

The Spot On Tuckey

16 UNIT TOWNHOME COMMUNITY | MAJORITY LARGE 2 BEDROOMS
FULLY RENOVATED WITH MODERN FINISHES



NEWMARK

1815 WEST TUCKEY LANE | PHOENIX, AZ

The Spot

On Tuckey

1815 WEST TUCKEY LANE | PHOENIX, 85015

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01

EXECUTIVE
SUMMARY



The Spot

On Tuckey



INVESTMENT DRIVERS



Majority Large 2 Bedroom Townhome Style Units
| Fully Renovated With Modern Finishes



Modern Home Quality Interior Improvements
& Amenities



Quality Exterior Capital Improvements
& Amenities



Walking Distance To Maryland Primary School
& Washington High School



Walking Distance To Washington Activity Center &
52 Acre Park | Phoenix Tennis & Pickleball Center



Neighboring Beatitudes Campus | \$260m
Redevelopment



Midtown Phoenix Employment | Park Central
Redevelopment



Creighton University Health Sciences Campus |
St. Josephs Hospital & Medical Center



Proximity To Downtown Phoenix



Light Rail Station Minutes Away

MAJORITY LARGE 2 BEDROOM TOWNHOME STYLE UNITS | FULLY RENOVATED WITH MODERN FINISHES

The Spot on Tuckey is a boutique fully renovated Mid-Century modern community nestled in a desirable West Central Phoenix neighborhood. The community is minutes from the Uptown, Encanto, and Melrose District. These apartment homes have been fully remodeled from top to bottom with contemporary finishes and include in unit washer/dryer. A newly landscaped courtyard and renovated pool area provide incredible outdoor space for residents to enjoy. Comprised of 4 large 1 Bedroom/1 Bath Townhome style units at 900 SF and 12 large 2 Bedroom/1.5 Bath Townhome style units boasting 1,100 SF. These oversize two-story townhome units are very seldom available in the Phoenix Metro apartment market, leading to enhanced tenant attraction and retention while commanding significant rental premiums over standard apartment units within the submarket. Additionally, the community offers covered patios, a gated courtyard, and spacious private patios that overlook the lush courtyard and pool.





MODERN HOME QUALITY INTERIOR IMPROVEMENTS & AMENITIES

KITCHEN

- Full-Size Stainless-Steel Appliances
- Built in Microwaves
- Dishwashers
- Modern White Shaker Cabinets
- Granite Countertops
- Oversized Dual Basin Stainless-Steel Sinks
- Gooseneck Faucets
- Recessed LED Lighting
- Modern Gray Plank Flooring

BATHROOM

- Modern White Shaker Vanity
- Granite Countertops
- Modern LED Lighting
- New Tub & Shower Surrounds
- New Faucets and Fixtures
- Modern Dual Flush Toilets
- Modern Waterproof Laminate Floors

LIVING ROOM

- Remote Control Dual Draft Ceiling Fans
- Modern LED Lighting
- Modern Plank Floors
- Two Tone Paint
- New 6 Panel Interior Doors
- New Brushed Nickel Hardware
- New Baseboards & Blinds

BEDROOM

- Large Walk-In Closets
- Remote Control Dual Draft Ceiling Fans
- Modern LED Lighting
- New Baseboards & Blinds



QUALITY EXTERIOR CAPITAL IMPROVEMENTS & AMENITIES

POOL AREA

- Resurfaced Pool Plaster/Tiles/Decking
- Pool is Code Compliant (Dual Drains)
- New Pool Equipment(Sand Filter & Motor)
- Modern Wrought Iron Pool Fence
- Luxury Iron Pool Furniture(Chairs, Table, Umbrella)
- Chaise Lounge Chairs

COMMUNITY

- Native Desert Landscaping Throughout
- New Irrigation/Desert Rock/New Plants
- Gated Security Access and Covered Parking
- New Modern Pedestrian Iron Gates (Coded)
- New Exterior Paint & Trim
- Lighted Walkways Throughout

OTHER UNIT IMPROVEMENTS & AMENITIES

- Large Private Patios(Townhomes)
- Vertical Stacks Replaced(plumbing)
- Dedicated Laundry Room w/ Washer & Dryer
- New Outlets, Switches, Switch Plates
- Modern Lit Unit Numbers
- Up and Down Lit Light Fixtures
- Linen Closets





WALKING DISTANCE TO MARYLAND PRIMARY SCHOOL & WASHINGTON HIGH SCHOOL

Residents benefit greatly from the property being less than a 5 minute walk to Maryland Primary School(K-8) and Washington High School. The Spot holds a significant advantage over competing properties in both tenant attraction and retention. Properties within walking distance of schools historically boast higher occupancy and rental rates, leading to elevated returns for new ownership.



WALKING DISTANCE TO WASHINGTON ACTIVITY CENTER & 52 ACRE PARK | PHOENIX TENNIS & PICKLEBALL CENTER

The residents of The Spot on Tuckey benefit from being a short walk from Washington Park and Activity Center a 52-acre public park and community center offering a wide variety of activities and services to the public at a minimal cost, including programs for toddlers, youth, teenagers, adults and seniors. The center provides a full-size gymnasium with basketball courts and sits adjacent to Washington Park, which boasts open green space and traditional park amenities of basketball and volleyball courts, softball and soccer fields and a PetSmart Dog Park. Additionally adjacent to the park is Phoenix Tennis Center offering 28 Tennis and Pickleball courts.



