

20-Acre Resort/Retreat/Event Venue

6385 W WHITE MOUNTAIN BLVD, SHOW LOW, AZ 85901



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COMPASS

PROPERTY HIGHLIGHTS, CURRENT USE, AND DESCRIPTION

- Total Sleeping Accommodation: 176
- Total Bathrooms/Toilets: 25
- Total Bathrooms/Showers: 23
- Commercial Kitchen
- 8 Recreational Amenities
- Turnkey Facility

- Ideal for Investor or Nonprofit
- Potential Redevelopment Opportunity (Boutique Hotel/Hospitality, Commercial, Master Planned Community, Wedding Venue, Retreat Center)
- 21.147 Acres/921,143 Sqft.
- APN: 212-01-036B

This 20-acre, turnkey mountain resort and event campus is ideally positioned for redevelopment, repositioning, or continued operation as a hospitality and retreat destination in the heart of Arizona's White Mountains. Set among towering pines, the property is currently improved to accommodate **up to 176 overnight guests** across multiple lodging structures, supported by **25 restrooms and 23 showers**, with infrastructure designed to host **events of up to 300 attendees**. The scale and layout lend themselves well to **weddings, corporate retreats, conferences, wellness programs, destination events, and group hospitality uses**. The campus is thoughtfully designed for large-group functionality and guest experience, offering a broad mix of indoor and outdoor amenities including an **adventure challenge course, zipline and low-ropes course, 3D archery range, sports courts and fields, outdoor gathering areas, fire circle, and curated recreational spaces** that translate seamlessly to team-building, guest programming, and event activation. With **extensive existing infrastructure already in place**, the property presents a compelling **value-add and redevelopment opportunity**—whether repositioned as a boutique mountain resort, wedding and event venue, wellness retreat, conference center, or expanded hospitality campus. Rarely does a property of this size, setting, and operational readiness become available in Pinetop-Lakeside.

ONSITE ADVENTURE & AMENITIES

CHASE ADVENTURE COURSE

Parkour and train at the Chase ninja warrior and military style training course with ropes and log and tire obstacles.

LIFE SIZE CHESS, TABLE TENNIS, & MORE

Outdoor tournament play is endless including chess, table tennis, foosball, and 9 square in the air.

ZIP LINE & LOW ROPES

Zip or climb or train on at the low ropes and zipline adventure park fit for all ages.

COMFORT & JOY SHOPPES

Wander around our mini-shops where local artisans display and sell their crafts (seasonal) including Native American jewelry.

3D ARCHERY & YARD GAMES

Enjoy our 3D archery as you challenge your family to a little bull's eye competition. Finish up with a championship game of corn hole.

FIRE CIRCLE & MAKING S'MORES

Warm up by a fire at the fire circle, sing camp songs, and make some S'mores. YUMMY!

BASKETBALL COURT & SPORT FIELD

From basketball to sand volleyball to a variety of yard games, have tons of fun with outdoor adventures

SNACK SHACK & LIBRARY

Visit our library and grab a puzzle or board game or two so you can sit around the table and laugh and spend time together

Booked Event Income 2026

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$ 2,160.00	\$ -	\$ 1,200.00	\$ 11,095.00	\$ 8,425.00	\$ 7,795.00	\$ 1,000.00	\$ 11,535.00	\$ 12,295.00	\$ 12,205.00	\$ 11,593.00	
				\$ 8,195.00	\$ 14,195.00	\$ 4,995.00	\$ 10,095.00	\$ 13,595.00	\$ 5,900.00	\$ 7,395.00	
				\$ 1,860.00	\$ 6,940.00	\$ 10,595.00	\$ 12,295.00	\$ 12,799.00	\$ 13,285.00	\$ 12,645.00	
				\$ 5,340.00	\$ 7,395.00		\$ 10,895.00	\$ 10,895.00	\$ 12,995.00		
					\$ 7,895.00		\$ 4,900.00		\$ 11,435.00		
					\$ 10,845.00						
\$ 2,160.00	\$ -	\$ 1,200.00	\$ 11,095.00	\$ 23,820.00	\$ 55,065.00	\$ 16,590.00	\$ 49,720.00	\$ 49,584.00	\$ 55,820.00	\$ 31,633.00	\$ -

Pro Forma Event Income

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90
\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90	\$ 30,904.90







VINTAGE GRACE HALL

Centrally located on our 20 acres is the fully restored Mid-Century Grace Hall. With exposed hand-hewn beams and pine panels from the once local McNary Mill provides 2000 square feet of indoor meeting space, Grace Hall provides a serene atmosphere for meetings.

Attached to the Hall is an additional 1200 square foot post and beam portico and over looks an expansive grass lawn and is a favorite meeting space location.



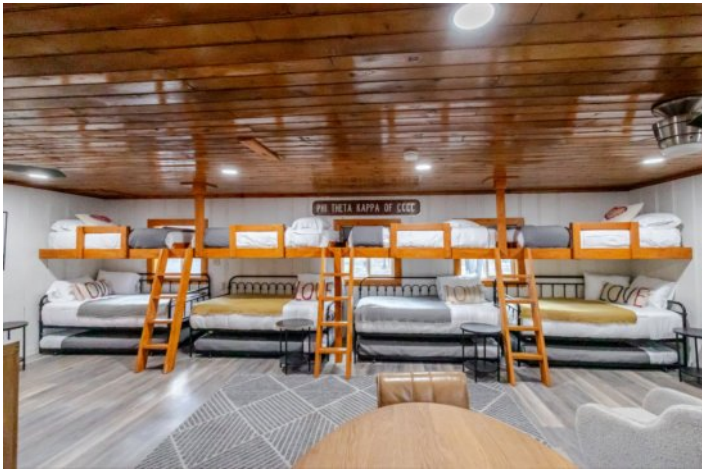


COVERED AND UNCOVERED OUTDOOR SPACES

Additional outdoor meeting spaces include a large post and beam covered ramada and stage area, upper lawn, lower patio and fountain, and expansive grass lower lawn area provides a variety of ample meeting space.







