

Thunderbird Executive Plaza

2550 North Thunderbird Circle | Mesa, Arizona 85215

Exclusively Listed By:

Nick Miner, CCIM

Direct: (480) 612-0384

Mobile: (480) 226-8037

nick.miner@orionprop.com

J.T. Taylor

Direct: (480) 868-2671

Mobile: (480) 225-6484

jt.taylor@orionprop.com

- ✓ Up to 28,000 of Built Out Office Immediately Available
- ✓ 7 Hangars Available
- ✓ Owner/User Opportunity with Income



INVESTMENT REAL ESTATE

Property Address:	2550 North Thunderbird Circle Mesa, Arizona 85215
Offering Price:	\$5,200,000
Property Size:	± 35,452 SF Office ± 17,903 SF Airplane Hangars ± 53,356 SF Total GBA
Available for User:	38,975 SF / 85%
Number of Hangars:	Ten (10)
Year Built:	2000
Zoning:	LI, Mesa
Parking Ratio:	194 Spaces (34 Covered) 5.47/1,000 SF
Current Ground Lease:	Lease Expires 3/31/2033* *City of Mesa will Extend the Ground Lease for up to 40 Years with New Owner
Current Ground Lease Option to Extend:	One Ten Year Option to Renew



Investment Highlights:

- Additional Income from Existing Tenants
- Located in Opportunity Zone
- Direct Access to Falcon Field Runways
- Below Replacement Costs
- Roof Replaced in 2024

Falcon Field Airport



Falcon Field is a general aviation (GA) reliever airport that serves as an alternative for civilian and military aviation uses (such as business, recreation and fixed-wing and helicopter flight training), so that Phoenix Sky Harbor International Airport and Phoenix-Mesa Gateway Airport can focus on international and commercial airline services. Neighboring Employers Include Boeing, MD Helicopters, Northrop Grumman, and Amazon.

Falcon Field includes a total of 784 acres. The airport campus is located between Greenfield, Higley, McDowell and McKellips Roads in northeast Mesa.

The airport has two active runways. The south, main Runway 4R/22L measures 5,100 feet. It can accommodate a wing span of 51.7 feet and landing weights of 38,000 pounds single axle, 60,000 pounds dual axle, and 90,000 pounds dual tandem. The north runway 4L/22R was built in the 1980’s and measures 3,800 feet. It can accommodate a wing span of 45.8 feet and a landing weight of 12,500 pounds single axle.

The Boeing Company, Arizona’s top ranked aerospace/defense manufacturer, employs nearly 5,000 throughout the state, with its largest concentration in Mesa adjacent to Falcon Field. Boeing’s Attack Helicopters and Unmanned Airborne Systems divisions are headquartered in Mesa where the AH-64D Apache attack helicopter is built. Boeing has more than 500 suppliers and vendors in Arizona.

