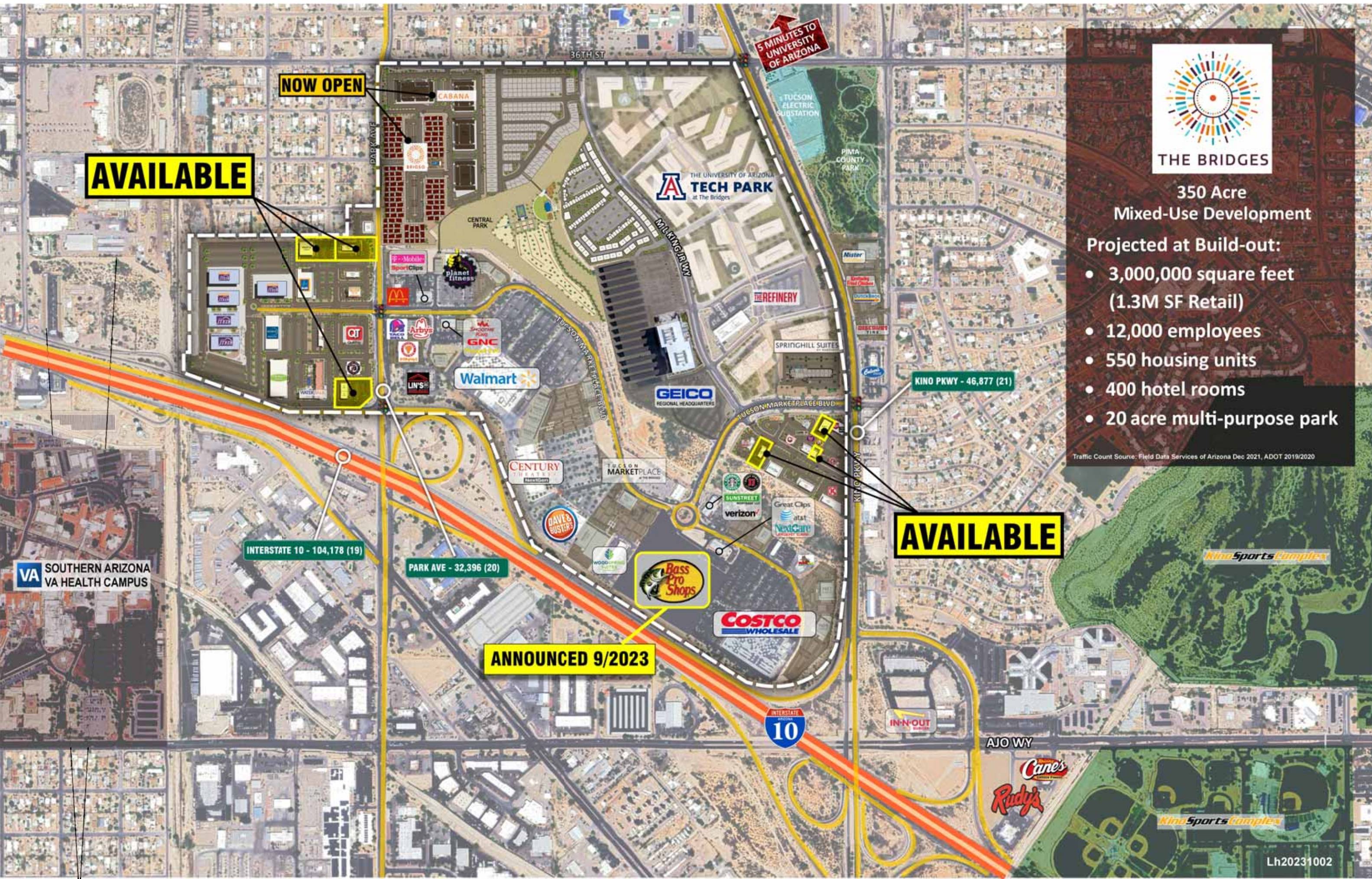




OVERVIEW OF

THE BRIDGES

WHERE ANYTHING IS POSSIBLE BECAUSE THERE'S A BRIDGE TO EVERYTHING



THE BRIDGES

- 350 Acre
Mixed-Use Development
- Projected at Build-out:
- 3,000,000 square feet (1.3M SF Retail)
 - 12,000 employees
 - 550 housing units
 - 400 hotel rooms
 - 20 acre multi-purpose park

