



LEGACY PARK

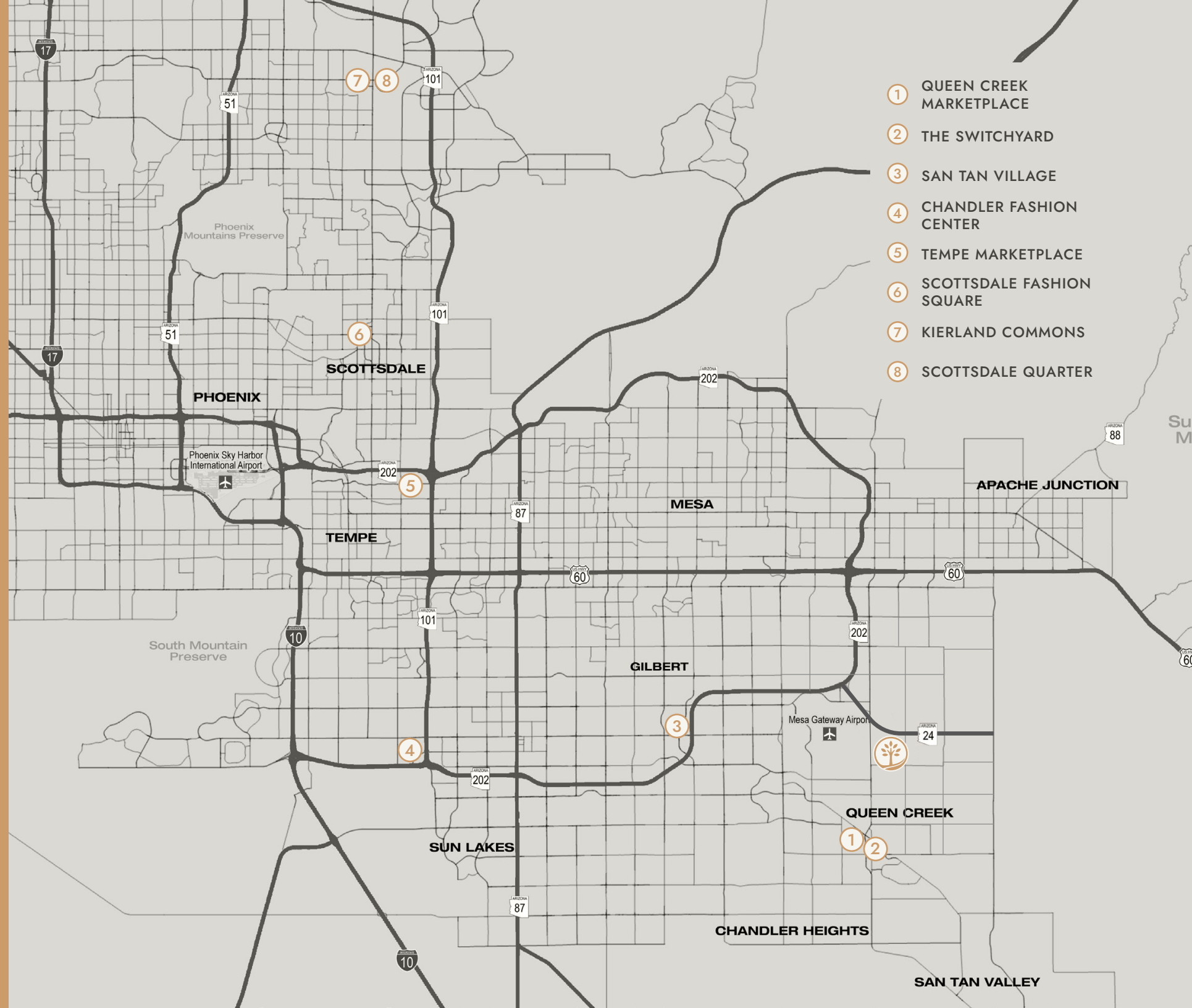
THE EAST VALLEY'S URBAN OASIS

A Destination on the Rise

Legacy Park is a bold and visionary development redefining life in Phoenix's East Valley. Envisioned as a thriving new urban district, this next-generation mixed-use destination seamlessly blends 300,000 square feet of curated lifestyle retail and chef-driven dining, 2,500 luxury residences, a JW Marriott resort hotel, and 3.4 million square feet of modern office and corporate campus space – all woven together by lushly landscaped public spaces surrounding an 11-acre shimmering lake.



