4215 NORTH 26TH STREET, PHOENIX, AZ 85016

Offering Price: $375,000

$35.66/LSF

Total Acreage: ±0.24

Total Land SF: ±10,515

Zoned: R-3

ABI Listing Page:
ABIMultifamily.com/portfolio/citrus-fourplex

CITRUS FOURPLEX
DEVELOPMENT OPPORTUNITY

PRIMARY LISTING ADVISOR

NATAN JACOBS
VICE PRESIDENT

602.609.3747
natan.jacobs@abimultifamily.com

Exclusively Listed By:

ABI MULTIFAMILY
5227 North 7th Street,
Phoenix, AZ 85014

ABI Listing Page:
ABIMultifamily.com/portfolio/citrus-fourplex

Table of Contents

CITRUS FOURPLEX - DEVELOPMENT OPPORTUNITY

Property Information

INVESTMENT OVERVIEW

Positioned in the heart of the booming 85016 zip code, this luxury infill multifamily development opportunity allows you to capitalize on the high-demand, luxury rental market between the Camelback Corridor and Arcadia Lite.

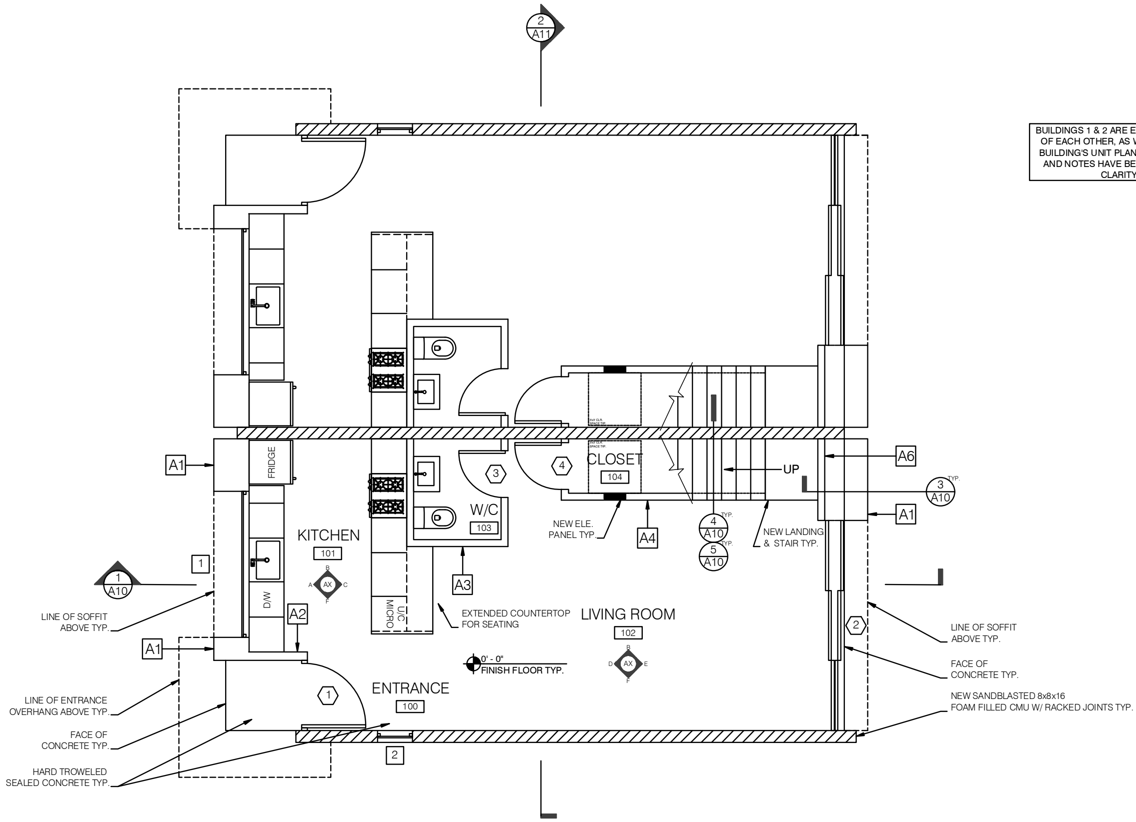
- **Plug-and-Play:** Includes previously approved construction plans for (4) 2-bedroom / 1.5-bathroom units (approximately 1,063 SF each). Architectural, civil, landscaping, structural, mechanical, plumbing, and electrical plans are complete—significantly reducing the development timeline
- **Flexible Development Strategy:** Utilize the existing approved plans for (2) two-story duplexes—featuring private courtyards, dog park, and covered parking—or create your own modern vision for this spacious 10,515 SF lot
- **Unbeatable Location:** Situated ±1.2 miles from the Camelback Corridor Financial District, approximately 10 minutes from Phoenix Sky Harbor International Airport, and adjacent to top-tier dining and shopping at Biltmore Fashion Park
- **High-Margin Density:** A rare chance to build high-end "missing middle" housing on a 10,515 SF lot, allowing for generous unit sizes and premium amenities without excessive density restrictions
- **Residential Financing Ease:** Develop as a fourplex to bypass complex, high-interest commercial loan requirements, utilizing standard residential financing for improved IRR
- **Proven Valuation Drivers:** Located in a high-velocity market with neighboring multifamily projects commanding sales over $2.5M. Average days on market in this pocket remain highly compressed
- **Modern Design Aesthetic:** Plans call for a contemporary minimalist style, featuring sandblasted CMU, clean geometric forms, flat rooflines, and floor-to-ceiling glass—perfect for attracting luxury tenants / buyers

PRICE	$375,000
PRICE PER LSF	$35.66
TERMS	All Cash / New Loan
PROPERTY TOURS	By Appointment Only (48 Hours Notice Please)
ADDRESS	4215 North 26th Street, Phoenix, AZ 85016
TOTAL ACREAGE (NET)	±0.24 Acres (Net)
TOTAL ACREAGE (GROSS)	±0.28 Acres (Gross)
TOTAL LAND SF (NET)	±10,515 SF (Net)
TOTAL LAND SF (GROSS)	±12,016 SF (Gross)
PARCEL NUMBER	163-05-035
CURRENT ZONING	R-3
PLANNED # OF UNITS	4
PLANNED RSF	±4,252 SF
PLANNED # OF BUILDINGS	2
PLANNED # OF STORIES	2
PLANNED # OF PARKING SPACES	5
OPPORTUNITY ZONE	No
PARCEL NUMBER	163-05-035
ABI LISTING PAGE	ABIMultifamily.com/portfolio/citrus-fourplex