Traffic Count Source: Field Data Services of Arizona Dec 2021, ADOT 2019/2020

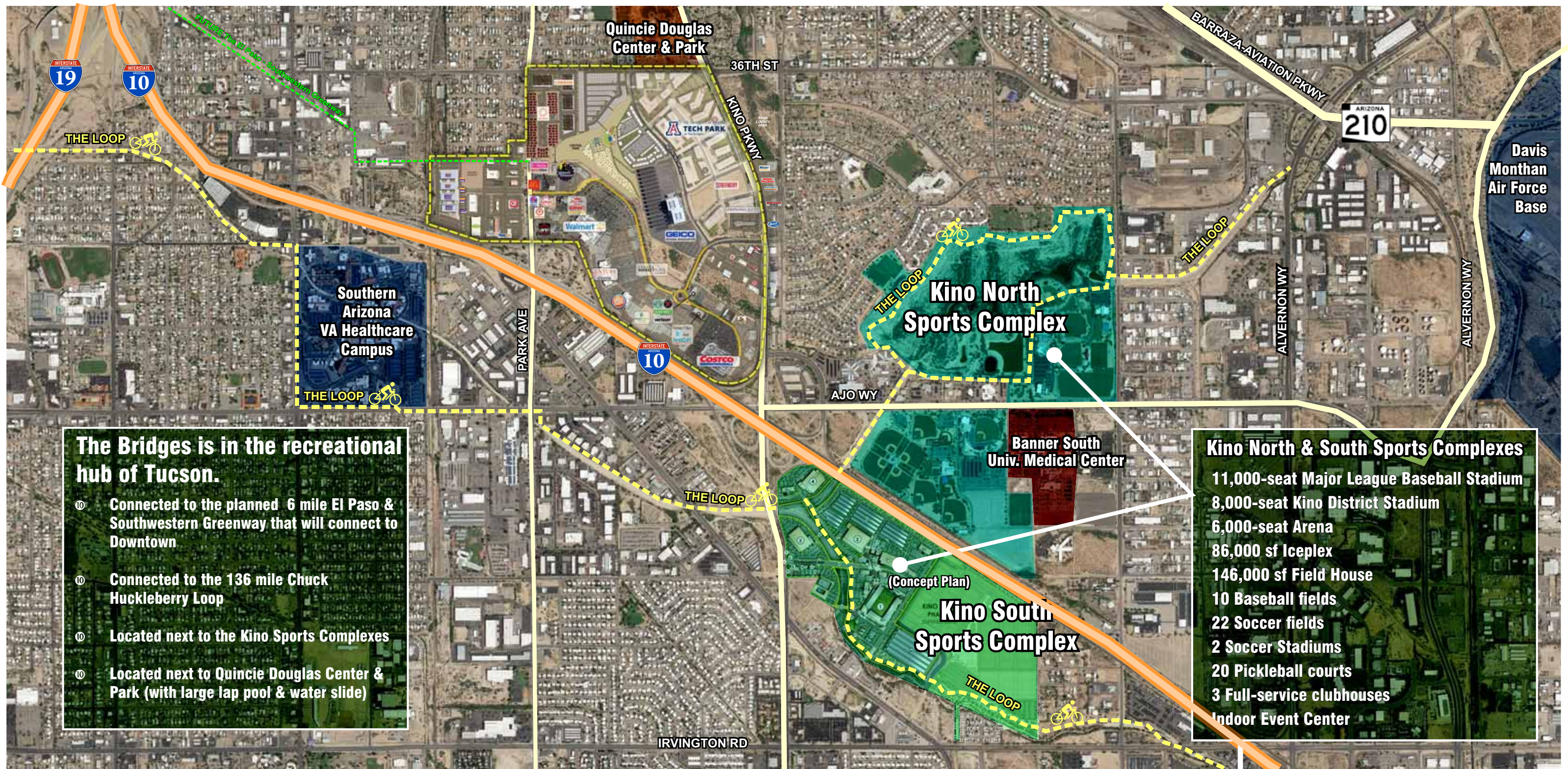
AVAILABLE

AVAILABLE

ANNOUNCED 9/2023

NOW OPEN

VA SOUTHERN ARIZONA
VA HEALTH CAMPUS



The Bridges is in the recreational hub of Tucson.

- ⑩ Connected to the planned 6 mile El Paso & Southwestern Greenway that will connect to Downtown
- ⑩ Connected to the 136 mile Chuck Huckleberry Loop
- ⑩ Located next to the Kino Sports Complexes
- ⑩ Located next to Quincie Douglas Center & Park (with large lap pool & water slide)

Kino North & South Sports Complexes

- 11,000-seat Major League Baseball Stadium
- 8,000-seat Kino District Stadium
- 6,000-seat Arena
- 86,000 sf Iceplex
- 146,000 sf Field House
- 10 Baseball fields
- 22 Soccer fields
- 2 Soccer Stadiums
- 20 Pickleball courts
- 3 Full-service clubhouses
- Indoor Event Center



CABANA

36TH AVE

PEPPER VINER
Homes

BRIOSO

PARK AVE

CENTRAL
PARK

THE UNI
TEC
at The B

550
residential units
coming to The Bridges
through 3 projects.

OFFICE
3 LEVELS
122,472 sf

PAD
6,000 sf



- Gated Rental Home Community
- 128 Rental Homes
- 64 Single Story 2 Bedroom Homes
- 64 Two Story 3 Bedroom Homes
- All homes with private courtyards for true indoor/outdoor living
- Common area pool and BBQ amenity area
- Project Opening Q2 2023



CABANA

- Gated Multi-Family Apartment Community
- 288 Units
- Distinct landscape and open space design
- 468 sf Studios, 624 sf 1 Bedrooms and 828 sf 2 Bedrooms
- Projected Opening Q3 2023



- Gated Single Family Home Community