FALCON FIELD AIRPORT

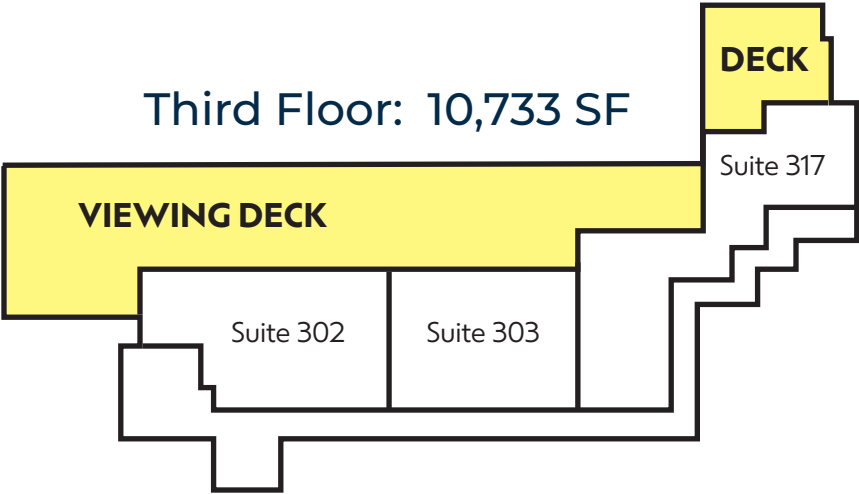
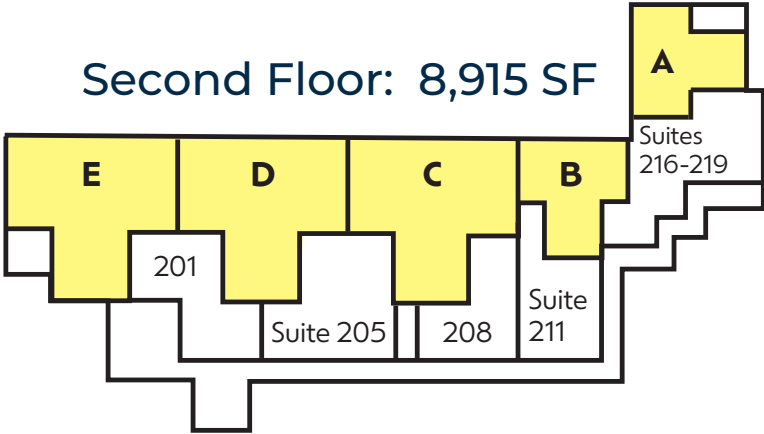
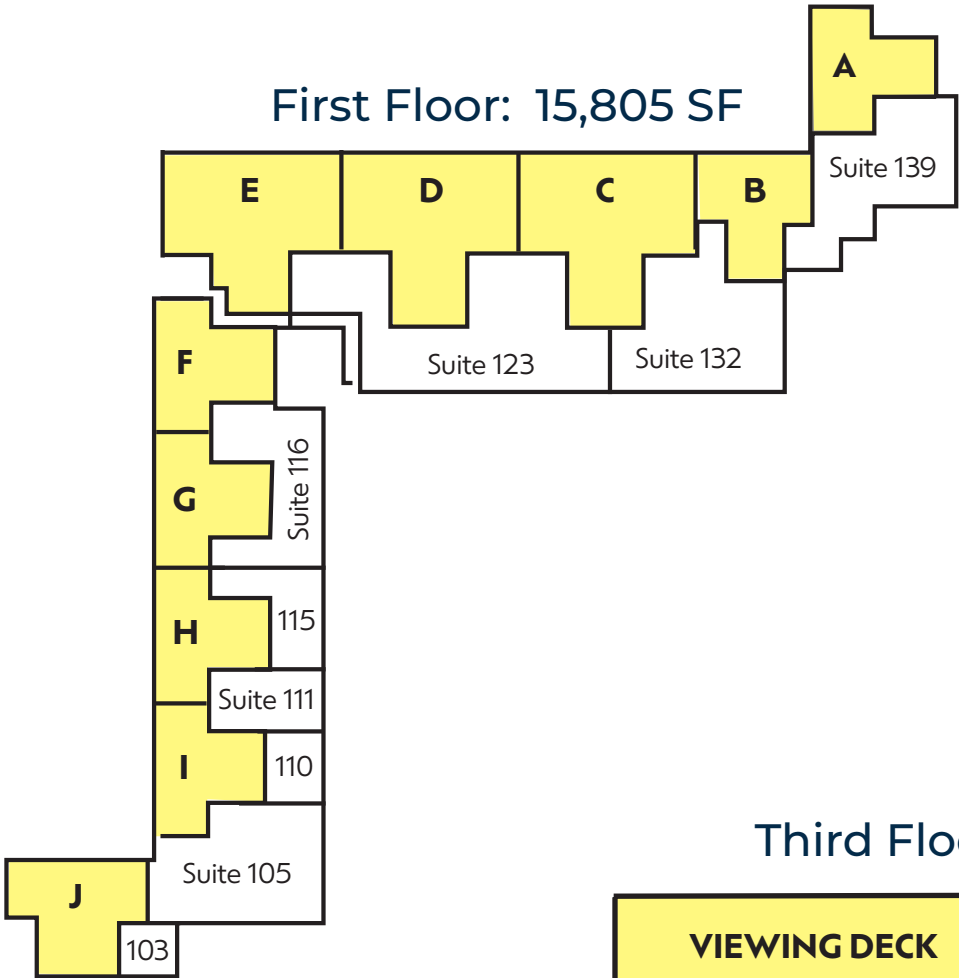
Eighth-Busiest General Aviation Airport in Nation

