



4630 N. 23RD AVENUE | PHOENIX AZ

NEWMARK

57 UNIT | 2026 CONSTRUCTION
BOUTIQUE A CLASS TOWNHOME COMMUNITY | VIBRANT CENTRAL PHOENIX SUBMARKET



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Newmark (Newmark, the "Agent") has been engaged as the exclusive sales representative for the sale of Canyon Townhomes (the "Property") by "Ownership" (the "Seller"). This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation February 2026 of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder. This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

EXECUTIVE SUMMARY



INVESTMENT DRIVERS

57 TOWNHOMES
NUMBER OF UNITS

\$368,421
PRICE PER UNIT

\$21,000,000
LIST PRICE

\$270.36/SF
PRICE PER SF



BOUTIQUE “A” CLASS
TOWNHOME COMMUNITY
| CONTEMPORARY
ARCHITECTURE | MODERN
FINISHES & TECHNOLOGY



2026 CONSTRUCTION =
MODERN SYSTEMS | COPPER
PLUMBING | ABS SEWERS | 150
AMP ELECTRIC



PROXIMITY TO NUMEROUS
NEIGHBORHOOD SCHOOLS



PROXIMITY TO GRAND
CANYON UNIVERSITY



INFILL LOCATION PROVIDING
ACCESS TO MIDTOWN'S
EMPLOYMENT BASE &
UPTOWN'S AMENITY
CORRIDOR



CREIGHTON UNIVERSITY
HEALTH SCIENCES CAMPUS
| ST. JOSEPHS HOSPITAL &
MEDICAL CENTER



PROXIMITY TO DOWNTOWN
PHOENIX



PHOENIX BIOMEDICAL
CAMPUS



ARIZONA STATE
UNIVERSITY(ASU) -
DOWNTOWN CAMPUS



CONTEMPORARY ARCHITECTURE

BOUTIQUE “A” CLASS TOWNHOME COMMUNITY

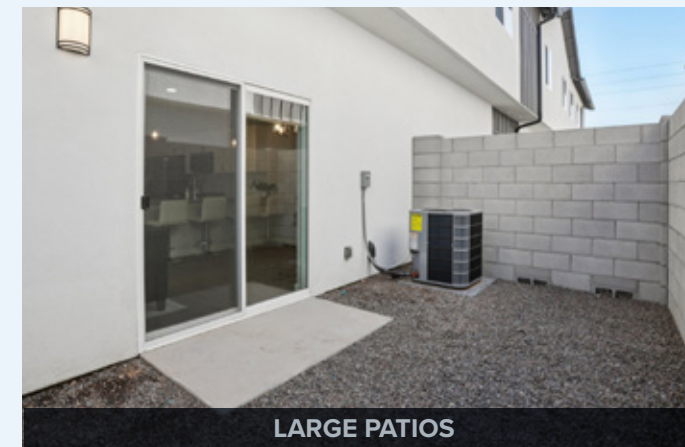
Canyon Townhomes is a brand-new 2026 built townhome community located in the vibrant Central Phoenix submarket. These Beautiful 2 and 3 Bedroom, 2.5-Bath Townhomes feature dual primary bedrooms with large walk-in closets and both bedrooms have en-suite bathrooms with large vanities, quartz countertops, modern subway tiled showers, framed vanity mirrors, modern faucets, fixtures and lighting. Downstairs residents enjoy 9-foot ceilings, a well-designed living room, large open kitchen and oversized stainless steel sink and gooseneck polished chrome faucet, modern white shaker cabinetry w/ soft close doors and drawers, modern quartz countertops, designer mosaic tile kitchen back splash, upgraded full size energy efficient stainless steel appliance package, modern wood plank flooring throughout, and full size washer & dryers in separate laundry rooms. Residents also enjoy large private patios accessed through sliding glass doors, oversized direct-access 1 car garages equipped with electric car chargers, and modern technology features including Fiber internet access, Nest thermostats, video doorbell, keyless entry, and Bluetooth garage door openers. Lastly, the community is beautifully landscaped with modern desert rock, native plants, trees, several grass areas, bike racks, and an enclosed dog park.



INTERIOR FEATURES

- 9-Foot Ceilings
- Wood Plank Flooring and 6” Baseboards Throughout
- Dual Primary Bedrooms with En Suite Bathrooms
- Large Bath Vanities with Quartz Counters
- Modern Subway Tiled Showers
- Oversize Walk-in Closets
- Oversize Stainless Steel Sink and Gooseneck Faucet
- Custom Shaker Cabinetry w/ Soft Close Door & Drawers
- Quartz Countertops with Designer Mosaic Tile Back Splash
- Upgraded Full Size Energy Efficient Stainless Steel Appliance Package
- Full Size Washer & Dryer
- Contemporary Lighting Package

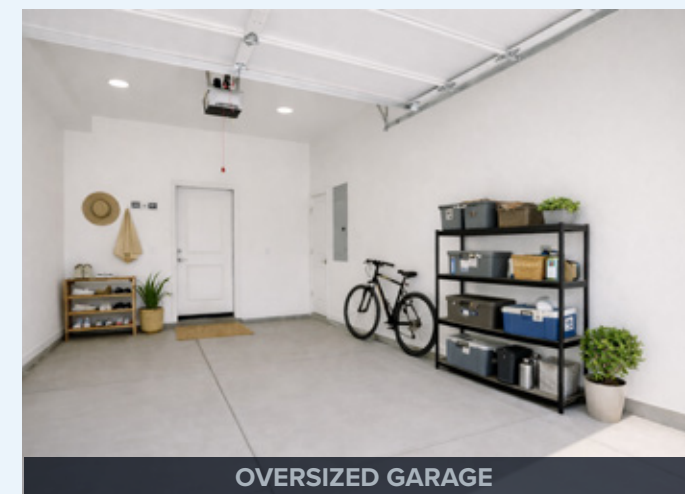




LARGE PATIOS



MODERN PORCH LIGHTING



OVERSIZED GARAGE

TOWNHOME & COMMUNITY AMENITIES

- Large Private Patios with 6 Foot Block Walls
- Modern Porch Lighting above Modern Unit Numbers
- Oversize Direct Access One Car Garages
- Beautifully Landscaped with Native Desert Rock, Plants, Trees
- Large Grass Areas and Fully Enclosed Dog Park