- 126 Single Family Homes for Sale
- 1 & 2 stories
- 1,200 - 2,400+ sf
- Projected Opening Q1 2024



FUTURE
THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges

GEICO
REGIONAL HEADQUARTERS

**FUTURE
CENTRAL
PARK**

**A synergistic community
that blends 200,000 sf of
corporate office alongside
300 residential units.**

Walmart





200,000 SF Office | 2,000 parking spaces | Developed to support up to 2,500 employees



CENTRAL PARK
at The Bridges

- 25 Acre Central Park
- 4 Beach Volleyball Courts
- 1 Basketball Court
- 9 Hole Frisbee Golf
- 2 Pedestrian Bridges connecting to internal path system
- Dog Park
- Children's Park
- Food & beverage garden overlooking park



 = AVAILABLE
 = IN NEGOTIATIONS



THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges

THE REFINERY

SPRINGHILL SUITES
BY MARRIOTT

GEICO
REGIONAL HEADQUARTERS

TUCSON MARKETPLACE BLVD

KINO PKWY - 46,877 (21)

Walmart



SAJAD



CUPBOP
KOREAN BBQ IN A CUP



FIRST WATCH



SHOPS 7
3,614 sf



GAS A
5,187 sf

TUCSON MARKETPLACE BLVD

2023-1008

Traffic Counts Source: Field Data Services of AZ/Veracity Traffic Group (Dec 17, 2021)



THE POINTE
at The Bridges

CONCEPT PLAN

THE BRIDGES | Tucson, Arizona

1 SITE PLAN
SCALE: N.T.S.

BOURN
ADVISORY SERVICES, LLC



THE POINTE

at The Bridges



- **The Pointe Shops:** 3 buildings totaling +/- 22,900 square feet that will provide a dynamic “front door” at the entrance to The Bridges.
- First two buildings of +/- 15,000 square feet will be delivered Q1 2023. The third building will be delivered Q2 2023.

