



Parkside Palms

Avondale Arizona



NEWMARK

**55 Unit | Low-Density Single-Story Community
Value-Add Opportunity | Majority 2 & 3 Bedroom | High Growth Avondale Submarket**



Parkside Palms

Avondale Arizona

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01

EXECUTIVE SUMMARY



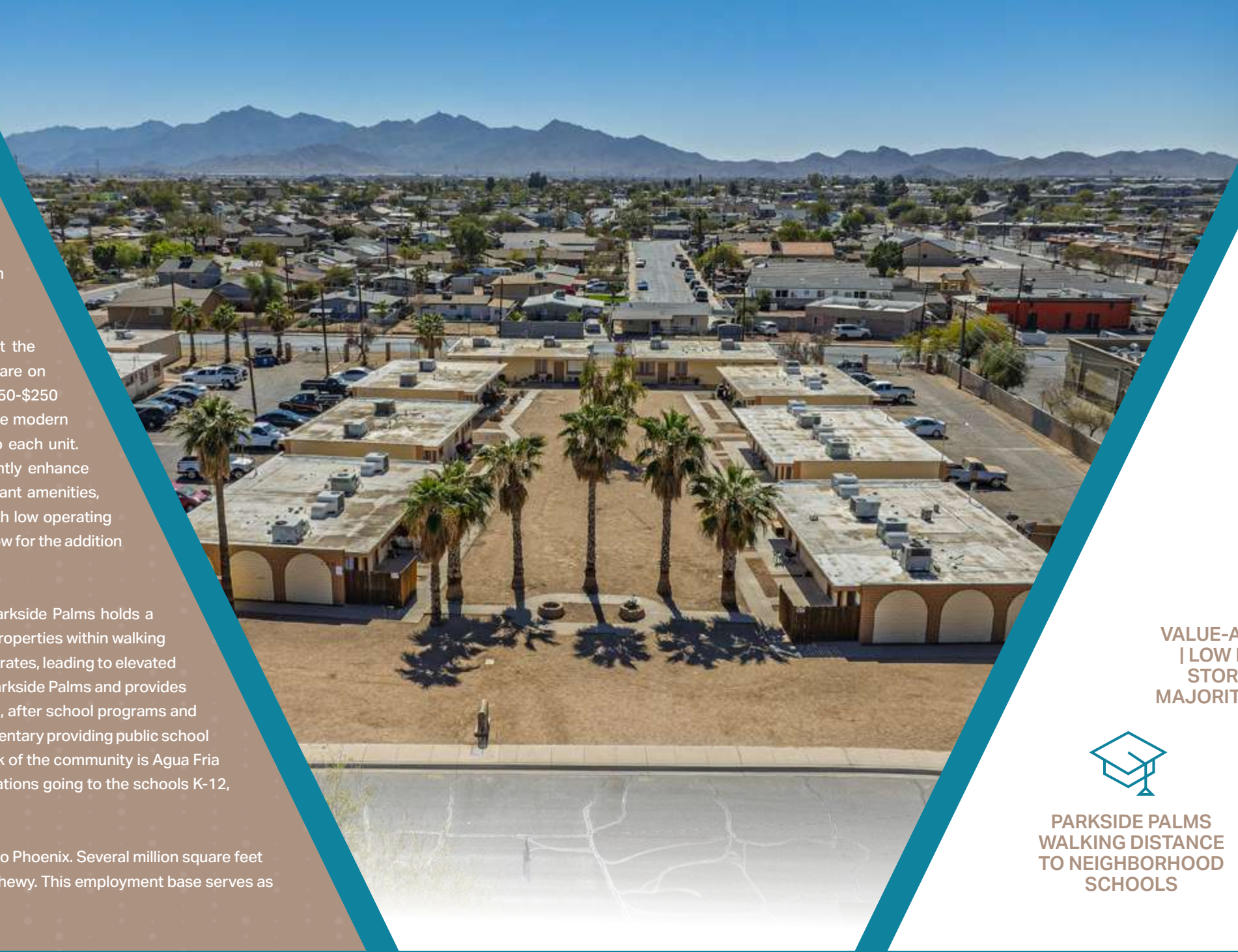
The Opportunity

Parkside Palms is a 55-unit apartment community located in the heart of Avondale, AZ. This low-density community is situated on over 4 acres on 3 separate parcels and consists of all single-story majority 2 and 3 bedroom units and is individually metered for electricity. Parkside Palms presents a rare opportunity to acquire a value-add asset in one of the West Valley's fastest-growing submarkets, driven by significant employment growth from large-scale industrial distribution facilities and the expanding health tech corridor in Avondale.

Current ownership has owned and self-managed the property since 2017 and has kept the property consistently 100% occupied at below market rents with long-term tenants that are on month-to-month leases. With interior upgrades and the addition of in-unit washer/dryer, \$150-\$250 rent premiums are achievable for the property as the units are in classic condition yet have modern systems such as individual HVAC units, copper plumbing and 100amp electric service to each unit. Strategic Exterior Capital improvements to Parkside Palms' 4 acres of land will significantly enhance tenant attraction and retention by enhancing the curb appeal while providing additional tenant amenities, subsequently leading to new ownership achieving significant rental premiums coupled with low operating expenses moving forward. The single-story building layouts and low-density community allow for the addition of large front/back patios along with multiple tenant amenities.

With multiple schools ranging from elementary to high school within walking distance, Parkside Palms 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 with lower turnover rates, leading to elevated returns for ownership. Saint John Vianney Catholic School is just a one-minute walk from Parkside Palms and provides a tremendous benefit to the neighborhood by providing Pre-k through 8th grade education, after school programs and community outreach programs. Directly north of St. John Vianney School is Eliseo Felix Elementary providing public school to the residents of Parkside Palms. To the east of Parkside Palms and within a 3-minute walk of the community is Agua Fria High School. Avondale is a tight knit community with its residents spanning multiple generations going to the schools K-12, seeking higher education and making their way back to the Avondale community.

