

Thunderbird Executive Plaza

2550 North Thunderbird Circle | Mesa, Arizona 85215

Exclusively Listed by:

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Owner/User Opportunity

Located in an Opportunity Zone



Property Address:	2550 North Thunderbird Circle Mesa, Arizona 85215
Offering Price:	\$5,895,000
Price Per SF:	\$110.48
Property Size:	± 35,452 SF Office ± 17,903 SF Airplane Hangars ± 53,356 SF Total GBA
Available for User:	79.4%
Number of Hangars:	Ten (10)
Year Built:	2000
Zoning:	LI, Mesa
Parking Ratio:	194 Spaces (34 Covered) 5.47/1,000 SF
Ground Lease:	Lease Expires 3/31/2033
Option to Extend:	One (1) Ten Year Option to Renew
Traffic Counts:	McDowell Road: 10,865 VPD Higley Road: 18,369 VPD Greenfield Road: 15,877 VPD



Investment Highlights:

- Owner/User Opportunity Available
- Property is Located in an Opportunity Zone
- Own for Less than Leasing
- Below Replacement Cost
- Offsetting Occupancy Costs with Additional Tenant Income
- Office Property has Hangars Available with Access to the Falcon Field Airport

Falcon Field Airport



Falcon Field is a general aviation (GA) reliever airport that serves as an alternative for civilian and military aviation uses (such as business, recreation and fixed-wing and helicopter flight training), so that Phoenix Sky Harbor International Airport and Phoenix-Mesa Gateway Airport can focus on international and commercial airline services. Neighboring Employers Include Boeing, MD Helicopters, Northrop Grumman, and Amazon.

Falcon Field includes a total of 784 acres. The airport campus is located between Greenfield, Higley, McDowell and McKellips Roads in northeast Mesa.

The airport has two active runways. The south, main Runway 4R/22L measures 5,100 feet. It can accommodate a wing span of 51.7 feet and landing weights of 38,000 pounds single axle, 60,000 pounds dual axle, and 90,000 pounds dual tandem. The north runway 4L/22R was built in the 1980’s and measures 3,800 feet. It can accommodate a wing span of 45.8 feet and a landing weight of 12,500 pounds single axle.

The Boeing Company, Arizona’s top ranked aerospace/defense manufacturer, employs nearly 5,000 throughout the state, with its largest concentration in Mesa adjacent to Falcon Field. Boeing’s Attack Helicopters and Unmanned Airborne Systems divisions are headquartered in Mesa where the AH-64D Apache attack helicopter is built. Boeing has more than 500 suppliers and vendors in Arizona.