Viewing Deck

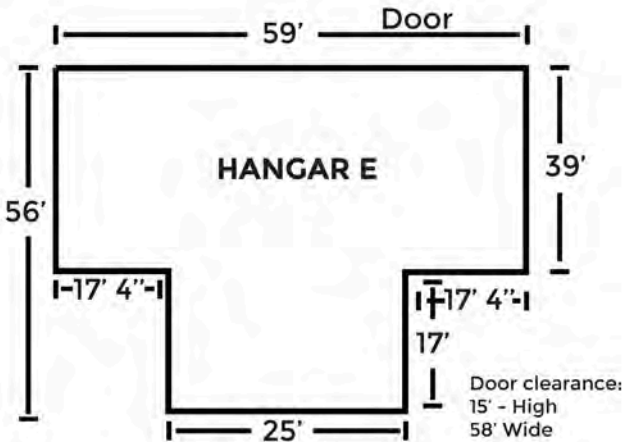
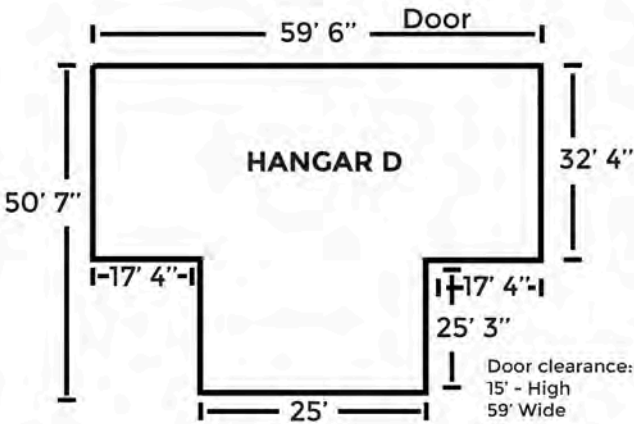
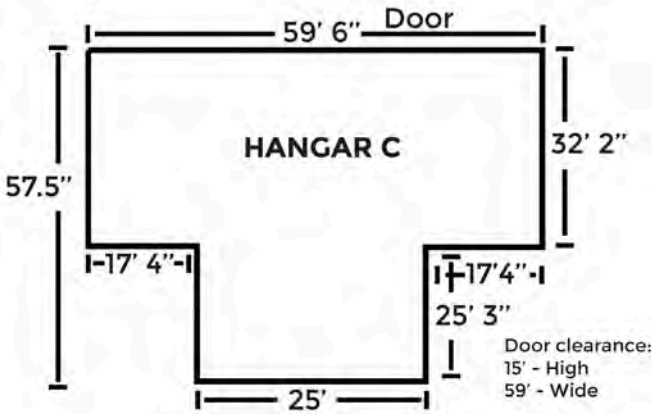
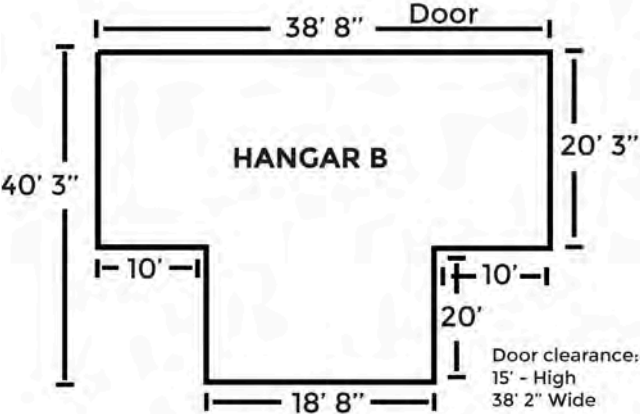
Falcon Field is home to *more than 130 businesses*,
providing *more than 1,290 jobs*,
with a *payroll* of *more than \$104 Million*.