One mile directly west of Parkside Palms lie some of the largest industrial employers in Metro Phoenix. Several million square feet of industrial warehouses that employ thousands of jobs include Amazon, UPS, FedEx and Chewy. This employment base serves as an anchor for the Avondale community and the residents of Parkside Palms.



55
UNITS

\$8,245,000
LIST PRICE

\$149,909
PRICE PER UNIT

\$199.52
PRICE PER SF

Investment Drivers



VALUE-ADD OPPORTUNITY
| LOW DENSITY SINGLE
STORY COMMUNITY |
MAJORITY 2 & 3 BEDROOMS



VALUE-ADD
OPPORTUNITY
THROUGH INTERIOR
RENOVATIONS



VALUE-ADD
OPPORTUNITY THROUGH
STRATEGIC MODERN
EXTERIOR CAPITAL
IMPROVEMENTS



PARKSIDE PALMS
WALKING DISTANCE
TO NEIGHBORHOOD
SCHOOLS



MAJOR INDUSTRIAL
EMPLOYMENT -
AMAZON, UPS, FEDEX,
CHEWY | VANTAGE
DATA CENTER



AVONDALE
HEALTH-TECH
CORRIDOR



GOODYEAR BALLPARK | HOME
TO THE SPRING TRAINING
REDS AND GUARDIANS | 5
MINUTES AWAY

VALUE-ADD OPPORTUNITY | LOW DENSITY SINGLE STORY COMMUNITY | MAJORITY 2 & 3 BEDROOMS

Parkside Palms is a 55-unit apartment community located in the heart of Avondale, Arizona. Situated on over four acres across three separate parcels, this low-density, single-story community features a majority of two- and three-bedroom units and is individually metered for electricity. Parkside Palms presents a rare opportunity to acquire a value-add asset in one of the West Valley's fastest-growing submarkets, driven by significant employment growth from large-scale industrial distribution facilities and the expanding health tech corridor in Avondale.



VALUE-ADD OPPORTUNITY THROUGH INTERIOR RENOVATIONS

Current ownership has owned and self-managed the property since 2017 and has kept the property consistently 100% occupied at below market rents with long-term tenants that are on month-to-month leases. With interior upgrades and the addition of in-unit washer/dryer, \$150-\$250 rent premiums are achievable for the property as the units are in classic condition yet have modern systems such as individual HVAC units, copper plumbing and 100amp electric service to each unit. Interior modern upgrades to classic units could include the following:

- **New Shaker or Refaced Cabinet Doors**
- **Quartz or Hard-Surface Countertops**
- **Modern Laminate Flooring or Concrete Stained Floors**
- **Stainless Steel Appliances**
- **Matte Black or Brushed Steel Hardware and Fixtures**
- **Modern/Upgraded Gooseneck Faucets & Undermount Sinks**
- **New Bathroom Vanity Quartz Counter with Subway Tile Surround**
- **Install In-Unit Stackable Washer/Dryer (Currently Have 100 Amps Per Unit)**

Modern/Upgraded Potential



Current Classic Unit



Current



Current



Potential



Potential

VALUE-ADD OPPORTUNITY THROUGH STRATEGIC MODERN EXTERIOR CAPITAL IMPROVEMENTS

Strategic Exterior Capital improvements to Parkside Palms' 4 acres of land will significantly enhance tenant attraction and retention by enhancing the curb appeal while providing additional tenant amenities, subsequently leading to new ownership achieving significant rental premiums coupled with low operating expenses moving forward. The single-story building layouts and low-density community allow for the addition of large front/back patios along with multiple tenant amenities. Modern exterior improvements could include the following:

- **Resurface Existing Pool**
- **Replace Existing Pool Fence with Modern Wrought Iron**
- **Modern Exterior Paint Scheme & Signage**
- **Addition of Pony Wall Front Patios**
- **Addition of Back Patios (select units)**
- **Addition of Children's Play Area**
- **Addition of Pet Park**
- **Desertscape Common Areas**
 - *1/4 Minus Screened Rock*
 - *Native Plants*
 - *Native Cactus*
 - *Native Shade Trees*

