

1025 EAST ROOSEVELT STREET

Offering Memorandum

1025 EAST ROOSEVELT STREET, PHOENIX, AZ 85006

1025 EAST
ROOSEVELT STREET



Offering Price: \$350,000

\$50.91/LSF

Total Acreage: 0.16

Total Land SF: 6,875

Zoned R-5

ABI Listing Page:

ABIMultifamily.com/portfolio/1025-east-roosevelt

1025 EAST ROOSEVELT STREET

1025 EAST
ROOSEVELT STREET



Property
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ABI Listing Page:
[ABIMultifamily.com/portfolio/1025-east-roosevelt](https://abimultifamily.com/portfolio/1025-east-roosevelt)

PRIMARY LISTING ADVISOR

TOM PALESTINA
VICE PRESIDENT

602.714.1297
tom.palestina@abimultifamily.com

Exclusively Listed By:

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

ABI MULTIFAMILY OFFICES

PHOENIX HQ

LAS VEGAS

SAN DIEGO

TUCSON

1025 EAST ROOSEVELT STREET

Property Information





PRICE	\$350,000
PRICE PER LSF	\$50.91
TERMS	All Cash / New Loan
ADDRESS	1025 East Roosevelt Street, Phoenix, AZ 85006
TOTAL ACREAGE	0.16 Acres
TOTAL LAND SF	6,875 SF
PARCEL NUMBER	116-27-007
CURRENT ZONING	R-5
ABI LISTING PAGE	ABIMultifamily.com/ portfolio/1025-east-roosevelt

INVESTMENT HIGHLIGHTS

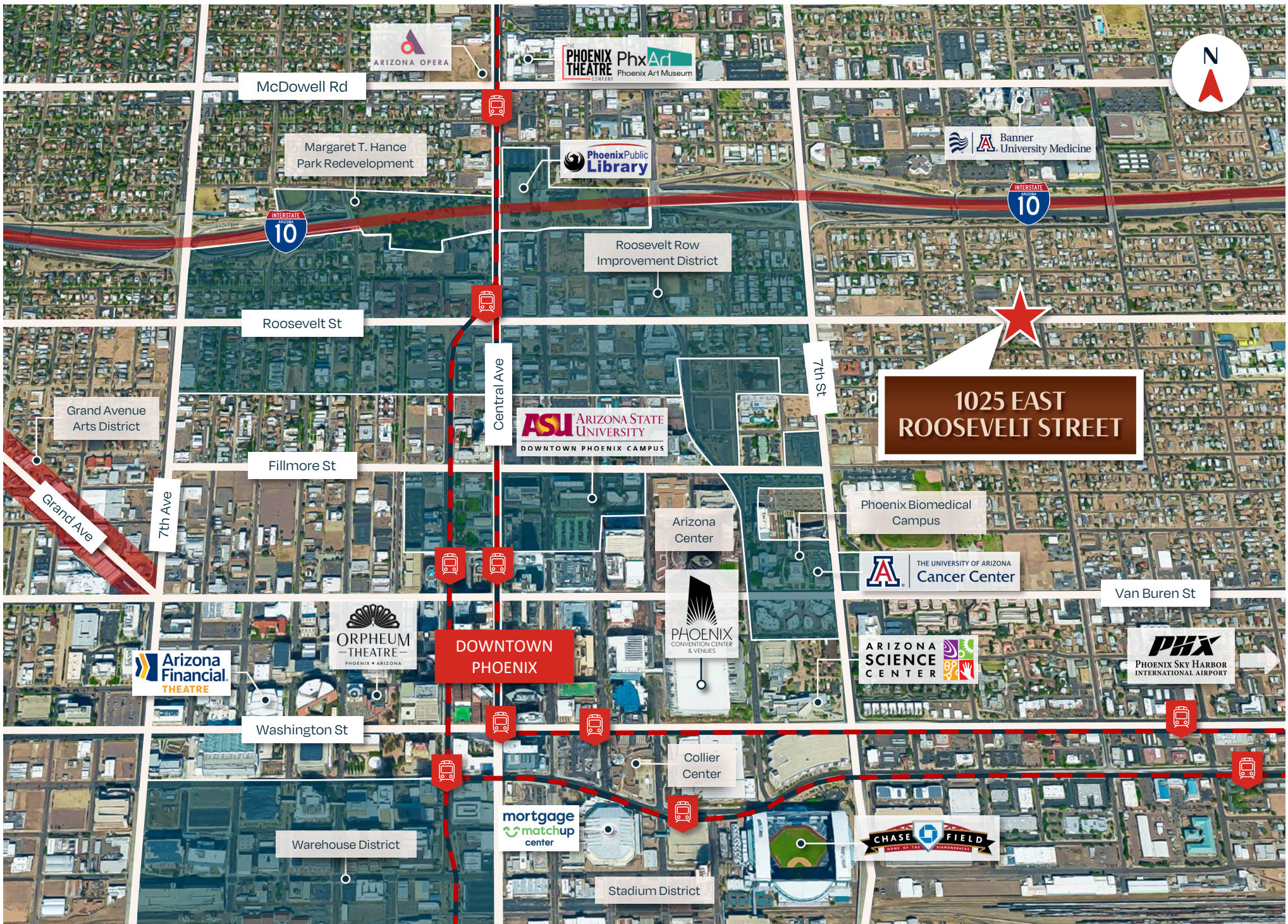
- Prime Redevelopment Opportunity | Zoned R-5 Multiple Family Residence
- Seller Financing Available | 25-30% Down, Competitive Rate & Flexible Terms
- 6,875 SF Lot | Existing 714 SF Structure | Prime for Tear-Down & New Construction | Alley Access
- Potential to Build Up to 6-8 Attached Units, Subject to City of Phoenix Approval
- Situated in the Garfield Historic District, Blocks From Roosevelt Row, Chase Field, Banner University Medical Center, & the Phoenix Convention Center
- Minutes From Downtown Phoenix, ASU Downtown Campus, & the Arizona Science Center | Easy Access to I-10 & SR-51 | Popular Roosevelt Row Dining Options