LARGE GRASS AREAS AND FULLY ENCLOSED DOG PARK

QUALITY CONSTRUCTION & MODERN TECHNOLOGY

- Contemporary Architectural Accents
- 2'x6' Stud Walls and 18' Wood Trusses
- Pitched Composition Shingle Roof and Sleek Metal-Roof Detailing
- Upgraded Foam Insulation (Energy Savings and Noise Reduction)
- 14-Seer HVAC Heat Pumps and Insulated Ducts
- Townhomes Individually Sprinklered for Fire Suppression
- Copper Plumbing, ABS Sewers, 150 AMP Electric Panels
- Video Doorbell
- Keyless Entry
- Bluetooth Garage Door Openers
- Electric Car Chargers in Garage



ELECTRIC CAR CHARGERS



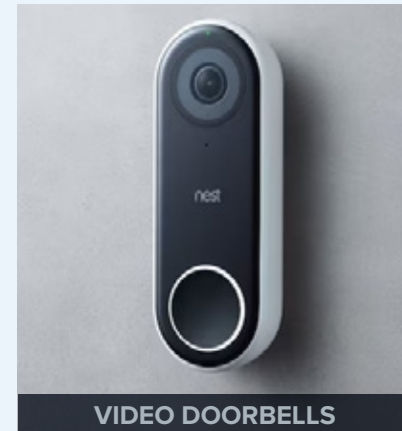
KEYLESS ENTRY



CONTEMPORARY ARCHITECTURAL ACCENTS



BLUETOOTH GARAGE OPENERS



VIDEO DOORBELLS



2026 CONSTRUCTION WITH MODERN SYSTEMS

Canyon Townhomes were developed in 2026 of contemporary architecture, frame wood construction and finished with a smooth stucco modern exterior. Given the age of construction, the plumbing and electric are built to modern codes and standards. This includes copper plumbing supply, ABS sewer lines and 150 Amp Electric Panels without aluminum branch wiring. These modern systems significantly reduce insurance costs and provide peace of mind to new ownership that no major capital improvement costs will be incurred due to aging plumbing and electric systems. Additionally, the townhome buildings are framed with 2'x6' stud walls and 18' wood trusses. The roof application was completed with a modern exterior design highlighted by a pitched composition-shingle roof and sleek metal-roof detailing. Upgraded foam insulation was also installed in strategic locations to better insure energy savings and noise reduction. The HVAC systems installed utilizing 14-seer heat pumps and insulated ducts. Lastly, all units are individually sprinklered for fire suppression.

- Copper plumbing
- ABS sewers
- 150 amp electric



PROXIMITY TO NUMEROUS NEIGHBORHOOD SCHOOLS

Canyon Townhomes benefits from a differentiated family-rental demand driver through its location directly across from Westwood Elementary School, which serves students from kindergarten through eighth grade. For families with school-age children, this proximity simplifies daily drop-off and pickup routines while creating a meaningful incentive to remain in the community through multiple school years.

The property further supports long-term family residency with modern finishes, high-speed fiber internet, spacious two- and three-bedroom townhome floor plans, private garages, and in-home laundry. Together, these features provide a more private, convenient, and home-like rental experience than a conventional apartment community.

By combining family-oriented housing with immediate access to a K–8 school, Canyon Townhomes is well positioned to attract households seeking stability and longer-term residency, which should support lower turnover and more durable occupancy.

Rental townhome communities adjacent to elementary schools hold a meaningful advantage over competing properties because this convenience is difficult to replicate. The property is further supported by nearby educational options including St. Gregory Catholic School, Bourgade Catholic High School, and Grand Canyon University.



WESTWOOD ELEMENTARY SCHOOL



BOURGADE CATHOLIC HIGH SCHOOL



ST. GREGORY CATHOLIC SCHOOL

GRAND CANYON UNIVERSITY ARENA

PROXIMITY TO GRAND CANYON UNIVERSITY

Canyon Townhomes is located 5 minutes north of the booming Grand Canyon University (GCU). The University's 300-acre campus has gone through a \$1.2 Billion investment in technologies, infrastructure and expansion over the past 10 years, providing a tremendous benefit to the local submarket through added employment, educational opportunities, and a sharp increase in rents and values. The campus enrollment in 2014 was 8,500 students with the current enrollment now surpasses 25,000 students. GCU's 5-year forecast for enrollment is to grow to over 30,000 students and will expand the 300-acre campus to 400 acres which includes a collegiate level golf course, providing an annual economic impact of \$2.1 billion to the local community.



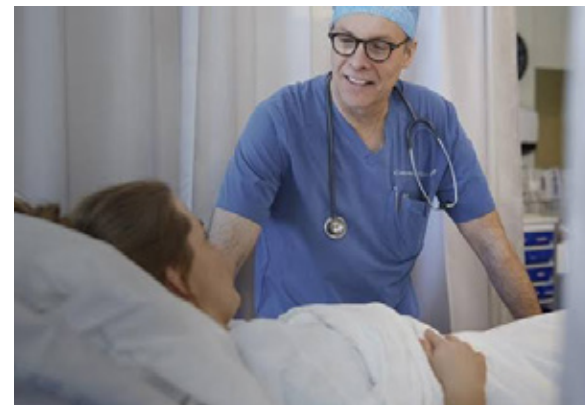
INFILL LOCATION PROVIDING ACCESS TO MIDTOWN'S EMPLOYMENT BASE & UPTOWN'S AMENITY CORRIDOR

Canyon Townhomes is just minutes from the thriving urban culture of the Uptown Amenity Corridor and the large Midtown Employment Business and Health Corridor. The Uptown Amenity Corridor offers residents ample restaurant and retail options, including the vibrant entertainment district along 7th Street and Bethany Home Road as well as Uptown Plaza at Central & Camelback with trendy and popular restaurants such as The Henry, Flower Child, Sushi Vibe, Shake Shack, Chula Seafood, Zooks, Salt & Straw, Dynamite Beer Co., and popular retailers such as West Elm, Lather, Local Nomad, and Muse. The Midtown Business and Health Corridor is home to over 53,000 employees boasting some of the largest business and health care companies in the State including Dignity Health, Banner Health, St. Joseph's Hospital and Medical Center, Creighton University, Phoenix Children's Hospital and the world-class Barrow Neurological Institute, U-Haul Corporate Headquarters, IBM and Copper Point Insurance.