3 SEPARATE PARCELS PROVIDE MULTIPLE EXIT STRATEGIES

205



109

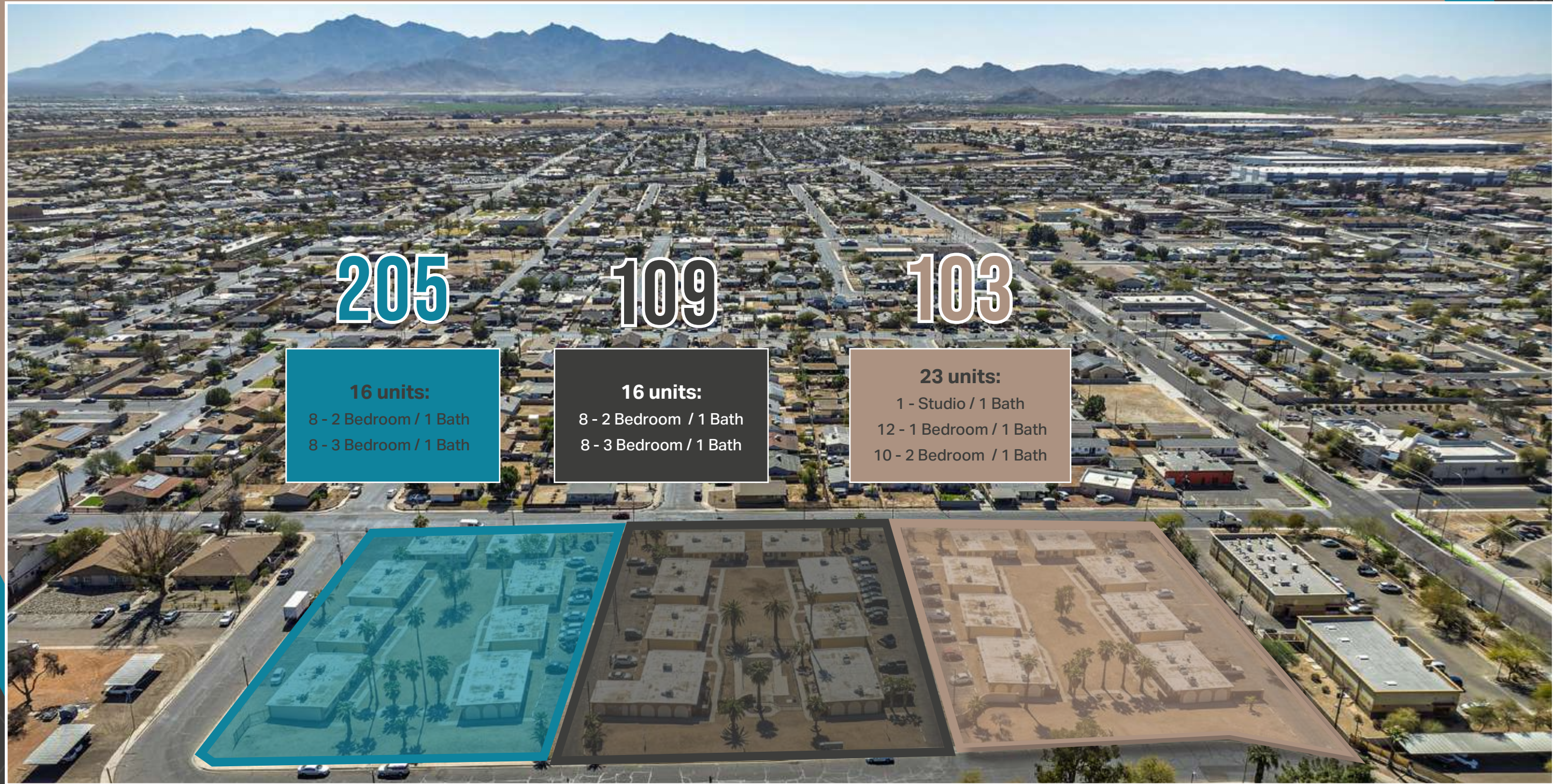


103



Parkside Palms is comprised of 3 separate parcels which would allow an investor to spit up and resale the 3 individual parcels/properties to individual investors at higher per unit/SF sales prices.

1. **23 unit at 103 E. Brinker** (1 S/1, 12 1/1's, 10 2x1's)
2. **16 unit at 109 E. Brinker** (8 2x1's, 8 3x1's)
3. **16 unit at 205 E. Brinker** (8 2x1's, 8 3x1's)



205

16 units:

8 - 2 Bedroom / 1 Bath
8 - 3 Bedroom / 1 Bath

109

16 units:

8 - 2 Bedroom / 1 Bath
8 - 3 Bedroom / 1 Bath

103

23 units:

1 - Studio / 1 Bath
12 - 1 Bedroom / 1 Bath
10 - 2 Bedroom / 1 Bath



PARKSIDE PALMS WALKING DISTANCE TO NEIGHBORHOOD SCHOOLS

With multiple schools ranging from elementary to high school within walking distance, Parkside Palms 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 with lower turnover rates, leading to elevated returns for ownership. Saint John Vianney Catholic School is just a one-minute walk from Parkside Palms and provides a tremendous benefit to the neighborhood by providing Pre-k through 8th grade education, after school programs and community outreach programs. Directly north of St. John Vianney School is Eliseo Felix Elementary providing public school to the residents of Parkside Palms. To the east of Parkside Palms and within a 3-minute walk of the community is Agua Fria High School. Avondale is a tight knit community with its residents spanning multiple generations going to the schools K-12, seeking higher education and making their way back to the Avondale community.

AMAZON



FedEx

chewy



MAJOR INDUSTRIAL EMPLOYMENT AMAZON, UPS, FEDEX, CHEWY | VANTAGE DATA CENTER

One mile directly west of Parkside Palms lie some of the largest industrial employers in Metro Phoenix. Several million square feet of industrial warehouses that employ thousands of jobs include Amazon, UPS, FedEx and Chewy. This employment base serves as an anchor for the Avondale community and the residents of Parkside Palms.

In 2024, Vantage Data Center completed it's \$1.5 billion development on its 50-acre campus with three facilities totaling more than 1 million square feet. This mega-scale campus powers, cools, protects and connects the technology of the world's well-known hyperscalers, cloud providers and large enterprises.



AVONDALE HEALTH-TECH CORRIDOR

Avondale is the location-of-choice for healthcare opportunities in the Southwest Valley with over 275 acres of available land and over 40,000 healthcare and 12,000 tech workers within a 25-minute commute. Recent locates and expansions include Akos Medical Center, a 68,000 SF medical campus housing the Peak Heart & Vascular Medical Office and Peak Surgery Center, the Arizona Center for Cancer Care and Iora Health by Humana. Additionally, Phoenix Children's Hospital recently opened a \$40M facility encompassing over 105,000 SF serving over 50,000 visits per year while adding \$450M in direct and indirect benefit to the City of Avondale.



