

camelback

# ARBOLEDA






ARBOLEDA



FDC



# Where modern meets iconic

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## Camelback Arboleda

An iconic office complex in the heart of the vibrant Camelback Corridor. The location of local favorite Berridge Nursery from 1952 to 1980, the 21-acre site was an idyllic park-like setting and towering eucalyptus trees still grace passersby. Today's Camelback Arboleda office complex sits on 6.8 acres and is surrounded by an incredible amount of dining and retail amenities. Stroll next door to the historic Duck & Decanter to enjoy lunch on a shady and comfortable outdoor patio or walk just a short distance to favorites like Starbucks, Chick-fil-A, Einstein Bros. Bagels, McDonalds, Subway or Yogi's Grill.



4-story office building



Amenity rich location



Abundant parking



Unmatched freeway access

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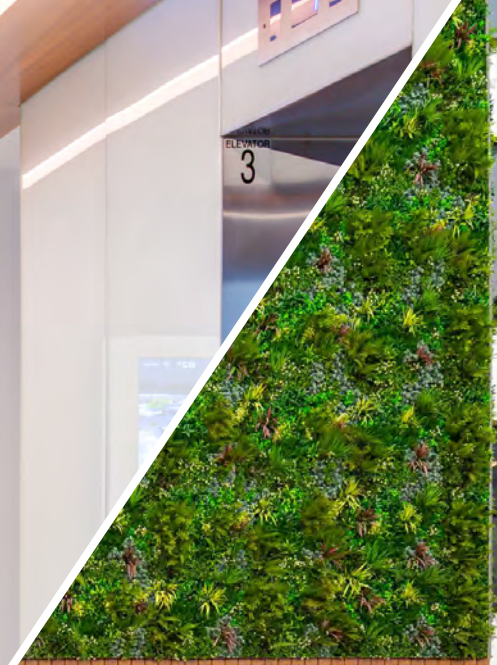
Located in the coveted Camelback Corridor, The Camelback Arboleda provides an excellent opportunity for both small and large tenants. With floorplates larger than 45,000 SF and several built out spec suites of varying sizes ready to go, The Arboleda offers unmatched flexibility in today's market.





ELEVATOR  
2

ELEVATOR  
3



ARBOLEDA



# Highlights

- 1661 E. Camelback Road, Phoenix, Arizona
- 178,792 total square feet
- 4 story office building
- 6.8 acre site
- Attached parking garage
- 4.15/1,000 parking
- Skybridges from garage straight into the 2nd and 4th floors
- Surrounded by over 2 million square feet of retail amenities within a 2 mile radius
- Floor plates over 45,000 SF
- Spec suites available for immediate occupancy
- Newly renovated common areas and restrooms
- Private balconies
- Newly renovated courtyard and atrium
- New outdoor tenant space
- 3 points of ingress and egress
- Direct access off SR-51
- Direct access to Camelback Road and Highland Avenue





Missouri Ave

16th St

2

Camelback Retail Center

Camelback Rd

1

Camelback Marketplace

3

Camelback Colonnade

4

Town & Country Shopping Center

Highland Ave

51

20th St

22nd St

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**ARBOLEDA**





**Arizona Biltmore Golf Club**

**5**

**Biltmore Fashion Park**

**6**

**The Esplanade**

**24th St**

**Campbell Ave**

**1 Camelback Marketplace**

- Chick-fil-A
- Einstein Bros.
- McDonald's
- Scotttrade
- Sports Authority
- Starbuck's
- Subway
- Pokitrition
- Duck and Decanter
- Copenhagen
- Yogis Grill
- Jamba Juice
- Verizon
- QuikTrip
- Target
- Data Doctors
- Verizon

**2 Camelback Retail Center**

- Chipotle
- Credit Union
- CVS/pharmacy
- Desert Schools
- Bluewater Grill
- Nationwide Vision
- Robeks
- Total Wine
- Massage Envy
- Jimmy John's
- Corleone's