1025 EAST ROOSEVELT STREET

Location
Information





1025 EAST ROOSEVELT STREET

DOWNTOWN PHOENIX











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	+2.3%	\$257,275
	Price/SF	-6.5%	\$305.22
	Year Built	-4 Yrs	1991
20+	Average Rent	-3.7%	\$1,526
	Occupancy Rate	+0.2%	93.7%
	Units Delivered	+18.7%	21,504

5,235,070 

POPULATION
DECEMBER 2025*

\$96,962



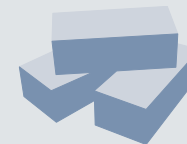
MEDIAN HH INCOME
DECEMBER 2025*

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

SOURCES: ABI Research, YARDI, RealPage

* Forecasted



100+ UNIT PROPERTIES

	YE 2025	INCREASE/DECREASE	YE 2024
Total Sales Volume	\$4.5B	+28.6%	\$3.5B
AVERAGE	Price/Unit	+3.7%	\$267,658
	Price/SF	-6.5%	\$314.57
	Year Built	-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	<div style="width: 100%; height: 15px; background-color: #c00000;"></div>
2000-09	\$279K	\$287	6	<div style="width: 20%; height: 15px; background-color: #007bff;"></div>
1990-99	\$287K	\$311	3	<div style="width: 10%; height: 15px; background-color: #ff7f0e;"></div>
1980-89	\$194K	\$242	16	<div style="width: 40%; height: 15px; background-color: #363636;"></div>
Pre-1980	\$151K	\$202	8	<div style="width: 25%; height: 15px; background-color: #2ca02c;"></div>

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	<div style="width: 100%; height: 15px; background-color: red;"></div>
2000-09	\$126K	\$126	3	<div style="width: 100%; height: 15px; background-color: blue;"></div>
1990-99	\$160K	\$209	2	<div style="width: 100%; height: 15px; background-color: orange;"></div>
1980-89	\$175K	\$223	8	<div style="width: 100%; height: 15px; background-color: gray;"></div>
Pre-1980	\$152K	\$233	52	<div style="width: 100%; height: 15px; background-color: green;"></div>

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.