GOODYEAR BALLPARK HOME TO THE SPRING TRAINING REDS AND GUARDIANS 5 MINUTES AWAY

Located just 5 minutes from Parkside Palms is Goodyear Ballpark, a \$108 million dollar construction project that was completed in 2009. The state-of-the-art training facilities and 10,000 seat stadium helped to attract two of Major League Baseball's most storied franchises, the Cleveland Guardians and the Cincinnati Reds, to relocate to Arizona from Florida. Goodyear Ballpark attracted nearly 150,000 fans in 2024, a 13% increase from 2023.



02

PROPERTY
OVERVIEW



Northwest Aerial



Southwest Aerial



East Aerial

Downtown Phoenix



South Mountain

Neighborhood Park



Large Industrial Parks

AMAZON **chewy**

FedEx **ups**



Northeast Aerial

Downtown Phoenix



Neighborhood Park



Large Industrial Parks

AMAZON **chewy**

FedEx **ups**





Property Details

PARK WEST

ADDRESS: 109 E. Brinker Dr.
Avondale, Arizona

YEAR BUILT: 1964

NUMBER OF UNITS: 55

NUMBER OF BUILDINGS: 24

RENTABLE AREA: 41,324 SF

AVERAGE UNIT SIZE: 624 SF

LAND AREA: 4.03 Acres

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
STUDIO / 1 BATH	300	1
1 BED / 1 BATH	448	12
2 BED / 1 BATH	768	26
3 BED / 1 BATH	980	16
TOTAL / AVG.	624	55

Owner and broker make no representation as to the actual square footage of any units. Prospective purchasers are encouraged to independently confirm the measurement of all units.



03

VALUATION SUMMARY



Executive Summary



PROPERTY OVERVIEW	
Number of Units	55
Year Built	1964
List Price	\$8,245,000
Price per Unit	\$149,909
Price per Square Foot	\$199.52
Rentable Square Feet	41,324
Average Square Feet per Unit	751
Average Rent per Unit	\$1,372
Average Rent per SF	\$1.83

FINANCING TERMS	
Down Payment	\$2,245,000
New Financing	\$6,000,000
Loan-to-Value	72%
Interest Rate	5.50%
Loan Term	5 Years
Amortization	Interest Only

PROFORMA		
	Per Unit	Dollars
Effective Gross Income	\$16,145	\$887,972
Less: Operating Expenses	3,861	212,357
Less: Capital Reserves	300	16,500
Net Operating Income	11,984	659,115
Debt Service		330,000
Net Cash Flow	(8.02%)	\$329,115

FINANCIAL RETURN	
Current Cap Rate	7.25%
Current Cash on Cash Return	11.94%
Proforma Cap Rate	6.65%
Proforma Cash on Cash Return	8.45%
*CapEx Renovation/Proforma \$1.65M = \$30K/unit	

DISCLAIMER

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Unit Mix and Proforma Market Rents

UNIT DESCRIPTION	NO. OF UNITS	% TYPE	UNIT SQ. FT.	CURRENT RENTS	CURRENT RENTS /SQ. FT.	CURRENT MONTHLY RENT TOTAL	CURRENT ANNUAL RENT TOTAL	PROFORMA RENTS	PROFORMA RENT /SQ. FT.	PROFORMA MONTHLY RENT TOTAL	PROFORMA ANNUAL RENT TOTAL	TOTAL SQ. FT.
Studio/Efficiency												
Studio	1	1.8%	300	\$850	\$2.83	\$850	\$10,200	\$950	\$2.83	\$950	\$11,400	300
One Bedroom												
1 Bdrm / 1 Bath	12	21.8%	448	\$934	\$2.08	\$11,208	\$134,496	\$1,195	\$2.67	\$14,340	\$172,080	5,376
Two Bedroom												
2 Bdrm / 1 Bath	26	47.3%	768	\$1,308	\$1.70	\$34,008	\$408,096	\$1,395	\$1.82	\$36,270	\$435,240	19,968
Three Bedroom												
3 Bdrm / 1 Bath	16	29.1%	980	\$1,382	\$1.41	\$22,112	\$265,344	\$1,495	\$1.53	\$23,920	\$287,040	15,680
Total / Avg.	55	100.0%	751	\$1,240	\$1.65	\$68,178	\$818,136	\$1,372	\$1.83	\$75,480	\$905,760	41,324

Market Underwriting Analysis

	CURRENT		PROFORMA	
INCOME			Assumptions	
Gross Scheduled Rent		\$818,136		\$905,760
Gross Potential Income		\$818,136		\$905,760
Less: Vacancy	-4.78%	(39,153)	(5.0%)	(45,288)
Total Rental Income	95.22%	\$778,983	95.00%	\$860,472
Plus: RUBS Income	\$0	\$0	\$300	\$16,500
Plus: Other Income	0	0	200	11,000
Effective Gross Income		\$778,983		\$887,972
EXPENSES	per unit		per unit	
Repairs & Maintenance	\$670	\$36,866	\$750	\$41,250
Payroll/Contract Services	615	33,855	1,000	55,000
Administrative/Advertising	0	0	200	11,000
Utilities	547	30,138	650	35,750
Total Variable Expenses	\$1,834	\$100,859	\$2,600	\$143,000
Taxes	258	14,210	258	14,210
Insurance	376	20,728	376	20,728
Management Fee	0.00%	0	4.00%	34,419
Total Operating Expenses	\$2,469	\$135,797	\$3,861	\$212,357
Plus: Capital Reserves	817	44,963	300	16,500
Total Expenses	\$3,287	\$180,760	\$4,161	\$228,857
NET OPERATING INCOME		\$598,223		\$659,115
DEBT SERVICES				
New Financing - \$6,000,000 (70% LTV)				
Debt Service (5.5% I/O)		\$330,000		\$330,000
Cash Flow After Debt Service		(11.94%) \$268,223		(8.45%) \$329,115

