

LOT 98 VISTA INCOME ESTATES 2 — FOR SALE

MID-CONSTRUCTION MULTI-
FAMILY DEVELOPMENT

OFFERING MEMORANDUM

2210 W Morten Ave
Phoenix, AZ 85021

Simon Enwia, CCIM

SENV

CEO & Designated Managing Broker

(773) 559-8198

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COMMERCIAL

LOT 98 VISTA INCOME ESTATES 2 — FOR SALE

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

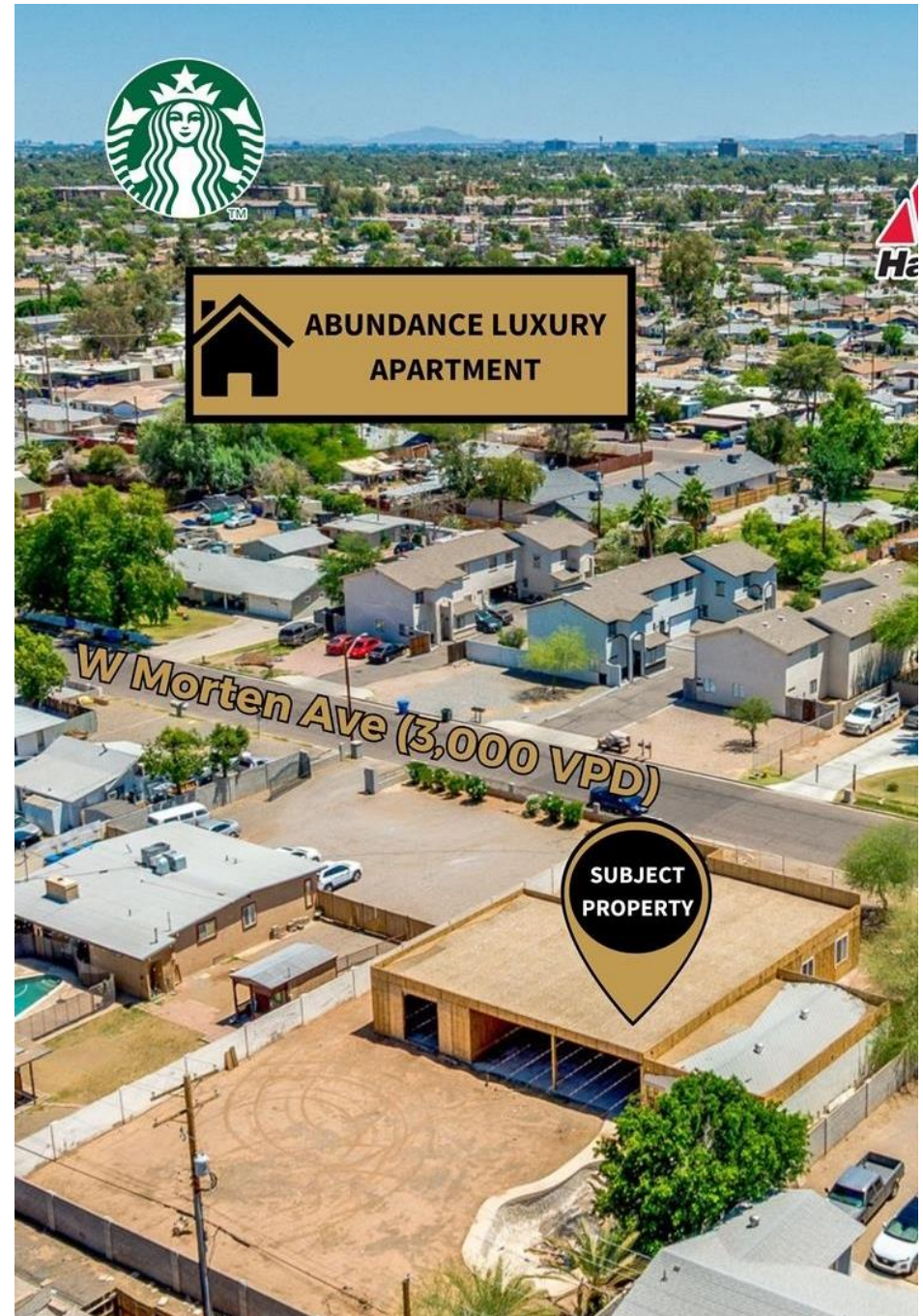
ADDRESS	2210 W Morten Ave Phoenix AZ 85021
COUNTY	Maricopa
MARKET	Phoenix
BUILDING SF	4,255 SF
LAND SF	17,460 SF
LAND ACRES	0.401
NUMBER OF UNITS	5
YEAR BUILT	2026
APN	157-22-021
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$400,000
PRICE PSF	\$94.01
PRICE PER UNIT	\$80,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	25,510	195,435	457,080
2025 Median HH Income	\$54,764	\$64,692	\$66,853
2025 Average HH Income	\$76,784	\$95,331	\$96,147

