

OFFERING MEMORANDUM



Urbana @39th

2936 N. 39TH ST | PHOENIX, AZ



NEWMARK

**BOUTIQUE 14 UNIT | FULLY RENOVATED |
COVETED CITRUS ACRES-ARCADIA LITE NEIGHBORHOOD**



Urbana @39th

2936 N. 39TH ST | PHOENIX, AZ

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EXECUTIVE SUMMARY



THE OPPORTUNITY

Urbana @ 39th is a boutique 14 unit, fully renovated community in the heart of the coveted Citrus Acres-Arcadia Lite neighborhood. This pride-of-ownership community represents a fully renovated investment opportunity in one of Phoenix's most desirable infill neighborhoods. Constructed in 1983, the property benefits from a superior vintage compared to much of the surrounding 1960s-1970s properties in the neighborhood, offering more functional layouts and modern infrastructure while maintaining proven durability. The property features block construction, pitched asphalt shingle roofs, ABS sewer lines, and copper plumbing—providing investors with long-term structural integrity and reduced capital expenditure risk relative to older vintage properties. The community is Individually metered for electricity, which allows for operational efficiency and expense control, all while benefiting from strong renter demand in the highly sought-after Citrus Acres / Arcadia Lite neighborhood.

The community has been thoughtfully upgraded with contemporary interior finishes, in-unit washer/dryers, and private back patios in more than half the units, creating a highly competitive rental product in the submarket. Additional exterior enhancements—including a newly constructed gazebo, several artificial grass areas, and planter boxes—further elevate the resident experience and curb appeal.

14
NUMBER OF UNITS

\$3,100,000
LIST PRICE

\$221,429
PRICE PER UNIT

INVESTMENT DRIVERS



BOUTIQUE 14UNIT | FULLY RENOVATED COVETED CITRUS ACRES-ARCADIA LITE NEIGHBORHOOD



MODERN QUALITY INTERIOR IMPROVEMENTS & AMENITIES



QUALITY EXTERIOR CAPITAL IMPROVEMENTS



LOCATED IN THE TRENDY CITRUS ACRES-ARCADIA LITE NEIGHBORHOOD



LOCATED NEAR THE GLOBAL AMBASSADOR AND PREMIER PHOENIX RESORTS



CAMELBACK CORRIDOR | PHOENIX FINANCIAL DISTRICT WITH 30,000+ EMPLOYEES



OUTDOOR RECREATION IN EVERY DIRECTION



MODERN QUALITY INTERIOR IMPROVEMENTS & AMENITIES

The Urbana @ 39th unit interiors were fully upgraded with modern finishes that greatly enhanced the resident's living experience. Interior improvements include modern shaker cabinets, modern quartz countertops, stainless-steel under mount sinks with modern retractable accordion faucets, new stainless-steel appliances including built-in microwaves and dishwashers. Additionally, new modern waterproof wood plank flooring throughout, 4" baseboards, modern doors/hardware/blinds, new modern lighting fixtures, remote control modern dual draft ceiling fans and in-unit washer and dryer were installed. In the bathrooms, new tub and shower surrounds, new modern shaker cabinets, marble countertops, new modern stainless steel anodized bronze faucet and fixtures, new lighting fixtures, new low flow toilets and new modern waterproof wood plank flooring.

INTERIOR UPGRADES

KITCHEN

- New Modern Shaker Cabinets
- Quartz Countertops
- Stainless Steel Under Mount Sink
- Retractable Accordion Faucet
- Stainless-Steel Appliances including Built-in Microwaves and Dishwashers
- Built-In Flat Glass Top Cooking Range
- Modern Lighting Fixtures
- Modern Waterproof Plank Wood Flooring

BATHROOM

- New Tub and Shower Surround
- New Modern Shaker Vanity Cabinets with Marble Countertops
- Modern Stainless-Steel Anodized Bronze Faucet and Fixtures
- New Lighting Fixtures
- New Low Flow Toilets
- Modern Waterproof Plank Wood Flooring

BEDROOM & LIVING ROOM

- Stackable Front Load Washer & Dryer In-Unit
- New Exterior Sliding Door Leading to Private Patio (1st Floor Units)
- Modern Waterproof Plank Wood Flooring
- New 4" Baseboards
- New Blinds Throughout
- Remote Control Modern Dual Draft Ceilings Fans
- New Modern Design Interior & Closet Doors
- Anodized Bronze Door Hardware





QUALITY EXTERIOR CAPITAL IMPROVEMENTS

Significant exterior capital improvements were made that transformed the courtyard and community. These improvements include modern exterior paint and a redesigned and refinished private resident courtyard with modern concrete poured paths and a large concrete decking area for residents to enjoy. In addition all new modern desert landscaping was added within the shaded courtyard. New landscaping includes attractive desert rock, a flowering bougainvillea garden, large shade trees and a large iconic Arizona saguaro cactus. A large modern wrought iron fence was installed to enclose the courtyard and several gates with modern handles were installed providing entry for residents. One of the downstairs units has a modern glass back door with in-set blinds and a large private patio. Several other downstairs units have additional back patio space with the ability to add more private patios and increase rental rates on those units.

EXTERIOR UPGRADES

COMMUNITY

- New Modern Exterior Paint
- New Dual Pane Windows
- New Private Patio Fencing (1st Floor Units)
- New Seal and stripe of Parking Lot
- New Exterior Doors with Glass Inlet
- Redesigned and Refinished Large Shaded Private Courtyard w/ Gazebo
- New Modern Landscaping & Paver Walk Paths w/ Mature Palm Trees
- Large Artificial Turf Areas
- New Modern Exterior Lighting
- New Modern Unit Lettering