**3 Camelback Colonnade**

- Best Buy
- Famous Footwear
- Fry's Food & Drug
- Cafe Zupas
- Old Navy
- PetSmart
- Smashburger
- Daily Dose
- Ulta Beauty
- Michaels
- Staples
- Cold Stone
- COX
- The Vitamin Shop
- Public Storage
- Great Clips
- Five Below
- Comerica
- NYPD Pizza
- Bed Bath & Beyond
- Jackson's Car Wash
- LensCrafters
- Last Chance
- In N Out Burger
- The Buffalo Spot
- Thai Chili
- Panera
- Greek Pita
- IHOP
- Dori Ramen
- Cafe au lait
- Marshals
- Men's Warehouse
- Famous Footwear
- Floor & Decor
- Arizona Federal

**4 Town & Country Shopping Center**

- Cafe Rio
- Five Guys
- Blimpie Subs
- Chili's
- FedEx Kinko's
- LA Fitness
- Dunkin' Donuts
- Cyprus Grill
- Pizzeria Bianco
- Whole Foods
- Trader Joe's
- Nordstrom Rack
- Patagonia by Ducksback
- Yogurtology
- My Sister's Closet
- Hi-Health
- Potbelly Sandwich Shop
- Primp & Blow
- Athleta
- Bluemercury
- Banana Republic
- Container Store
- Choice Pet Market
- Dunkin Donuts
- Forever21
- First Bank
- Hopdoddy
- Luxe Nail Bar
- Nekter Juice
- Orvis
- Paper Source SNOOZE, an AM Eatery

**5 Biltmore Fashion Park**

- Macy's
- Saks Fifth Avenue Pottery Barn
- True Food
- Stingray
- Williams-Sonoma
- The Capital Grill
- Ann Taylor
- AMC 14 Dine-in Theatres
- Blanco Tacos + Tequila
- ARHAUS
- Breakfast Club
- Life Time Fitness
- Sephora
- Lululemon
- Lorna Jane
- Zinburger
- Seasons 52
- Ralph Lauren
- Brooks Brothers
- California Pizza Kitchen
- The Cheesecake Factory
- Starbucks
- M.A.C. Cosmetics
- Citrine Natural Beauty Bar
- Pottery Barn
- True Food
- J Crew
- True Food Kitchen

