

NEC | 90<sup>TH</sup> ST & LOOP 101  
SCOTTSDALE, AZ

NEW  
OWNERSHIP



DEVELOPED BY:

**NOVO**  
DEVELOPMENT

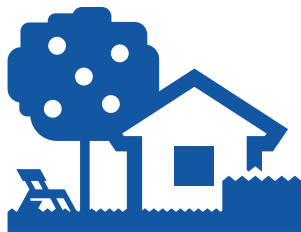
**GLN**  
INVESTMENTS

LEASING BY:

**PCA**  
PHOENIX COMMERCIAL ADVISORS







107,171

NUMBER OF HOUSES  
(TRADE AREA)



224,001

2024 POPULATION  
(TRADE AREA)



\$171,025

AVERAGE HH INCOME  
(TRADE AREA)



46.5

2024 MEDIAN AGE  
(TRADE AREA)

Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2024 and 2029



## SUMMARY

- Approximately 900,000 SF of medical, assisted living, imaging, ambulatory surgery center, urgent care, hotel and retail facilities. Patient care and hospitality space across ±40 acres. Large scale project opens unprecedented opportunities for collaboration.
- GLN & NOVO plans to create a walkable campus, prominent wayfinding, easy access, and identifiable buildings, and tenant spaces with integrated environmental landscape.
- Signage and identity opportunities.
- ±88,000 class A multi-tenant medical building with primary care, and other specialty physician groups.
- Within a 3-minute drive to HonorHealth Shea campus.
- State-of-the-art infrastructure.
- Unparalleled visibility and access from Loop 101
- Big box retail and entertainment opportunities available.