CREIGHTON UNIVERSITY HEALTH SCIENCES CAMPUS | ST. JOSEPH'S HOSPITAL & MEDICAL CENTER

Within minutes of Canyon Townhomes is Creighton University Health Sciences Campus. In 2021 Creighton University built the \$150 million medical campus next to St. Joseph's Hospital and Medical Center. The 195,000 SF Campus is a four-year medical school and is home to nearly 1,000 health sciences students, including medical, nursing, occupational and physical therapy, pharmacy and physician assistant. Creighton University has an alliance and works with neighboring Dignity Health St. Joseph's Hospital and Medical Center sending medical students for clinical rotations. St. Joseph's Hospital and Medical Center is one of the largest in the state with 4,200 employees and offers a wide range of medical services including cardiovascular, neurological, cancer care, orthopedics and sports medicine, transplant services, emergency and trauma.





PROXIMITY TO DOWNTOWN PHOENIX

Canyon Townhomes are located 10 minutes north of the booming Downtown Phoenix submarket which boasts the highest concentration of employment in the state with approximately 150,000 employees and more than 20 million SF of office space. More than \$5 billion has been newly invested in office space, retail, restaurants, educational facilities, convention space, and hotel rooms in the downtown area. Prominent employers include the City of Phoenix, Maricopa County, the State of Arizona, Wells Fargo, Bank of America, Ernst & Young, United Healthcare, Cigna Healthcare and Arizona State University Downtown Campus. Arts and Entertainment venues in Downtown Phoenix include Herberger Theater, Chase Field(home to the Arizona Diamondbacks), and Mortgage Matchup Center(home to the Phoenix Suns) that also serve as concert venues year round.





PHOENIX BIOMEDICAL CAMPUS

The Phoenix Biomedical Campus (PBC) is host to biomedical research activities with the highest concentration of research scientists and complementary research professionals in the region. PBC also provides a chance for collaborative efforts with the firms and institutions, including all three state Universities (ASU, University of Arizona, NAU), working together to advance healthcare through academic programs that prepare future healthcare professionals. The economic impact of the PBC is around 1.5 Billion with a projected impact to reach \$3.1 Billion by 2025. The 30-acre campus provides over 4.5M SF and a projected 7,000 jobs.



ARIZONA STATE UNIVERSITY (ASU) DOWNTOWN CAMPUS

The ASU Downtown campus has exploded in recent years. The Downtown campus joins student life with an urban lifestyle in the heart of Phoenix. Fulfilling a compelling vision for a transformational student experience for the more than 20,000 students enrolled, the campus integrates research, classroom learning and real-world problem-solving in high-tech facilities that make the most of the location and the city's vibrant neighborhoods and culture. Arizona State University's Downtown Phoenix campus is home to the Walter Cronkite School of Journalism and Mass Communications, the College of Health Solutions, the College of Nursing and Health Innovation, the College of Public Programs and the School of Letters and Sciences. The Sandra Day O'Connor College of Law recently opened in a six-story, \$120 million building. Also recently opened is the Thunderbird School of Global Management, a \$67M project that is a 5 story 110,000 SF state-of-the art facility.



PROPERTY OVERVIEW



PROPERTY DETAILS

4630 N. 23rd Avenue
Phoenix, AZ

ADDRESS

Maricopa

COUNTY

57

NUMBER OF UNITS

1,363 SF

AVERAGE UNIT SIZE

2026

YEAR BUILT

77,673 SF

RENTABLE AREA

UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	PROFORMA MARKET RENT/MONTH	PROFORMA MARKET RENT/SF
2 BDRM / 2.5 BATH	33	1,348	\$2,199	\$1.63
3 BDRM / 2.5 BATH	15	1,348	\$2,430	\$1.80
3 BDRM / 2.5 BATH	9	1,441	\$2,615	\$1.68
TOTAL AVERAGE	57	1,363	\$2,325	\$1.71

Owner and broker make no representation as to the actual square footage of any units. Prospective purchasers are encouraged to independently confirm the measurement of all units.