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. 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 QUEEN CREEK MARKETPLACE
- 2 THE SWITCHYARD
- 3 SAN TAN VILLAGE
- 4 CHANDLER FASHION CENTER
- 5 TEMPE MARKETPLACE
- 6 SCOTTSDALE FASHION SQUARE
- 7 KIERLAND COMMONS
- 8 SCOTTSDALE QUARTER

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

A diverse mix of lifestyle retailers and culinary destinations will line the main boulevard entering Legacy Park. Approximately 300,000 square feet of contemporary shopping and dining space will offer residents and visitors access to distinctive brands and an experience unlike any other in the East Valley. From chic boutiques to internationally renowned dining destinations, every corner of Legacy Park will invite exploration and enjoyment.







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.

Legacy Park's retail and restaurant partners will not only benefit from the immediate needs of the existing communities but also the significant employment hub at Legacy Park. Economists estimate that the region's population will grow by nearly 400,000 people in the coming years. This growth is being fueled by corporations that have identified Mesa Gateway as a top national candidate for expansions and relocations. They will join existing top tier employers that include Apple, Microsoft, Meta and Gulfstream, who have significant facilities in the local area. The convenience and practicality of Legacy Park's neighbor, the recently expanded Mesa Gateway Airport has been a major contributing factor to Mesa's growth.



- One of the largest youth-oriented sports and entertainment complexes in North America attracting over 4M visitors per year
- 280-acre facility