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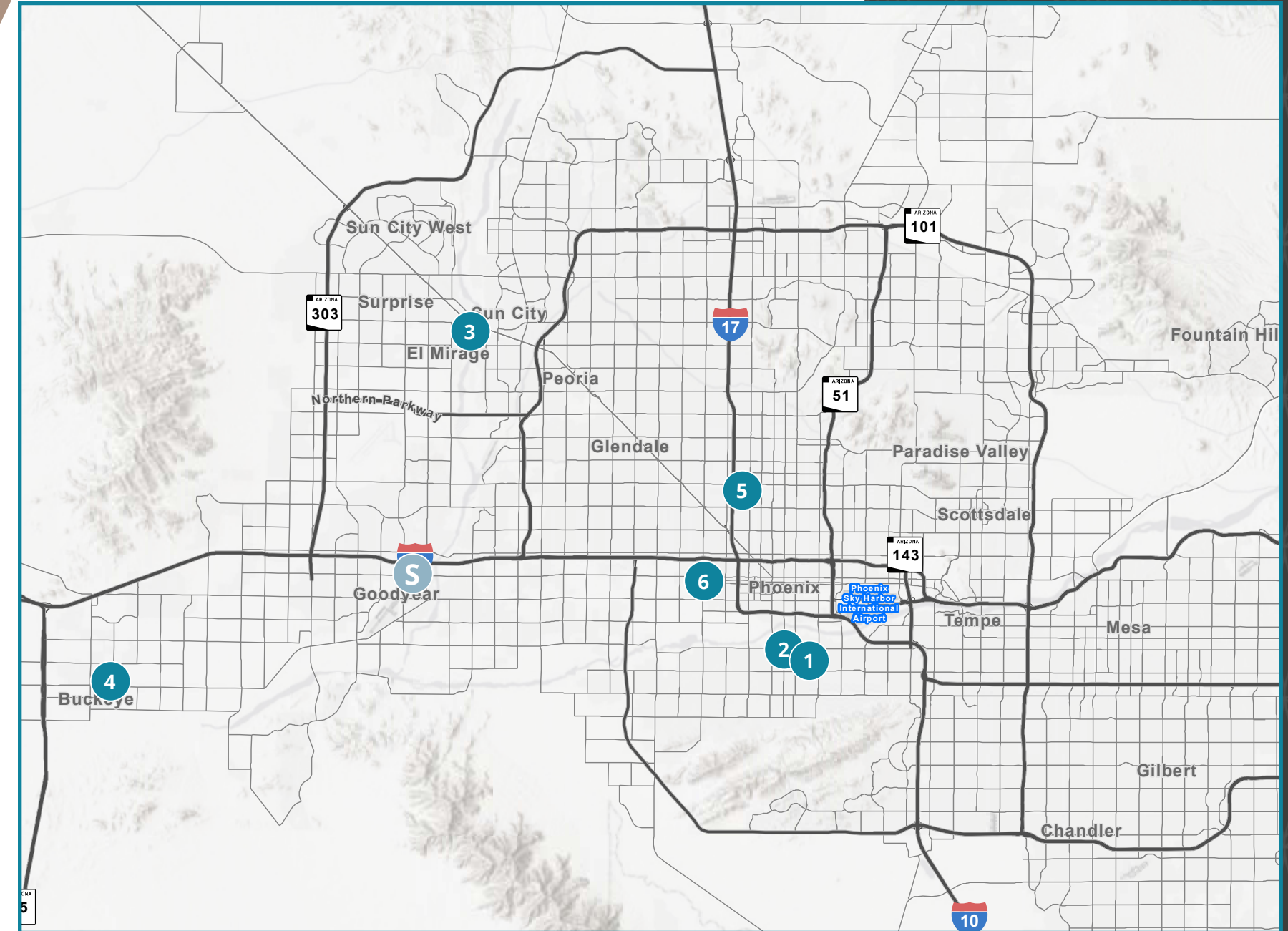
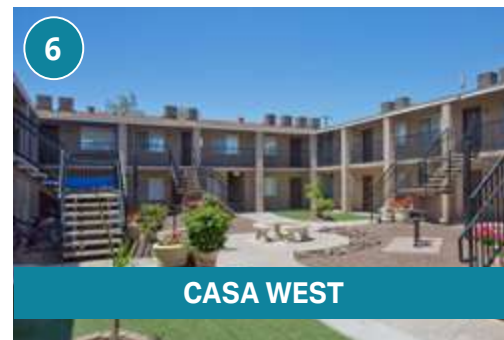
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COMPARABLE
SALES



Sales Comparables

	APARTMENT NAME	CITY	UNITS	PRICE	\$/UNIT	\$/SQ. FT.	YOC	SALE DATE
S	Parkside Palms	Avondale	55	\$9,625,000	\$175,000	\$232.92	1964	TBD
1	The Ivy Off Central	Phoenix	80	\$15,750,000	\$196,875	\$280.00	1988	6/21/2024
2	Corona Del Sol	Phoenix	64	\$12,600,000	\$196,875	\$225.24	1985	7/16/2024
3	North Edge Phoenix	Youngtown	71	\$13,300,000	\$187,324	\$300.36	1979	2/3/2025
4	Apache Road Apartments	Buckeye	24	\$4,400,000	\$183,333	\$203.70	1979	3/23/2026
5	The Oasis	Phoenix	26	\$4,650,000	\$178,846	\$228.70	1968	11/22/2024
6	Casa West	Phoenix	32	\$4,707,000	\$147,094	\$188.58	1968	9/10/2024
TOTAL/AVERAGE			19	\$9,234,500	\$181,725	\$237.76	1976	