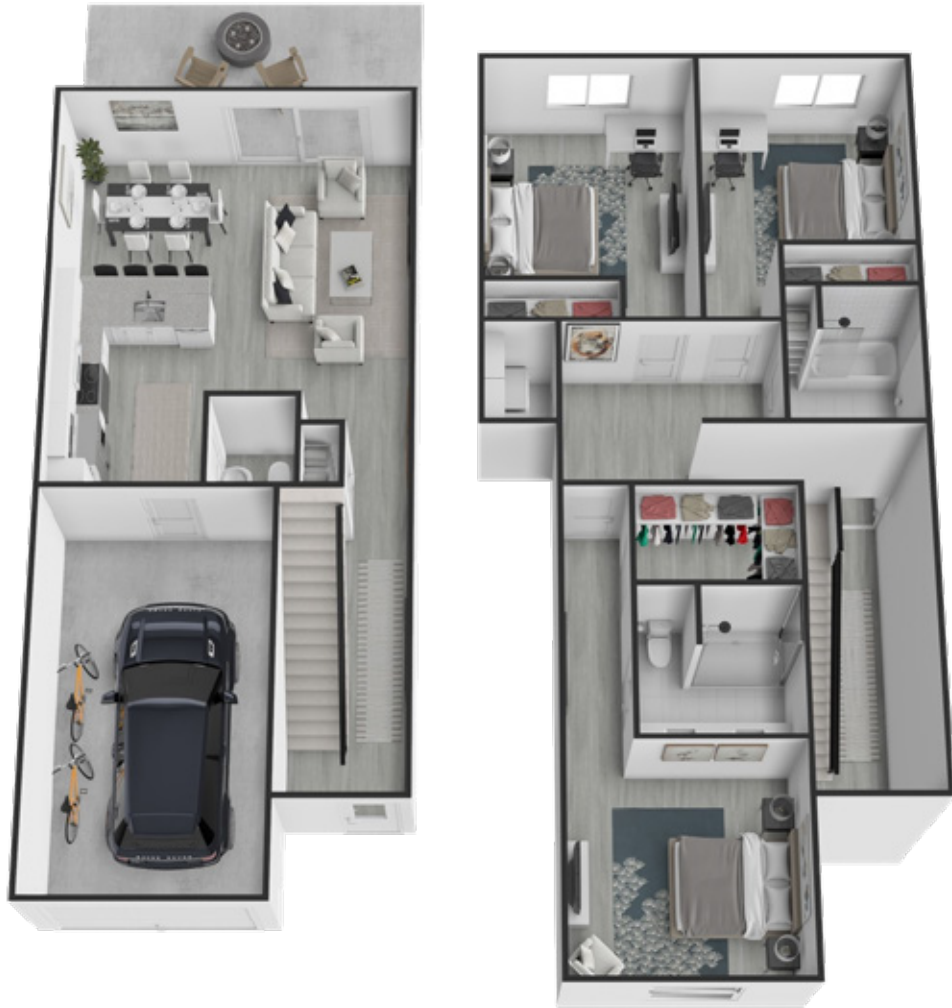
FLOOR PLANS



TWO BED-2.5 BATH
1,348 SF



THREE BED-2.5 BATH
1,348 SF



THREE BED-2.5 BATH
1,441 SF

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FINANCIAL ANALYSIS

3

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Number of Units	57
Year Built	2026
List Price	\$21,000,000
Price per Unit	\$368,421
Price per Square Foot	\$270.36
Rentable Square Feet	77,673
Average Square Feet per Unit	1,363
Average Rent per Unit	\$2,325
Average Rent per SF	\$1.71

FINANCING TERMS

Down Payment	\$7,770,000
Proposed New Loan	\$13,230,000
Loan-to-Value	63%
Interest Rate	5.50%
Loan Term	7 Years
Interest Only	3 Years
Amortization	30 Years

PROFORMA

	PER UNIT	DOLLARS
Effective Gross Income	\$27,845	\$1,587,176
Less: Operating Expenses	6,360	362,544
Less: Capital Reserves	250	14,250
Net Operating Income	21,235	1,210,382
Debt Service		727,650
Net Cash Flow		(6.21%) \$482,732

FINANCIAL RETURN

Cap Rate	5.76%
Cash on Cash Return	6.21%

UNIT MIX - PROFORMA RENTS

UNIT DESCRIPTION	NO. OF UNITS	% TYPE	UNIT SF	PROFORMA RENTS	PROFORMA RENT/SF	PROFORMA MONTHLY RENT TOTAL	PROFORMA ANNUAL RENT TOTAL	TOTAL SF
TWO BEDROOM								
2 Bdrm / 2.5 Bath	33	57.9%	1,348	\$2,199	\$1.63	\$72,567	\$870,804	44,484
THREE BEDROOM								
3 Bdrm / 2.5 Bath	15	26.3%	1,348	\$2,430	\$1.80	\$36,450	\$437,400	20,220
3 Bdrm / 2.5 Bath	9	15.8%	1,441	\$2,615	\$1.68	\$23,535	\$282,420	12,969
TOTAL / AVG.	57	100.0%	1,363	\$2,325	\$1.71	\$132,552	\$1,590,624	77,673



MARKET UNDERWRITING ANALYSIS

INCOME		PROFORMA ASSUMPTIONS	
Gross Scheduled Rent			\$1,590,624
Gross Potential Income			\$1,590,624
Less: Vacancy		(5.0%)	(79,531)
Total Rental Income		95.00%	\$1,511,093
Plus: Internet Income		\$335	\$19,083
Plus: Other Income		1,000	57,000
Effective Gross Income			\$1,587,176
EXPENSES			
Repairs & Maintenance		\$350	\$19,950
Contract Services		400	22,800
Payroll		800	45,600
Administrative/Advertising		250	14,250
Utilities		1,000	57,000
Total Variable Expenses		\$2,800	\$159,600
Taxes		2,000	114,000
Insurance		500	28,500
Management Fee		4.00%	60,444
Total Operating Expenses		\$6,360	\$362,544
Plus: Capital Reserves		250	14,250
Total Expenses		\$6,610	\$376,794
NET OPERATING INCOME			\$1,210,382
DEBT SERVICE			
New Financing - \$13,230,000 (63% LTV)			
Debt Service (5.50% I/O)			\$727,650
CASH FLOW AFTER DEBT SERVICE		(6.21%)	\$482,732



COMPARABLE SALES

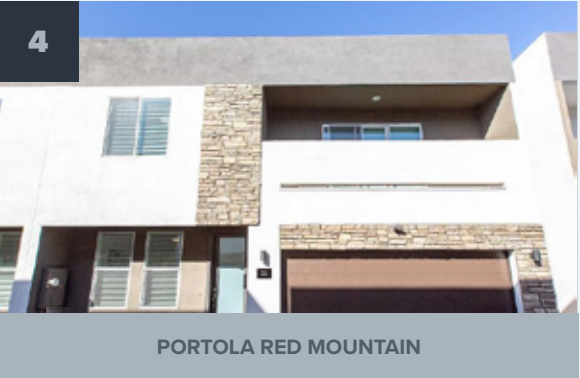
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COMPARABLE SALES



