



# THE GROVE

4300 E Camelback - Spec AA Office

A creative, sophisticated mixed-use campus in the heart of Arcadia, the historic Phoenix neighborhood

Delivering Q3 2022



# **Bold. Vibrant. Smart. Inventive.**

This is The Grove.

4300 E Camelback  
Phoenix, AZ 85018



THE GROVE





THE GROVE





# Fresh. Inviting. Stylish. Unique.

Development overview

750,000+ SF New Development

10,200 SF Restaurant & Bar

181,482 SF Class AA Office

First ever Boutique Hotel by the famous restaurateur Sam Fox

Luxury Apartments by  
Street Lights Residential

Robust parking with VIP valet parking  
service for guests and employees

State of the Art Suns/Mercury  
Training Facility on site



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## Available for Lease

Space 1 – 1,150 SF

Space 2 – 2,131 SF

Space 3 – 2,951 SF



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# Why Arcadia?

## **Thriving community. Impeccably located. Rich history and tradition.**

Arcadia by the numbers . . .

327,041

2025 population, projected to grow  
by 2.1% in the next five years

192,044

daytime population within  
Five miles of The Grove

\$711,083

Median home value within  
two miles of The Grove

38 years

median age

+17,000

households within  
two miles of The Grove

70,000

vehicles per day  
pass The Grove

48%

have a bechelors  
degree or higher



# THE GROVE





MOUNTAIN SHADOWS

THE SHORT COURSE

SANCTUARY

camelback mountain resort and spa

THE RITZ-CARLTON

THE PHOENICIAN

Scottsdale

JW MARRIOTT

CAMELBACK INN<sup>®</sup> SCOTTSDALE

OMNI RESORTS

montelucia | scottsdale

THE GROVE

Steak 44

FLOWER CHILD

Village

HEALTH CLUBS & SPAS

ROYAL PALMS

Resort and Spa

THE PHOENICIAN

Golf Club

EXPERIENCE TROON GOLF<sup>®</sup>

CHELSEA'S

KITCHEN

THE HENRY

CHSO

BREWERY + DISTILLERY

THE HERMOSA

INN

A Boutique Hideaway

Camelback Rd

BUCK & RIDER

A SEAFOOD & STEAK ENTERTAINMENT IN THE HEART OF ARCADIA

The Porch

THE VIG

Indians School Rd

Hash Kitchen

THE ATTIC

DOUGH BIRD

NORTH

ITALIA

POSTINO

INGOS TASTY FOOD

POSTINO winecafe

LA GRANDE ORANGE cafe

Tomaso's

Tarbell's

36th St

Campbell Ave

40th St

44th St

Lincoln Dr

Tatum Blvd

Camelback Mountain

# Nestled between Biltmore, Paradise Valley and Arcadia. The 3 most affluent neighborhoods in Phoenix.



## Eat

- The Henry
- Flower Child
- Steak44
- Buck & Rider
- Chelsea's Kitchen
- Postino
- La Grande Orange
- Ingos Tasty Food
- North Italia
- Doughbird
- Hillstone
- Hash Kitchen
- Cold Beers & Cheeseburgers
- Wrigley Mansion
- The Collins
- Tarbells
- Tomasos



## Play

- Postino Wine Café
- OHSO Brewery
- Little Woody
- The Porch
- The Vig
- UnderTow
- Zipps
- The Attic Ale House
- Arcadia Tavern



## Stay

- Hermosa Inn
- Omni Scottsdale Resort & Spa at Montelucia
- Phoenician
- Arizona Biltmore
- Royal Palms
- The Camby
- Mountain Shadows
- AC Hotel
- Camelback Inn
- Sanctuary Camelback Mountain Resort
- The Ritz-Carlton



## Shop

- Camelback Village Center
- Biltmore Fashion Park
- Town & Country Shopping Center
- Camelback Colonnade