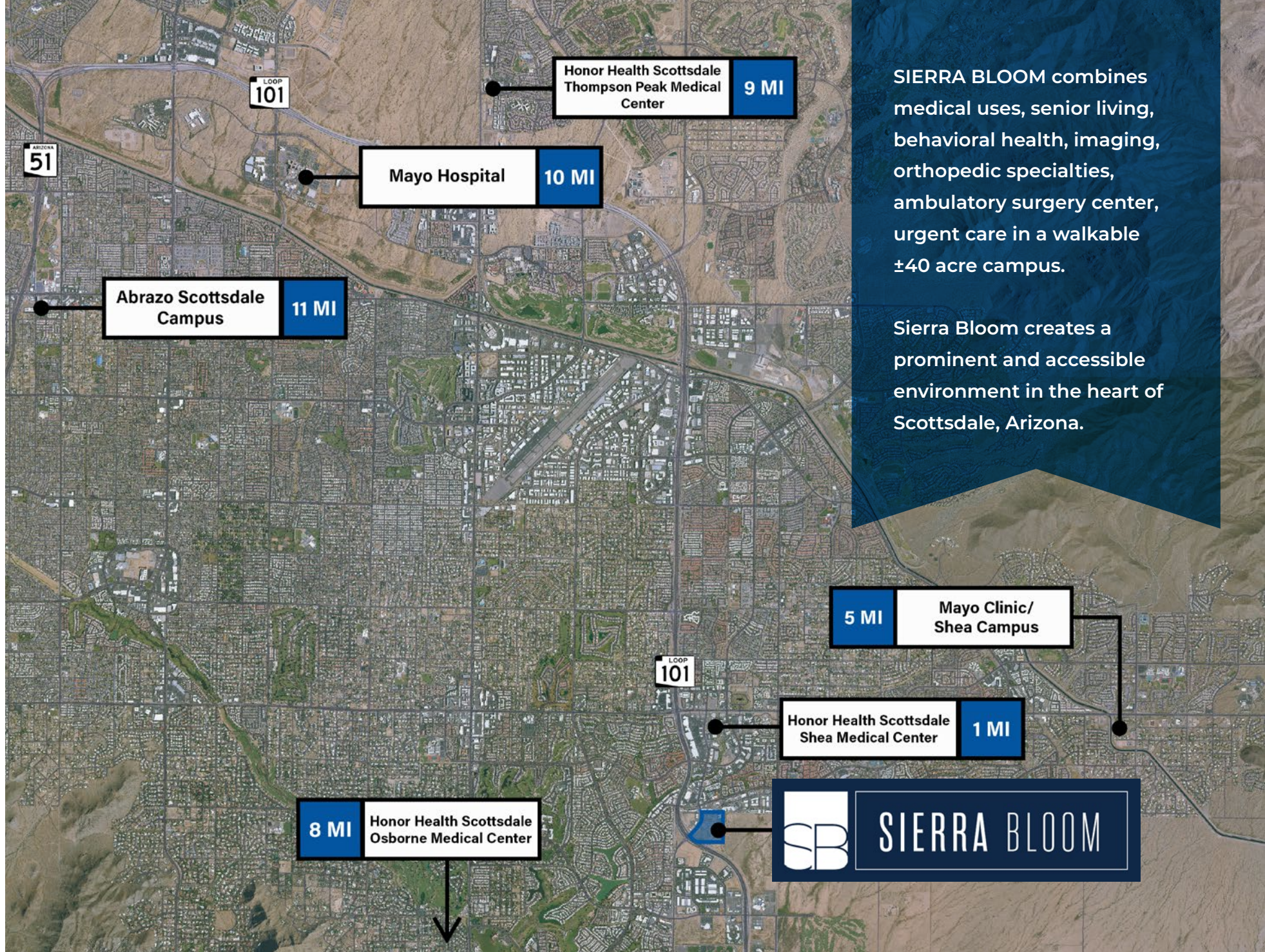
**NOVO**  
DEVELOPMENT

**GLN**  
INVESTMENTS

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. July 22, 2025 3:12 PM







SIERRA BLOOM combines medical uses, senior living, behavioral health, imaging, orthopedic specialties, ambulatory surgery center, urgent care in a walkable ±40 acre campus.

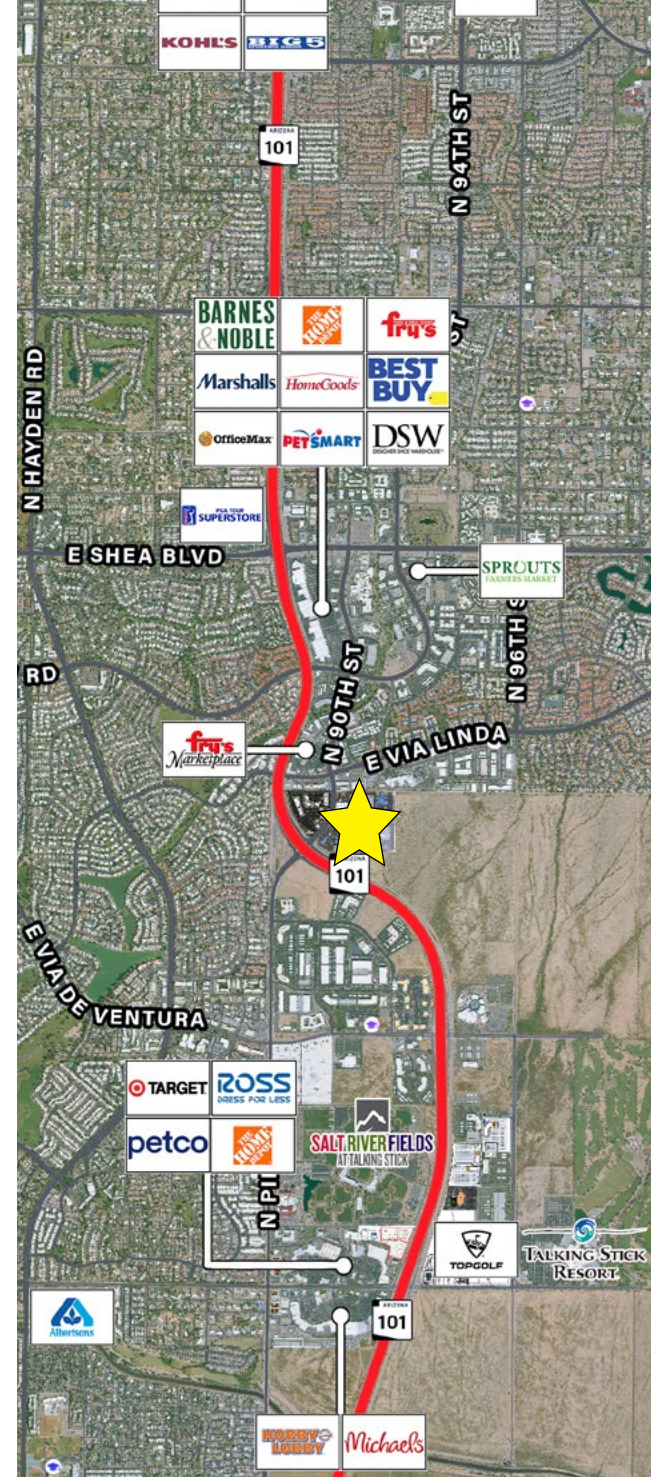
Sierra Bloom creates a prominent and accessible environment in the heart of Scottsdale, Arizona.





