



BUSINESS & INDUSTRY DATA CENTER

CITY OF PHOENIX PLANNING DEPARTMENT

Data Summary Sheet

July, 2007

Statistics

Phoenix Corporate Limits

Population Estimate - July 1, 2007

1,536,681

Phoenix Municipal Planning Area

Population Projection - June, 2007

1,595,260

Source: *City of Phoenix Planning Department*

Phoenix Corporate Limits

Total Area - May 2007

516.6295 square miles

Source: *City of Phoenix City Clerk Department*

Unemployment Rate

June (seasonally adjusted):

	<u>2007</u>	<u>2006</u>
Phoenix-MSA*	2.9%	3.6%
State of Arizona	3.4%	4.2%
U.S.	4.5%	4.6%

Source:

http://www.workforce.az.gov/admin/uploadedPublications/2265_PrJan07.pdf "Arizona's Workforce"

Non-farm Payroll Employment

Arizona for June (In 1,000's)

	<u>2007</u>	<u>2006</u>	<u>Change</u>
	2,639.9	2,616.0	2.9%

Source: www.workforce.az.gov, right-hand column, "Arizona's Workforce"

Consumer Price Index- Phoenix-Mesa

All Consumers, December 2001 = 100

<u>2006 Q4</u>	<u>2002 Q2</u>	<u>Change</u>
112.3	101.3	10.9%

Source: *U.S. Bureau of Labor Statistics*

The Commercial Markets in Phoenix are still Booming

In spite of the nationwide and regional slowdown in the Residential markets, the Industrial, Office and Retail economic sectors in Metro-Phoenix are still growing. In a recent presentation by a senior research analyst of CB Richard Ellis, CBRE reports continued strong growth in the Industrial, Office and Retail markets when compared to construction patterns in valley from 1997 through the first two quarters of 2007. Both '06 and '07 have shown some robust growth!

In the Industrial sector, the first two quarters of 2007 show 10.7 million square feet (sf) are under construction and 5.7 million sf of completions. 2006 showed 8.5 million sf under construction and 8.3 million sf were completed. In fact, both the years 2006 and 2007 show the largest amounts of Industrial construction and completions over ten years. Also, the average vacancy rate over ten years was 8.01%; while 2006 showed 6.65% vacant and 2007 showed 7.63% vacant industrial buildings so far.

Metro Phoenix has had some ups and downs in the Office sector. 2007 reported 5.6 million sf under construction and completions, in the first two quarters alone. 2006 showed 6.2 million sf of construction and completions. The vacancy rate for 2007 of 13.04% is just about the same as the ten year average at 13%, and 2006 had an 11.14% vacancy rate. If the 2nd half of 2007 continues like the first half, 2007 will surely be a banner year for construction and completions. Let us hope that the vacancy rates will remain around 13% to avoid over-saturation in the office sector.

The Retail markets show the most robust growth rates of the three commercial sectors. Over 12.4 million sf are under construction in the first half of 2007 while the vacancy rates at 5.46% are lower than the ten year average of 6.25%. The second best year, 2006 had 9.9 million sf under construction and a 5.14% vacancy rate. Definitely the Metro-Phoenix commercial markets continue to show some investor promise!

This publication can be made available in the following ADA formats: large print, Braille, audio-tape, or computer diskette. Please call Theresa Damiani in the Phoenix Planning Department at Voice/602-262-6368 (Fax/602-534-4415) or the Phoenix TTY/TDD Relay number at 602-534-5500 as early as possible to coordinate needed arrangements.

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