FALCON FIELD AIRPORT

Fifth-Busiest General Aviation Airport in Nation

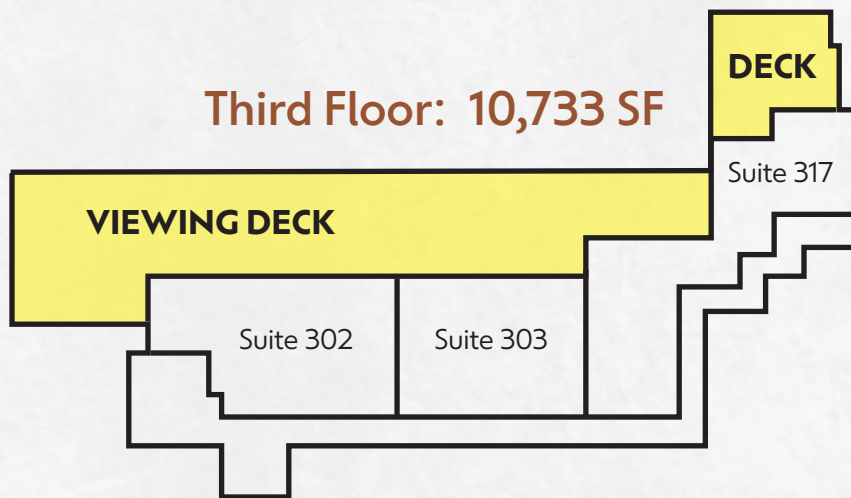
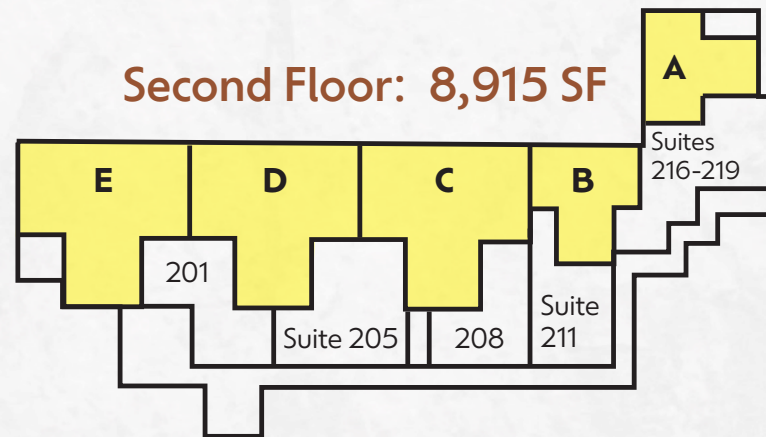
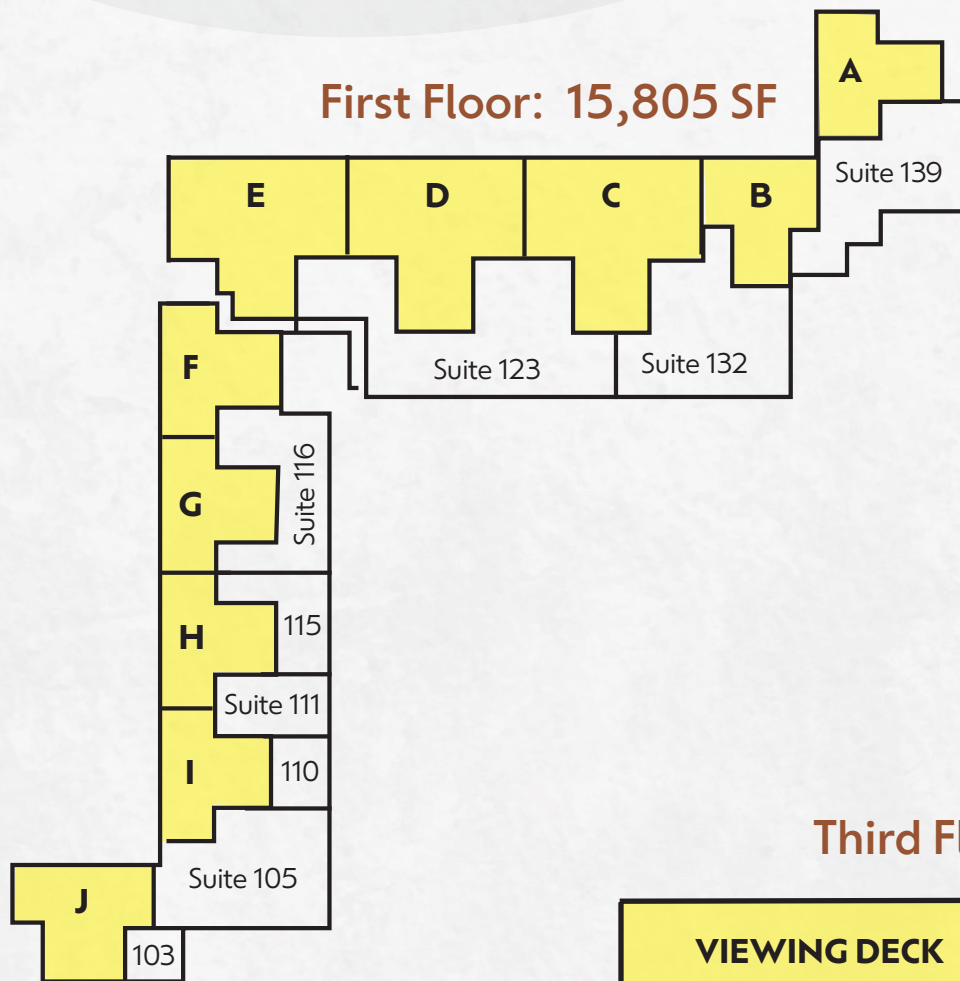
Viewing Deck

Falcon Field is home to *more than 120 businesses*,
providing *more than 1,100 jobs*,
with a *payroll* of *more than \$104 Million*.





