

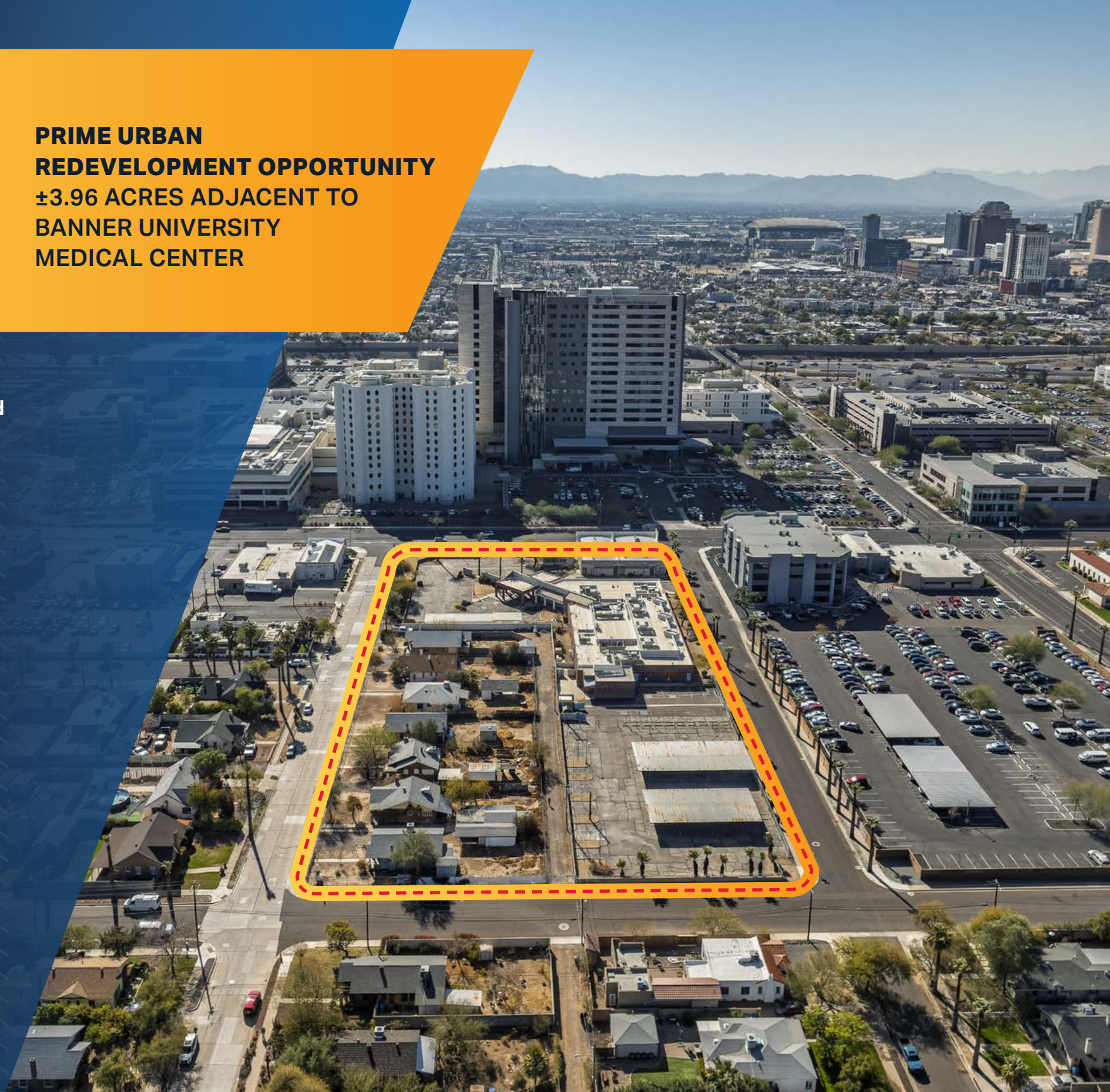


**PRIME URBAN
REDEVELOPMENT OPPORTUNITY**
±3.96 ACRES ADJACENT TO
BANNER UNIVERSITY
MEDICAL CENTER

1036-1040 E McDowell Rd
1622-1646 N 11th St
Phoenix, Arizona

CONFIDENTIAL
OFFERING MEMORANDUM

NEWMARK



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Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 11th & McDowell (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.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



