



**FULLY BUILT OUT AMBULATORY
SURGERY CENTER WITH TWO
SUPPORT MEDICAL OFFICE
BUILDINGS ADJACENT TO BANNER
UNIVERSITY MEDICAL CENTER**

1036-1040 E McDowell Rd
Phoenix, Arizona



**Historical photo from when the facility was in service*

CONFIDENTIAL
OFFERING MEMORANDUM

NEWMARK

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Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of The Phoenix Surgicenter (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 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.

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NEWMARK

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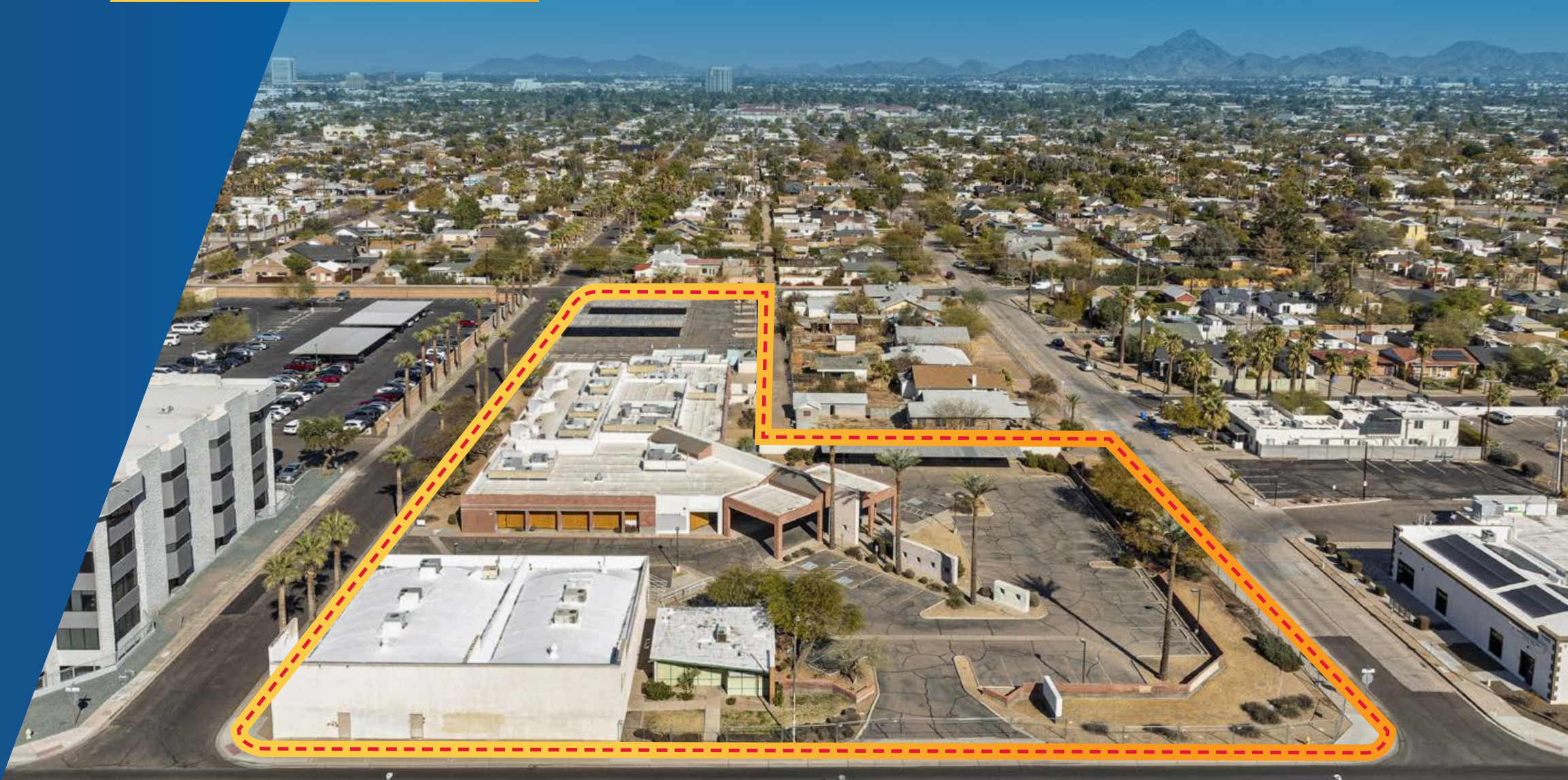
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01

EXECUTIVE SUMMARY



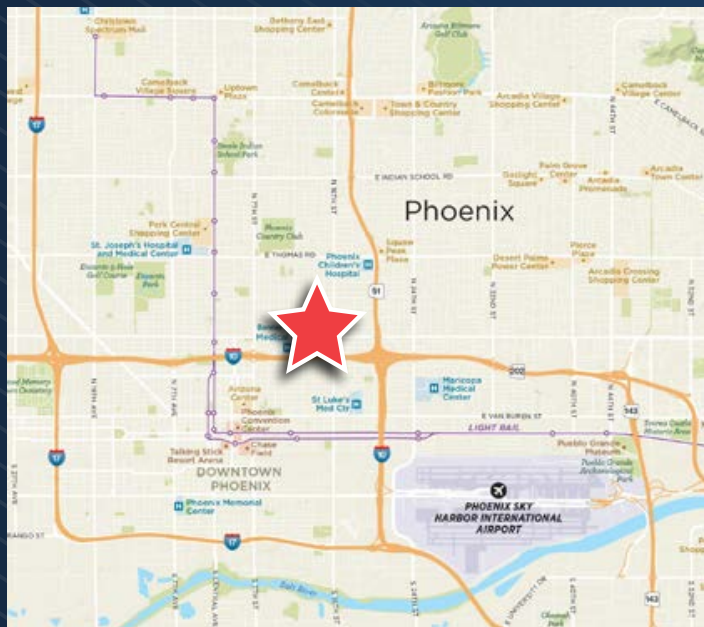


THE PHOENIX
SURGICAL CENTER

EXECUTIVE SUMMARY

Newmark, as the exclusive advisor, is pleased to present **The Phoenix Surgicenter (the "Property")**. The site is home to the very first Ambulatory Surgery Center ("ASC") in all of the United States which was originally developed in 1970, and subsequently reconstructed in 1992. Located at the doorstep to Banner's flagship hospital campus, the 755-bed, Banner University Medical Center, the Property consists of one 24,610 SF Ambulatory Surgery Center ("ASC") building, as well as two support medical office buildings of ±7,225 SF and 971 SF, respectively.