Floor Plans



Financials: Rent Roll

Suite	Tenant	Square Footage	Lease Start	Lease Expiration	Rent/SF	Monthly Rent	Annual Rent
Floor 1							
Suite 103	Southwest Heli Services	618	3/1/22	2/29/24	\$47.18	\$2,430.00	\$29,160.00
Suite 105	F.P Transport	2,052	2/1/15	1/1/25	\$14.85	\$2,539.79	\$30,477.48
Suite 110	Schmidt & Stacey Consulting	619	6/1/13	MTM	\$19.39	\$1,000.00	\$12,000.00
Suite 111	WW Clyde and Co.	1,050	6/1/22	6/1/24	\$20.00	\$1,750.00	\$21,000.00
Suite 115	BMBC INC	1,025	6/1/19	6/30/24	\$17.56	\$1,500.00	\$18,000.00
Suite 116	NextCare(Available)	1,733					
Suite 123	NextCare(Available)	4,113					
Suite 132	NextCare(Available)	2,420					
Suite 139	NextCare(Available)	2,175					
Total		15,805				\$9,219.79	\$110,637.48
Floor 2							
Suite 201	NextCare(Available)	1,652					
Suite 205	NextCare(Available)	1,711					
Suite 206	NextCare(Available)	400					
Suite 208	Edward Jones	1,255	3/1/10	3/1/26	\$14.77	\$1,545.00	\$18,540.00
Suite 211	Vacant	1,722	-	-	-	-	-
Suite 216	Vacant	1,125	-	-	-	-	-
Suite 219	Vacant	1,050	-	-	-	-	-
Total		8,915				\$1,545.00	\$18,540.00
Floor 3							
Suite 302	NextCare(Available)	1,926					
Suite 303	NextCare(Available)	4,671					
Suite 317	NextCare(Available)	4,136					
Total		10,733					
Total Office		35,453					
Hangar Spaces							
A	Vacant	1,251					
B	NextCare(Available)	1,238					
C	NextCare(Available)	2,709					
D	NextCare(Available)	2,709					
E	NextCare(Available)	2,713					
F	Walter L. Page (HANGAR F)	1,480	MTM	MTM	\$7.80	\$962.00	\$11,544.00
G	NextCare(Available)	1,451					
H	NextCare(Available)	1,449					
I	Diversified Metal Fabercation	1,452	6/21/20	5/31/21	\$6.93	\$838.53	\$10,062.36
J	Southwest Heli Services	1,451	-	-	-	-	-
Total Hangars		17,903				\$1,800.53	\$21,606.36
Total Square Footage		53,356					
Office		35,453	66.4%			\$10,764.79	\$129,177.48
Hangars		17,903	33.6%			\$1,800.53	\$21,606.36
Total Rental Income						\$12,565.32	\$150,783.84
Total Available							
Office		28,834	81.3%				
Hangars		13,520	75.5%				



Distant Aerial View



Abundant, Affordable, High-Quality Workforce

Leading employers like Boeing and Banner Medical Centers benefit from Mesa’s well-educated workforce, more than 37.8% of which have an associate’s degree or higher. From January 2010 to May 2020 the labor force in the Phoenix-Mesa MSA has increased by 19.33% and currently has more than 2,500,000 workers. (Source: ESRI)

As a right to work state, Arizona has one of the lowest unionization rates in the nation. Additionally, Arizona employers, on average, pay the 6th lowest unemployment insurance premium taxes. Whether focused on high-tech jobs, administrative operations, or customer service, Mesa and the Greater Phoenix area can meet all labor force needs.