PROPERTY VIDEO



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Massive 0.4 Acre Lot

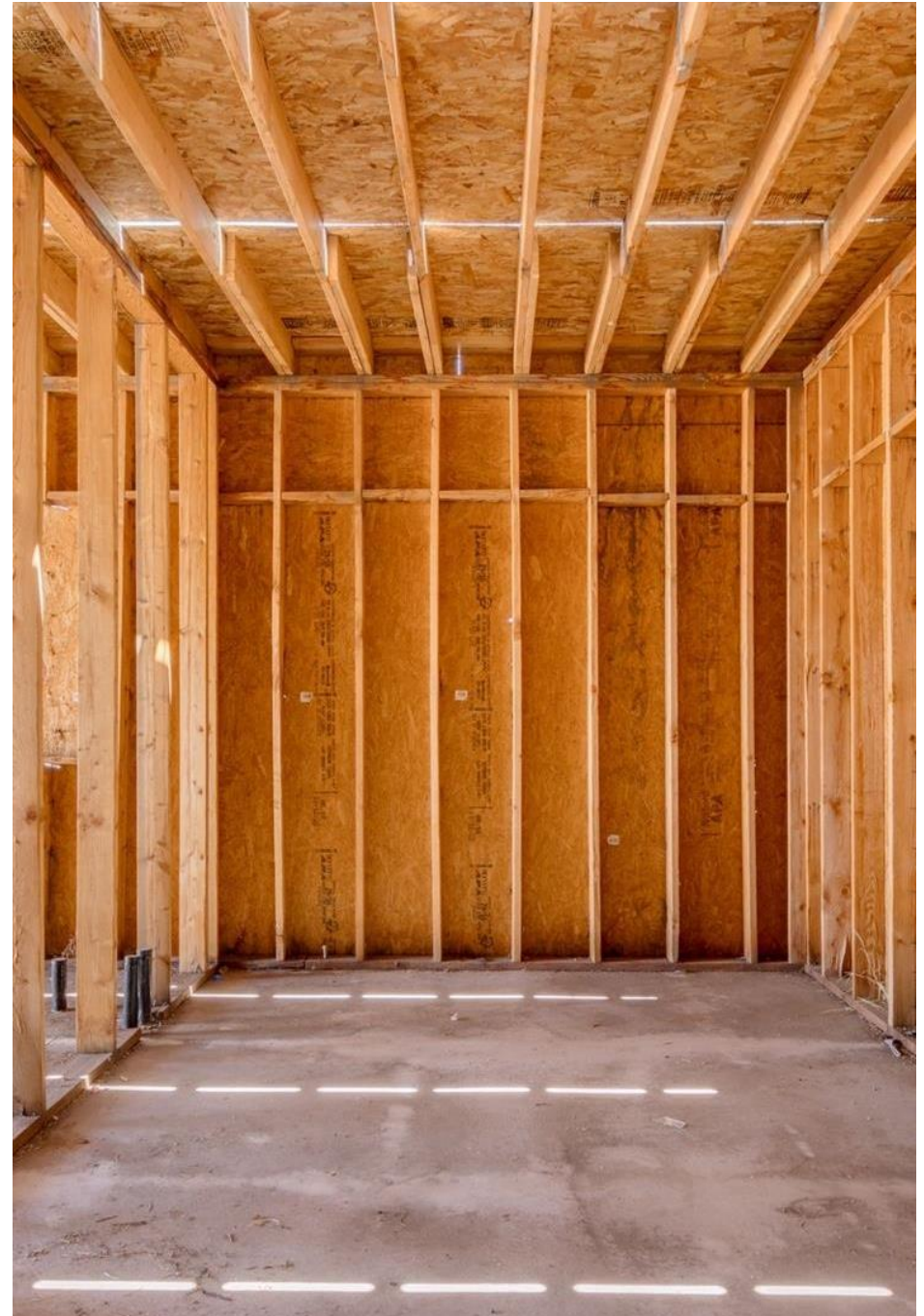
- Expand parking, outdoor activation, signage, or future structures.

