

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY

Offering Memorandum

155 WEST 2ND AVENUE, MESA, AZ 85210



Offering Price: \$3,000,000

±1.56 Acres | ±67,757 SF
\$44.28/LSF

60 Planned Units
Zoned: DR-3

ABI Listing Page:
ABIMultifamily.com/portfolio/downtown-mesa-60



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Land Sales
Comparables

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PRIMARY LISTING ADVISORS

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EDDIE CHANG
SENIOR PARTNER

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Exclusively Listed By:

ABI MULTIFAMILY

5227 North 7th Street,
Phoenix, AZ 85014

ABI Listing Page:
[ABIMultifamily.com/portfolio/downtown-mesa-60](https://abimultifamily.com/portfolio/downtown-mesa-60)

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY

Property
Information



INVESTMENT OVERVIEW

Unlock the potential of Downtown Mesa with this 60-unit residential development opportunity. Strategically located in a certified Opportunity Zone (QCT) as of May 2026, this three-story, transit-oriented project offers rapid development potential with preliminary site plans and architectural plans already approved. Positioned in the heart of the ongoing Downtown Mesa revitalization, this project offers high ROI potential for a new build in a high-demand rental market.

Development Highlights

- **Capacity:** 60 Stacked Multifamily Units (42 2-Bedroom / 2-Bathroom Units & 18 1-Bedroom / 1-Bathroom Units Averaging ~740 SF)
- **Approval Status:** Preliminary Site Plan & Architectural Plans Completed (Buyer Can Adopt Existing or Propose New Designs)
- **Planned Amenities:** Central Courtyard With Pool, Turfed Recreation Areas, BBQ/Picnic Areas, & Secure Covered Parking
- **Investor Incentives:** Located Within a Certified Opportunity Zone (OZ) & Qualified Census Tract (QCT), Offering Significant Tax Incentives as of May 2026

Unbeatable Location & Accessibility

- **Downtown Walkability:** Steps Away From Local Breweries, Dining, the Mesa Arts Center, & the Historic Robson District Blending Cultural Charm With Urban Energy
- **Transit-Oriented:** Located 0.13 Miles (3 Minute Walk) From the Valley Metro Bus (Main Street / Macdonald Stop), 0.3 Miles (6-8 Minute Walk) From the Valley Metro Light Rail (Country Club / Main Street), & Approximately 10 Minutes to Phoenix Sky Harbor International Airport

The "Mesa 60" Advantage

This three-story development serves the high demand for modern, attainable housing in a growing, walkable urban environment. The site is designed for luxury modern living featuring in-suite laundry, spacious floor plans, and private balconies / patios.

PRICE	\$3,000,000
PRICE PER LSF	\$44.28
TERMS	All Cash / New Loan
PROPERTY TOURS	By Appointment Only (48 Hours Notice Please)
ADDRESS	155 West 2nd Avenue, Mesa, AZ 85210
TOTAL ACREAGE	±1.56 Acres
TOTAL LAND SF	±67,757 SF
PARCEL NUMBERS	138-51-010-B 138-51-012-A 138-51-007-A
CURRENT ZONING	DR-3
OPPORTUNITY ZONE	Yes
QUALIFIED CENSUS TRACT	Yes
PLANNED # OF UNITS	60
PLANNED # OF BUILDINGS	4
PLANNED # OF STORIES	3
PLANNED # OF PARKING SPACES	65 Total Spaces
ABI LISTING PAGE	ABIMultifamily.com/portfolio/downtown-mesa-60

Unit Type	# of Units	% Total
One Bedroom / One Bathroom	18	30.0%
Two Bedroom / Two Bathroom	42	70.0%
TOTALS / AVERAGES	60	100%

INVESTMENT HIGHLIGHTS

- 60 Stacked Multifamily Units (42 2-Bedroom / 2-Bathroom Units & 18 1-Bedroom / 1-Bathroom Units Averaging ~740 SF)
- Preliminary Site Plan & Architectural Plans Completed (Buyer Can Adopt Existing or Propose New Designs)
- Planned Amenities: Central Courtyard With Pool, Turfed Recreation Areas, BBQ/ Picnic Areas, & Secure Covered Parking
- Located Within a Certified Opportunity Zone (OZ) & Qualified Census Tract (QCT), Offering Significant Tax Incentives as of May 2026
- Steps Away From Local Breweries, Dining, the Mesa Arts Center, & the Historic Robson District Blending Cultural Charm With Urban Energy
- Located 0.13 Miles (3 Minute Walk) From the Valley Metro Bus (Main Street / Macdonald Stop), 0.3 Miles (6-8 Minute Walk) From the Valley Metro Light Rail (Country Club / Main Street), & Approximately 10 Minutes to Phoenix Sky Harbor International Airport





OPPORTUNITY ZONES

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2038, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2038.*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2033. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.*

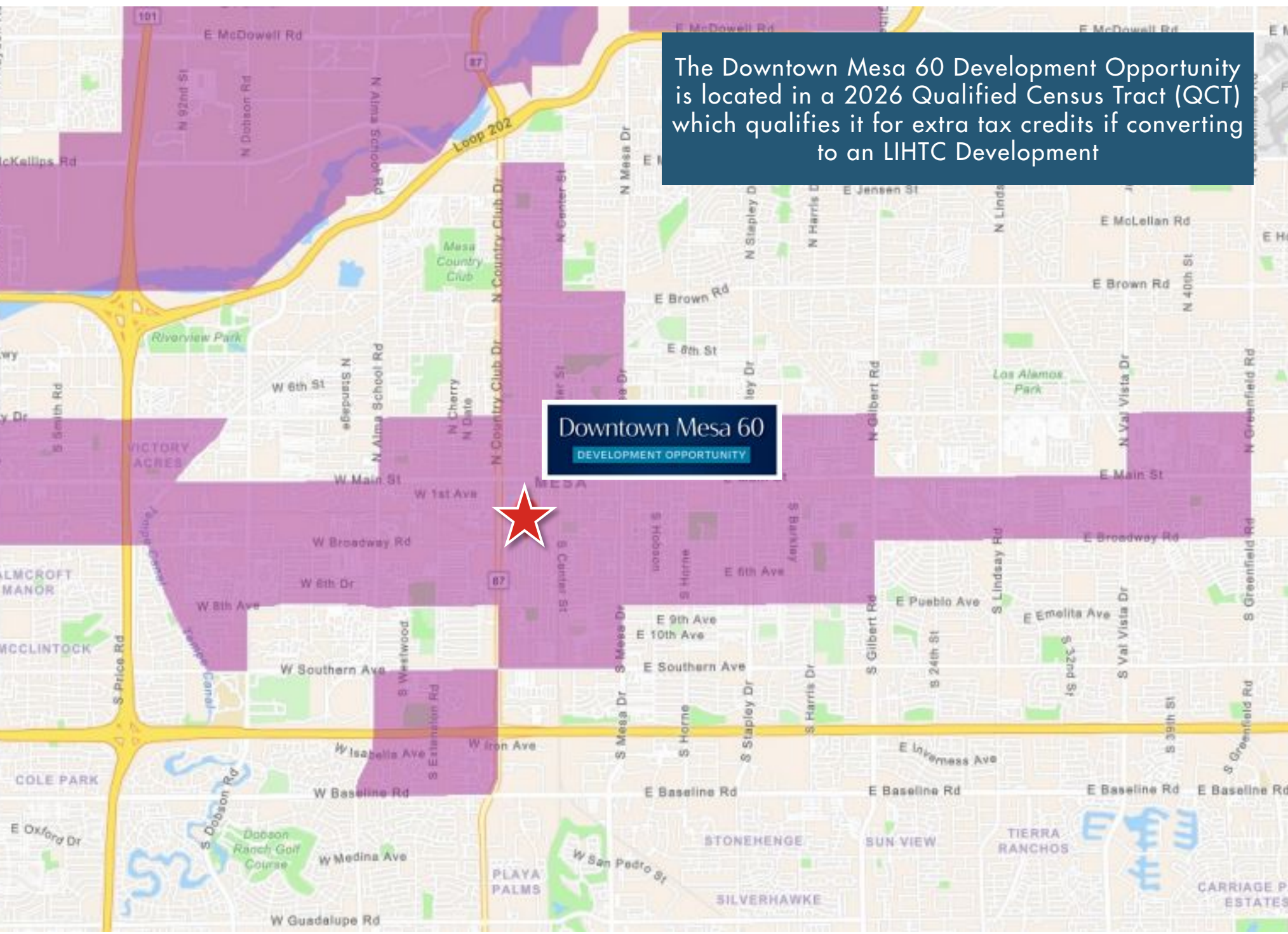
Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2031. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.*

For more information visit: <https://economicdevelopment.business.ca.gov/place-based-strategies/opportunity-zones/>