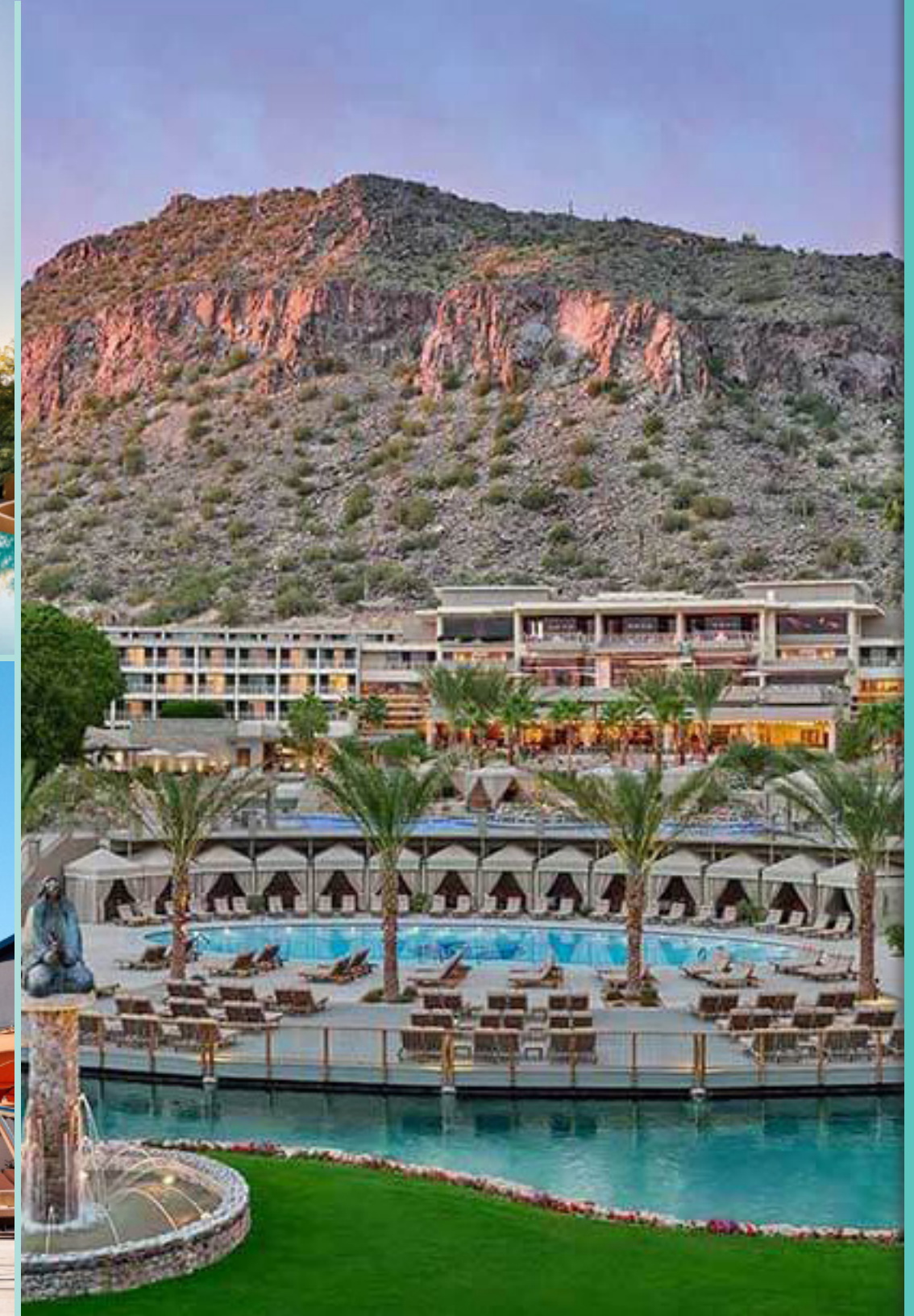
LOCATED IN THE TRENDY CITRUS ACRES-ARCADIA LITE NEIGHBORHOOD

Urbana @ 39th is located in one of the hottest rental neighborhoods in Metro Phoenix, the desirable Citrus Acres neighborhood of Arcadia Lite. In recent years the immediate neighborhood has been rejuvenated and seen a complete transformation with many older homes and apartment communities being renovated and upgraded or have been razed and redeveloped into high end homes with values over \$1M. The demand is being stemmed from the continued strength of the Camelback Corridor which hosts a dynamic mix of class "A" quality office space coupled with high end retail and popular shops and trendy restaurants providing the Live, Work, Play environment right in the neighborhood. Neighborhood hotspots for the residents of Urbana @ 39th include La Grande Orange, Postino's, The Vig Arcadia, The Porch, OHSO, Hillstone, Tarbell's, Zipp's, Buck & Rider, Chestnut, Flower Child and Pita Jungle. All a short walk or bike ride away. The transformation has led to increased demand and rents & values have risen significantly and continue to rise as the neighborhood continues to gentrify.



LOCATED NEAR THE GLOBAL AMBASSADOR AND PREMIER PHOENIX RESORTS

Just two blocks north of the community is The Global Ambassador, a 5 Star and Michelin Key Hotel that opened in 2024 to great publicity. In addition to being a luxury resort, the hotel offers several popular dining hangout and hotspots including the Pink Dolphin poolside bar, Le Ame Parisian Steakhouse, Thea Mediterranean Rooftop, and Le Market, a French-Inspired bakery and bistro which is a popular business meeting spot within the Camelback Corridor. In totality, these location hotspots within the Arcadia neighborhood has resulted in tremendous demand and some of the highest rents and sales values in Metro Phoenix. The community is within minutes of several of Arizona's premier resorts including The Global Ambassador, Royal Palms, Sanctuary at Camelback Mountain, the Phoenician, and Mountain Shadows.



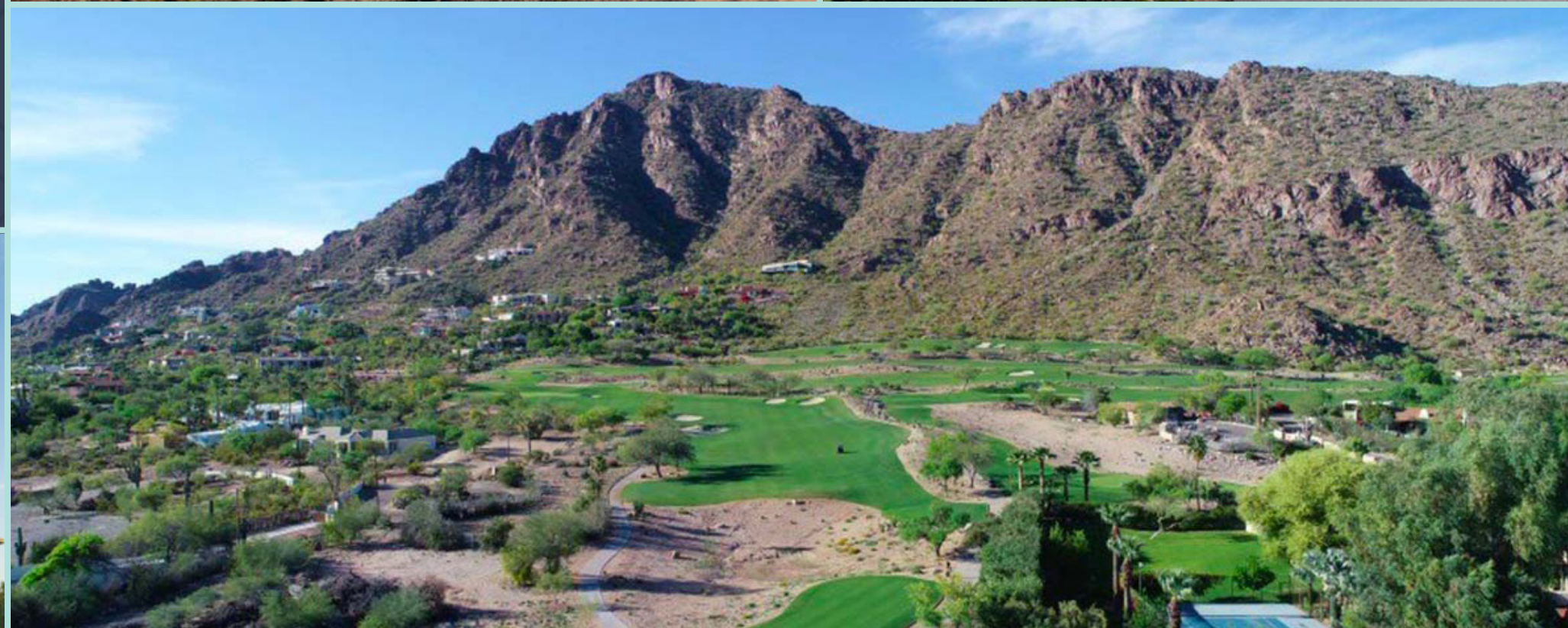


CAMELBACK CORRIDOR | PHOENIX FINANCIAL DISTRICT WITH 30,000+ EMPLOYEES

Long considered Phoenix's financial district, The Camelback Corridor is home to more than 30,000 employees and nearly 10M SF of office and retail. The residents of Urbana @ 39th enjoy the proximity to some of the most popular and trendy restaurants and coffee shops, world class shopping and class A office space employment in the entire valley. The Biltmore Fashion Park, located along the northeast corner of 24th Street and Camelback Road, contains 535,430 square feet of open-air shop space and many of renowned Fox Restaurants including True Food Kitchen, Zinburger, and Blanco Tacos + Tequila. Retailers within the Fashion Park include Saks Fifth Avenue, Macy's, Ralph Lauren, Apple, J.Crew, Brooks Brothers, and Pottery Barn. Other neighborhood hotspots include the Town & Country with Whole Foods, Snooze, Hopdoddy, The Macintosh, and Pizzeria Bianco. Other surrounding attractions in the immediate area include the Arizona Biltmore Resort and Golf Club, The Wrigley Mansion, Royal Palms, the Phoenician Resort and Spa, and the previously stated Global Ambassador.