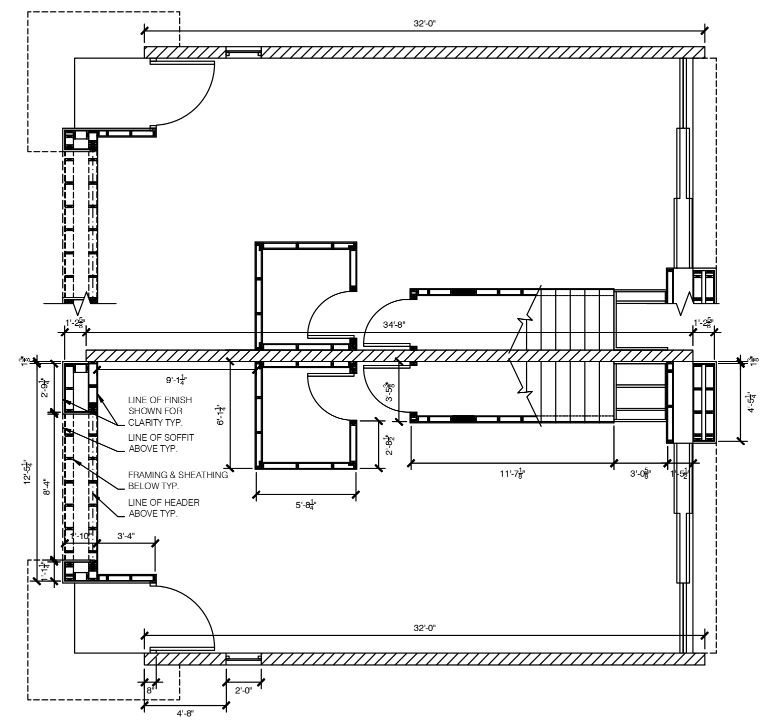
Unit Type	# of Units	% Total	Size (SF)	Total SF
2 Bed / 1.5 Bath	4	100%	1,063	4,252
TOTALS / AVERAGES	**4**	**100%**	**1,063**	**4,252**

INVESTMENT HIGHLIGHTS

- **Total Units:** Includes Previously Approved Plans for (4) Luxury 2-Bed / 1.5-Bath Units (Approximately 1,063 SF Each), Complete With Architectural, Civil, Structural, & MEP Plans to Expedite Your Timeline
- **Project Features:** In-Suite Laundry, Open-Concept Living, & Private Patios
- **Site Amenities:** Covered Parking, Professionally Designed Landscaping, Dog Park, Central Courtyard, & Secured Trash / Recycling
- **Infrastructure:** U/G Electrical Service & Perimeter Site Walls Included in Plans
- **Arcadia Lite & Biltmore Access:** Seconds From Top-Tier Dining, Upscale Retail, & Employment Hubs
- **Outdoor Lifestyle:** Minutes to Hiking at Piestewa Peak & Camelback Mountain
- **High Connectivity:** Fast Access to SR-51 & I-10 for Quick Commuting to Downtown or Old Town Scottsdale
- **Quiet & Walkable:** Located in a Premier Residential Pocket With High Walkability (Rated 8/10) & Quiet, Tree-Lined Surroundings
- **Façade:** Distinct, Modular Grid Pattern Featuring Alternating White & Grey / Metallic Rectangular Panels
- **Structure:** Sharp, Clean, Rectilinear Shapes With Industrial Accents
- **Interior:** Sandblasted CMU Block Walls, Waterfall Edge Kitchen Islands, Floor-to-Ceiling Glass Sliding Doors



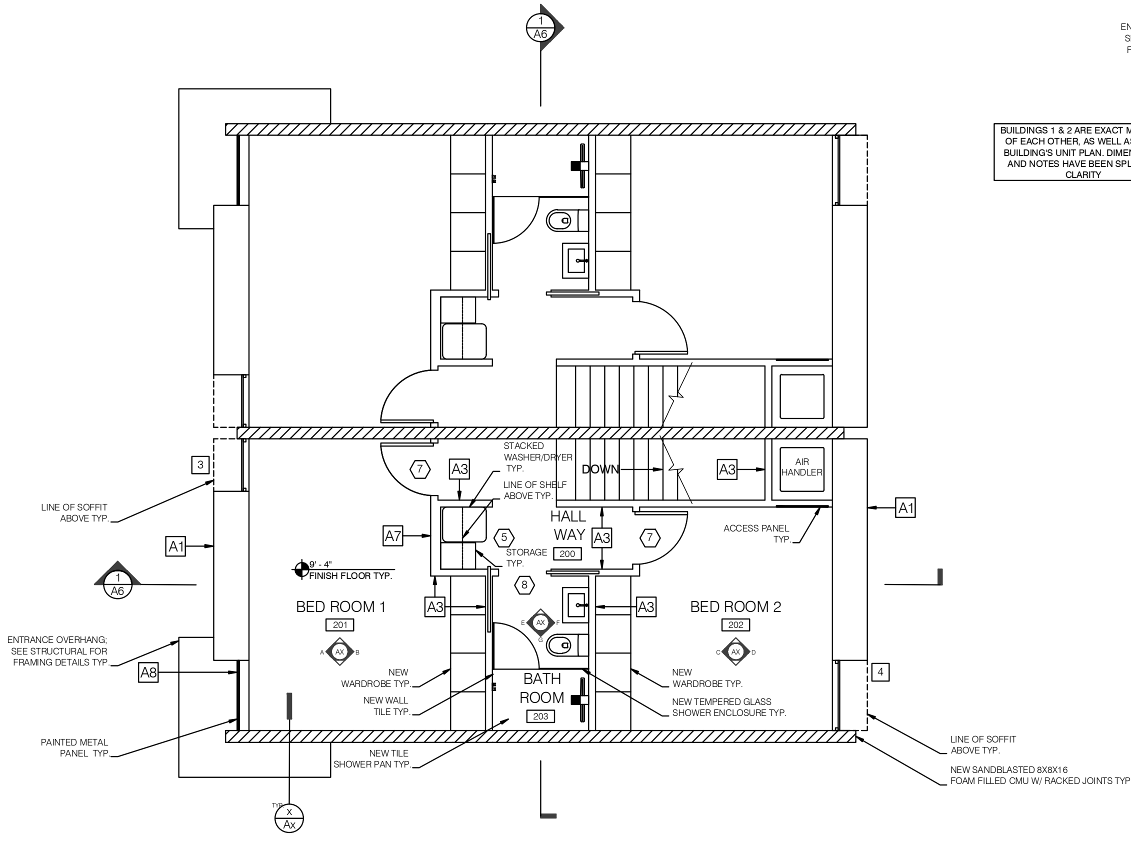
FIRST FLOOR PLAN
1/4" = 1'-0"



DIMENSIONED FRAMING PLAN
1/4" = 1'-0"