BEATITUDES
CAMPUS

The Spot
On Tuckey

NEIGHBORING BEATITUDES CAMPUS | \$260M REDEVELOPMENT

A major employer and benefit to the immediate neighborhood is the Beatitudes Campus, which is located directly to the north of The Spot. Spread across 27 acres, the Beatitudes Campus is a nationally recognized leader in independent senior living and senior healthcare and a trusted part of the greater Phoenix community. Beatitudes broke ground on a \$260 million redevelopment in 2019. The campus supports a total of 1,000 residences/beds, including 188 entrance fee independent living apartments, 11 entrance fee independent living patio homes, 259 rental independent living apartments, 92 traditional assisted living units, 29 early-stage memory care assisted living beds and 72 skilled nursing beds and employs more than 500 full-time employees. The recent expansion of the Promenade includes new amenities such as a new health center with a modern, spa-like feel and state-of-the-art features.



MIDTOWN PHOENIX EMPLOYMENT | PARK CENTRAL REDEVELOPMENT

Within 5 minutes of The Spot is the Midtown Phoenix and the Central Office Corridor which hosts over 1,100 businesses and 71,000 employees. Major employers include Dignity Health, Banner Health, IBM, Century Link, Uhual Corporate Headquarters, Cigna Medial Group, Copper Point Insurance Companies. In the heart of Midtown is historic Park Central Mall, a true Phoenix icon with a rich history that dates back to 1957 when it was first built as the city’s first large scale mall measuring 450,000 SF. In recent years Park Central has undergone a massive transformation thanks to the vision and hard work of Plaza Companies and Holualoa Companies. The new Park Central combines its rich mid-century modern history with a new focus on technology, innovation and design, including sought-after features in today’s office and retail market. The project includes spaces that range from small offices to more than 75,000 contiguous square feet of space and has office tenants including Dignity Health Corporate Office, Creighton University, Databank Centers and GoX Studio. The new Park Central is embracing its successful base of existing restaurants and retail including Starbucks, Zipps, First Watch, Jimmy John’s, Thai Basil, Fired Pie & EoS Fitness.

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

Within 5 miles of The Spot 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

The Spot is located 15 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 the Footprint Center(home to the Phoenix Suns) that also serve as concert venues year round.