OUTDOOR RECREATION IN EVERY DIRECTION

Urbana @ 39th offers its residents an array of outdoor activities including running/hiking/mountain biking trails, world class golf and numerous options to enjoy the native Arizona Desert. Take your pick of golf courses such as the Phoenician, Arizona Biltmore Golf Club, Papago Golf Club (Home of the ASU Men's and Women's Golf Teams) and the highly acclaimed Camelback Golf Club. Camelback Mountain and Papago Park provide multiple hiking/biking options and lend beautiful panoramic views of the city. Other attractions within close proximity are the Phoenix Zoo, Desert Botanical Gardens, Butterfly Wonderland and OdySea Aquarium.



PROPERTY OVERVIEW



PROPERTY DETAILS

2936 N. 39th Street
Phoenix, AZ 85018

ADDRESS

Maricopa

COUNTY

14

NUMBER OF UNITS

2

NUMBER OF BUILDINGS

1983/2025

YEAR BUILT/RENOVATED

707 SF

AVERAGE UNIT SIZE

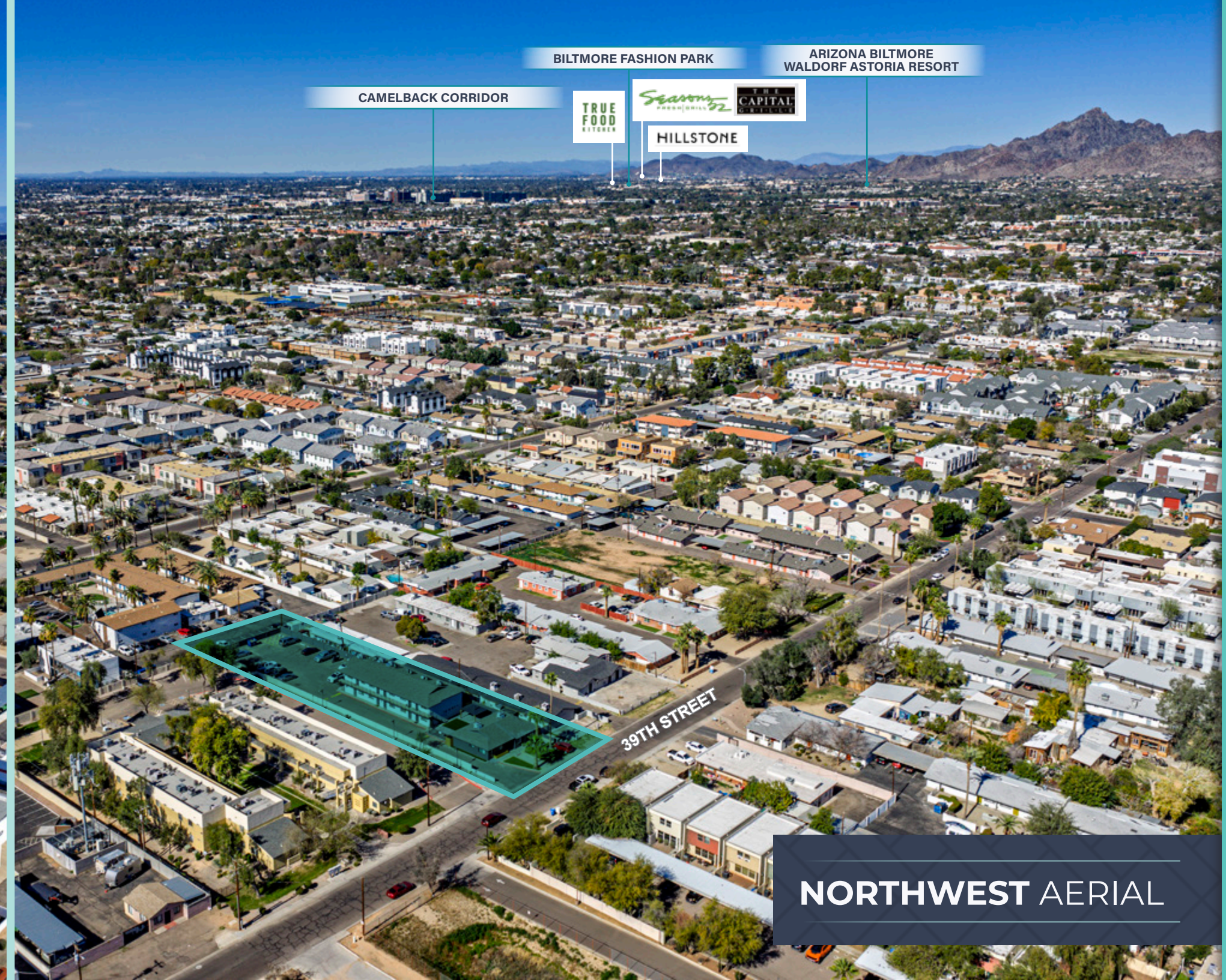
9,900 SF

RENTABLE AREA

UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	PROFORMA MARKET RENT/MONTH	PROFORMA MARKET RENT/SF
Studio	1	400	\$1,200	\$2.50
1 Bdrm / 1 Bath	1	700	\$1,250	\$1.79
1 Bdrm / 1 Bath	3	700	\$1,325	\$1.89
1 Bdrm / 1 Bath - Patio	6	700	\$1,350	\$1.93
1 Bdrm / 1 Bath - Patio	1	700	\$1,450	\$2.13
2 Bdrm / 1 Bath	1	900	\$1,525	\$1.69
2 Bdrm / 2 Bath - Patio	1	900	\$1,550	\$1.72
TOTAL AVERAGE	14	707	\$1,361	\$1.92

