



OVERVIEW OF

THE BRIDGES

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

 = AVAILABLE
 = IN NEGOTIATIONS



THE BRIDGES

350 Acre
Mixed-Use Development

Projected at Build-out:

- ± 2,500,000 square feet (1M SF Retail)
- ±6,000 employees
- 550 housing units
- ± 400 hotel rooms
- Major educational hub

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



VA SOUTHERN ARIZONA VA HEALTH CAMPUS

INTERSTATE 10 - 104,178 (19)

PARK AVE - 32,396 (20)

KINO PKWY - 46,877 (21)

Kino Sports Complex



The Bridges is in the recreational hub of Tucson.

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

Mosaic Quarter: (Planned)

MQ Field House	MQ Sportsplex
8 Basketball Courts	4 Basketball Courts
6 Volleyball Courts	8 Volleyball Courts
4 Indoor Soccer Fields	16 Pickleball Courts
24 Pickleball Courts	2 Indoor Soccer Fields
2 - 7 on 7 Football Fields	8 Competition Mats
32 Badminton Courts	MQ Pavilion
	MQ Iceplex
	3,000 Seat Area Rink

Kino North & Main Sports Complex:

- North Stadium 3,200 Max Seating
- North Grandstand 1,000 Max Seating
- 7.5 acres Willie Blake Park
- 9+ acres Sam Lena Park
- 32,000 SF Kino Event Center
- 27,734 SF Club House

Kino District Stadium 11,000 Max Seating

- Batting Cages
- 8 Regulation Baseball Fields
- 2 Regulation Softball Fields
- 13 Regulation Soccer Fields
- 27,734 SF South Major & Minor Clubhouses
- 12,287 SF Stadium Clubhouse
- Large Scale Event Space
- 20 Pickleball Courts





NOW LEASING

CABANA

NOW LEASING



BRIOSO
RENTAL HOMES

UNDER CONSTRUCTION

PEPPER VINER
Homes

University of Arizona
Mission Integration
Lab



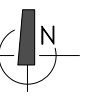
THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges

550
residential units
coming to The Bridges
through 3 projects.

CONCEPT PLAN

THE BRIDGES | Tucson, Arizona

1 SITE PLAN
SCALE: N.T.S.



BOURN
COMPANIES

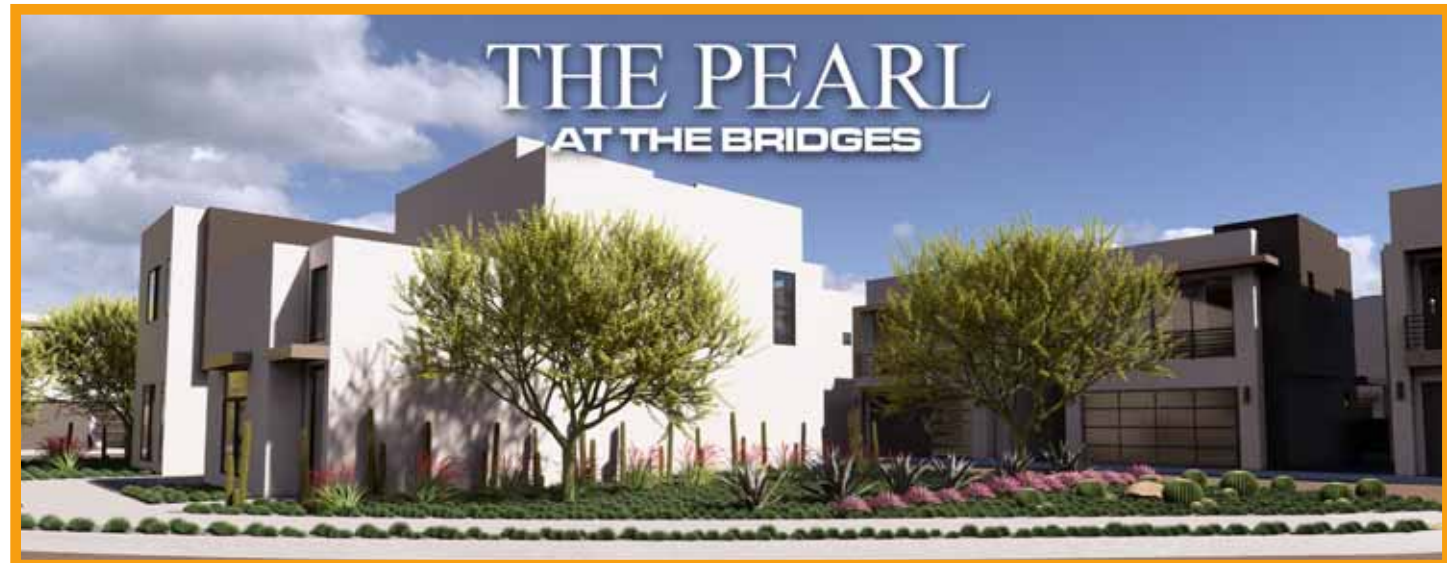


- Gated rental home community
- 128 rental homes
- 64 single story 2 bedroom Homes
- 64 two story 3 bedroom homes
- All homes with private courtyards for true indoor/outdoor living
- Common area pool and BBQ amenity area
- Now leasing