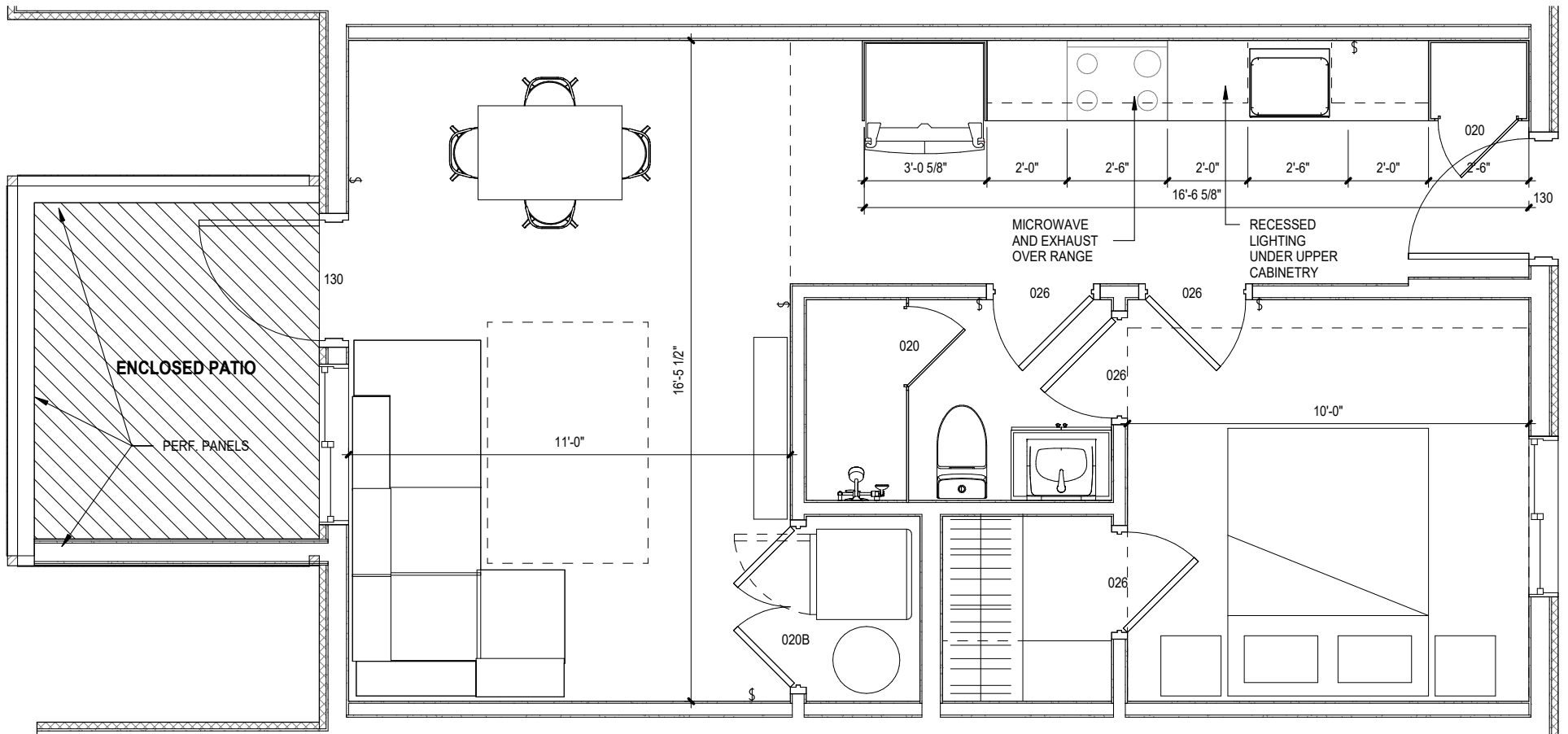
* Source: Economic Innovation Group, 2018 (<https://eig.org/opportunity-zones/about-ozs/>)

The Downtown Mesa 60 Development Opportunity is located in a 2026 Qualified Census Tract (QCT) which qualifies it for extra tax credits if converting to an LIHTC Development

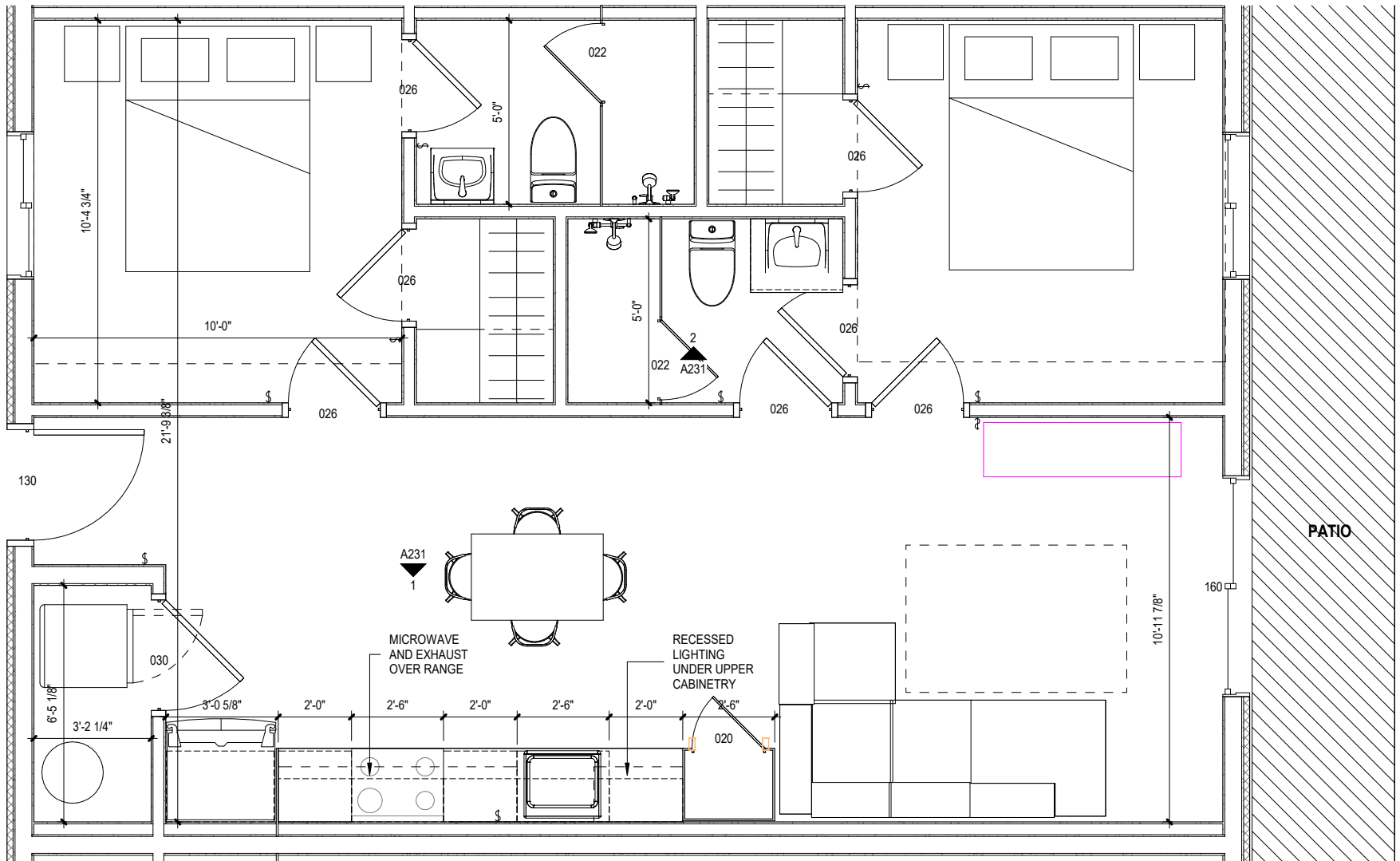
Downtown Mesa 60
DEVELOPMENT OPPORTUNITY