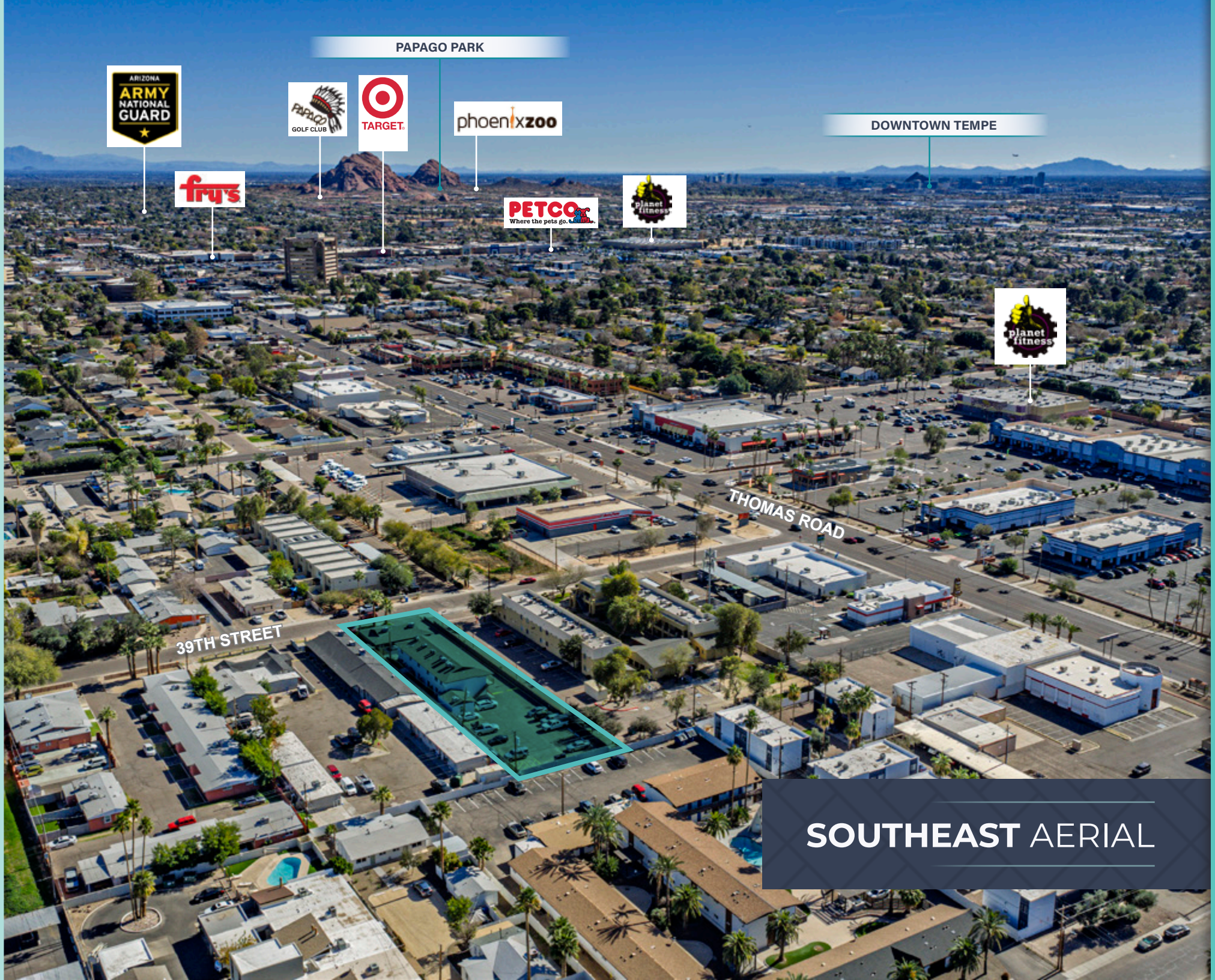
Owner and broker make no representation as to the actual square footage of any units. Prospective purchasers are encouraged to independently confirm the measurement of all units.







SOUTHWEST AERIAL



SOUTHEAST AERIAL

FINANCIAL ANALYSIS

Q3



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Number of Units	14
Year Built	1983 / 2025
List Price	\$3,100,000
Price per Unit	\$221,429
Price per Square Foot	\$313.13
Rentable Square Feet	9,900
Average Square Feet per Unit	707
Average Rent per Unit	\$1,361
Average Rent per SF	\$1.92

PROFORMA

	PER UNIT	DOLLARS
Effective Gross Income	\$16,312	\$228,370
Less: Operating Expenses	3,159	44,220
Less: Capital Reserves	250	3,500
Net Operating Income	12,904	180,651
Proforma Cap Rate		5.83%

UNIT MIX - PROFORMA RENTS

UNIT DESCRIPTION	NO. OF UNITS	% TYPE	UNIT SF	PROFORMA RENTS	PROFORMA RENT/SF	PROFORMA MONTHLY RENT TOTAL	PROFORMA ANNUAL RENT TOTAL	TOTAL SF
STUDIO/EFFICIENCY								
Studio	1	7.1%	400	\$1,200	\$2.50	\$1,200	\$14,400	400
ONE BEDROOM								
1 Bdrm / 1 Bath	1	7.1%	700	\$1,250	\$1.79	\$1,250	\$15,000	700
1 Bdrm / 1 Bath	3	21.4%	700	\$1,325	\$1.89	\$3,975	\$47,700	2,100
1 Bdrm / 1 Bath - Patio	6	42.9%	700	\$1,350	\$1.93	\$8,100	\$97,200	4,200
1 Bdrm / 1 Bath - Patio	1	7.1%	700	\$1,450	\$2.13	\$1,450	\$17,400	700
TWO BEDROOM								
2 Bdrm / 1 Bath	1	7.1%	900	\$1,525	\$1.69	\$1,525	\$18,300	900
2 Bdrm / 2 Bath - Patio	1	7.1%	900	\$1,550	\$1.72	\$1,550	\$18,600	900
TOTAL / AVG.	14	100.0%	707	\$1,361	\$1.92	\$19,050	\$228,600	9,900



MARKET UNDERWRITING ANALYSIS

	PROFORMA	ASSUMPTIONS
INCOME		
Gross Scheduled Rent		\$228,600
Gross Potential Income		\$228,600
Less: Vacancy	(5.0%)	(11,430)
Total Rental Income	95.00%	\$217,170
Plus: Other Income	800	11,200
Effective Gross Income		\$228,370
EXPENSES		
Repairs & Maintenance	\$500	\$7,000
Contractor Service	300	4,200
Administrative/Advertising	150	2,100
Utilities	545	7,632
Total Variable Expenses	\$1,495	\$20,932
Taxes	405	5,667
Insurance	483	6,762
Management Fee	5.00%	10,859
Total Operating Expenses	\$3,159	\$44,220
Plus: Capital Reserves	250	3,500
Total Expenses	\$3,409	\$47,720
NET OPERATING INCOME		\$180,651