# CLASS A MIXED-USE CAMPUS IN A WALKABLE ENVIRONMENT

- A 43-acre mixed-use wellness campus consisting of medical patient care, transitional senior living, behavioral health, imaging, ambulatory surgery center, urgent care, hospitality and retail amenities.
- \$100,185 Average Household Income.
- 261,547 Daytime Population.
- Signage and identity opportunities.
- Immediate access to Loop 101 and in the heart of the entire metropolitan area.







# TALKING STICK RESORT™

## ENTERTAINMENT DISTRICT



**±6 Million**

Annual Visitors to  
Talking Stick Resort



**±\$182 Million**

Annual Entertainment  
Spending



**±70,000**

Annual Rounds of Golf Played at  
Talking Stick Resort



**±\$457 Million**

Annual Food & Beverage  
Spending



**±600,000**

Annual Visitors to  
Salt River Fields



# area amenities

Within minutes of Sierra Bloom there are numerous residential, entertainment, hospitality and retail amenities.





# local amenities

## 1 Mile

### RESTAURANT

Schlotzsky's  
IHOP  
Manuel's  
Ajo Al's  
Hiro Sushi  
Red House  
Tavern Grille Scottsdale  
Yopaulys New York Pizza Co  
Cha Da Thai  
Akita Sushi  
Texas Roadhouse\*  
Starbucks\*  
White Castle\*  
Jersey Mike's\*  
Brunch Cafe\*

### RETAIL

Barnes and Noble  
Home Goods  
Marshalls  
DSW  
Office Max  
PetSmart

### ATTRACTIONS

Brunswick Zone Via Linda Lanes

## 2 Miles

### RESTAURANT

Scottsdale Beer Company  
Culvers  
Mint India Cuisine  
Chick-fil-A  
Red Robin  
Jade Palace Chinese  
Starbucks  
Portillo's Hot Dogs  
Flower Child  
Chompie's  
Babbo Italian Eatery  
Barro's Pizza  
Chipotle  
Denny's  
Dunkin Donuts  
Red Robin  
Starbucks  
YC's Mongolian BBQ  
Nektar Juice Bar  
Butters Pancakes & Café  
The Melting Pot  
Twisted Grove Parlor & Bar  
Grassroots Kitchen & Tap  
Zipps Sports Grill  
Crust Simply Italian  
Sweet Provisions

### RETAIL

Burlington Coat Factory  
Famous Footwear  
Orange Theory  
Target  
Michaels  
Conn's Home Plus  
Verizon  
Sprint  
T-Mobile  
Lamps Plus  
Home Depot  
Petco