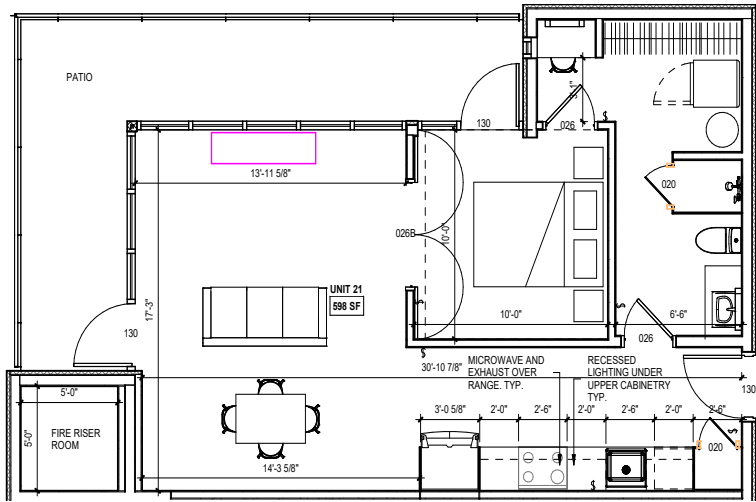




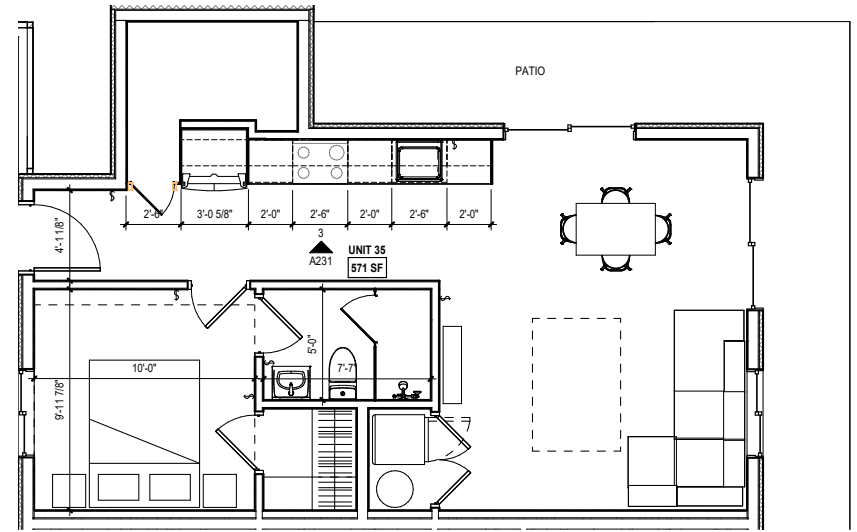
One-Bedroom / One-Bathroom



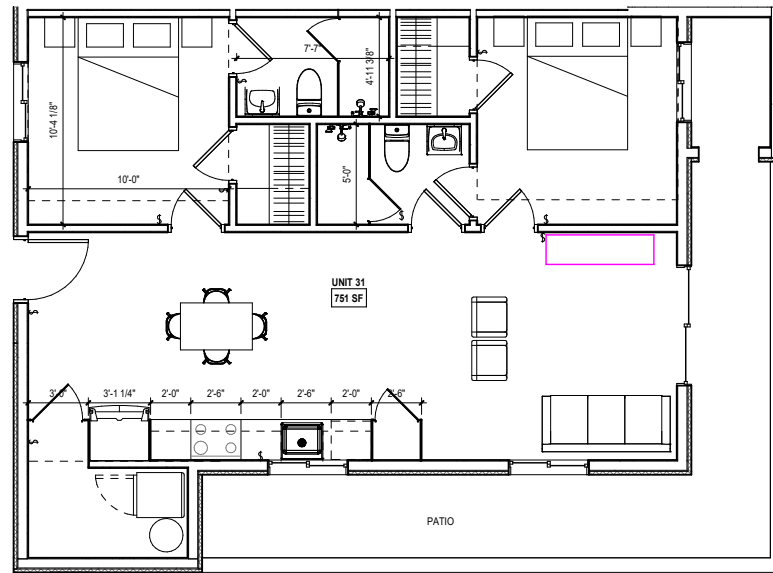
Two-Bedroom / Two-Bathroom



NW Corner Unit

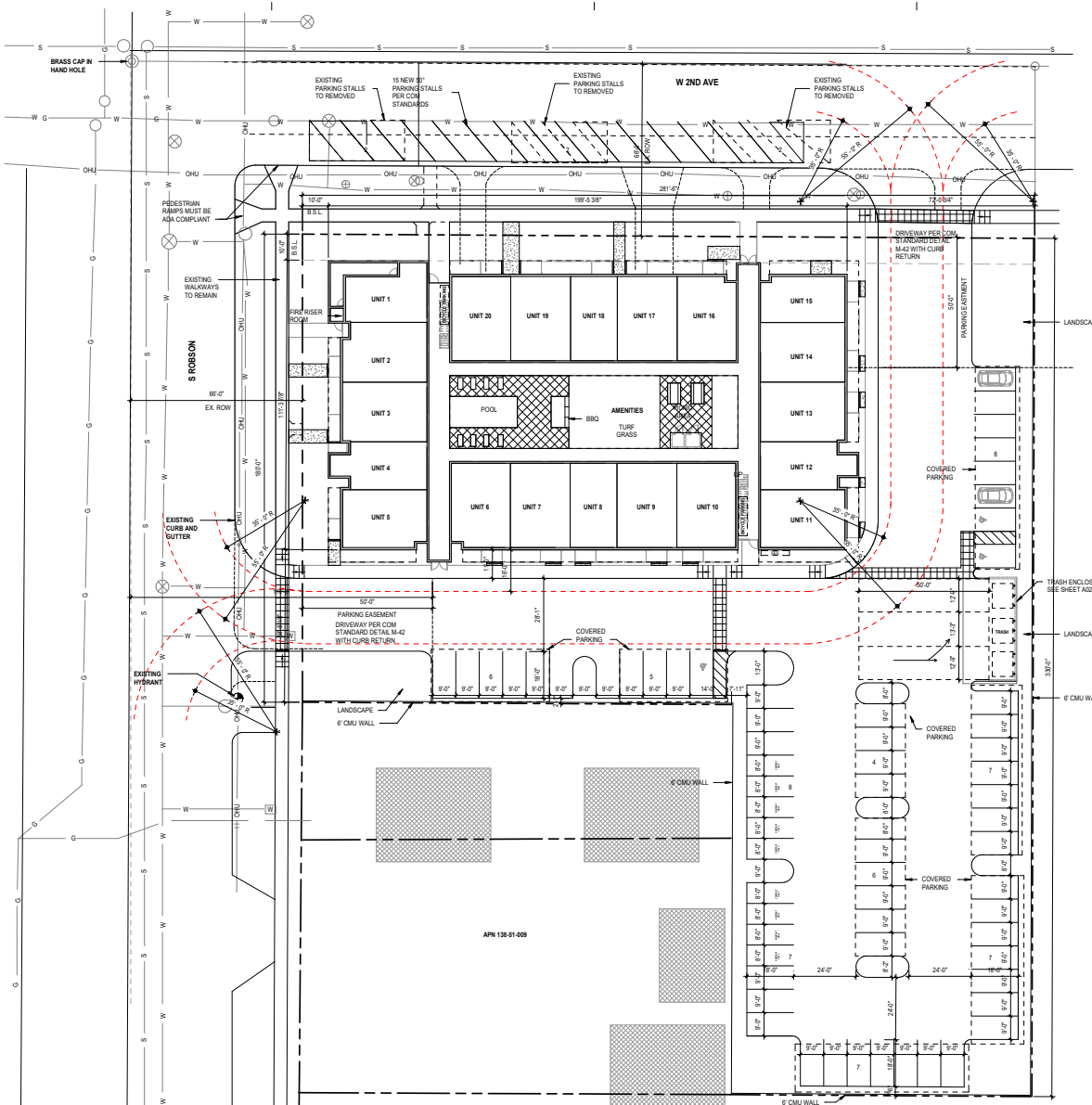


NE Corner Unit



SE Corner Unit

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY



1 SITE PLAN
1" = 20'-0"

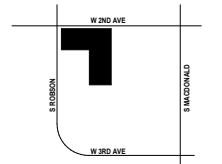
PROJECT INFORMATION

APN LOT COMBINATION 138-61-019B, 138-61-017A AND 138-61-012A
 GROSS SITE AREA: +/- 67,797 SF (+/- 1.56 AC)
 ZONING: EXISTING: DR-3 (DOWNTOWN RESIDENTIAL 3)
 UNIT MIX:
 1 BEDROOM: 18 D.U. (27%)
 2 BEDROOM: 48 D.U. (71%)
 TOTAL: 66 D.U. (100%)
 DENSITY: PROVIDED: +/- 37.0 D.U./NET ACRE
 BUILDING HEIGHT:
 ALLOWED: 48 FEET
 PROPOSED: 3-STORY (48 FEET)
 REQUIRED PARKING:
 RESIDENTIAL 1.2 P.S. PER UNIT: 72 P.S.
 15% REDUCTION: -1.2
 TOTAL PARKING REQUIRED: 65 P.S.
 ADA PARKING STALLS REQUIRED:
 REQUIRED: 3
 PROVIDED: 3
 PARKING PROVIDED: 65
 COVERED PARKING: 48
 TOTAL: 65 P.S.
 OPEN SPACE:
 PRIVATE SPACE REQUIRED: 200 SF/DU
 OR COMMON SPACE: 300 SF/DU
 TOTAL SPACE REQUIRED: 12,000 SF
 PRIVATE OPEN SPACE PROVIDED: 6,965 SF
 COMMON OPEN SPACE: 5,800 SF
 TOTAL OPEN SPACE: 12,765 SF

DEFERRED SUBMITTALS

NOTE:
 All existing aerial non-City utilities within Public Highways adjacent to developing properties, shall be relocated underground as outlined in Section 705.6. This requirement shall apply to all utilities including electric service lines, telecommunication, telephone cables and for other communication systems such as cable-broadcast television. Developers building within Mesa Electric Territory shall contact the City of Mesa Electric Utility to arrange electric utility service, obtain undergrounding limits, and to obtain electric requirements for the proposed project. The Mesa Electric Territory electrical requirements are separate from the planning and building permit process submittals.

HARDSCAPE NOTE
 SALVAGED CONCRETE FROM DEMOLITION TO REMAIN ON-SITE AND BE USED FOR WALK-UP PATHS. SEE SHEET A021.