	APARTMENT NAME	CITY	UNITS	PRICE	\$/UNIT	\$/SF	YOC	SALE DATE
S	CANYON TOWNHOMES	PHOENIX	57	\$21,000,000	\$368,421	\$270.36	2026	TBD
1	BOULEVARD ON 37TH	PHOENIX	16	\$6,650,000	\$415,625	\$344.35	2023	8/26/2025
2	VILLA FIFTY1 TOWNHOMES	PHOENIX	10	\$4,000,000	\$400,000	\$240.38	2023	7/29/2025
3	CYRENE AT SKYLINE	WADDELL	102	\$38,760,000	\$380,000	\$211.40	2024	11/14/2025
4	PORTOLA RED MOUNTAIN	PHOENIX	49	\$18,250,000	\$372,449	\$222.00	2023	8/19/2025
5	THE SONORAN TOWNHOMES	MESA	36	\$13,390,000	\$371,944	\$218.28	2024	3/6/2026
6	SEVENTH STREET VILLAS	PHOENIX	18	\$6,600,000	\$366,667	\$222.01	2024	8/1/2025
7	TOWNHOMES AT PARK TOWER	CHANDLER	77	\$27,200,000	\$353,247	\$237.47	2017	8/29/2025
Total/Average			39	\$14,608,333	\$384,448	\$243.07	2023	





4630 N. 23rd Avenue | PHOENIX, AZ

PROPERTY INFORMATION

57
NUMBER OF UNITS

2026
YEAR BUILT

77,673
NET RENTABLE AREA

SALE INFORMATION

\$21,000,000
SALE PRICE

\$368,421
PRICE PER UNIT

\$270.36
PRICE PER SQUARE FOOT

UNIT MIX

UNIT DESCRIPTION	SQUARE FEET	NO. OF UNITS
2 BED / 2.5 BATH	1,348	33
3 BED / 2.5 BATH	1,348	15
3 BED / 2.5 BATH	1,441	9
TOTAL / AVG	1,363	57



1



BOULEVARD ON 37TH
3232 N 37TH ST | PHOENIX, AZ

PROPERTY INFORMATION

Number of Units	16
Year Built	2023
Net Rentable Area	19,312

SALE INFORMATION

Price	\$6,650,000
Price per Unit	\$415,625
Price per SF	\$344.35
Sale Date	8/26/26

UNIT MIX

Unit Description	Square Feet	No. of Units
2 BED / 2 BATH	1,207	16
TOTAL / AVG	1,207	16

2



VILLA FIFTY1 TOWNHOMES

1850 N 51ST ST | PHOENIX, AZ

PROPERTY INFORMATION

Number of Units	10
Year Built	2023
Net Rentable Area	16,640

SALE INFORMATION

Price	\$4,000,000
Price per Unit	\$400,000
Price per SF	\$240.38
Sale Date	7/29/25

UNIT MIX

Unit Description	Square Feet	No. of Units
3 BED / 2.5 BATH	1,664	10
TOTAL / AVG	1,664	10

3



CYRENE AT SKYLINE

9117 N 181ST AVE | WADDELL, AZ

PROPERTY INFORMATION

Number of Units	102
Year Built	2024
Net Rentable Area	183,350

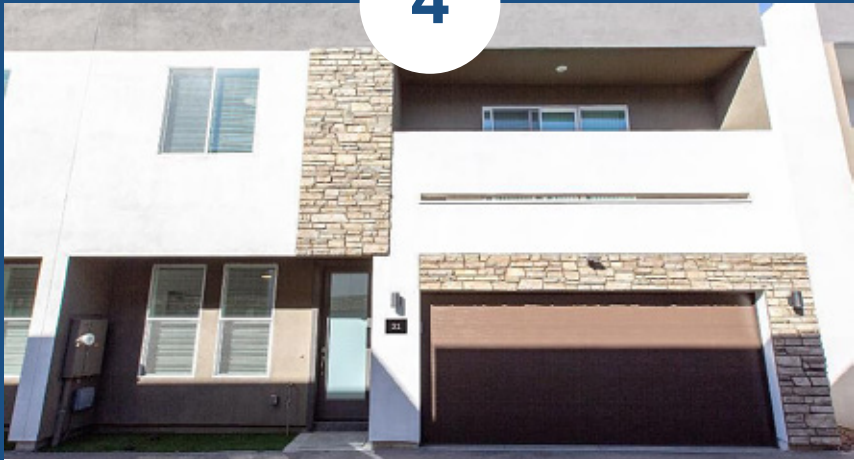
SALE INFORMATION

Price	\$38,760,000
Price per Unit	\$380,000
Price per SF	\$211.40
Sale Date	11/14/25

UNIT MIX

Unit Description	Square Feet	No. of Units
3 BED / 2 BATH	1,433	19
4 BED / 2.5 BATH	1,881	83
TOTAL / AVG	1,657	102

4



PORTOLA RED MOUNTAIN

600 N 53RD ST | PHOENIX, AZ

PROPERTY INFORMATION

Number of Units	49
Year Built	2023
Net Rentable Area	82,208

SALE INFORMATION

Price	\$18,250,000
Price per Unit	\$372,449
Price per SF	\$222.00
Sale Date	8/19/25

UNIT MIX

Unit Description	Square Feet	No. of Units
3 BED / 2.5 BATH	1,664	43
4 BED / 3.5 BATH	1,776	6
TOTAL / AVG	1,720	49

5



THE SONORAN TOWNHOMES

3426 E UNIVERSITY DR | MESA, AZ

PROPERTY INFORMATION

Number of Units	36
Year Built	2024
Net Rentable Area	61,344

SALE INFORMATION

Price	\$13,390,000
Price per Unit	\$371,944
Price per SF	\$218.28
Sale Date	3/6/26

UNIT MIX

Unit Description	Square Feet	No. of Units
3 BED / 2.5 BATH	1,704	36
TOTAL / AVG	1,704	36

6



SEVENTH STREET VILLAS

6631 S 7TH ST | PHOENIX, AZ

PROPERTY INFORMATION

Number of Units	18
Year Built	2024
Net Rentable Area	29,728

SALE INFORMATION

Price	\$6,600,000
Price per Unit	\$366,667
Price per SF	\$222.01
Sale Date	8/1/25