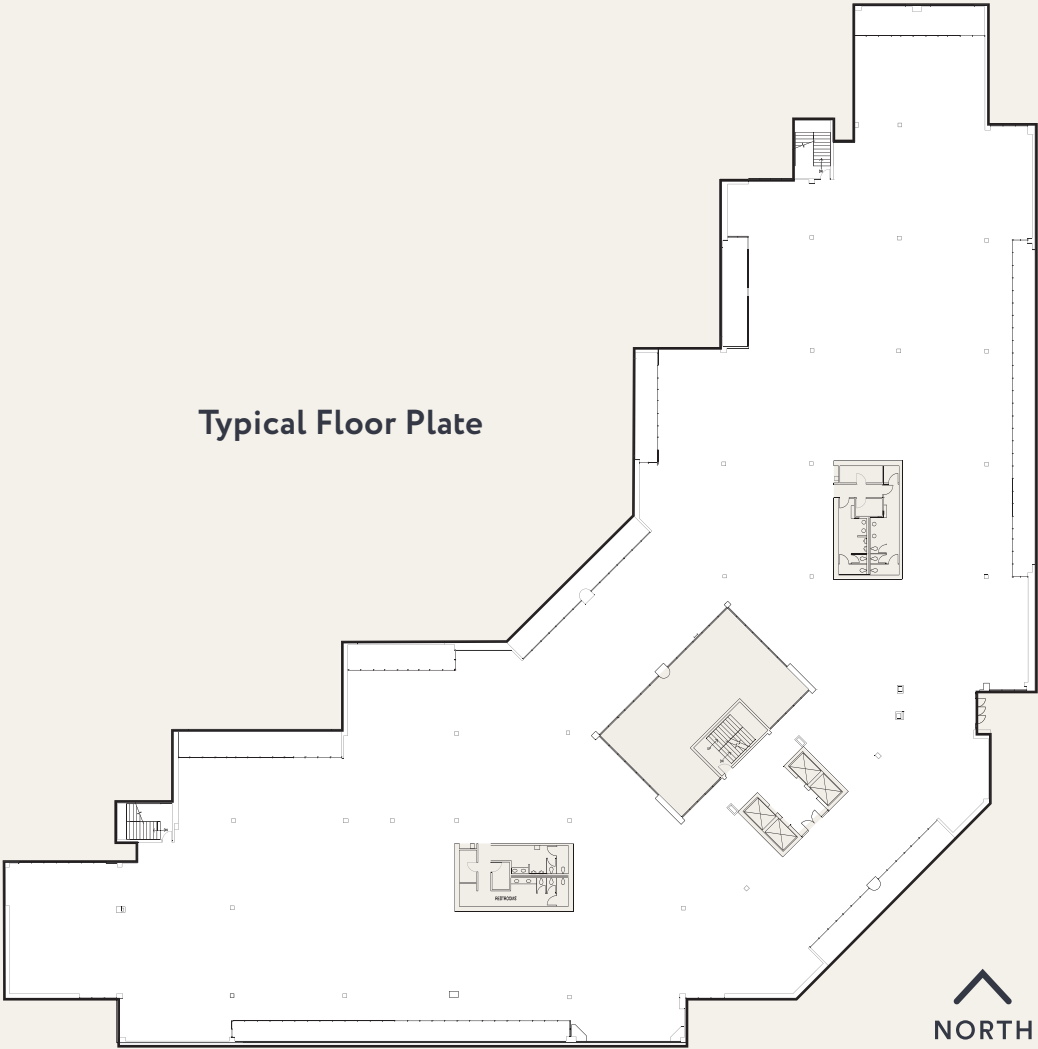
**6 The Esplanade**

- E-Center
- The Camby Hotel
- Bees Knees at The Camby
- Artizen at The Camby
- Tocaya Organica
- FLINT by Baltaire
- Comoncy
- E-Fit Fitness Center
- Project Center Printing
- Optical Expressions
- City Market Deli
- On-Site Banking
- AMC Theatres
- MercBar