NEWMARK

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01

EXECUTIVE SUMMARY



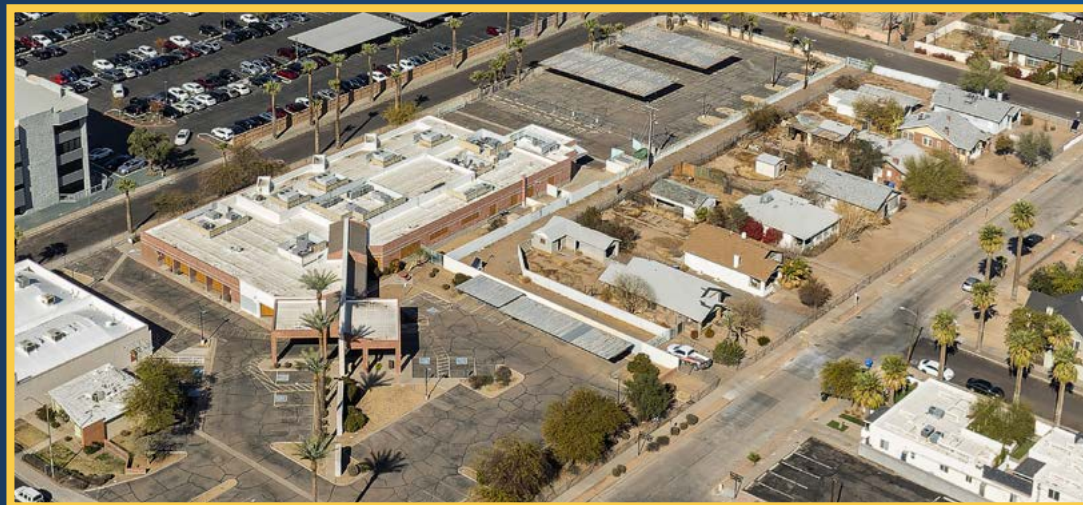


17TH STREET
&
DOWNTOWN

EXECUTIVE SUMMARY

Newmark, as the exclusive advisor, is pleased to present **11th & McDowell** (the "Property"), a premier **±3.96-acre**, infill **Planned Unit Development (PUD) zoned**, reposition/redevelopment opportunity at the northwest corner of 11th Street and McDowell Road in Phoenix, Arizona. Strategically located within an **Opportunity Zone**, the Property sits along the highly trafficked, main arterial roadway, McDowell Road, and is directly across from the **755-bed Banner University Medical Center**, benefitting from strong demand drivers in one of Phoenix's most dynamic urban corridors.

Positioned 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. Zoned **Planned Unit Development (PUD)**, the site offers exceptional density and flexibility for redevelopment. The existing improvements include a **±24,610 SF ambulatory surgery center**, **two freestanding office buildings** (971 SF and 7,225 SF respectively), and **seven, historic, single-family bungalow-style homes** located within the Coronado Historic District, ranging from 816 SF to 1,226 SF*.



**As part of the rezoning efforts to bring to the current Planned Unit Development (PUD) Zoning, the 7 bungalow homes have been provided a historic designation, meaning that the main dwelling of each home cannot be demolished, however the home can be improved, auxiliary improvements can be improved/demolished, and lot lines of these homes can be amended to accommodate any redevelopment of the primary parcel.*



This premier infill Phoenix, AZ opportunity offers unparalleled flexibility—whether through repositioning the existing structures or full-scale redevelopment. With its strategic location and favorable zoning, the Property presents a rare chance to capitalize on Phoenix's dynamic growth and ongoing urban transformation.