Positioned within an Opportunity Zone, and less than one mile from both the I-10 and State Route 51 Freeways, within the **McDowell Road Miracle Mile**, a historically significant stretch in Central Phoenix, the Property is surrounded by a thriving medical presence, the established **Coronado Historic District**, and a growing concentration of new multifamily development. In addition to the existing Ambulatory Surgery Center ("ASC") improvements, the Property is zoned Planned Unit Development (PUD), offering exceptional density and flexibility for additional development on the ±2.84 acre site.



**Historical photo from when the facility was in service*

Own Your Piece of Arizona & Medical History!

This premier, value add, infill Phoenix medical property offers the rare opportunity to own not only a fully built out Ambulatory Surgery Center ("ASC") ripe for modernization, but also the site of the very first Ambulatory Surgery Center.



With its long-term optionality given the PUD zoning overlay and strategic Opportunity Zone location adjacent to Banner University Medical Center, the Phoenix Surgicenter investment opportunities provides both near term value add upside, and also long term downside protection as a result of this high density zoning.



02

PROPERTY OVERVIEW



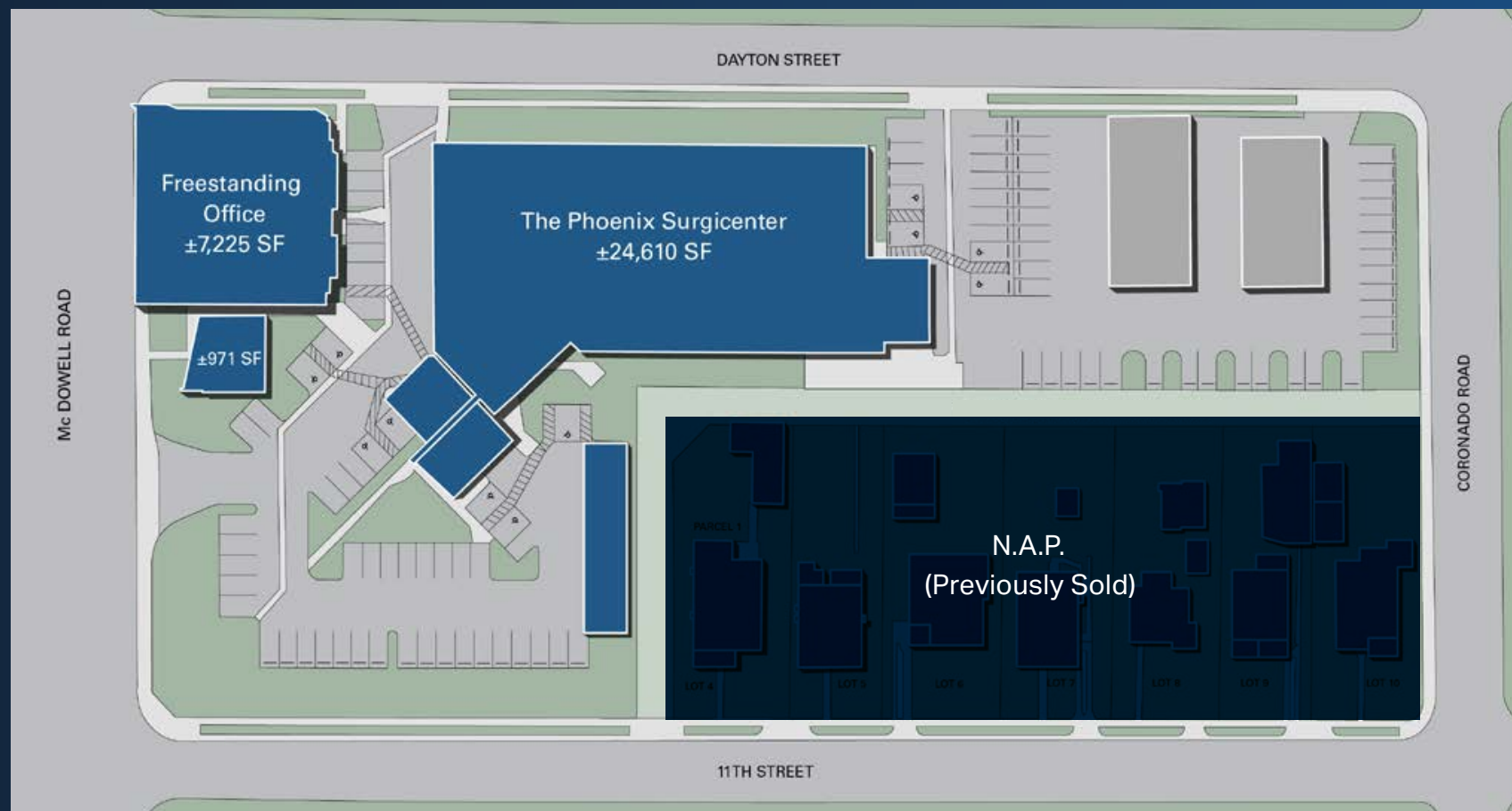


THE PHOENIX
SURGICAL CENTER



PROPERTY OVERVIEW

ADDRESS	1040 E McDowell Rd Phoenix, AZ	1026-1030 E McDowell Rd Phoenix, AZ	1036 E McDowell Rd Phoenix, AZ	<div>TOTAL BUILDING SF</div> <div>±32,806 SF</div>
USE	The Phoenix Surgicenter	Freestanding Single Story Office	Freestanding Single Story Office	
BUILDING SIZE (SF)	±24,610 SF	±7,225 SF	±971 SF	
LAND AREA	±2.84 Acres (±123,630 SF)			
PARCEL #	117-25-178			
PARKING	Total Parking = 141 spaces			





SOUTHWEST AUTISM RESEARCH
& RESOURCE CENTER

ABRAZO HEART HOSPITAL

CORONADO PARK

CAMELBACK MOUNTAIN

PHOENIX MEDICAL
PSYCHIATRIC HOSPITAL

ARIZONA PAIN
TREATMENT CENTERS

RAINBOW DONUTS

FROTH COFFEE ROASTERS

EXCELENCIA SCHOOL
CENTER

GARFIELD COMMONS
APARTMENT HOMES

HOPE WOMEN'S CENTER

WHITTIER
ELEMENTARY
SCHOOL



EDWARDS MEDICAL PLAZA



HOPE FAMILY CLINIC

PAPAGO MEDICAL PARK

FRESH START WOMENS
FOUNDATION



±384,284 Vehicles Per Day
Highest Traffic Count in Arizona!