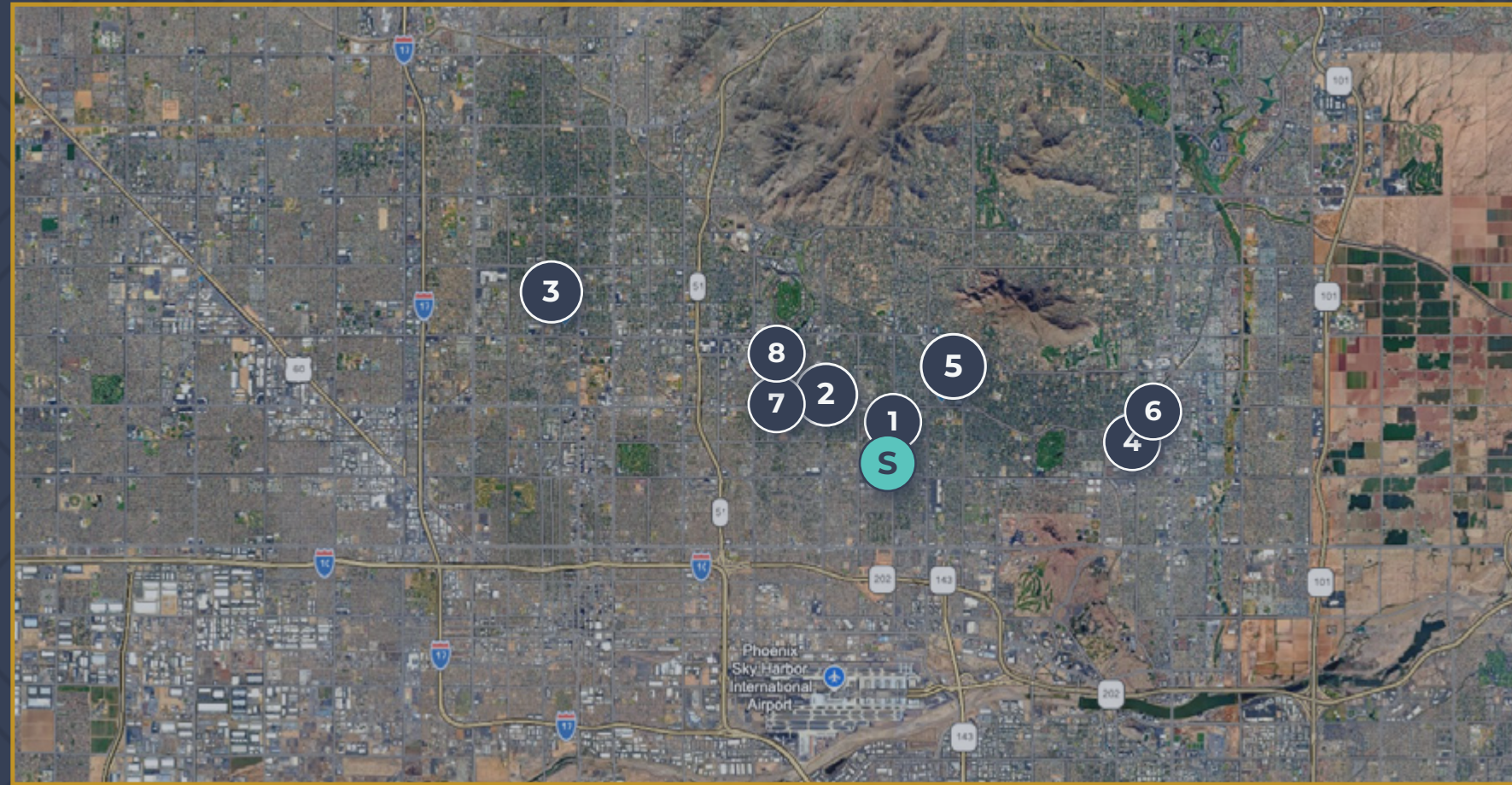


COMPARABLE SALES

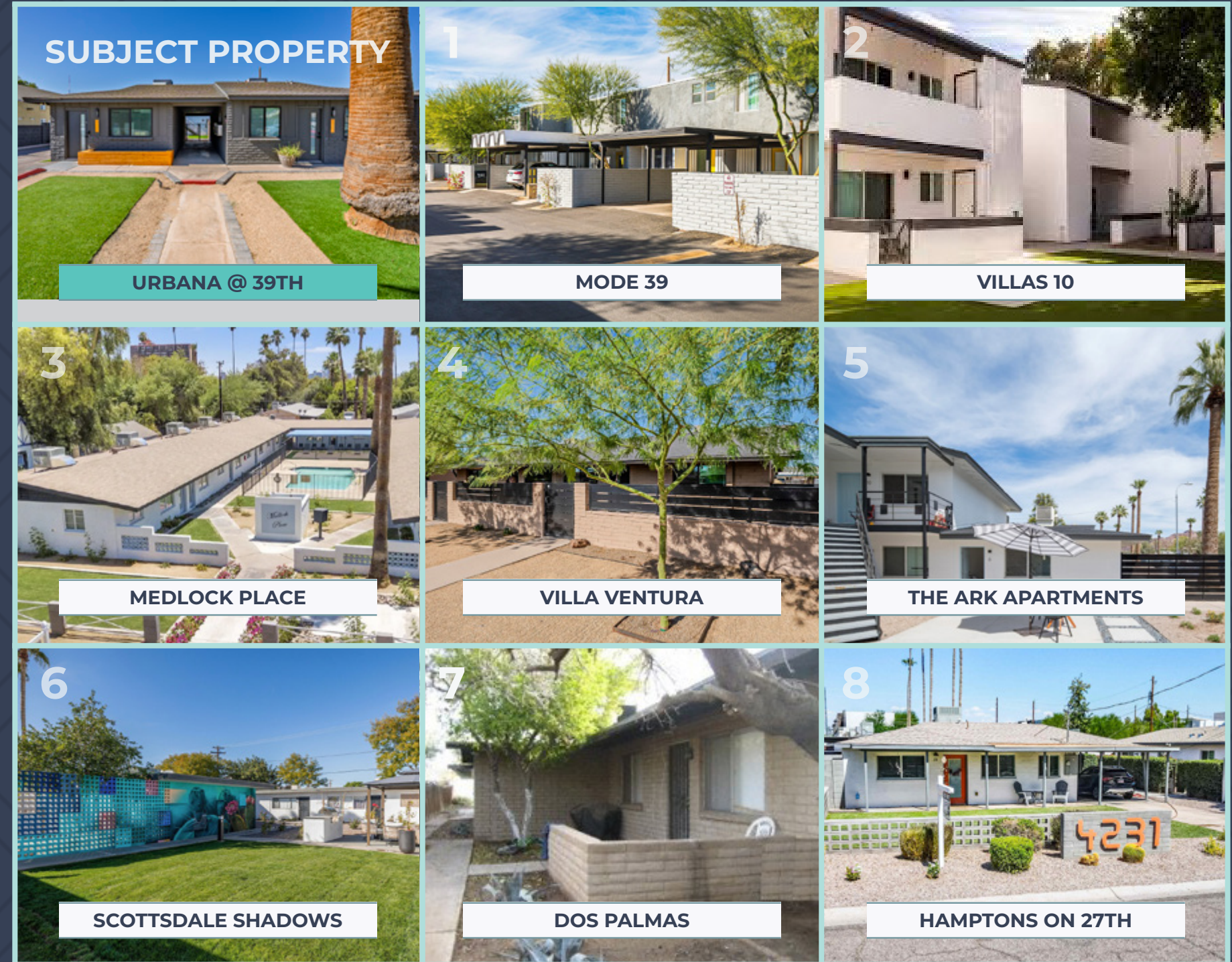
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COMPARABLE SALES



	APARTMENT NAME	CITY	UNITS	PRICE	\$/UNIT	\$/SF	YOC	SALE DATE
S	Urbana @ 39th	Phoenix	14	\$3,100,000	\$221,429	\$329.79	1983	TBD
1	Mode 39	Phoenix	13	\$4,750,000	\$365,385	\$260.76	1964	2/20/26
2	Villas 10	Phoenix	10	\$3,000,000	\$300,000	\$353.77	1981	12/30/25
3	Medlock Place	Phoenix	11	\$3,200,000	\$290,909	\$318.41	1959	11/18/25
4	Villa Ventura	Scottsdale	9	\$2,565,000	\$285,000	\$372.71	1969	12/12/25
5	The Ark Apartments	Phoenix	10	\$2,605,000	\$260,500	\$192.32	1960	11/19/25
6	Scottsdale Shadows	Scottsdale	15	\$3,885,000	\$259,000	\$334.91	1958	5/15/25
7	Dos Palmas	Phoenix	7	\$1,650,000	\$235,714	\$271.65	1974	5/2/25
8	Hamptons on 27th	Phoenix	20	\$4,700,000	\$235,000	\$291.02	1970	11/19/25
	Total/Average		11	\$3,334,167	\$293,466	\$305.48	1968	



Urbana @39th

2936 N. 39TH ST | PHOENIX, AZ 85018

PROPERTY INFORMATION

14

NUMBER OF UNITS

1983/2025

YEAR BUILT / RENOVATED

9,900

NET RENTABLE AREA

SALE INFORMATION

\$3,100,000

SALE PRICE

\$221,429

PRICE PER UNIT

\$313.13

PRICE PER SQUARE FOOT

UNIT MIX

UNIT DESCRIPTION	SQUARE FEET	NO. OF UNITS
Studio	400	1
1 Bed / 1 Bath	700	1
1 Bed / 1 Bath	700	3
1 Bed / 1 Bath-Patio	700	6
1 Bed / 1 Bath-Patio	700	1
2 Bed / 1 Bath	900	1
2 Bed / 2 Bath-Patio	900	1
TOTAL / AVG	707	14



