

# Culdesac™

We build cities for people, not cars



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June 2021

**Culdesac is a post-car real estate developer** and property manager building car-free neighborhoods from scratch.

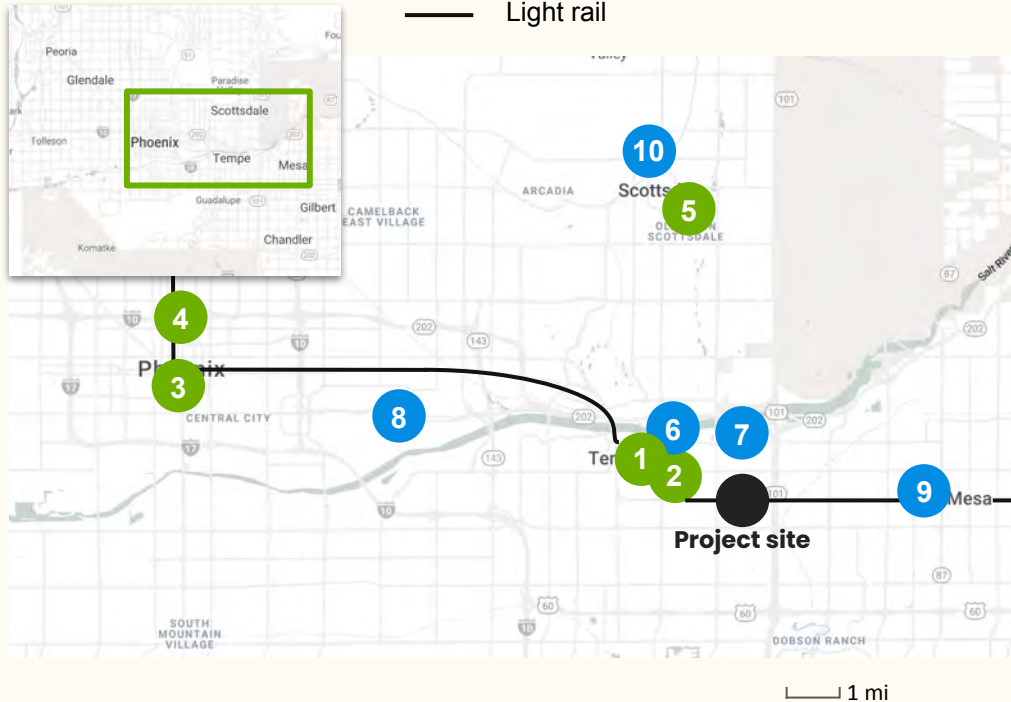
Culdesac is currently developing its first project - **Culdesac Tempe**, the **first car-free neighborhood built from scratch in the U.S.**

Culdesac Tempe opens in 2022 and will be a **761 unit, 1,000 person** neighborhood with **16k sf of vibrant retail**, including a restaurant, grocery store, co-working space, and coffee shop.

The development includes **zero residential parking**, relying instead on shared mobility services (e.g., rideshare, e-scooters, carshare) and light rail.



