

ELEVATION
TOWNHOMES

7850 SOUTH CENTRAL AVENUE | PHOENIX AZ

NEWMARK

BOUTIQUE A CLASS TOWNHOME COMMUNITY | BOOMING SOUTH PHOENIX SUBMARKET

48 UNIT | 2024 CONSTRUCTION

BOOMING SOUTH PHOENIX SUBMARKET



ELEVATION TOWNHOMES

7850 SOUTH CENTRAL AVENUE | PHOENIX AZ

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EXECUTIVE SUMMARY



INVESTMENT DRIVERS

48 TOWNHOMES

NUMBER OF UNITS

\$447,917

PRICE PER UNIT

\$21,500,000

LIST PRICE

\$318.38/SF

PRICE PER SF



CONTEMPORARY SANTA BARBARA ARCHITECTURE WITH MODERN INTERIOR FINISHES



BOUTIQUE "A" CLASS TOWNHOME COMMUNITY



2024 BUILT WITH QUALITY CONSTRUCTION & MODERN TECHNOLOGY



CLOSE PROXIMITY TO SOUTH MOUNTAIN PARK/ RESERVE



RAVEN GOLF CLUB & LEGACY GOLF RESORT



LOCATED NEAR THE FARM, A MAJOR METRO PHOENIX FAVORITE



CLOSE PROXIMITY TO DOWNTOWN PHOENIX EMPLOYMENT



ASU DOWNTOWN CAMPUS & PHOENIX BIOMEDICAL CAMPUS



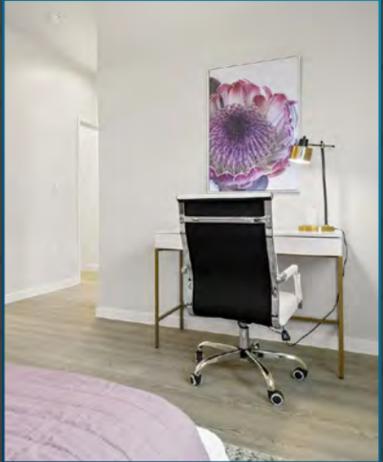
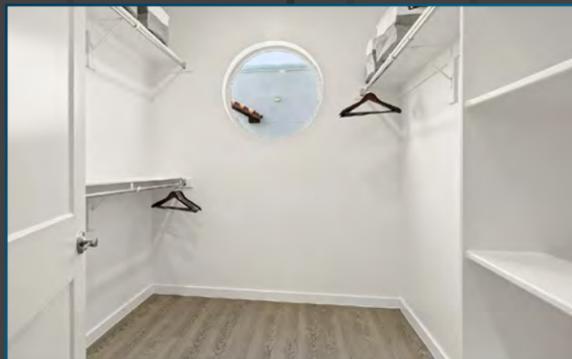
BOUTIQUE “A” CLASS TOWNHOME COMMUNITY CONTEMPORARY ARCHITECTURE

Elevation Townhomes is a brand-new 2024 built townhome community located in the vibrant South Phoenix submarket. These Beautiful 2 and 3 Bedroom, 2.5-Bath Townhomes feature dual primary bedrooms with walk-in closets and both bedrooms have en-suite bathrooms with large dual 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 featuring a kitchen island with storage and oversized stainless steel sink and gooseneck polished chrome faucet, modern shaker cabinetry w/ soft close doors and drawers, 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. Residents also enjoy large private patios with modern gates, oversized 2 car garages equipped with electric car chargers, and modern technology features including Nest thermostats, video doorbell, keyless entry, and Bluetooth garage door openers. Lastly, the community is beautifully landscaped with modern desert rock, native plants, trees, a large grass area with lounge chairs and a custom built-in outdoor gas firepit, and several additional grass areas with built-in bench seating and dog park stations throughout the community.



INTERIOR FEATURES

- 9-Foot Ceilings
- Wood Plank Flooring and 6" Baseboards Throughout
- Dual Primary Bedrooms with En Suite Bathrooms
- Large Dual Vanities with Quartz Counters
- Modern Subway Tiled Showers
- Oversize Walk-in Closets
- Kitchen Island with Bar Top Seating
- 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 Recessed and Edison Bulb Lighting



CONTEMPORARY LIGHTING PACKAGE

GOOSENECK FAUCET

QUARTZ COUNTERTOPS

OVERSIZED SINK

CUSTOM CABINETS

STAINLESS STEEL APPLIANCE PACKAGE

DESIGNER TILE BACKSPASH

KITCHEN ISLAND WITH BAR TOP SEATING

6 INCH BASEBOARDS

WOODPLANK FLOORING



LARGE GRASS AREA W/ PET STATIONS



CUSTOM BUILT-IN FIREPIT



CUSTOM PATIO DESIGN



FRONT DOOR



MODERN MAIL BOXES

TOWNHOME & COMMUNITY AMENITIES

- Large Private Patios and Balconies
- Custom Patio Design with Decorative Block Walls and Modern Gate Entry
- Modern Porch Lighting above Modern Unit Numbers
- Oversize Direct Access Two Car Garages
- Beautifully Landscaped with Native Desert Rock, Plants, Trees
- Large Grass Areas with Lounge Chairs and Custom Built-In Outdoor Gas Firepit
- Several Grass Areas with Built-In Bench Seating and Dog Park Stations