7th St





ROSSON HOUSE MUSEUM
AT THE SQUARE PHX

ARIZONA SCIENCE
CENTER

CHILDREN'S MUSEUM
OF PHOENIX

VERDE PARK

PHOENIX MEMORIAL
CENTER

PAPAGO MEDICAL PARK

Arizona Capitol
MUSEUM



EDWARDS MEDICAL PLAZA



+ THE PHOENIX
SURGICENTER

FRESH START WOMENS
FOUNDATION

HOPE FAMILY CLINIC

GRUNOW MEMORIAL
MEDICAL CENTER

CORONADO PARK



STRATEGIC PUD ZONING

The Planned Unit Development (PUD) designation for this site offers development flexibility while maintaining the core principles of high-density, mixed-use urban growth. The Phoenix Surgicenter PUD is an urban mixed-use development that provides a transition from the high density and high intensity uses along the McDowell Miracle Mile and Banner University Medical Center, to the historic Coronado Neighborhood. The Land Use Plan includes two distinct land use categories: Mixed Use Residential/Commercial and Historic Homes.

As currently zoned, the site is afforded 7-story density along McDowell Road, stepping down to 4-stories in height approaching the Coronado residential neighborhood to the north.

Permitted Uses

The **Mixed-Use Residential/Commercial area** follows the **Walkable Urban Code (WU Code) T5:6** framework, allowing for:

- **Multifamily Residential** (apartments, condos)
- **Hospitality, Retail & Commercial** (minimum of 5,000 SF required)
 - Restaurants, cafés, bars (including outdoor dining and alcohol service are allowed by right within 50 feet of McDowell Rd)
 - Professional and medical offices
 - Fitness centers, yoga studios, wellness spaces
 - Personal services (salons, spas, pet grooming, dry cleaning drop-off)
 - Co-working spaces and creative studios
 - Live/work units
 - Art galleries, boutique retail, and neighborhood-serving shops

Please see the PUD Zoning Case #Z-2-22 posted to the online document center for additional details on the in-place zoning for the Property.

DEVELOPMENT STANDARDS & SETBACKS

Height Limits (by Zone):

- 80 feet max within 225 feet of McDowell Rd
- 48 feet max in the transition zone
- 20 feet max within 78 feet of the northern property line (near historic homes)

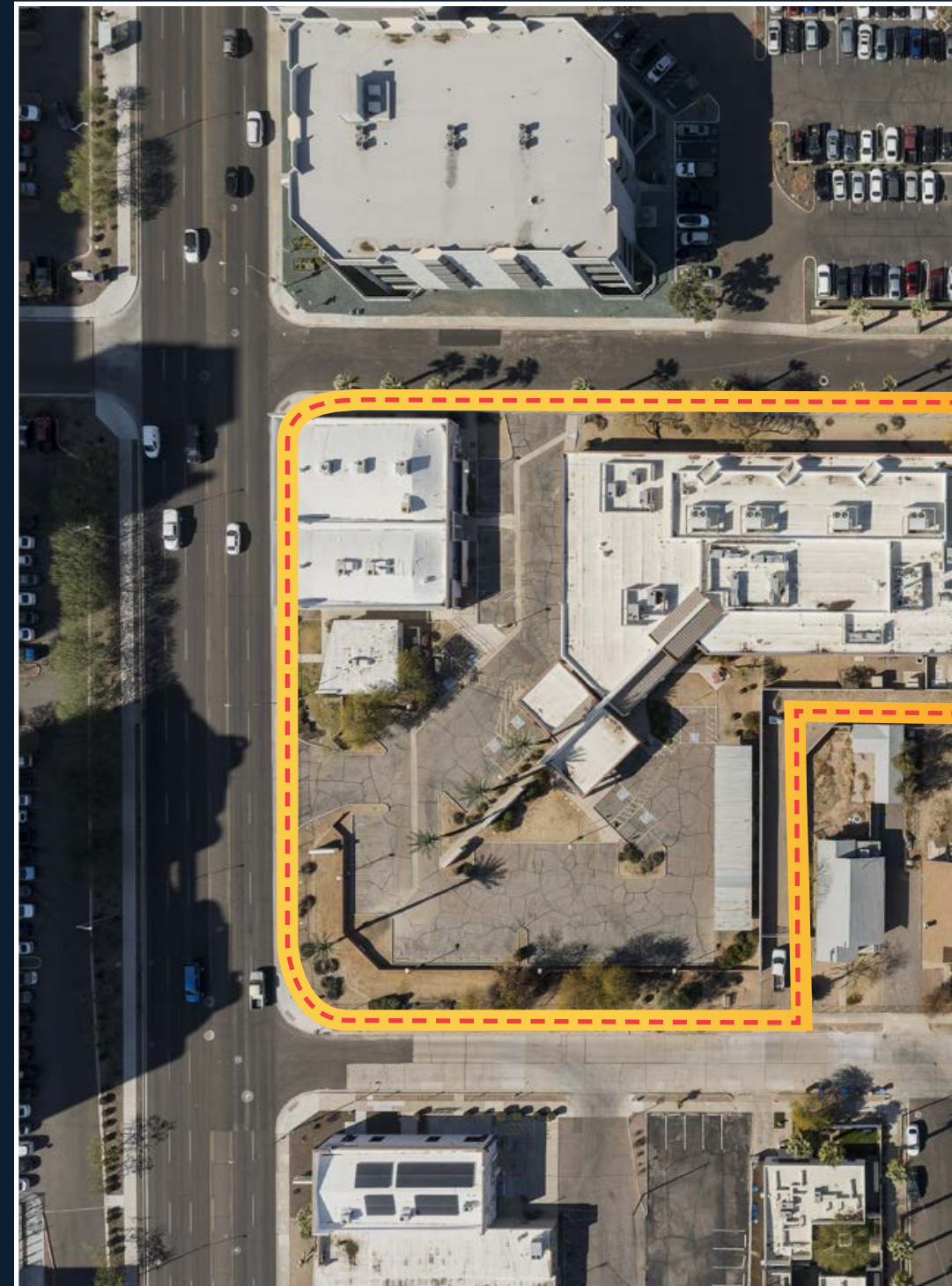
Building Setbacks:

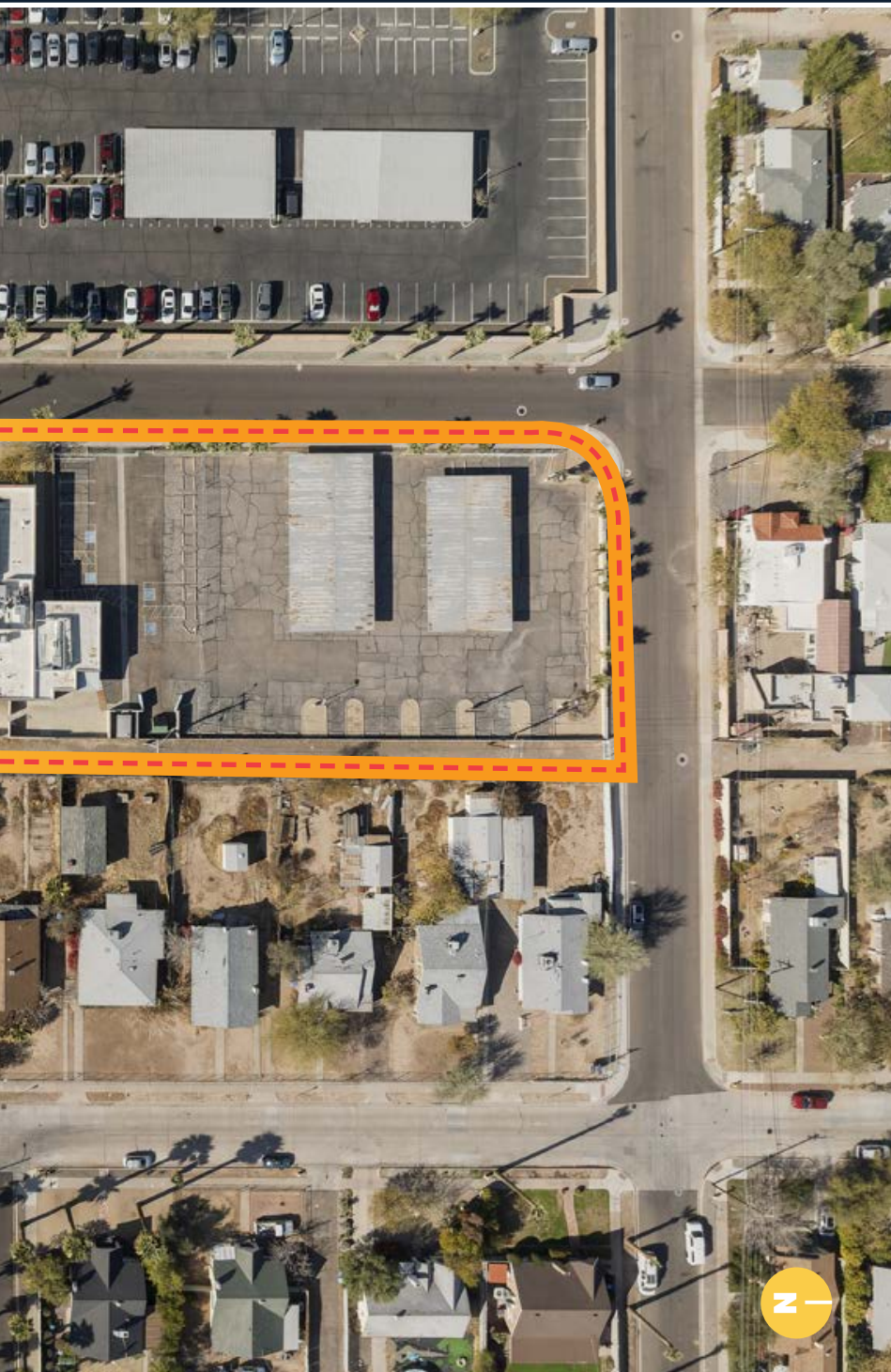
- McDowell Rd (Primary Frontage): 4' min, 12' max
- 11th St & Dayton St (Secondary Frontage): 4' min, 12' max
- Coronado Rd (Residential Edge): 12' min
- Adjacent to Historic Homes & Single-Family Residences:
 - 20' min for buildings 40-60 feet high
 - 25' min for buildings 60-80 feet high
 - 30' min for buildings 80+ feet high

Lot Coverage: 70% max

Parking Requirements:

- 1.0 spaces per studio | 1.5 spaces per 1-bedroom | 1.7 spaces per 2-bedroom
- Retail: 1 space per 200 SF
- Minimum 75% of parking must be covered
- Two parking garage access points (11th St & Dayton St) to minimize traffic impact





The PUD zoning for this site enhances the T5:6 framework by allowing greater flexibility in height, setbacks, and mixed-use integration, making it one of the most sought-after urban development opportunities in Phoenix. It supports high-density, pedestrian-oriented growth while preserving historic character and maintaining a strong connection to the surrounding neighborhood.





Banner University Medical Center Phoenix



**+ THE PHOENIX
SURGICENTER**

ADJACENT TO A MAJOR ECONOMIC ENGINE

Banner University Medical Center, located directly across McDowell Road from the Property, is a premier 755-bed, non-profit, acute care teaching hospital. As a nationally recognized academic medical center, it is dedicated to clinical excellence, research, and teaching, ensuring patients receive top-tier care from leading medical professionals. Banner University Medical Center is a vital economic sustainer in the area, renowned for its diverse services and cutting-edge advancements in medical care, education, and research.

- **Level I Trauma Center:** Equipped to handle the most severe emergencies, providing critical care to patients with life-threatening injuries.
- **Comprehensive Specialty Services:** The hospital offers advanced heart care, treatment for complex lung diseases, organ transplantation, orthopedics, rehabilitation, and concussion care.
- **High-Risk Obstetrics Expertise:** Renowned for its proficiency in managing high-risk pregnancies, making it a preferred choice for expectant mothers.
- **National Recognition:** The medical center is nationally ranked, and for the second consecutive year, Banner Health was recognized as the most preferred health system in Arizona, earning the WebMD® Elite Choice Award.
- **Academic Affiliation:** Serves as a primary teaching hospital for the University of Arizona Colleges of Medicine in Phoenix and Tucson, fostering the development of future medical professionals.

CORONADO HISTORIC DISTRICT

One of Phoenix's most vibrant and sought-after historic neighborhoods, the Coronado neighborhood known for its architectural charm, community-centric atmosphere, and proximity to downtown. Spanning approximately 1.5 square miles, Coronado is centrally located just east of Midtown and north of the McDowell Road Miracle Mile, offering a unique blend of historic character and modern urban convenience.