# Culdesac Tempe is on a light rail station, 2.5 mi from downtown, and 8 miles from Sky Harbor Airport



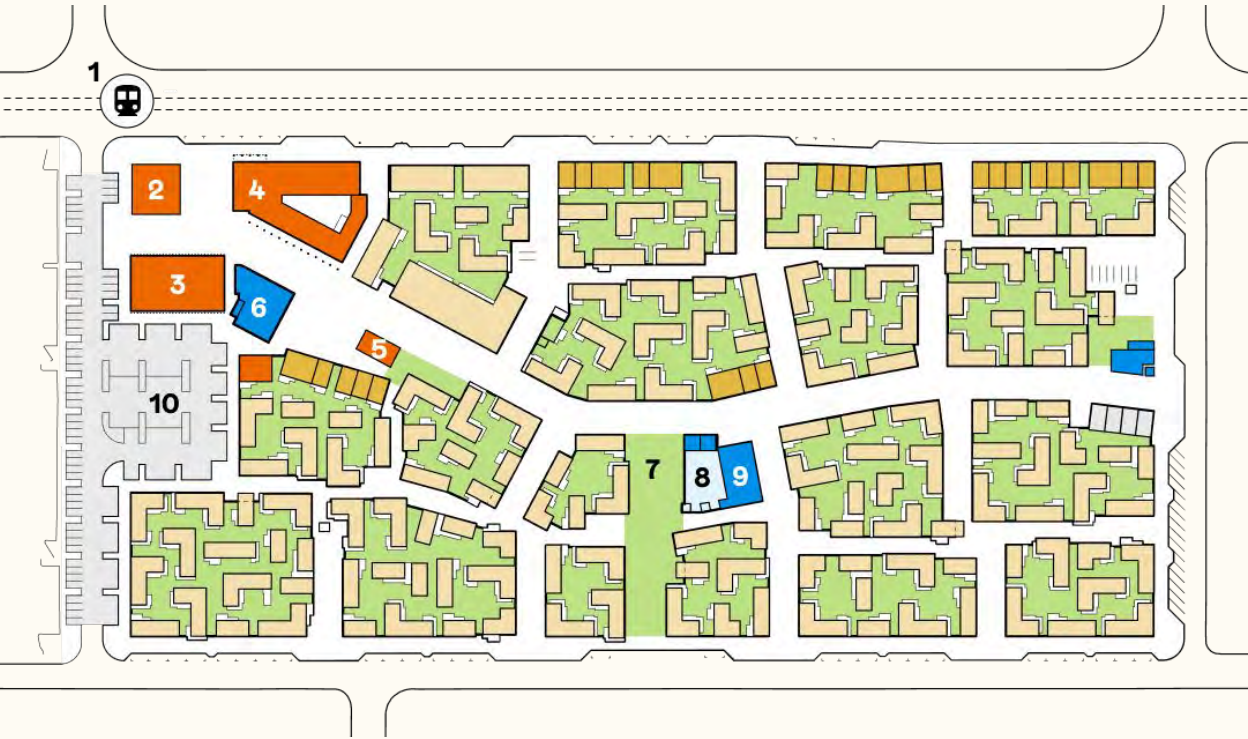
## Cultural Destinations

- 1 **Downtown Tempe**  
A 10-minute rail trip west are street parades, Fortune 500 companies, Arizona State University's main campus, and lively nightlife
- 2 **Arizona State University**  
Ranked #1 in the country for innovation, ASU is home to over 17,000 employees, 70,000 students, and the D-1 Sun Devils
- 3 **Downtown Phoenix**  
Home to 4 pro sports teams, 2 college campuses, and museums— and only a 30-minute rail ride away
- 4 **Roosevelt Row**  
A booming arts district 35-minutes west by rail, exhibiting murals and artwork toured by 100,000 new visitors annually
- 5 **Old Town Scottsdale**  
Famous Old Town and its upscale eateries, friendly streets, and annual festivals are a 15-minute drive to the north

## Commercial Destinations

- 6 **Tempe Town Lake**  
In the desert of Metro Phoenix, residents can sail, float, and swim in Tempe Town Lake, one of the most popular recreation parks in the metro area
- 7 **Tempe Marketplace**  
10 minutes north as the scooter rides, over 100 shops including H&M, Target, and BevMo, and a movie theatre, are in one convenient location
- 8 **Phoenix Sky Harbor Airport**  
An international airport where 120,000 passengers arrive and depart daily is only 20 minutes west on the Valley Metro
- 9 **Downtown Mesa**  
A full square mile of boutique shops, sidewalk cafes, and museums with art walks and block parties hosted every month
- 10 **Scottsdale Fashion Square**  
This luxe super-regional mall 15-minutes north of Culdesac Tempe is the largest shopping center in Arizona

# Culdesac Tempe site map - 17 acres



## Numbers

1. Light Rail Stop
2. Restaurant
3. Grocery
4. Coworking & Coffee
5. Food Truck Plaza
6. Gym
7. Main Park/Dog Park
8. Pool/Hot Tub
9. Maker Space
10. Guest Parking