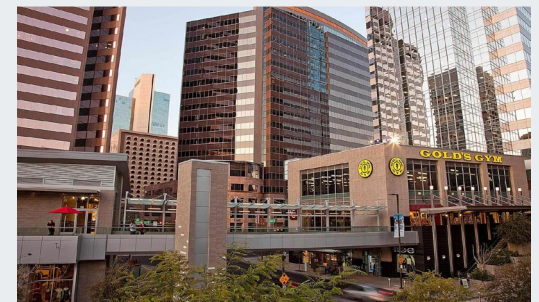
AREA INFORMATION

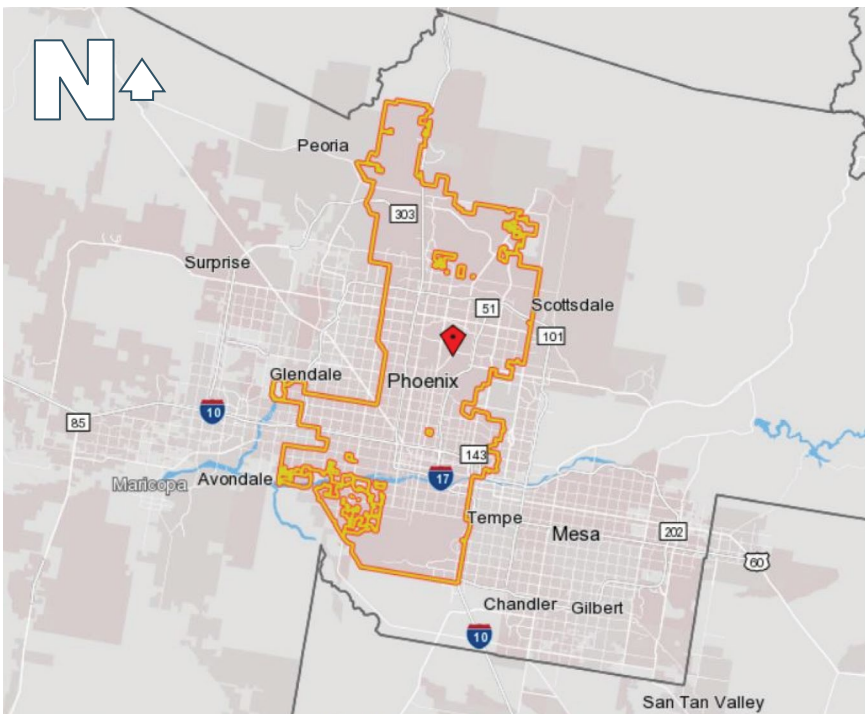
City	519.28 sq mi (1,344.94 km ²)
Land	518.27 sq mi (1,342.30 km ²)
Water	1.02 sq mi (2.63 km ²)
Metro	14,565.76 sq mi (37,725.1 km ²)
Elevation	1,086 ft (331 m)

POPULATION (2020)

■ City	1,608,139
■ Rank	US: 5th
■ Density	3,102.92/sq mi (1,198.04/km ²)
■ Metro	4,845,832 (US: 10th)
■ Demyonym	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