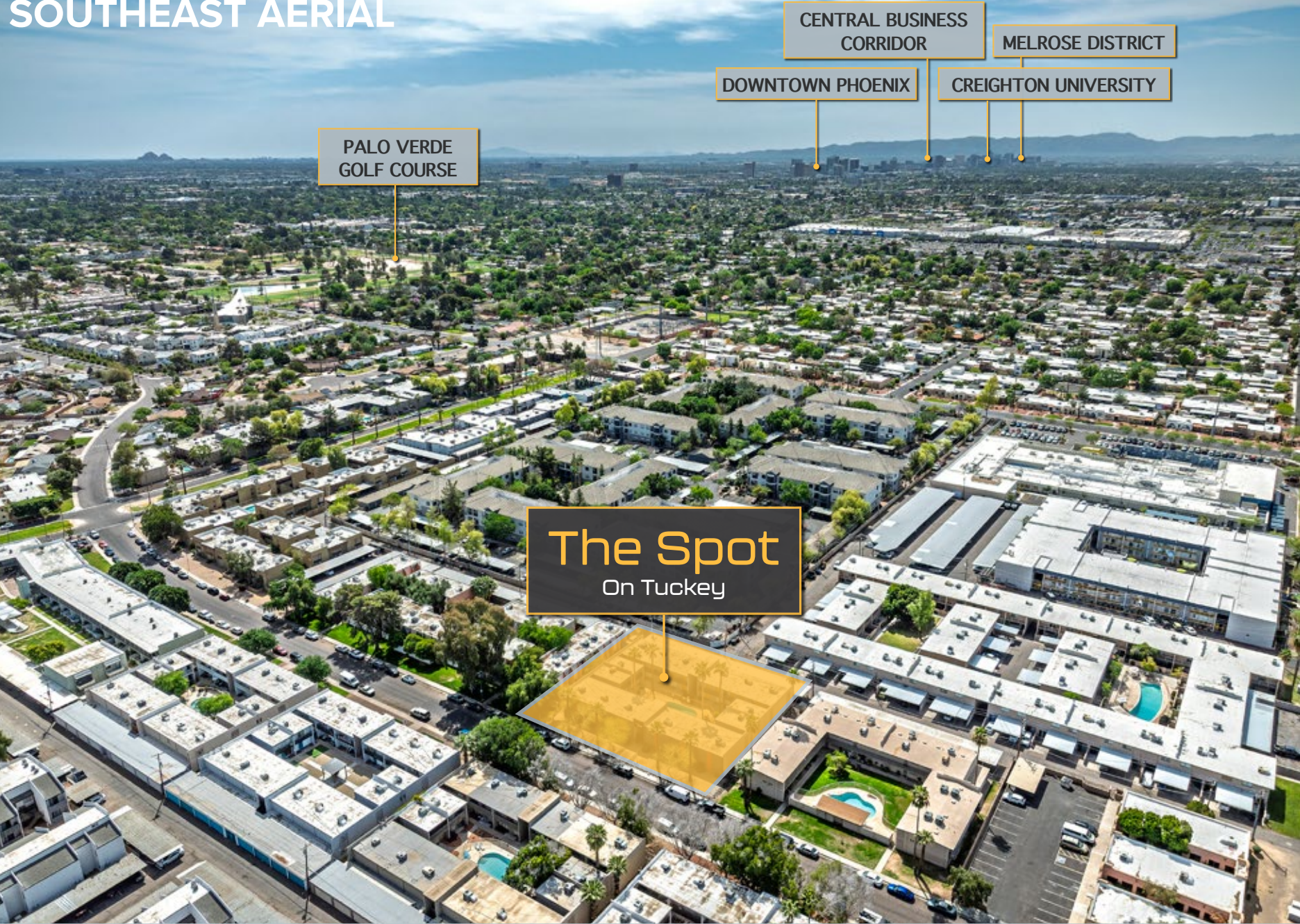


LIGHT RAIL STATION MINUTES AWAY

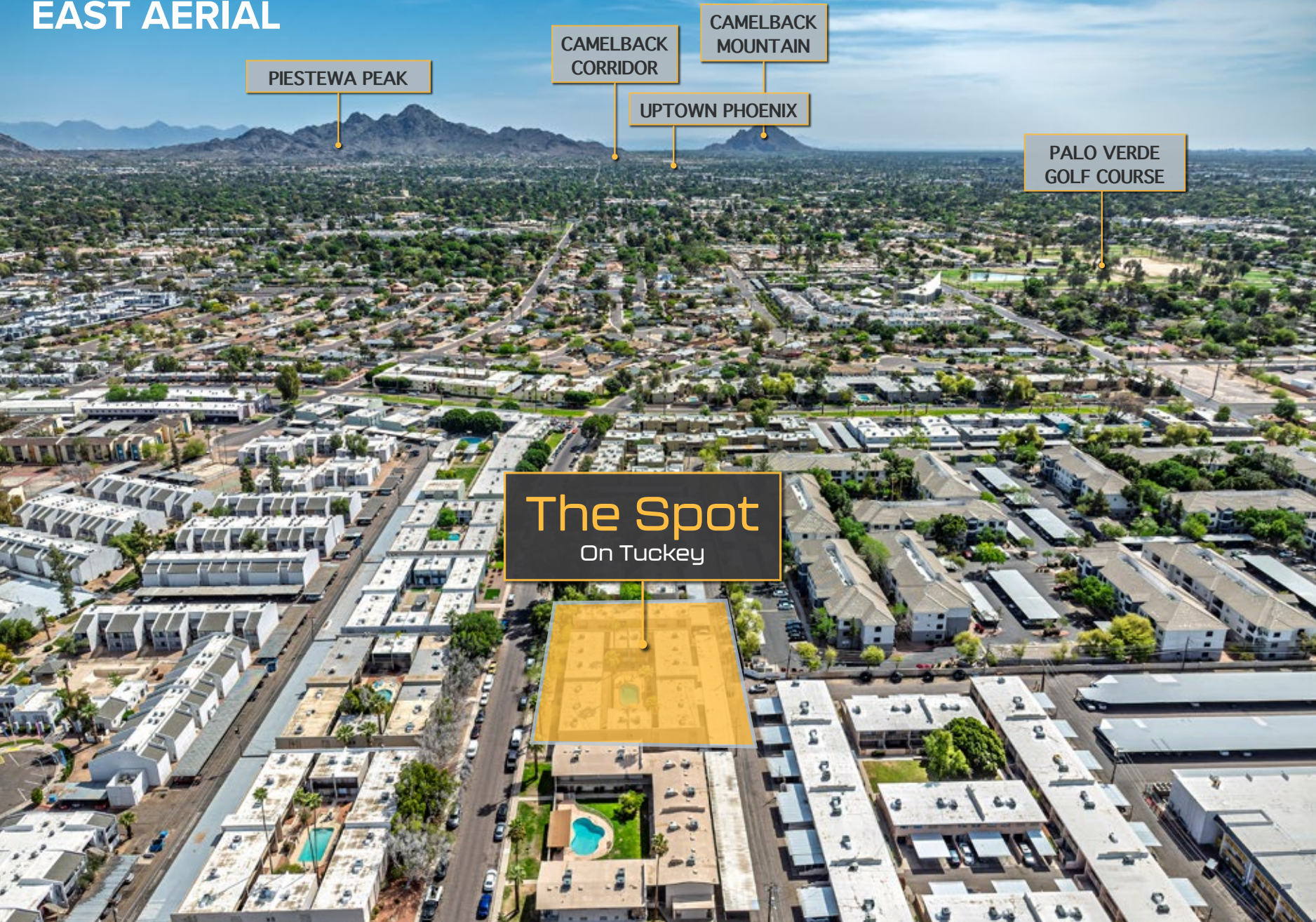
The Light Rail Station at Glendale Ave & 19th Ave provides a tremendous benefit to residents traveling to the Central Office Corridor, Downtown Phoenix, Sky Harbor International and Downtown Mesa and Tempe for work, school, and entertainment. Light Rail serves as an important link between communities and stimulates economic growth and revitalization for the region. Over 14 million riders use this transportation, making it the 12th busiest light rail in the country.



