

camelback

ARBOLEDA



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



ARBOLEDA

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

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.





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, divisible to 22,000 SF
- Spec suites available for immediate occupancy
- Prominent building signage and exposure to Camelback Road
- 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





16th St

Missouri Ave

2

Camelback
Retail Center

Camelback Rd

1

Camelback
Marketplace

3

Camelback
Colonnade

4

Town & Country
Shopping Center

Highland Ave

51

20th St

22nd St

camelback
ARBOLEDA



Arizona Biltmore Golf Club

5 Biltmore Fashion Park

6 The Esplanade

Campbell Ave

24th St

1 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
Pokitritition	Verizon
Duck and Decanter	

2 Camelback Retail Center

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

3 Camelback Colonnade

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

4 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
Patagonia by Ducksback	Nekter Juice
Yogurtology	Orvis
My Sister's Closet	Paper Source
Hi-Health	SNOOZE, an AM Eatery

5 Biltmore Fashion Park

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

6 The Esplanade

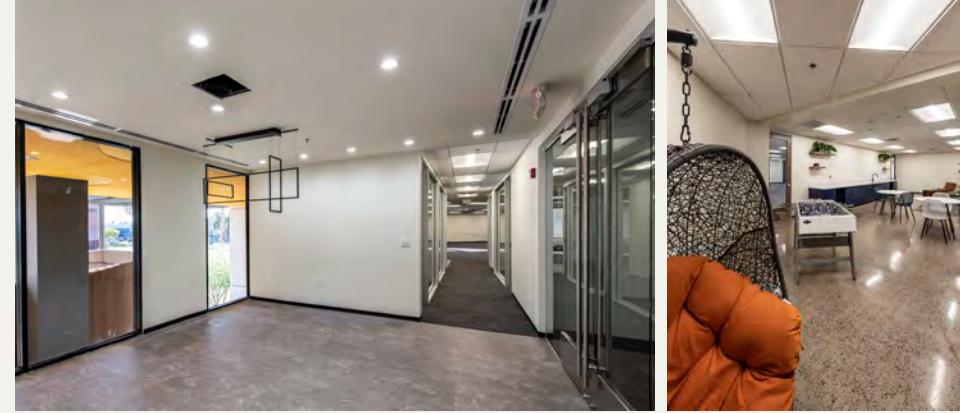
E-Center	E-Fit Fitness Center
The Camby Hotel	Project Center Printing
Bees Knees at The Camby	Optical Expressions
Artizen at The Camby	City Market Deli
Tocaya Organica	On-Site Banking
FLINT by Baltaire	AMC Theatres
Comoncy	MercBar

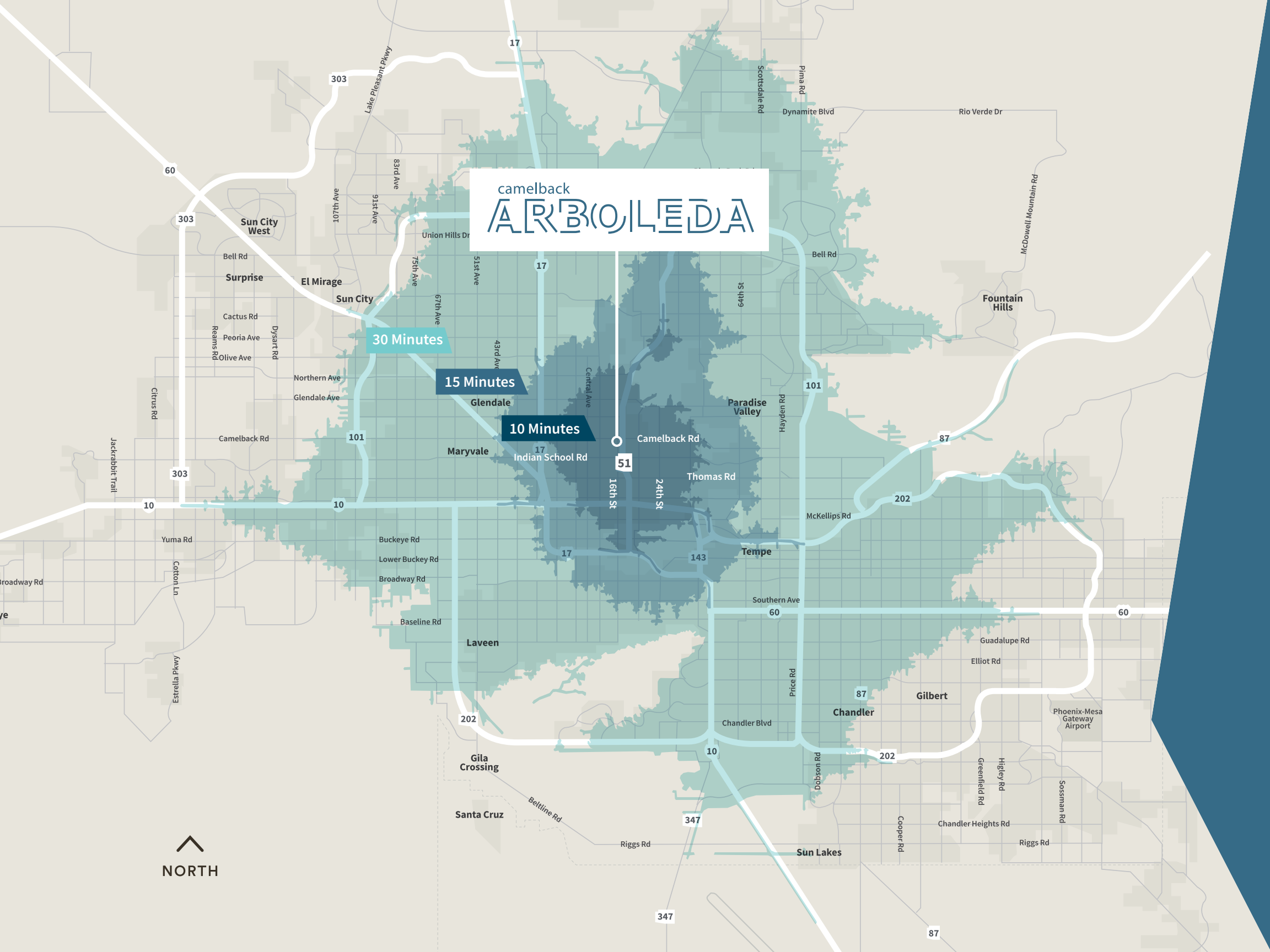


Flexible Options

Occupy an entire floor or move into a beautiful move-in ready spec suite

Typical Floor Plate





camelback
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

Recently Completed Buildings

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
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



camelback
ARBOLEDA



Where modern
meets iconic



FENWAY
CAPITAL ADVISORS



Leasing

Chris Latvaaho
T +1 602 282 6313
M +1 602 616 7978
chris.latvaaho@jll.com

Chris Beall
T +1 602 282 6262
M +1 602 459 5634
chris.beall@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.