



ESTRELLA MEDICAL PLAZA  
PHOENIX, AZ | BANNER ESTRELLA MEDICAL CENTER CAMPUS

### KEY STATISTICS

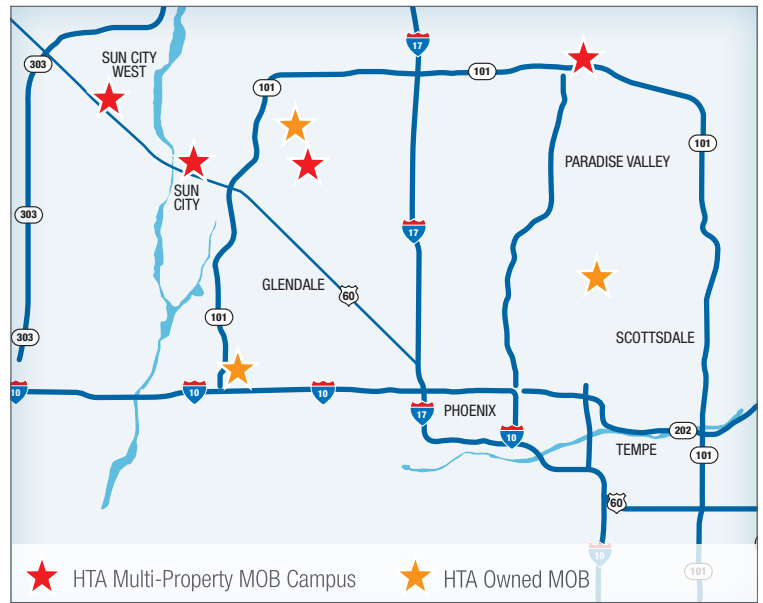
Total Investment \$190 million
GLA: 1.0 million square feet
5.3% of Invested Dollars
30 Medical Office Buildings
HTA Management and Leasing
Key Tenants/Affiliations: Banner Health (AA-)
90% On-Campus / Aligned

### HIGHLIGHTS

Phoenix is one of the fastest growing, large cities in the United States. It benefits from a temperate climate, low cost of living, and business friendly regulatory environment that should continue to attract new businesses and residents. Although the area was hit hard by the economic downturn, it has recently started to grow again, and has become one of the top five major cities for both job and population growth. Forbes predicts Arizona will have the fastest job growth over the next five years. The area also continues to be a popular retirement destination.

The expected growth in the Phoenix area and its senior friendly infrastructure make it an attractive market for healthcare services. Arizona recently passed the significant Medicaid expansion outlined under the Affordable Care Act, which should result in an improving market for healthcare providers.

The majority of HTA’s Phoenix portfolio was purchased during the depths of the economic downturn, from 2008 – 2010, at attractive pricing. It is focused on Phoenix’s West Valley, including Goodyear, Glendale, and the retirement destination of Sun City. This area has developed significantly since 2000 and is expected to account for more than 60% of Phoenix’s growth in the coming decade. As a result, this portfolio is positioned to benefit from recently renewed economic expansion in the area.





KEY MARKET – PHOENIX, ARIZONA

HTA  
LISTED  
NYSE



WEBB MEDICAL PLAZA B  
SUN CITY WEST, AZ | BANNER DEL E. WEBB MEDICAL CENTER CAMPUS



DESERT RIDGE MEDICAL CAMPUS  
PHOENIX, AZ | COMMUNITY-CORE LOCATION