SOUTHEAST AERIAL



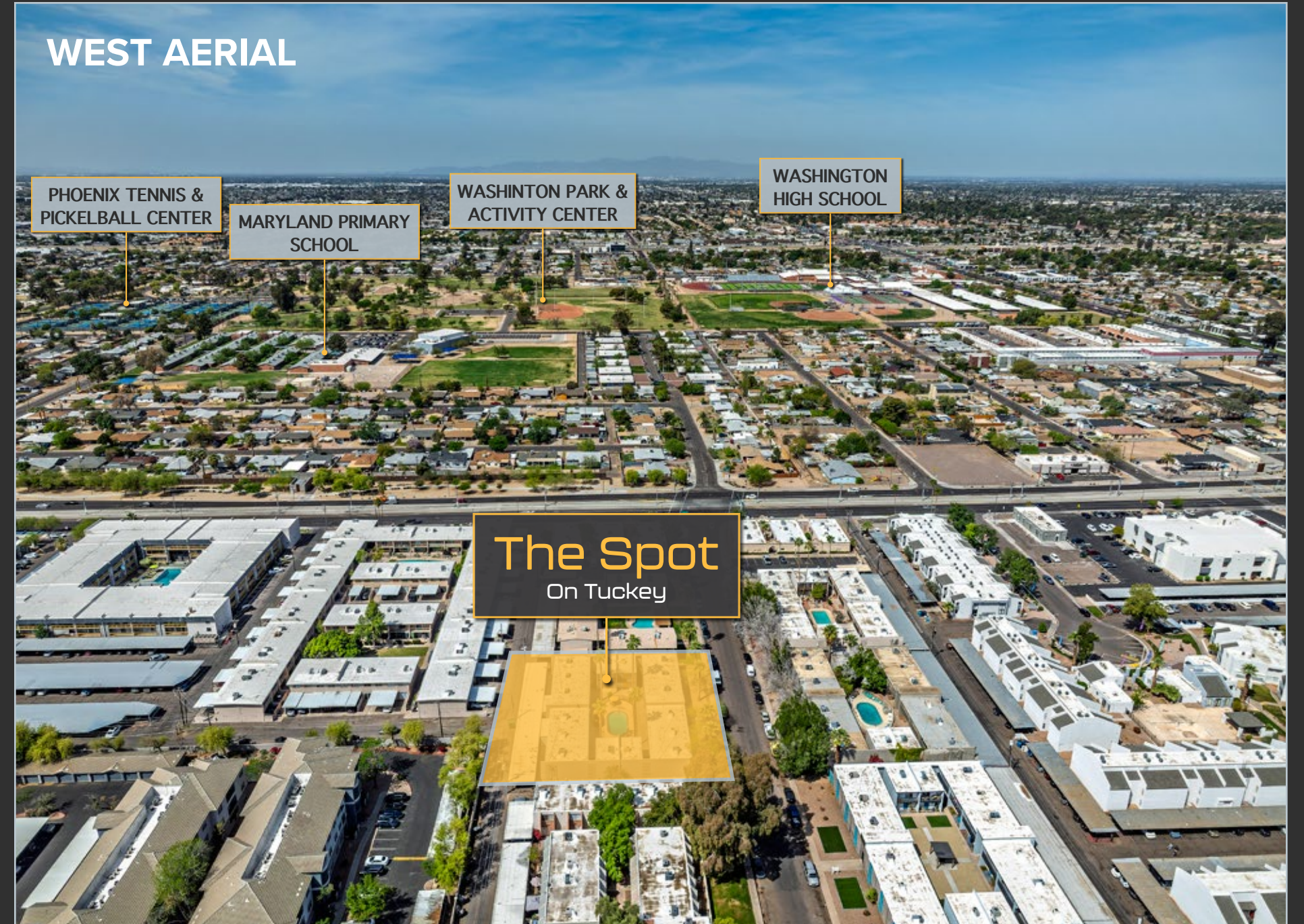
EAST AERIAL



NORTH AERIAL



WEST AERIAL



02

PROPERTY
OVERVIEW



PROPERTY DETAILS

The Spot
On Tuckey

1815 WEST TUCKEY LANE | PHOENIX, 85015

1963/2024
YEAR BUILT/RENOVATED

MARICOPA
COUNTY

16
NUMBER OF UNITS

4
NUMBER OF BUILDINGS

\$1.30
AVERAGE RENT PER SF

16,800
RENTABLE AREA

1,050
AVERAGE UNIT SIZE

.55
ACRES

\$1,370
AVERAGE RENT PER UNIT

UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	PROFORMA MARKET RENT/MONTH	PROFORMA MARKET RENT/SF
1 BED / 1 BATH	4	900	\$1,295	\$1.44
2 BED / 1.5 BATH	12	1,100	\$1,395	\$1.27
TOTAL / AVG.	16	1,050	\$1,370	\$1.30





03

VALUATION
SUMMARY

EXECUTIVE SUMMARY

PROPERTY OVERVIEW	
NUMBER OF UNITS	16
YEAR BUILT / RENOVATED	1963/2024
LIST PRICE	\$3,175,000
PRICE PER UNIT	\$198,438
PRICE PER SQUARE FOOT	\$188.99
RENTABLE SQUARE FEET	16,800
AVERAGE SQUARE FEET PER UNIT	1,050
AVERAGE RENT PER UNIT	\$1,370
AVERAGE RENT PER SF	\$1.30

FINANCING TERMS	
DOWN PAYMENT	\$1,175,000
PROPOSED NEW LOAN	\$2,000,000
LOAN-TO-VALUE	63%
INTEREST RATE	5.85%
INTEREST ONLY	2 Years
LOAN TERM	5 Years
AMORTIZATION	30 Years

PROFORMA	PER UNIT	DOLLARS
EFFECTIVE GROSS INCOME	\$17,139	\$274,227
LESS: OPERATING EXPENSES	4,965	79,438
LESS: CAPITAL RESERVES	250	4,000
NET OPERATING INCOME	11,924	190,789
DEBT SERVICE		117,000
NET CASH FLOW		(6.27%) \$73,789

