,107 VPD (EB & WB)
TEMPE EVENT INFO

1 TEMPE TOWN LAKE
- More than 2.4M people visit Tempe Town Lake each year.
- 40+ special events held annually & state’s largest 4th of July Celebration.
- Features of the lake include kayaking, paddle boats, fishing, and more.

IRONMAN | TEMPE, AZ
- Upwards of 18,000 in attendance (2,400 athletes, 3,000 volunteers).
- Impact is estimated at $4M annually for restaurants, shops & hotels.

2 TEMPE BEACH PARK
- Tempe Beach Park co-hosts about 40 events of all shapes and sizes each year, including the Ford Ironman Arizona, Rock ‘n’ Roll Marathon, Fourth of July celebration, Way Out West Oktoberfest, and many, many others.

3 ROCK ‘N’ ROLL MARATHON
- Annual half and full marathon (January).
- Avg. 25,000 runners & walkers in addition to volunteers & spectators.
- Race starts and finishes in Tempe.

4 DESERT FINANCIAL ARENA
- Men’s and women’s basketball.
- 16 home games each.
- Average attendance 49,166.
- Annual attendance 344,161.

5 PAT’S RUN | TILLMAN FOUNDATION
- Annual 4.2 mile race (April).
- 30,000 runners, walkers, volunteers and spectators.

6 MONA PLUMMER AQUATIC COMPLEX
- Center seats 2,000 spectators.
- Swimming, diving, water polo, triathlon events.

7 ASU MULTI-PURPOSE FACILITY | MAIN ARENA
- Estimated completion Q4 2022.
- Approximately 131 events and 283,000 projected attendance.
- Practice arena (open 360 days/year) with an estimated weekly foot traffic of 5,100, which will include youth/adult hockey, high school/club games, practices, parties and figure skating.

8 SUN DEVIL STADIUM
- 7 annual home games.
- Average attendance 49,166.
- Annual attendance 344,161.

9 GAMMAGE THEATRE
- 10 productions.
- Estimated 336,000 annual attendance.
### ASU/DOWNTOWN TEMPE EVENTS

<table>
<thead>
<tr>
<th>Events</th>
<th>Avg Attendance</th>
<th>Annual Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOOTBALL</td>
<td>7</td>
<td>49,166</td>
</tr>
<tr>
<td>MEN’S BASKETBALL</td>
<td>16</td>
<td>9,251</td>
</tr>
<tr>
<td>WOMEN’S BASKETBALL</td>
<td>16</td>
<td>3,095</td>
</tr>
<tr>
<td>ALL OTHER MAJOR SPORTS</td>
<td>90</td>
<td>12,159</td>
</tr>
</tbody>
</table>

### ASU MULTIPURPOSE AREA

<table>
<thead>
<tr>
<th>Events</th>
<th>Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAIN ARENA</td>
<td>131</td>
</tr>
<tr>
<td>PRACTICE ARENA</td>
<td>360 days per year</td>
</tr>
</tbody>
</table>

### GAMMAGE EVENT SUMMARY

ASU Gammage operates under a self-sustaining business model. Ninety percent of its funding comes from its Broadway series and 10 percent comes from philanthropy. This self-sustaining business model, driven by private support and ticket sales with no funding from the university or the state, runs like a business but with the heart of a nonprofit. ASU Gammage is a world-class arts presenting organization, which brings the best of the performing arts to Arizona.

### TEMPE TOWN LAKE EVENT SUMMARY

Tempe Town Lake economic impact since its creation is nearly $2 billion and over 2.4 million people visit each year.