Parkside Palms

109 E. Brinker Dr. | Avondale Arizona

Subject Property



PROPERTY INFORMATION

NO. OF UNITS **55**

YEAR BUILT **1964**

NRA **41,324**

SALE INFORMATION

PRICE **\$8,245,000**

PRICE PER UNIT **\$149,909**

PRICE PER SF **\$199.52**

SALE DATE **TBD**

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
STUDIO / 1 BATH	300	1
1 BED / 1 BATH	448	12
2 BED / 1 BATH	768	26
3 BED / 1 BATH	980	16
TOTAL / AVG.	751	55

Sales Comparables



1
THE IVY OFF CENTRAL
222 E. CODY DRIVE | PHOENIX

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	80	PRICE	\$15,750,000
YEAR BUILT	1988	PRICE PER UNIT	\$196,875
NRA	56,250	PRICE PER SF	\$280.00
		SALE DATE	6/21/2024

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
2 BED / 1 BATH	725	80
TOTAL / AVG.	725	80



2
CORONA DEL SOL
27 E. CORONA AVE | PHOENIX

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	64	PRICE	\$12,600,000
YEAR BUILT	1985	PRICE PER UNIT	\$196,875
NRA	55,940	PRICE PER SF	\$225.24
		SALE DATE	7/16/2024

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
2 BED / 1 BATH	880	64
TOTAL / AVG.	880	64



3
NORTH EDGE
12440 NORTH 113TH AVE | YOUNGTOWN

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	71	PRICE	\$13,300,000
YEAR BUILT	1979	PRICE PER UNIT	\$187,324
NRA	44,280	PRICE PER SF	\$300.36
		SALE DATE	2/3/25

UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS
1 BED / 1 BATH	697	69
2 BED / 1.5 BATH	900	1
3 BED / 2 BATH	1,260	1
TOTAL / AVG.	952	71

Sales Comparables

5



APACHE ROAD APARTMENTS
180 N. APACHE ROAD | BUCKEYE

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	24	PRICE	\$4,400,000
YEAR BUILT	1979	PRICE PER UNIT	\$183,333
NRA	21,600	PRICE PER SF	\$203.70
		SALE DATE	3/23/2026
UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS	
2 BED / 1 BATH	800	12	
2 BED / 2 BATH	800	12	
TOTAL / AVG.	800	24	

4



OASIS
2402 W. DEVONSHIRE | PHOENIX

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	33	PRICE	\$6,025,000
YEAR BUILT	1963	PRICE PER UNIT	\$182,576
NRA	29,370	PRICE PER SF	\$205.14
		SALE DATE	12/30/25
UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS	
2 BED / 1 BATH	890	33	
TOTAL / AVG.	890	33	

6



CASA WEST
4029 W. MCDOWELL RD | PHOENIX

PROPERTY INFORMATION		SALE INFORMATION	
NO. OF UNITS	32	PRICE	\$4,707,000
YEAR BUILT	1968	PRICE PER UNIT	\$147,094
NRA	24,960	PRICE PER SF	\$188.58
		SALE DATE	9/10/2024
UNIT DESCRIPTION	SQ. FT.	NO. OF UNITS	
2 BED / 1 BATH	780	32	
TOTAL / AVG.	780	32	



05

PHOENIX
MSA MARKET
OVERVIEW



METRO PHOENIX MARKET OVERVIEW

Metro Phoenix continues to exhibit robust economic growth and demographic expansion, making it a focal point for investment and business development. Metro Phoenix is experiencing steady economic expansion driven by diverse industries such as information technology, healthcare, manufacturing & production, warehouse & distribution, financial services, and tourism.

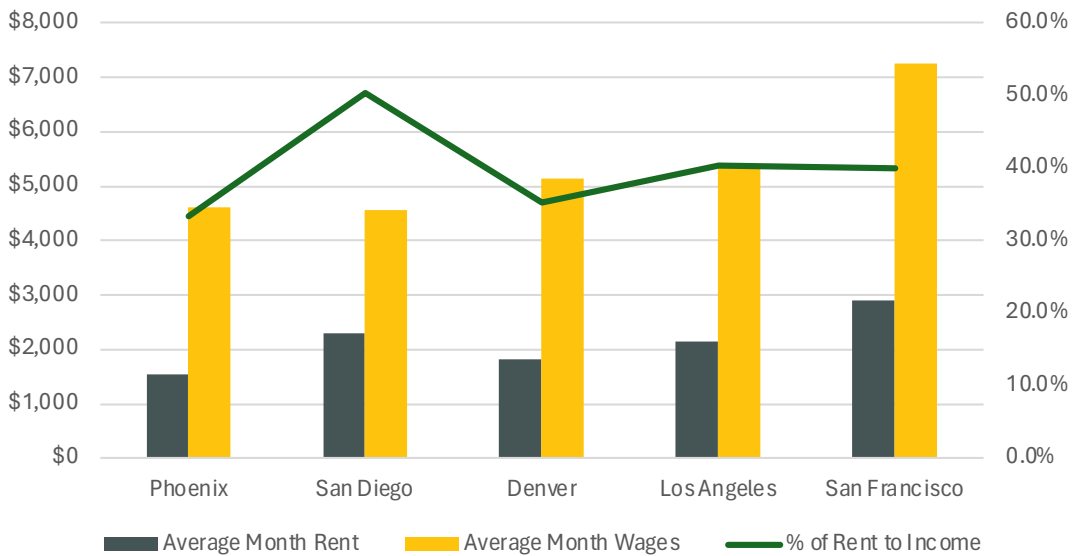
Metro Phoenix has added over a half million jobs over the past decade driven by factors such as favorable climate, affordability, economic opportunities, and a growing reputation as a cultural and technological hub. The region benefits from a favorable business climate, including low taxes and a skilled workforce. With a growing population and strong job market, consumer spending remains steady, supporting retail and service sectors.