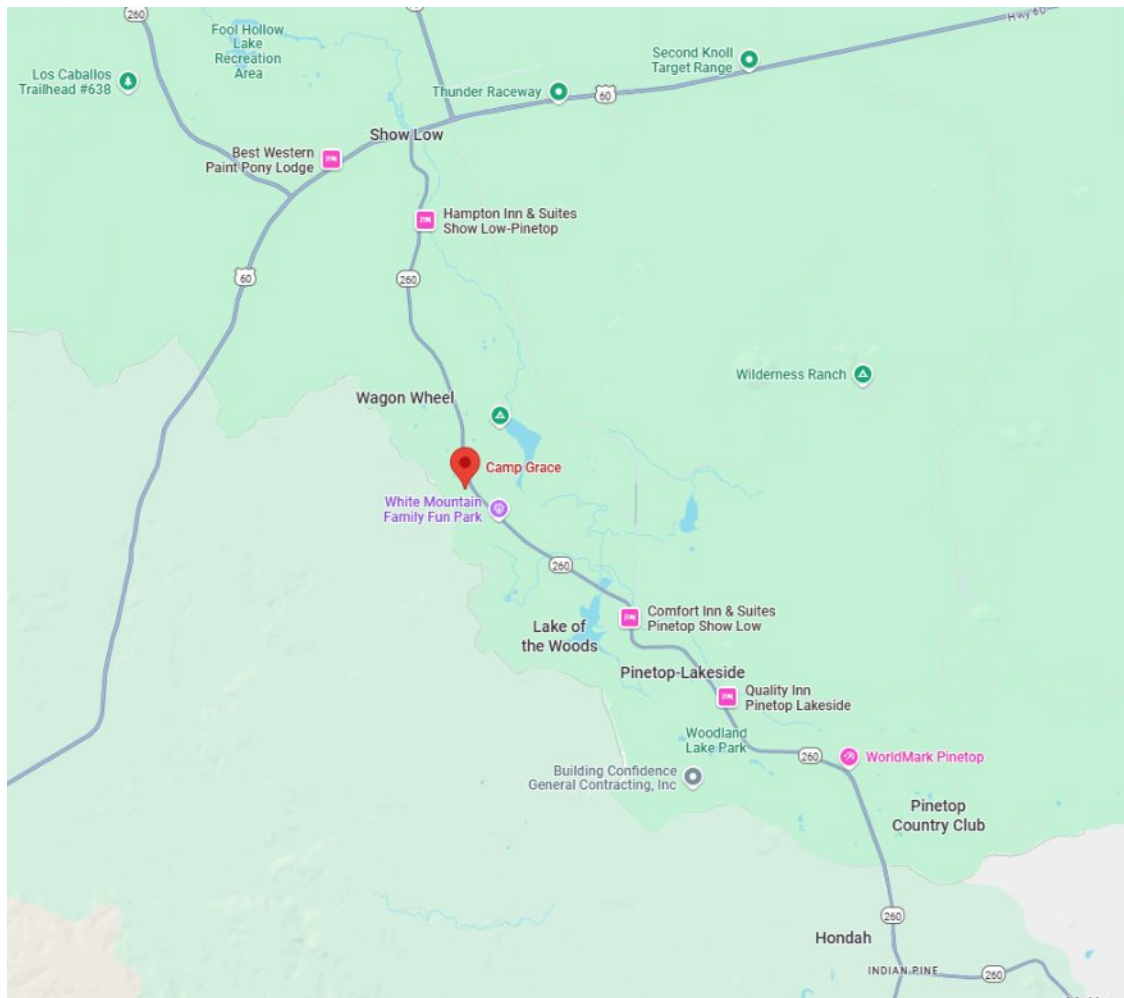
ABOUT CAMP GRACE



Welcome to Camp Grace, an adventure resort and summer camp, located in the beautiful mountains of Pinetop-Lakeside, Arizona. Since 1953, we have provided the perfect blend of outdoor exploration, relaxation, and camping fun. Our offerings are suitable for adventurers of all ages and skill levels.

CAMP GRACE's 20-acre getaway is uniquely situated in the tall pines, nestled next to the trailhead of the Mogollon Rim Overlook and neighboring White Mountain Apache Tribe. We offer a variety of activities, programs, and accommodations for campers in keeping with the adventurous spirit. Onsite activities include ropes course, zipline, obstacle course, basketball court, archery, yard games, sports field, hiking, fire circle, and more.

Horseback trail rides, golfing, white water rafting, petrified forest, petroglyphs, go karts, snow sports, ski resort, fly fishing, frisbee golf, kayaking, hiking, pickleball, yoga, luxury spas, live bands, festivals and many other adventures are found within our community. With over 200 miles of hiking and mountain biking trails and 40 lakes within 40 miles, over 400 miles of stocked trout streams, and endless sunny days, Pinetop-Lakeside, Arizona is the vacation destination for the adventurer!





6385 W White Mountain Blvd,
Show Low, AZ 85901

Asking Price \$5,790,000



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Buyer to verify all facts, figures, measurements, income and expense information, square footage, lot size, zoning, and all other information material to Buyer's decision to purchase the property. Broker and Seller make no representations or warranties, express or implied, as to the accuracy of any information contained herein. All information is deemed reliable but not guaranteed.

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