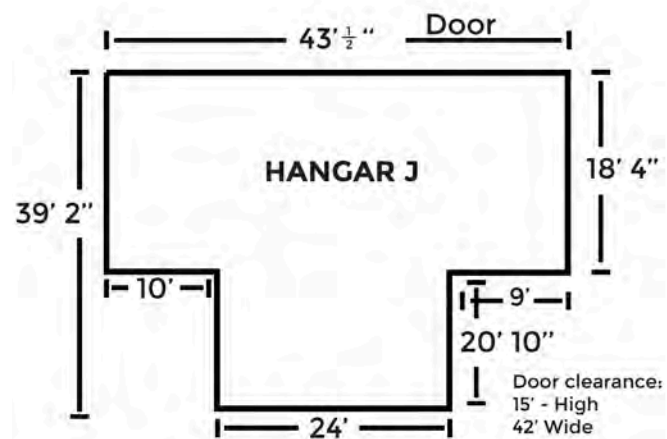
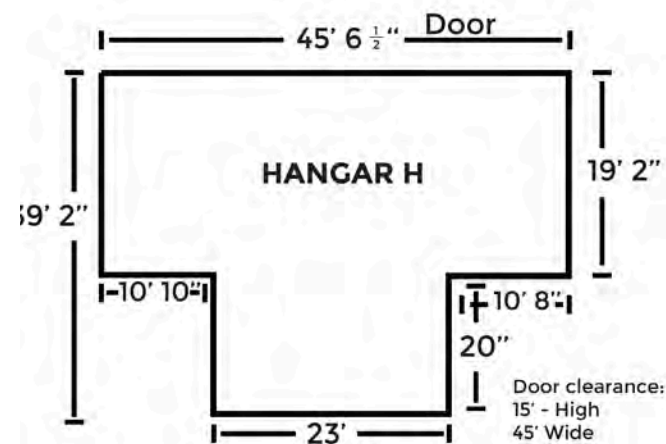
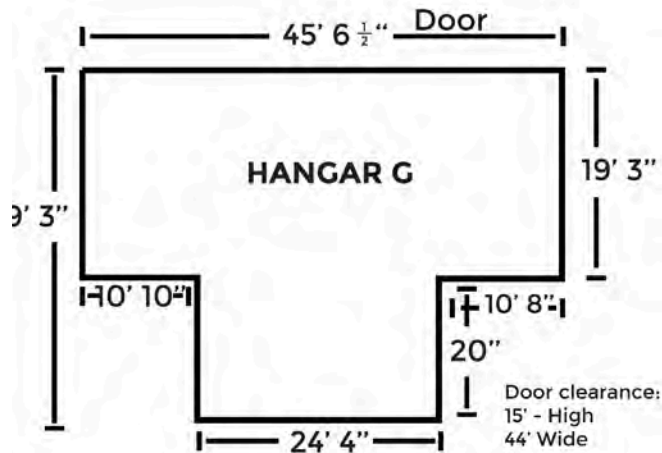
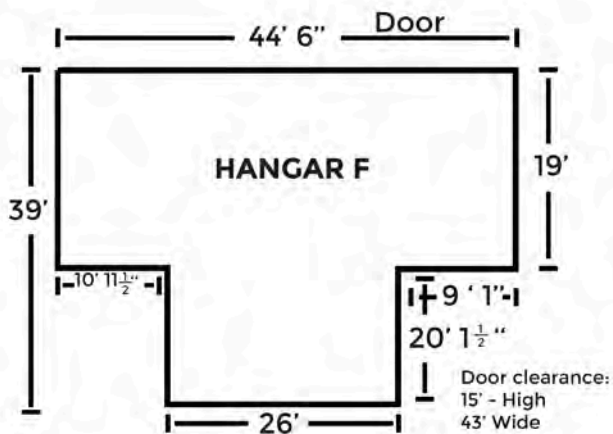