Mesa’s strong economic development, along with the state’s pro-business ideology, has attracted a variety of industries including Health-care, Education, Aerospace/Aviation and Technology.

The low risk of natural disaster ranks Phoenix-Mesa metro among the safest places in the US for high-tech companies to do business. A 2008 study by Sustain-Lane ranked Mesa as the safest place in the nation when considering natural disaster risks. In 2015, Apple revealed plans and selected Eastmark as a premier location for it \$2 billion Data and Global Operations Center. The 1.3 million square foot project was completed in August of 2018 and the building is 100 percent powered by clean solar energy. EdgeCore Data Campus is located within the Elliot Road Technology Corridor with an on-site substation designed to deliver 280 MW of utility power. The campus consists of 7 data centers utilizing 1.2 million square feet. EdgeCore selected Mesa because of the highly competitive power rates relative to southwestern US markets, along with the cost saving from Arizona’s data center tax incentive.

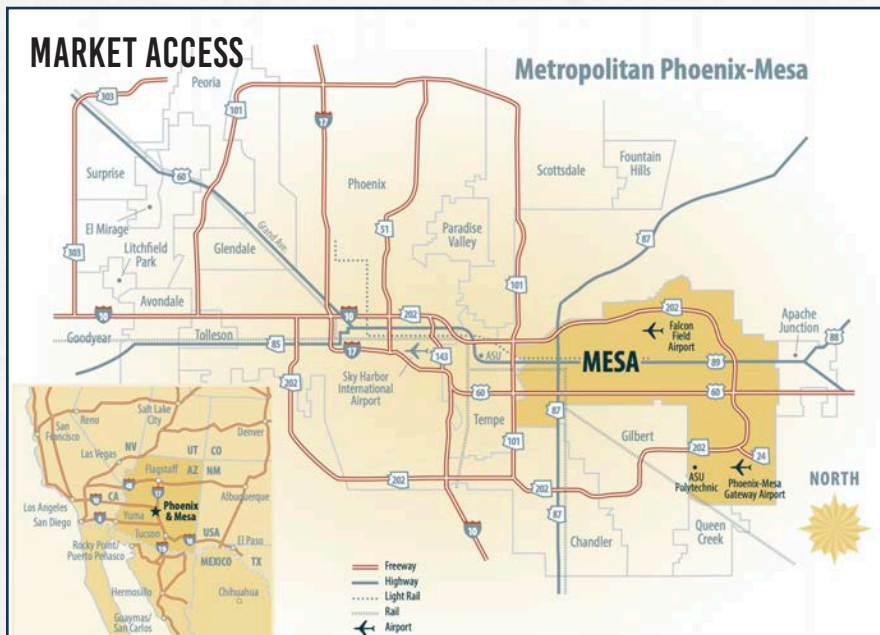
Mesa Based Employees:

Data represents number of employees at given locations



“A Smart Location for Intelligent Companies”

With a population of more than 508,000 Mesa, Arizona is the 37th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles inside a 21-city region that has a population of 4.9 million people, and is projected to grow to 5.3 million by 2025.