NOW OPEN









Q2 2024

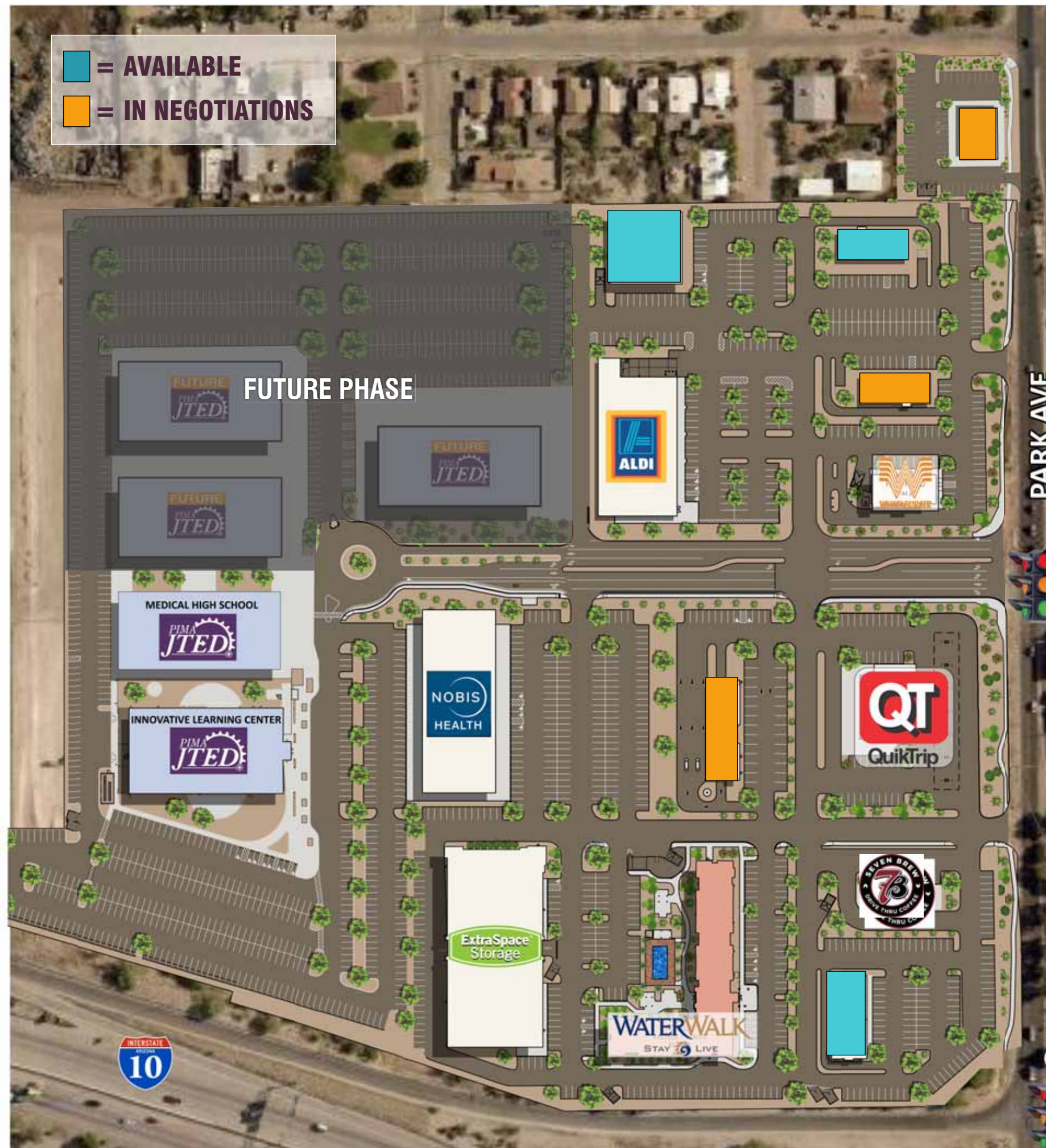



Q3 2024






-  = AVAILABLE
-  = IN NEGOTIATIONS



JTED Regional Campus
with planning for
additional retail including
restaurants,
grocery, automotive,
& service retail.

