

RAY ROAD / 15,689 VPD

Power Road
DEVELOPMENT
OPPORTUNITY

SWC POWER RD & TULSA STREET
GILBERT, AZ 85295

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ORION  INVESTMENT REAL ESTATE

WAL★MART
SUPERCENTER

MAJESTIC
NEIGHBORHOOD CINEMA GRILL

H
Holiday Inn

POWER ROAD / 27,451 VPD

TOKA
STICKS
GOLF CLUB

ASU Preparatory
Academy
Arizona State University

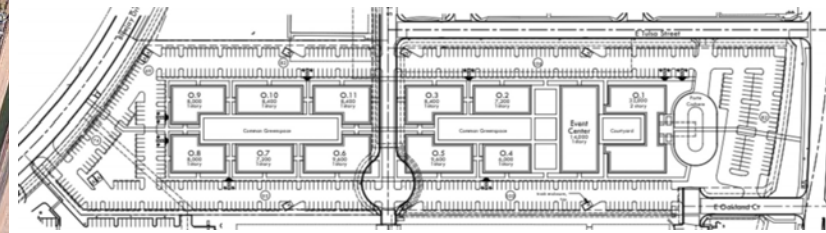

CHANDLER-GILBERT
COMMUNITY COLLEGE


Phoenix-Mesa
Gateway
Airport

WILLIAMS FIELD ROAD / 13,438 VPD



Proposed Site Plan



The Subject Property

BC Park is situated in one of the most vibrant sub-markets in Phoenix. The Development Opportunity is directly across the street from emerging Gateway Regional Airport (formerly Williams Field Air Base), Arizona State University's Polytechnic campus with 4,800 students and Chandler Gilbert Community College. Future plans for the immediate area include Entertainment Venue draw- Cannon Beach, Legacy Sports Complex, Bell Bank Park, Skybridge Arizona, Multiple growing residential communities and future Industrial and mixed-use Commerce Centers that will bring massive job growth and continued growth to the surrounding residential communities.

The Development Site includes Parcels of 5 Acres, 1.78 Acres, 3.01 Acres, and 1.68 Acres Totaling 11.45 Acres Zoned BP. The property features a Master Site Plan that includes a Mixed Use blend of various size office units - Single and Multi-Story and 14,000 SF Event Center.

The Gateway Airport/Loop 202 Submarket in Phoenix is a mid-sized submarket that contains around 2.9 million SF of office space. The vacancy rate has fallen moderately over the past year, and at 6.4%, the rate was substantially below the 10-year average as of 2022Q1. Net absorption over the past year clocked in at about 120,000 SF, more or less in line with the five-year annual average. Rents grew by 2.8% over the past year, which is right in line with the impressive decade-long annual average in Gateway Airport/Loop 202. There is 26,000 SF underway in Gateway Airport/Loop 202, representing a 0.9% expansion of the existing inventory. This represents a continuation of new development in the submarket, which had already seen 310,000 SF deliver over the past three years, representing an inventory expansion of 12.1%. Office properties traded with regularity last year, consistent with the generally high level of activity over the past three years.

Area Highlights:

- Phoenix-Mesa Gateway Airport with 3 Commercial Airlines & Home to 40+ Companies
- 350+ Acre Development will Include 3.5M SF of Industrial & 270,000 SF of Commercial
- ASU Polytechnic Campus with ±4,500 Students
- SkyBridge Arizona: International Air Cargo hub with Joint USA-Mexico Customs Inspection Center
- ±75,000 Residents with Median HH Income of ±\$95,000 in 3 Miles. Close to Communities of Eastmark, Morrison Ranch, Cadence by Gateway & Cooley Station
- Planned Hawes Crossing with ±500 Acres for Residential \$1,343/month per Household - Consumer Spending on Meals and Entertainment Alone within 5 Miles



In addition to the surf park, Cannon Beach will offer a four-story hotel, office buildings, and a co-working environment. The development will include a gym, experiential dining, retail shops, and various community spaces such as fire pits, water features, cabanas, splash pads, and outdoor games that are sure to make Cannon Beach a choice lifestyle destination. Cannon Beach is scheduled to be delivered May 2022.

(BY OTHERS)





Gilbert, Arizona

Just east of Chandler and south of Mesa, Gilbert has surged from just an agricultural community on the outskirts of metro Phoenix into the place to be. It's easy to see why – ask a local what their favorite attraction is and they'll happily share a handful.

Step into the past at the Gilbert Historical Museum, which was originally built in 1913 to serve as Gilbert Elementary School. Nine exhibits share the town's history, within history itself – the museum is listed in the National Register of Historic Places. History and modern mesh well in Gilbert's Heritage District – nearly century-old buildings have been revitalized and transformed into a mecca for entertainment. A 1935 grocery store is now Liberty Market, just a stone's throw from other popular eateries including Postino East and Joe's Real BBQ.

For all its urban offerings, Gilbert is also a paradise for the outdoors – both within Earth's atmosphere and out of it. Stargaze at the Gilbert Rotary Centennial Observatory, where a telescope makes it easy to see the moon, Jupiter, Venus, Mars, and the rings of Saturn.