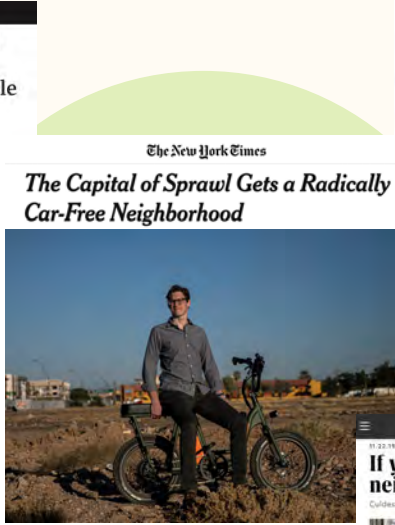
## Legends

- Retail
- Live/ work
- Amenity
- Apartments
- Parking
- Parks/Courtyard

Every resident is at most a 4 min walk from light rail and 1 min walk from rideshare pick-up, bike/scooter parking, and delivery drop-off



# Culdesac Tempe is nationally recognized as the first car-free development in the U.S.



## Culdesac Public Launch

~335M Press impressions (in 3 weeks)

~60 articles covering the launch

# Culdesac Tempe - Front of site



# Culdesac Tempe - Main promenade

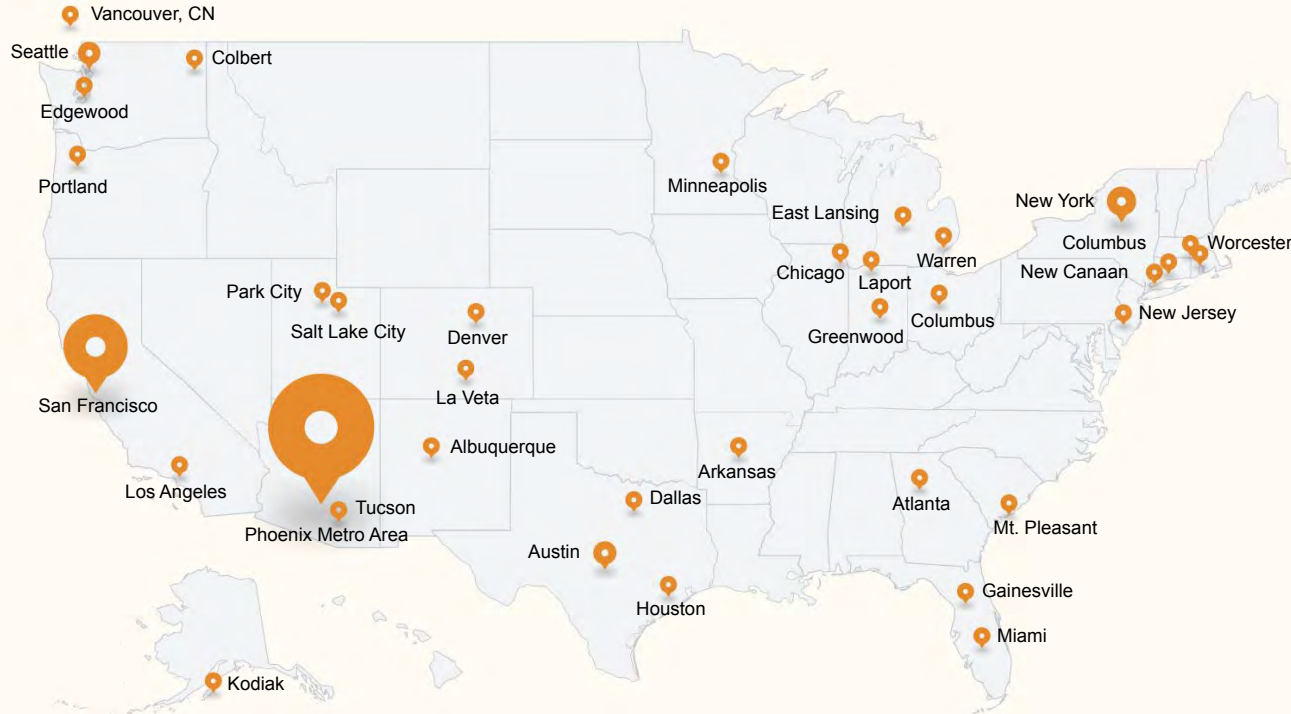




# Culdesac Tempe - Residential courtyard



# Culdesac has an oversubscribed waitlist, and ~60% of founding residents come from outside AZ



## Farthest resident

Kodiak, AK  
(~4,000 mi away)