Developing Area

- High visibility and frontage on a quiet street with steady local traffic
— Great multi-family and residential area.

Revitalization Hotspot

- Located in a fast-transforming pocket of Phoenix where businesses are growing, buildings are getting repurposed, and value is on the rise.





02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

Desirable Central Phoenix Location:

- Easy access to I-17, light rail, and key city amenities — great for families and professionals.

Gentrifying Area:

- Ongoing redevelopment and rising comps in the neighborhood

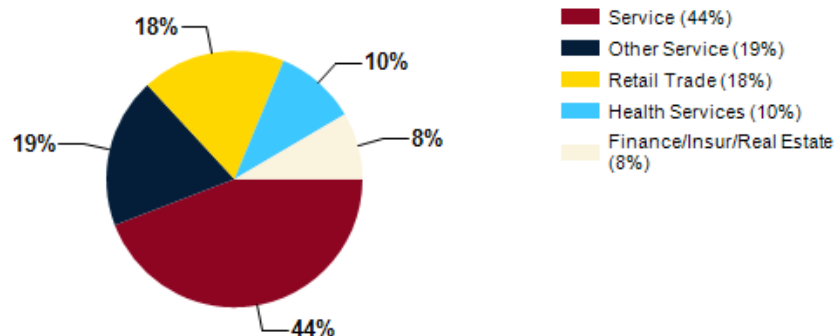
Near Top Schools:

- Close to Washington High School and private institutions

Shops & Dining:

- Minutes to North Central's dining, entertainment, and shopping

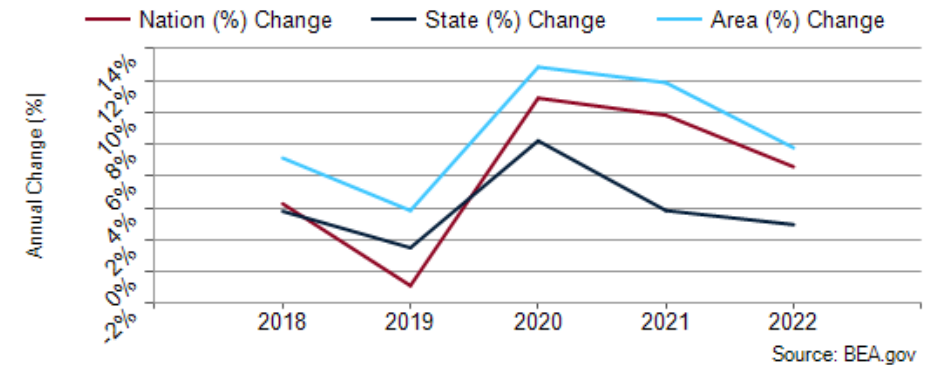
Major Industries by Employee Count



Largest Employers

Banner Health	44,718
Walmart Stores, Inc.	34,071
Kroger Co.	20,530
Wells Fargo & Co.	16,161
Albertsons Inc.	14,500
McDonald's Corp.	13,000
CVS Health	12,100
Raytheon Co.	12,000

Maricopa County GDP Trend





**ABUNDANCE LUXURY
APARTMENT**

W Morten Ave (3,000 VPD)

**SUBJECT
PROPERTY**



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Local Business Map | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE



**BELMONT MANOR
CONDOMINIUM**

N 23RD AVE

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PROPERTY**



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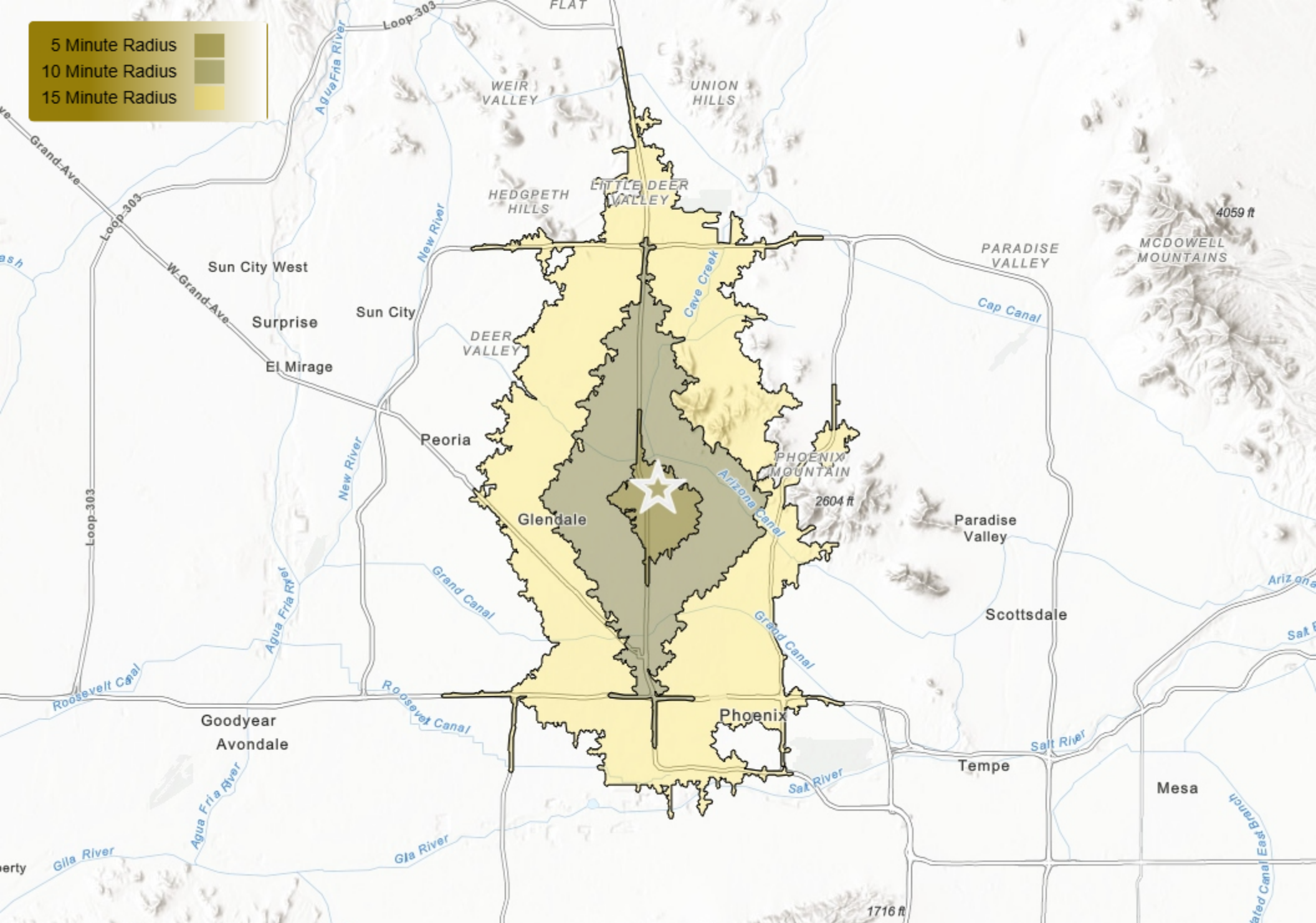
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Aerial View Map | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE

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5 Minute Radius

10 Minute Radius

15 Minute Radius

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Drive Times (Heat Map) | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE 12