FINANCIAL RETURN	
PROFORMA CAP RATE	6.00%
PROFORMA CASH ON CASH RETURN	6.27%

UNIT MIX & PROFORMA RENTS

UNIT DESCRIPTION	NO. OF UNITS	% TYPE	UNIT SQ. FT.	PROFORMA RENTS	PROFORMA RENT PER SF	PROFORMA MONTHLY RENT TOTAL	PROFORMA ANNUAL RENT TOTAL	TOTAL SQ. FT.
1 BDRM / 1 BATH	4	25.0%	900	\$1,295	\$1.44	\$5,180	\$62,160	3,600
2 BDRM / 1.5 BATH	12	75.0%	1,100	\$1,395	\$1.27	\$16,740	\$200,880	13,200
TOTAL / AVG.	16	100.0%	1,050	\$1,370	\$1.30	\$21,920	\$263,040	16,800

MARKET UNDERWRITING ANALYSIS

INCOME	ASSUMPTIONS	PROFORMA
GROSS SCHEDULED RENT		\$263,040
GROSS POTENTIAL INCOME		\$263,040
LESS: VACANCY	(7.0%)	(18,413)
TOTAL RENTAL INCOME	93.00%	\$244,627
PLUS: RUBS INCOME	\$1,000	\$16,000
PLUS: OTHER INCOME	850	13,600
EFFECTIVE GROSS INCOME		\$274,227
EXPENSES	PER UNIT	
REPAIRS & MAINTENANCE	\$500	\$8,000
CONTRACT SERVICES/PAYROLL	400	6,400
ADMINISTRATIVE	150	2,400
ADVERTISING	200	3,200
UTILITIES	1,099	17,578
TOTAL VARIABLE EXPENSES	\$2,349	\$37,578
TAXES	1,173	18,773
INSURANCE	831	13,302
MANAGEMENT FEE	4.00%	9,785
TOTAL OPERATING EXPENSES	\$4,965	\$79,438
PLUS: CAPITAL RESERVES	250	4,000
TOTAL EXPENSES	\$5,215	\$83,438
NET OPERATING INCOME		\$190,789
DEBT SERVICE		
NEW FINANCING - \$2,000,000 (63% LTV)		
DEBT SERVICE (5.85% I/O)		\$117,000
CASH FLOW AFTER DEBT SERVICE		(6.27%) \$73,789



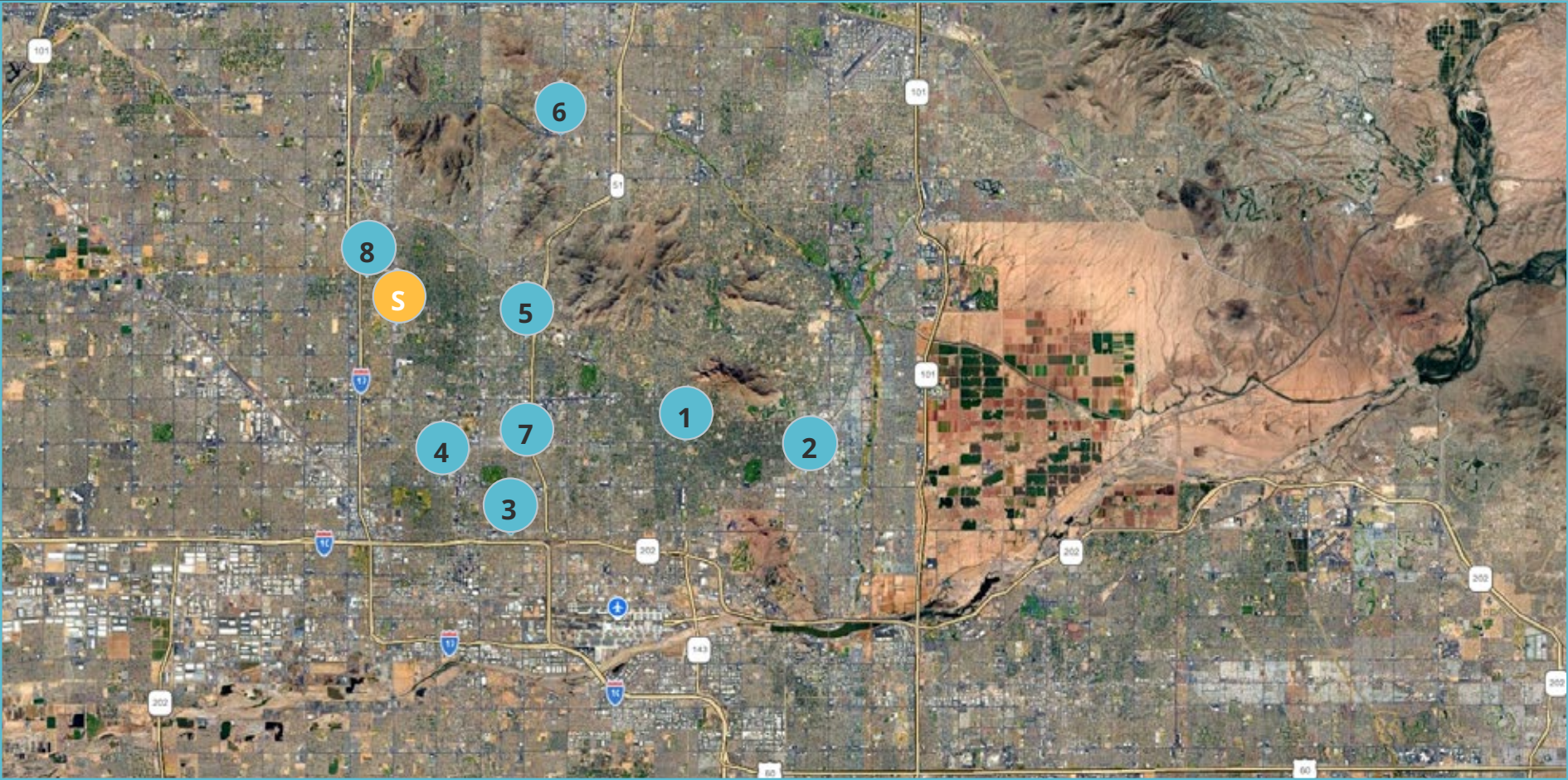
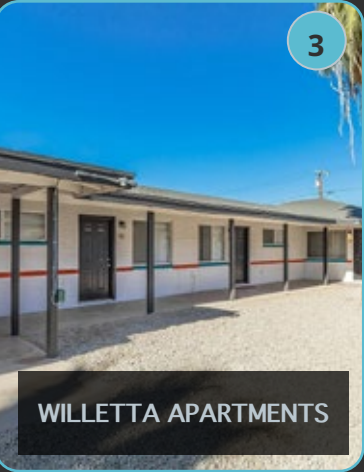
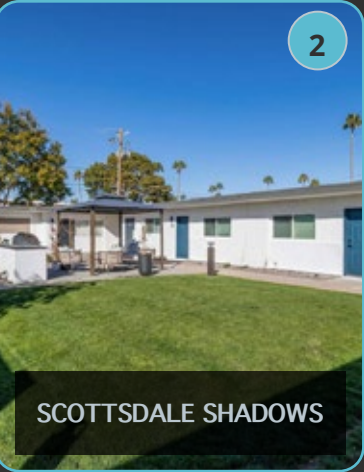
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COMPARABLE
SALES