QUALITY CONSTRUCTION & MODERN TECHNOLOGY

- Contemporary Architectural Accents
- 2'x6' Stud Walls and 18' Wood Trusses
- Styrene-Butadiene-Styrene System Roof Application
- 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
- Nest Thermostats
- Video Doorbell
- Keyless Entry
- Bluetooth Garage Door Openers
- Electric Car Chargers in Garage



NEST THERMOSTATS



ELECTRIC CAR CHARGERS



OVERSIZE TWO CAR GARAGES



BLUETOOTH GARAGE OPENERS



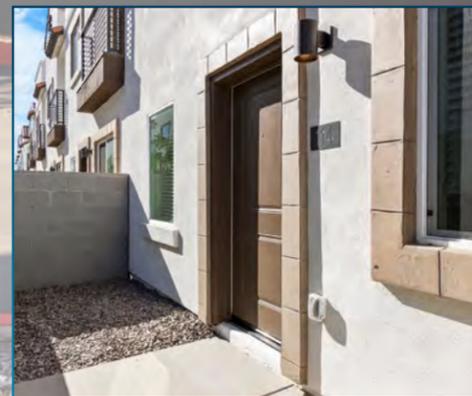
VIDEO DOORBELLS

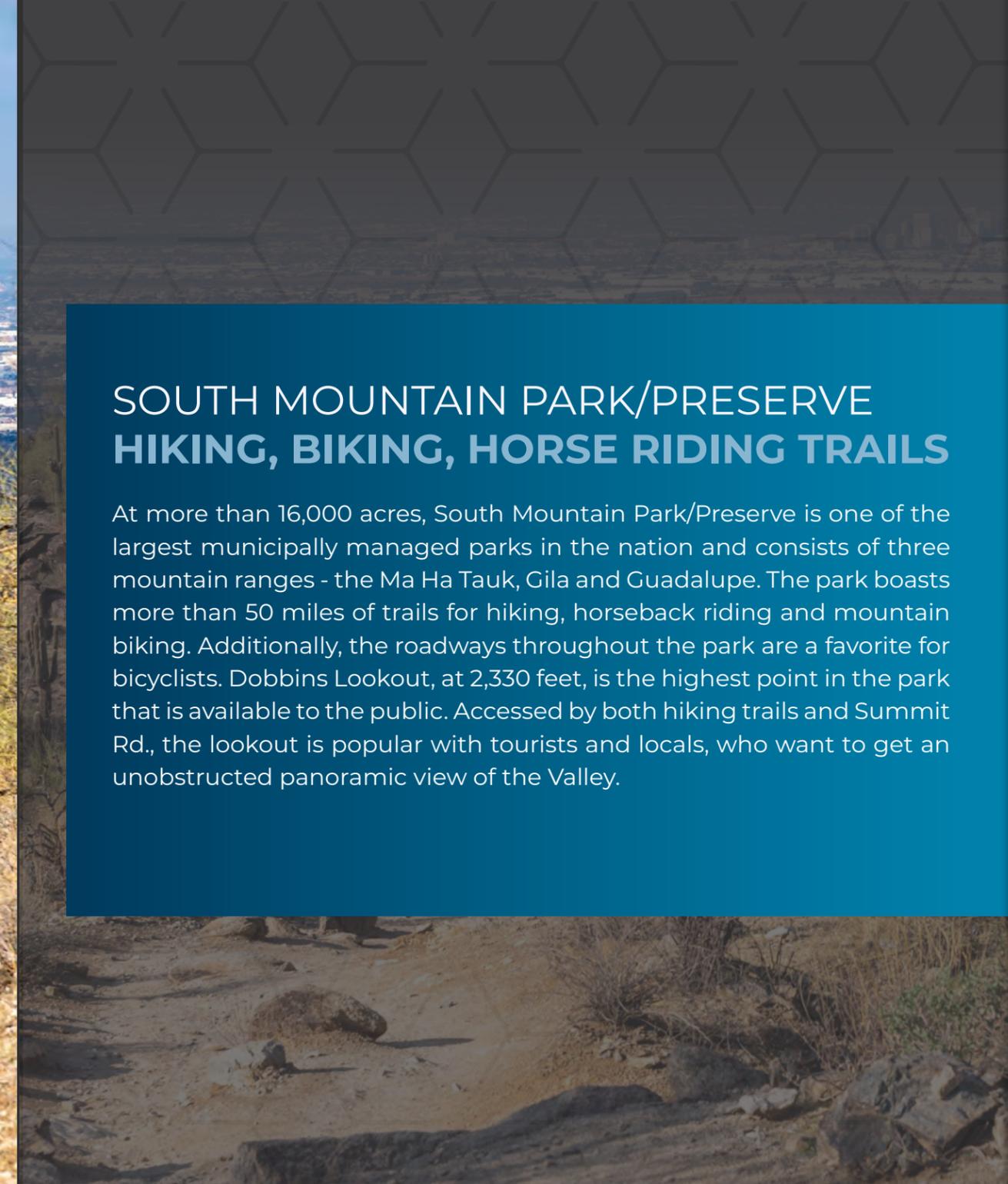


2024 CONSTRUCTION WITH MODERN SYSTEMS

- Copper plumbing
- abs sewers
- 150 amp electric

Elevation Townhomes were developed in 2024 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 styrene-butadiene-styrene system which is an upgrade from traditional foam applications. 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.