03

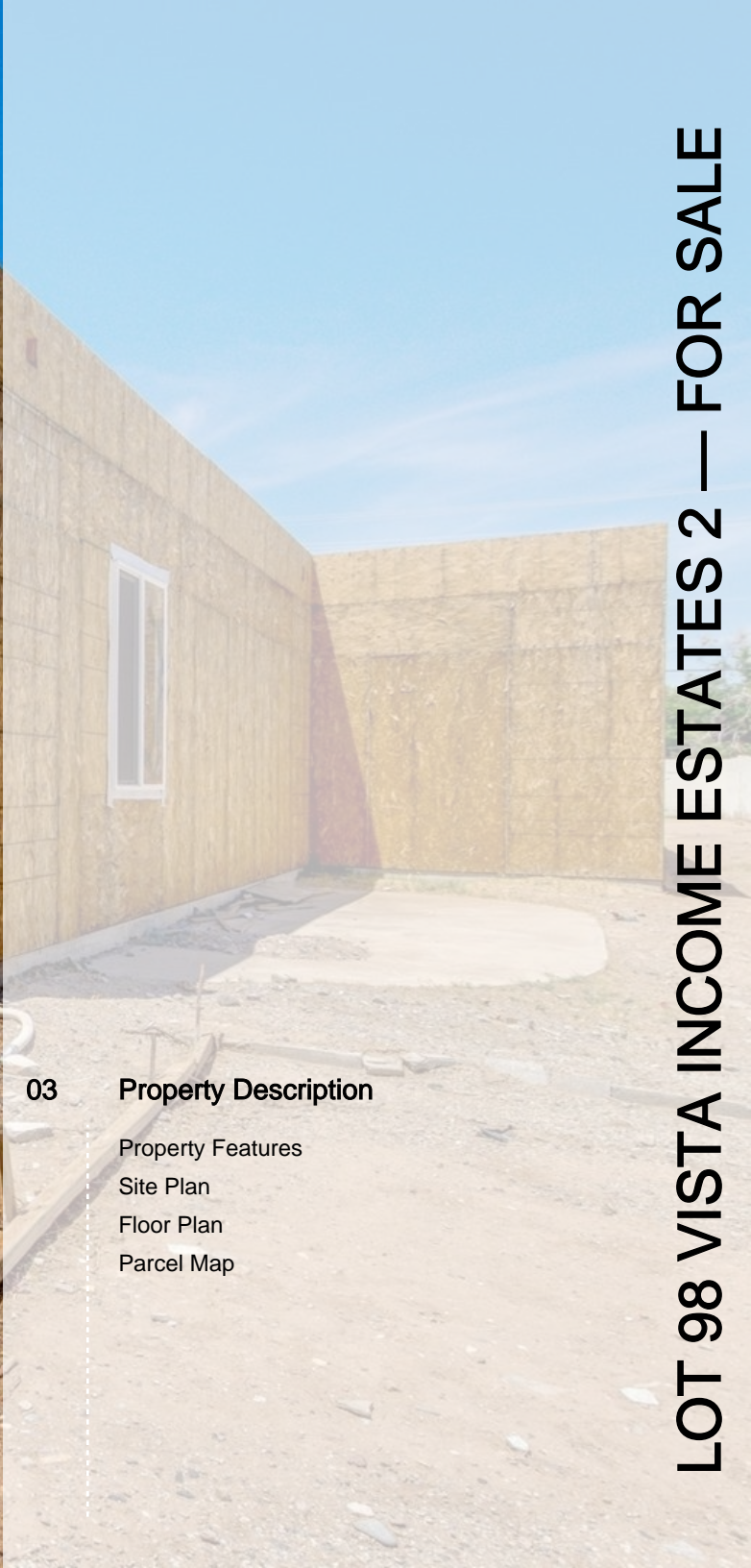
Property Description

Property Features

Site Plan

Floor Plan

Parcel Map



PROPERTY FEATURES

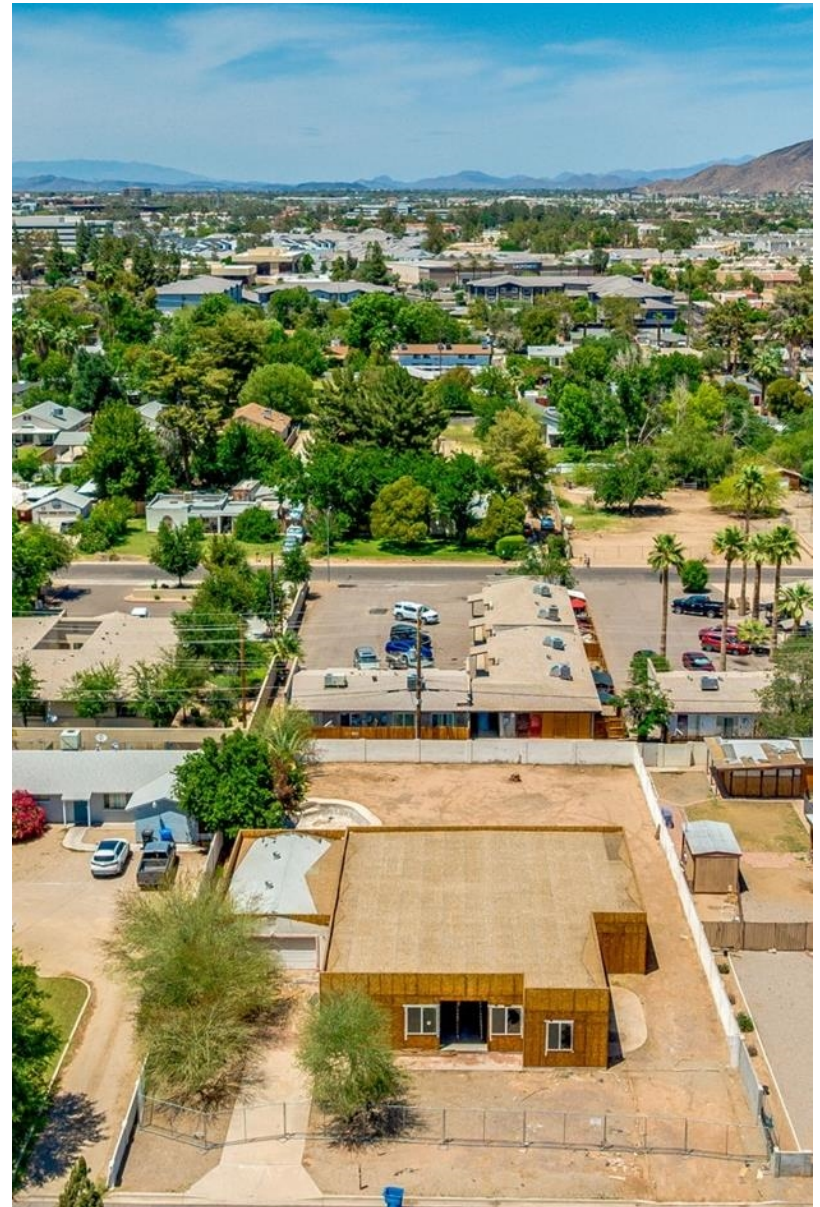
BUILDING SF	4,255
LAND SF	17,460
LAND ACRES	0.401
YEAR BUILT	2026
# OF PARCELS	1
ZONING TYPE	URBAN SUBDIV
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12
NUMBER OF UNITS	5

MECHANICAL

HVAC	Central Air; Evaporative Cooling
HEATING	Electric
SEWER	Public

CONSTRUCTION

FRAMING	Fw - Frame Wood
ROOF	As - Asphalt
LANDSCAPING	Desert Front; Yrd Wtring Sys Back







FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Parcel Map | LOT 98 VISTA INCOME ESTATES 2 — FOR SALE