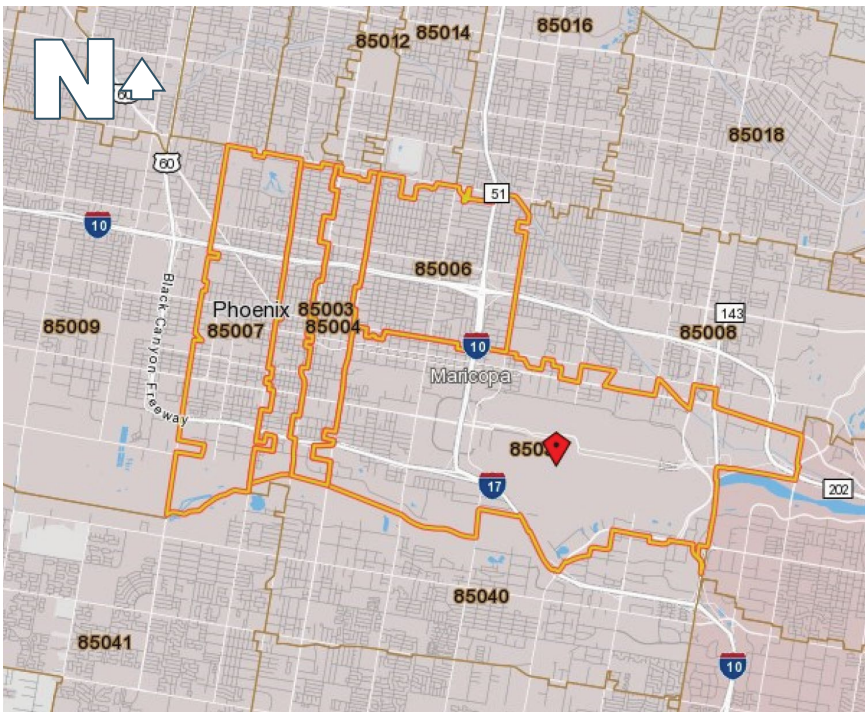




CITY OF PHOENIX

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

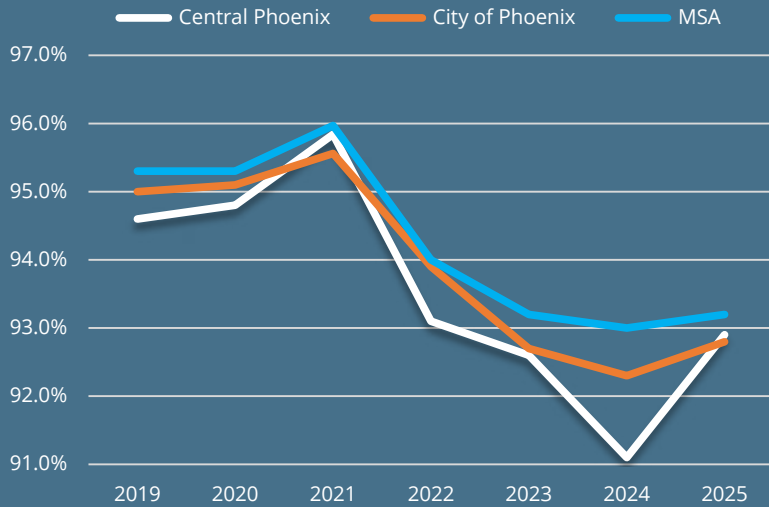


CENTRAL PHOENIX SUBMARKET

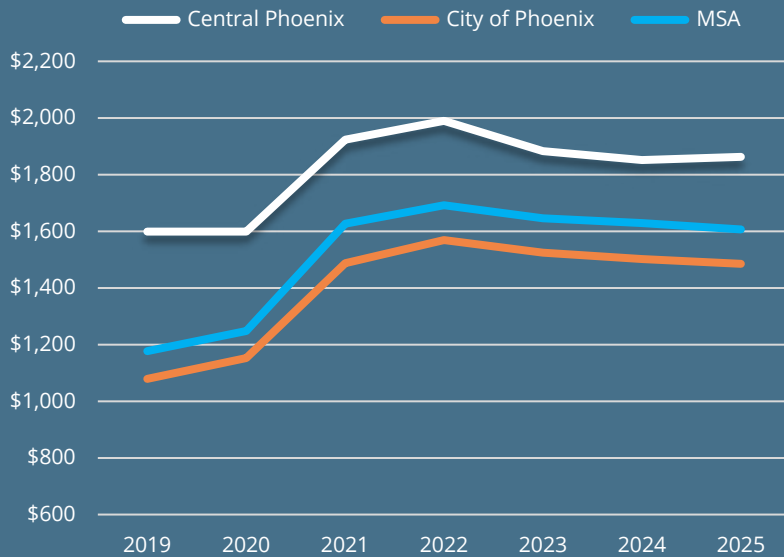
ZIP CODES: 85003, 85004, 85006, 85007, 85034

63,617	Total Population (2024) Census Estimate
\$465,381	Median Single Family Home Value (2024) Census Estimate
19,591	Renter Occupied Housing Units (2024) Census Estimate
\$1,863	Average Rent (2025) +0.6% y-o-y; Yardi

Average Occupancy Rate



Average Rents



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

(Central Phoenix 50+ Units)

