



LEGACY PARK

✦ East Valley's Urban Oasis ✦

A Destination On The Rise

Legacy Park is a bold and visionary development redefining life in Phoenix's East Valley.

It will stand as the East Valley's epicenter of style, culture, and connection - where lifestyle, fashion, elevated dining, and luxury living converge in one remarkable destination.





- 1 SCOTTSDALE QUARTER
- 2 KIERLAND COMMONS
- 3 SCOTTSDALE FASHION SQUARE
- 4 BILTMORE FASHION PARK
- 5 SAN TAN VILLAGE
- 6 CHANDLER FASHION CENTER

★
Perfectly positioned with direct access from two SR-24 freeway interchanges, Legacy Park will serve as a magnetic hub for nearly 1,000,000 residents across Gilbert, Queen Creek, Mesa, and San Tan Valley.



Legacy Park will redefine the way East Valley residents shop, live, work, dine, and play.

In the heart of the East Valley, Legacy Park's initial phase delivers more than 300,000 square feet of premium retail, 170,000 square feet of Class A office space, a 600-room JW Marriott Resort hotel and conference center, a Life Time Fitness, and luxury rental homes. From chic boutiques to internationally renowned dining destinations, every corner of Legacy Park will invite exploration and enjoyment.

✦ FUTURE PHASES WILL ADD UP TO 3 MILLION SQUARE FEET OF CLASS A OFFICE SPACE, AND AN ADDITIONAL 1,700 LUXURY RENTAL HOMES