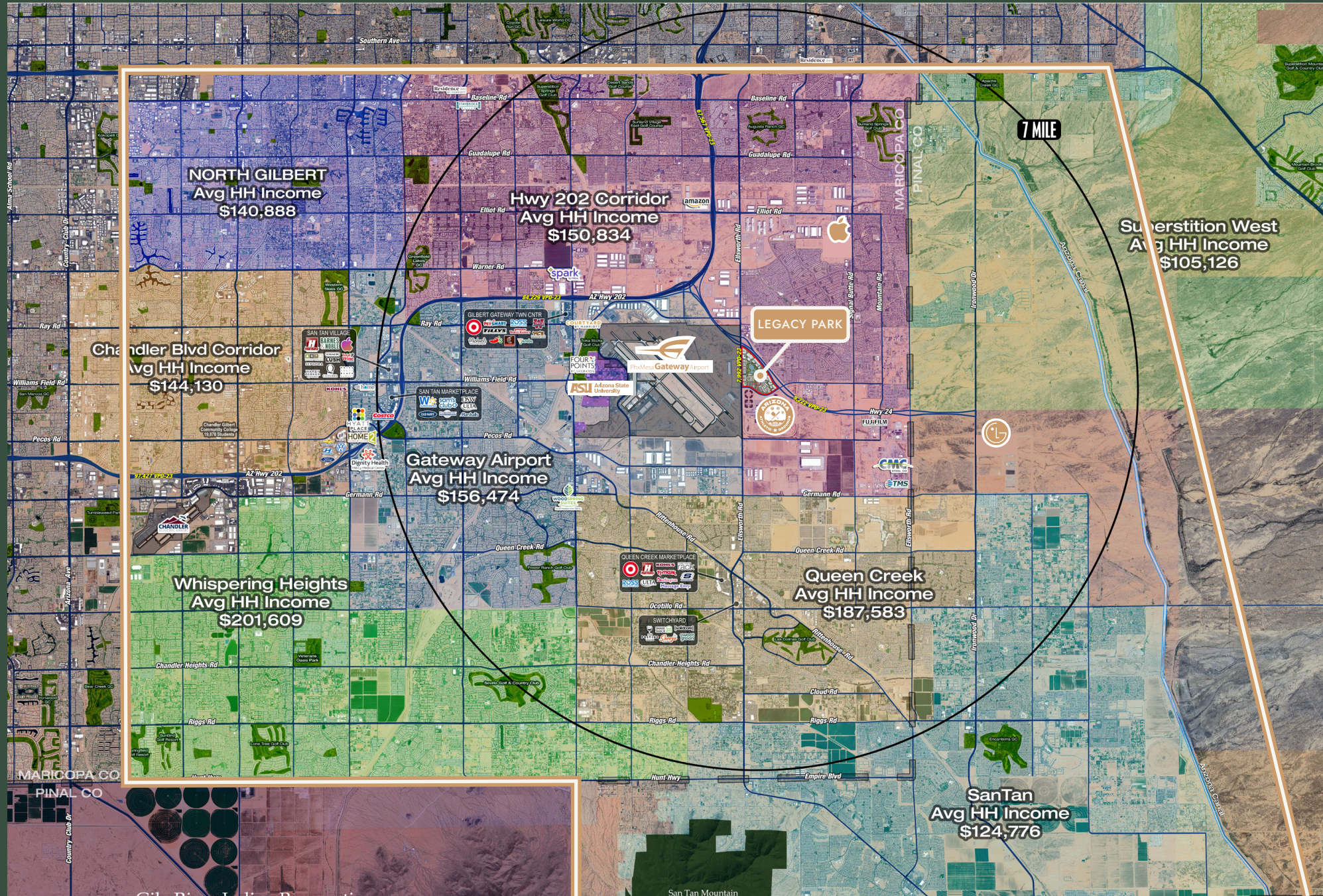
PhxMesa Gateway Airport

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



- 8,000+ students

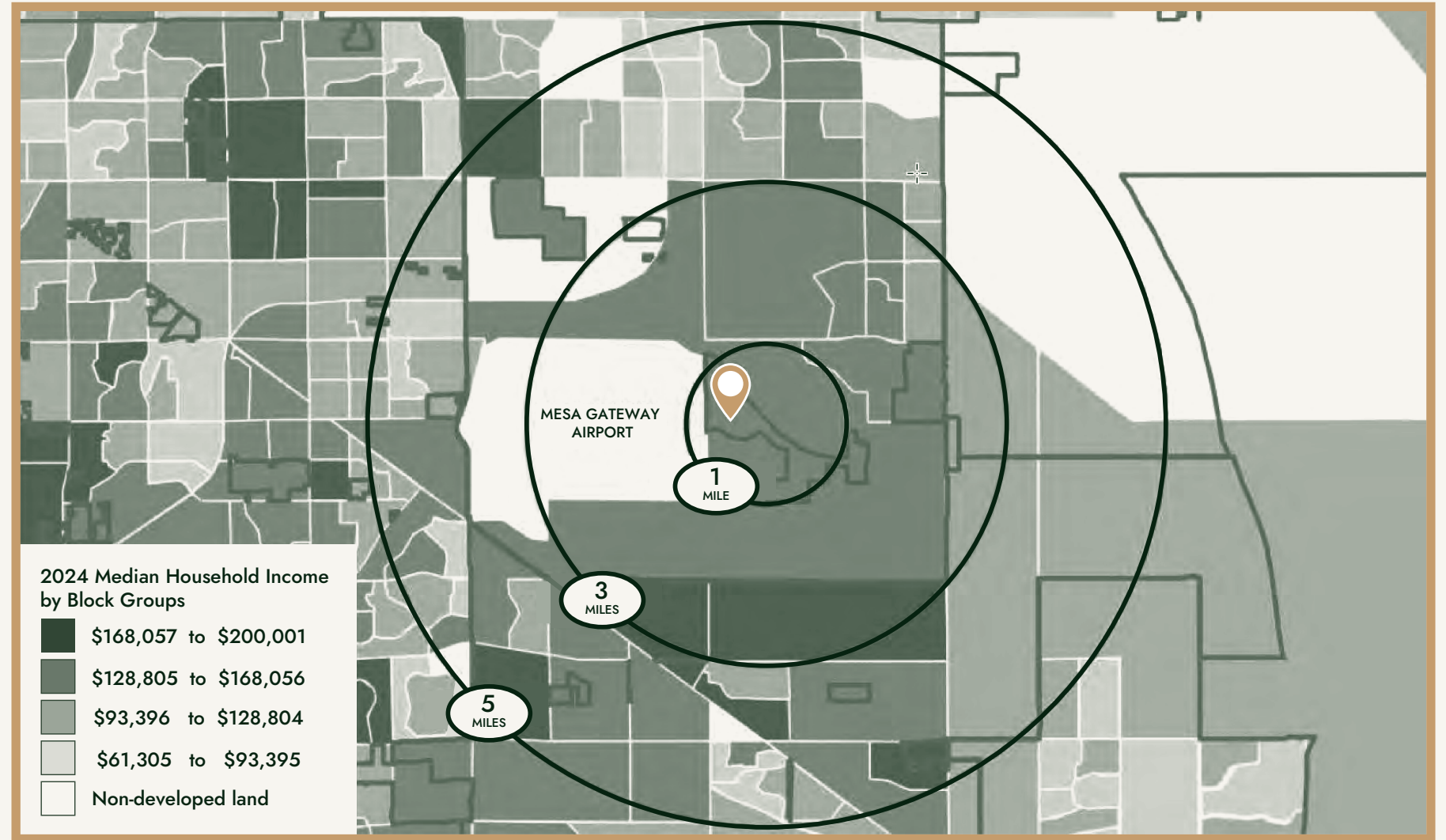
NEARBY NOTABLE EMPLOYERS



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

IN THE HEART OF THE EAST VALLEY'S STRONGEST INCOMES





The spirit of Legacy Park is defined by its commitment to 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.