ZIP CODES: 85003, 85004, 85006, 85007, 85034

EXISTING INVENTORY

Total Units: **17,791**

Total Properties: **85**

UNDER CONSTRUCTION

Total Units: **2,900**

Total Properties: **5**

PLANNED

Total Units: **1,044**

Total Properties: **38**

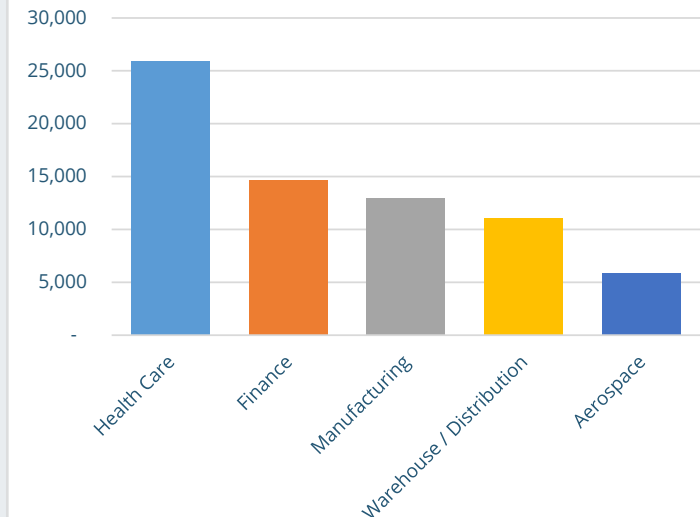
SOURCES: ABI Research, YARDI

TOP 25 EMPLOYERS – CENTRAL PHOENIX SUBMARKET

SOURCES: MAG Employer Database

EMPLOYER NAME	# EMPLOYEES	INDUSTRY
State of Arizona	13,480	Government, Social, & Advocacy Services
Maricopa County	7,790	Government, Social, & Advocacy Services
Phoenix Childrens Hospital	6,320	Health Care
City of Phoenix	4,570	Government, Social, & Advocacy Services
Banner Health	4,000	Health Care
Bank of America	3,940	Business Services
Honeywell	3,640	High Tech Manufacturing & Development
Banner Health	3,510	Business Services
American Airlines	2,130	Transportation & Distribution
U Haul	2,050	Business Services
Amazon	2,020	Retail
Arizona State University	1,600	Education
Western Alliance Bank	1,400	Business Services
The Money Source	1,200	Finance, Insurance, & Real Estate (FIRE)
Southwest Airlines Company	1,190	Transportation & Distribution
Sonora Quest Laboratories	1,160	Health Care
Pinnacle West Capital Corporation	1,130	Business Services
Rocket Mortgage	1,100	Finance, Insurance, & Real Estate (FIRE)
Unitedhealth Group	950	Finance, Insurance, & Real Estate (FIRE)
TSA Homeland Security	910	Business Services
University of Arizona	900	Education
Maricopa County Community College District	830	Education
Freeport Mcomran	820	Resource-Dependent Activities
Avnet	720	Transportation & Distribution
United Parcel Service	680	Transportation & Distribution

KEY INDUSTRIES (By # of Employees)



EMPLOYERS BY SIZE

SIZE	# LOCATIONS	# EMPLOYEES
5 - 19 Employees	2,453	21,170
20 - 99 Employees	858	33,760
100 - 249 Employees	171	25,740
250+ Employees	97	74,910

DEVELOPMENTS BY ZIP CODE – 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
85034	46	\$125.1M	\$5.8B	5	\$389.9M
85007	7	\$2.2B	\$13.2B	2	\$39.5M
85004	29	\$269.3M	\$7.3B	11	\$799.6M
85003	18	\$93.1M	\$1.6B	6	\$879.5M
85006	9	\$22.1M	\$199M	3	\$117.1M

SOURCES: Databex Database

Databex, the Arizona construction project database developed and maintained by BEX Companies (fka Arizona Builder's Exchange), lists **109 projects** recently in active planning or under construction in the five ZIP Codes making up the Central Phoenix Submarket.