SOUTH MOUNTAIN PARK/PRESERVE HIKING, BIKING, HORSE RIDING TRAILS

At more than 16,000 acres, South Mountain Park/Preserve is one of the largest municipally managed parks in the nation and consists of three mountain ranges - the Ma Ha Tauk, Gila and Guadalupe. The park boasts more than 50 miles of trails for hiking, horseback riding and mountain biking. Additionally, the roadways throughout the park are a favorite for bicyclists. Dobbins Lookout, at 2,330 feet, is the highest point in the park that is available to the public. Accessed by both hiking trails and Summit Rd., the lookout is popular with tourists and locals, who want to get an unobstructed panoramic view of the Valley.

THE FARM AT SOUTH MOUNTAIN

The Farm at South Mountain was a pioneer in sustainability a century before it became an everyday concept. Dwight Heard, benefactor of the Heard Museum in Phoenix, acquired the surrounding property in the early 1920s with the knowledge that its naturally rich riverbed soil made it perfect for self-sufficiency. While he sold many of the two-acre parcels off, it was the 10 acres just south of Southern and 32nd Street that would eventually evolve into the Farm at South Mountain—planted with 100 pecan trees by a colorful retired cattleman, Skeeter Coverdale, and purchased 40 years later by Wayne Smith, who cultivated a charming mix of gardens, artist studios, and markets. The Farm's current owner, Pat Christofolo, has been a key figure in the Phoenix restaurant scene for more than 30 years. With her expertise and passion in the sustainable culinary industry, she helped to develop the three current restaurants and two event venues on the property—an international destination that hosts more than 200 events and 100,000 visitors a year.



RAVEN GOLF CLUB

Etched into a rugged mountain slope with sweeping panoramic views of the surrounding valley and the Phoenix skyline, Raven Golf Club Phoenix's par-72, 7,078-yard championship layout is an anomaly among traditional desert layouts. More than 6,000 mature pine trees traverse lush rolling fairways and expansive, multi-tiered greens, with a unique assortment of bunkers and water features creating both strategic diversity and a stunning backdrop for golf. Five sets of tees on each hole and unique family tees enable golfers of all ages and abilities to enjoy this serene golf oasis, which was designed in 1995 by Gary Panks and David Graham to blend seamlessly with its pristine natural surroundings just five miles from Phoenix Sky Harbor International Airport. In addition to daily fee play, Raven Golf Club's remarkable golf course, stunning natural setting and array of upscale banquet and catering amenities make it one of the region's most memorable destinations for golf tournaments, corporate outings and special events of all sizes and types. Before or after a round, golfers can hone their skills on the club's expansive golf practice facility, complete with a putting green, chipping green with a practice bunker, large grass hitting area, and double-sided driving range with five strategically-placed target greens, or take a lesson from one of the club's award-winning PGA teaching professionals. A variety of golf instructional programs are offered year-round, ranging from private lessons and on-course instruction to group clinics and summer junior golf camps



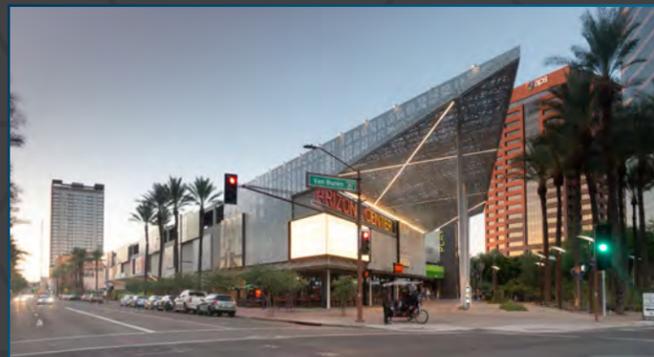


THE LEGACY GOLF RESORT

The Legacy Golf Club, rich in heritage and history, is an 18-hole par 71 championship golf course designed by renowned golf course architect Gary Panks. Located on what was once Dwight B. Heard's 7,500-acre ranch, the golf club is rich in Arizona heritage and history. Taking great pride in preserving and integrating many of the historical structures and monuments, this 18-hole championship golf course offers a unique look and an added opportunity to experience some Arizona history and of the Heard legacy, from which the golf club takes its name. The original two-grain silos, built in 1902, still remain along the 18th fairway and were once the tallest structures in Maricopa County. The Sierra Vista House, which marks the 1st tee, was visited on occasion in the early 1900's by Theodore Roosevelt and Pancho Villa.

PROXIMITY TO DOWNTOWN PHOENIX EMPLOYMENT

Elevation Townhomes are located 10 minutes directly south 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 Footprint 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 over 22,000 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