HANGAR FLOOR PLANS



HANGAR FLOOR PLANS



DISTANT AERIAL VIEW



Abundant, Affordable, High-Quality Workforce

Leading employers like Boeing and Banner Medical Centers benefit from Mesa’s well-educated workforce, more than 42.4% of which have an associate’s degree or higher. From January 2010 to May 2020 the labor force in the Phoenix-Mesa MSA has increased by 17.73% and currently has more than 2,500,000 workers. (Source: ESRI, 2023)

As a right to work state, Arizona has one of the lowest unionization rates in the nation. Additionally, Arizona employers, on average, pay the 11th lowest unemployment insurance premium taxes. Whether focused on high-tech jobs, administrative operations, or customer service, Mesa and the Greater Phoenix area can meet all labor force needs.

Mesa’s strong economic development, along with the state’s pro-business ideology, has attracted a variety of industries including Healthcare, Education, Aerospace/Aviation and Technology.

The low risk of natural disaster ranks Phoenix-Mesa metro among the safest places in the US for high-tech companies to do business. A 2008 study by Sustain-Lane ranked Mesa as the safest place in the nation when considering natural disaster risks. In 2015, Apple revealed plans and selected Eastmark as a premier location for its \$2 billion Data and Global Operations Center. The 1.3 million square foot project was completed in August of 2018 and the building is 100 percent powered by clean solar energy. EdgeCore Data Campus is located within the Elliot Road Technology Corridor with an on-site substation designed to deliver 280 MW of utility power. The campus consists of 7 data centers utilizing 1.2 million square feet. EdgeCore selected Mesa because of the highly competitive power rates relative to southwestern US markets, along with the cost saving from Arizona’s data center tax incentive.

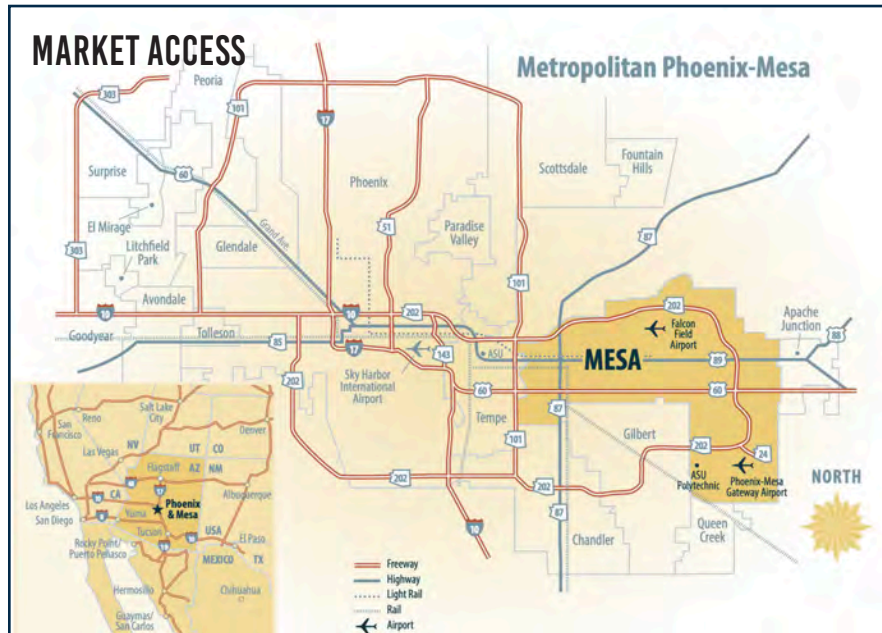
Mesa Based Employees:

Data represents number of employees at given locations



“A Smart Location for Intelligent Companies”

With a population of 517,496 Mesa, Arizona is the 36th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles inside the metro area, which has a population of 5 million people, and is projected to grow to 5.2 million by 2028.



517K+

More than a half a million people live in Mesa, Arizona

2nd

Largest City in Phoenix.
3rd Largest in Arizona

36th

Largest City in the U.S. *Larger than Miami, St. Louis

1.4M

Workforce Population within a 30-min drive

Mesa Offers:

- A diverse and sustainable economy that features a balance of base industries that create high quality jobs.
- An educated workforce.
- A partnership of government and industry that considers next generation technologies and products as economic opportunities.
- Business people who see Mesa as their home and the world as their marketplace.