The **\$8.0 billion project scope** crosses nearly all types of commercial and residential development, including multifamily, transportation, industrial, infrastructure, education and urban expansion.



THE MORELAND – 85004



X PHOENIX – 85003

Central (Downtown) Phoenix

Downtown Phoenix is seeing more developments and growth than it ever has before, becoming one of the hottest areas in the Valley. Multifamily is driving the way in construction as developers try to catch up with the influx of Phoenix inhabitants, accompanied by hotel and office development as more people visit and businesses open new offices and expand Downtown.

Large employers including Wells Fargo, Bank of America, and Arizona State University in Downtown Phoenix are leading the growth. There are also major developments like the Mayo Clinic Integrated Education and Research Building, The Thunderbird School of Global Management, Central Station, and The Edith.



“People are coming here now not because of resorts, golf courses and retirement, but to find high tech jobs and a great quality of life.”

CHRISTINE MACKAY

The City of Phoenix Economic Development Direct

Roosevelt Row Arts District

Phoenix's Roosevelt Row Arts District, often referred to as Roosevelt Row or RoRo, is a vibrant arts and cultural district located in downtown Phoenix. Situated along Roosevelt Street between Central Avenue and 7th Avenue, this neighborhood has evolved from a once-neglected area into a thriving community known for its creative energy and urban revitalization efforts.

Originally developed in the early 20th century, Roosevelt Row was historically a residential and commercial area that saw periods of decline before experiencing a resurgence in the early 2000s. One of the district's defining characteristics is its concentration of art galleries, studios, and public art installations. Local artists and cultural institutions have played a pivotal role in transforming Roosevelt Row into a dynamic hub for the arts in Phoenix.

The main drivers behind Roosevelt Row's revitalization include grassroots community efforts, public-private partnerships, and strategic urban planning initiatives. Non-profit organizations like Roosevelt Row CDC (Community Development Corporation) have been instrumental in advocating for the district's cultural preservation and economic development. Their efforts have supported the creation of events such as the First Friday Art Walk, which attracts thousands of visitors each month to explore galleries, studios, and local businesses.

Moreover, the presence of educational institutions like the Phoenix Biomedical Campus and Arizona State University's downtown campus has stimulated growth in the area. These institutions have brought students, researchers, and professionals to Roosevelt Row, fostering a diverse and educated community. The district's proximity to downtown Phoenix's amenities, including sports venues, theaters, and dining establishments, further enhances its appeal as a cultural destination and residential neighborhood.



Warehouse District

Phoenix's Warehouse District, located just south of downtown, has undergone a significant transformation from its industrial roots to a vibrant urban neighborhood. Originally developed in the early 20th century, the district was home to various warehouses and manufacturing facilities that supported the city's burgeoning economy. Over the years, however, the area fell into decline as businesses moved out and buildings were left vacant or underutilized.

In recent years, the Warehouse District has experienced a renaissance driven by a mix of preservation efforts, new investments, and a growing interest in urban living. Historic buildings have been repurposed into modern office spaces, art galleries, restaurants, and residential lofts, blending the district's industrial heritage with contemporary design. This revitalization has attracted a diverse group of businesses and residents, fostering a dynamic and creative community.



44+ BUSINESSES

100+ BUSINESSES INSIDE GALVANIZE

increase from 27 (2014)



2,155+ EMPLOYEES

100+ GALVANIZE

increase from 1,263 (2014)



267+ RESIDENTS



Key drivers of this revitalization include the tech and creative industries, which have found the open floor plans and unique character of the old warehouses ideal for fostering innovation and collaboration. Companies like Galvanize, a tech education provider, have set up shop in the district, contributing to its reputation as a hub for entrepreneurship and technology. Additionally, cultural institutions such as the Bentley Gallery and the Arizona Latino Arts and Cultural Center have brought an artistic vibrancy to the area, drawing visitors and locals alike.

The district's proximity to downtown Phoenix and its amenities, such as Chase Field and Footprint Center, also make it an attractive location for businesses and residents. New infrastructure projects, including improved public transportation and pedestrian-friendly streetscapes, have enhanced accessibility and connectivity. These developments have not only improved the quality of life for those living and working in the district but have also positioned it as a key area for future growth and investment in Phoenix.