## Closest resident

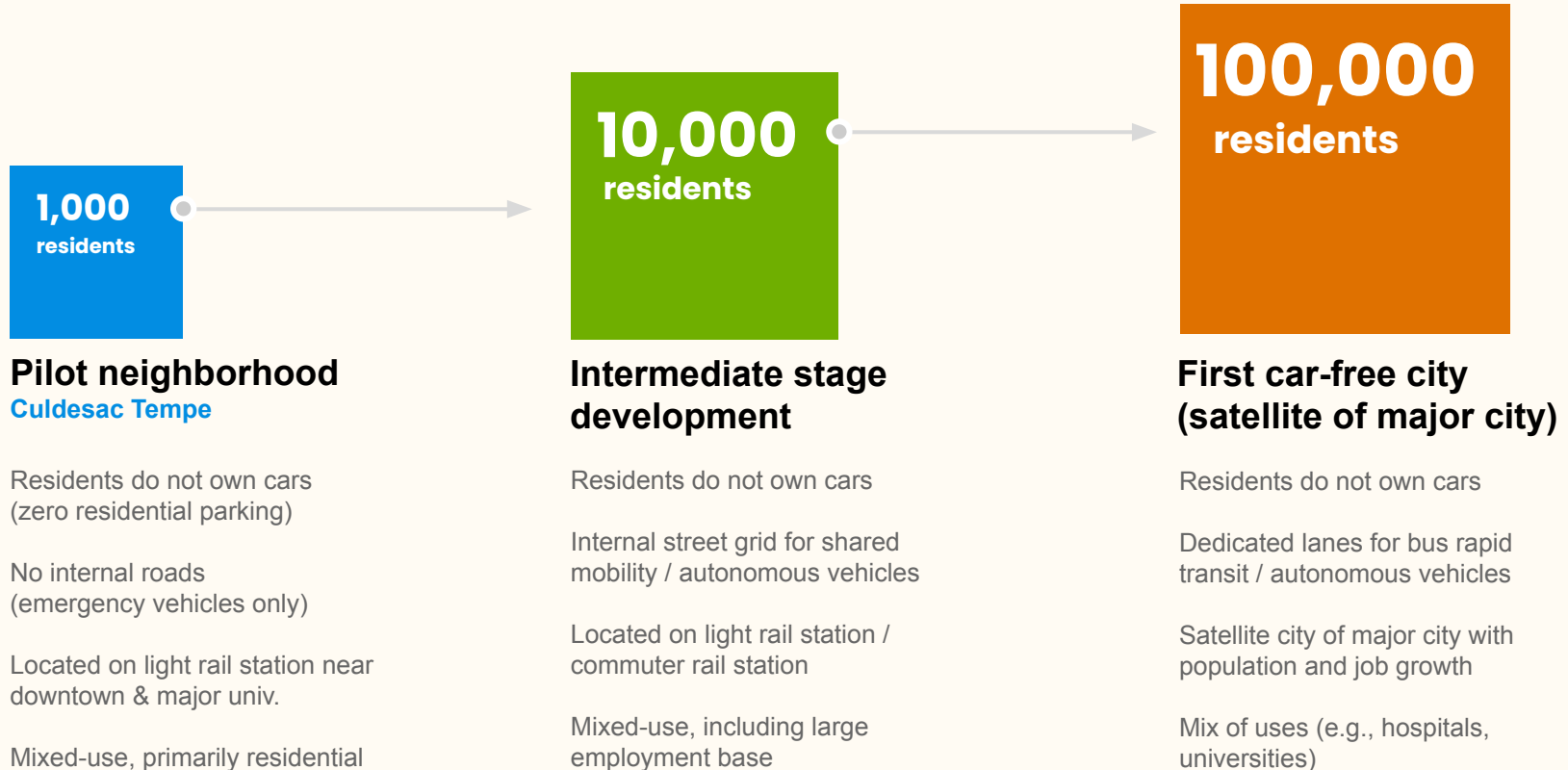
Tempe, AZ  
(1.3 mi away)

## Size

(approximate number of founding residents)



# Culdesac is working toward a car-free city by building developments of increasingly larger size







# Culdesac Tempe Opening 2022

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