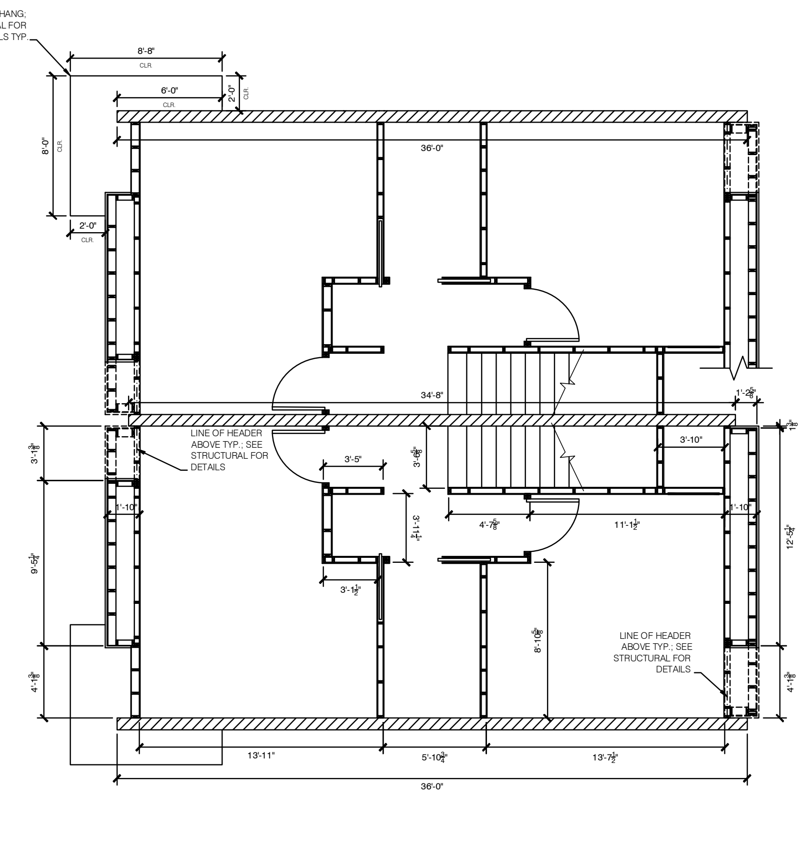
2 Bed / 1.5 Bath (First Floor)

1,063 Square Feet



SECOND FLOOR PLAN
1/4" = 1'-0"

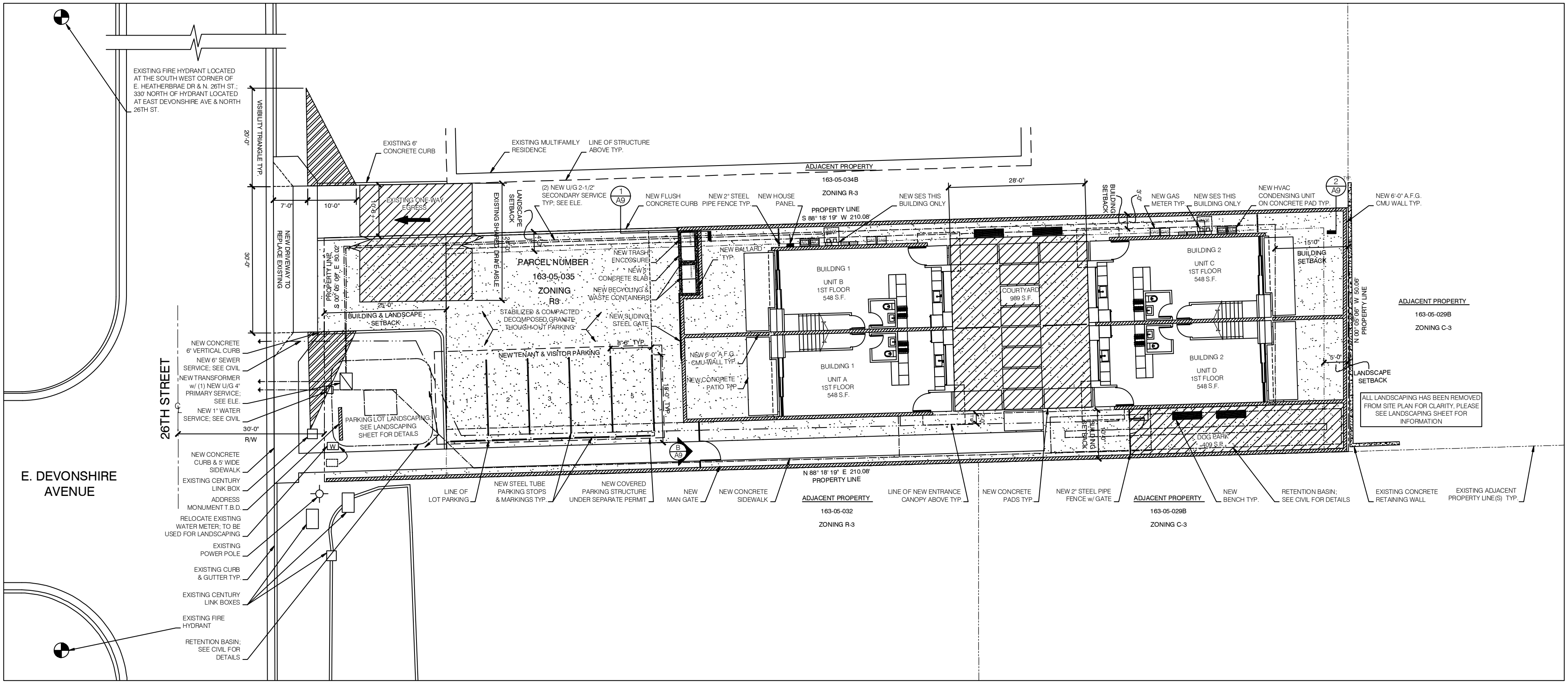
BUILDINGS 1 & 2 ARE EXACT MIRRORS OF EACH OTHER, AS WELL AS EACH BUILDING'S UNIT PLAN. DIMENSIONS AND NOTES HAVE BEEN SPLIT FOR CLARITY



DIMENSIONED FRAMING PLAN
1/4" = 1'-0"

2 Bed / 1.5 Bath (Second Floor)

1,063 Square Feet



SITE PLAN
1" = 10'

PROJECT INFORMATION & CALCULATIONS

PROJECT DESCRIPTION

NEW CONSTRUCTION OF (2) 2-STORY, TWO BEDROOM, 1 & 1/2 BATH DUPLEXES. SITE TO HAVE NEW COVERED PARKING, LANDSCAPING, TENANT COURTYARD & DOG PARK, PRIVATE TENANT COURTYARDS, TRASH & RECYCLING ENCLOSURE, U/G ELECTRICAL SERVICE AND SITE WALLS.

GENERAL

PROPERTY ADDRESS: 4215 N. 26TH ST. PHOENIX 85016

PARCEL NUMBER: 163-05-035

ZONING: R-3

LOT SIZE
(GROSS): 12,016 S.F. / .28 ACRES
(NET): 10,515 S.F. / .24 ACRES

LIVABLE SPACE (2-STORY)
BUILDING 1: 2,126 S.F.
BUILDING 2: 2,126 S.F.
TOTAL: 4,252 S.F.