32,396 (20)

JTED (Joint Technical Education District)

300,000 SF planned to serve over 3,000 students | 50,000 SF open and currently operating



Representative Future Campus Curriculum to Include:

- 3D Animation/Virtual Reality & Game Design
- Air Transportation/FAA Drone Operator
- Automation/Robotics - Logistics, Optics & AI
- Business Start Up/Entrepreneurship
- Comprehensive Health Care Technician
- Culinary Arts & Nutritional Arts/Restaurant Management/Pastry
- Cybersecurity & Artificial Intelligence
- Engineering - Aerospace & Mining Technology



Medical High School

50,000 SF medical high school

Medical Curriculum Includes:

- Health Care Foundations
- Licensed Nursing Assistant (LNA)
- Pharmacy Technician
- Registered Medical Assistant



WITH SIX DISTRICTS FEEDING EACH OTHER

**THE BRIDGES TAKES THE RISK OUT OF A
LOCATION THAT IS ALREADY POSITIONED
FOR SUCCESS.**

While each district has its own distinct personality and primary uses, together they create a cultural, commercial, and community fusion that makes The Bridges feel much bigger than anything else in the marketplace. They work together by feeding one another. Students from one district support the retail shops in another. Alumni and university staff incubate new businesses. Built-in residential opportunities provide employees with an easy walk to work. Daily traffic from the larger metro area fuels anchor retail. All while the central park and onsite food, beverage, and entertainment options breathe life into The Bridges day and night, Monday through Sunday. It's a well-connected ecosystem with built-in bridges that ensure the safest, most vibrant, and most successful environment for everyone.



Placer.ai Ranking Report

#1
ATI
PHYSICAL THERAPY
1/14 1/3

planet fitness
2/47 2/5

#1
W
3/28 1/7



#1
Mister
CAR WASH
1/15 1/14

Kentucky Fried Chicken
9/54 2/7

Dutch Bros
4/32 2/11

#1
DISCOUNT
TIRE
2/77 1/10

Culver's
3/6

#1
SAAD
1/16 1/7

STARBUCKS COFFEE
7/26

#1
NextCare
URGENT CARE
1/33 1/5

#1
COSTCO
WHOLESALE
1/18 1/3

POPEYES
5/35 2/7

#1
Planet Sub
1/2 1/1

#1
Walmart
1/84 1/12

#1
CENTURY
THEATRES
1/2

#1
Great Clips
1/92 1/14



Placer collects information on the foot traffic of millions of consumers and uses location analytics to provide a better understanding of consumer behavior. The ranking overview provides a snapshot of a chain's foot traffic compared to other chain locations within a defined area. We've highlighted rankings in respect to the entire state of Arizona as well as the Greater Tucson Metro.