UNIT MIX

Unit Description	Square Feet	No. of Units
3 BED / 2.5 BATH	1,552	10
4 BED / 3.5 BATH	1,776	8
TOTAL / AVG	1,664	18

7



TOWNHOMES AT PARK TOWER

111 W PACKLANE BLVD | CHANDLER, AZ

PROPERTY INFORMATION

Number of Units	77
Year Built	2017
Net Rentable Area	114,541

SALE INFORMATION

Price	\$27,200,000
Price per Unit	\$353,247
Price per SF	\$237.47
Sale Date	8/29/25

UNIT MIX

Unit Description	Square Feet	No. of Units
2 BED / 2.5 BATH	1,295	29
3 BED / 2.5 BATH	1,386	6
3 BED / 3.5 BATH	1,635	34
4 BED / 3.5 BATH	1,635	8
TOTAL / AVG	1,488	77



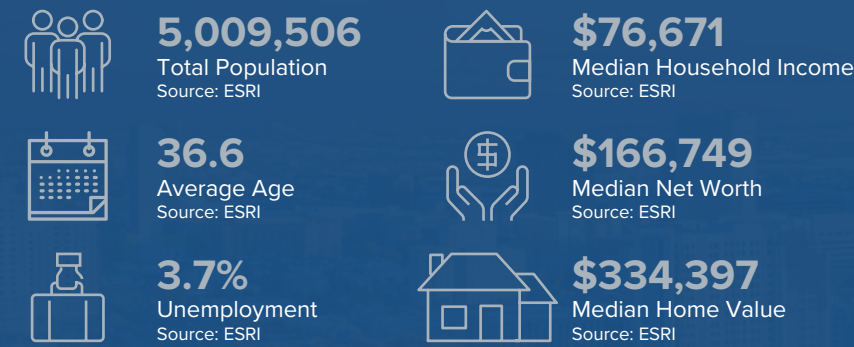


PHEONIX MARKET OVERVIEW

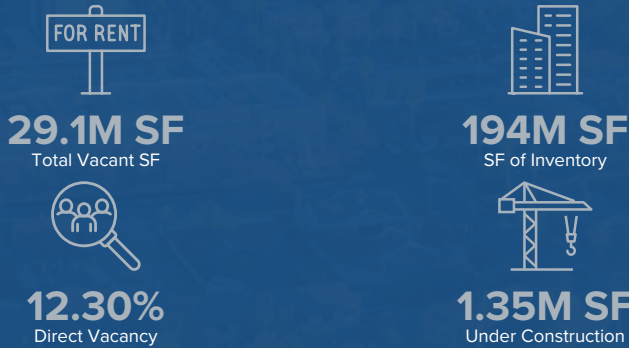
PHOENIX MARKET OVERVIEW

The Phoenix Metropolitan Area (Phoenix MSA) leads the nation in many economic areas, including population and job growth, and is expected to continue this growth rate through at least 2050. Covering nearly 520 square miles, the Phoenix MSA has a population of over five million people and was ranked 1st in nation for population growth. Downtown Phoenix has been revitalized and is home to multiple theaters, major sports arenas, the ASU downtown campus and biomedical campus, and the University of Arizona College of Medicine. With over 300 days of sunshine, the “Valley of the Sun” invites you to enjoy major destinations for relaxation and recreation, must-visit culinary and cocktail venues, longstanding arts, civic, and cultural institutions. The Phoenix MSA is the perfect background for experiencing the rich diversity of things to see and do!

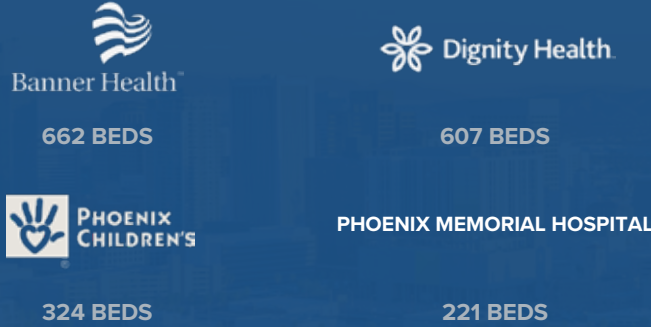
DEMOGRAPHICS



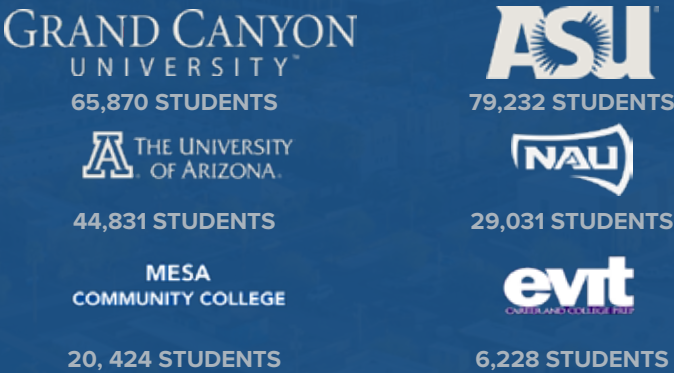
OFFICE SPACE



HOSPITALS



EDUCATION



MARICOPA COUNTY WAS THE

FIRST

LARGEST GAINING COUNTY IN U.S.

Source: U.S. Census, 2023

PHOENIX WAS

FIRST

FOR POPULATION GROWTH

(2010-2020) Source: AZ Big Media, US Census

PHOENIX/MESA METRO WAS

FIRST

FOR LARGEST PROJECTED JOB GAINS
IN THE TOP 15 METROS IN THE U.S.

Source: Phoenix Business Journal, 2024

NOTABLE EMPLOYERS

AMAZON

AMERICAN EXPRESS

BANK OF AMERICA



Banner Health

CVSHealth

Dignity Health

FREEMAN FREEMAN

Honeywell

HONORHEALTH



JPMORGAN CHASE & CO.