508K+

More than a half a million people live in Mesa, Arizona

2nd

Largest City in Phoenix.
3rd Largest in Arizona

37th

Largest City in the U.S. *Larger than Miami, St. Louis

1.4M

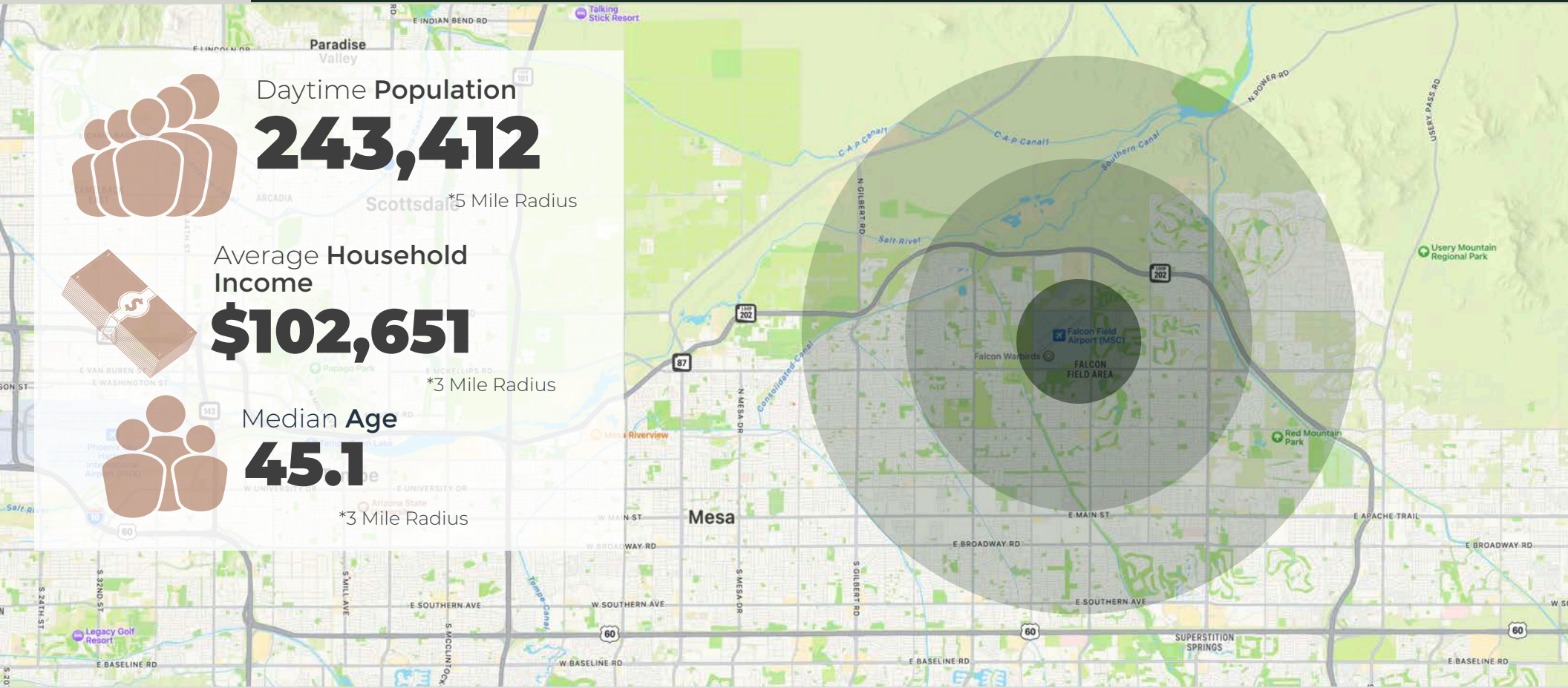
Workforce Population within a 30-min drive

Mesa Offers:

- A diverse and sustainable economy that features a balance of base industries that create high quality jobs.
- An educated workforce.
- A partnership of government and industry that considers next generation technologies and products as economic opportunities.
- Business people who see Mesa as their home and the world as their marketplace.

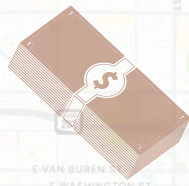


Demographic Highlights



Daytime Population
243,412

*5 Mile Radius



Average Household Income
\$102,651

*3 Mile Radius



Median Age
45.1

*3 Mile Radius

2022 Summary (SitesUSA)

	One Mile	Three Mile	Five Mile
Daytime Population:	7,355	93,415	243,412
Residential Population:	3,584	68,163	184,382
Average Household Income:	\$64,610	\$102,651 (Projected \$109,241)	\$92,796
Average Household Size:	1.7	2.5	2.4
Median Age:	63.1	45.1	45.8
Housing Units:	3,025	31,174	91,740
Total Households:	1,998	27,122	76,386
Total Businesses:	285	3,341	7,467

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