SALES COMPARABLES

	APARTMENT NAME	CITY	UNITS	PRICE	\$/UNIT	\$/SQ. FT.	YOC\RENO	SALE DATE
S	The Spot on Tuckey	Phoenix	16	\$3,175,000	\$198,438	\$188.99	1964/2024	TBD
1	The Ark Apartments	Phoenix	10	\$2,605,000	\$260,500	\$362.46	1960	11/19/25
2	Scottsdale Shadows	Scottsdale	15	\$3,885,000	\$259,000	\$334.91	1958	5/15/25
3	Willetta Apartments	Phoenix	12	\$2,900,000	\$241,667	\$329.55	1955	10/16/25
4	The Earll	Phoenix	8	\$1,700,000	\$212,500	\$304.44	1955	1/7/26
5	Venture on 16th	Phoenix	86	\$19,500,000	\$226,744	\$243.74	1969	3/16/26
6	Two Two Cactus	Phoenix	24	\$5,000,000	\$208,333	\$240.02	1979	6/11/25
7	Playton Place	Phoenix	23	\$4,750,000	\$206,522	\$231.46	1963	7/28/26
8	Paradise Palms	Phoenix	14	\$2,620,000	\$187,143	\$216.17	1990	9/17/25
Total/Average			24	\$5,370,000	\$225,301	\$282.84	1966	



SUBJECT PROPERTY

The Spot
On Tuckey

PROPERTY INFORMATION

NO. OF UNITS 16 YEAR BUILT/RENOVATED 1964/2024 NRA 16,800 SF

SALE INFORMATION

PRICE \$3,175,000
PRICE PER UNIT \$198,438
PRICE PER SF \$188.99
SALE DATE TBD

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BED / 1 BATH	900	4
2 BED / 1.5 BATH	1,100	12
TOTAL / AVG.	1,050	16

SALES COMPARABLES



THE ARK APARTMENTS
4120 N. 45TH PLACE | PHOENIX, AZ

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	10	PRICE	\$2,605,000
YEAR BUILT	1960	PRICE PER UNIT	\$260,500
NRA	7,187	PRICE PER SF	\$362.46
		SALE DATE	11/19/2025

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BED / 1 BATH	600	5
2 BED / 1.5 BATH	764	4
3 BED / 2 BATH	1,131	1
TOTAL / AVG.	719	10



SCOTTSDALE SHADOWS
3219 N. 67TH PLACE | SCOTTSDALE, AZ

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	15	PRICE	\$3,885,000
YEAR BUILT	1958	PRICE PER UNIT	\$259,000
NRA	11,600	PRICE PER SF	\$334.91
		SALE DATE	5/15/2025

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BED / 1 BATH	750	11
1 BED / 1 BATH	800	1
1 BED / 1 BATH	850	1
2 BED / 1 BATH	850	2
TOTAL / AVG.	765	15

SALES COMPARABLES

3



WILLETTA APARTMENTS

1336-1346 E. WILLETTA STREET | PHOENIX, AZ

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	12	PRICE	\$2,900,000
YEAR BUILT	1955	PRICE PER UNIT	\$241,667
NRA	8,800	PRICE PER SF	\$329.55
		SALE DATE	10/16/2025

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BED / 1 BATH	695	5
2 BED / 1 BATH	750	6
3 BED / 1 BATH	825	1
TOTAL / AVG.	757	12

4



THE EARLL

320 W. EARLL DRIVE | PHOENIX, AZ

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	8	PRICE	\$1,700,000
YEAR BUILT	1955	PRICE PER UNIT	\$212,500
NRA	5,584	PRICE PER SF	\$304.44
		SALE DATE	1/7/26

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BED / 1 BATH	698	8
TOTAL / AVG.	698	8

