





Where modern meets iconic

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







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







Camelback Marketplace

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

Duck and Decanter

Camelback Retail Center

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

Nationwide Vision

Five Below

Comerica

Camelback Colonnade

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

Floor & Decor

Arizona Federal

Town & Country Shopping Center

Cafe Rio Potbelly Sandwich Shop **Five Guys** Primp & Blow **Blimpie Subs** Athleta Chili's **Bluemercury** FedEx Kinko's Banana Republic LA Fitness **Container Store Dunkin' Donuts** Choice Pet Market Cyprus Grill **Dunkin Donuts** Pizzeria Bianco Forever21 Whole Foods First Bank Trader Joe's Hopdoddy Nordstrom Rack Luxe Nail Bar

Yogurtology Orvis

My Sister's Closet Paper Source SNOOZE,

Nekter Juice

Hi-Health an AM Eatery

Biltmore Fashion Park

Patagonia by Ducksback

Macy's Lorna Jane Saks Fifth Avenue Potterv Zinburger Barn Seasons 52 **True Food** Ralph Lauren **Brooks Brothers** Stingray

Williams-Sonoma The Capital Grill

Ann Taylor

AMC 14 Dine-in Theatres Blanco Tacos + Tequila

ARHAUS Breakfast Club Life Time Fitness

Sephora Lululemon California Pizza Kitchen The Cheesecake Factory Starbucks M.A.C. Cosmetics Citrine Natural Beauty Bar Pottery Barn

True Food J Crew

True Food Kitchen

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

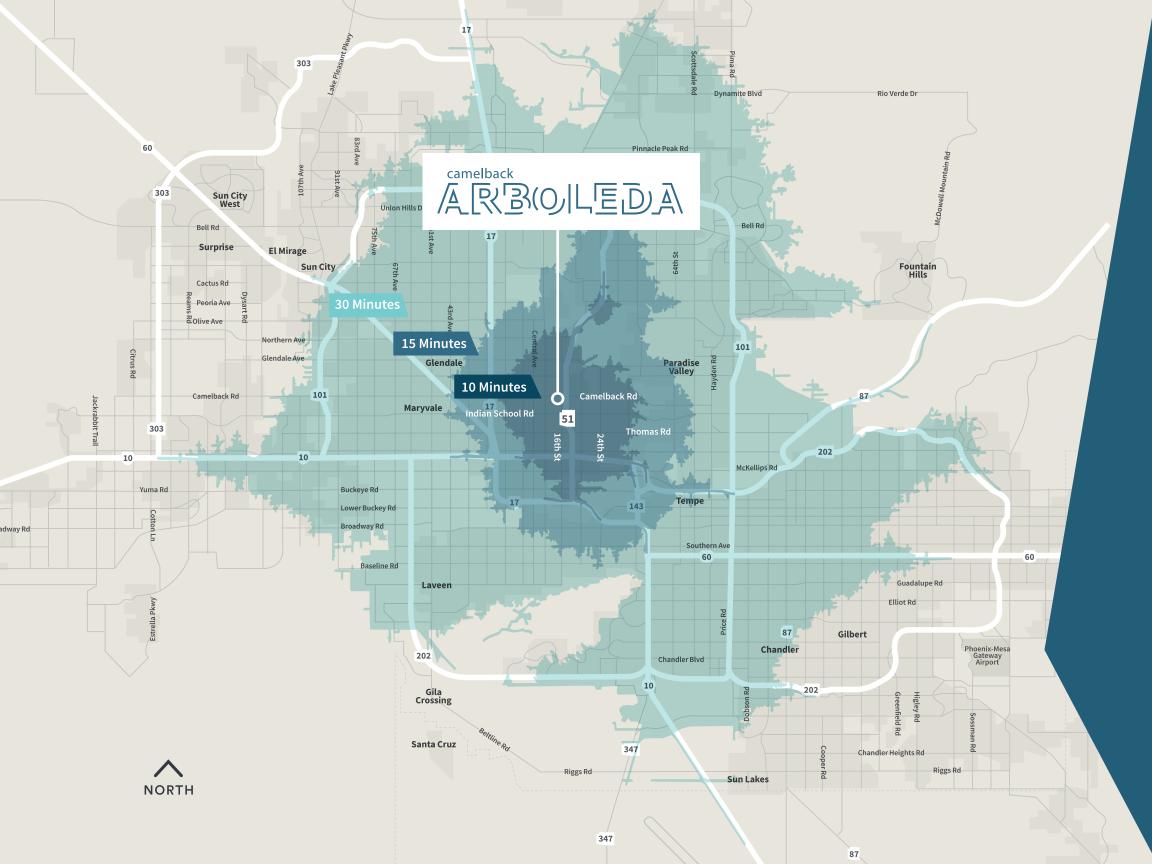












Demographics

Within a 10 minute drive

262,700

2021 Population \$87,034 Average

Average Household Income

\$373,639

Median Home Value 36.7

Median Age

Within a 15 minute drive

631,112

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

Minute Drive

132,773

Business / Finance Employees 116,759

Education / Training Employees

109,529

Tecn Employees

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



HILLSTONE





#GLADLY

Fitness & Recreation

Life Time Biltmore

105K Stunning SF

Arizona Biltmore Golf Club

18 Holes





For leasing information, please contact

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NEWMARK



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