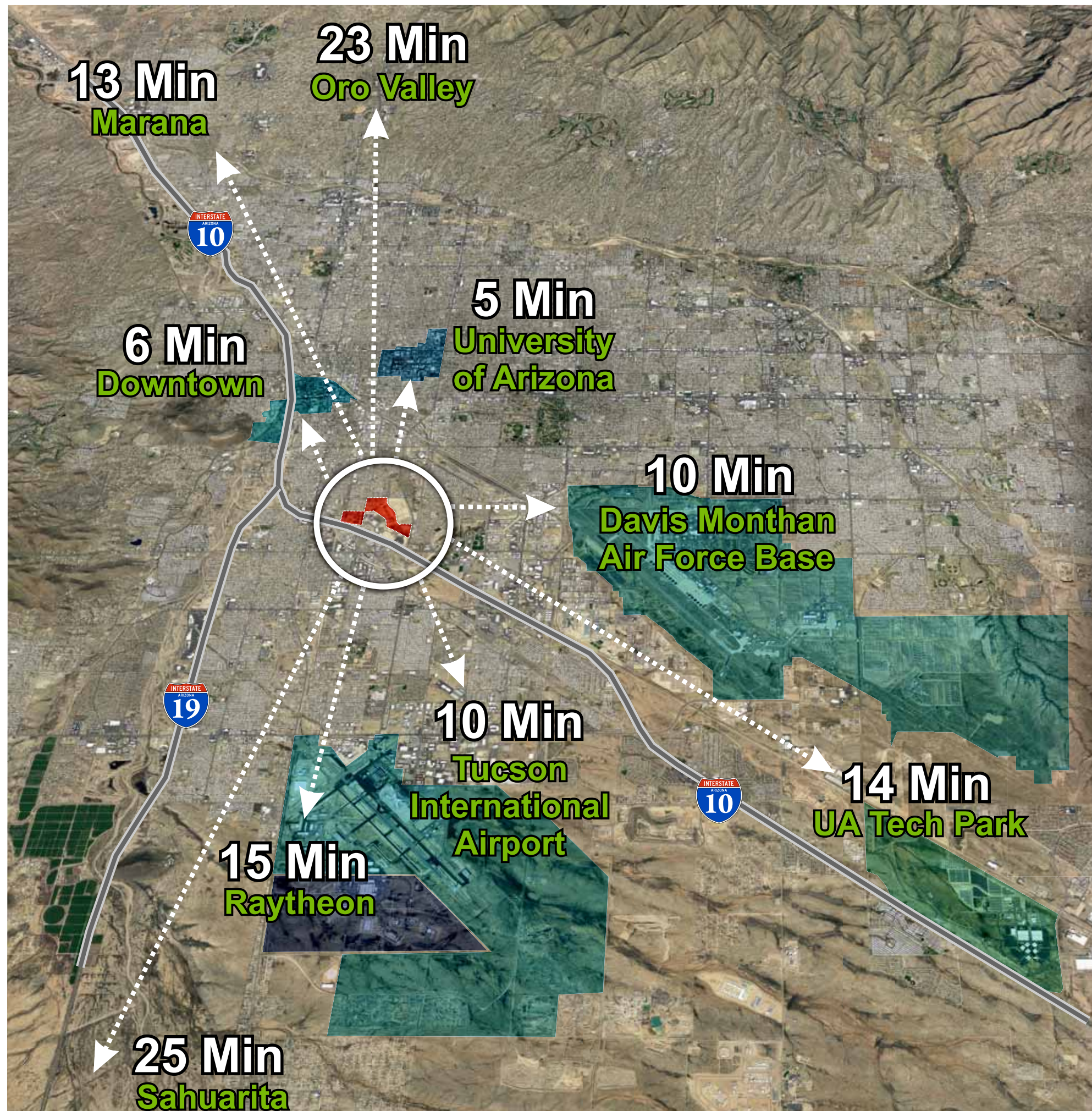
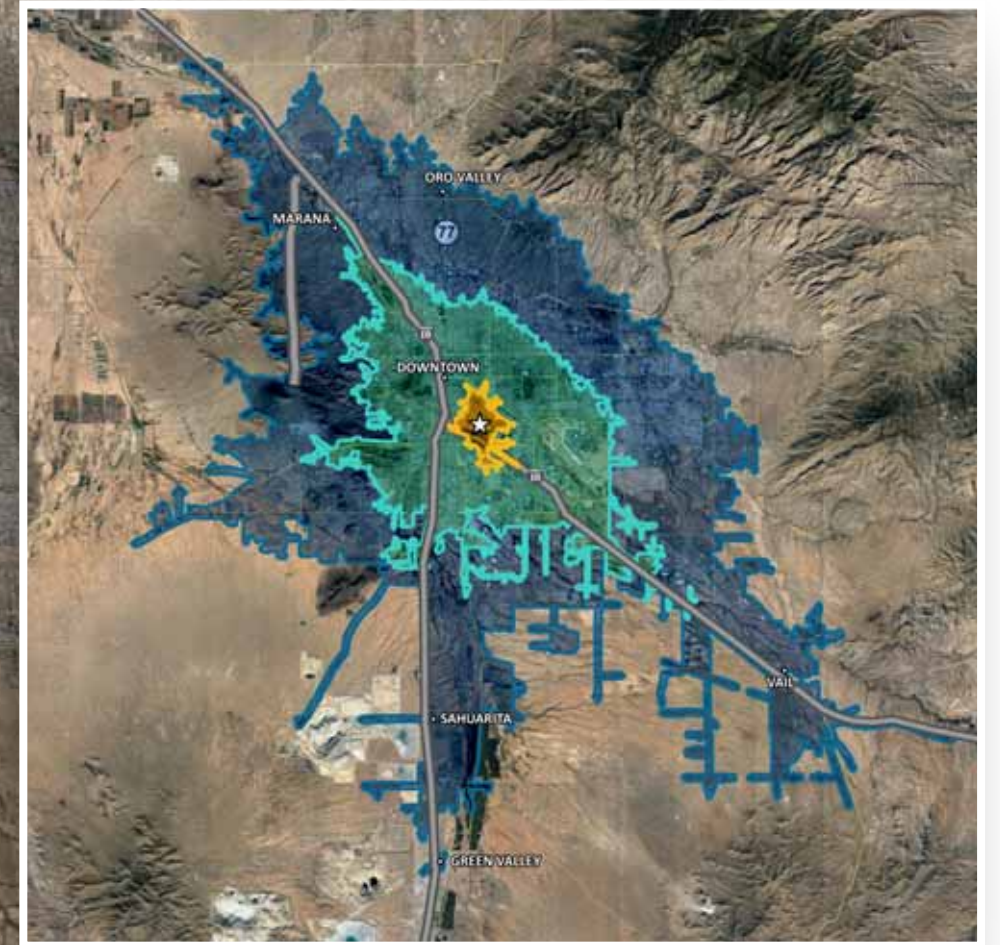
Arizona Ranking: #/#

