



BILTMORE

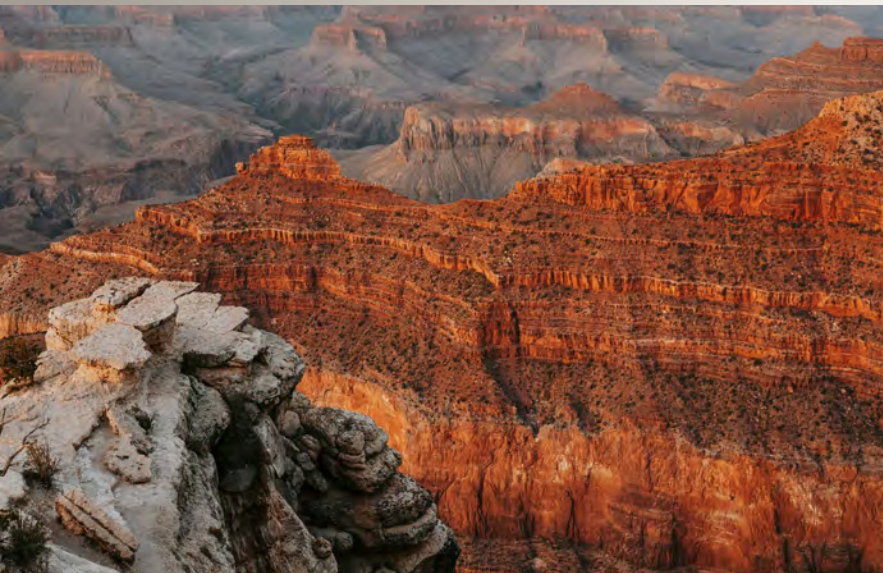
FASHION PARK

Reimagining a legacy

Biltmore has been a legacy Phoenix landmark and shopping destination for decades – sitting in unmatched positioning in Phoenix's downtown and surrounded by the city's wealthiest neighborhoods.

Through thoughtful restoration of its iconic mid-century modern architecture, curated remerchandising of its dining and shopping options, and the addition of premier boutique hotel, Biltmore is poised to sit as Phoenix's most impactful lifestyle destination for decades to come.