UNIT SIZE (2-STORY) (TYP.): 1,063 S.F.

BUILDING HEIGHT: 20'-8" (2-STORY)

MAX. BUILDING HEIGHT ALLOWED: 2-STORY / 30'

LOT COVERAGE

LOT SIZE (NET): 10,515 S.F.

COVERAGE ALLOWED (45%): 4,732 S.F.

NEW MULTI-UNITS:
BUILDING 1 1,305 S.F.
BUILDING 2 1,305 S.F.
TOTAL : 2,610 S.F.

COVERED PATIO: 0 S.F.
TOTAL COVERED AREA 2,610 S.F.

CALCULATION: 2,610 / 10,504 = 25%

NEW LOT COVERAGE: 25%

COVERAGE ALLOWED: 45%

LOT DENSITY

LOT SIZE (GROSS): 12,016 S.F

12,016/43,560 = .28 GROSS ACRES

NEW RESIDENTIAL UNITS : 4

CALCULATION: 4 / .28 = 14.3

LOT DENSITY: 14.3

LOT DENSITY ALLOWED: 14.5

PARKING

PARKING ALLOWED: 1.5 SPACES / 1-2 BEDROOM UNITS

NUMBER OF UNITS: 4

CALCULATION: 4 x 1.5 = 6 SPACES

REQUIRED PARKING SPACES: 6 (UNRESERVED)

ZONING SECTION 702.E.7.b: -1 (RECYCLING CONTAINER PROVIDED)

TOTAL PARKING SPACES PROVIDED: 5

PARKING LOT SIZE: 1,769 S.F.

MINIMUM PARKING LOT LANDSCAPING REQUIRED (.05%): 88 S.F.

PARKING LOT LANDSCAPING PROVIDED: 588 S.F. (33%)

LEGAL DESCRIPTION

THE SOUTH 50 FEET OF THE WEST 210 FEET OF LOT 6, CITRUS HEIGHTS, ACCORDING TO THE PLAT OF THE RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 16 OF MAPS, PAGE 32

OPEN SPACE

LOT SIZE (GROSS): 12,016 S.F.

MINIMUM OPEN SPACE REQUIRED (.05%): 601 S.F.

OPEN SPACE PROVIDED:
COURTYARD: 989 S.F.
DOG RUN/PARK: 409 S.F.

TOTAL OPEN SPACE PROVIDED: 1398 S.F (11.6%)

RESIDENTIAL ACCESSIBILITY REQUIREMENTS

BUILDING(S) TYPE:

TYPE 2: MULTIPLE SINGLE FAMILY DETACHED OR DUPLEX, ONE LOT

ANY NUMBER OF SINGLE FAMILY DETACHED OR DUPLEX, ONE LOT:

- BLDG CODE: R3
- ACCESSIBLE UNITS: NOT REQUIRED (IRC R320.1, IBC 1107.6.3)
- RESIDENT ACCESSIBLE PARKING: NOT REQUIRED
- VISITOR ACCESSIBLE PARKING: WHEN A DESIGNATED VISITOR PARKING LOT IS PROVIDED, ACCESSIBLE PARKING SHALL BE PROVIDED PER PHOENIX ZONING ORDINANCE TABLE SECTION 702G1C (ATTACHED): NOT REQUIERED
- NO ACCESSIBLE ROUTE REQUIRED TO THE UNITS. PEDESTRIAN ROUTES SHOULD BE PROVIDED PER THE ZONING ORDINANCE.

NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT
8. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS
9. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN
10. ALL NEW OR RELOCATED ELECTRICAL LINES 12kv OR SMALLER, COMMUNICATIONS & CABLE TELEVISION AND ALL ON PREMISE WIRING TO BE U/G WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES

RESERVED FOR CITY OF PHX

KIVA 21-1218
SDEV 2100150
QS 17-33
PAPP 2101820
PRLM
SCMJ

REGISTERED ARCHITECT
CERTIFICATE NO. 30790
DANIEL P. PATRY
Date Signed 01-06-22
ARIZONA U.S.A.
EXPIRES 12-31-23

SIGNATURE OF COPY OWNER | PRINTED NAME OF COPYRIGHT OWNER | DATE

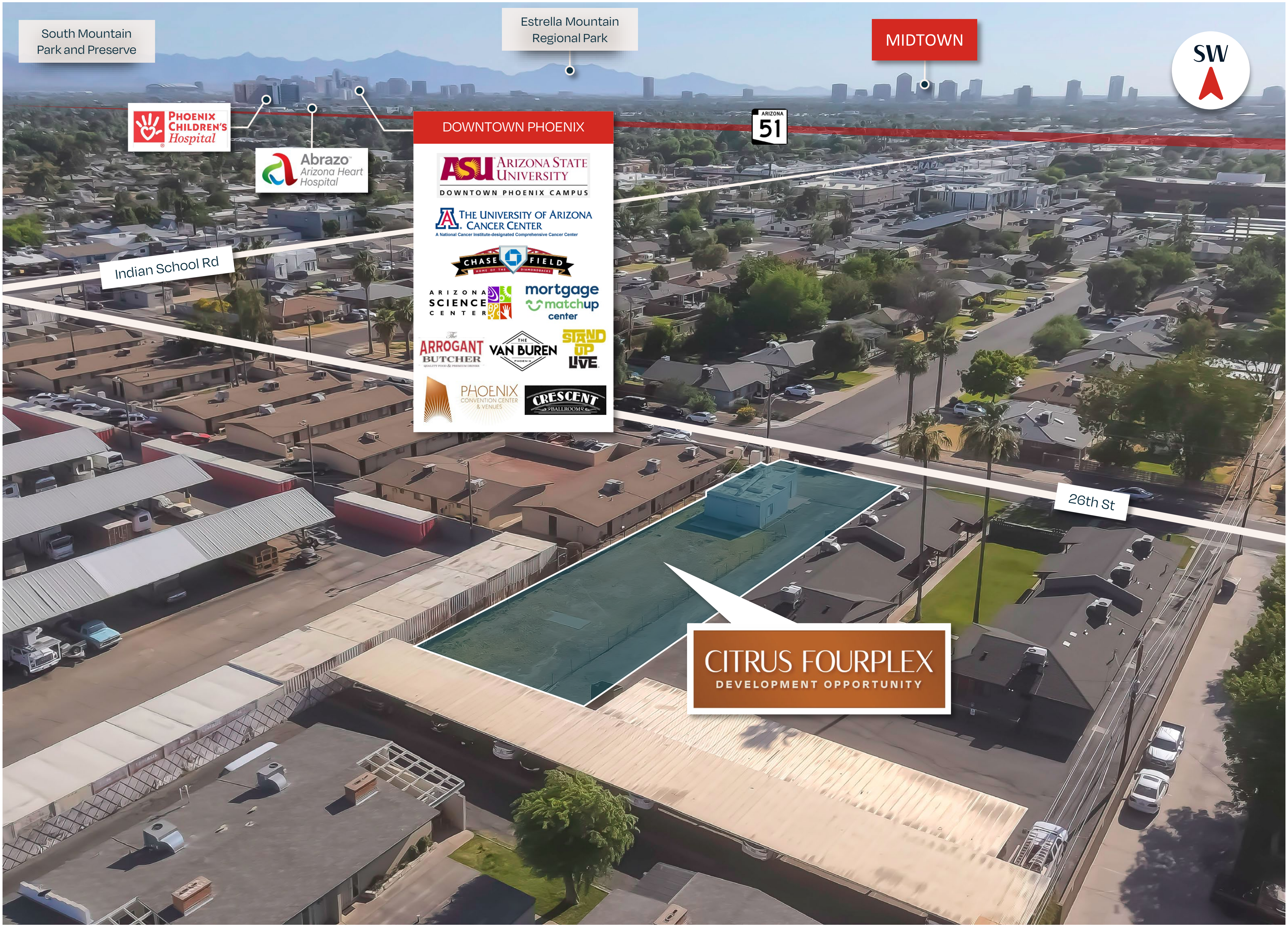
Location Information

Bethany Home Rd
CHRISTOWN SPECTRUM
7TH ST RESTAURANT ROW
BILTMORE FASHION PARK
N
Grand Canyon University
Camelback Rd
Brophy College Preparatory
Xavier College Preparatory
Camelback Corridor
Biltmore Retail & Financial District
SCOTTSDALE
UPTOWN PHOENIX
Steele Indian School Park
7th St Corridor
Indian School Rd
Melrose District
MIDTOWN PHOENIX
PARK CENTRAL
RETAIL & OFFICE REDEVELOPMENT
CITRUS FOURPLEX
DEVELOPMENT OPPORTUNITY
Phoenix Country Club
Abrazo Arizona Heart Hospital
Dignity Health. St. Joseph's Hospital and Medical Center
Thomas Rd
Encanto Golf Course
Encanto Park
27th Ave
19th Ave
15th Ave
7th Ave
Central Ave
7th St
16th St
24th St
Phoenix Children's Hospital
TEMPE
DOWNTOWN PHOENIX
Banner University Medicine
Arizona Exposition & State Fair
McDowell Rd

Parcel Map

Directional Aerials


SE
TEMPE
PHX
Phoenix Sky Harbor
International Airport
Indian School Rd
CITRUS FOURPLEX
DEVELOPMENT OPPORTUNITY
26th St



Directional Aerials

PHOENIX MSA QUICK STATS

8th — **Y-O-Y Nationwide Rankings Phoenix Population Growth**
U.S. Census Bureau (2024)

12th — **Y-O-Y Nationwide Metropolitan Job Growth**
Bureau of Labor Statistics (2025)

$342.5B — **Gross Domestic Product**
U.S. BEA (2024)

5,235,070 — **Total Population**
December 2025*

3.5% — **Unemployment Rate**
Bureau of Labor Statistics (Dec. 2025)

* Forecasted

QUICK STATS	PHOENIX MSA	vs	CITY OF PHOENIX
Median Single Family Home Value	$470,600		$454,900
Median Household Income	$90,133		$85,246
Owner Occupied Housing	67%		58%
Median Age	38.3		35.4
Population 25 Years and Older	3,583,130		1,125,490
Bachelor's Degree or Above	37.0%		35.9%
Total Workforce	2,713,330		930,347

SOURCES: US Census Bureau, 2024 American Community Survey 1 Year & 5 Year Estimates

PHOENIX MARKET ANALYSIS

10+ UNIT PROPERTIES		YE 2025	INCREASE/ DECREASE	YE 2024
	Total Sales Volume	$5.0B	+31.8%	$3.8B
AVERAGE	Price/Unit	$262,542	+2.3%	$257,275
AVERAGE	Price/SF	$283.17	-6.5%	$305.22
AVERAGE	Year Built	1987	-4 Yrs	1991
20+	Average Rent	$1,469	-3.7%	$1,526
20+	Occupancy Rate	93.9%	+0.2%	93.7%
	Units Delivered	25,534	+18.7%	21,504

SOURCES: ABI Research, YARDI, RealPage

5,235,070
POPULATION
DECEMBER 2025*

$96,962
MEDIAN HH INCOME
DECEMBER 2025*

3.5%
-0.6%
UNEMPLOYMENT
Q-O-Q AS OF DECEMBER 2025

36,277
UNITS (50+)
UNDER CONSTRUCTION
YARDI

457,923
UNITS (10+)
EXISTING INVENTORY
ABI RESEARCH; COSTAR; YARDI

* Forecasted

100+ UNIT PROPERTIES		YE 2025	INCREASE/DECREASE	YE 2024
	Total Sales Volume	$4.5B	+28.6%	$3.5B
AVERAGE	Price/Unit	$277,646	+3.7%	$267,658
AVERAGE	Price/SF	$294.12	-6.5%	$314.57
AVERAGE	Year Built	2003	-6 Yrs	2009
	Average Rent (20+)	$1,469	-3.7%	$1,526
	Occupancy Rate (20+)	93.9%	+0.2%	93.7%

100+ UNIT PROPERTIES | YE 2025 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	$340K	$323	34
2000-09	$279K	$287	6
1990-99	$287K	$311	3
1980-89	$194K	$242	16
Pre-1980	$151K	$202	8