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
- Now leasing



- Gated single family home community
- 126 single family homes for sale
- 1 & 2 stories
- 1,200 - 2,400+ sf
- Projected opening Q4 2024



Future Residential

University of Arizona
Mission Integration
Lab

IN ESCROW

FUTURE
THE UNIVERSITY OF ARIZONA
TECH PARK
at The Bridges

THE REFINERY

GEICO
REGIONAL HEADQUARTERS

CENTURY
THEATRES
NextGen

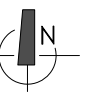
Walmart

PEPPER VINER
Homes

CONCEPT PLAN

THE BRIDGES | Tucson, Arizona

1 SITE PLAN
SCALE: N.T.S.



BOURN
COMPANIES



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



= AVAILABLE
 = IN NEGOTIATIONS



Lh20240402



THE POINTE
 at The Bridges

CONCEPT PLAN

THE BRIDGES | Tucson, Arizona

1 SITE PLAN
 SCALE: N.T.S.



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 ADVISORY SERVICES, LLC



THE POINTE

at The Bridges



COMING SOON:

NOW OPEN





= AVAILABLE
 = IN NEGOTIATIONS

CONCEPT PLAN

THE BRIDGES | Tucson, Arizona

1 SITE PLAN
 SCALE: N.T.S.

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20240515
 Traffic Counts Source: Field Data Services of AZ/Veracity Traffic Group (Dec 17, 2021)

JTED (Joint Technical Education District)

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



NOW OPEN!

Innovative Learning Center 50,000 SF

- **Curriculum Includes:**
- 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

OPENING 2024 SCHOOL YEAR

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.