### ATTRACTIONS

Salt River Fields  
iFly  
Roadhouse Cinemas  
TopGolf  
Butterfly Wonderland  
Pangea Land of the Dinosaurs  
Dolphinaris  
Bodies Revealed  
OdySea in the Desert  
OdySea Aquarium  
OdySea Mirror Maze  
Great Wolf Lodge & Medieval  
Times\*  
The Madison Improvement Club\*

### RESORTS

Talking Stick Resort

### HOTELS

Towneplace Suites by Marriott  
La Quinta Inn  
Days Inn-Suites Scottsdale  
Hampton Inn  
Sonesta Suites

## 3 Miles

### RESTAURANT

Buffalo Wild Wings  
The Vig  
Luci's Healthy Marketplace\*  
Obon Sushi\*  
RETAIL  
Men's Wearhouse  
Bath & Body Works  
ULTA Beauty  
Hobby Lobby  
Guitar Center  
Reformed\*

### ATTRACTIONS

Talking Stick Resort & Casino  
Glow Putt Mini Golf  
Octane Raceway

### RESORTS

The Scottsdale Resort at McCormick Ranch  
Hyatt Regency

### HOTELS

Holiday Inn Express  
Hampton Inn  
Homewood Suites  
Extended Stay America

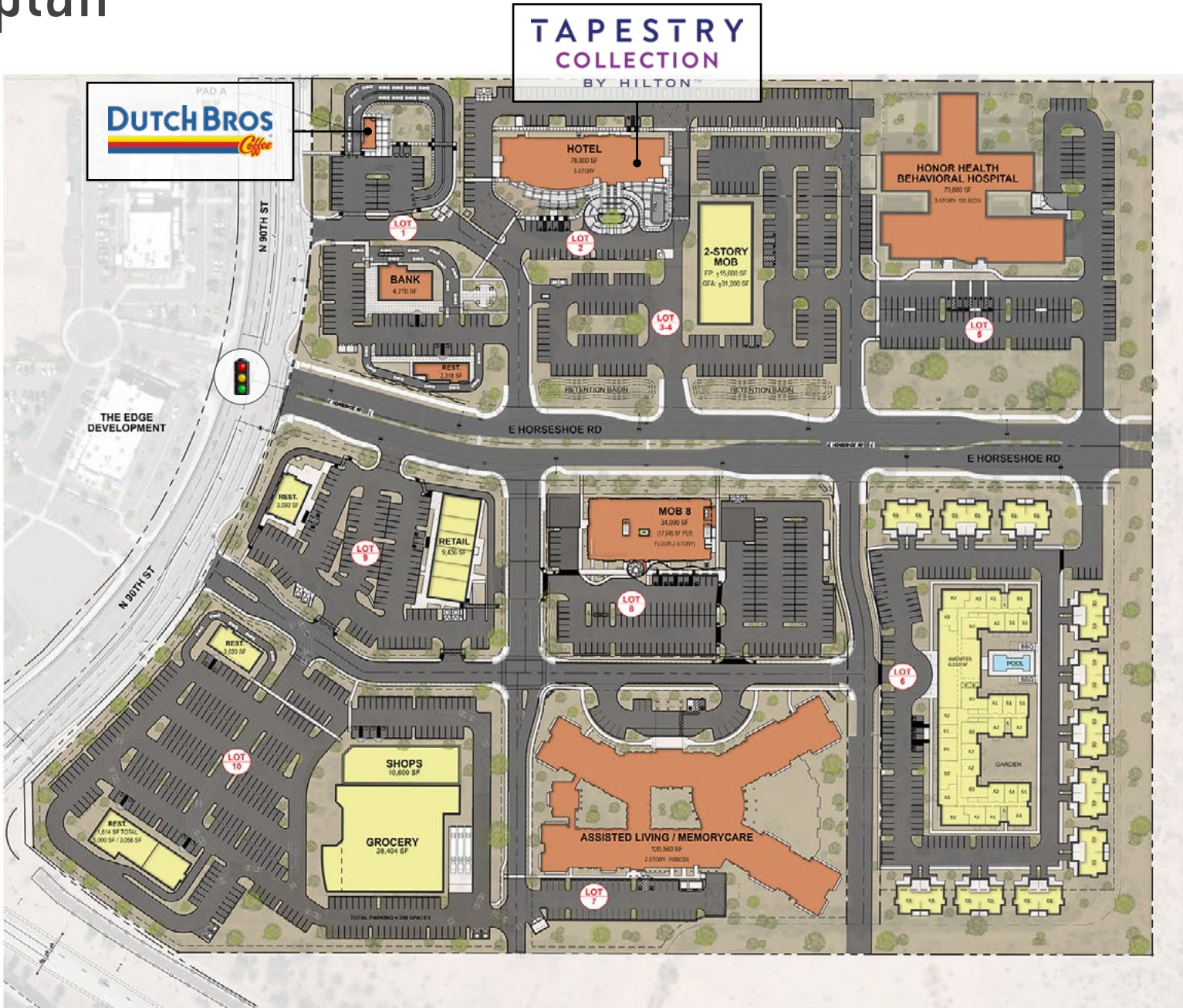


ZOOM AERIAL