1



MODE 39

3021 N. 39TH STREET | PHOENIX, AZ 85018

PROPERTY INFORMATION

Number of Units	13
Year Built	1964
Net Rentable Area	18,216

SALE INFORMATION

Price	\$4,750,000
Price per Unit	\$365,385
Price per SF	\$260.76
Sale Date	2/20/26

UNIT MIX

Unit Description	Square Feet	No. of Units
3 Bed / 2.5 Bath	1,650	13
TOTAL / AVG	1,650	13

2



VILLAS 10

3111 E. CLARENDON AVE | PHOENIX, AZ 85016

PROPERTY INFORMATION

Number of Units	10
Year Built	1981
Net Rentable Area	8,480

SALE INFORMATION

Price	\$3,000,000
Price per Unit	\$300,000
Price per SF	\$353.77
Sale Date	12/30/25

UNIT MIX

Unit Description	Square Feet	No. of Units
2 Bed / 2 Bath	850	10
TOTAL / AVG	850	10

3



MEDLOCK PLACE

37 W. MEDLOCK DRIVE | PHOENIX, AZ 85013

PROPERTY INFORMATION

Number of Units	11
Year Built	1959
Net Rentable Area	10,050

SALE INFORMATION

Price	\$3,200,000
Price per Unit	\$290,909
Price per SF	\$318.41
Sale Date	11/18/25

UNIT MIX

Unit Description	Square Feet	No. of Units
Studio / 1 Bath	200	4
1 Bed / 1 Bath	650	4
2 Bed / 2 Bath	900	3
TOTAL / AVG	555	11

4



VILLA VENTURA

3230 N. 66TH PLACE | SCOTTSDALE, AZ 85251

PROPERTY INFORMATION

Number of Units	9
Year Built	1969
Net Rentable Area	6,882

SALE INFORMATION

Price	\$2,565,000
Price per Unit	\$285,000
Price per SF	\$372.71
Sale Date	12/12/25

UNIT MIX

Unit Description	Square Feet	No. of Units
1 Bed / 1 Bath	403	1
1 Bed / 1.5 Bath	500	6
2 Bed / 2 Bath	790	2
TOTAL / AVG	554	9

5



THE ARK APARTMENTS

4120 N. 45TH PLACE | PHOENIX, AZ 85018

PROPERTY INFORMATION

Number of Units	10
Year Built	1960
Net Rentable Area	13,545

SALE INFORMATION

Price	\$2,605,000
Price per Unit	\$260,500
Price per SF	\$192.32
Sale Date	11/19/25

UNIT MIX

Unit Description	Square Feet	No. of Units
1 Bed / 1 Bath	600	5
2 Bed / 1.5 Bath	764	4
3 Bed / 2 Bath	1,131	1
TOTAL / AVG	719	10

6



SCOTTSDALE SHADOWS

3219 N. 67TH PLACE | SCOTTSDALE, AZ 85251

PROPERTY INFORMATION

Number of Units	15
Year Built	1958
Net Rentable Area	11,600

SALE INFORMATION

Price	\$3,885,000
Price per Unit	\$259,000
Price per SF	\$334.91
Sale Date	5/15/25

UNIT MIX

Unit Description	Square Feet	No. of Units
1 Bed / 1 Bath	775	13
2 Bed / 1 Bath	700	2
TOTAL / AVG	765	15

7



DOS PALMAS

4211 N. 27TH ST | PHOENIX, AZ 85016

PROPERTY INFORMATION

Number of Units	7
Year Built	1974
Net Rentable Area	6,074

SALE INFORMATION

Price	\$1,650,000
Price per Unit	\$235,714
Price per SF	\$271.65
Sale Date	11/19/25

UNIT MIX

Unit Description	Square Feet	No. of Units
2 Bed / 2 Bath	865	6
3 Bed / 2 Bath	1,734	1
TOTAL / AVG	989	7

8



HAMPTONS ON 27TH

4231-4237 N. 27TH ST | PHOENIX, AZ 85016

PROPERTY INFORMATION

Number of Units	20
Year Built	1970
Net Rentable Area	16,150

SALE INFORMATION

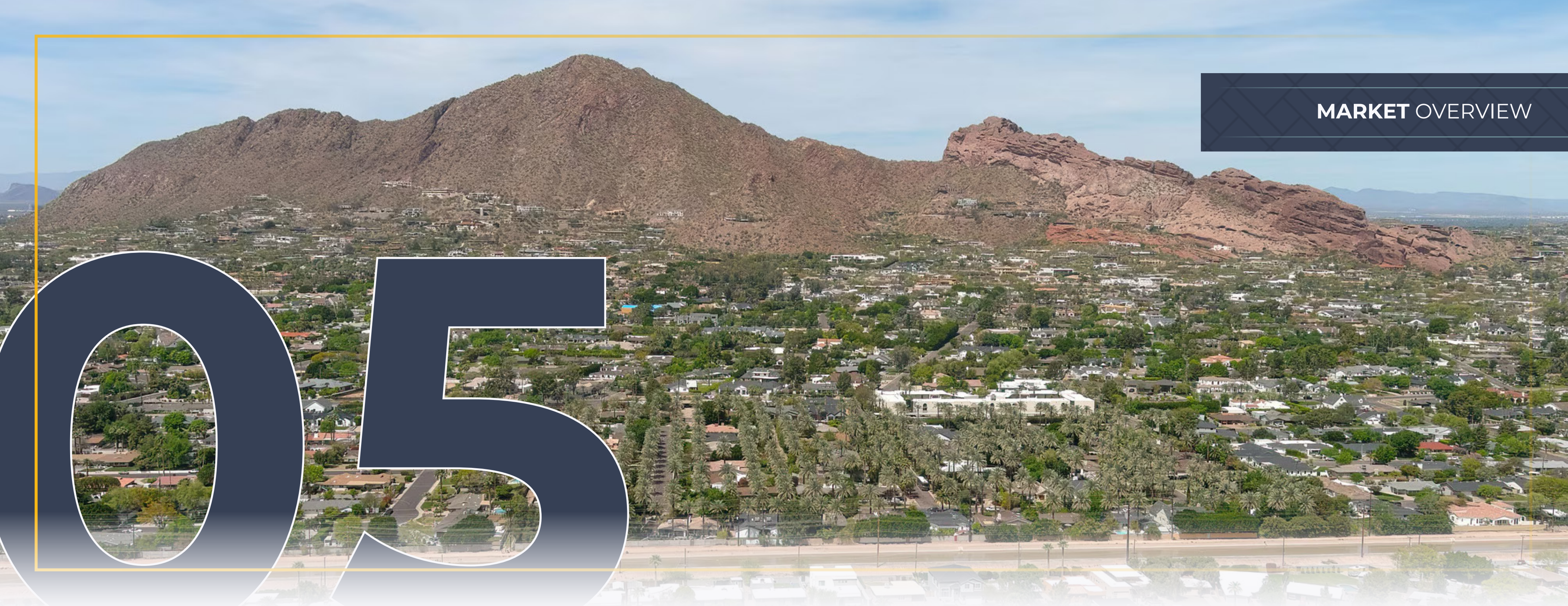
Price	\$4,700,000
Price per Unit	\$235,000
Price per SF	\$291.02
Sale Date	11/19/25

UNIT MIX

Unit Description	Square Feet	No. of Units
2 Bed / 1 Bath	875	20
TOTAL / AVG	875	20