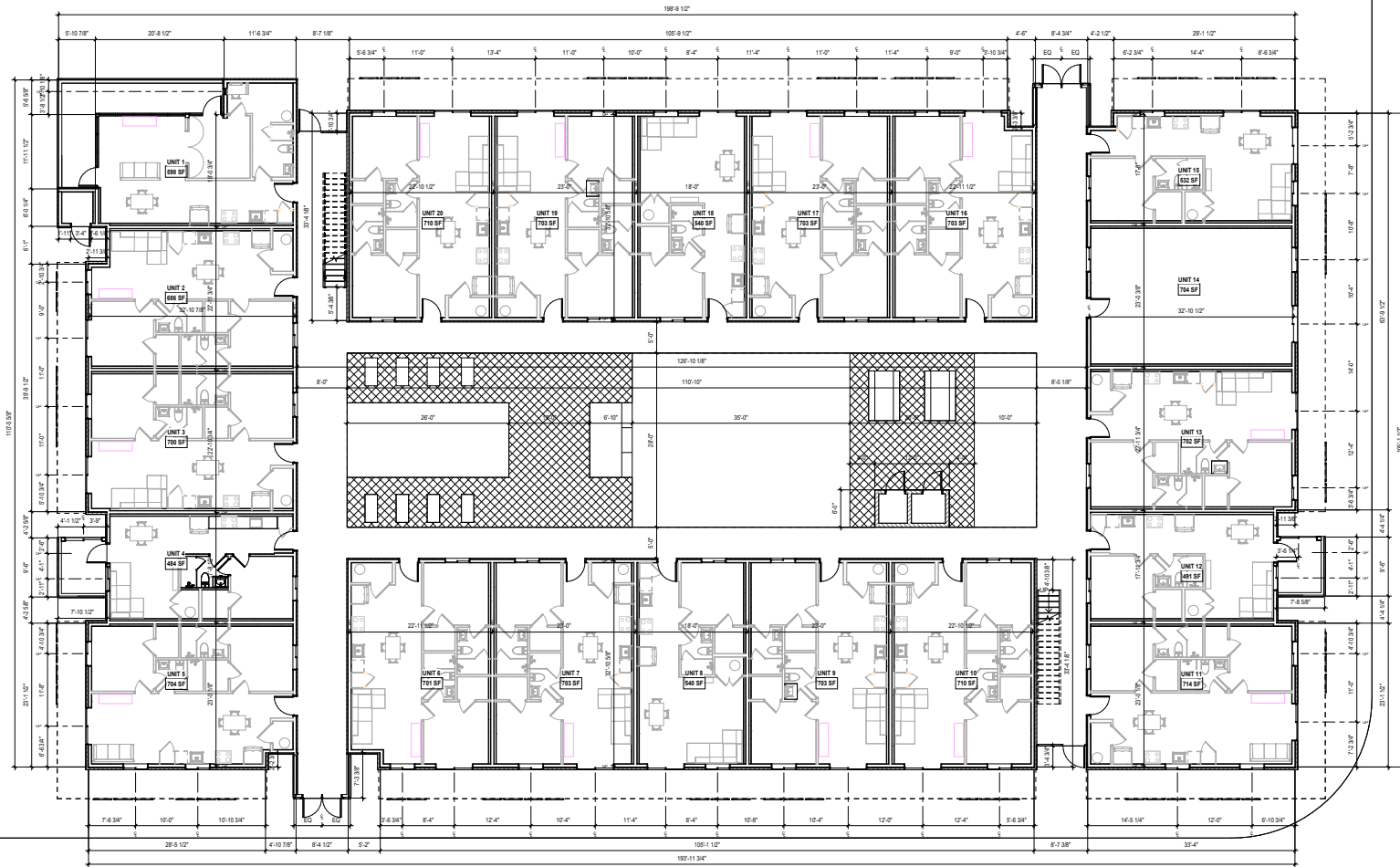
MESA 60 HOUSE

PROJECT TEAM
 ARCHITECT OFFICE:
 922 S GILBERT RD.
 MESA, AZ 85203
 T 480 580 1116
 CONTACT: DANE ASTLE

| DESCRIPTION | DATE
 1ST SUBMITTAL
 08/10/22

SITE PLAN
A001

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY



1 FLOOR PLAN LEVEL 1 DIMENSIONED
1/8" = 1'-0"



ARCHITECT
DANE A. ASTLE
502 S GILBERT RD
MESA, AZ 85203
T 480.580.1116
F 480.580.1115



MESA 60 HOUSE

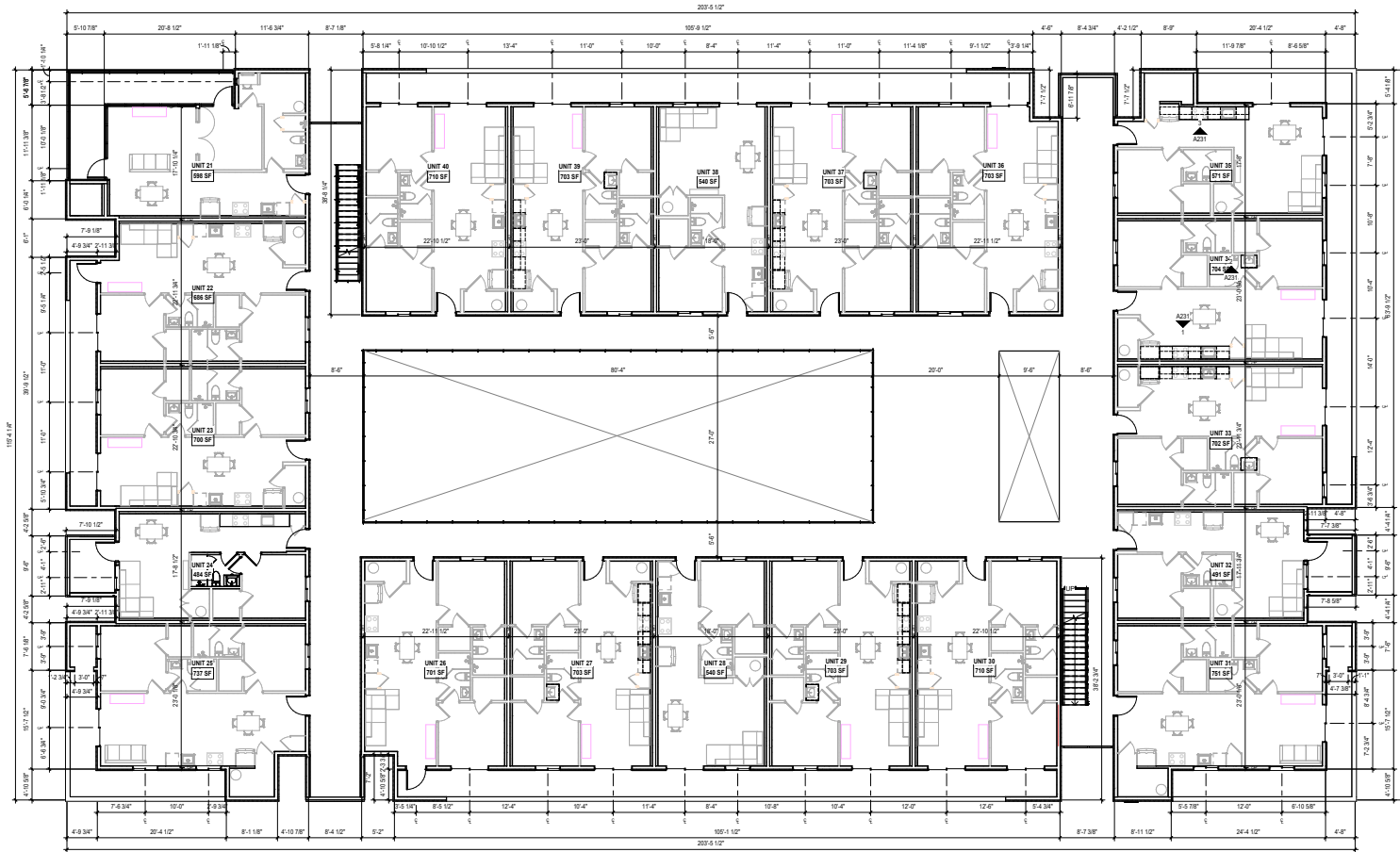
155 W 2ND AVE, MESA, AZ 85210

PROJECT TEAM
ARCHITECT
DANE A. ASTLE
502 S GILBERT RD
MESA, AZ 85203
T 480.580.1116
CONTACT: DANE ASTLE

#	DESCRIPTION	DATE
1	1ST SUBMITTAL	08/10/22

FLOOR PLAN, LEVEL 1 DIMENSIONED
A101A

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY



1 FLOOR PLAN LEVEL 2 DIMENSIONED
1/8" = 1'-0"



6385
DANE R.
ASTLE
ARCHITECT
922 S. GILBERT RD.
MESA, AZ 85203
T 480.586.1116
F 480.586.1116



MESA 60 HOUSE

PROJECT TEAM

ARCHITECT
EDFICI
922 S. GILBERT RD.
MESA AZ 85203
T 480.586.1116
CONTACT: DANE ASTLE

155 W 2ND AVE, MESA, AZ 85210

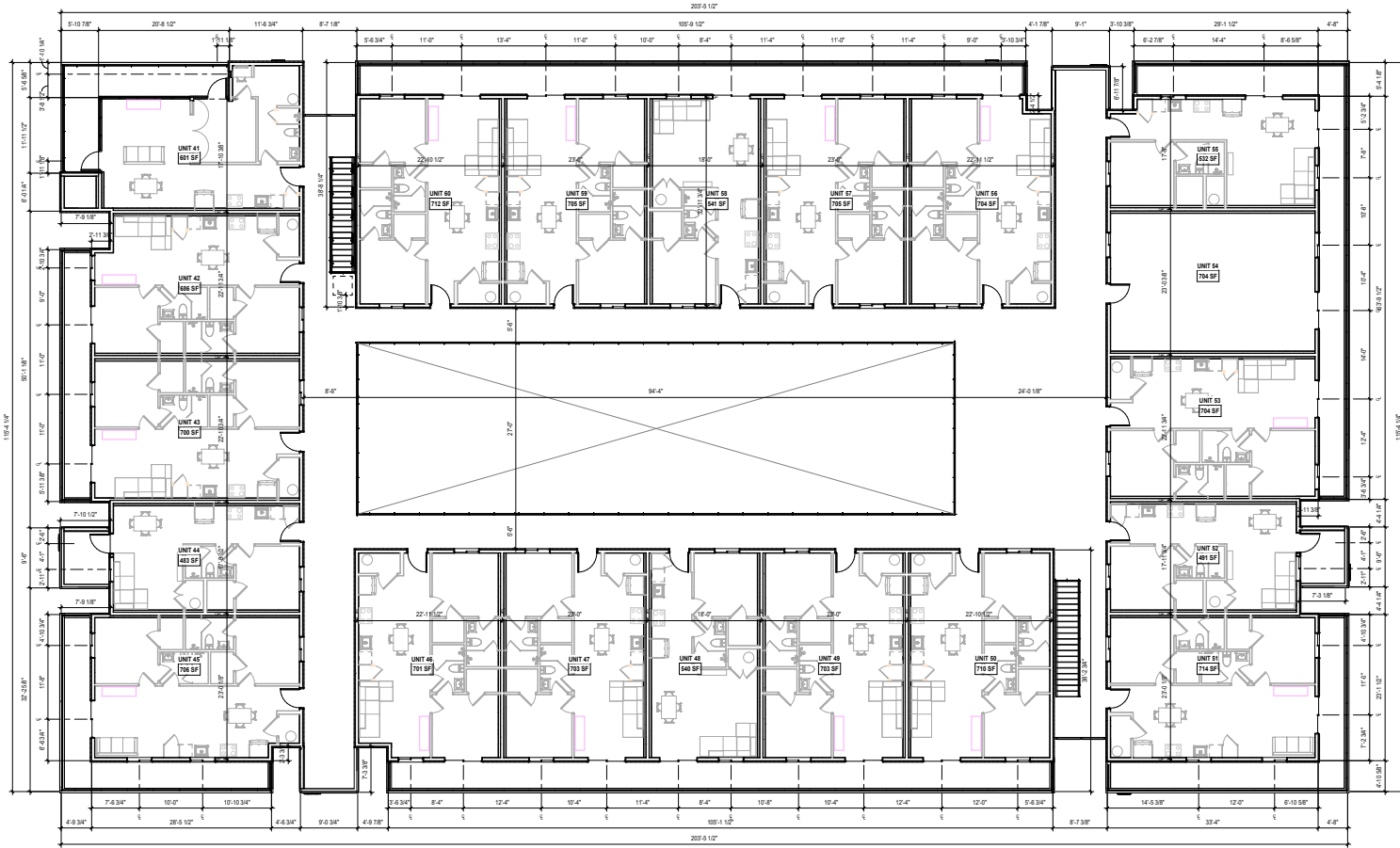
DESCRIPTION DATE

1ST SUBMITTAL
08/10/22

FLOOR PLAN LEVEL
2_DIMENSIONED

A102A

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY



1 FLOOR PLAN LEVEL 3 DIMENSIONED
1/8" = 1'-0"



EDF INC.
9228 S. GILBERT RD.
MESA, AZ 85203
T 480.560.1116

MESA 60 HOUSE

PROJECT TEAM
ARCHITECT
EDF INC.
9228 S. GILBERT RD.
MESA, AZ 85203
T 480.560.1116
CONTACT: DANE ASTLE

DESCRIPTION DATE

1ST SUBMITTAL
08/10/22

FLOOR PLAN LEVEL
3_DIMENSIONED

A103A