Key Attributes:

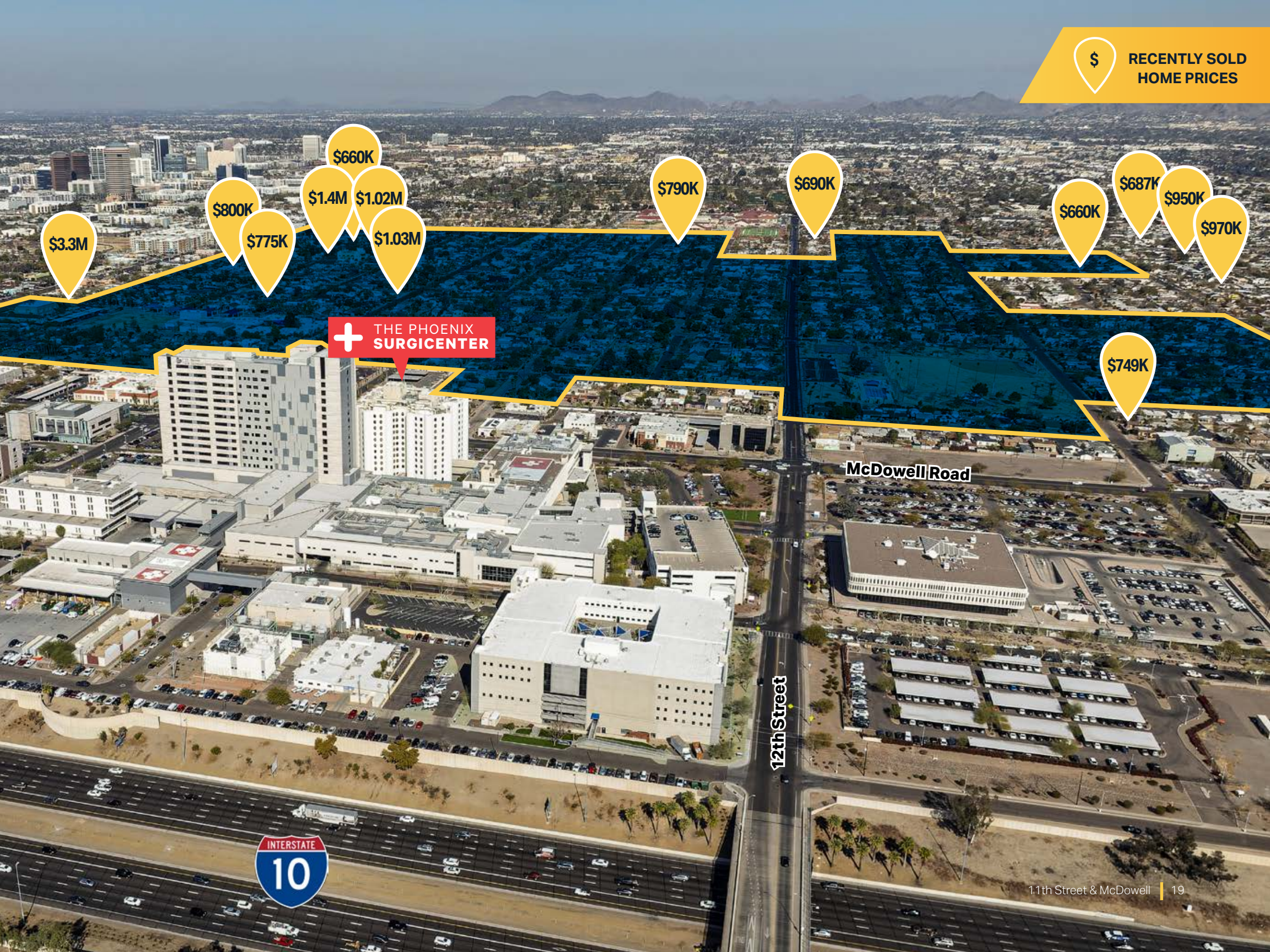
- **Historic Architectural Appeal:** Featuring a mix of 1920s and 1930s bungalow, Spanish Revival, and Tudor-style homes, Coronado is a designated Phoenix Historic District, preserving its rich heritage while attracting a wave of revitalization and investment.
- **Strong Residential Demand:** With its tree-lined streets, walkability, and neighborhood charm, Coronado has become a prime destination for young professionals, creatives, and families, driving strong housing demand and sustained property value appreciation.
- **Proximity to Employment & Urban Amenities:** Located minutes from Downtown Phoenix, Midtown, and the Phoenix Biomedical Campus, Coronado offers residents and businesses immediate access to major employment hubs, cultural venues, and entertainment districts.
- **Thriving Arts & Culinary Scene:** The neighborhood is home to locally owned cafes, eclectic restaurants, and boutique retail along 7th Street and McDowell Road, contributing to its lively, community-oriented feel. Notable establishments include The Main Ingredient Ale House, Tuck Shop, and Ollie Vaughn's Eatery & Bakery.
- **Connectivity & Accessibility:** Coronado offers seamless access to major thoroughfares, including Interstate 10 and State Route 51, making it an ideal location for commuters and businesses seeking connectivity within Metro Phoenix.
- **Proximity to Banner – University Medical Center:** Coronado directly benefits from its adjacent location to the 755-bed Banner – University Medical Center, fostering demand for healthcare professionals, students, and short-term rental opportunities.
- **Ongoing Redevelopment & Investment:** The district has seen a surge in revitalization efforts, adaptive reuse projects, and new multifamily developments, making it an attractive opportunity for investors looking to capitalize on Phoenix's continued growth.

With its historic charm, strategic location, and increasing desirability, the Coronado Historic District represents a rare opportunity for real estate investors seeking to leverage both stability and growth potential in one of Phoenix's most dynamic neighborhoods.





RECENTLY SOLD
HOME PRICES



\$3.3M

\$800K

\$775K

\$660K

\$1.4M

\$1.02M

\$1.03M

\$790K

\$690K

\$660K

\$687K

\$950K

\$970K

\$749K

+ THE PHOENIX
SURGICENTER

McDowell Road

12th Street



OWN A PIECE OF ARIZONA & AMBULATORY SURGERY CENTER HISTORY!

