



**BARNETT REALTY**  
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# Arizona Commercial Real Estate Market Report

## April 2025

### 1. Market Overview

April experienced a stabilization in the commercial real estate market, with balanced demand across sectors. [Real Estate Daily News](#)

### 2. Key Metrics (April 2025 Data)

- **Retail vacancy rate:** 4.0% (down 0.1% from March).
- **Average lease price:** \$27.15/sq ft/year (up 0.2% MoM).
- **Average Days on Market:** 31 days in Scottsdale and Buckeye.

### 3. Emerging Areas

- **Queen Creek:** New commercial projects are underway to support the growing community.
- **Buckeye:** Retail centers are expanding to meet increased consumer demand.
- **Scottsdale:** The hospitality sector is seeing renewed interest, with several new hotel projects announced.

### 4. Short-Term Rental Insights

Occupancy rates in STR hotspots averaged 75% in April, bolstered by spring tourism and events.

### 5. Opportunities for 2025

Investors are exploring opportunities in Gilbert, with several mixed-use developments in the planning stages.