Closer to the ground, the Riparian Preserve at a collection of man-made, recycled-water lakes provides valuable environments for migrating birds. Hundreds of species have been spotted here.

Little ones will adore Freestone Park, which offers a lake, baseball fields, basketball courts, playgrounds, a miniature train, a skate park, a carousel, a mini Ferris wheel, and waterless wave runners. Come to think of it, everyone will adore Freestone Park – and Gilbert!



#1

**MOST PROSPEROUS
CITY IN THE COUNTRY**
ECONOMIC INNOVATION GROUP
(EIG), 2020



#1

**BEST PLACE TO LIVE,
WORK AND PLAY**
MONEY.COM, 2020-21



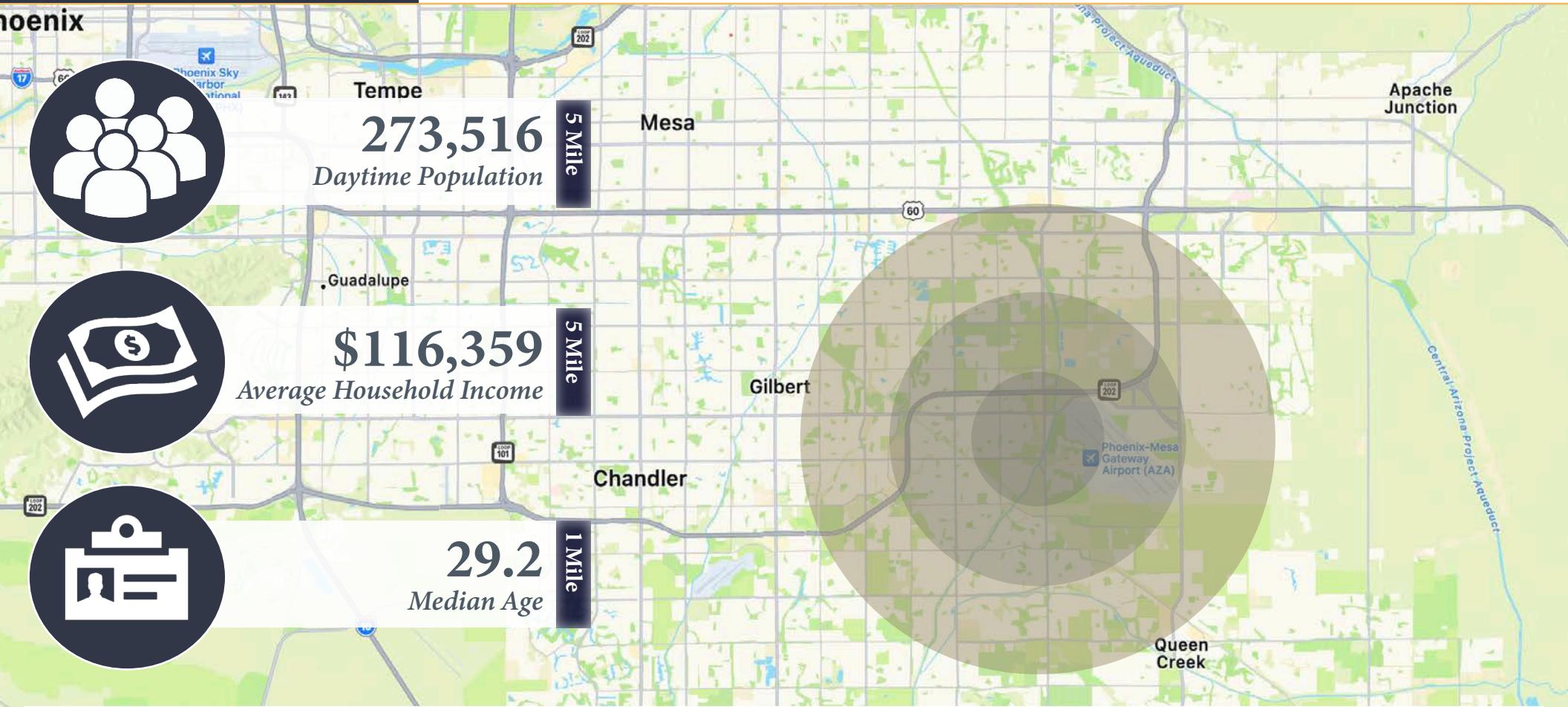
#1

**BEST PLACE TO
BUY A HOME**
WALLETHUB, 2020



#1

**BEST COMMUNITY ECONOMY
STARTING TO RECOVER
FROM PANDEMIC**
WALLETHUB, 2020



2021 SUMMARY (SOURCE: ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	10,591	87,271	273,516
POPULATION	8,583	75,540	227,801
AVERAGE HOUSEHOLD SIZE	3.11	3.11	3.06
AVERAGE HOUSEHOLD INCOME	\$94,851	\$113,166	\$116,359
MEDIAN AGE	29.2	31.0	33.6