DEMOGRAPHIC HIGHLIGHTS



Daytime
Population

238,401



Average
Household Income

\$136,632



Median
Age

45.1



Average
Household Size

2.3



2024 SUMMARY (SitesUSA)

1 Mile

3 Mile

5 Mile

Daytime Population:

8,419

92,642

238,401

Estimated Population:

4,620

68,801

190,067

2029 Proj. Residential Population:

4,695

69,010

191,062

Average Household Income:

\$77,143

\$136,632

\$120,439

Median Age:

61.0

45.1

46.3

Average Household Size:

1.8

2.4

2.3

Total Household Expenditures:

\$136.04M

\$2.38B

\$6.22B

Total Households:

2,533

28,092

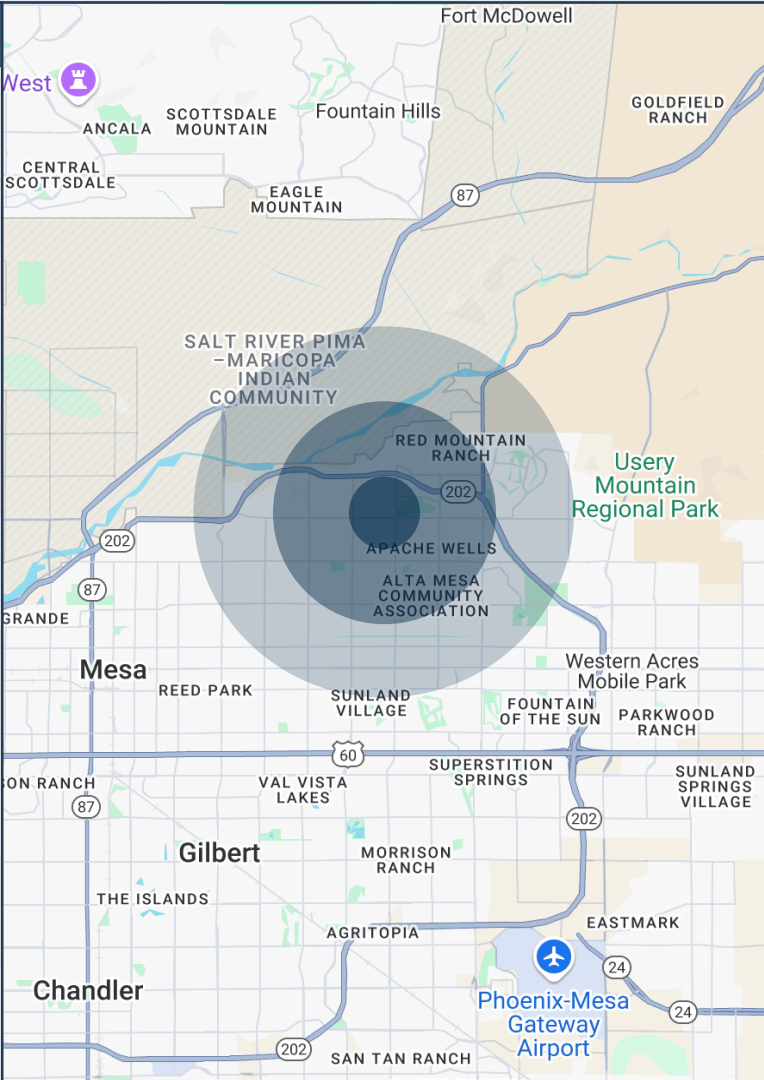
81,083

Total Employees:

3,799

23,841

48,334



Thunderbird Executive Plaza

2550 North Thunderbird Circle | Mesa, Arizona 85215

Located in an Opportunity Zone



Nick Miner, CCIM

Direct: (480) 612-0384

Mobile: (480) 226-8037

nick.miner@orionprop.com



J.T. Taylor

Direct: (480) 868-2671

Mobile: (480) 225-6484

jt.taylor@orionprop.com



INVESTMENT REAL ESTATE