11TH STREET & MCDOWELL

11th Street

McDowell Road

— Z

02

PROPERTY OVERVIEW

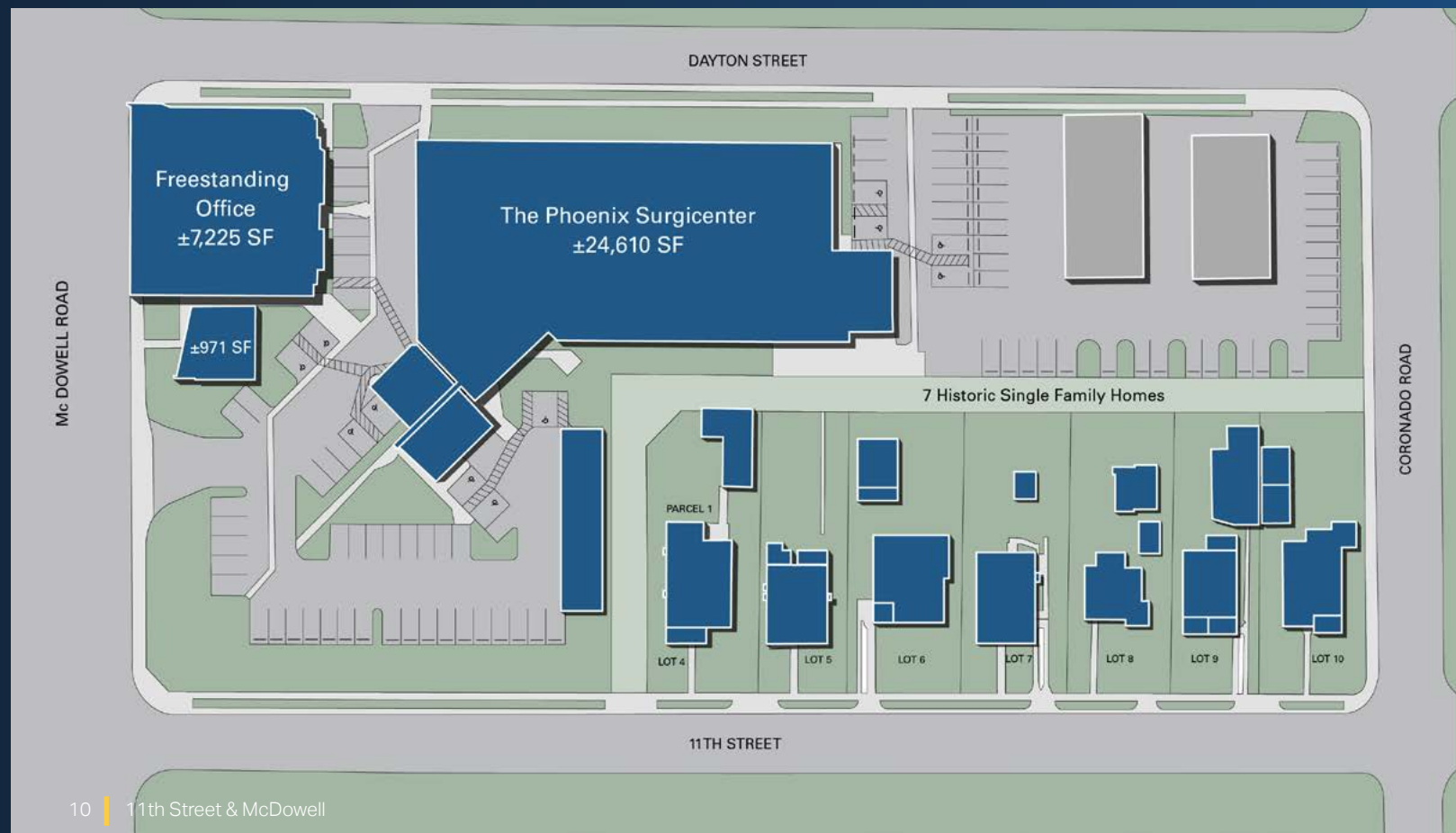




17TH STREET
&
DOWNTOWN

PROPERTY OVERVIEW

ADDRESS	1040 E McDowell Rd Phoenix, AZ	1026-1030 E McDowell Rd Phoenix, AZ	1036 E McDowell Rd Phoenix, AZ	1622-1646 N 11th St Phoenix, AZ	TOTAL
USE	The Phoenix Surgicenter	Freestanding Single Story Office	Freestanding Single Story Office	Seven Freestanding Historic Single Family Homes	
BUILDING SIZE (SF)	±24,610 SF	±7,225 SF	±971 SF	±7,000 SF (ranging from 816 SF-1226 SF)	±39,806 SF
LAND AREA		±2.84 Acres (±123,630 SF)		±1.12 Acres (±48,977 SF)	±3.96 Acres
PARCEL #		117-25-178		117-25-014A, 015, 016, 017, 018, 019 & 020	(±172,607SF)





11TH STREET & MCDOWELL

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

HOPE WOMEN'S CENTER

EXCELENCIA SCHOOL CENTER

GARFIELD COMMONS APARTMENT HOMES

WHITTIER ELEMENTARY SCHOOL

CAPSTONE

EDWARDS MEDICAL PLAZA

MCDOWELL MEDICAL CENTER

Phoenix Children's

HOPE FAMILY CLINIC

PAPAGO MEDICAL PARK

FRESH START WOMENS FOUNDATION

Banner University Medical Center Phoenix

INTERSTATE 10

StorQuest SELF STORAGE

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



Injury Centers of AZ

INTERSTATE 10

7th St



WHY 11TH & MCDOWELL?





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 11th Street and McDowell Road 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 Plan is inclusive of the seven historic homes along 11th Street, which are proposed to be restored. As currently approved, the development on the site would include a 271-unit multifamily community with ±5,000 square feet of ground-floor retail along McDowell Road. The 271 residential units are split between two separate buildings. A seven-story building located along McDowell Road, which consists of 7 stories wrapped around and completely screening a central, 7-story parking garage. The 7-story building includes a mix of apartment units, ranging from studio, 1- bedroom, 2-bedroom, and two-story townhome units, as well as ground-floor retail along McDowell Road (2- story volume with 5-stories of mixed apartment units above). The second building is located along Dayton Street and is four-stories in height, consistent with the Coronado Neighborhood Conservation Plan, and is set back from the nearest residential home north of Coronado Road by more than 130 feet.

Permitted Uses

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

- **Multifamily Residential** (apartments, condos)
- **Ground-Floor 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)

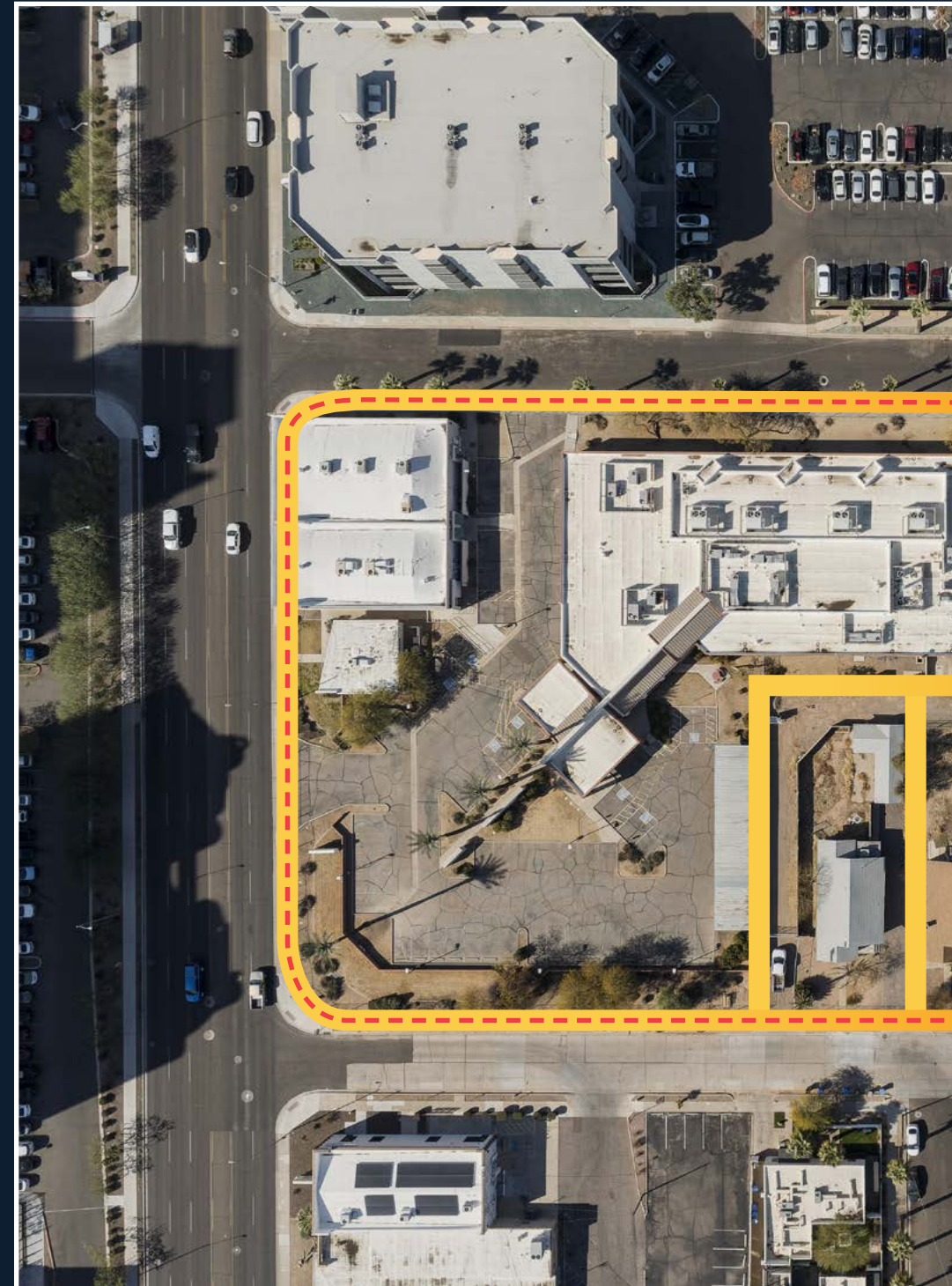
Building Setbacks:

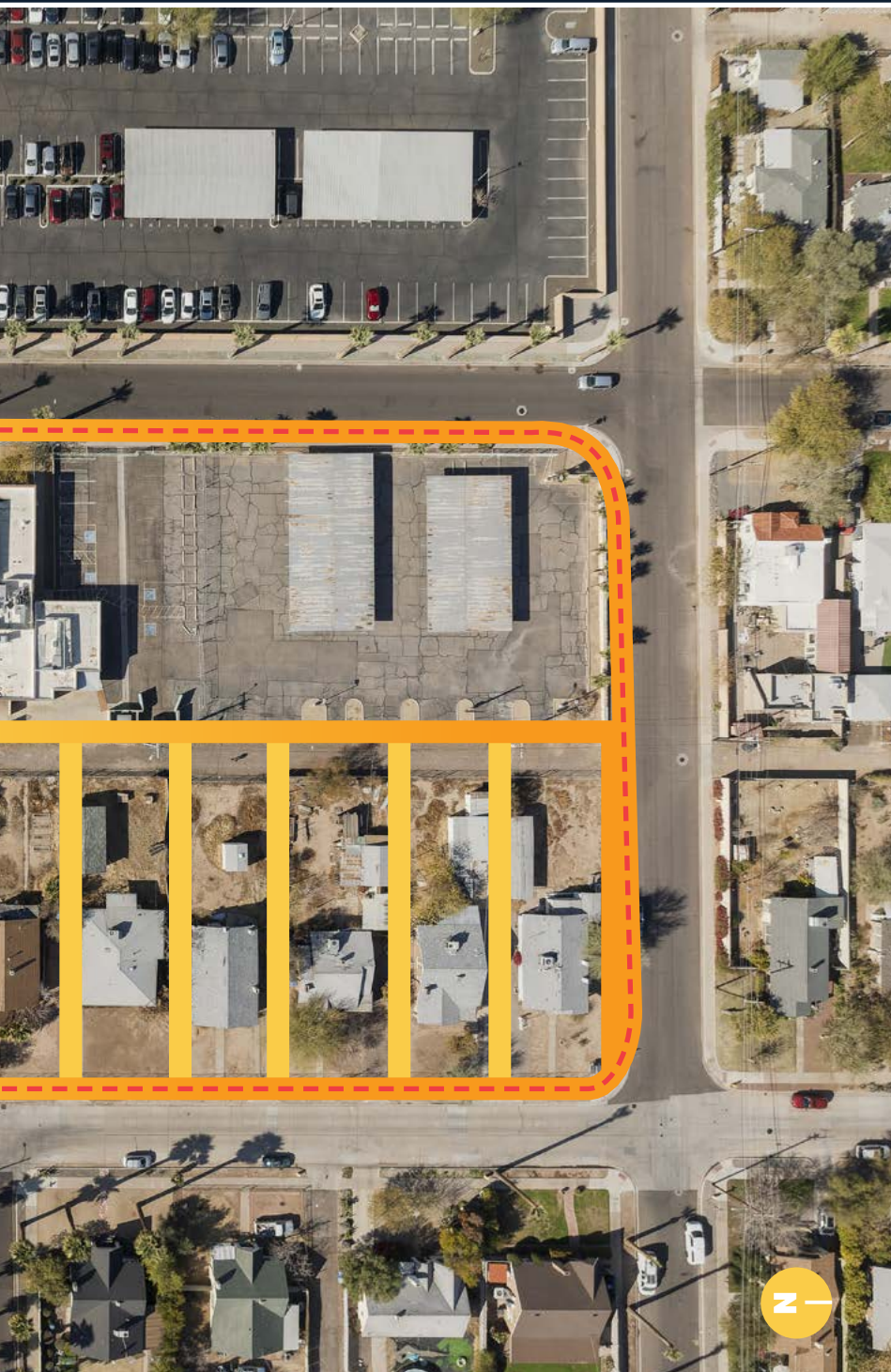
- McDowell Rd (Primary Frontage): 4' min, 12' max
- 11th St & Dayton St (Secondary Frontage): 4' min, 12' max
- Coronado Rd (Residential Edge): 12' min
- Adjacent to Historic Homes & Single-Family Residences:
 - 20' min for buildings 40-60 feet high
 - 25' min for buildings 60-80 feet high
 - 30' min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