ELEVATION

TOWNHOMES

PROPERTY DETAILS

7850 South Central Avenue
Phoenix, AZ

ADDRESS

Maricopa

COUNTY

48

NUMBER OF UNITS

1,407 SF

AVERAGE UNIT SIZE

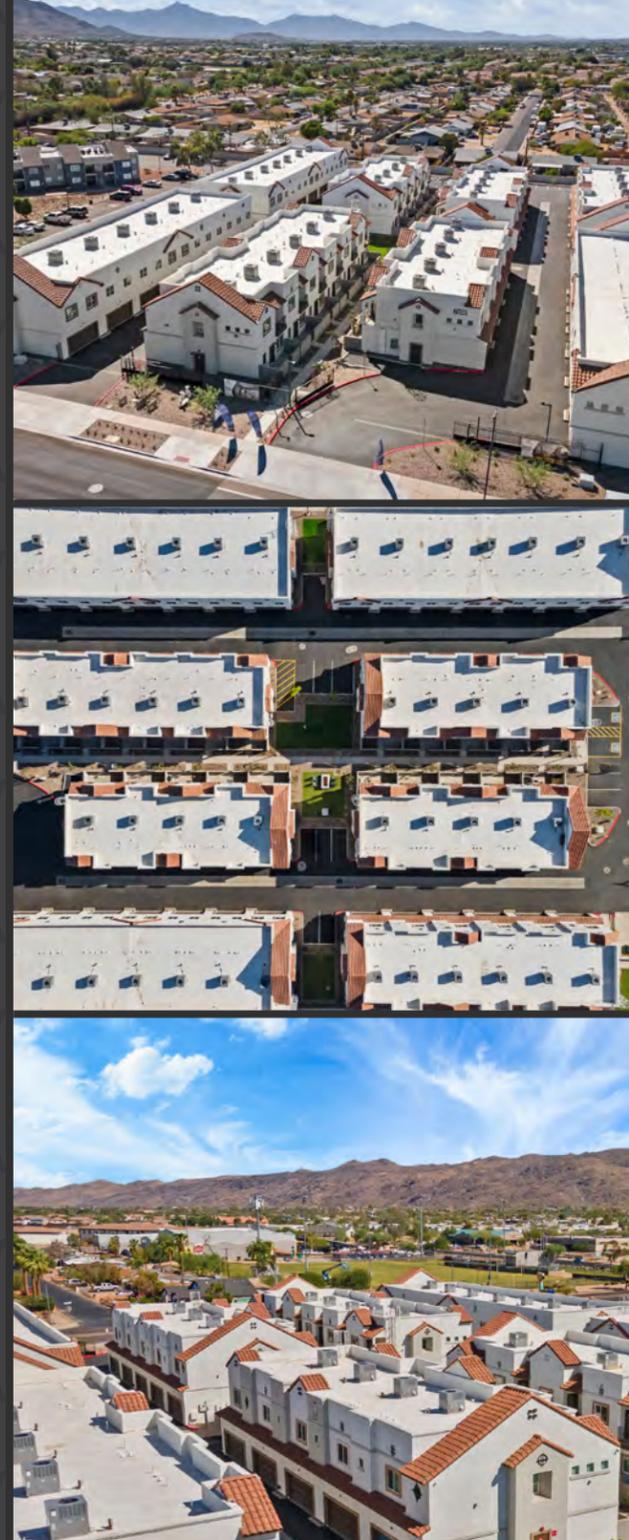
2024

YEAR BUILT

67,530 SF

RENTABLE AREA

UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	PROFORMA MARKET RENT/MONTH	PROFORMA MARKET RENT/SF
2 BDRM / 2.5 BATH	27	1,315	\$2,295	\$1.75
3 BDRM / 2.5 BATH	21	1,525	\$2,395	\$1.57
TOTAL AVERAGE	48	1,407	\$2,224	\$1.66