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY



9225 S. GILBERT RD.
MESA, AZ 85203
T: 480.590.1116

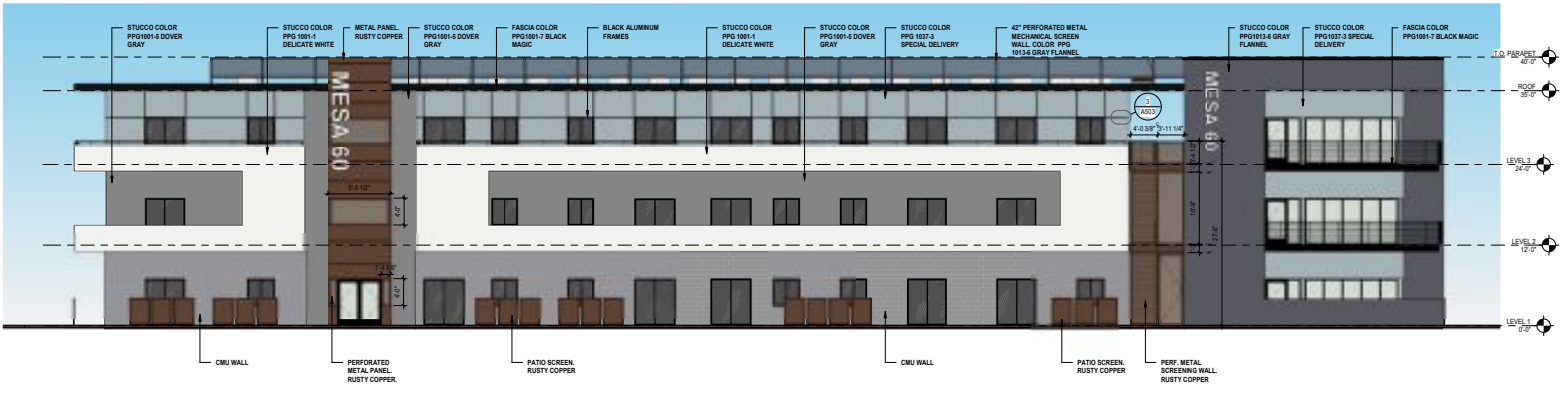


02/20/22-24/13/24/16/18/20/22/24/26/28/30/32/34/36/38/40/42/44/46/48/50/52/54/56/58/60/62/64/66/68/70/72/74/76/78/80/82/84/86/88/90/92/94/96/98/100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000

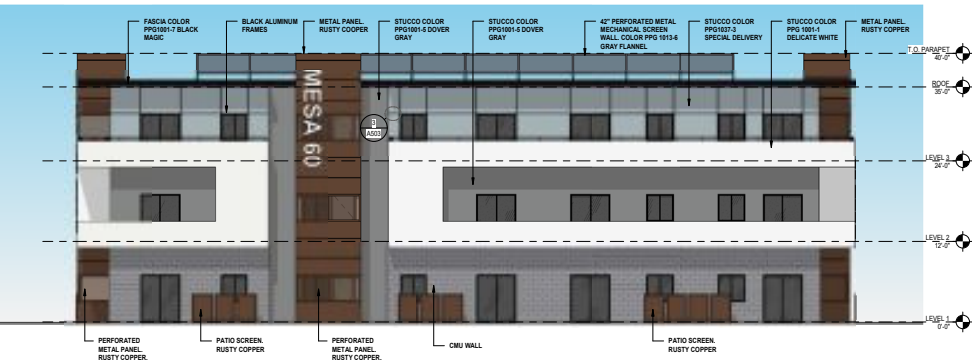
MESA 60 HOUSE
PROJECT TEAM
ARCHITECT
EDDFICE
9225 S. GILBERT RD.
MESA, AZ 85203
T: 480.590.1116
CONTACT: DANE ABTLE

#	DESCRIPTION	DATE
1	1ST SUBMITTAL	08/10/22

EXTERIOR ELEVATIONS
A201



1 EXTERIOR ELEVATION NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION EAST
1/8" = 1'-0"

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY



ARCHITECT
EDFP, LLC
922 S. GILBERT RD.
MESA, AZ 85203
T: 480.980.1116



6/22/2022 9:42:24 AM - PLOT DATE

MESA 60 HOUSE

155 W 2ND AVE, MESA, AZ 85201

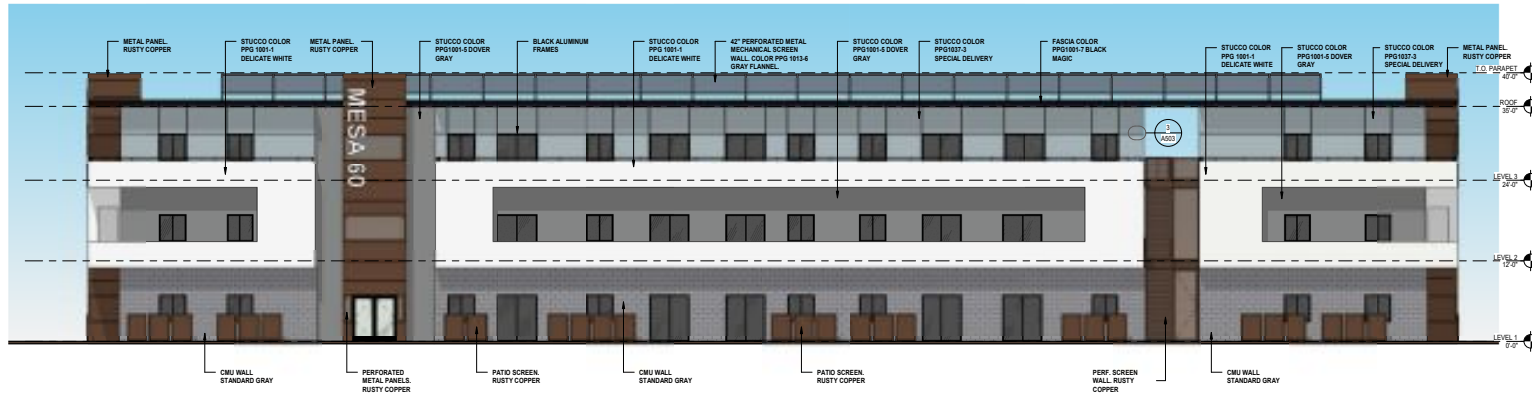
PROJECT TEAM
ARCHITECT
EDFP, LLC
922 S. GILBERT RD.
MESA AZ 85203
T: 480.980.1116
CONTACT: DANE ASTLE

#	DESCRIPTION	DATE
1	EXTERIOR ELEVATIONS	08/10/22

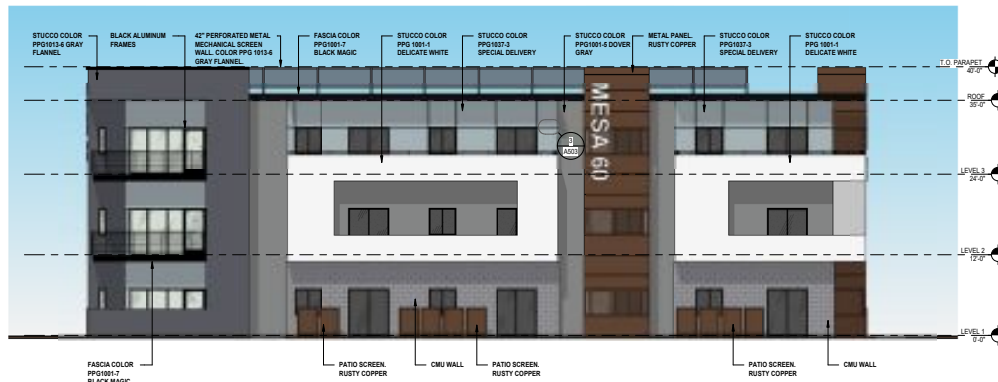
1ST SUBMITTAL
08/10/22

EXTERIOR
ELEVATIONS

A202



1 EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION WEST
1/8" = 1'-0"

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY

Location
Information







Main St

Metro Light Rail

2nd Ave

Robson

Downtown Mesa 60
DEVELOPMENT OPPORTUNITY

DOWNTOWN MESA
"Uniquely Local"

ASU
ARIZONA STATE UNIVERSITY
MESA CAMPUS

MESA ARTS CENTER

PHANTOM FOX BEER CO.