# site plan





# retail



- The entire frontage of Sierra Bloom is being developed as retail amenities. Being adjacent to the Loop 101/90th Street interchange in North Scottsdale affords the site visibility and accessibility to high traffic volumes. The area is already rich in retail amenities, but the demand is still high for this high-profile location.
- Prospects include: Specialty Grocers; Drivethru; Fast Food; Exercise & Health Related Services; etc.

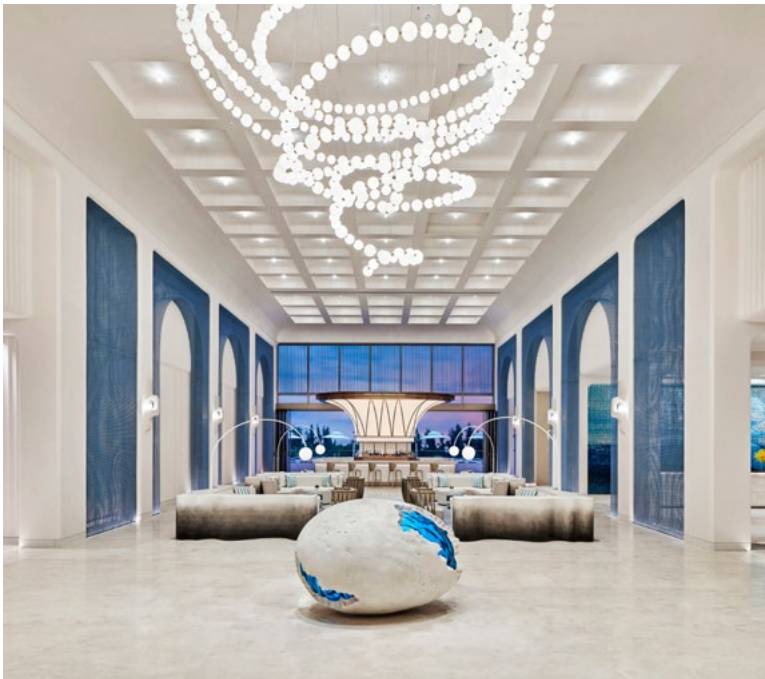




# lot 2 hospitality



The 4-story, 110-room Hilton by Tapestry has broken ground and will open in late 2025. The new hotel is walkable to all facilities and amenities within the Sierra Bloom development.





# lot 5 behavioral health



- The Via Linda Behavioral Health Hospital has been open since 2022.
- The 2-story hospital contains 120 beds and serves adult, adolescent, and geriatric patients.
- The hospital is a joint venture between UHS and HonorHealth.