The Phoenix Metro Area

5 MILLION+
POPULATION
~~~~~  
**5th** Largest MSA  
in the United  
States

HOME TO  
**10**  
FORTUNE  
**500**  
COMPANIES

**41,000+**  
acres of desert  
parks and mountain  
preserve land, and  
200+ miles of trails.

**3** PRO  
SPORTS  
TEAMS

— Phoenix Suns  
in the NHL



— Diamondbacks  
in the MBL



— Cardinals  
in the NFL

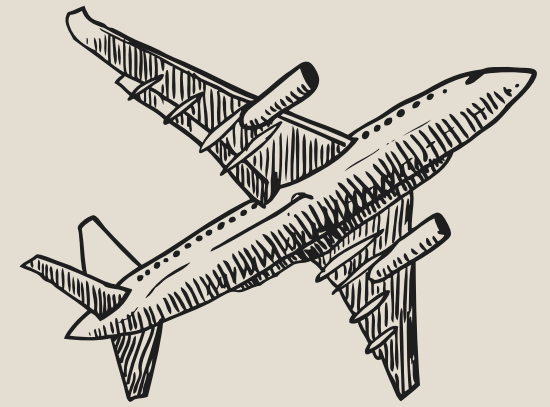
**46.7**  
MILLION  
VISITORS  
IN 2023

— including  
**1.6** million  
international  
visitors



**20**  
MILLION

annual tourists with  
70,000 keys at 540  
hotels and 60 resorts,  
160 golf clubs



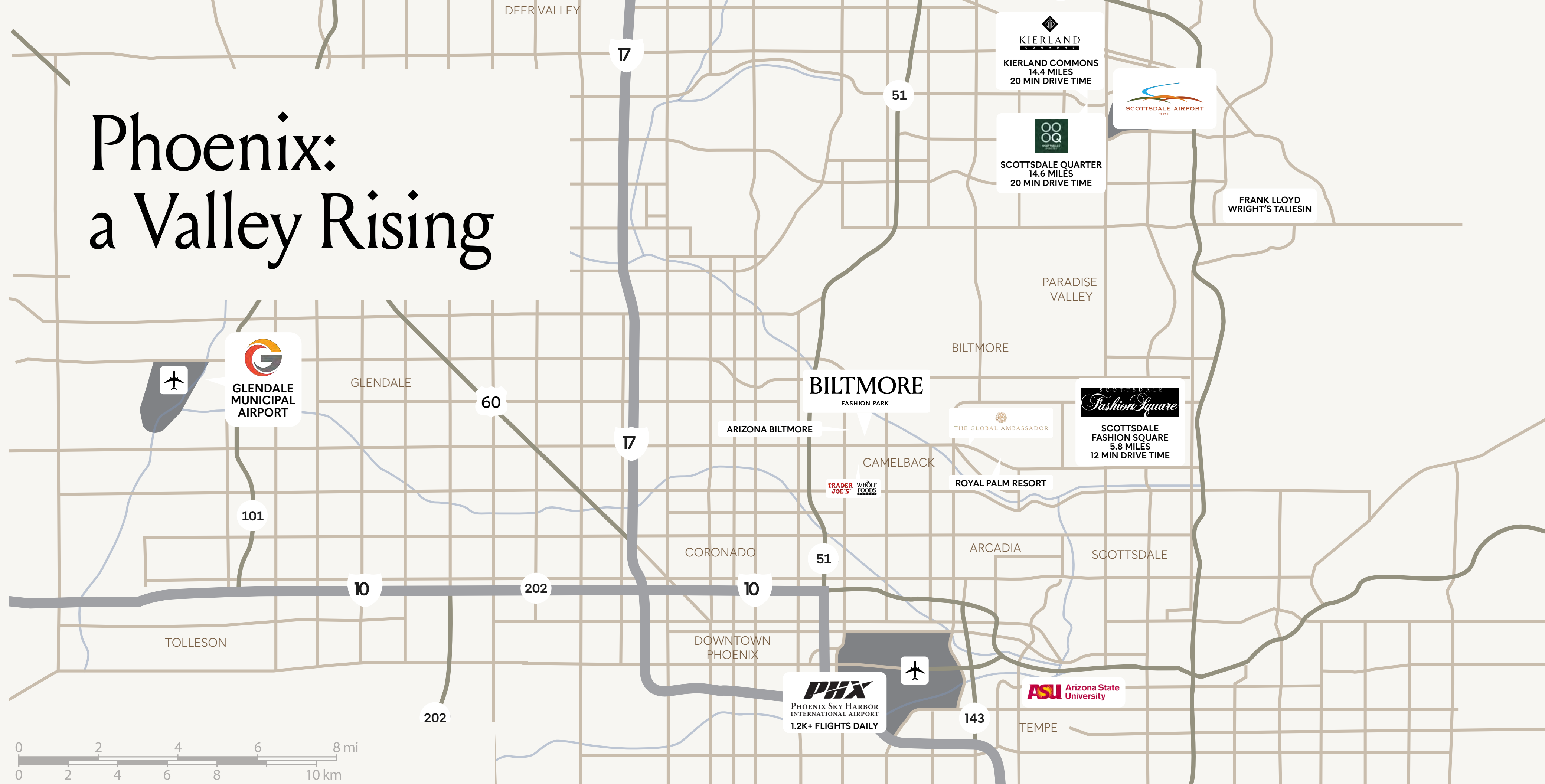
**45**

MILLION+  
passengers annually

& 1.2K+  
flights daily  
out of  
Sky Harbor  
Int'l Airport



# Phoenix: a Valley Rising





# Trade Area

## CAMELBACK CORRIDOR

- ◆ 900K+ Trade Area Population
- ◆ Average HHI \$144+
- ◆ 36.4 Median Age
- ◆ \$2.2M Home Value
- ◆ 2,000+ Businesses
- ◆ 20,000+ Employees

### 1 MILE

±13K POPULATION  
\$200K AHHI

### 3 MILES

±133K POPULATION  
\$144K AHHI

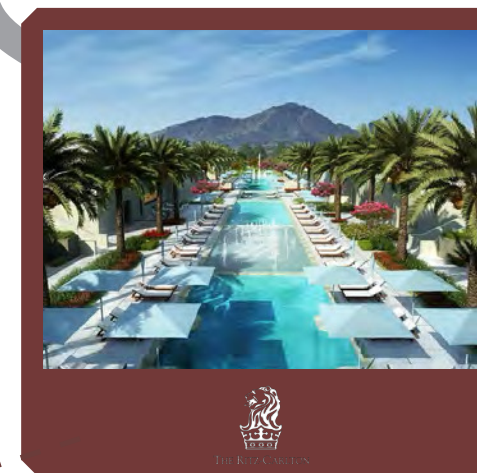
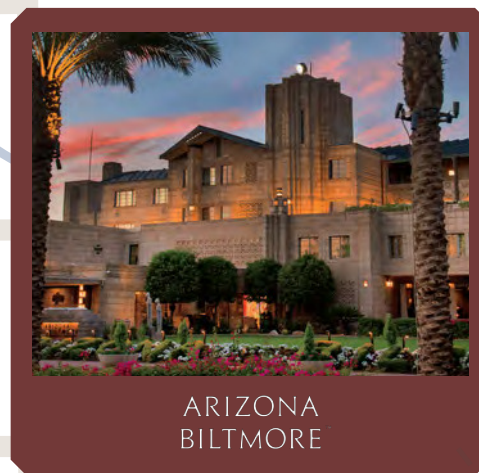
### 5 MILES

±346K POPULATION  
\$129K AHHI





# At the heart of Phoenix's Resort Corridor



BILTMORE  
ESTATES