REPÚBLICA
"EMPANADA"

TAQUERIA FACTORY
TACOS & MICHES

Rebel

Myke's





60

Downtown Mesa 60
DEVELOPMENT OPPORTUNITY

Robson

2nd Ave



PHOENIX MSA QUICK STATS

8th

**Y-O-Y Nationwide Rankings
Phoenix Population Growth**
U.S. Census Bureau (2024)

12th

**Y-O-Y Nationwide Rankings
Metropolitan Job Growth**
Bureau of Labor Statistics (2025)

\$342.5B

Gross Domestic Product
U.S. BEA (2024)

5,235,070

Total Population
December 2025*

3.5%

Unemployment Rate
Bureau of Labor Statistics (Dec. 2025)

* Forecasted

QUICK STATS

PHOENIX MSA vs

CITY OF MESA

Median Single Family Home Value

\$470,600

\$440,800

Median Household Income

\$90,133

\$85,580

Owner Occupied Housing

67%

65%

Median Age

38.3

36.8

Population 25 Years and Older

3,583,130

355,472

Bachelor's Degree or Above

37.0%

35.3%

Total Workforce

2,713,330

265,895

SOURCES: US Census Bureau, 2024 American Community Survey 1 Year & 5 Year Estimates



PHOENIX MARKET ANALYSIS

10+ UNIT PROPERTIES

YE 2025 INCREASE/DECREASE YE 2024

Total Sales Volume \$5.0B +31.8% \$3.8B

Price/Unit \$262,542 +2.3% \$257,275

Price/SF \$283.17 -6.5% \$305.22

Year Built 1987 -4 Yrs 1991

Average Rent \$1,469 -3.7% \$1,526

Occupancy Rate 93.9% +0.2% 93.7%

Units Delivered 25,534 +18.7% 21,504

5,235,070

POPULATION

DECEMBER 2025*

\$96,962



MEDIAN HH INCOME

DECEMBER 2025*

3.5%



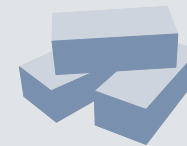
UNEMPLOYMENT

Q-O-Q AS OF DECEMBER 2025

-0.6%

36,277

UNITS (50+)



UNDER CONSTRUCTION

YARDI

457,923

UNITS (10+)



EXISTING INVENTORY

ABI RESEARCH; COSTAR; YARDI

SOURCES: ABI Research, YARDI, RealPage

* Forecasted



100+ UNIT PROPERTIES

	YE 2025	INCREASE/DECREASE	YE 2024
Total Sales Volume	\$4.5B	+28.6%	\$3.5B
AVERAGE	Price/Unit	+3.7%	\$267,658
	Price/SF	-6.5%	\$314.57
	Year Built	-6 Yrs	2009
Average Rent (20+)	\$1,469	-3.7%	\$1,526
Occupancy Rate (20+)	93.9%	+0.2%	93.7%

100+ UNIT PROPERTIES | YE 2025 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions	
2010+	\$340K	\$323	34	<div style="width: 100%; height: 15px; background-color: #c00000;"></div>
2000-09	\$279K	\$287	6	<div style="width: 20%; height: 15px; background-color: #007bff;"></div>
1990-99	\$287K	\$311	3	<div style="width: 10%; height: 15px; background-color: #ff7f0e;"></div>
1980-89	\$194K	\$242	16	<div style="width: 40%; height: 15px; background-color: #363636;"></div>
Pre-1980	\$151K	\$202	8	<div style="width: 25%; height: 15px; background-color: #2ca02c;"></div>

SOURCES: ABI Research, YARDI, RealPage

10-99 UNIT PROPERTIES		YE 2025	INCREASE/DECREASE	YE 2024
Total Sales Volume		\$527M	+52.8%	\$345M
AVERAGE	Price/Unit	\$179,306	-3.2%	\$185,202
	Price/SF	\$214.59	-7.0%	\$230.84
	Year Built	1974	-4 Yrs	1978
Average Rent (20+)		\$1,469	-3.7%	\$1,526
Occupancy Rate (20+)		93.9%	+0.2%	93.7%

10-99 UNIT PROPERTIES | YE 2025 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions	
2010+	\$322K	\$228	12	<div style="width: 100%; height: 15px; background-color: red;"></div>
2000-09	\$126K	\$126	3	<div style="width: 100%; height: 15px; background-color: blue;"></div>
1990-99	\$160K	\$209	2	<div style="width: 100%; height: 15px; background-color: orange;"></div>
1980-89	\$175K	\$223	8	<div style="width: 100%; height: 15px; background-color: gray;"></div>
Pre-1980	\$152K	\$233	52	<div style="width: 100%; height: 15px; background-color: green;"></div>

SOURCES: ABI Research, YARDI, RealPage





Located in Maricopa County and just 15 miles east of Phoenix, Mesa covers approximately 139 square miles, and is the 3rd largest city in Arizona, as well as the 38th largest city in the United States.

With Mesa being located just east of the center of the Greater Phoenix Metropolitan Area, it's an easy commute to all parts of the metro especially with its great transportation system and evolving light rail connection points. Mesa is just 15 minutes from Sky Harbor International Airport and not much further from downtown Phoenix. Mesa provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment.

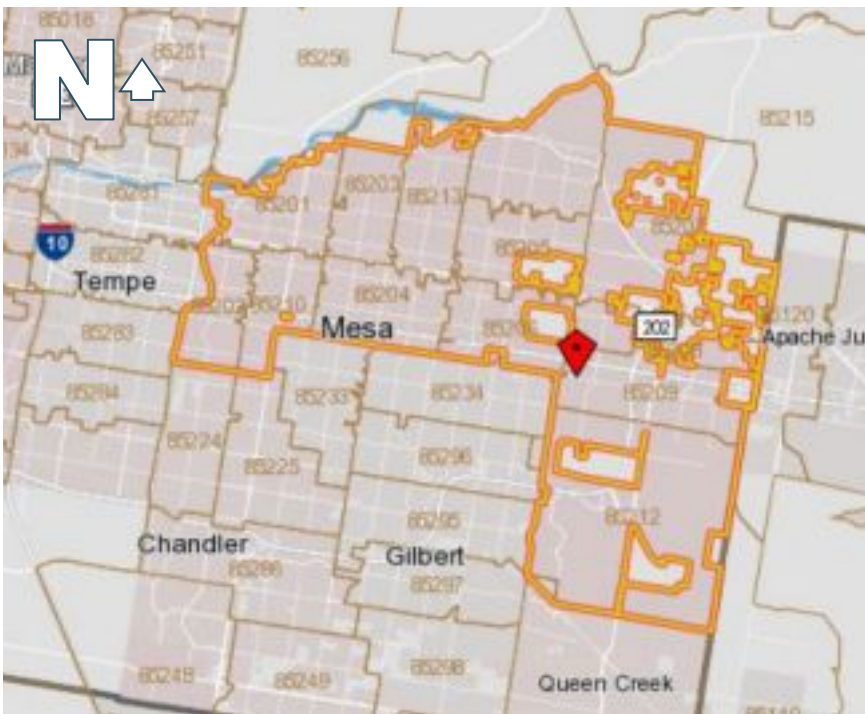
AREA INFORMATION

City	139.42 sq. mi (361.09 km ²)
Land	138.79 sq. mi (359.48 km ²)
Water	0.62 sq. mi (1.62 km ²)
Elevation	1,326 ft (380 m)

POPULATION (2020)

■ City	504,258
■ Rank	US: 36th
■ Density	3,633.14/sq mi (1,402.76/km ²)
■ Metro	4,857,962 (US: 11th)
■ Demonym	N/A
Time zone	MST
■ Summer (DST)	UTC-7 (MST (no DST))
ZIP codes	85200-85299
Major airport	Phoenix-Mesa Gateway Airport – (Regional) – Designated as Foreign Trade Zone #221
Website	www.mesaaz.gov