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



FLOOR 1



FLOOR 2

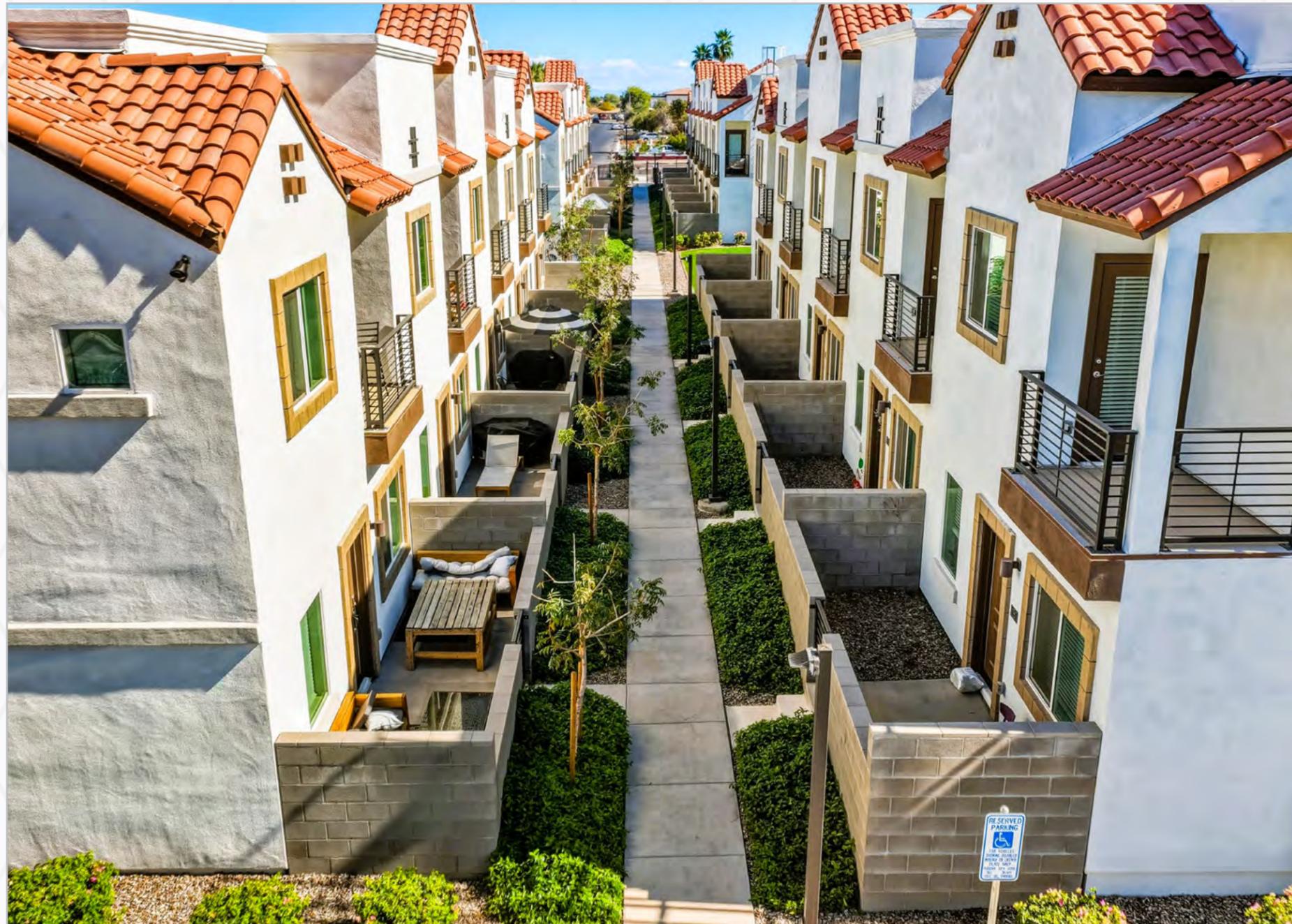


FLOOR 1



FLOOR 2

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.







FINANCIAL ANALYSIS



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Number of Units	48
Year Built	2024
List Price	\$21,500,000
Price per Unit	\$447,917
Price per Square Foot	\$318.38
Rentable Square Feet	67,530
Average Square Feet per Unit	1,407
Average Rent per Unit	\$2,339
Average Rent per SF	\$1.66

PROFORMA

	PER UNIT	DOLLARS
Effective Gross Income	\$28,512	\$1,368,564
Less: Operating Expenses	5,766	276,780
Less: Capital Reserves	250	12,000
Net Operating Income	22,496	1,079,784
Proforma Cap Rate		5.02%

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	27	56.3%	1,315	\$2,295	\$1.75	\$61,965	\$743,580	35,505
THREE BEDROOM								
3 Bdrm / 2.5 Bath	21	43.8%	1,525	\$2,395	\$1.57	\$50,295	\$603,540	32,025
TOTAL / AVG.	48	100.0%	1,407	\$2,339	\$1.66	\$112,260	\$1,347,120	67,530



MARKET UNDERWRITING ANALYSIS

	PROFORMA	ASSUMPTIONS
INCOME		
Gross Scheduled Rent		\$1,347,120
Gross Potential Income		\$1,347,120
Less: Vacancy	(5.0%)	(67,356)
Total Rental Income	95.00%	\$1,279,764
Plus: Utility Income	\$1,250	\$60,000
Plus: Other Income	\$600	28,800
Effective Gross Income		\$1,368,564
EXPENSES		
Repairs & Maintenance	\$400	\$19,200
Contract Services	225	10,800
Payroll	500	24,000
Administrative/Advertising	300	14,400
Utilities	1,361	65,336
Total Variable Expenses	\$2,786	\$133,736
Taxes	1,632	78,344
Insurance	415	19,908
Management Fee	3.50%	44,792
Total Operating Expenses	\$5,766	\$276,780
Plus: Capital Reserves	250	12,000
Total Expenses	\$6,016	\$288,780
NET OPERATING INCOME		\$1,079,784