HISTORIC HOMES (11TH STREET SINGLE-FAMILY RESIDENCES)

Permitted Use

- Single-family residential dwellings only
- No commercial or multifamily uses allowed
- Subject to Historic Preservation Guidelines

Development Standards & Setbacks

- Maximum Dwelling Units: 7 historic homes
- Maximum Height: 1 story, 30 feet max
- Setbacks:
 - Front Yard: 15' min
 - Rear Yard: 10' min
 - Side Yard: 5' min
 - Building Separation: 10' min

Lot Coverage: 50% max

Parking:

- Minimum 2 spaces per home
- Access restricted to 11th St only



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.



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:

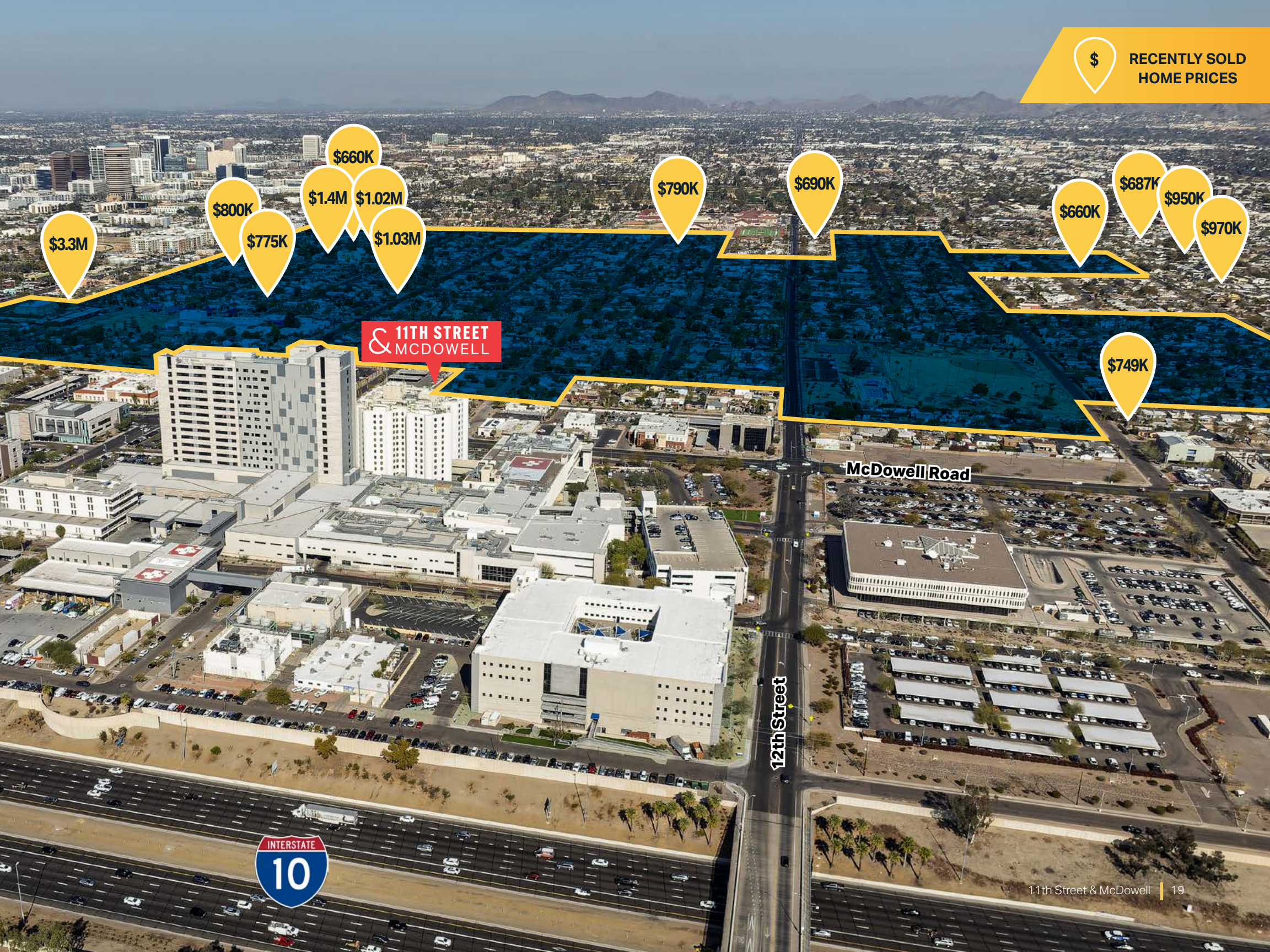
- **Historic Architectural Appeal:** Featuring a mix of 1920s and 1930s bungalow, Spanish Revival, and Tudor-style homes, Coronado is a designated Phoenix Historic District, preserving its rich heritage while attracting a wave of revitalization and investment.
- **Strong Residential Demand:** With its 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