# Move-in ready spec suites

Ideal floor plate for tenants of all sizes



NORTH

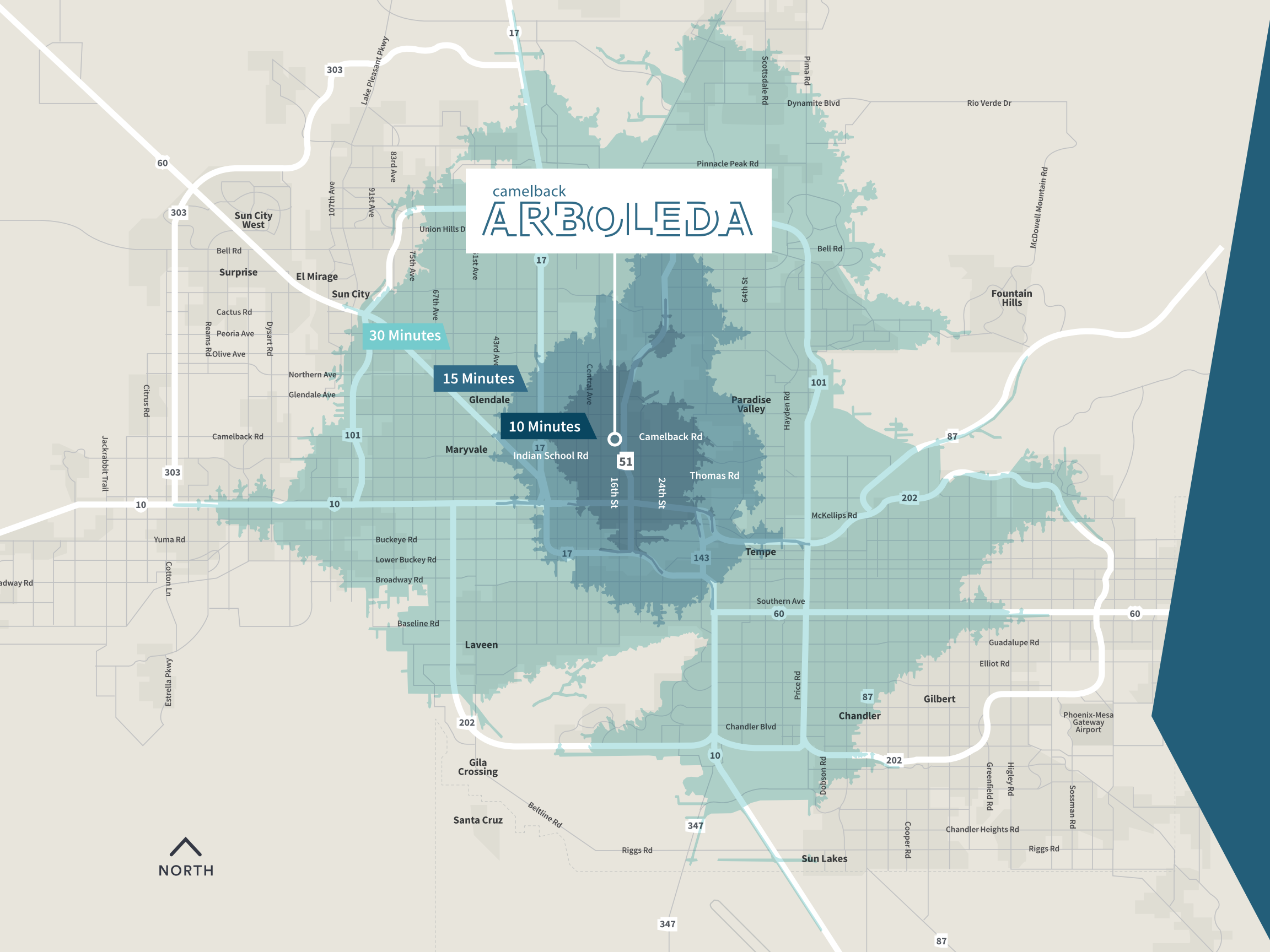


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**ARBOLEDA**

30 Minutes

15 Minutes

10 Minutes



# Demographics

Within a 10 minute drive

**262,700**  
2021  
Population

**\$87,034**  
Average  
Household Income

**\$373,639**  
Median  
Home Value

**36.7**  
Median  
Age

Within a 15 minute drive

**631,112**  
2021  
Population

**\$84,141**  
Average  
Household Income

**\$343,353**  
Median  
Home Value

**35.4**  
Median  
Age

Within a 30 minute drive

**2.8 Million**  
2021  
Population

**\$89,020**  
Average  
Household Income

**\$373,639**  
Median  
Home Value

**34.5**  
Median  
Age

**921,295**  
People with Bachelor's/  
Graduate Degrees

**77,972**  
Call Center / Admin  
Employees

**140,793**  
Healthcare  
Employees

**132,773**  
Business / Finance  
Employees

**116,759**  
Education / Training  
Employees

**109,529**  
Tech  
Employees

**30**  
Minute  
Drive

# The Camelback Corridor Story

## Housing

**\$244K**  
Median  
Home Value

**\$1,305**  
Average  
Apartment Rents

**4,500+**  
Apartments  
within 1 Mile

## Shopping

Camelback Colonnade  
**600K**  
SF of Retail

Town & Country  
**300K**  
SF of Retail

Biltmore Fashion Park  
**500K**  
SF of Retail

## Shopping

Camelback Collective  
**120K**  
SF Office

AC Marriott  
**150K**  
SF Hotel With Full Bar

Abrazo  
**500K**  
SF Hospital

## Hotels

Camby  
**277**  
Rooms

AC Marriott  
**160**  
Rooms

AZ Biltmore  
**712**  
Rooms

## Restaurants

**90**  
Restaurants  
Within 1 Mile

### High-End Restaurants/Bars

**FLINT**  
BY BALTAIRE



THE  
**CAPITAL**  
G·R·I·L·L·E

**HILLSTONE**

*Seasons 52*  
FRESH | GRILL

THE **GLADLY**

## Fitness & Recreation

Life Time Biltmore  
**105K**  
Stunning SF

Arizona Biltmore Golf Club  
**18**  
Holes

Apartments Coming Soon: Arbor Court | Pearl Biltmore | One Camelback | The Angela | Contour on Campbell | Alta Marlette



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Where modern  
meets iconic



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