5



VENTURE ON 16TH

6315 N. 16TH STREET | PHOENIX, AZ

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	86	PRICE	\$19,500,000
YEAR BUILT	1969 / 2024	PRICE PER UNIT	\$226,744
NRA	80,003	PRICE PER SF	\$243.74
		SALE DATE	3/16/2026

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
2 BED / 2 BATH	890	68
3 BED / 2 BATH	1,026	12
3 BED / 3 BATH	1,146	1
4 BED / 2 BATH	1,205	5
TOTAL / AVG.	930	86

6



TWO TWO CACTUS

2223-2255 E. CACTUS ROAD | PHOENIX, AZ

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	24	PRICE	\$5,000,000
YEAR BUILT	1979	PRICE PER UNIT	\$208,333
NRA	20,832	PRICE PER SF	\$240.02
		SALE DATE	6/11/2025

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
2 BED / 2 BATH	868	24
TOTAL / AVG.	868	24

SALES COMPARABLES

7



PLAYTON PLACE
3625 N 16TH STREET | PHOENIX, AZ

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	23	PRICE	\$4,750,000
YEAR BUILT	1963	PRICE PER UNIT	\$206,522
NRA	20,522	PRICE PER SF	\$231.46
		SALE DATE	7/28/26

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
STUDIO / 1 BATH	543	3
1 BED / 1 BATH	704	3
2 BED / 1 BATH	947	17
TOTAL / AVG.	1,184	23

8



PARADISE PALMS
2330 W. BELMOUNT AVENUE | PHOENIX, AZ

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	14	PRICE	\$2,620,000
YEAR BUILT	1990	PRICE PER UNIT	\$187,143
NRA	12,120	PRICE PER SF	\$216.17
		SALE DATE	9/17/25

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BED / 1 BATH	810	12
3 BED / 2 BATH	1,200	2
TOTAL / AVG.	1,005	14



A wide-angle, high-angle photograph of the Phoenix skyline at dusk. The city's lights are glowing against the twilight sky, which is a mix of deep blue and purple. In the background, the rugged mountains of the Phoenix Mountains are visible. The foreground shows a dense residential area with many palm trees and streetlights. The overall scene is vibrant and captures the essence of a bustling city at night.

05

PHOENIX MSA 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



5,009,506
Total Population
Source: ESRI



\$76,671
Median Household Income
Source: ESRI



36.6
Average Age
Source: ESRI



\$166,749
Median Net Worth
Source: ESRI



3.7%
Unemployment
Source: ESRI



\$334,397
Median Home Value
Source: ESRI

OFFICE SPACE



29.1M SF
Total Vacant SF



194M SF
SF of Inventory



12.30%
Direct Vacancy



1.35M SF
Under Construction

HOSPITALS



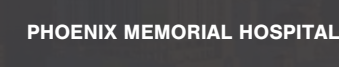
662 BEDS



607 BEDS



324 BEDS



221 BEDS

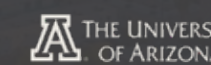
EDUCATION



65,870 STUDENTS



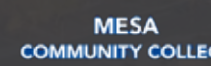
79,232 STUDENTS



44,831 STUDENTS



29,031 STUDENTS



20, 424 STUDENTS



6,228 STUDENTS

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





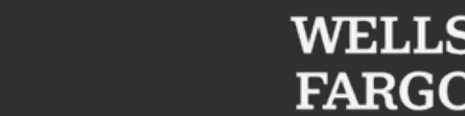












ROBUST ECONOMY AND EXPANDING BUSINESS SECTORS

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

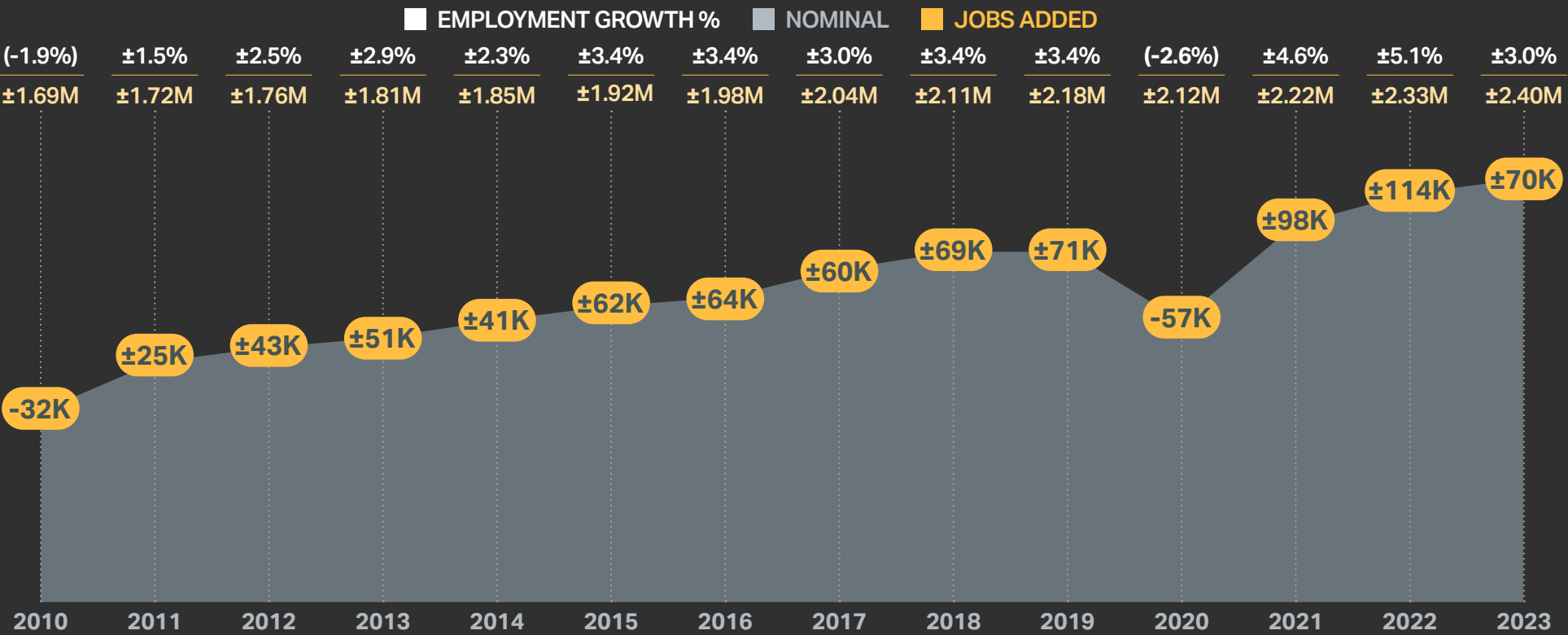
- Amazon
- Boeing
- Honeywell
- Intel
- TSMC