MARKET OVERVIEW

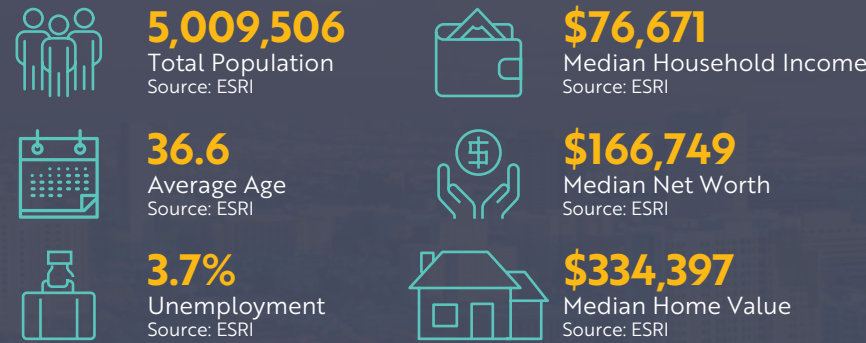
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PHOENIX MARKET OVERVIEW

The Phoenix Metropolitan Area (Phoenix MSA) leads the nation in many economic areas, including population and job growth, and is expected to continue this growth rate through at least 2050. Covering nearly 520 square miles, the Phoenix MSA has a population of over five million people and was ranked 1st in nation for population growth. Downtown Phoenix has been revitalized and is home to multiple theaters, major sports arenas, the ASU downtown campus and biomedical campus, and the University of Arizona College of Medicine. With over 300 days of sunshine, the “Valley of the Sun” invites you to enjoy major destinations for relaxation and recreation, must-visit culinary and cocktail venues, longstanding arts, civic, and cultural institutions. The Phoenix MSA is the perfect background for experiencing the rich diversity of things to see and do!

DEMOGRAPHICS



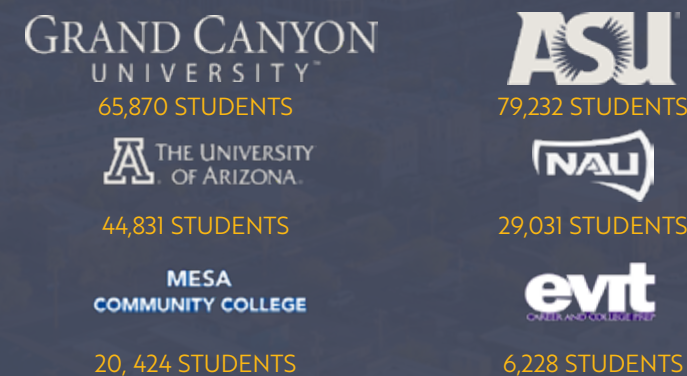
OFFICE SPACE



HOSPITALS



EDUCATION



MARICOPA COUNTY WAS THE

FIRST

LARGEST GAINING COUNTY IN U.S.

Source: U.S. Census, 2023

PHOENIX WAS

FIRST

FOR POPULATION GROWTH

(2010-2020) Source: AZ Big Media, US Census

PHOENIX/MESA METRO WAS

FIRST

FOR LARGEST PROJECTED JOB GAINS IN THE TOP 15 METROS IN THE U.S.

Source: Phoenix Business Journal, 2024

NOTABLE EMPLOYERS

AMAZON

AMERICAN EXPRESS

BANK OF AMERICA

Banner Health

CVSHealth

Dignity Health

FREEMAN FREEMAN FREEMAN

Honeywell

HONORHEALTH

intel

JPMORGAN CHASE & CO.

MAYO CLINIC

Raytheon Technologies

Walmart

WELLS FARGO

ROBUST ECONOMY AND EXPANDING BUSINESS SECTORS

Metro Phoenix has been experiencing significant job growth across various sectors, contributing to its status as one of the fastest growing metropolitan areas in the United States. An overview of the job growth in the region is as follows:

- Metro Phoenix has emerged as a technology hub, attracting companies in software development, cybersecurity, aerospace, and advanced manufacturing. The presence of universities and research centers fosters innovation and entrepreneurship in the region.
- The region is home to major healthcare providers, research institutions, and bioscience companies, driving healthcare services, pharmaceuticals, and medical technology.
- The financial services sector, including banking, insurance investment firms, is a significant contributor to the economy of Metro Phoenix, providing employment opportunities in finance, accounting, and related fields.
- The region's strategic location and transportation infrastructure facilitate the growth of manufacturing and logistics companies, creating jobs in production, distribution, and supply chain management.
- Metro Phoenix is a popular destination for tourism and conventions, supporting jobs in hotels, restaurants, entertainment venues, and event planning.

MAJOR EMPLOYERS BY SECTOR



Technology and Innovation

- Boeing
- DoorDash
- General Dynamics
- Lockheed Martin
- Opendoor
- Robinhood



Healthcare and Bioscience

- Banner Health
- Dignity Health
- Honor Health
- Mayo Clinic
- Phoenix Children's Hospital



Financial Services

- Bank of America
- JP Morgan Chase
- State Farm
- USAA
- Wells Fargo



Manufacturing and Logistics

- Amazon
- Boeing
- Honeywell
- Intel
- TSMC

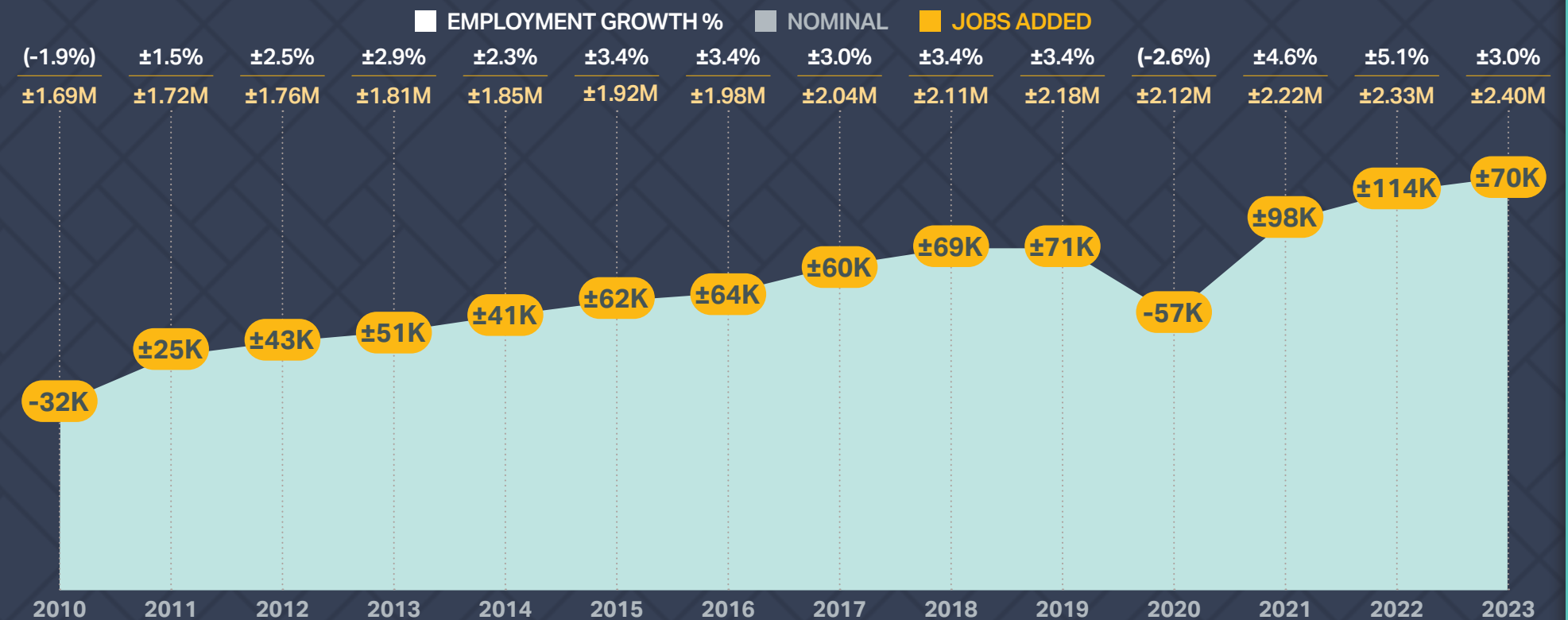


Tourism and Hospitality

- Arizona Biltmore, a Waldorf Astoria Resort
- Fairmount Scottsdale Princess
- The Global Ambassador
- The Phoenician
- Talking Stick Resort