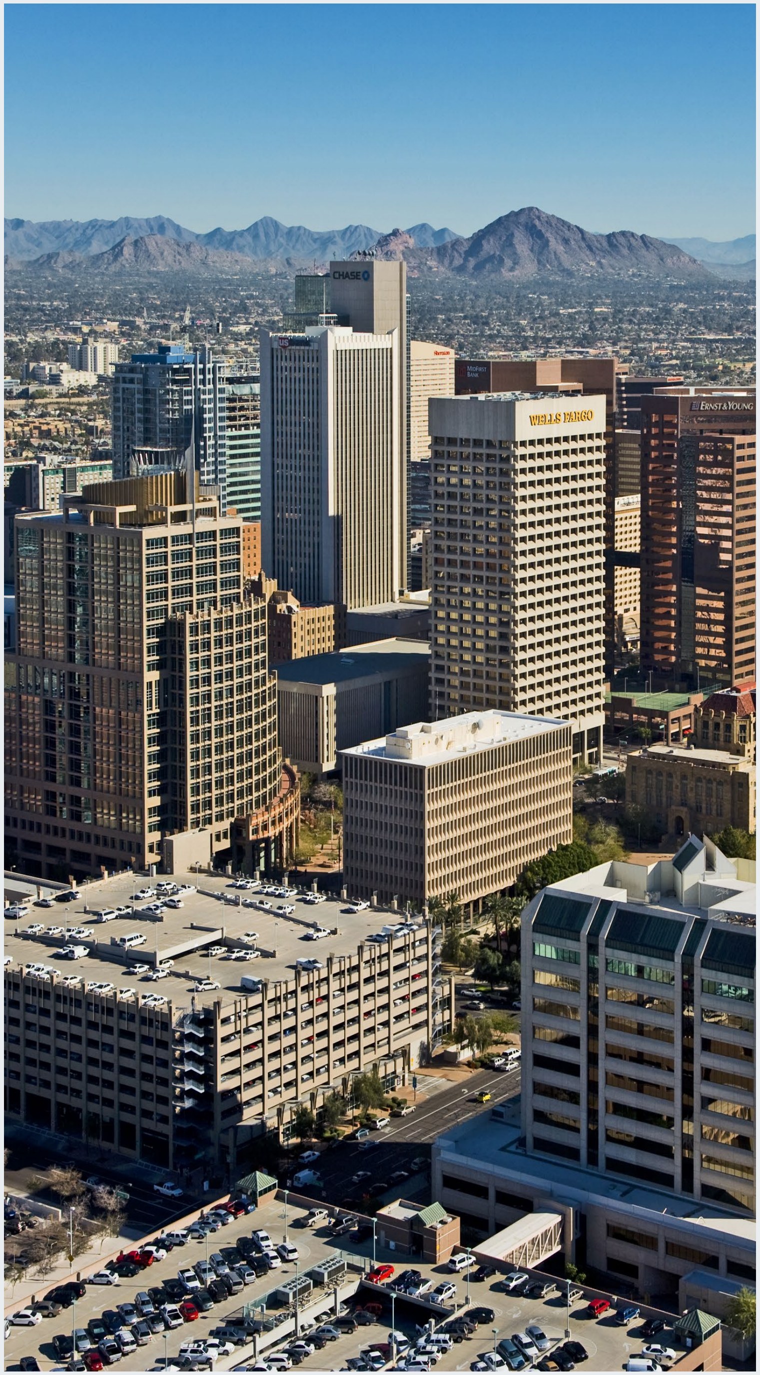
SOURCES: ABI Research, YARDI, RealPage

	10-99 UNIT PROPERTIES	YE 2025	INCREASE/DECREASE	YE 2024
	Total Sales Volume	$527M	+52.8%	$345M
AVERAGE	Price/Unit	$179,306	-3.2%	$185,202
	Price/SF	$214.59	-7.0%	$230.84
	Year Built	1974	-4 Yrs	1978
	Average Rent (20+)	$1,469	-3.7%	$1,526
	Occupancy Rate (20+)	93.9%	+0.2%	93.7%

10-99 UNIT PROPERTIES | YE 2025 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	$322K	$228	12
2000-09	$126K	$126	3
1990-99	$160K	$209	2
1980-89	$175K	$223	8
Pre-1980	$152K	$233	52

SOURCES: ABI Research, YARDI, RealPage



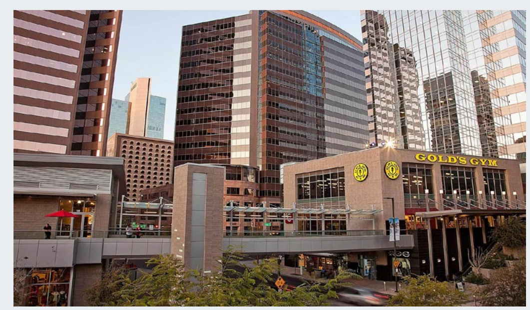
PHOENIX, AZ

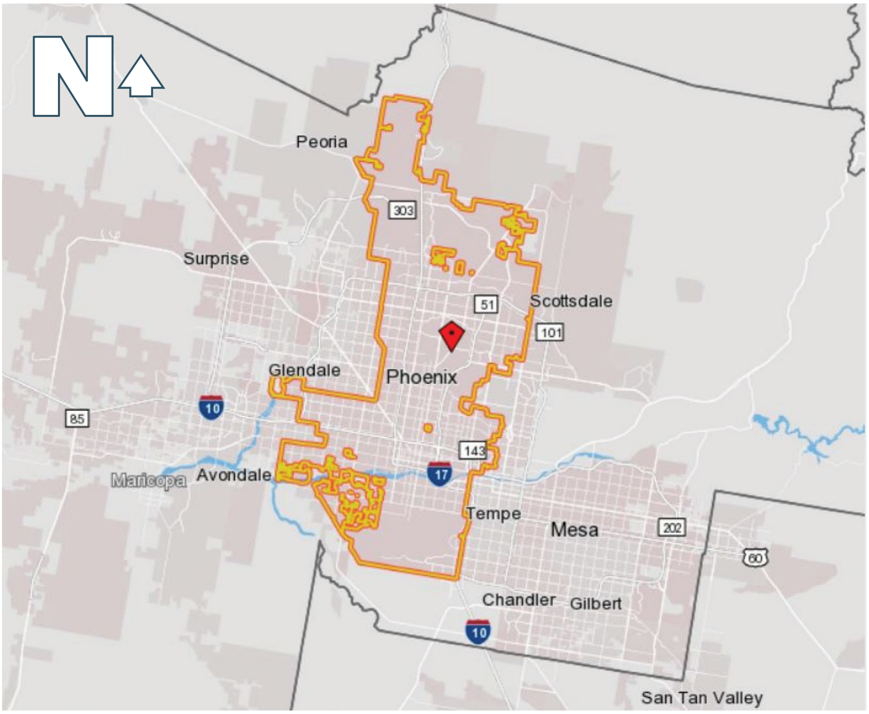
www.phoenix.gov

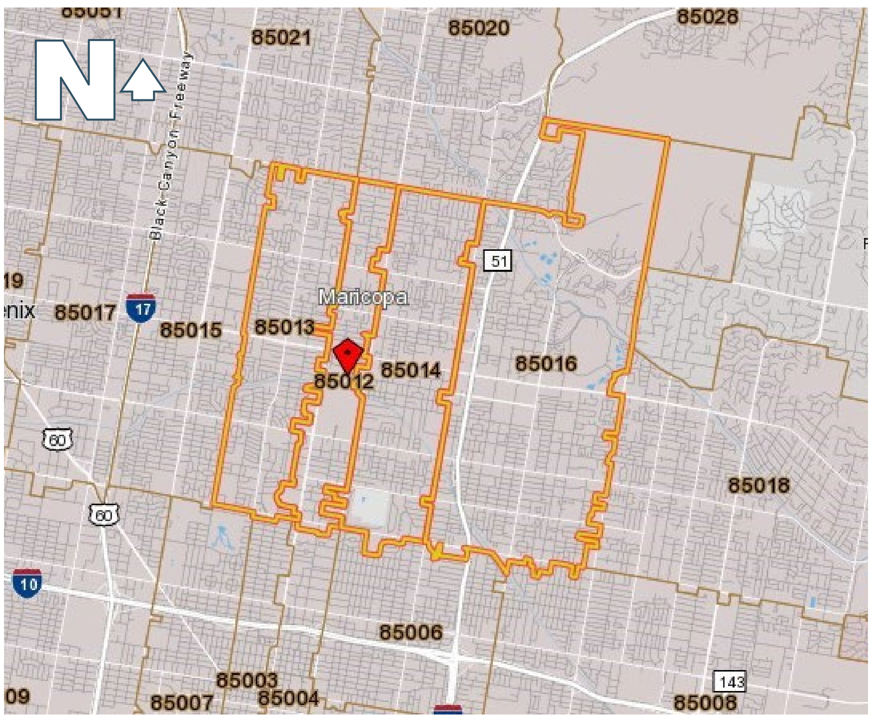
Phoenix is the 5th largest city in the United States by population, making it one of the most populous state capitals. Businesses looking to locate or expand to Phoenix will find a workforce demographic ripe for success.