CITY OF MESA

SUBMARKETS: Northwest, Southwest, East

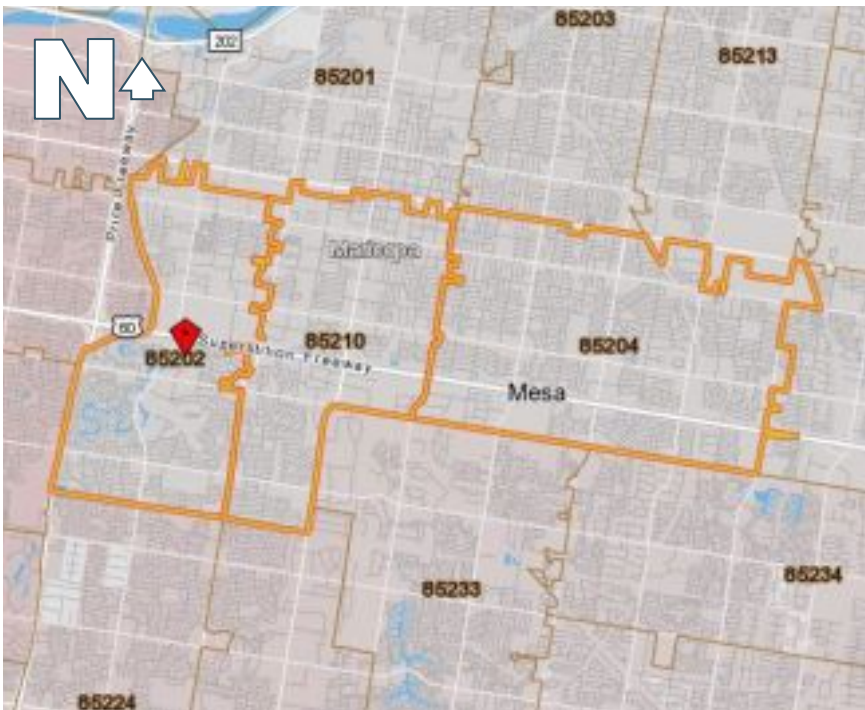
517,142 Total Population (2024)
Census Estimate

\$440,800 Median Single Family Home Value (2024)
Census Estimate

\$85,580 Median Household Income (2024)
Census Estimate

69,671 Renter Occupied Housing Units (2024)
Census Estimate

\$1,476 Average Rent (2025)
-1.3% y-o-y; Yardi



SOUTHWEST MESA SUBMARKET

ZIP CODES: 85202, 85204, 85210

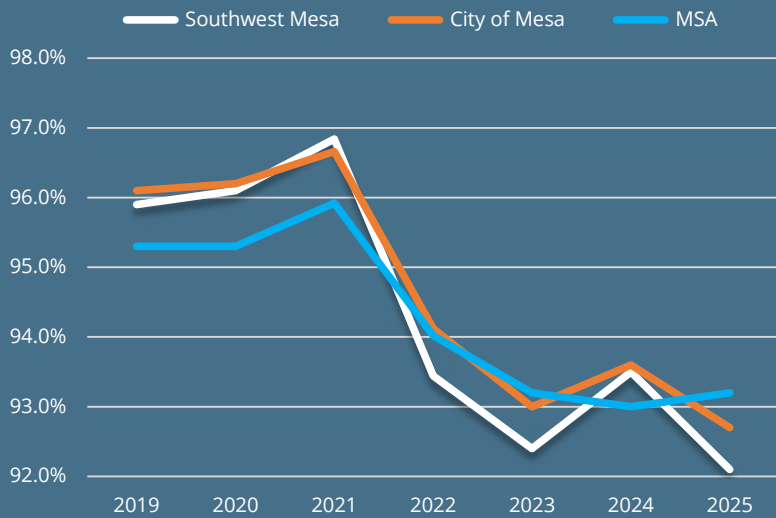
142,920 Total Population (2024)
Census Estimate

\$354,094 Median Single Family Home Value (2024)
Census Estimate

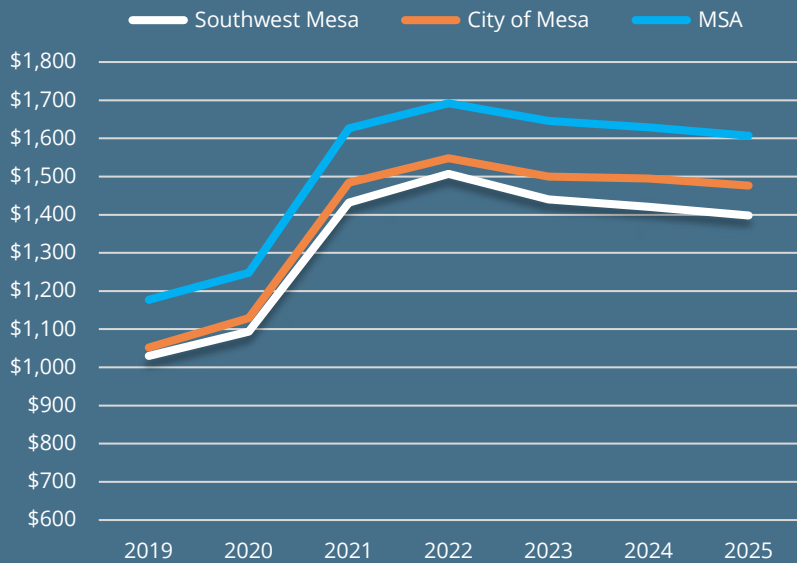
26,762 Renter Occupied Housing Units (2024)
Census Estimate

\$1,398 Average Rent (2025)
-1.6% y-o-y; Yardi

Average Occupancy Rate



Average Rents



CITY STATISTICS

(Mesa 50+ Units)

SUBMARKETS: Northwest, Southwest, East

EXISTING INVENTORY

Total Units: **46,475**

Total Properties: **221**

UNDER CONSTRUCTION

Total Units: **3,232**

Total Properties: **13**

PLANNED

Total Units: **1,653**

Total Properties: **8**

SOURCES: ABI Research, YARDI

SUBMARKET STATISTICS

(Southwest Mesa 50+ Units)

ZIP CODES: 85202, 85204, 85210

EXISTING INVENTORY

Total Units: **18,558**

Total Properties: **84**

UNDER CONSTRUCTION

Total Units: **110**

Total Properties: **1**

PLANNED

Total Units: **72**

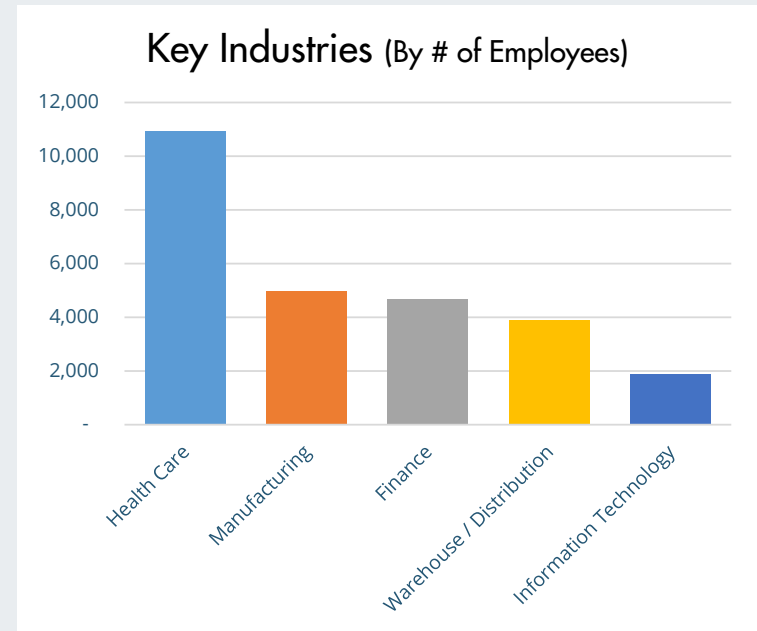
Total Properties: **1**

SOURCES: ABI Research, YARDI

TOP 25 EMPLOYERS – SOUTHWEST MESA SUBMARKET

EMPLOYER NAME	# EMPLOYEES	INDUSTRY
Banner Health	3,600	Health Care
Mesa Unified School District 4	2,680	Education
Maricopa County Community College District	1,730	Education
City of Mesa	1,440	Government, Social, & Advocacy Services
Dexcom	1,050	High Tech Manufacturing & Development
Empire Southwest	920	Transportation & Distribution
Maricopa County	800	Government, Social, & Advocacy Services
Walmart	760	Retail
Santander Consumer Usa	730	Finance, Insurance, & Real Estate (FIRE)
Intouchcx	600	Business Services
Mesa Golfland Ltd An Arizona Lp	400	Hospitality, Tourism, & Recreation
Frys Food Stores	340	Retail
Lexington Llc	330	Transportation & Distribution
Crescent Crown Distributing	310	Transportation & Distribution
National General Management Corp	310	Finance, Insurance, & Real Estate (FIRE)
Target	280	Retail
Community Bridges	280	Health Care
East Valley Institute of Technology	260	Education
Larry H Miller Corp	250	Retail
Endredy Enterprises Llc	250	Health Care
Esurance	250	Finance, Insurance, & Real Estate (FIRE)
Home Depot	200	Retail
State of Arizona	200	Government, Social, & Advocacy Services
The Church of Jesus Christ of Latterday Saints	200	Government, Social, & Advocacy Services
Piper Plastics Inc	190	Non-Metallic Manufacturing

SOURCES: MAG Employer Database



EMPLOYERS BY SIZE

SIZE	# LOCATIONS	# EMPLOYEES
5 - 19 Employees	2,574	20,840
20 - 99 Employees	520	19,630
100 - 249 Employees	56	7,610
250+ Employees	18	12,380

DEVELOPMENTS BY ZIP CODE – SOUTHWEST MESA SUBMARKET

The following is a breakdown of \$5M+ project counts, estimated average valuations and total development by ZIP code (as of March 2026):

ZIP Code	# Projects	Average Valuation	Total Development	#Multifamily Projects	Total MF Development
85202	4	\$32M	\$127.9M	--	--
85204	6	\$29.5M	\$177.2M	2	\$35M
85210	9	\$36.1M	\$289.2M	3	\$245M

SOURCES: Databex Database

Databex, the Arizona construction project database developed and maintained by BEX Companies (fka Arizona Builder's Exchange), lists **19 projects** in active planning or under construction in the three ZIP Codes making up the Southwest Mesa submarket.

The **\$594 million project scope** crosses nearly all types of commercial and residential development, including multifamily, transportation, industrial, infrastructure, education, and urban expansion.