MAYO CLINIC

Raytheon Technologies

Walmart

WELLS FARGO

ROBUST ECONOMY AND EXPANDING BUSINESS SECTORS

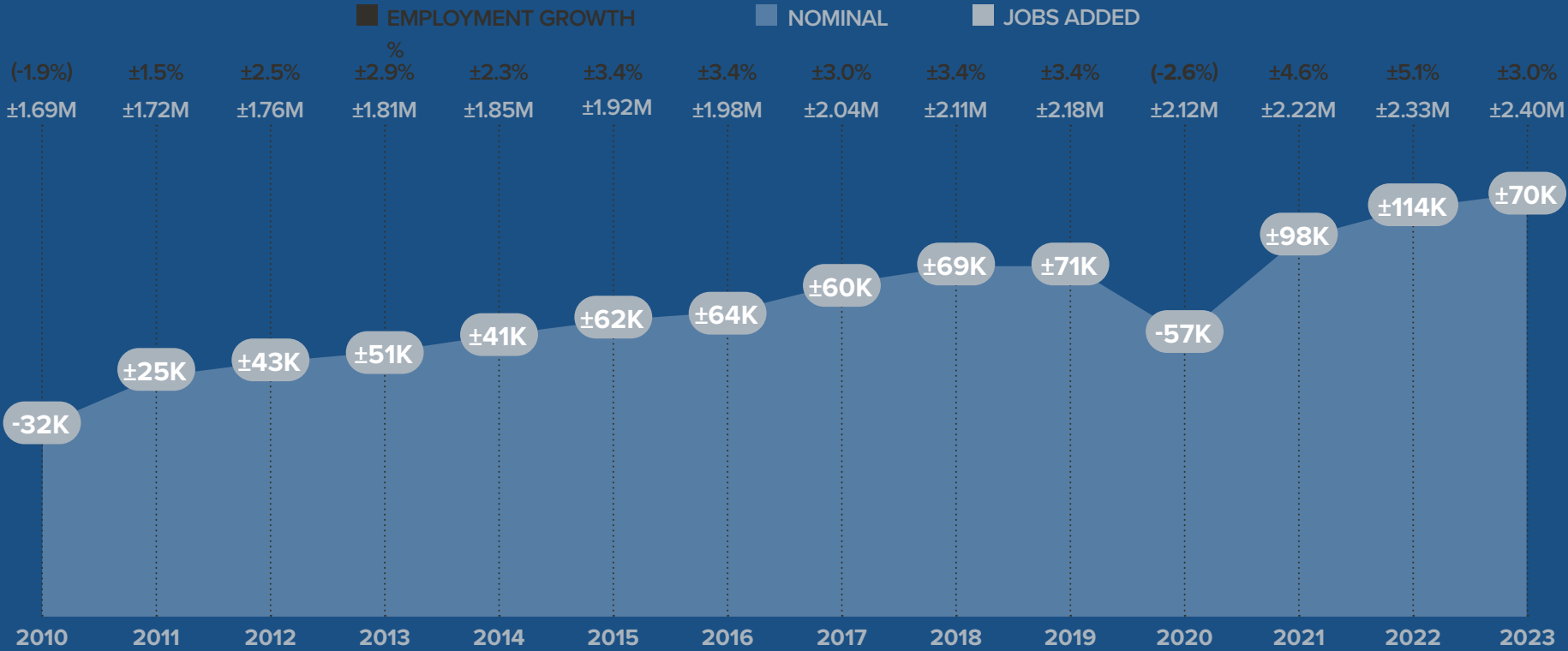
Metro Phoenix has been experiencing significant job growth across various sectors, contributing to its status as one of the fastest growing metropolitan areas in the United States. An overview of the job growth in the region is as follows:

- Metro Phoenix has emerged as a technology hub, attracting companies in software development, cybersecurity, aerospace, and advanced manufacturing. The presence of universities and research centers fosters innovation and entrepreneurship in the region.
- The region is home to major healthcare providers, research institutions, and bioscience companies, driving healthcare services, pharmaceuticals, and medical technology.
- The financial services sector, including banking, insurance investment firms, is a significant contributor to the economy of Metro Phoenix, providing employment opportunities in finance, accounting, and related fields.
- The region's strategic location and transportation infrastructure facilitate the growth of manufacturing and logistics companies, creating jobs in production, distribution, and supply chain management.
- Metro Phoenix is a popular destination for tourism and conventions, supporting jobs in hotels, restaurants, entertainment venues, and event planning.

MAJOR EMPLOYERS BY SECTOR				
 Technology and Innovation	 Healthcare and Bioscience	 Financial Services	 Manufacturing and Logistics	 Tourism and Hospitality
• Boeing • DoorDash • General Dynamics • Lockheed Martin • Opendoor • Robinhood	• Banner Health • Dignity Health • Honor Health • Mayo Clinic • Phoenix Children's Hospital	• Bank of America • JP Morgan Chase • State Farm • USAA • Wells Fargo	• Amazon • Boeing • Honeywell • Intel • TSMC	• Arizona Biltmore, a Waldorf Astoria Resort • Fairmount Scottsdale Princess • The Global Ambassador • The Phoenician • Talking Stick Resort

NATION LEADING JOB GROWTH

Metro Phoenix has seen substantial job growth in recent years, positioning itself as a thriving economic hub in the southwest. This growth is driven by expansions in the technology and healthcare sectors, attracting a skilled workforce from across the nation. Additionally, significant investments in infrastructure and a growing startup ecosystem have further propelled the region's employment opportunities.