THE PHOENIX SURGICENTER

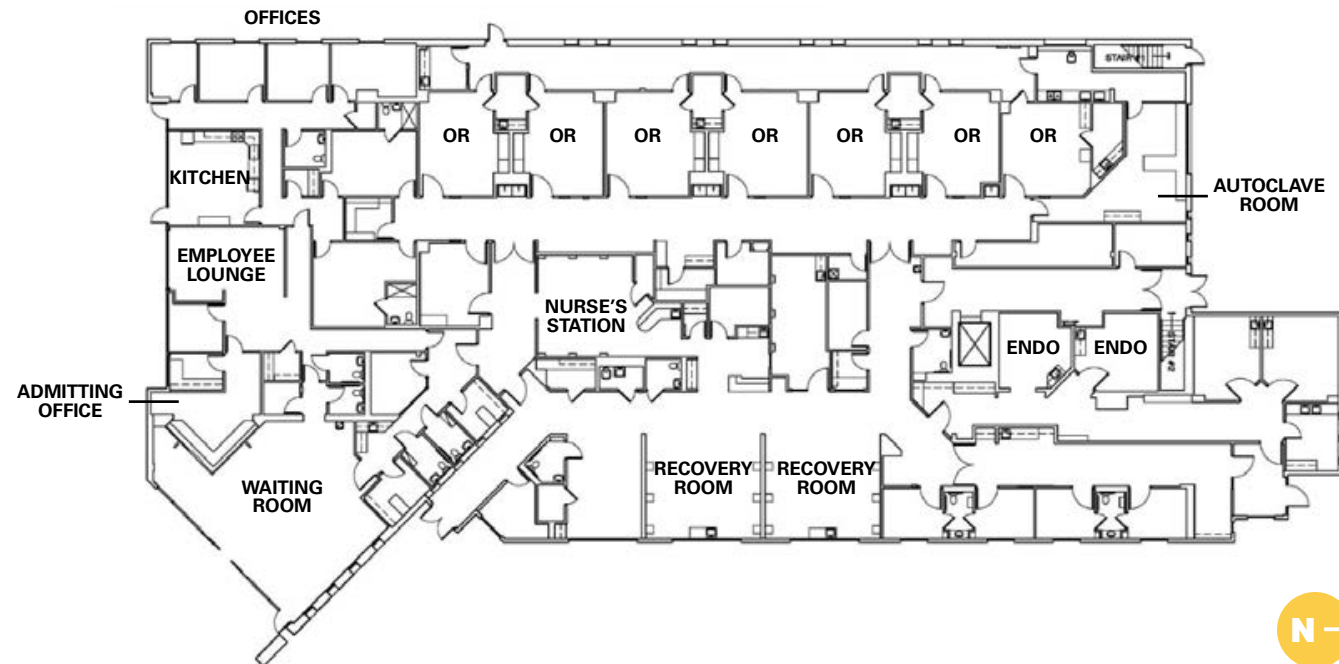
Located on site is a ±24,610 SF surgicenter recently occupied by Banner. This existing structure provides a tremendous opportunity to upgrade the existing facilities and create a dynamic medical campus directly across from Banner University Medical Center.

The Phoenix Surgicenter was America's first free-standing multi-specialty surgery center. Dr. Wallace Reed and Dr. John Ford created the center to provide a safe and convenient alternative to hospital stays, changing healthcare nationwide. The building features seven operating rooms and twenty-three pre and post operative spaces. Most recently occupied by Banner in 2021, the surgicenter was designed and used to accommodate general surgery, pain management, ophthalmology, gynecologic surgery, hand surgery, orthopedic surgery, gastrointestinal/colorectal podiatry, urology, otolaryngology, and plastic surgery procedures.

The following link evidences the 50-year history of Ambulatory Surgery Center's, commencing with The Phoenix Surgery Center in 1970!

[50 Years of Ambulatory Surgery Center History](#)

FIRST FLOOR



LOWER FLOOR



OPPORTUNITY ZONE

Positioned within a qualified Opportunity Zone, The Phoenix Surgicenter offers strong financial incentives with social impact potential. By acquiring an Opportunity Zone investment, investors can defer taxes on capital gains, exclude capital gains if held for 10 years, and receive up to a 15% reduction in taxable capital gains on the initial investment!

SITE OPTIONALITY

As a result of a flexible, high-density zoning category, the dynamic and sustainable attributes of the surrounding Coronado Historic neighborhood, adjacency to Banner University Medical Center, and several recently occupied structures ripe for revitalization and improvement, 11th and McDowell presents a rare, value-add, infill opportunity to acquire, improve, and/or redevelop a prime ±3.96-acre parcel to its highest and best use!



**Historical photos from when the facility was in service*

03

MARKET OVERVIEW





THE PHOENIX
SURGICAL CENTER



MIDTOWN PHOENIX MARKET OVERVIEW



"Very Walkable" 68 Walkscore



Amenity-Rich, Highly Accessible
Midtown CBD Location



Thriving Live-Work-Play Location of Newly Completed or Recently Renovated Commercial & Residential Activity with a Young & Educated Workforce



The Midtown submarket continues to improve from a live-work-play perspective; what was once an 8 AM-5 PM market area, has evolved into a dynamic hub with more than 10,500 multifamily units developed in the past 5-years



Vibrant surrounding dining scene with numerous new restaurant concepts that are all a short ride from the property



Proximate to Major Transit Systems with the I-10 Freeway ($\pm 1/2$ -Mile), SR-51 Freeway (± 1.2 Miles), and the I-17 Freeway (± 2.9 Miles)



60% of Metro Phoenix Accessible
Within a 30-Minute Commute



Adjacent to the Banner University Medical Center:

- Nationally Ranked Care: Tied as the No. 2 hospital in Arizona
- Medical Innovation Hub: In collaboration with the University of Arizona College of Medicine
- Comprehensive Specialty Care: Offering advanced treatments in high-risk advanced specialty care
- Level I Trauma Center: Providing the highest level of emergency and critical care for patients