CAMELBACK

ARCADIA

SCOTTSDALE

CORONA

DOWNTOWN  
PHOENIX

51

10

17

17



# NEIGHBORHOOD HIGHLIGHTS



## Biltmore

Characterized by its historic charm and complemented by modern conveniences, this affluent and iconic area features the renowned Arizona Biltmore Resort and Biltmore Fashion Park.



## Midtown

Known for its classic mid-century homes to contemporary apartments, eclectic eateries, microbreweries, and artistic influence, Midtown offers a vibrant cultural scene.



## Arcadia

Arcadia is known for picturesque mountain views and a blend of historic and modern homes at some of the highest home values in Phoenix.



## Paradise Valley

This area is an affluent and highly desirable neighborhood known for its exclusive communities, upscale amenities and proximity to toptier resorts.



## Uptown

Just north of Midtown, Uptown is a vibrant and growing area celebrated for its lively retail scene and strong sense of community with frequent local events such as the Uptown Farmers Market. Melrose, a lively 1-mile stretch of Seventh Avenue in Uptown, features some of Phoenix's best spots for antiques, art, dining, patio cocktailing, and dancing.



## Downtown

A bustling urban center, Downtown is dense with sports arenas, live music, rooftop lounges, museums, theaters, art galleries and more than 200 restaurants. Over 2000 businesses are headquartered in Phoenix, and Downtown is also home to the Footprint Center and Chase Field, where the Phoenix Suns and Arizona Diamondbacks play ball.



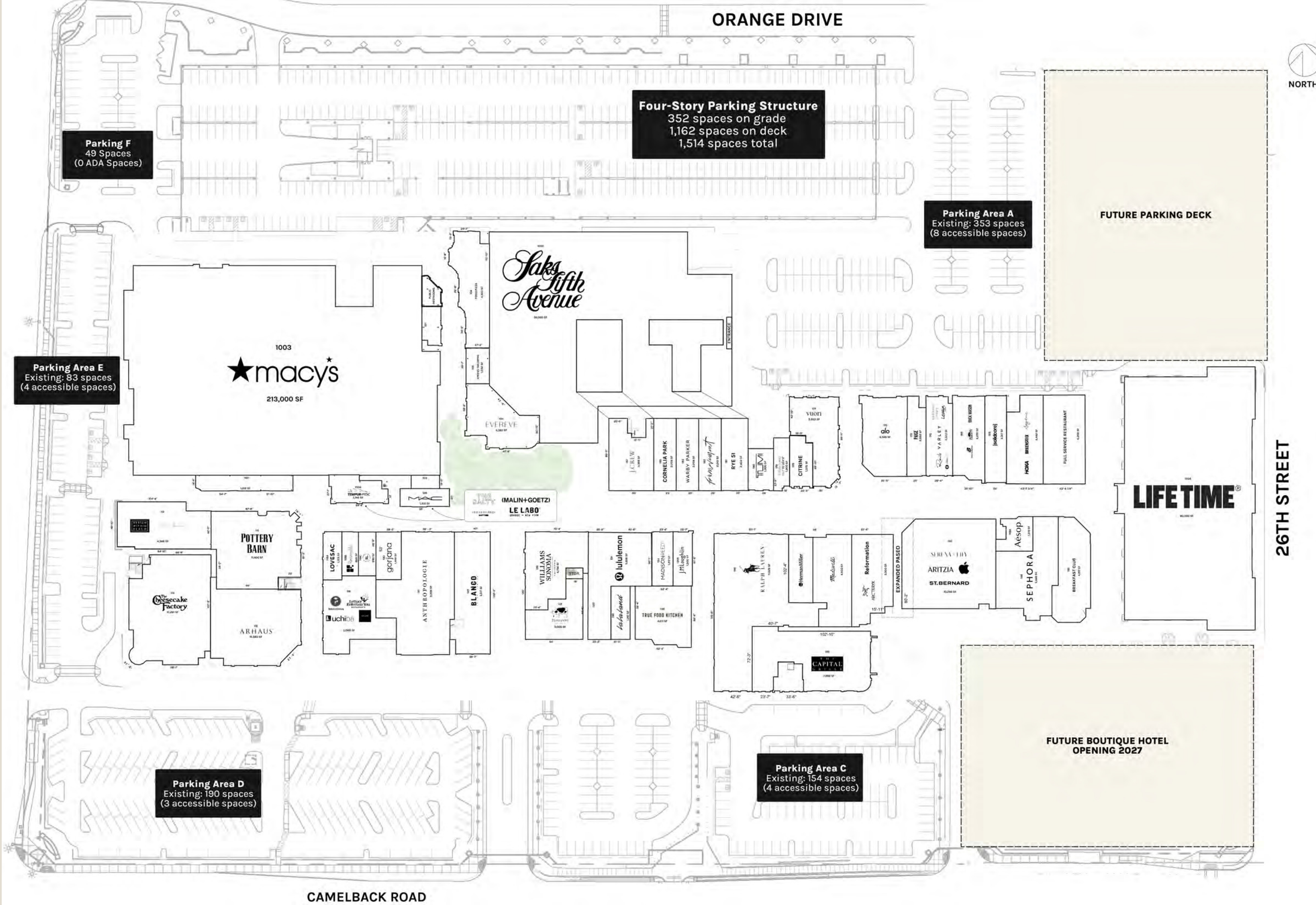


- ◆ 615K SF GLA
- ◆ 5,000 Parking Spaces
- ◆ 31 Acres
- ◆ Future Boutique Hotel

ANTHROPOLOGIE  
SEPHORA  
lululemon POTTERY  
J.CREW BARN  
WARBY PARKER  
ARHAUS

WILLIAMS  
SONOMA  
CALIFORNIA

RALPH LAUREN





# BILTMORE'S REENVISIONING: CURATED RETAIL & BOUTIQUE HOSPITALITY



## ELEVATED DINING



# RESTORED MID-CENTURY ARCHITECTURE



UPGRADED LANDSCAPING, STOREFRONTS, GREENSPACE AND LIGHTING







# Get in Touch

RED Development is an industry leading, wholly integrated commercial real estate company known for its high-performing mixed-use and retail portfolio across the Southwest and Midwest. A preferred partner for best-in-class retailers and investors, RED is known nationally for its vibrant, well-trafficked ground-up developments along with its keen expertise for remerchandising and repositioning existing properties to improve profitability and appeal.



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