Phoenix Suns and Mercury Expansion



The Phoenix Suns have officially opened their new office headquarters in downtown Phoenix, located in the renovated Lincoln Union building at 475 E. Lincoln Street, just a few blocks from Footprint Center. The new offices, which can accommodate over 400 employees, were acquired for \$39 million and underwent five months of renovations.



The 76,000-square-foot campus, designed by Gensler and von Staden Architects, is located in Phoenix's Warehouse District. It features a pickleball court, basketball courts, a weight room, a golf simulator, pantries, coffee stations, and a kitchen serving daily meals. The facility includes over 350 workstations, 18 meeting spaces, nine editing bays, a print shop, and a marketing studio.

In addition to the office renovations, the organization is constructing a practice facility for the WNBA team, the Phoenix Mercury, next to the new offices. This facility is expected to open this summer. The entire project, including the office and practice facility, is estimated to cost \$100 million.



The new 58,000-square-foot facility will have two courts, 10 baskets, a fitness center, hydrotherapy facilities, a film room, an expansive locker room, a family lounge, and a kitchen with a dedicated chef.



ASU Downtown

Since opening in 2006, ASU Downtown has become a primary contributor to the area's reputation as an education and research innovation hub. With 10 colleges located on the campus — including the internationally renowned Walter Cronkite School of Journalism and Mass Communication, the College of Public Service and Community Solutions, The Sandra Day O'Connor College of Law and the College of Health Solutions, ASU Downtown attracts students, academics and industry experts from around the U.S. and globally to study, teach and collaborate. In 2019, approximately 11,500 students attended ASU downtown.

Growth continues with the world-renowned Thunderbird School of Global Management which relocated Downtown in Fall 2018. In October 2019, ASU and Thunderbird held a groundbreaking ceremony to celebrate the start of construction on Thunderbird's new 112K SF headquarters facility downtown. The first classes in the new building were held in the fall semester of 2021 when Thunderbird is celebrating its 75th anniversary.



Phoenix Biomedical Campus

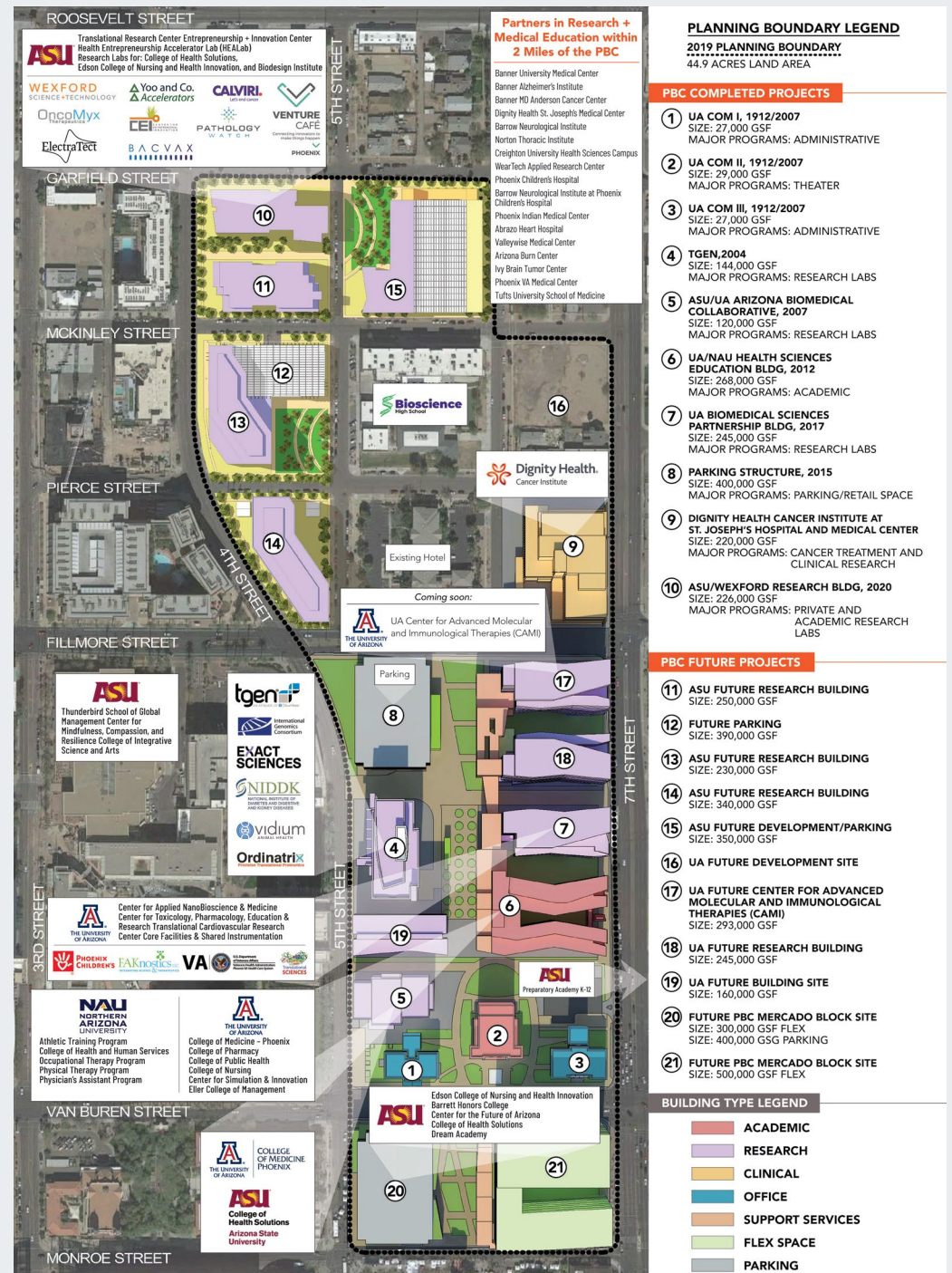
Another key contributor to Central Phoenix's status as a research and innovation hub is the Phoenix Biomedical Campus, a bioscience and medical research campus made up of academic, clinical and research partners.