# lot 6 senior living



- The 3-story, 121-bed Independent Living Facility will include 22, 2-bedroom Casitas.
- The proposed facility will be licensed for Assisted Living and is intended to be a continuum of care with transitional living for the adjacent Lot 7 - Assisted Living/Memory Care facility.
- The facility offers cottages and mid-rise living.

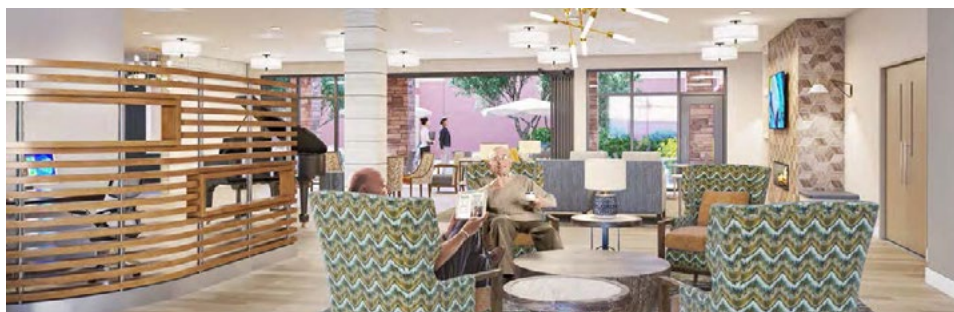




# lot 7 senior care



- Breaking ground in 2025 with late 2027 occupancy.
- 72,000 SF, 2-story Senior Living Facility with 107 Assisted Living and 42 Memory Care Units.