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.



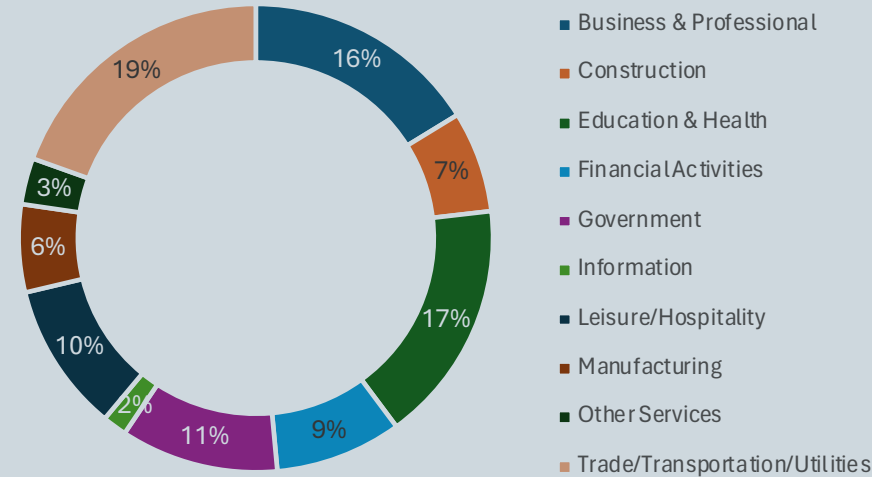
KEY INDUSTRIES

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

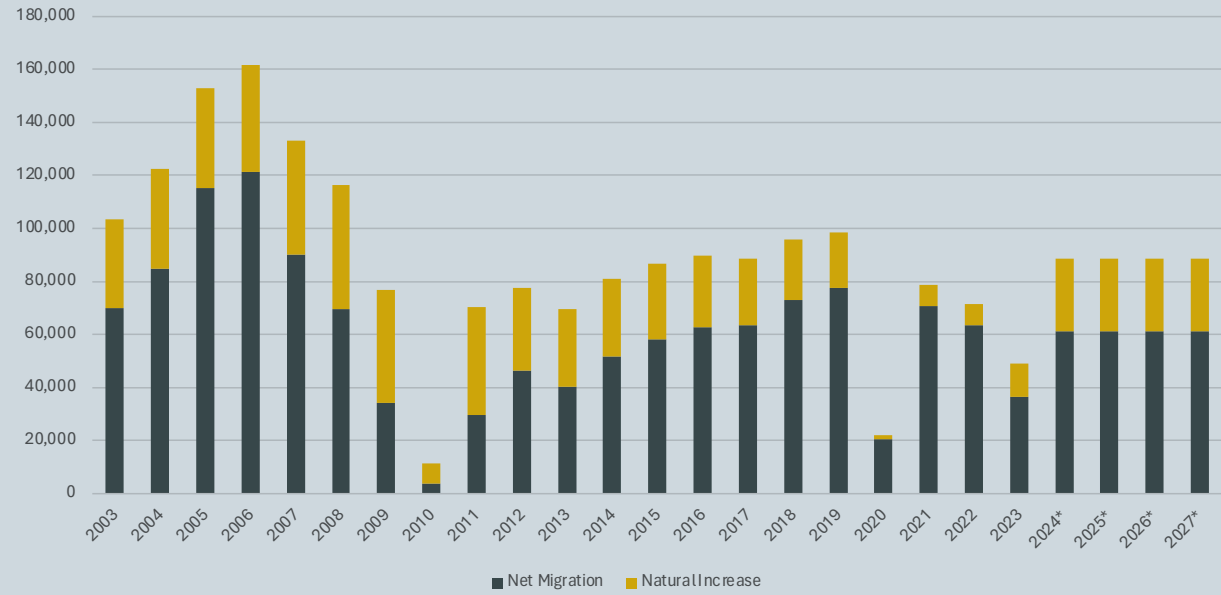
EMPLOYMENT BY INDUSTRY	EMPLOYMENT
Business & Professional	394.9
Construction	170.5
Education & Health	408.7
Financial Activities	211.3
Government	263.1
Information	40.7
Leisure/Hospitality	250.8
Manufacturing	148.1
Other Services	78
Trade/Transportation/Utilities	475.5

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



The Spot

On Tuckey

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NEWMARK