AMENITIES WITHIN A 2-MILE RADIUS



481
Restaurants



5M SF
Of Retailers



36
Hotels



6,210
Hotel Rooms



**THE PHOENIX
SURGICENTER**

McDowell Road

12th Street



VA | Carl T. Hayden
Medical Center



Dignity Health.
St. Joseph's Hospital and
Medical Center



**Phoenix
Children's**



Abrazo™
Arizona Heart
Hospital



**Banner
University Medical Center**
Phoenix



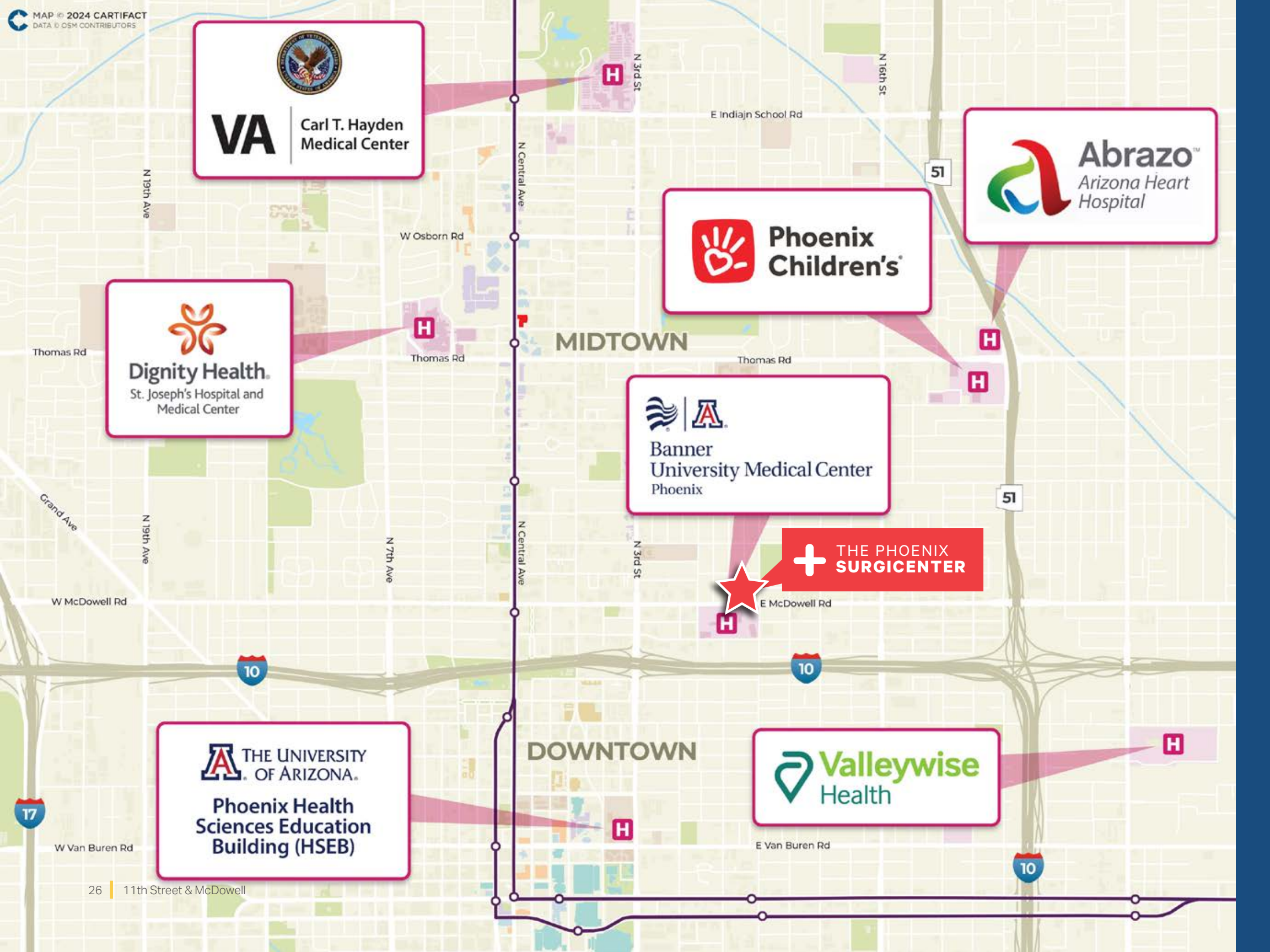
**+ THE PHOENIX
SURGICENTER**



**THE UNIVERSITY
OF ARIZONA.**
**Phoenix Health
Sciences Education
Building (HSEB)**



**Valleywise
Health**



DYNAMIC MEDICAL HUB

The Midtown submarket has emerged as a leading medical hub, officially designated as “The Phoenix Medical Quarter” in 2023. This area is home to 2,149 hospital beds and fosters healthcare innovation, education, and research, uniting universities, hospitals, and biotech companies to address regional and global health challenges. 11th Street & McDowell is at the epicenter of Midtown’s healthcare transformation.

- **\$80M Creighton University Health & Sciences Campus**
- **Dignity St. Joseph’s Medical Center (recent \$130M upgrade & expansion)**
- **Barrow Neurological Institute**
- **Phoenix Children’s Hospital**
- **Banner University Medical Center**

Creighton University Health Sciences Campus

Established in 2021, this \$80M campus offers programs such as:

- Doctor of Medicine
- Accelerated Bachelor of Science in Nursing
- Doctor of Occupational Therapy, Pharmacy, Physical Therapy
- Master of Physician Assistant Studies
- This year, nearly 1,000 health sciences students will train here to address Arizona’s healthcare provider shortage.
- The campus is fully occupied, with discussions underway for Phase II expansion.

Dignity Health St. Joseph’s Hospital and Medical Center

- Established in 1895, it’s one of Phoenix’s oldest and most respected hospitals.
- Recently underwent a \$130M upgrade and expansion.
- Features the world-renowned Barrow Neurological Institute and the Ivy Brain Tumor Center.
- Services include cardiology, oncology, orthopedics, women’s health, and emergency care.



The Midtown submarket’s dynamic growth, centered around the Phoenix Medical Quarter, positions it as a premier location for healthcare innovation and collaboration!

Barrow Neurological Institute

- Founded in 1962, Barrow is a global leader in neurological care, education, and research.
- Neurosurgery Leadership: Performs the most neurosurgeries in the U.S.
- Ivy Brain Tumor Center: Focused on advanced clinical trials and personalized therapies.
- Education: Hosts one of the world’s top neurosurgical residency programs.
- Innovation: Pioneers minimally invasive surgical techniques and treatments for neurological diseases like Parkinson’s, epilepsy, and stroke.
- Neuro Analytics Center: A cutting-edge facility leveraging data to revolutionize neurological care.

RAPIDLY DEVELOPING RESIDENTIAL AREA

The Property will strongly benefit from its premier location amidst the rapidly developing, greater Downtown Phoenix. As this region undergoes continuous gentrification, the existing gap and rapidly expanding downtown core will merge and position the Property amidst the heart of the density. The significant addition of residential developments will strongly contribute to the employment base and accelerate the office demand for this supply-constrained region.