THE BRIDGES



Placer.ai Ranking Report



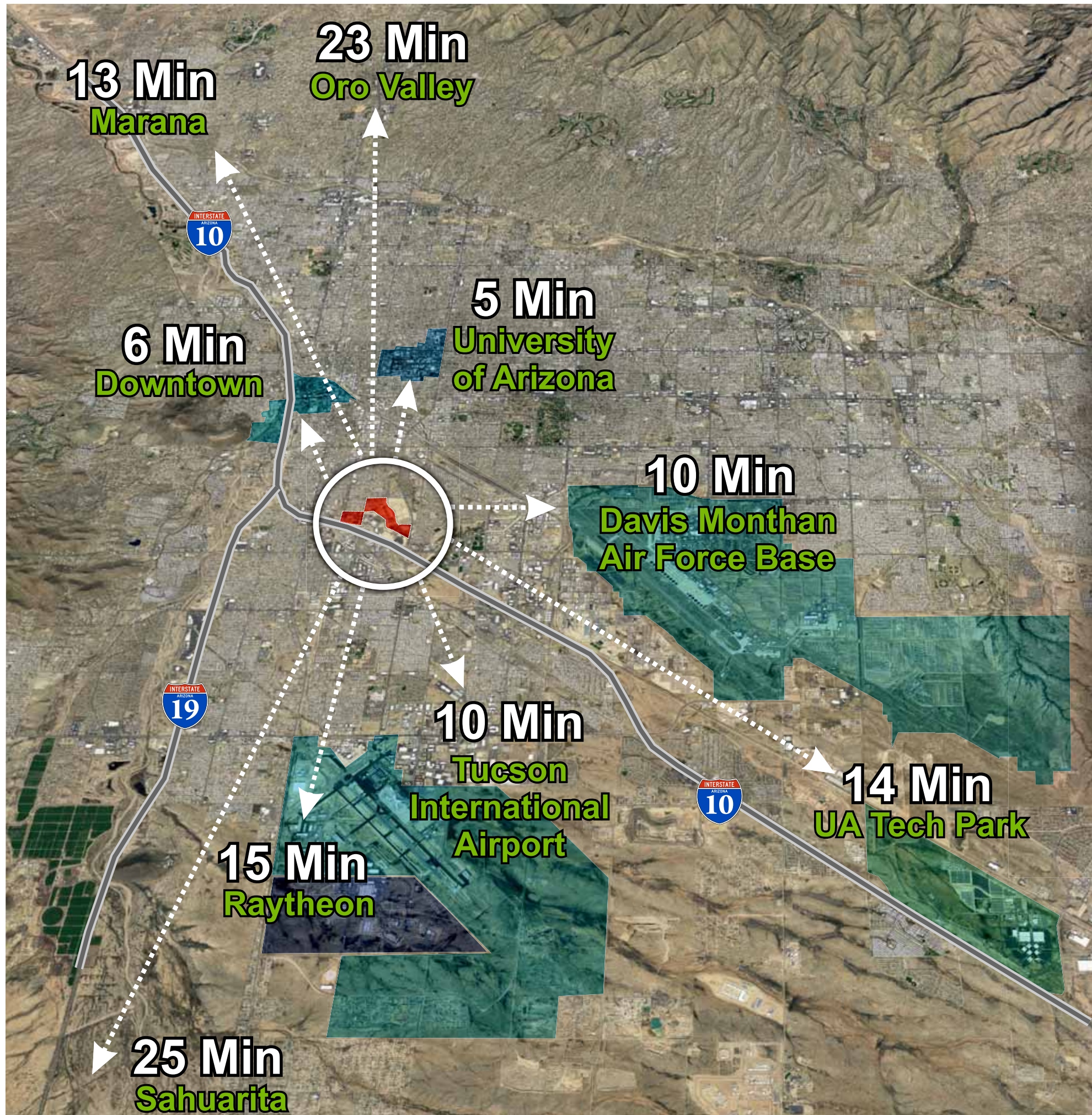
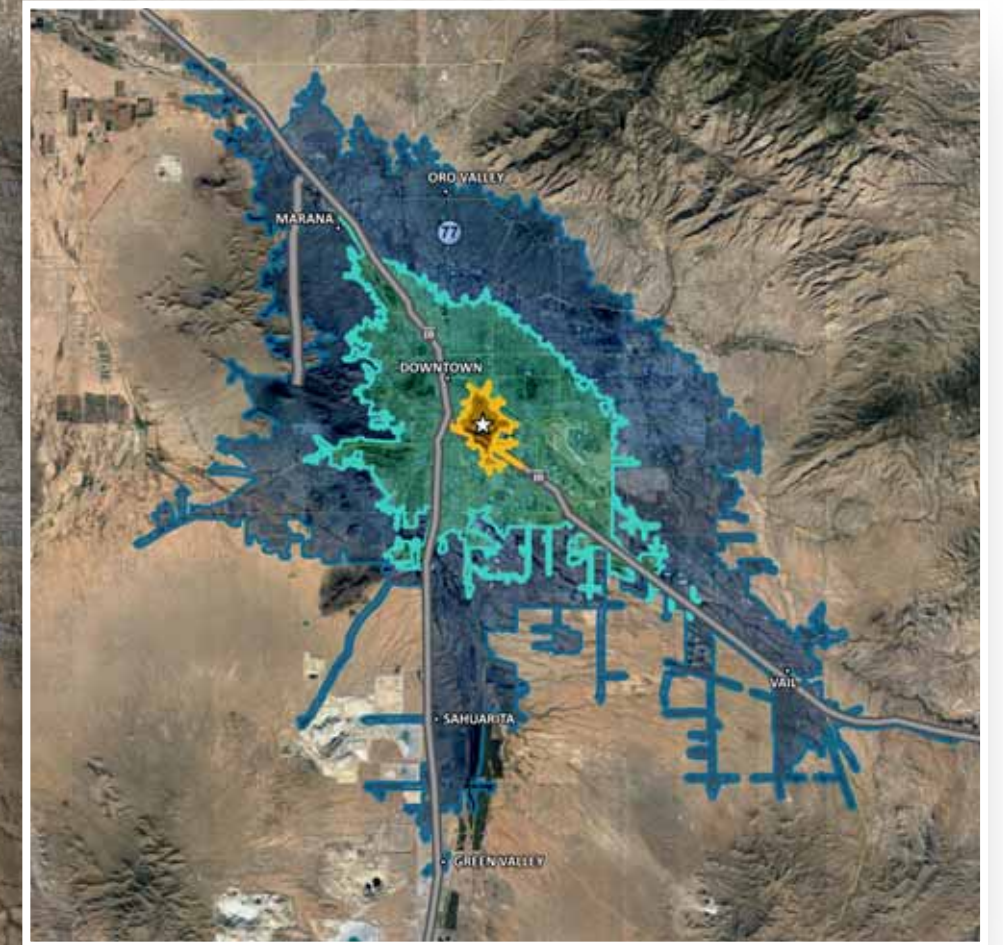
Placer.ai

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 (2023) Population	29,678	423,782	845,954	845,954	81%	1,066,578
Total # of Workers	27,961	267,573	364,517	408,141	88%	465,249
2023 Population Age 25–34	4,572	7,439	106,044	126,893	88%	146,121
Bachelor's Degree	1,458	42,698	76,586	114,804	75%	157,115
Median Age	31.8	33.2	35.6	37.3		40.0
Average HH Income	\$63,766	\$66,491	\$74,631	\$84,991		\$92,825

Source: ESRI 4/2/2024



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.

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