COMPARABLE RETAIL DESTINATIONS

20 min drive times

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

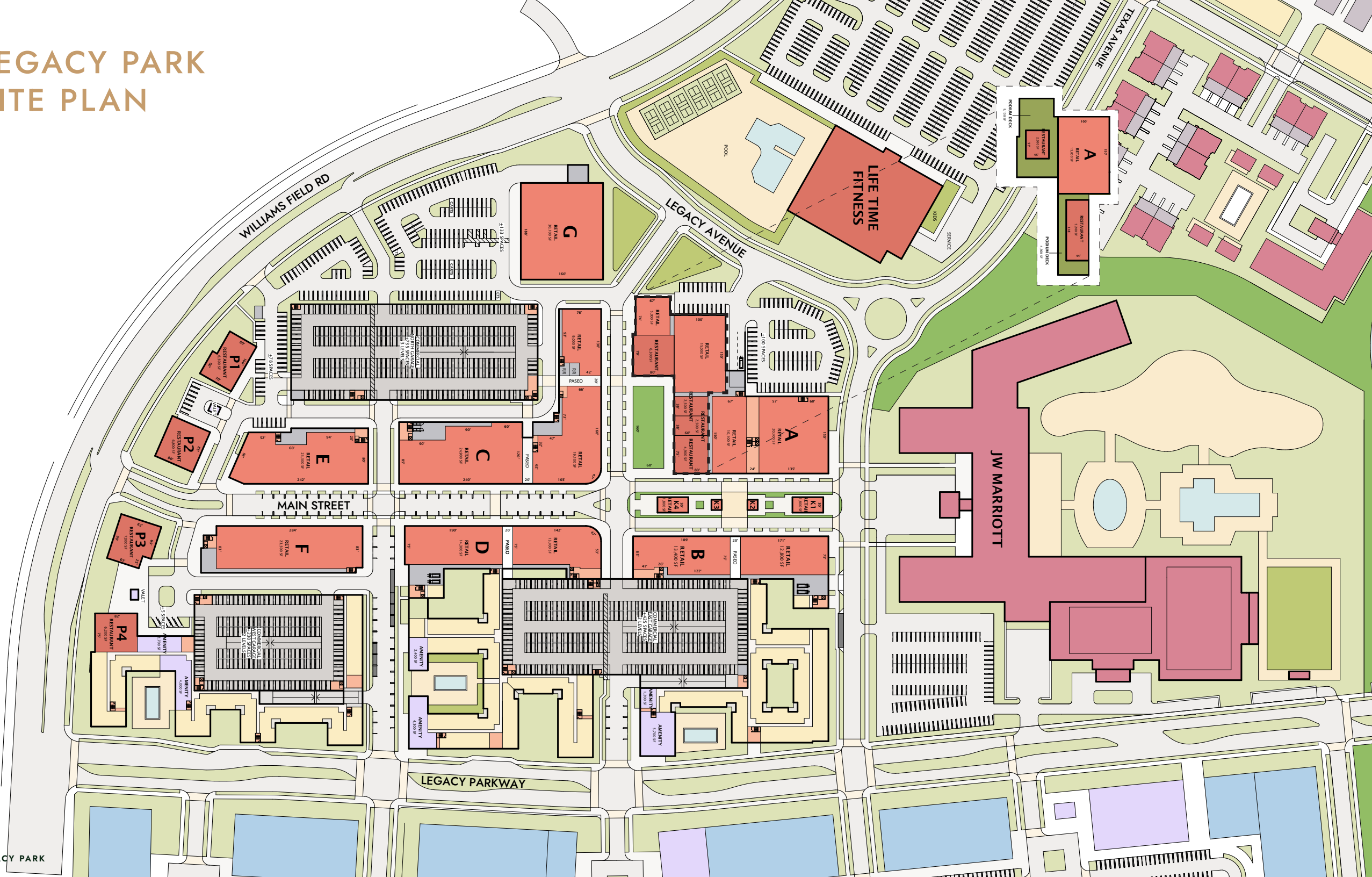
Specialty's

Henley

BISTRO

K

LEGACY PARK SITE PLAN



DEVELOPERS



Vestar

Pacific Proving, LLC

The Athens Group



LEGACY PARK

CONTACT

TAYLOR ALVEY
602.553.2635
talvey@vestar.com