With over 5 million people, Greater Phoenix is the 11th largest metropolitan area in the U.S., and its population is expected to nearly double in the next several decades. A young and diverse market with hundreds of thousands of students, the region is home to several major universities and colleges. Phoenix has significant new development as well as more centralized urban redevelopment. As this urban area densifies, its unique vibe remains distinctive and vibrant.

AREA INFORMATION	
City	519.28 sq mi (1,344.94 km²)
Land	518.27 sq mi (1,342.30 km²)
Water	1.02 sq mi (2.63 km²)
Metro	14,565.76 sq mi (37,725.1 km²)
Elevation	1,086 ft (331 m)
POPULATION (2020)	
■ City	1,608,139
■ Rank	US: 5th
■ Density	3,102.92/sq mi (1,198.04/km²)
■ Metro	4,845,832 (US: 10th)
■ Demonym	Phoenician
Time zone	MST
■ Summer (DST)	no DST/PDT (UTC−7)
ZIP codes	85001–85099
Major airport	Phoenix Sky Harbor International Airport – PHX (Major/International)
Website	www.phoenix.gov







CITY OF PHOENIX

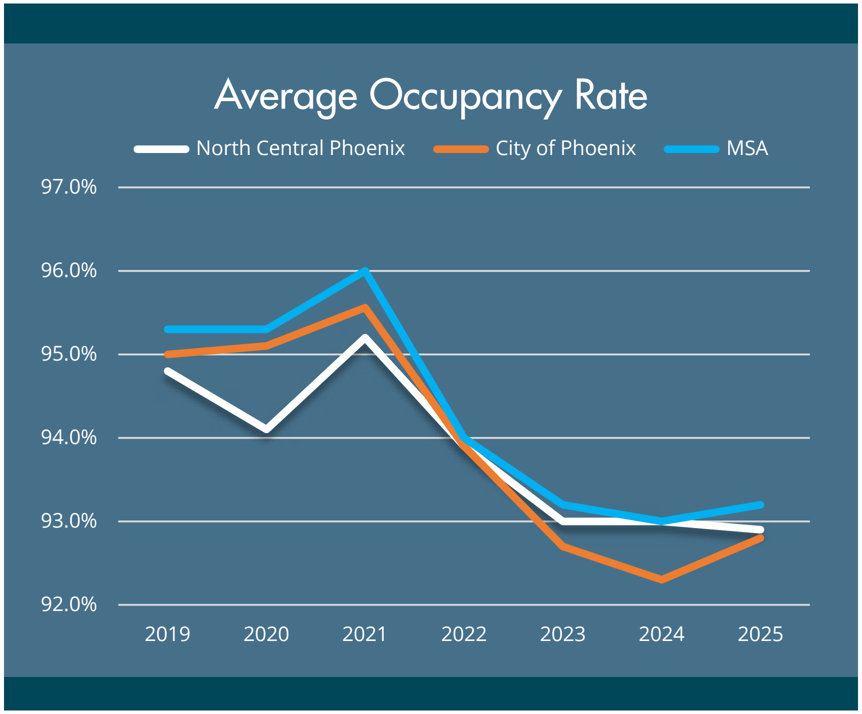
SUBMARKETS: Central, North Central, East, South, West, Far West, Northwest, Northeast, Deer Valley

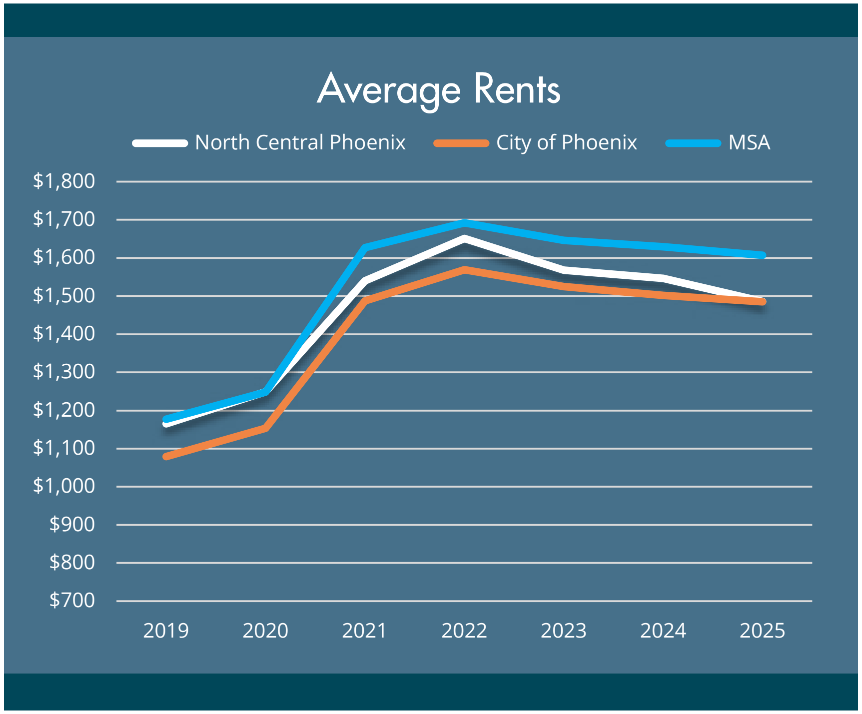
1,673,122	Total Population (2024) Census Estimate
$454,900	Median Single Family Home Value (2024) Census Estimate
$85,246	Median Household Income (2024) Census Estimate
265,160	Renter Occupied Housing Units (2024) Census Estimate
$1,485	Average Rent (2025) -1.1% y-o-y; Yardi

NORTH CENTRAL PHOENIX SUBMARKET

ZIP CODES: 85012, 85013, 85014, 85016

94,179	Total Population (2024) Census Estimate
$557,804	Median Single Family Home Value (2024) Census Estimate
26,994	Renter Occupied Housing Units (2024) Census Estimate
$1,486	Average Rent (2025) -3.9% y-o-y; Yardi





CITY STATISTICS
(Phoenix 50+ Units)

SUBMARKETS: Central, North Central, East, South, West, Far West, Northwest, Northeast, Deer Valley