CURRENT OCCUPANTS AT PBC INCLUDE:

- ASU College of Health Solutions
- Dignity Health's University of Arizona Cancer Center
- International Genomic Consortium
- Multiple Northern Arizona University health programs
- Phoenix Union Bioscience High School
- Multiple University of Arizona Colleges and programs
- Translational Genomics Research Institute

A University of Arizona study estimated the Phoenix Biomedical Campus economic impact at more than \$1.3 billion per year. Roughly 1.7 million SF of space has been developed on the site, with 6 million expected at full build out.



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 2025, the light rail is credited for spurring an estimated \$20.1 billion in 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.



Phoenix Sky Harbor International Airport Comprehensive Asset Management Plan (CAMP)

In June 2019, the Phoenix Sky Harbor International Airport Comprehensive Asset Management Plan (CAMP) was approved by the City Council. This sets out a 20-year plan for airport facilities, infrastructure and development. The final approved plan sets out projects and dollar amounts to be spent over three different periods:

Short-Range Development (0 - 10 years)

- Roadway & taxiway improvements
- Addition of concourses to Terminal 3 & 4 adding a total of 24 new gates
- Purchase of additional land for airport expansion
- Relocation of various cargo facilities
- Passenger tunnel connecting Terminal 3 & 4

\$1.75B
PHASE COST



Long Range Development (10 - 20 years)

- Addition of a new West Terminal adding 35 gates
- Addition of 3 south concourses adding 25 gates
- Expansion and relocation of various cargo facilities
- Addition of aero business & aero industrial development areas

\$1.72B
PHASE COST



Development After CAMP (20+ Years)

- Addition of 4 north concourses adding 42 gates
- Expansion of newly added West Terminal
- New International Concourse
- Continued expansion of cargo facilities

\$1.03B
PHASE COST

Phoenix Sky Harbor International Airport **FACTS**

120,000
Passengers per day

12,000
Aircraft arrive and depart per day

3,400
Acres covered by Sky Harbor (5 sq mi)

25,000
Parking spaces available

5,700
Airport jobs

800
Tons of cargo moved per day

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TOM PALESTINA
VICE PRESIDENT

602.714.1297

tom.palestina@abimultifamily.com



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