NEARBY NOTABLE EMPLOYERS



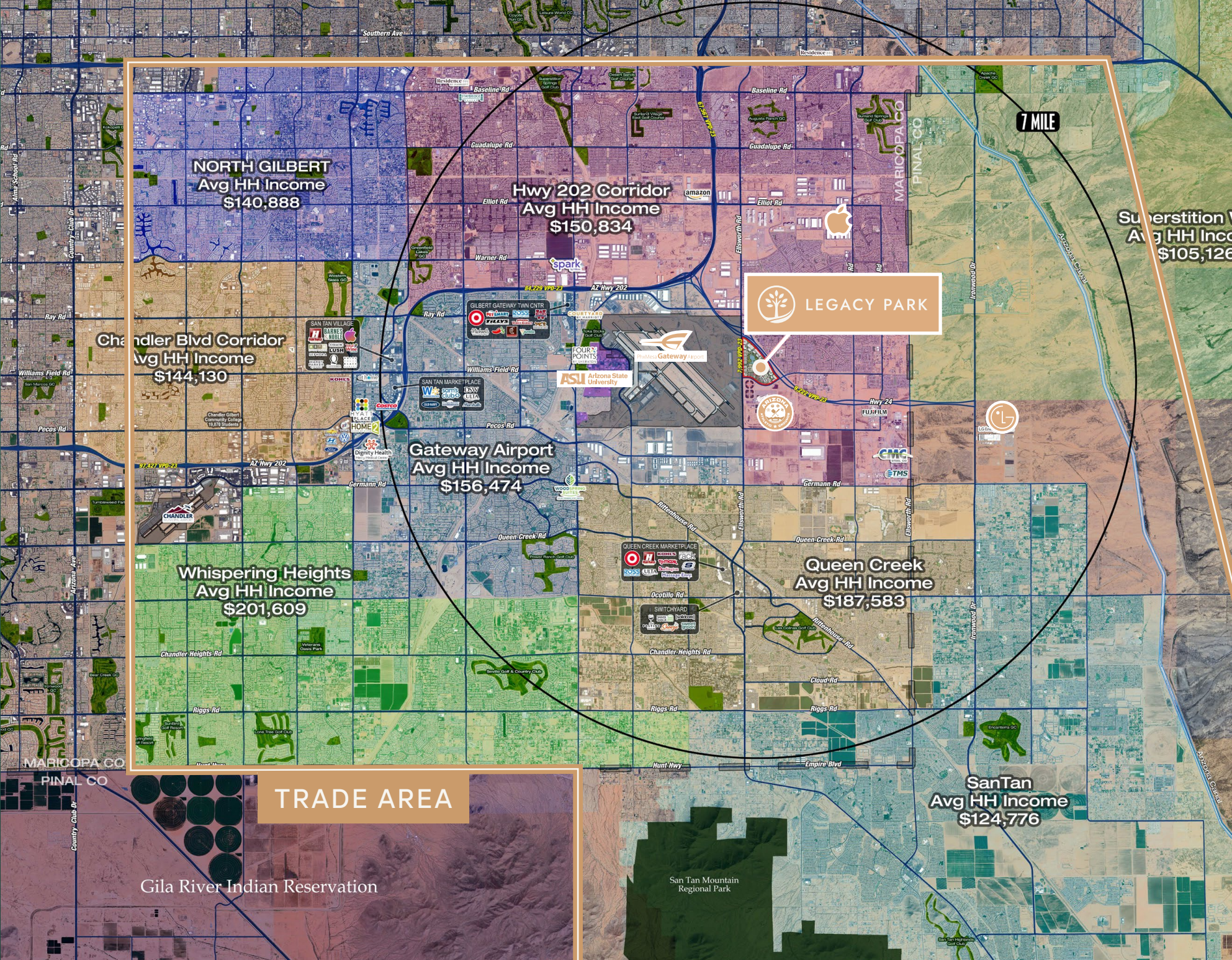
- Over 4M visitors per year



- 2M+ annual passengers
- \$1.4B long-term expansion plan



- 8,000+ students



REGIONAL HOUSEHOLD INCOMES

Regions	Average Income	Average Housing Cost
Paradise Valley	\$240,000	\$2,100,000
Carefree	\$145,000	\$820,000
Queen Creek	\$138,000	\$600,000
Litchfield Park	\$130,000	\$480,000
Gilbert	\$125,000	\$530,000
Scottsdale	\$110,000	\$720,000
Fountain Hills	\$108,000	\$510,000
Chandler	\$107,000	\$480,000
Cave Creek	\$105,000	\$800,000
Goodyear	\$95,000	\$360,000





The East Valley is affluent, growing, and underserved — creating clear demand for elevated retail and dining.

Legacy Park will be the epicenter of lifestyle fashion and upscale dining in the Phoenix metropolitan area's East Valley serving Gilbert, Queen Creek, Mesa and San Tan Valley.

The captive and underserved population of over 1 million is affluent averaging \$151,000 annual income levels, and well educated with 40% of the population having bachelors degrees or higher.

1M+

residents in trade area

\$151K

avg. household income

40%

with bachelor's degree
or higher

+400K

projected population
growth



Anchored by a growing residential base
and a strong daytime population.



VESTAR GREENSTAR® CERTIFIED

A high-performance sustainability standard focused on efficiency, responsible design, and long-term environmental stewardship.

Future-Ready Infrastructure

SOLAR-READY ARCHITECTURE

Thoughtfully designed, sustainable architecture and ecosystem planning that supports a lush, 10-acre oasis.

Pedestrian-Focused Site Design

WALKING PATHS + GREEN SPACES

A refined, walkable community designed around a beautifully landscaped park and miles of connected walkways.



Inspired by community, connection, and design excellence.

Here, people will live, work, and gather amid world-class experiences — from inspired restaurants and boutique retail to vibrant plazas and resort-style amenities that bring energy and warmth to every corner.





**SOUTH PARCEL
(MIXED USE)**

**ARIZONA ATHLETIC
GROUNDS**

SR-24

WILLIAMS FIELD RD

ELLSWORTH RD

LEGACY PARK

- PHASE 1
- RETAIL — 300K SF
- OFFICE — 160K SF
- 600-ROOM JW MARRIOTT
- 700 LUXURY RESIDENCES
- LIFE TIME FITNESS — 100K SF