11TH STREET
& MCDOWELL

McDowell Road

12th Street

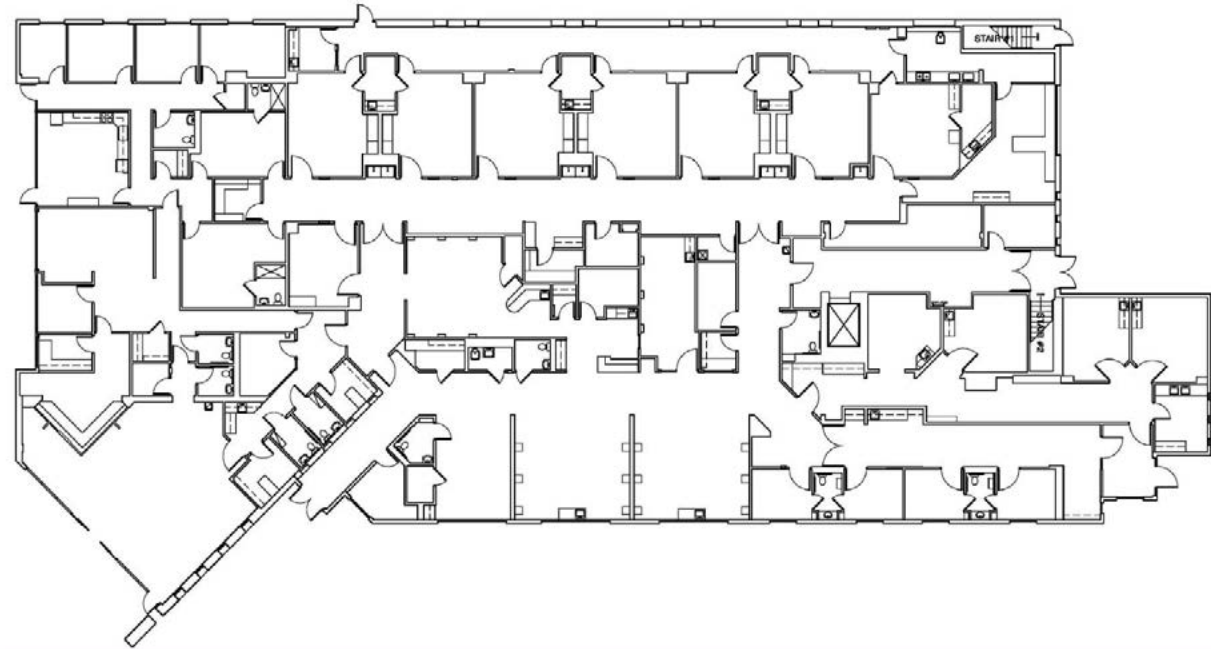


THE PHOENIX SURGICENTER

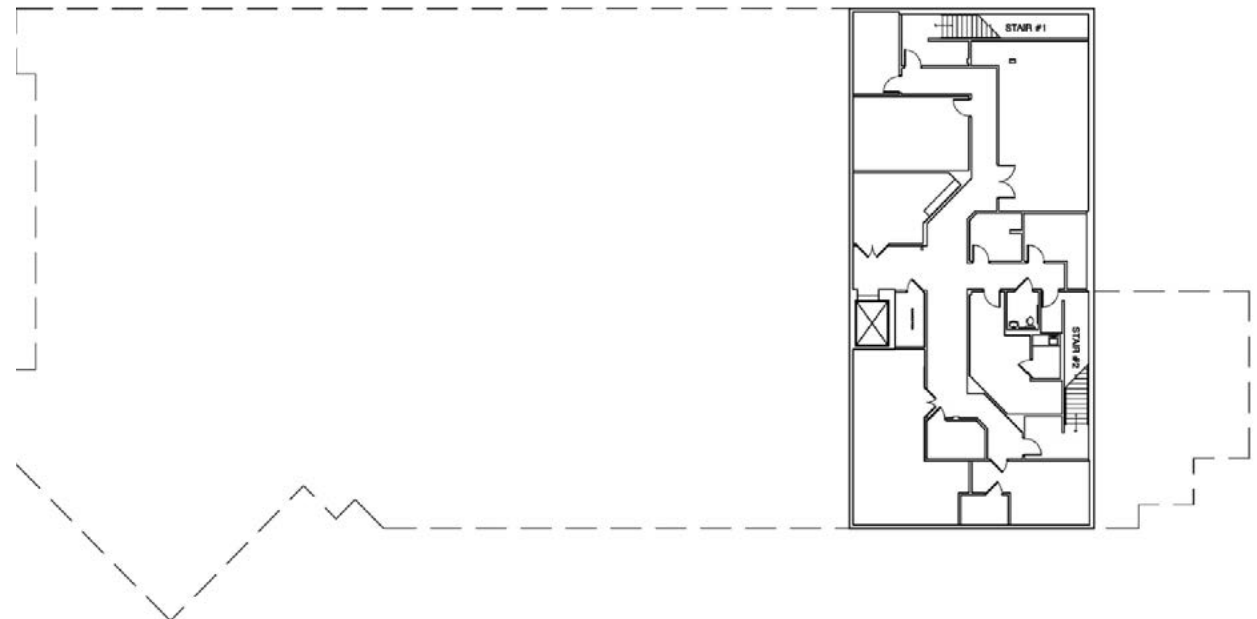
Located on site is a ±24,610 SF surgicenter recently occupied by Banner. This existing structure provides a tremendous opportunity to upgrade the existing facilities and create a dynamic medical campus directly across from Banner University Medical Center.