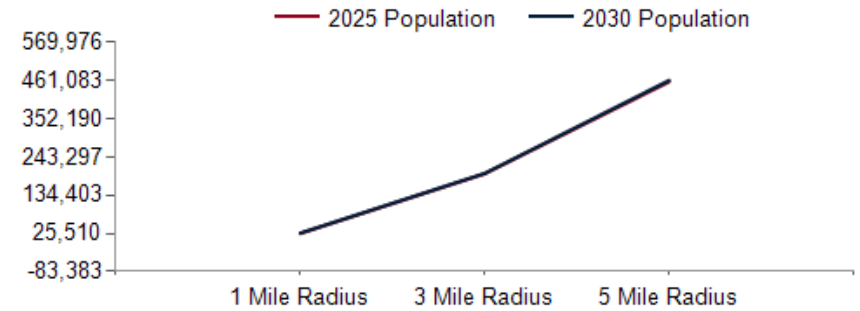
04

Demographics

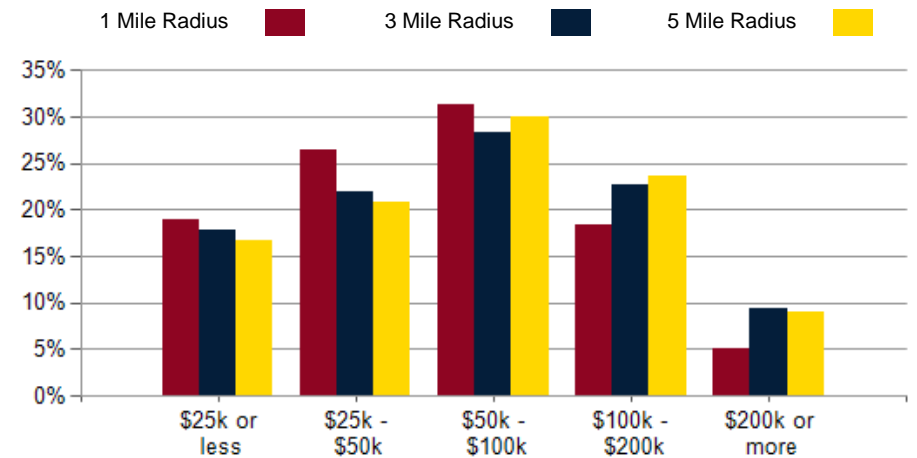
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,783	179,525	429,526
2010 Population	22,061	172,283	409,236
2025 Population	25,510	195,435	457,080
2030 Population	26,196	196,420	461,083
2025 African American	3,761	19,621	40,364
2025 American Indian	1,273	7,378	15,712
2025 Asian	870	9,424	19,076
2025 Hispanic	9,826	83,905	195,953
2025 Other Race	5,119	44,595	100,504
2025 White	10,832	85,048	208,674
2025 Multiracial	3,616	28,968	71,778
2025-2030: Population: Growth Rate	2.65%	0.50%	0.85%