LEGACY SQUARE — 85210



ANTON FIESTA MESA — 85210

DOWNTOWN



Downtown Mesa

Located in the heart of the City, Downtown Mesa offers a wealth of opportunities for business owners, consumers, and art enthusiasts alike. In addition to providing a pedestrian-friendly atmosphere, Downtown Mesa is host to many high-profile events.

Downtown Mesa is fast becoming the hub of activities for this prospering region. Downtown's cultural anchor, the renowned Mesa Arts Center, draws over 387,000 patrons annually to events in its facilities. Downtown Mesa has 7,000 employees, 3,000 residents, and more than 11,000 daily visitors who come to shop, play, learn, and conduct business.

Businesses established in Downtown Mesa are strategically located to take advantage of a large workforce that is accessible by three integrated freeways: the Superstition (US 60), Price (101), and Red Mountain (202), as well as the first extension of Phoenix Metro Light Rail at Sycamore & Main Street. Regarding the total business activity, Downtown Mesa is a two billion dollar square mile business district.



Fiesta District

Encompassing 1.15 square miles, the Fiesta District is reemerging as one of Mesa's important business districts featuring cutting-edge industry clusters, a skilled workforce, easy market access, extensive infrastructure, and ample executive hotel accommodations.

Over the last several years, the area is amid more than \$500 million of redevelopment efforts. With new Class A office space coming online and strategic redevelopment and adaptive-reuse opportunities available, the district is ripe for business locations and expansion.

The City of Mesa has invested more than \$12 million into the Southern Avenue Streetscape Program to define the Fiesta District as a uniquely identifiable area that is an economically-vibrant, pedestrian-friendly, active urban destination.

A portion of the Fiesta District has been designated as both a redevelopment area and an opportunity zone, opening it up for new tax relief programs that will continue aiding its economic revitalization.



FIESTA
DISTRICT



Valley Metro Light Rail

At 28 miles and counting, the Phoenix area's Valley Metro Light Rail project has been a major development catalyst since construction began in 2005.

As of late 2025, the light rail is credited for spurring an estimated \$20.1 billion in private development within a half mile radius of its lines.

Impacts of the light rail and other Transit Oriented Development efforts extend across a variety of industries, with one recent study identifying an 88% increase in new knowledge sector businesses, 40% in service sector and 28% in retail new starts as compared with the area's traditional "automobile-accessible control areas."

Phoenix and regional economic development leaders cite the introduction and expansion of the light rail and associated developments as a primary contributor to the area's nation-leading in-migration appeal. Mesa received the first major expansion, 3.1 miles along Main Street from Sycamore to Mesa Drive in 2015, as well as a second extension of 1.9 miles from Mesa Drive to Gilbert Road in 2019.





DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY

Land Sales
Comparables



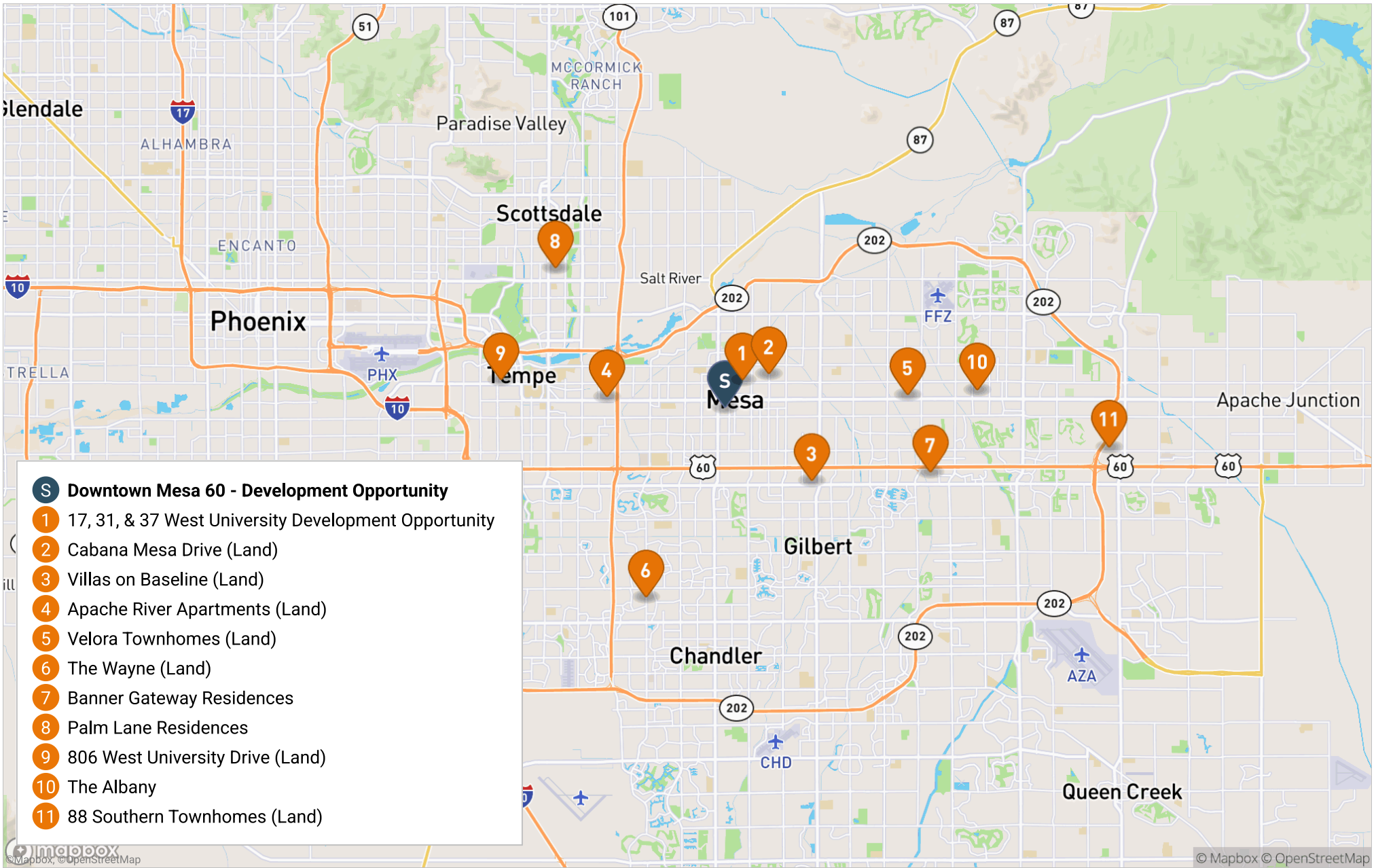
DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY

Property	Status	Price	Price/Acre	Price/SF	Price/Unit
Subject)  Downtown Mesa 60 - Development Opportunity 155 West 2nd Avenue Mesa, AZ 85210	Available 1.56 Acres 67,757 SF 60 Units	\$3,000,000	\$1,923,077	\$44.28	\$50,000
1)  17, 31, & 37 West University Development Opportunity 17, 31, & 37 West University Drive Mesa, AZ 85201	Closed 9/25 0.90 Acres 39,415 SF 94 Units	\$2,100,000	\$2,333,333	\$53.28	\$22,340
2) Cabana Mesa Drive (Land) 515 North Mesa Drive Mesa, AZ 85201	Closed 8/25 6.00 Acres 261,503 SF 180 Units	\$4,225,000	\$704,167	\$16.16	\$23,472
3) Villas on Baseline (Land) 1820 East Baseline Road Mesa, AZ 85204	Closed 5/25 1.83 Acres 79,845 SF 29 Units	\$1,100,000	\$601,093	\$13.78	\$37,931
4) Apache River Apartments (Land) 2090 East Apache Boulevard Tempe, AZ 85281	Closed 6/25 0.68 Acres 29,621 SF 15 Units	\$1,100,000	\$1,617,647	\$37.14	\$73,333
5) Velora Townhomes (Land) 4062 East Main Street Mesa, AZ 85205	Closed 12/25 6.97 Acres 303,603 SF 137 Units	\$5,480,000	\$786,227	\$18.05	\$40,000
6) The Wayne (Land) 1535 North Dobson Road Chandler, AZ 85224	Closed 2/25 6.44 Acres 280,526 SF 100 Units	\$4,225,000	\$656,056	\$15.06	\$42,250
7) Banner Gateway Residences 4638 East Banner Gateway Drive Mesa, AZ 85206	Closed 2/26 10.36 Acres 451,128 SF 260 Units	\$12,480,000	\$1,204,633	\$27.66	\$48,000

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY

Property	Status	Price	Price/Acre	Price/SF	Price/Unit
8) Palm Lane Residences 7320 East Palm Lane Scottsdale, AZ 85257	Closed 4/25 2.51 Acres 109,336 SF 47 Units	\$4,100,000	\$1,633,466	\$37.50	\$87,234
9) 806 West University Drive (Land) 806 West University Drive Tempe, AZ 85281	Closed 3/25 0.77 Acres 33,541 SF 11 Units	\$1,070,000	\$1,389,610	\$31.90	\$97,273
10) The Albany 5641 East Albany Street Mesa, AZ 85205	Closed 2/26 1.50 Acres 65,340 SF 36 Units	\$1,152,000	\$768,000	\$17.63	\$32,000
11) 88 Southern Townhomes (Land) 8820 East Southern Avenue Mesa, AZ 85209	Closed 6/25 4.44 Acres 193,350 SF 54 Units	\$2,333,898	\$525,653	\$12.07	\$43,220
Averages:	3.85 Acres 167,928 SF	\$3,578,718	\$928,441	\$21.31	\$40,878
Subject:	1.56 Acres 67,757 SF	\$3,000,000	\$1,923,077	\$44.28	\$50,000

DOWNTOWN MESA 60 - DEVELOPMENT OPPORTUNITY





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