

Pueblo Nuevo



OFFICE FOR LEASE



301 E BETHANY HOME RD | PHOENIX, AZ 85012

PROPERTY OVERVIEW

Pueblo Nuevo offers ±96,100 square feet of garden-style office space in the heart of Central Phoenix's Camelback East neighborhood.

The recently renovated complex features distinctive Santa Fe architecture and an open courtyard design, with direct access to SR-51 and I-17 — placing tenants minutes from the Camelback Corridor and Downtown Phoenix. A short drive connects tenants to retail and dining along 7th Street and Central Avenue, with the Uptown Farmers Market just around the corner. With monument signage available and professional on-site management, Pueblo Nuevo delivers a centrally positioned, amenity-rich environment for tenants seeking a distinctive address in one of Phoenix's most densely populated office corridors.

Santa Fe architecture features “drive-up” exterior loaded suites and private suite entrances and balcony spaces.

Pueblo Nuevo is the sole major office building in the expansive North Central Phoenix residential trade area, a seven-square mile affluent community with virtually no commercial space.

Two expansive central courtyards with koi ponds, waterfalls, walkways and seating areas.

Extensive capital improvements completed October 2025 including a new roof coating on Building B and parking lot reseal and stripe.



PROPERTY OVERVIEW



PROJECT:

Two-story, three-building
complex totaling ±96,100 SF



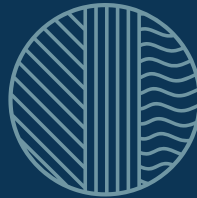
PARKING:

3.12/1,000 SF
200 Surface spaces. 100 Covered



LOT SIZE:

5.12 Acres; 223,027 SF



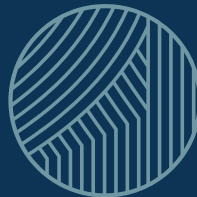
ZONING:

C-0, City of Phoenix



YEAR BUILT:

1984; Renovated in 2018



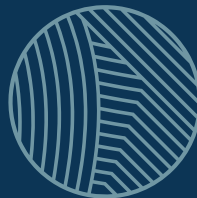
APN:

163-34-103



CLASS:

B



SIGNAGE:

Monument signage along heavily
traveled Bethany Home Road

LOCATION OVERVIEW

Pueblo Nuevo sits in the heart of North Central Phoenix, one of the city's most well-connected and amenity-rich submarkets.

Direct ramp access to SR-51 and I-17 puts tenants a short drive from the Camelback Corridor, Downtown Phoenix, and the broader Valley, without the daily grind of urban core congestion. The surrounding neighborhood delivers on convenience: restaurants, retail and services line 7th Street and Central Avenue, and the Uptown Farmers Market is right around the corner and steps away for those who want it. North Central Phoenix strikes a balance that few Phoenix addresses can claim, central enough to matter, removed enough to breathe. For tenants who want a credible Phoenix address without the noise that comes with it, this is the location.

Location Highlights

Flanked by two of North Central Phoenix's **most active urban corridors**, Camelback Road and the 7th Street/Central Avenue "Restaurant Row," offering an **exceptional mix of restaurants, cafes, coffee shops and bars** steps from the office

One of a limited number of multi-tenant office buildings serving the expansive and affluent North Central residential trade area, making this a **rare leasing opportunity in an underserved submarket**

Positioned away from the congestion of downtown Phoenix, North Central's residential **character keeps commutes predictable and rush hour manageable** for tenants and their staff

Exterior "drive-up" suite access supports medical and wellness operators, **one of the most sought-after tenant profiles in today's office market**

Direct adjacency to the prestigious Biltmore/Camelback Corridor puts **upscale housing, dining and retail immediately to the east**

Two miles from SR-51 with **seamless connectivity to the Metro Phoenix freeway network**, placing more than two million residents within a 30-minute commute



DINING & RETAIL OPTIONS



MONUMENT SIGNAGE



FREEWAY ACCESS



LUSH COURTYARD

LOCATION OVERVIEW



Demographics

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
2025 POPULATION	16,435	168,052	425,092
2030 POPULATION (5-YEAR PROJECTION)	17,350	174,664	441,831
2025 AVERAGE HOUSEHOLD INCOME	\$173,535	\$127,825	\$118,819
2030 AVERAGE HOUSEHOLD INCOME	\$201,548	\$147,067	\$137,662
2025 MEDIAN VALUE OF OWNER OCCUPIED HOUSING	\$690,772	\$575,266	\$492,188
2025 DAYTIME POPULATION	23,651	225,879	513,820

Source: 2025 ESRI

AMENITY MAP



THE PROPERTY



Pueblo Nuevo

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LEASING CONTACTS

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