AVE PHOENIX SKY
Built 2024
254 Units | 220,000 SF



SKYE ON 6TH
Built 2023
309 Units | 400,000 SF



CALLIA
Built 2022
403 Units | 513,556 SF



AURA CENTRAL
Built 2022
251 Units | 220,000 SF



ASPIRE PARK CENTRAL
Built 2023
278 Units | 437,193 SF



HAVERLY APARTMENTS
Built 2022
323 Units | 450,000 SF



DERBY
Built 2022
222 Units | 185,000 SF



THE REY DOWNTOWN
Built 2022
323 Units | 285,000 SF



AVE TERRA
Built 2022
271 Units | 533,460 SF



MOONTOWER PHOENIX
Built 2023
326 Units | 354,259 SF



X PHOENIX
Built 2022
302 Units | 643,504 SF



ALLOY MIDTOWN
Built 2024
171 Units | 171,000 SF



AURA UPTOWN
Delivering 2025
210 Units | 168,000 SF



SEVEN OAKS
Delivering 2025
332 Units | 400,000 SF



ROSIE
Delivering 2025
370 Units | 350,000 SF



SOL MODERN
Delivering 2025
747 Units | 700,000 SF



SAIYA
Delivering 2025
389 Units | 400,000 SF



RAY PHOENIX
Delivering 2026
401 Units | 401,000 SF



12th Street





Downtown Phoenix

X Phoenix

Ave Phoenix Sky

The Rey

Derby

Sol Modern

Saiya

Rosie

Ave Terra

Skye on 6th

Moon Tower

Ray Phoenix



Seven Oaks

+ THE PHOENIX
SURGICENTER

McDowell Road

PHOENIX MARKET OVERVIEW

The Phoenix Metropolitan Area is the primary business center of Arizona and has evolved into a dynamic economic hub, consistently attracting new residents and global enterprises. Today, the Greater Phoenix region is home to approximately 5.2 million residents. Maricopa County—the core of the metro area—continues to lead the nation in migration and growth, adding over 57,000 new residents between July 2023 and July 2024. This growth maintains Maricopa's position as the fourth most populous county in the U.S. and ranked it third in the nation for numeric population gain during that period. The City of Phoenix has reached a population of approximately 1.67 million, solidifying its standing as the fifth largest city in the country. The region remains attractive due to its significant cost advantages, robust infrastructure, and a rapidly expanding talent pool.

PHOENIX'S PILLARS FOR ECONOMIC EXPANSION



**PHOENIX'S ECONOMIC
DIVERSIFICATION CONTINUES**



**INFRASTRUCTURE AND INVESTMENTS
IN TRANSPORTATION ATTRACTING
WORLD-CLASS COMPANIES TO PHOENIX**



**ROBUST POPULATION GROWTH
FUELS OFFICE SPACE DEMAND**



**CENTRAL LOCATION WITH
ACCESS TO MAJOR TRADE HUBS**



**PHOENIX RANKS AS THE 2ND
MOST AFFORDABLE MAJOR WESTERN
US METROPOLITAN MARKET**



**EXCEPTIONAL
QUALITY OF LIFE**

Greater Phoenix's diverse economic profile continues to drive its long-term growth as a top-tier economic hub. The region maintains a young and increasing population, with a current median age of 34.8 years.

BY THE NUMBERS

#1

Phoenix ranks #1 in the U.S. for startups among cities with 1M+ residents

(Commercial Cafe / AZ Big Media, 2025)

Phoenix ranks #1 in Best cities to retire in America

(Niche / Travel + Leisure, 2025)

Maricopa County ranks #3 in the nation for numeric population growth

(U.S. Census Bureau, 2024)

Maricopa County ranks #1 in the U.S. for attracting and retaining talent

(Lightcast, 2023-2025)

#2

Tempe ranks #2 best place to live in the U.S.

(Money, 2022)

Metro Phoenix #2 among best-performing labor markets

(ThinkWhy, 2021)

Phoenix ranks #2 among hottest housing markets of 2021

(Zillow, 2021)

Phoenix ranks #2 in U.S. for small business growth

(Paychex, 2021)

#3

Phoenix Sky Harbor International Airport maintained its ranking as the No. 3 "mega" airport in the U.S. for customer satisfaction

(J.D. Power, 2025)

Phoenix ranks #3 for attracting wealth and high income earners

(MyEListing, 2023)

Phoenix ranks #3 for new jobs in the country

(Bureau of Labor Statistics, 2023)

#3 State in the nation for job recovery

(Arizona Offices of Economic Opportunity, Feb 2020 - Feb 2021)

#4

Best state for women startup founders

(Merchant Maverick, 2023)

Most electric vehicle friendly state

(The Fabricator, 2022)

Phoenix is ranked 4th for projected job growth over the next two years

(CBRE EA)

Maricopa County is the 4th largest county in the United States

(US Census, 2022)



ROBUST POPULATION GROWTH

Greater Phoenix's demographic profile continues to strengthen its long-term growth outlook as a top-tier economic destination. The region maintains a relatively young and increasingly diverse population, with a current median age of 34.8 to 34.9 for the City of Phoenix—well below the national median of 39.1. This youthful composition fuels a vibrant workforce, with the largest population segment falling within the 20 to 39 age bracket.

Steady in-migration continues to draw talent from across the country, particularly from California, while also seeing strong international migration gains. Phoenix recently recorded the second-highest increase in college-educated residents in the nation, with this talent pool expanding by nearly one-third between 2019 and 2024. With a rising number of high-income earners and a robust population reaching approximately 5.2 million for the metro area, Phoenix is exceptionally well-positioned to support sustained business expansion and innovation-led growth.

METRO PHOENIX BY THE NUMBERS



5,215,050
Population



3.2%
Projected Growth
Over Next 5 Years



34.8
median Age



4.1%
Unemployment
(Sept-25)



1,959,001
Households



2,085,679
Households
2030 Projected



300+
Yearly Days
Of Sunshine



76°
Average Annual
Temperature



56%
Home
Ownership



26
Average Commute
in Minutes



400+
Hiking Trails



230+
Art Galleries



370+
Golf Courses



50+
Performing
Arts Theatres

Source: U.S. Climate Data, U.S. Census Bureau, Newmark Research



CENTRAL LOCATION WITH ACCESS TO MAJOR TRADE HUBS

Phoenix serves as a premier institutional-grade logistics hub, offering seamless connectivity to major Southwest consumer markets like Los Angeles and Houston. This strategic positioning has fueled massive investment in the West Valley and South Phoenix, resulting in over 92 million square feet of industrial space delivered since 2022. As Sun Belt population growth drives consumer demand, continued capital investment from global leaders like LG Energy Solution and TSMC ensures the regional transportation network remains a primary engine for Metro Phoenix's job growth and long-term economic productivity.





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