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, three overnight bed and twenty-three pre and post operative spaces. Most recently occupied by Banner, 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.

FIRST FLOOR



LOWER FLOOR



OPPORTUNITY ZONE

Positioned within a qualified Opportunity Zone, 11th & McDowell 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!

CONCEPTUAL MIXED USE SITE PLAN



03

MARKET OVERVIEW





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

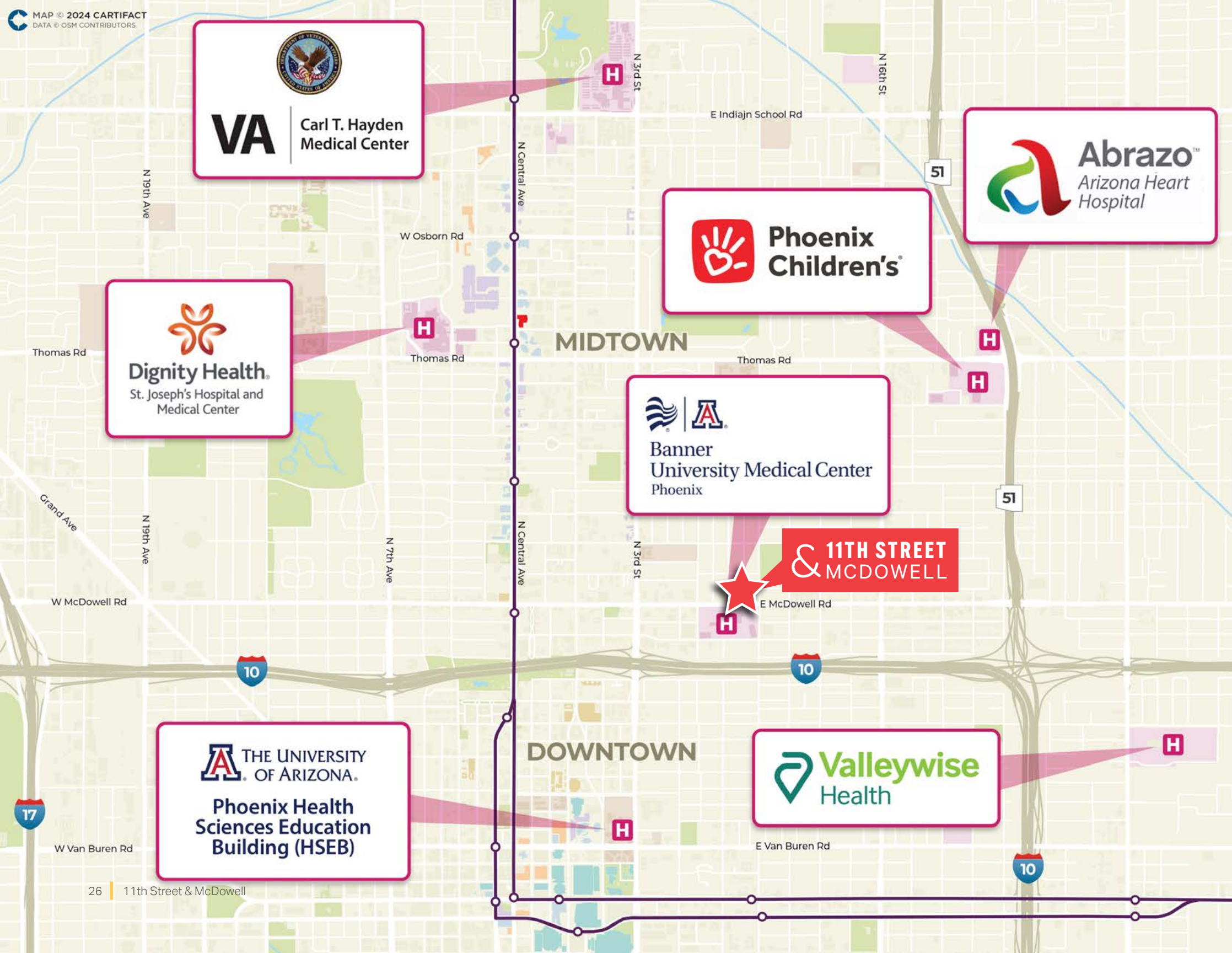



6,210
Hotel Rooms

& 11TH STREET
MCDOWELL

McDowell Road

12th Street




VA | Carl T. Hayden Medical Center


Abrazo™
Arizona Heart Hospital


Phoenix Children's


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


Banner University Medical Center
Phoenix


11TH STREET & MCDOWELL


Valleywise Health


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

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

Skye
on 6th

Moon
Tower

Derby

Sol
Modern

Saiya

Rosie

Ave Terra

Ray
Phoenix



Seven
Oaks

**& 11TH STREET
MCDOWELL**

McDowell Road

PHOENIX MARKET OVERVIEW

The Phoenix Metropolitan Area is the primary business center of Arizona, and has become an increasingly vibrant community and economic hub over the last several decades, attracting new residents and businesses alike. Today, the Greater Phoenix region is home to over 5 million residents and continues to grow. In fact, Maricopa County, which encompasses the Phoenix metro, ranked number 1 in the nation for population growth in 2022, marking the 6th consecutive year. This growth led Phoenix to reclaim its title as the fifth largest city in the U.S. The metro is attractive not only because of a competitive advantage with regard to cost, but also because of an overall value proposition, which includes its infrastructure, talent pool and quality of life.