NATION LEADING JOB GROWTH

Metro Phoenix has seen substantial job growth in recent years, positioning itself as a thriving economic hub in the southwest. This growth is driven by expansions in the technology and healthcare sectors, attracting a skilled workforce from across the nation. Additionally, significant investments in infrastructure and a growing startup ecosystem have further propelled the region's employment opportunities.

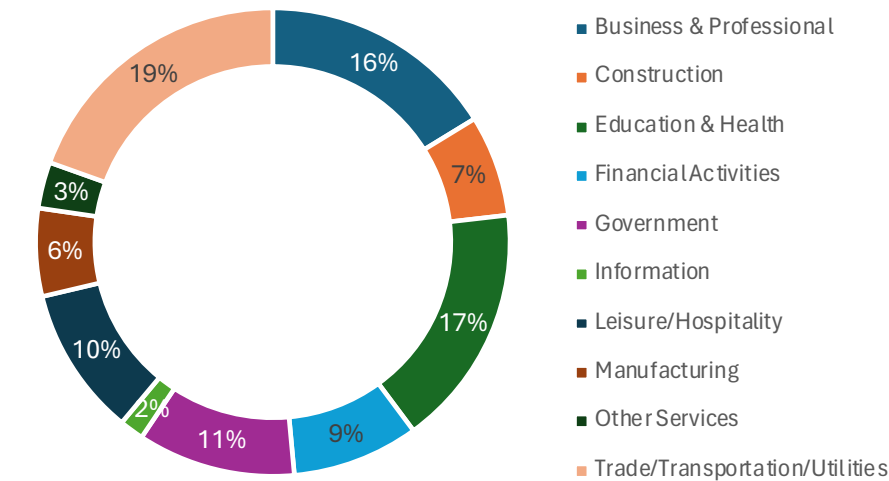


KEY INDUSTRIES

The Phoenix area boasts a diverse economy with key industries that include technology, healthcare, manufacturing, and tourism, contributing significantly to its robust economic landscape

	# OF BUSINESSES	# OF EMPLOYEES
Healthcare	15,258	236,163
Financial Services	7,805	81,284
Production and Manufacturing	3,991	110,312
Warehouse/Distribution	4,229	73,721
Information Technology	2,950	56,769
Aerospace & Aviation	588	45,370

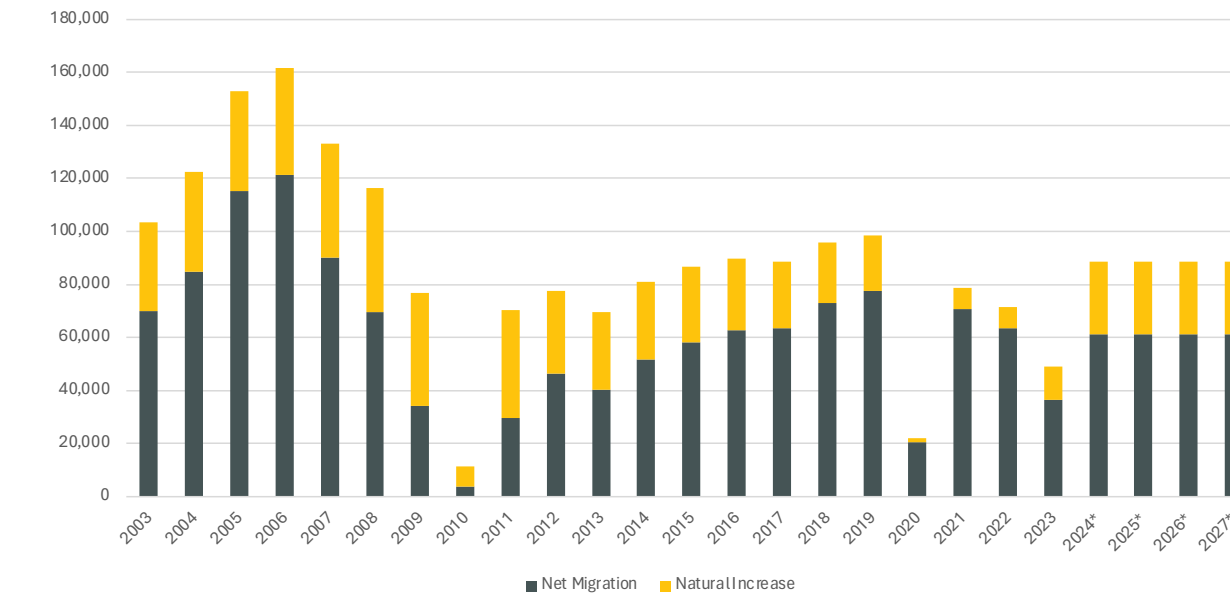
EMPLOYMENT BY INDUSTRY	EMPLOYMENT
Business & Professional	394.9
Construction	170.5
Education & Health	408.7
Financial Activities	211.3
Government	263.1
Information	40.7
Leisure/Hospitality	250.8
Manufacturing	148.1
Other Services	78
Trade/Transportation/Utilities	475.5



Source: ESRI, BLS, JobsEQ

POPULATION GROWTH

The Phoenix Metro area has witnessed a remarkable population surge, making it one of the most rapidly expanding urban areas in the United States over the past decade. This growth is attributed to its booming economy, attractive lifestyle opportunities, and its status as a major hub for technology and healthcare industries.



YEAR	NET MIGRATION	NATURAL INCREASE
2004	84,833	37,454
2005	115,189	37,616
2006	121,269	40,396
2007	90,230	43,044
2008	69,748	46,488
2009	34,274	42,539
2010	3,878	7,342
2011	29,778	40,513
2012	46,316	31,049
2013	40,451	29,279
2014	51,843	29,297
2015	58,222	28,576
2016	62,725	26,950
2017	63,359	25,216
2018	72,939	22,976
2019	77,664	20,937
2020	20,370	1,574
2021	70,890	7,638
2022	63,509	7,909
2023	36,448	12,753
2024	61,128	27,304
2025*	61,128	27,304
2026*	61,128	27,304
2027*	61,128	27,304

HIGH TECH EMPLOYMENT HUB

PHOENIX TALENT

General and Operation Managers	69,300
Software Developers and Software Quality Assurance Analysts and Testers	30,815
Management Analysts	13,383
Computer Systems Analysts	9,647
Computer and Information Systems Managers	9,044
Network and Computer Systems Administrators	4,871
Industrial Engineers	5,215
Construction Managers	7,128
Information Security Analysts	2,804
Computer Network Architects	2,934
Semiconductor Processing Technicians	2,189
Electrical Engineers	3,658
Electronics Engineers, Except Computer	3,632
Aerospace Engineers	968
Data Sciences and Mathematical Science Occupations, All Other	2,489





Urbana @39th

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