

RIO 2100

TEMPE ■ ARIZONA



The Developer

The Boyer Company is one of the largest full-service real estate development firms in the Western United States. As such, The Boyer Company has developed over 34 million square feet of commercial space since 1972 with over \$1 billion of development currently in progress.



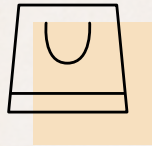
Tempe Starts **Here**

Located at the major intersection of Loop 101 and Loop 202, RIO 2100 offers **unparalleled access** to the entire Valley.



Freeway Access

Full diamond interchange at Loops 101 & 202



Tempe Marketplace

Adjacent to Tempe Marketplace featuring ± 1.3 million SF of retailers and restaurants



Airport Proximity

Located 6 minutes from Phoenix Sky Harbor International Airport





Work. **Live.** Play. **Grow.**

Rio 2100 is a 60-acre mixed-use development located directly adjacent to Tempe Marketplace and immediately southwest of the intersection of the Loop 202 and Loop 101 Freeways.

The Park **Includes**

63 S Rockford Dr	2114 E Achieve Way	2116 E Achieve Way	56 S Rockford Dr	58 S River Dr
Two-story 103,000 SF Building	Achieve Building 1 - 150,000 SF	Achieve Building 2 - 150,000 SF	Benchmark Electronics Headquarters - 63,500 SF	Four-story 170,680 SF Building
	FULLY LEASED	FULLY LEASED	FULLY LEASED	FULLY LEASED

- Hilton Garden Inn
- Homewood Suites
- The Cameron: A 350-unit luxury multifamily community
- Supporting retail buildings: Spinato's Pizzeria & Daily Dose



Building Lobby



The Project



On-site Amenities

dailydose

SPINATO'S
PIZZERIA & FAMILY KITCHEN

From Tempe Marketplace's Diverse Amenity Base



Why Tempe



An Innovative, Educated Community

Just minutes away, **Arizona State University** is the one of the largest universities in the world. Companies benefit from the vast pool of highly skilled, educated and creative workforce nearby.



The City of Tempe offers a fresh, vibrant business environment attracting the next generation of employees.

Tempe is a workforce importer, with approximately 210,000 people employed in a city of 161,000 residents.



Bike Around

Tempe has more than **175 miles** of dedicated bike paths.

About Tempe

Just minutes from downtown Phoenix and Sky Harbor Airport, Tempe is a highly livable and walkable area that proudly boasts 300+ days of sunshine annually, hundreds of miles of running and biking paths, and water sports like kayaking, boating and paddle boarding at Tempe Town Lake. Each year, Tempe plays host to more than 100 athletic, music and cultural events, including Ironman Arizona, P.F. Chang's Rock 'N' Roll Marathon, Oktoberfest, Fiesta Bowl, New Year's Block Party and the Tempe Festival of the Arts.



Gammage Events
300,000+
Visitors annually



Pat Tillman Run
35,000
Visitors annually



Parades
100,000
Visitors annually



Sun Devil Games
45,000
Visitors per game



Rock N Roll Marathon
30,000
Visitors annually



Festivals
360,000+
Visitors annually



Tempe Town Lake
2.5 MILLION
Visitors annually



Tempe Festival of the Arts
400,000
Visitors annually



Ironman
30,000
Visitors annually



Recruitment and Retention



#1 Largest Public University
in the United States

Source: usnews.com

60,000+ Students
Total Enrolled on the
Tempe Campus

#1 in the US for
Innovation for the Last 9
Years and Running

Source: US News & World Report

Direct Access to
ASU Graduates

Tempe Demographic Profile



20%
Population Growth
from 2010-2023



52.1%
Hold a Bachelor
Degree or Higher



29.7
Average Age

#1

Net importer of jobs of any
Major City in the Phoenix MSA

#2

Best place to Live in the US
(Money, 2022)

Tempe Companies



Amazon



Infosys

JPMORGAN CHASE & CO.