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**

BY THE NUMBERS

#1

Phoenix Sky Harbor ranked best large airport in the U.S. (WSJ, 2023)

Maricopa County is the #1 county for growth in the country (U.S. Census Bureau, 2017-2022)

Maricopa County top large county for talent attraction for 3rd consecutive year (Lightcast, 2022)

Phoenix is best city to launch a startup (Time2Play, 2022)

Phoenix #1 in U.S. for year-over-year home price increase (S&P Dow Jones Indices, 2021)

Phoenix Ranks #1 in Nation For Monthly Rent Growth (RealPage, 2021)

Scottsdale ranks #1 in Best cities to retire in America (Niche, 2021)

Metro Phoenix ranks #1 in U.S. for net migration in 2018-2021 (U.S. Census, 2021)

Metro Phoenix Ranks # 1 nationally for attracting and retaining workers (Emsi, 2021)

#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 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)

Gilbert ranks #3 in best cities to buy an affordable family home (SmartAsset.com, 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 is one of the fastest-growing regions in the nation. In fact, Maricopa County, which encompasses the Phoenix metro, was number 1 in the nation for population growth in 2022, for the 6th year in a row. The metro is home to more than 5.0 million people, with net migration fueling further growth. Over the last two decades, Greater Phoenix has grown by 93,000 people each year on average. The region adds over 250 people each day, making Greater Phoenix the second fastest growing region in the U.S. Furthermore, Phoenix metro has a relatively young population with a median age of 36.6 years, falling below the national median.

METRO PHOENIX BY THE NUMBERS



5,069,353
Population



3.2%
Projected Growth
Over Next 5 Years



36.6
median Age



3.1%
Unemployment
(Dec-24)



1,852,549
Households



1,930,969
Households
2027 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



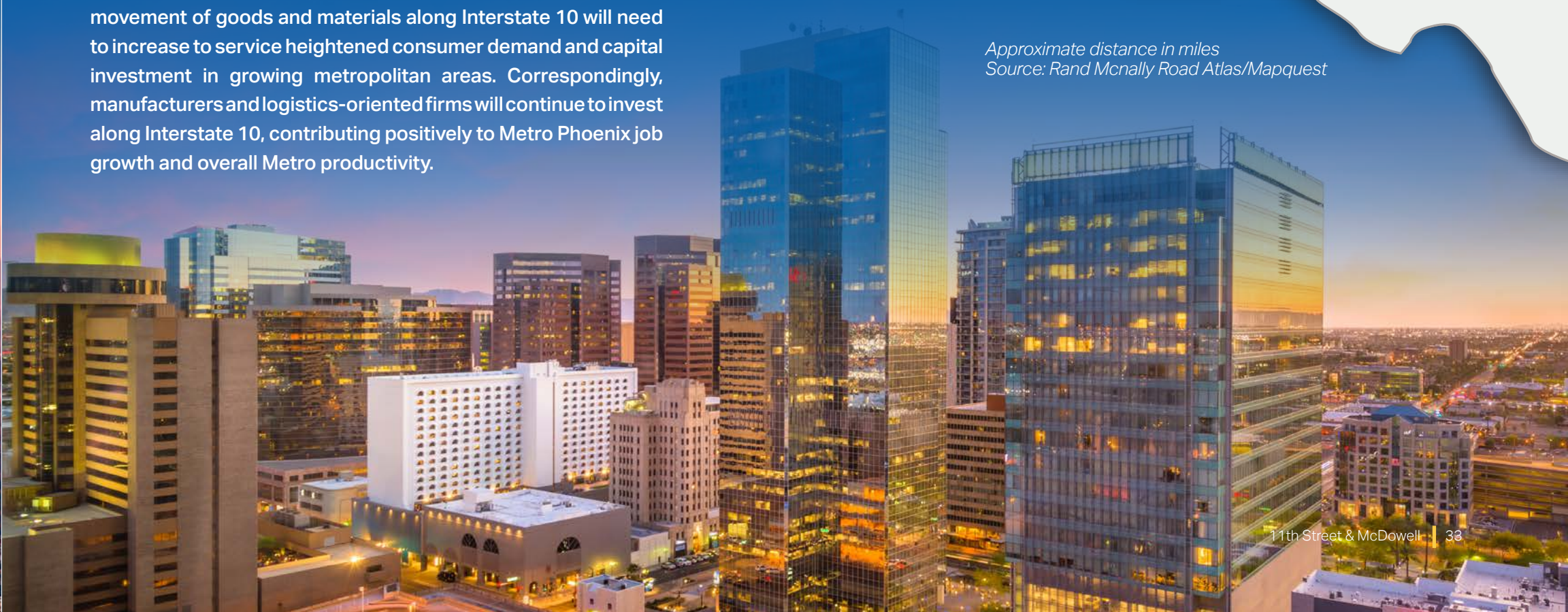
50+
Performing
Arts Theatres

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



CENTRAL LOCATION WITH ACCESS TO MAJOR TRADE HUBS

Three major consumer markets in the Southwest including Los Angeles, Phoenix, and Houston are connected by Interstate 10. Heightened interstate movement of goods throughout the Southwest has prompted major manufacturing, distribution, and logistics firms to invest in facilities along Interstate 10, specifically in Metro Phoenix's West Valley leading to Los Angeles and in South Phoenix leading to Texas. With a majority of population growth in the U.S. taking place in Sun Belt markets, movement of goods and materials along Interstate 10 will need to increase to service heightened consumer demand and capital investment in growing metropolitan areas. Correspondingly, manufacturers and logistics-oriented firms will continue to invest along Interstate 10, contributing positively to Metro Phoenix job growth and overall Metro productivity.





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