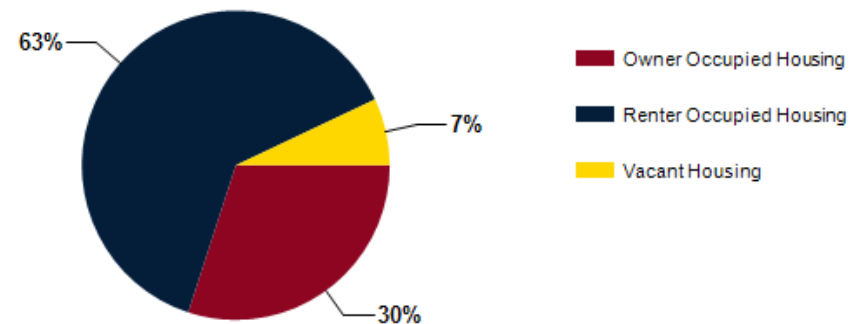
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,090	7,581	17,962
\$15,000-\$24,999	1,002	5,033	11,601
\$25,000-\$34,999	990	5,719	14,010
\$35,000-\$49,999	1,919	9,732	22,807
\$50,000-\$74,999	2,166	11,377	30,700
\$75,000-\$99,999	1,276	8,616	22,180
\$100,000-\$149,999	1,501	11,572	28,644
\$150,000-\$199,999	524	4,512	12,994
\$200,000 or greater	556	6,567	15,917
Median HH Income	\$54,764	\$64,692	\$66,853
Average HH Income	\$76,784	\$95,331	\$96,147



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

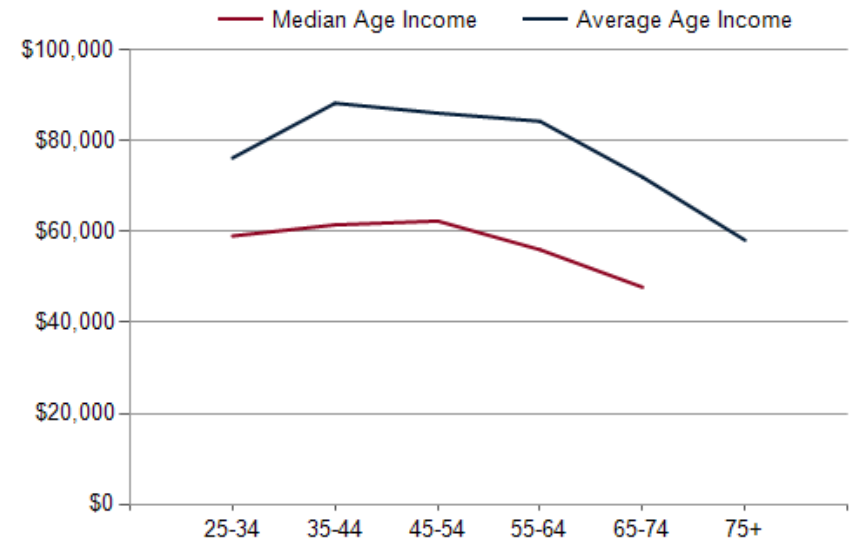
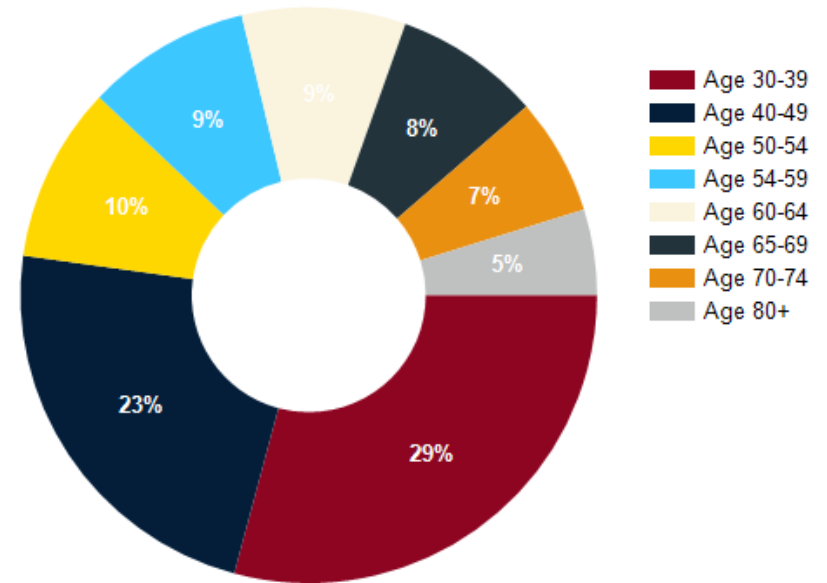