Honeywell



Medtronic

Microsoft

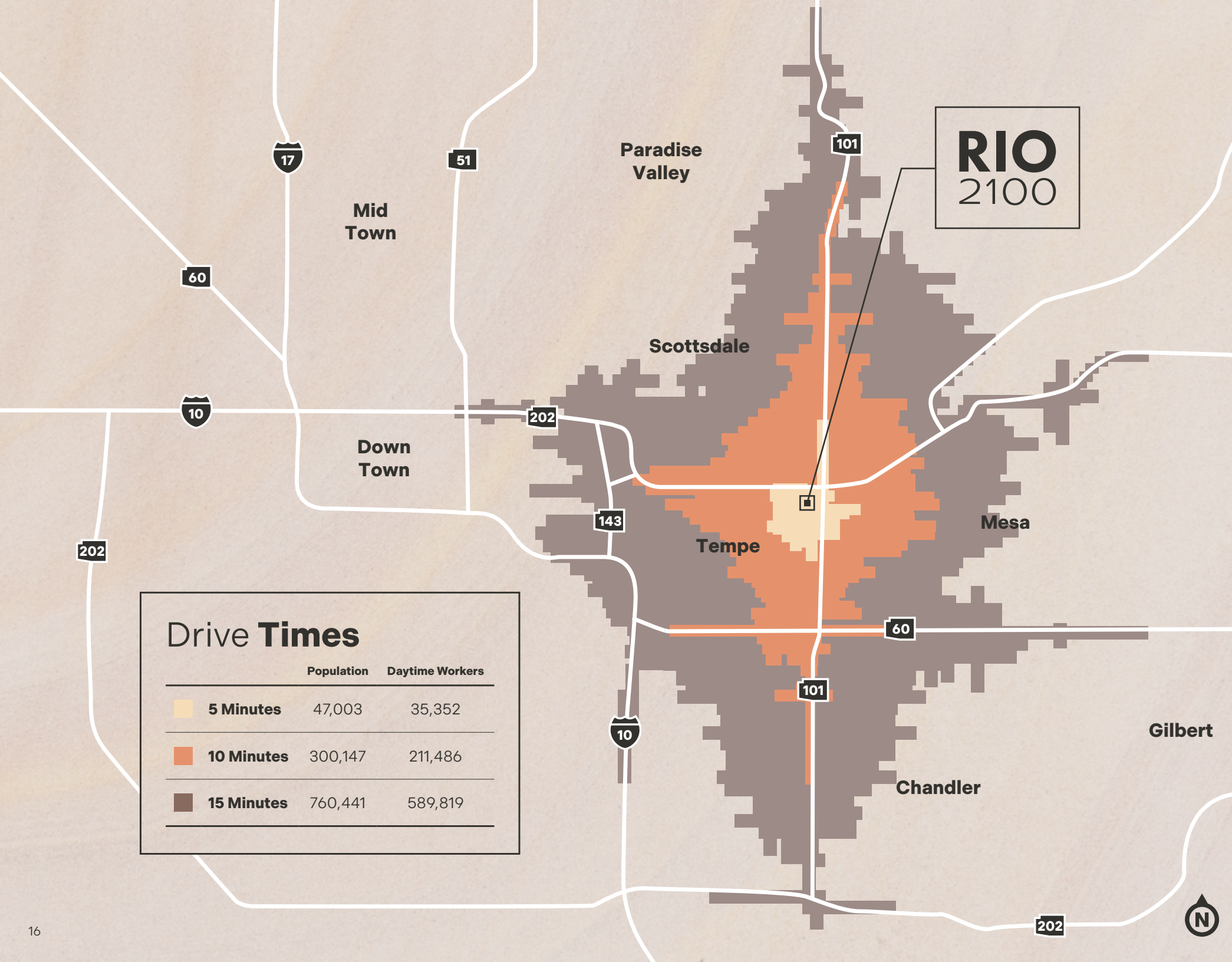


McKinsey&Company

LPL Financial

Gen

Data from the U.S. Census data and Maricopa Association of Governments



RIO 2100

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