EXISTING INVENTORY
Total Units: **168,330**
Total Properties: **838**

UNDER CONSTRUCTION
Total Units: **11,841**
Total Properties: **45**

PLANNED
Total Units: **3,591**
Total Properties: **16**

SOURCES: ABI Research, YARDI

SUBMARKET STATISTICS
(North Central Phoenix 50+ Units)

ZIP CODES: 85012, 85013, 85014, 85016

EXISTING INVENTORY
Total Units: **21,425**
Total Properties: **119**

UNDER CONSTRUCTION
Total Units: **496**
Total Properties: **4**

PLANNED
Total Units: **487**
Total Properties: **2**

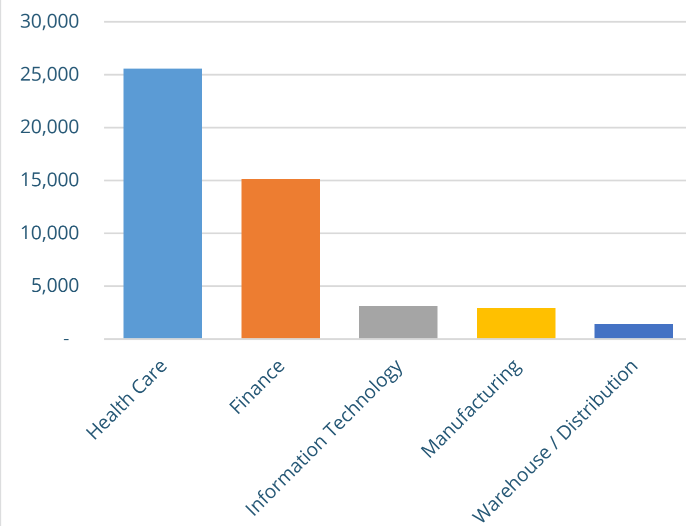
SOURCES: ABI Research, YARDI

TOP 25 EMPLOYERS – NORTH CENTRAL PHOENIX SUBMARKET

SOURCES: MAG Employer Database

EMPLOYER NAME	# EMPLOYEES	INDUSTRY
Carl T Hayden VA Medical Center	4,110	Health Care
Dignity Health	3,700	Health Care
Banner Health	2,350	Business Services
Charles Schwab	2,040	Business Services
State of Arizona	2,030	Government, Social, & Advocacy Services
United States Department of Veterans Affairs	1,460	Government, Social, & Advocacy Services
Maricopa County Community College District	1,270	Education
Phoenix Indian Health Service	1,230	Health Care
Allied Universal	1,230	Business Services
Phoenix Union High School District 210	920	Education
Arizona Biltmore Resort	720	Hospitality, Tourism, & Recreation
Dignity Health	690	Business Services
Cisco Systems Inc	690	High Tech Manufacturing & Development
Unitedhealth Group	630	Finance, Insurance, & Real Estate (FIRE)
Asset Living LLC	630	Finance, Insurance, & Real Estate (FIRE)
Cable One Inc	620	Telecommunications
Madison Elementary School District 38	500	Education
Frys Food Stores	430	Retail
Cannon Wendt Electric Co Inc	410	Construction
Osborn Elementary School District 8	410	Education
IBM Corporation	400	Business Services
City of Phoenix	400	Government, Social, & Advocacy Services
Maricopa County	390	Government, Social, & Advocacy Services
Adelante Healthcare	380	Health Care
Abrazo Healthcare	380	Health Care

KEY INDUSTRIES (By # of Employees)



EMPLOYERS BY SIZE

SIZE	# LOCATIONS	# EMPLOYEES
5 - 19 Employees	3,313	26,910
20 - 99 Employees	750	28,960
100 - 249 Employees	103	15,000
250+ Employees	34	27,540

DEVELOPMENTS BY ZIP CODE – NORTH CENTRAL PHOENIX SUBMARKET

The following is a breakdown of $5M+ project counts, estimated average valuations and total development by ZIP code (as of March 2026):

ZIP Code	# Projects	Average Valuation	Total Development	#Multifamily Projects	Total MF Development
85016	11	$52.8M	$580.8M	7	$365.4M
85012	9	$75.3M	$678M	5	$575M
85013	6	$40M	$240M	4	$222.1M
85014	2	$37.8M	$75.5M	1	$7.5M

SOURCES: Databex Database

Databex, the Arizona construction project database developed and maintained by BEX Companies (fka Arizona Builder's Exchange), lists **28 projects** in active planning or under construction in the four ZIP Codes making up the North Central Phoenix Submarket.

BEX databex

The **$1.6 billion project scope** crosses nearly all types of commercial and residential development, including multifamily, transportation, industrial, infrastructure, education, and urban expansion.

FORTY600 MIXED-USE - 85012

BILTMORE LAKES— 85016

North Central Phoenix is one of the Valley's most dynamic areas, infused with charming elements of traditional local character and extensive and exciting development covering major new facilities and detail-rich adaptive reuse.

Camelback-Biltmore

Anchored by The Biltmore and long a central point of Phoenix culture, Camelback-Biltmore is a cornerstone of North Central Phoenix.

According to the Phoenix Community and Economic Development Department, "Camelback-Biltmore is one of the most prestigious business locations in the Valley. The area is home to some of the most upscale residential areas in Phoenix. It features a wide variety of executive housing, ranging from large-lot, well-established neighborhoods to custom homes and luxury condominiums."

With nearly 1,000,000 workers within a 30-minute drive, Camelback-Biltmore is a central hub for retail, dining, resort services, recreation, and is home to an extensive array of business and financial service firms occupying roughly 7.9 million SF of office space.

Uptown

The Uptown district, located between Indian School Road, Camelback Road, 7th Street, and 7th Avenue, is a local mecca for adaptive reuse and creative renovation combined with extensive new development.

Centered on 7th Street's "Restaurant Row", Uptown boasts approximately 70 different and distinct restaurants and bars, ranging from well-known chains to popular regional spots and one-of-a-kind local eateries.

The central focal point of renovation and revitalization has been Uptown Plaza, a 1995 Del Webb shopping center that underwent an extensive restoration beginning in 2014.

Valley Metro Light Rail

At 28 miles and counting, the Phoenix area's Valley Metro Light Rail project has been a major development catalyst since construction began in 2005.

As of late, the light rail is credited for spurring an estimated $20.1 billion in private development within a half mile radius of its lines.

Impacts of the light rail and other Transit Oriented Development efforts extend across a variety of industries, with one recent study identifying an 88% increase in new knowledge sector businesses, 40% in service sector and 28% in retail new starts as compared with the area's traditional "automobile-accessible control areas."

Phoenix and regional economic development leaders cite the introduction and expansion of the light rail and associated developments — including the Transit Oriented Development mentioned above and the adoption of a Walkable Urban Code to inform planned and future private development — as a primary contributor to the area's nation-leading in-migration appeal.

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