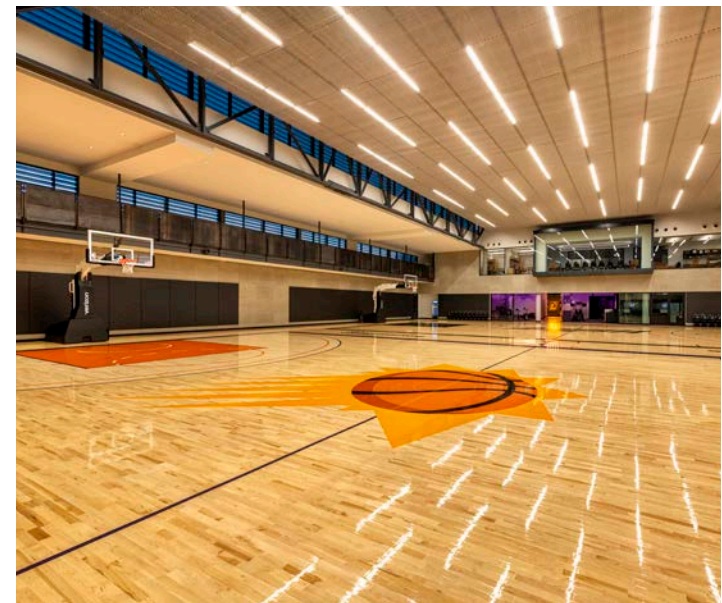
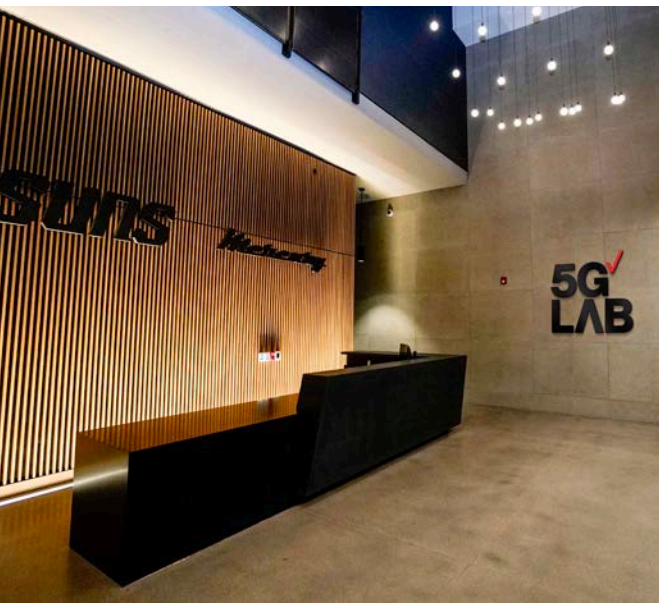
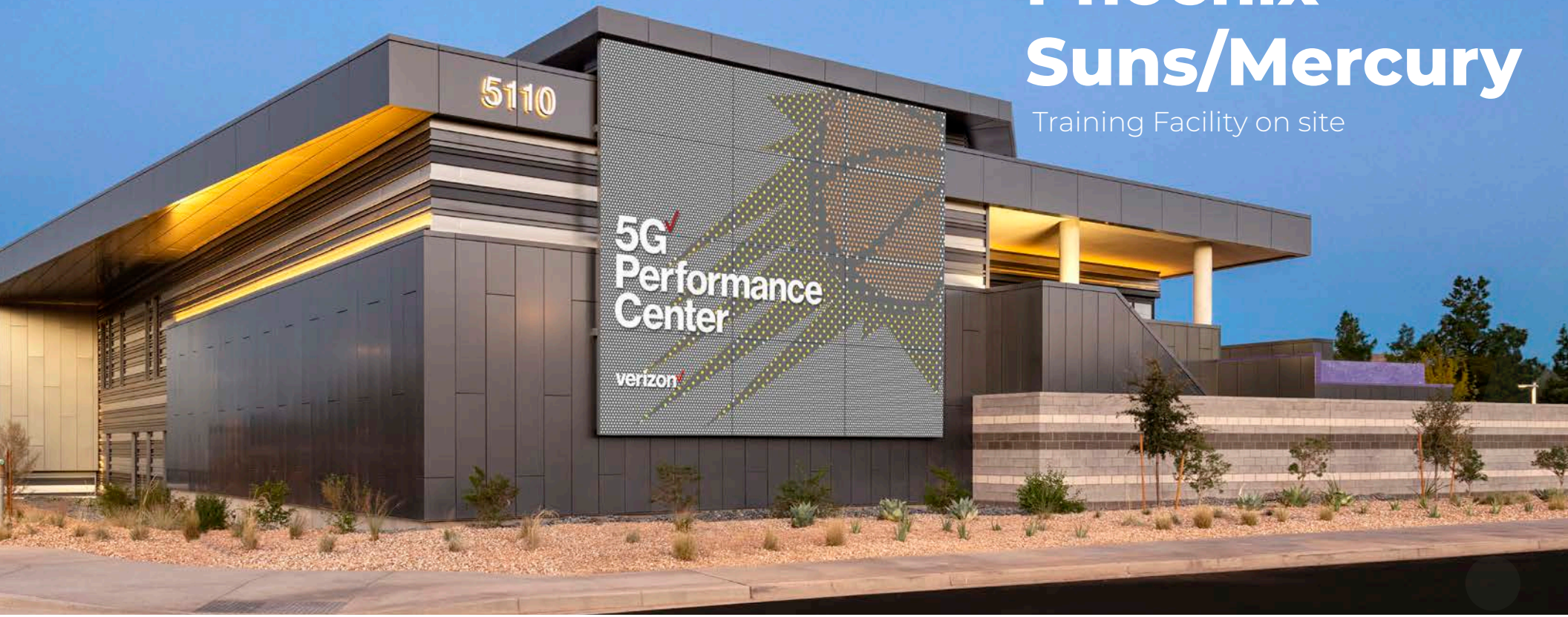
## Do

- Camelback Mountain
- Arizona Biltmore Golf Club
- Phoenician Golf Club
- The Short Course Mountain Shadows
- Phoenix Mountain Preserve

State of the Art

# Phoenix Suns/Mercury

Training Facility on site





For more than 25 years, RED Development has been an industry leading, wholly integrated commercial real estate company known for its high-performing mixed-use and retail portfolio. 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. Headquartered in Phoenix, the privately held company's portfolio is comprised of distinctive destinations across the Southwest and Midwest. For more information, visit [REDdevelopment.com](http://REDdevelopment.com).



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