Metro Phoenix has been experiencing rapid population growth for several decades. Over the past decade, the region's population grew by over 1.3 million people, representing a growth rate of approximately 28%. The metro regions population is over 4.9 million residents and is projected to reach 7.5 million by 2050. The region's transportation network, including highways, public transit, and airports, continues to expand to meet the needs of the growing population and facilitate commerce.

Metro Phoenix area represents a dynamic and promising landscape for investors, businesses, and residents alike, driven by strong economic fundamentals, expanding infrastructure, and a vibrant community. The metro region is well-positioned to sustain its growth trajectory and emerge as a leading destination for opportunity and innovation in the years and decades to come.



RENT TO INCOME			
CITY	AVERAGE MONTH RENT	AVERAGE MONTH WAGES	% OF RENT TO INCOME
Phoenix	\$1,544.00	\$4,617.60	33.4%
San Diego	\$2,298.00	\$4,567.20	50.3%
Denver	\$1,810.00	\$5,134.40	35.3%
Los Angeles	\$2,153.00	\$5,348.80	40.3%
San Francisco	\$2,907.00	\$7,259.20	40.0%



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:

- **Technology and Innovation:** 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.
- **Healthcare and Bioscience:** The region is home to major healthcare providers, research institutions, and bioscience companies, driving healthcare services, pharmaceuticals, and medical technology.
- **Financial Services:** 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.
- **Manufacturing and Logistics:** 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.
- **Tourism and Hospitality:** 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 Childrens Hospital

Financial Services

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

Manufacturing and Logistics

- Amazon
- Boeing
- Honeywell
- Intel
- TSMC

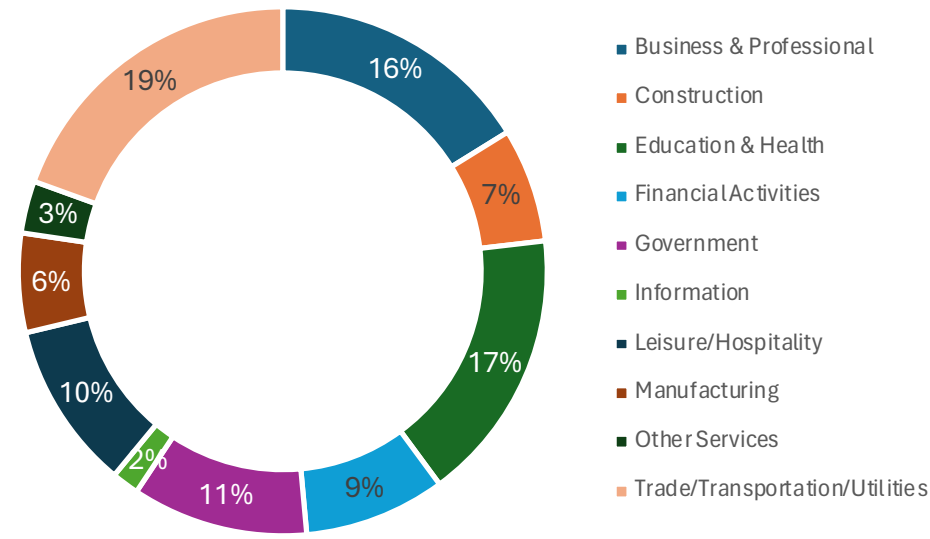
Tourism and Hospitality

- Arizona Biltmore, a Waldorf Astoria Resort
- Fairmount Scottsdale Princess
- The Global Ambassador
- The Phoenician
- Talking Stick Resort