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,001	13,668	35,298
2025 Population Age 35-39	1,954	13,203	31,944
2025 Population Age 40-44	1,714	12,599	29,991
2025 Population Age 45-49	1,410	11,279	26,904
2025 Population Age 50-54	1,336	10,970	26,235
2025 Population Age 55-59	1,248	10,226	24,722
2025 Population Age 60-64	1,247	9,795	23,927
2025 Population Age 65-69	1,109	8,516	20,976
2025 Population Age 70-74	890	6,663	16,929
2025 Population Age 75-79	652	4,925	12,672
2025 Population Age 80-84	457	3,147	7,901
2025 Population Age 85+	656	2,843	6,587
2025 Population Age 18+	19,517	149,836	355,243
2025 Median Age	35	34	35
2030 Median Age	36	35	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,061	\$66,949	\$68,607
Average Household Income 25-34	\$76,261	\$87,280	\$90,638
Median Household Income 35-44	\$61,515	\$75,398	\$78,147
Average Household Income 35-44	\$88,318	\$107,083	\$110,427
Median Household Income 45-54	\$62,364	\$79,112	\$80,218
Average Household Income 45-54	\$86,120	\$112,843	\$111,805
Median Household Income 55-64	\$56,037	\$68,668	\$72,637
Average Household Income 55-64	\$84,332	\$104,950	\$104,856
Median Household Income 65-74	\$47,773	\$53,131	\$55,085
Average Household Income 65-74	\$72,031	\$87,844	\$87,053
Average Household Income 75+	\$58,141	\$74,097	\$74,316

Population By Age



05	Company Profile
	Advisor Profile



Simon Enwia, CCIM
CEO & Designated Managing Broker

Simon Enwia, CCIM CIPS GRI SRS ABR is CEO & Designated Managing Broker of SENW, where he leads a full-service, AI-enabled, multi-state brokerage. Licensed in Illinois, Wisconsin, Florida, Arizona, and California, Simon has led high-value transactions across industrial, retail, multifamily, and mixed-use properties. He is a national broker focused on data center development sites, providing owners of powered land and industrial sites unparalleled value.

Simon's career spans leadership roles in redevelopment, general contracting, and real estate investment trusts (REITs), including pivotal work in the digitization of REIT securities.

Simon is a Certified Commercial Investment Member (CCIM), Certified International Property Specialist (CIPS), Graduate Realtor Institute (GRI), a Seller Representative Specialist (SRS), An Accredited Buyer Representative (ABR) and a Member Associate with the Society of Industrial and Office Realtors (SIOR). He currently serves on several boards, including as the 2025–2026 Institute Affiliate Director for the Northern Illinois Commercial Association of REALTORS® (NICAR), Director-at-Large for the CCIM Illinois Chapter, and Board Member for the RED Awards. His professional volunteerism focuses on advancing commercial real estate education, where he serves as a mentor with both the CCIM Institute and the CCIM Illinois Chapter. Simon is AI Certified in Real Estate by the RRC and also carries the e-PRO®, AHWD® and C2EX® Realtor® endorsements, furthering his commitment to the real estate profession.

Simon is an avid writer with an affinity for social media and has been featured in numerous publications. He is also a recognized speaker at real estate and technology conferences. His past volunteer work includes serving as an administrator and advisor for Leasehackr.com, the Assyrian Arts Institute, and Silicon Valley Advantage

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