Tucson Ranking: #/#

(Rank out of the # of existing stores)

(* Unverified chain. Placer coverage is less than 70% and ranking results may be skewed)

DRIVE TIMES



IN THE CENTER OF EVERYTHING WITH A BRIDGE TO EVERYWHERE

**360° OF ACCESSIBILITY,
365 DAYS A YEAR.**

| | 5 MIN | 15 MIN | 20 MIN | 25 MIN | | TUCSON MSA |
|---------------------------|----------|----------|----------|----------|-----|------------|
| Total (2022) Population | 32,308 | 439,550 | 662,858 | 856,212 | 81% | 1,060,553 |
| Total # of Workers | 29,559 | 260,447 | 361,393 | 407,877 | 88% | 465,114 |
| 2021 Population Age 25–34 | 5,395 | 74,724 | 106,057 | 129,288 | 88% | 147,417 |
| Bachelor's Degree | 1,619 | 42,703 | 76,539 | 112,188 | 75% | 150,118 |
| Median Age | 31.4 | 35.6 | 35.6 | 37.2 | | 39.8 |
| Average HH Income | \$55,028 | \$63,996 | \$72,737 | \$82,361 | | \$88,679 |

Source: ESRI 2022

A FUSION OF FRESH IDEAS. THE FUTURE OF TUCSON.

The Bridges is Tucson's largest and most dynamic destination development. Innovative, inspiring, and interconnected. Located in the heart of the city, this walkable collection of unique lifestyle districts offers companies and their employees an energizing and amenity-rich place to live, work, and play. A place where anything is possible because there's a bridge to everything.

BOURN[®]
ADVISORY SERVICES, LLC

REACH OUT TODAY FOR YOUR PLACE WITHIN THE ENTIRELY REIMAGINED BRIDGES.

20 E. Congress Street, Suite 300
Tucson, AZ 85701

520.323.1005

Owner | Agent

Don Bourn

dbourn@bourncompanies.com

Alan Tanner

atanner@bourncompanies.com