# lot 8 medical office

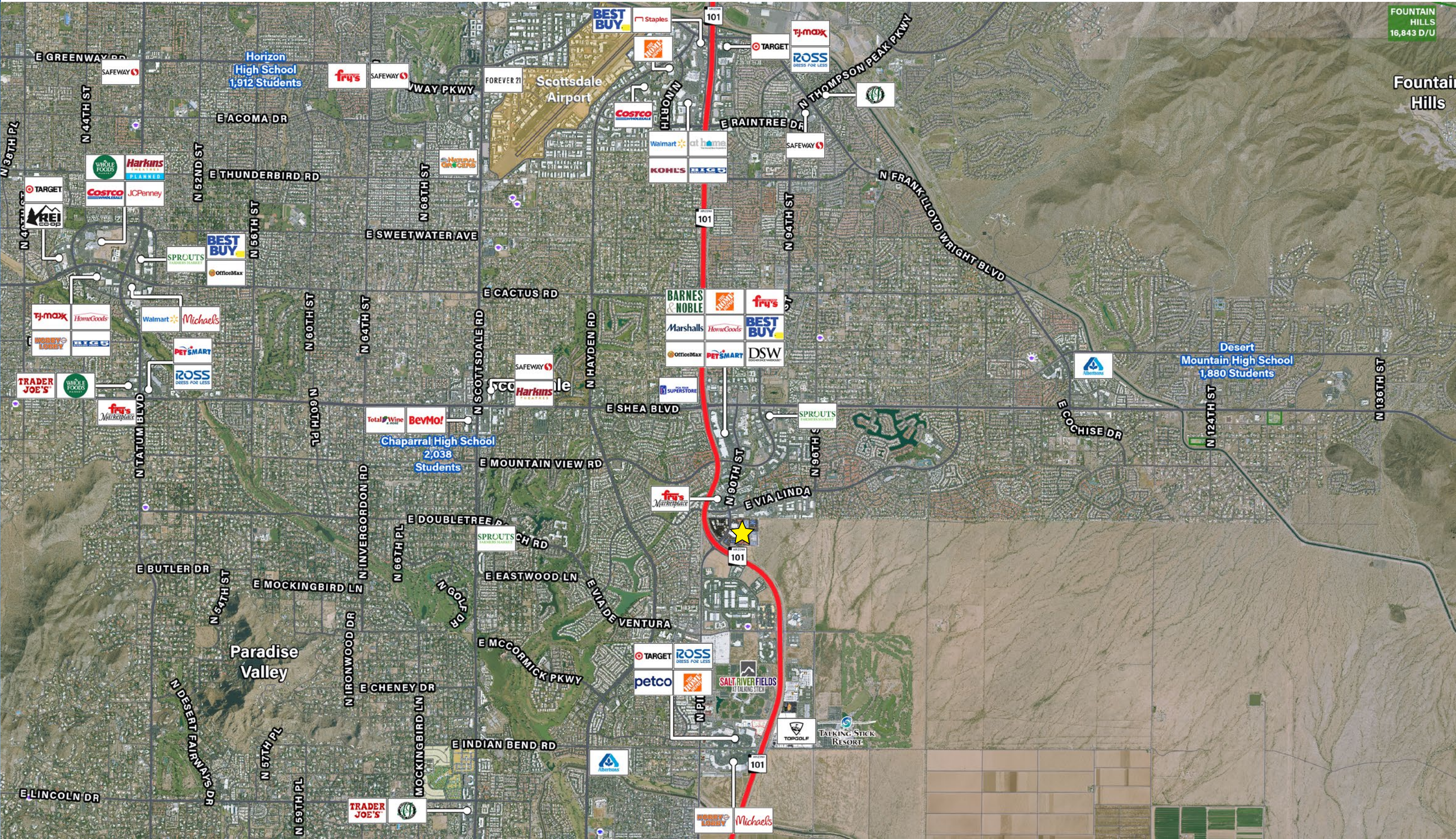


- Breaking ground in 2025 with Spring 2026 occupancy.
- 2-story, 33,000 SF MOB, uses include: Orthopedics, Physical Therapy, and Imaging.
- The anchor tenant is an established orthopedic group that specializes in sports medicine. Complimentary tenants include imagery and physical therapy.