PARKING

URBAN OFFICE

MULTIFAMILY RESIDENCES

MIXED USE MULTIFAMILY

MIXED USE OFFICE

LAKEFRONT OFFICE

LAKE

PARK

600-KEY JW MARRIOTT

OUTIQUE HOTEL

BRANDED RESIDENCES

LIFE TIME FITNESS

GATEWAY OFFICE CAMPUS

PARKING

LAKE

PARK

LAKE

PARK

LAKE

MULTIFAMILY RESIDENCES

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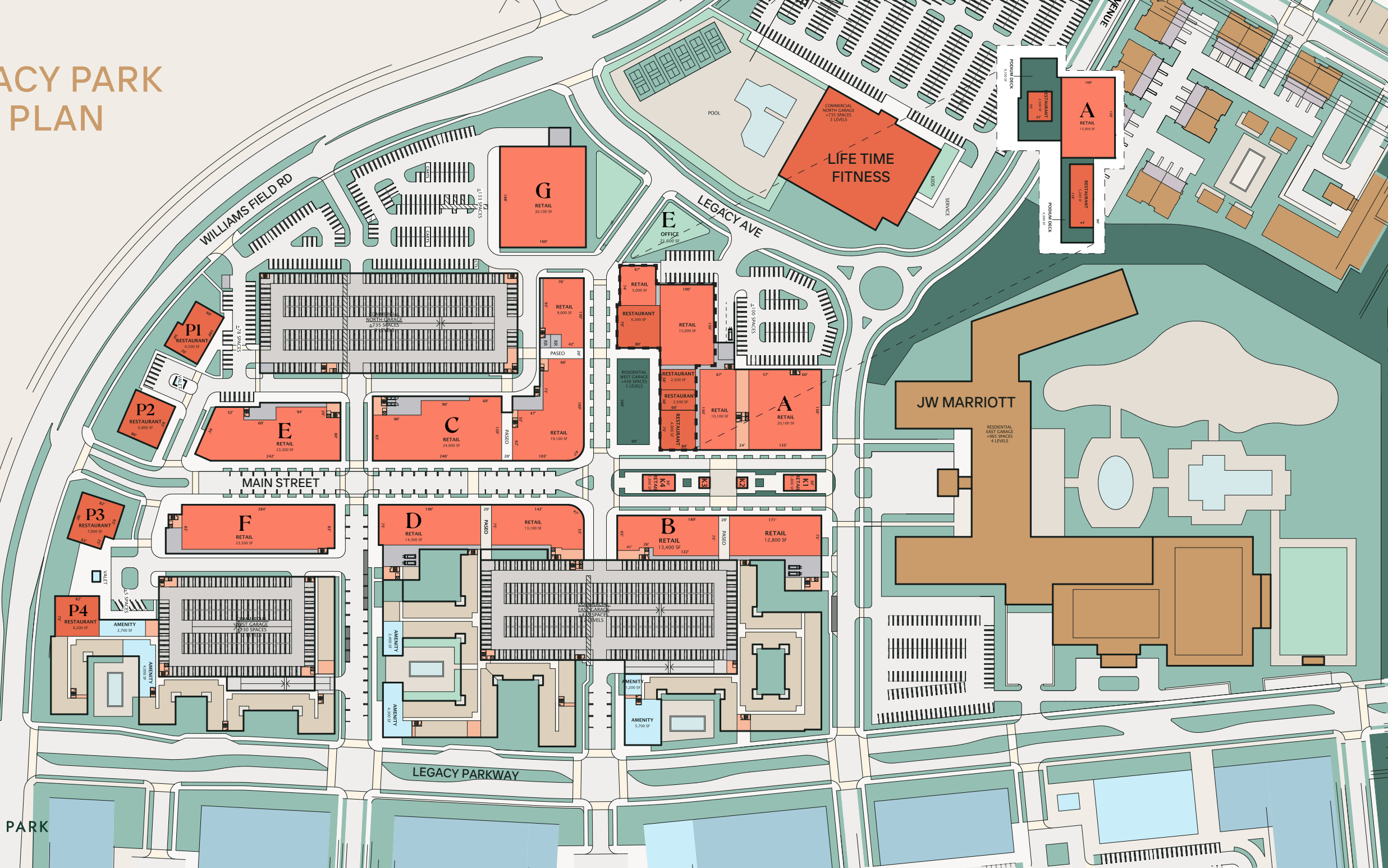
MULTIFAMILY RESIDENCES

COMPARABLE RETAIL DESTINATIONS

Center Name	2025 Total Population	2025 Daytime Population	2030 Est. Population	Households \$100,000+	Households \$150,000+	Residents Median Age	Median Household Income	Median Home Value
LEGACY PARK Mesa, AZ	773,158	667,160	820,962	20.9%	13.8%	39.2	\$104,682	\$482,111
FENTON Cary, NC	743,990	920,270	800,609	18.8%	12.4%	36.0	\$107,603	\$539,269
MARKET STREET Woodlands, TX	524,900	545,011	563,078	19.1%	11.3%	36.0	\$95,151	\$358,639
THE SUMMIT AT BIRMINGHAM Birmingham, AL	390,221	534,813	395,828	15.2%	9.4%	38.0	\$77,525	\$383,407
BIRKDALE VILLAGE Huntersville, NC	324,545	351,098	347,967	19.9%	11.7%	37.4	\$102,863	\$452,594
STATION PARK Farmington, UT	419,156	401,273	436,300	23.6%	16.5%	32.5	\$105,490	\$574,959
AVALON Alpharetta, GA	440,875	422,230	447,739	18.6%	14.6%	39.1	\$136,408	\$596,034
LA ENCANTADA Tucson, AZ	321,424	367,306	324,438	15.6%	7.8%	42.2	\$66,949	\$390,238



LEGACY PARK SITE PLAN





LEGACY PARK

East Valley's Urban Oasis

DEVELOPERS



Pacific Proving
Grounds, LLC

The Athens Group

CONTACT

Taylor Alvey
602.553.2635
talvey@vestar.com