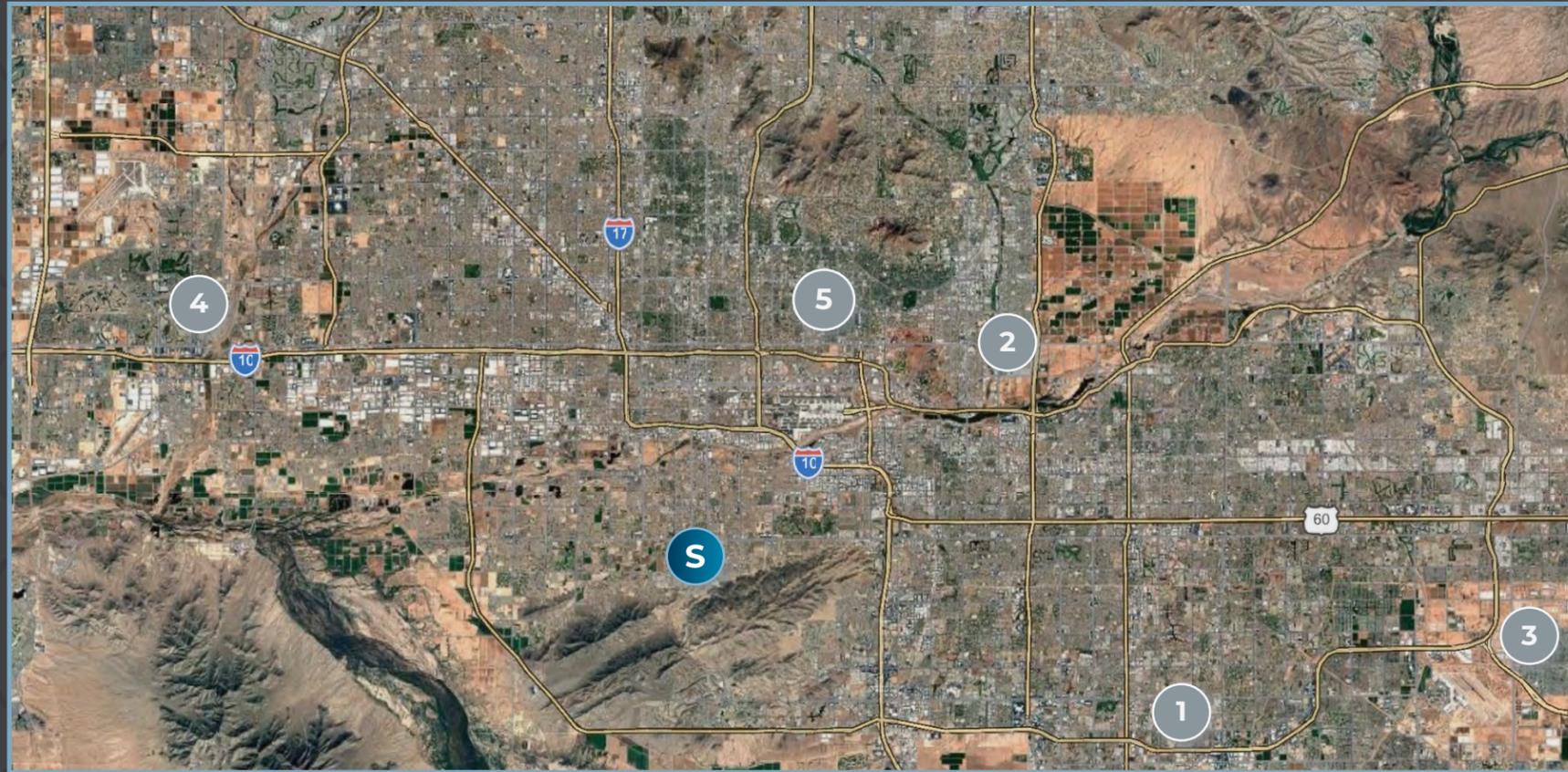


COMPARABLE SALES



4

COMPARABLE SALES



	APARTMENT NAME	CITY	UNITS	PRICE	\$/UNIT	\$/SF	YOC	SALE DATE
S	ELEVATION TOWNHOMES	PHOENIX	48	\$21,500,000	\$447,917	\$318.38	2024	TBD
1	TRICON HUDSON CROSSING	CHANDLER	43	\$23,000,000	\$534,884	\$534.88	2023	8/27/2025
2	ECLIPSE SCOTTSDALE	SCOTTSDALE	20	\$10,275,000	\$513,750	\$275.94	2019	1/16/2026
3	TRICON GATEWAY	MESA	48	\$21,150,000	\$440,625	\$470.00	2022	8/27/2025
4	AVALON TOWNHOMES	AVONDALE	70	\$30,100,000	\$430,000	\$256.42	2025	2/17/26
5	BOULEVARD ON 37TH	PHOENIX	16	\$6,650,000	\$415,625	\$344.35	2023	8/26/2025
	Total/Average		39	\$18,235,000	\$466,977	\$376.32	2022	



ELEVATION

TOWNHOMES

7850 SOUTH CENTRAL AVENUE | PHOENIX AZ

PROPERTY INFORMATION

48

NUMBER OF UNITS

2024

YEAR BUILT

67,530

NET RENTABLE AREA

SALE INFORMATION

\$21,500,000

SALE PRICE

\$447,917

PRICE PER UNIT

\$318.38

PRICE PER SQUARE FOOT

UNIT MIX

UNIT DESCRIPTION	SQUARE FEET	NO. OF UNITS
2 Bed / 2.5 Bath	1,315	27
3 Bed / 2.5 Bath	1,525	21
TOTAL / AVG	1,407	48



1



TRICON HUDSON CROSSING

1379 E. MULBERRY DRIVE | CHANDLER, AZ

PROPERTY INFORMATION

Number of Units	43
Year Built	2023
Net Rentable Area	43,000

SALE INFORMATION

Price	\$23,000,000
Price per Unit	\$534,884
Price per SF	\$534.88
Sale Date	8/27/2025

UNIT MIX

Unit Description	Square Feet	No. of Units
3 Bed / 2.5 Bath	1,678	30
3 Bed / 2.5 Bath	2,214	13
TOTAL / AVG	1,946	43

2



ECLIPSE SCOTTSDALE

1401 N. GRANITE REEF ROAD | SCOTTSDALE, AZ

PROPERTY INFORMATION

Number of Units	20
Year Built	2019
Net Rentable Area	37,236

SALE INFORMATION

Price	\$10,275,000
Price per Unit	\$513,750
Price per SF	\$275.94
Sale Date	01/16/2026

UNIT MIX

Unit Description	Square Feet	No. of Units
2 Bed / 2 Bath	1,829	14
3 Bed / 3 Bath	1,967	6
TOTAL / AVG	1,870	20

3



TRICON GATEWAY

9318 E. SOLINA AVENUE | MESA, AZ

PROPERTY INFORMATION

Number of Units	48
Year Built	2022
Net Rentable Area	45,000

SALE INFORMATION

Price	\$21,150,000
Price per Unit	\$440,625
Price per SF	\$470.00
Sale Date	8/27/25