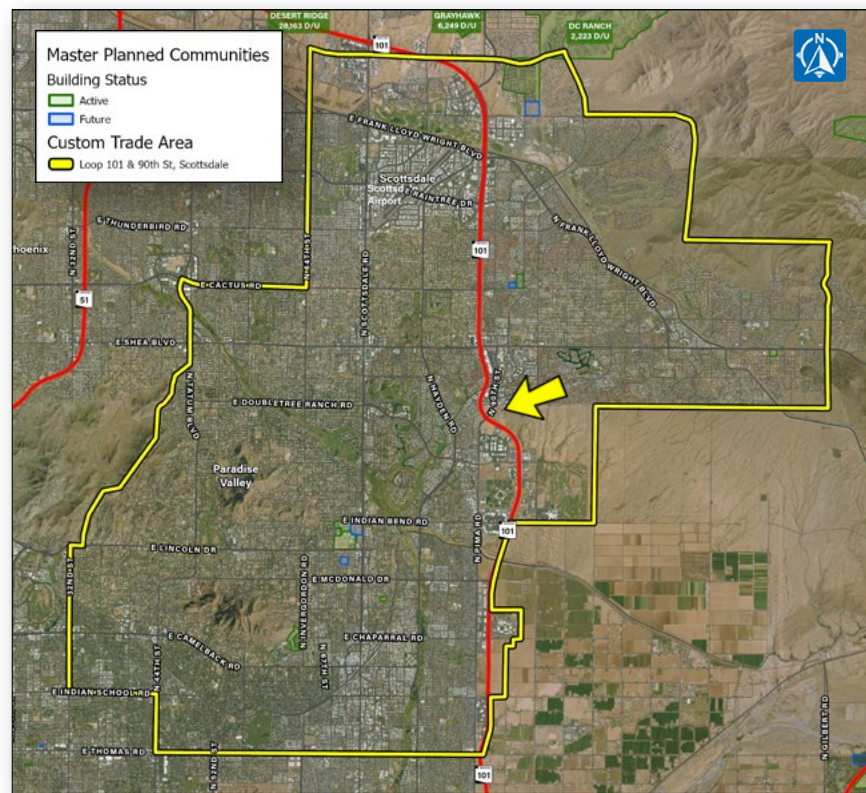
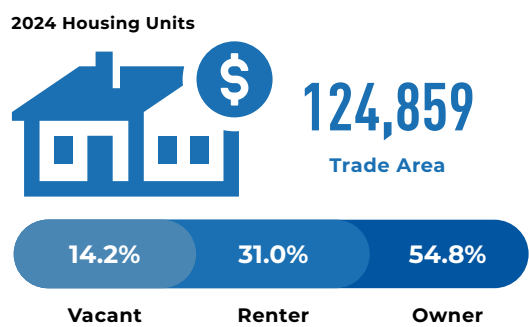
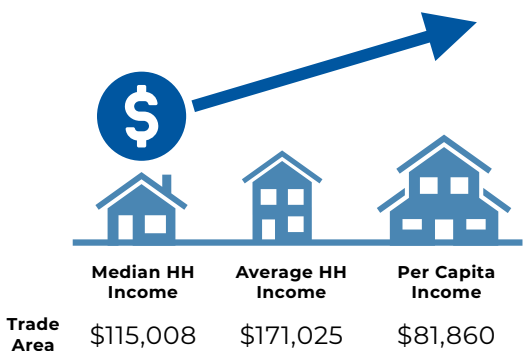
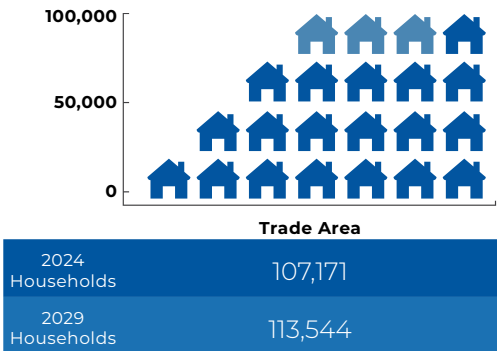
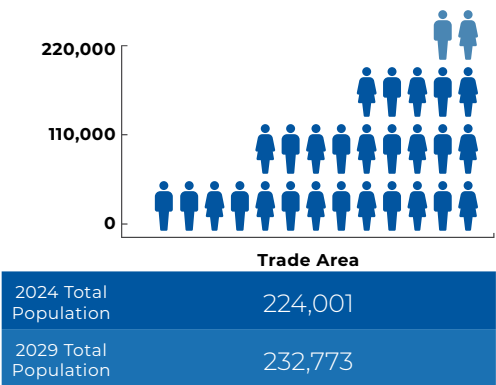
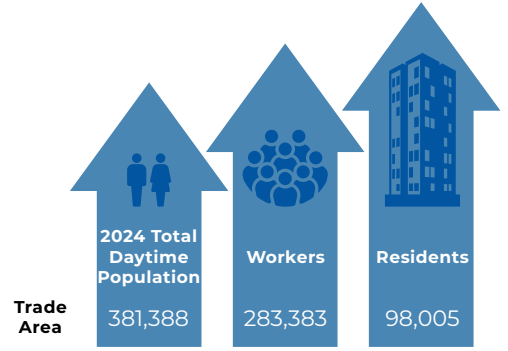
WIDE AERIAL





# demographics overview

ESRI 2024





# FOR LEASING INFORMATION CONTACT:

## PHOENIX COMMERCIAL ADVISORS

**ZACH PACE**  
602.734-7212  
zpace@pcaemail.com

**GREG LAING**  
602.734.7207  
glaing@pcaemail.com



LEASING BY:



DEVELOPED BY:

**GLN**  
INVESTMENTS

**NOVO**  
DEVELOPMENT

**PHOENIX COMMERCIAL ADVISORS**  
3131 East Camelback Road, Suite 340  
Phoenix, Arizona 85016  
P. (602) 957-9800  
F. (602) 957-0889  
[phoenixcommercialadvisors.com](http://phoenixcommercialadvisors.com)

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.