#### TEMPE TOWN LAKE Economic Impact Over

- **FESTIVALS**: ±360,000 per year
- **TRIATHLON WALKS/RUNS**: ±230,000 per year
- **BLOCK PARTY PARADES**: ±130,500 per year

**2.4 MILLION people visit each year.**
OVERVIEW

FUN FACTS

- Walkable, Bikeable & Mass Transit
- International Travel Destination (1.5 miles from Phoenix Sky Harbor)
- Over 15% of Arizona’s High-Tech Companies
- Above Average Job Growth Compared to National Average
- More Than 100 Office Complexes
- Tourism Brought $730M+ to Tempe Economy
- ±210,000 People Work in Tempe
- Central Valley Location

TEMPLE COUNTRY FACTS

Tempe is a city just east of Phoenix, in Arizona. Its striking Tempe Center for the Arts hosts concerts, dance and comedy shows. Nearby, Tempe Town Lake is dotted with kayaks, pedal boats and paddleboards. Tempe Beach Park hosts outdoor festivals. Rising above the city, Hayden Butte is a mountain dotted with centuries-old rock art. Sporting events and concerts are held at Desert Financial Arena.

CITY FACTS

2020 Population: 186,000+
2020 Median Age: 29.6 Yrs

TOP EMPLOYERS

- ASU: ±8,118 Employees
- State Farm: ±8,500 Employees
- WELLS: ±3,300 Employees
- JPMorgan Chase & Co.: ±2,236 Employees
- Tempe: ±1,958 Employees
- Tempe: ±1,824 Employees

MAJOR EVENTS

- CAMMAGE: ±10 performances annually
- ±284k visitors annually
- TEMPE CENTER FOR THE ARTS: ±500 events
- ±125k visitors annually
- ASU ATHLETICS: ±20 home games annually
- ±500k attendees annually
- TEMPE TOWN LAKE: Open year-round
- ±2.7m visitors annually
- ARIZONA ROCK ‘N’ ROLL MARATHON & PAT’S RUN: ±55k participants annually

THE ASU FACTOR

HEADCOUNT ENROLLMENT BY CAMPUS

<table>
<thead>
<tr>
<th>Campus</th>
<th>Undergraduates</th>
<th>Graduates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tempe Campus</td>
<td>51,869 students</td>
<td>11,420</td>
</tr>
<tr>
<td>West Campus</td>
<td>3,663 students</td>
<td>1,958</td>
</tr>
<tr>
<td>Polytechnic Campus</td>
<td>4,380 students</td>
<td>2,236</td>
</tr>
<tr>
<td>Downtown Phoenix Campus</td>
<td>11,737 students</td>
<td>7,284</td>
</tr>
<tr>
<td>Skysong</td>
<td>26,200 students</td>
<td>11,420</td>
</tr>
</tbody>
</table>

UNDUPLICATED TOTAL 98,146 Students

FULL-TIME / PART-TIME STUDENTS

<table>
<thead>
<tr>
<th>Undergraduates</th>
<th>Graduates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full-Time</td>
<td>62,167</td>
</tr>
<tr>
<td>Part-Tm</td>
<td>17,215</td>
</tr>
<tr>
<td>Full-Time</td>
<td>11,420</td>
</tr>
<tr>
<td>Part-Tm</td>
<td>7,284</td>
</tr>
</tbody>
</table>
### POPULATION SUMMARY (ESTIMATES)

<table>
<thead>
<tr>
<th></th>
<th>3-Mile Radius</th>
<th>5-Mile Radius</th>
<th>10-Mile Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>2025 Total Population</td>
<td>151,011</td>
<td>377,300</td>
<td>1,259,842</td>
</tr>
<tr>
<td>2020 Total Population</td>
<td>137,612</td>
<td>350,882</td>
<td>1,176,713</td>
</tr>
<tr>
<td>2010 Total Population</td>
<td>115,126</td>
<td>307,030</td>
<td>1,044,203</td>
</tr>
<tr>
<td>2000 Total Population</td>
<td>111,638</td>
<td>312,635</td>
<td>1,069,548</td>
</tr>
</tbody>
</table>

### MEDIAN HOUSEHOLD INCOME (ESTIMATES)

<table>
<thead>
<tr>
<th></th>
<th>3-Mile Radius</th>
<th>5-Mile Radius</th>
<th>10-Mile Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$48,227</td>
<td>$52,151</td>
<td>$59,549</td>
</tr>
<tr>
<td>2025</td>
<td>$51,359</td>
<td>$54,900</td>
<td>$63,677</td>
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</table>