UNIT MIX

Unit Description	Square Feet	No. of Units
3 Bed / 2.5 Bath	1,916	22
4 Bed / 3 Bath	2,215	20
4 Bed / 3.5 Bath	2,204	6
TOTAL / AVG	1,916	48

4



AVALON TOWNHOMES

13025 W. THOMAS ROAD | AVONDALE, AZ

PROPERTY INFORMATION

Number of Units	70
Year Built	2025
Net Rentable Area	117,386

SALE INFORMATION

Price	\$30,100,000
Price per Unit	\$430,000
Price per SF	\$256.42
Sale Date	2/17/26

UNIT MIX

Unit Description	Square Feet	No. of Units
2 Bed / 2.5 Bath	1,445	26
3 Bed / 2.5 Bath	1,814	44
TOTAL / AVG	1,677	70

5



BOULEVARD ON 37TH

3232 N. 37TH STREET | 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	8/26/2025

UNIT MIX

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



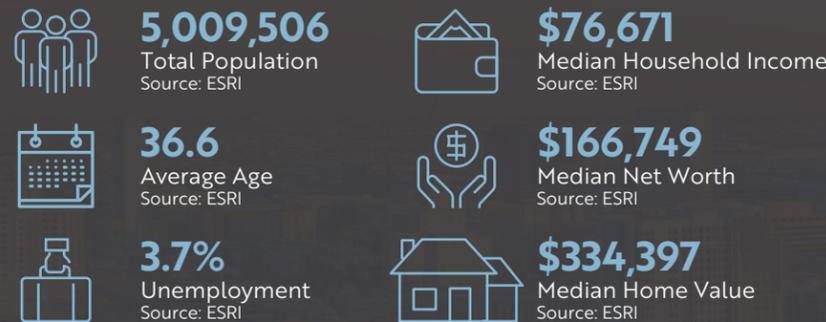
MARKET OVERVIEW

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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



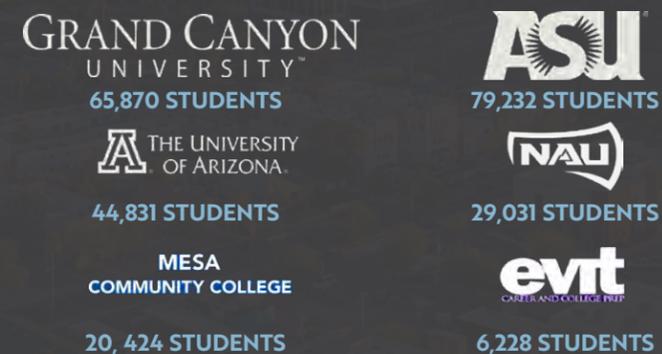
OFFICE SPACE



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

intel

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

- Boeing
- DoorDash
- General Dynamics
- Lockheed Martin
- Opendoor
- Robinhood



Healthcare and Bioscience

- Banner Health
- Dignity Health
- Honor Health
- Mayo Clinic
- Phoenix Children's Hospital



