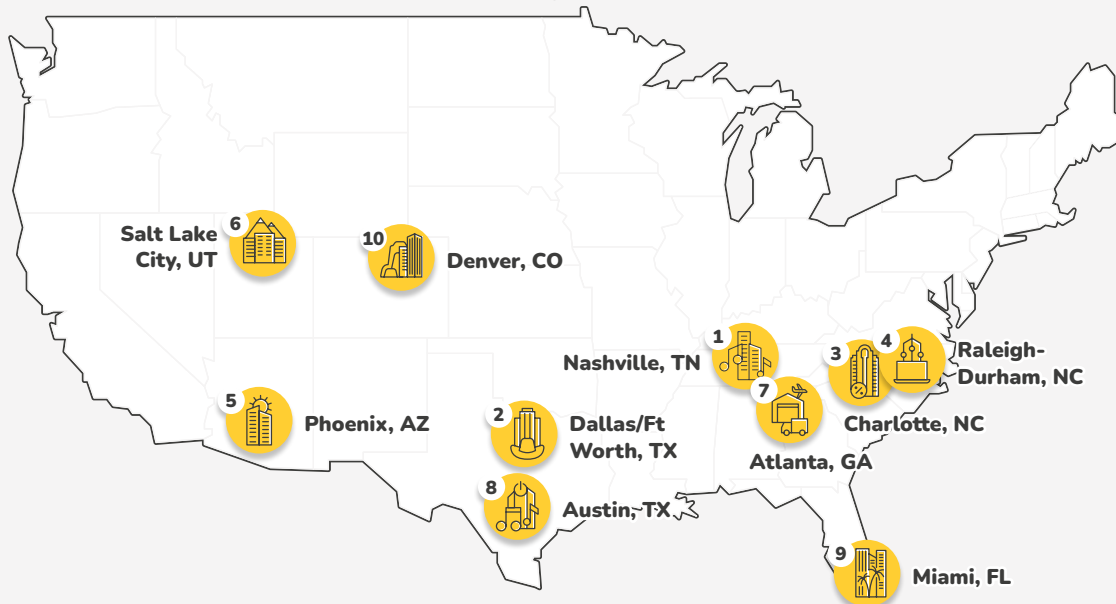


# AMERICA'S HOTTEST CRE MARKETS TO WATCH AND INVEST IN

2025 Market Guide

The top markets CRE investors are buying to position themselves for the next growth cycle.



## TOTAL US MARKET



**Population Growth**  
Population growth:  
**+0.55%**



**Job Creation**  
Employment growth:  
**+0.4%**



**Infrastructure Investment**  
Forecasted annual funding:  
**\$545B**



**Economic Growth**  
Projected GDP growth:  
**+1.5%**



**Property Prices**  
Y-O-Y in Q1 of 2025:  
**+0.6%**

## These 10 Cities are Outperforming the National CRE Market

NATIONAL GDP GROWTH

1.5%



GDP GROWTH OF TOP 10 CITIES

2.73%

## 10 HOTTEST US CITIES FOR CRE INVESTMENT



**Nashville, TN**

Affordable with thriving health and tech sectors

### Key statistics:

**1.37%** Population growth  
**0.9%** Job growth  
**3%** GDP growth



**Dallas/Ft Worth, TX**

Big corporate relocations and logistics

### Key statistics:

**1.6%** Job growth  
**8.8%** Office Cap Rate  
**2.8%** GDP growth



**Charlotte, NC**

Growing financial hub with fintech and services

### Key statistics:

**1.3%** Population growth  
**+ 13%** Investment (YoY)  
**2.5%** GDP growth



**Raleigh-Durham, NC**

Life sciences and research hub

### Key statistics:

**1.7 %** Job growth  
**\$4.4B** Funding  
**3.1 %** GDP growth



**Phoenix, AZ**

Semiconductor and advanced manufacturing

### Key statistics:

**1%** Population growth  
**\$97B** Chip investment  
**2.5%** GDP growth



**Salt Lake City, UT**

Attracts tech talent and companies

### Key statistics:

**2.1%** Job growth  
**6%** Retail rent growth  
**2.9%** GDP growth



**Atlanta, GA**

Port and last-mile warehouse demand

### Key statistics:

**+22.5%** TEU volume (YoY)  
**1.4%** Job growth  
**2.1%** GDP growth



**Austin, TX**

AI and robotics drive office and lab demand

### Key statistics:

**+ 3.2%** YoY AI job market  
**\$25B** Infrastructure investment  
**4.1%** GDP growth



**Miami, FL**

Strong luxury retail/apartment demand

### Key statistics:

**1.37%** Population growth  
**+ 23.8%** Multifamily stock  
**1.9%** GDP growth



**Denver, CO**

Renewable energy and sustainable development

### Key statistics:

**+ 5.8%** Median annual pay (YoY)  
**\$17.2B** Energy market  
**2.4%** GDP growth

## Key takeaways for investors

### Sunbelt dominance

7 of the top 10 markets are in the Sun Belt, driven by population migration, business-friendly policies, and lower cost of living compared to coastal markets.

### Specialized industry clusters

Markets with concentrated industry ecosystems show the strongest property price growth and demand for specialized commercial space.

### Look for infrastructure investments

Markets with infrastructure investment are seeing accelerated growth, particularly in transportation, technology, and manufacturing sectors.