### 2020 Household Income

<table>
<thead>
<tr>
<th>Income Range</th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>15.6%</td>
<td>11.4%</td>
<td>9.4%</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>11.3%</td>
<td>10.5%</td>
<td>9.0%</td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>10.3%</td>
<td>10.5%</td>
<td>9.3%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>14.1%</td>
<td>15.1%</td>
<td>13.4%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>18.3%</td>
<td>13.6%</td>
<td>18.6%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>11.8%</td>
<td>12.3%</td>
<td>12.9%</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>11.9%</td>
<td>12.7%</td>
<td>14.7%</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>3.8%</td>
<td>4.4%</td>
<td>5.9%</td>
</tr>
<tr>
<td>$200,000+</td>
<td>2.9%</td>
<td>3.4%</td>
<td>6.7%</td>
</tr>
</tbody>
</table>

### Per Capita Income

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$27,488</td>
<td>$29,112</td>
<td>$33,376</td>
</tr>
<tr>
<td>2025</td>
<td>$29,561</td>
<td>$31,449</td>
<td>$36,518</td>
</tr>
</tbody>
</table>

### 2020 Daytime Population

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workers</td>
<td>108,271</td>
<td>254,857</td>
<td>800,862</td>
</tr>
<tr>
<td>Residents</td>
<td>64,582</td>
<td>166,950</td>
<td>586,107</td>
</tr>
<tr>
<td>Businesses</td>
<td>6,463</td>
<td>15,711</td>
<td>49,781</td>
</tr>
</tbody>
</table>

ESRI 2020 Estimates

The information provided was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.
MASTER PLAN

- **NOVUS PLACE RETAIL**

---

**Future Residential / Retail**

- **Future Residential / Retail**

**700 NOVUS PLACE**
- **700 NOVUS PLACE**
- **5,100 SF**
- **±**
- **3A - MIXED-USE**
- **ASU ISTB-7 (COMPLETED Q2 2020)**
- **Future Residential / Retail**

**Future Office / Retail**
- **Future Office / Retail**

**Marina Heights - State Farm**
- **2.1 Million SF**

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Plan illustrates potential improvements to be implemented by multiple parties and is subject to change.
NOVUS PLACE:

777 TOWER
RETAIL

UNIVERSITY DR & SOUTH RURAL ROAD

Property Highlights

- 7,760 SF of Retail Available on the Ground Floor of the 777 Tower located at the corner of Novus Place and Packard Drive- space is Divisible.
- Patio Opportunities
- Tenant Customized Storefronts
- 777 Tower at Novus totals 169,223 SF with ASU and Infosys occupying the majority of the Office Space.

- Strategically positioned in the heart of Downtown Tempe, on the campus of Arizona State University.
- Convenient to a variety of retail and dining options including coffee shops, bistros, restaurants and hotels.
NOVUS PLACE:
THE PIEDMONT
318 UNITS | MARKET RATE
MULTI-FAMILY

LEGEND

RESTAURANT/RETAL
RESIDENTIAL

Property Highlights

- ±2,245 SF of Retail Available on the Ground Floor of the Piedmont multifamily building.
- Patio Opportunities
- Ability for Tenant to customize their storefronts
- Engaging Streetscapes
- Street and garage parking
- The Piedmont. Located near Arizona State University in the heart of Novus Place and center of the Valley- Downtown Tempe.
- Premier entertainment destination on Novus Place, with multiple stadium venues, sports facilities, open spaces, and walkable connections, all enhanced by new adaptive technology.
Property Highlights

- 700 Novus Place features over ±149,000 SF of state-of-the-art office space and over ±11,000 SF of street-level retail space
- Patio Opportunities
- Tenant Customized Storefronts
- One of the fastest growing economic areas of the Phoenix Metropolitan Area.
- Street and Garage Parking
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. September 1, 2022 8:57 AM