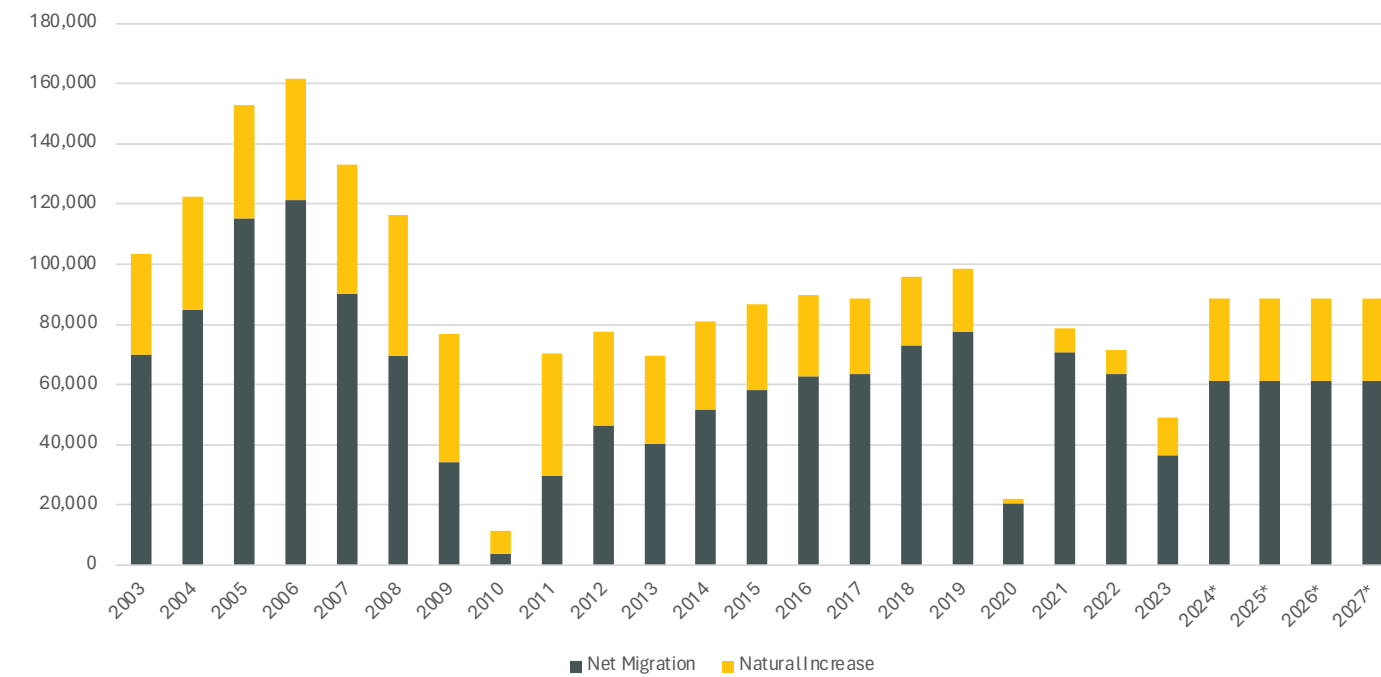
KEY INDUSTRIES

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

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



POPULATION GROWTH



YEAR	NET MIGRATION	NATURAL INCREASE
2003	69,757	33,829
2004	84,833	37,454
2005	115,189	37,616
2006	121,269	40,396
2007	90,230	43,044
2008	69,748	46,488
2009	34,274	42,539
2010	3,878	7,342
2011	29,778	40,513
2012	46,316	31,049
2013	40,451	29,279
2014	51,843	29,297
2015	58,222	28,576
2016	62,725	26,950
2017	63,359	25,216
2018	72,939	22,976
2019	77,664	20,937
2020	20,370	1,574
2021	70,890	7,638
2022	63,509	7,909
2023	36,448	12,753
2024*	61,128	27,304
2025*	61,128	27,304
2026*	61,128	27,304
2027*	61,128	27,304

Source: ESRI, BLS, JobsEQ

HIGH TECH EMPLOYMENT HUB

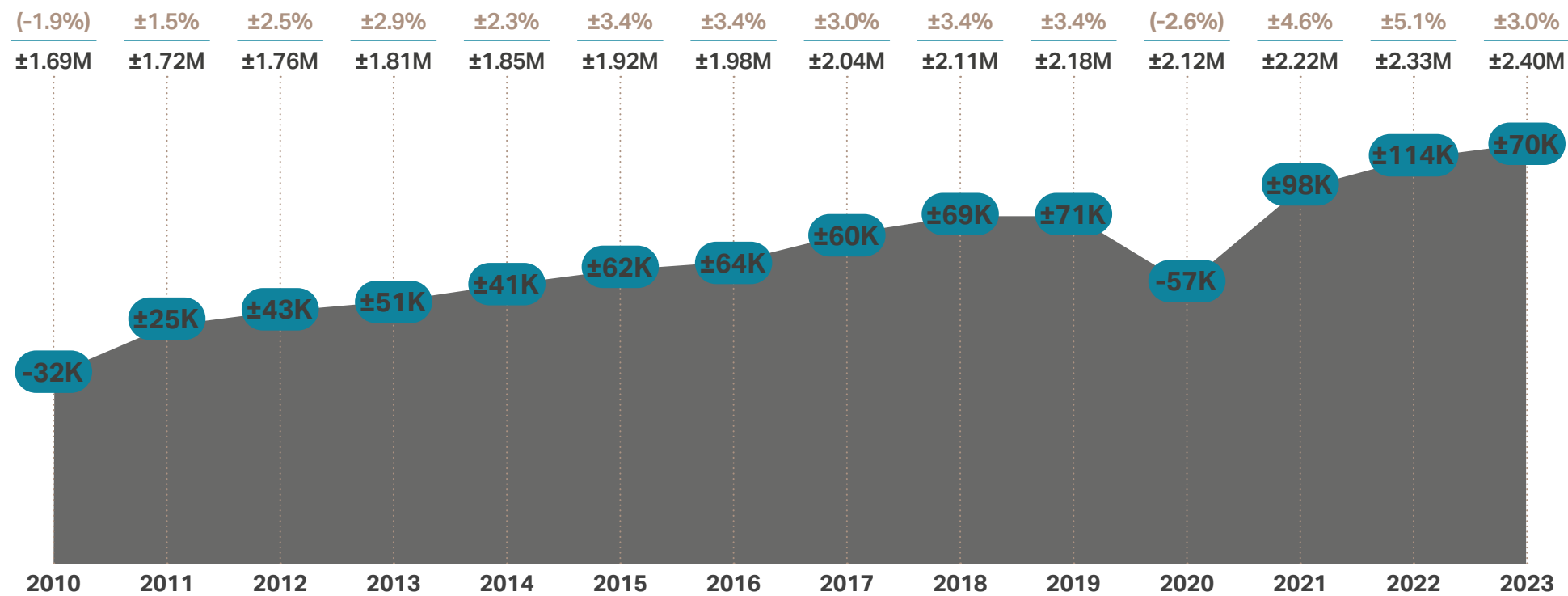
PHOENIX TALENT

General and Operation Managers	69,300
Software Developers and Software Quality Assurance Analysts and Testers	30,815
Management Analysts	13,383
Computer Systems Analysts	9,647
Computer and Information Systems Managers	9,044
Network and Computer Systems Administrators	4,871
Industrial Engineers	5,215
Construction Managers	7,128
Information Security Analysts	2,804
Computer Network Architects	2,934
Semiconductor Processing Technicians	2,189
Electrical Engineers	3,658
Electronics Engineers, Except Computer	3,632
Aerospace Engineers	968
Data Sciences and Mathematical Science Occupations, All Other	2,489



NATION LEADING JOB GROWTH

■ EMPLOYMENT GROWTH % ■ NOMINAL ■ JOBS ADDED



Source: BLS



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