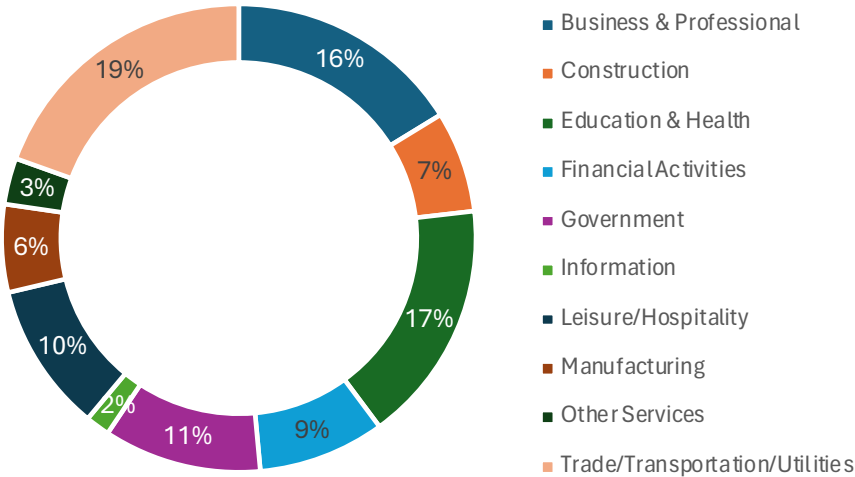
KEY INDUSTRIES

The Phoenix area boasts a diverse economy with key industries that include technology, healthcare, manufacturing, and tourism, contributing significantly to its robust economic landscape

	# OF BUSINESSES	# OF EMPLOYEES
Healthcare	15,258	236,163
Financial Services	7,805	81,284
Production and Manufacturing	3,991	110,312
Warehouse/ Distribution	4,229	73,721
Information Technology	2,950	56,769
Aerospace & Aviation	588	45,370

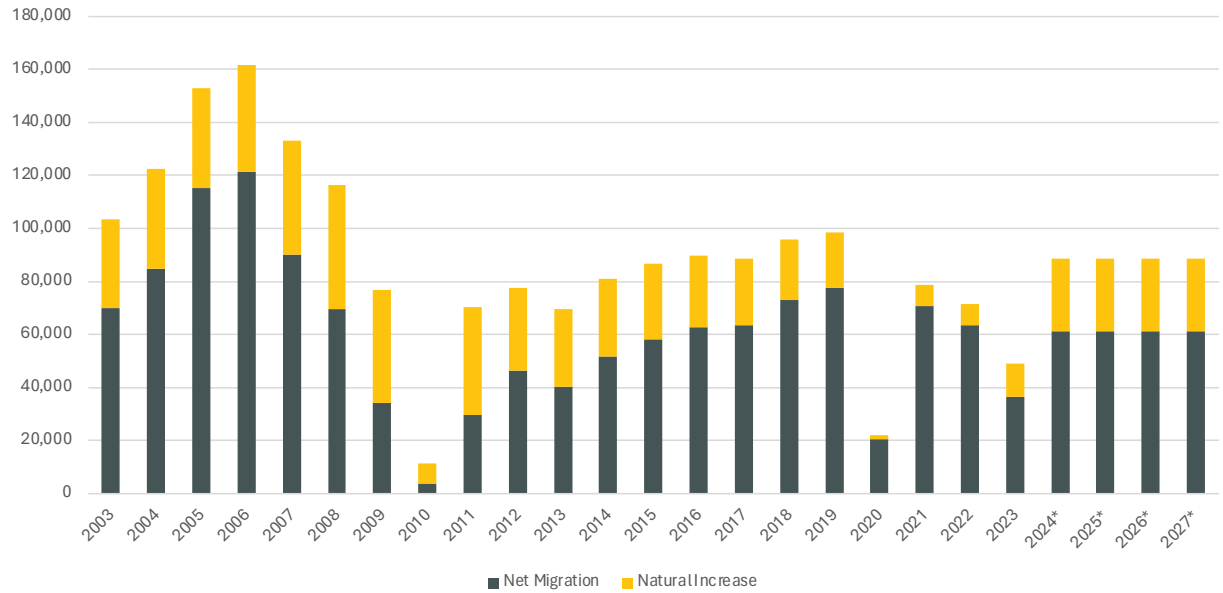
EMPLOYMENT BY INDUSTRY	EMPLOYMENT
Business & Professional	394.9
Construction	170.5
Education & Health	408.7
Financial Activities	211.3
Government	263.1
Information	40.7
Leisure/Hospitality	250.8
Manufacturing	148.1
Other Services	78
Trade/Transportation/Utilities	475.5

Source: ESRI, BLS, JobsEQ



POPULATION GROWTH

The Phoenix Metro area has witnessed a remarkable population surge, making it one of the most rapidly expanding urban areas in the United States over the past decade. This growth is attributed to its booming economy, attractive lifestyle opportunities, and its status as a major hub for technology and healthcare industries.



YEAR	NET MIGRATION	NATURAL INCREASE
2004	84,833	37,454
2005	115,189	37,616
2006	121,269	40,396
2007	90,230	43,044
2008	69,748	46,488
2009	34,274	42,539
2010	3,878	7,342
2011	29,778	40,513
2012	46,316	31,049
2013	40,451	29,279
2014	51,843	29,297
2015	58,222	28,576
2016	62,725	26,950
2017	63,359	25,216
2018	72,939	22,976
2019	77,664	20,937
2020	20,370	1,574
2021	70,890	7,638
2022	63,509	7,909
2023	36,448	12,753
2024	61,128	27,304
2025*	61,128	27,304
2026*	61,128	27,304
2027*	61,128	27,304

HIGH TECH EMPLOYMENT HUB

PHOENIX TALENT

General and Operation Managers	69,300
Software Developers and Software Quality Assurance Analysts and Testers	30,815
Management Analysts	13,383
Computer Systems Analysts	9,647
Computer and Information Systems Managers	9,044
Network and Computer Systems Administrators	4,871
Industrial Engineers	5,215
Construction Managers	7,128
Information Security Analysts	2,804
Computer Network Architects	2,934
Semiconductor Processing Technicians	2,189
Electrical Engineers	3,658
Electronics Engineers, Except Computer	3,632
Aerospace Engineers	968
Data Sciences and Mathematical Science Occupations, All Other	2,489





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NEWMARK