Financial Services

- Bank of America
- JP Morgan Chase
- State Farm
- USAA
- Wells Fargo



Manufacturing and Logistics

- Amazon
- Boeing
- Honeywell
- Intel
- TSMC

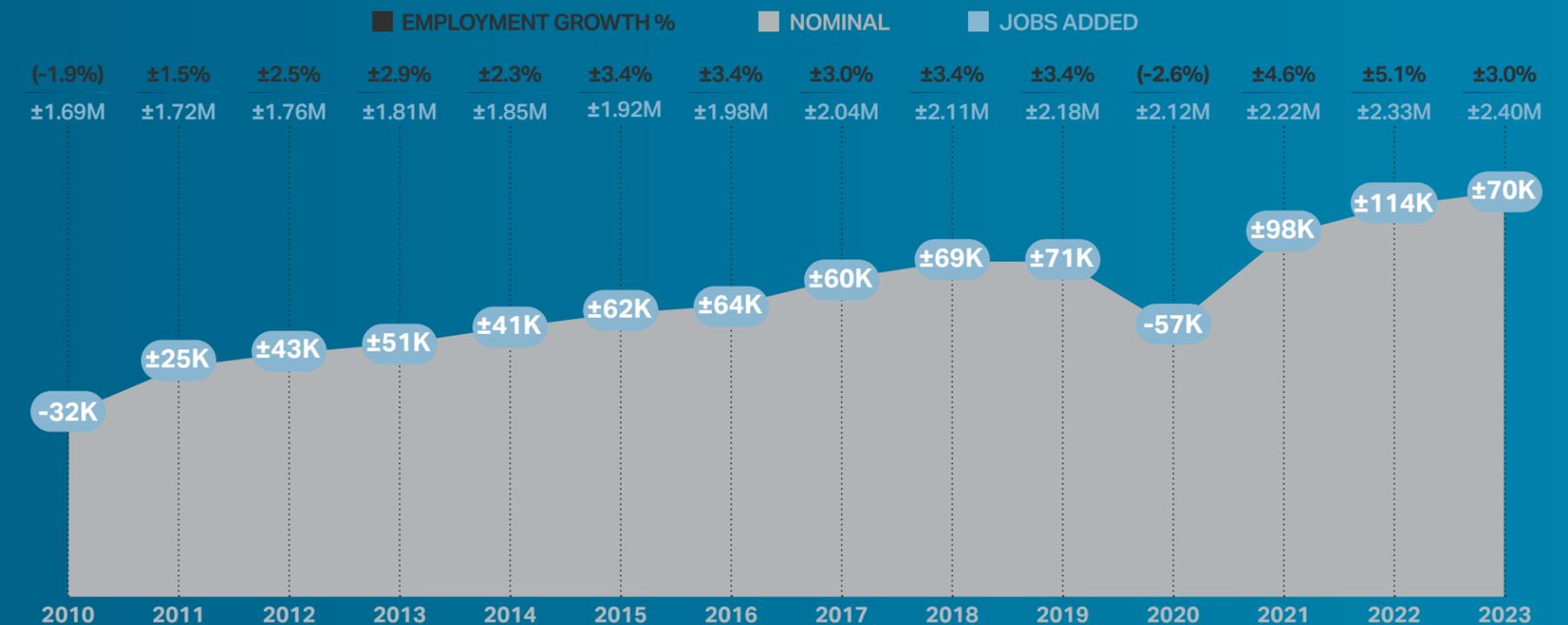


Tourism and Hospitality

- 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.

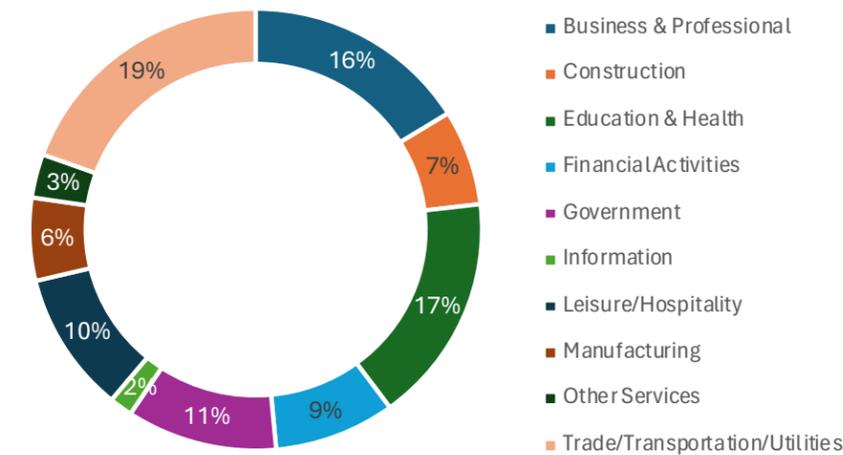


KEY INDUSTRIES

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

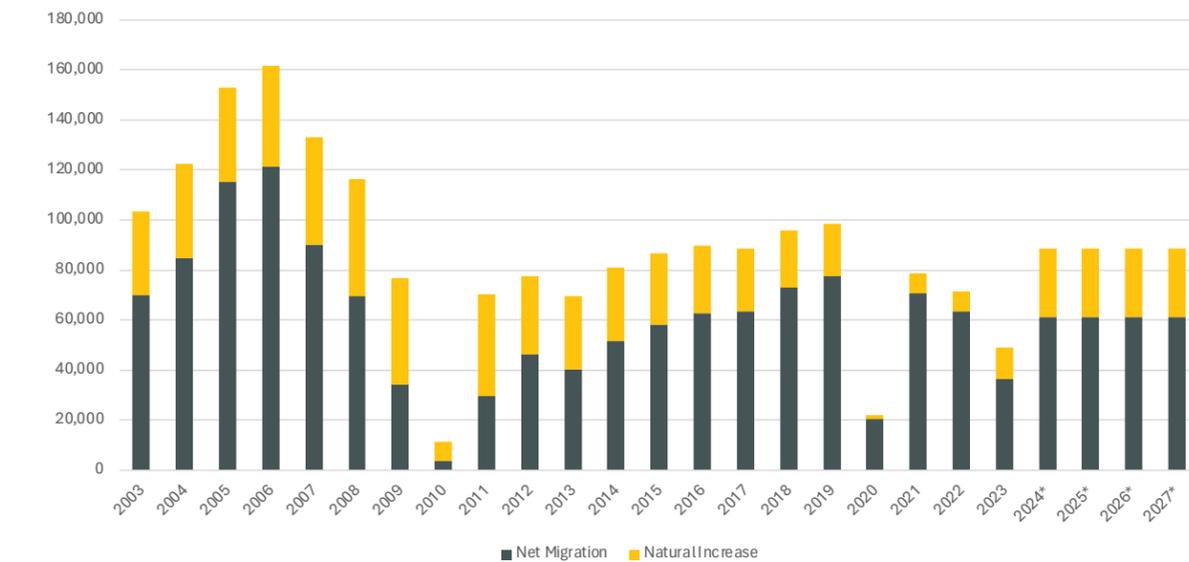
	# OF BUSINESSES	# OF EMPLOYEES
Healthcare	15,258	236,163
Financial Services	7,805	81,284
Production and Manufacturing	3,991	110,312
Warehouse/Distribution	4,229	73,721
Information Technology	2,950	56,769
Aerospace & Aviation	588	45,370

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



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

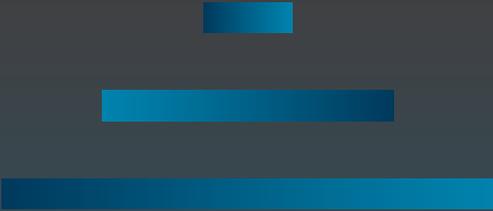
Source: ESRI, BLS, JobsEQ

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





ELEVATION

TOWNHOMES

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