

COMPASS

ARCADIA RELOCATION GUIDE

EVERYTHING YOU NEED TO KNOW BEFORE MOVING



[SCOTTSDALEPROPERTYGUIDE.COM](https://scottsdalepropertyguide.com)

hey there. NICE TO MEET YOU!

SO YOU'RE THINKING OF BUYING YOUR
FIRST HOME?

Hi There! We're Scott and Eliza, your
father/daughter real estate team with over
30 years of experience - with a personalized
touch to each home buyer and seller.

We shine when partnering strategy and
your specific home buying needs to come
alongside you as you're buying your first
home, expanding for a growing family, or
downsizing.

Let's find your perfect Arcadia home and
start this exciting new chapter! Ready to
begin? Here are some great details for your
consideration of Arcadia, and we are
delighted with the opportunity to work with
you!





Welcome to Arcadia

ARCADIA: WHERE LUSH GREENERY MEETS DESERT ELEGANCE

Arcadia, Arizona, is a highly sought-after neighborhood known for its lush landscapes, charming architecture, and prime location between Phoenix and Scottsdale. This vibrant community blends historic character with modern luxury, offering a unique mix of suburban tranquility and urban convenience.

This neighborhood seamlessly combines its citrus grove history with contemporary living. From the historic appeal of its mid-century ranch homes to the modern elegance of newly built estates, Arcadia provides a welcoming environment for families and professionals alike. Upscale dining, boutique shopping, and outdoor recreation define the area, making it one of the most desirable places to live in the region.

Outdoor enthusiasts can explore Camelback Mountain, the Arizona Canal Trail, and nearby Papago Park, while food lovers can enjoy local favorites like The Henry, La Grande Orange, and Buck & Rider. With its proximity to top-rated schools, major employers, and cultural attractions, Arcadia continues to attract those looking for an exceptional lifestyle in the heart of the Phoenix metropolitan area.

With its strong sense of community, picturesque scenery, and unbeatable location, Arcadia stands out as a premier destination for those seeking a high quality of life in Arizona. Whether you're drawn by the warm climate, stunning landscapes, or thriving local scene, Arcadia has something for everyone.

Arcadia's Housing Market

HOME PRICES, RENTAL RATES, AND NEIGHBORHOOD CHOICES



MEDIAN HOME SALE PRICE:

\$1.5 million+ (as of early 2024)

Higher-Priced Areas:

- Classic Ranch Homes: \$1.2 million - \$1.8 million
- Luxury Estates: \$2 million+
- New Custom Builds: \$3 million+

***Note that these median figures vary based on factors such as square footage, lot size, amenities, age, and renovations.

RENTAL RATES

For renters, a general range for a one-bedroom apartment is \$1,500-\$2,800+ per month, while two-bedroom units typically range \$2,200-\$3,800+. Rental prices fluctuate based on unit size, amenities, and location.

One-Bedroom Apartments:

- Arcadia: \$1,800 - \$2,800
- Nearby Old Town Scottsdale: \$2,000 - \$3,200
- Biltmore Area: \$2,200 - \$3,500

Two-Bedroom Apartments:

- Arcadia: \$2,500 - \$3,800
- Camelback Corridor: \$2,600 - \$4,000
- Central Scottsdale: \$2,800 - \$4,200

Popular Residential Areas

THERE ARE SO MANY GREAT AREAS TO LIVE

- **ARCADIA PROPER**
Heart of Arcadia, average home \$1.5M+, population 10,000.
- **LOWER ARCADIA**
Blend of mid-century homes, average home \$1.2M+, population 8,000.
- **ARCADIA LITE**
Lively area with trendy dining, walkable streets, and updated homes, average home \$900K+, population 7,000.
- **CAMELBACK CORRIDOR**
Bordering Arcadia, average home \$1.3M, population 12,000.
- **ARCADIA AT SILVERLEAF**
gated community in North Scottsdale, average home \$3M+, population 5,000.

We would love the opportunity to help guide you through the housing market, help you find the perfect neighborhoods and homes for your lifestyle, and represent your best interests in every step of the process.



Employment Opportunities

MAJOR INDUSTRIES AND TOP EMPLOYERS

01. HEALTHCARE:
Mayo Clinic, HonorHealth, Banner Health

02. HOSPITALITY & TOURISM:
The Henry, Steak 44, The Global Ambassador Hotel

03. RETAIL & LIFESTYLE:
La Grande Orange Grocery, Arcadia Meat Market, Kachina Stained Glass

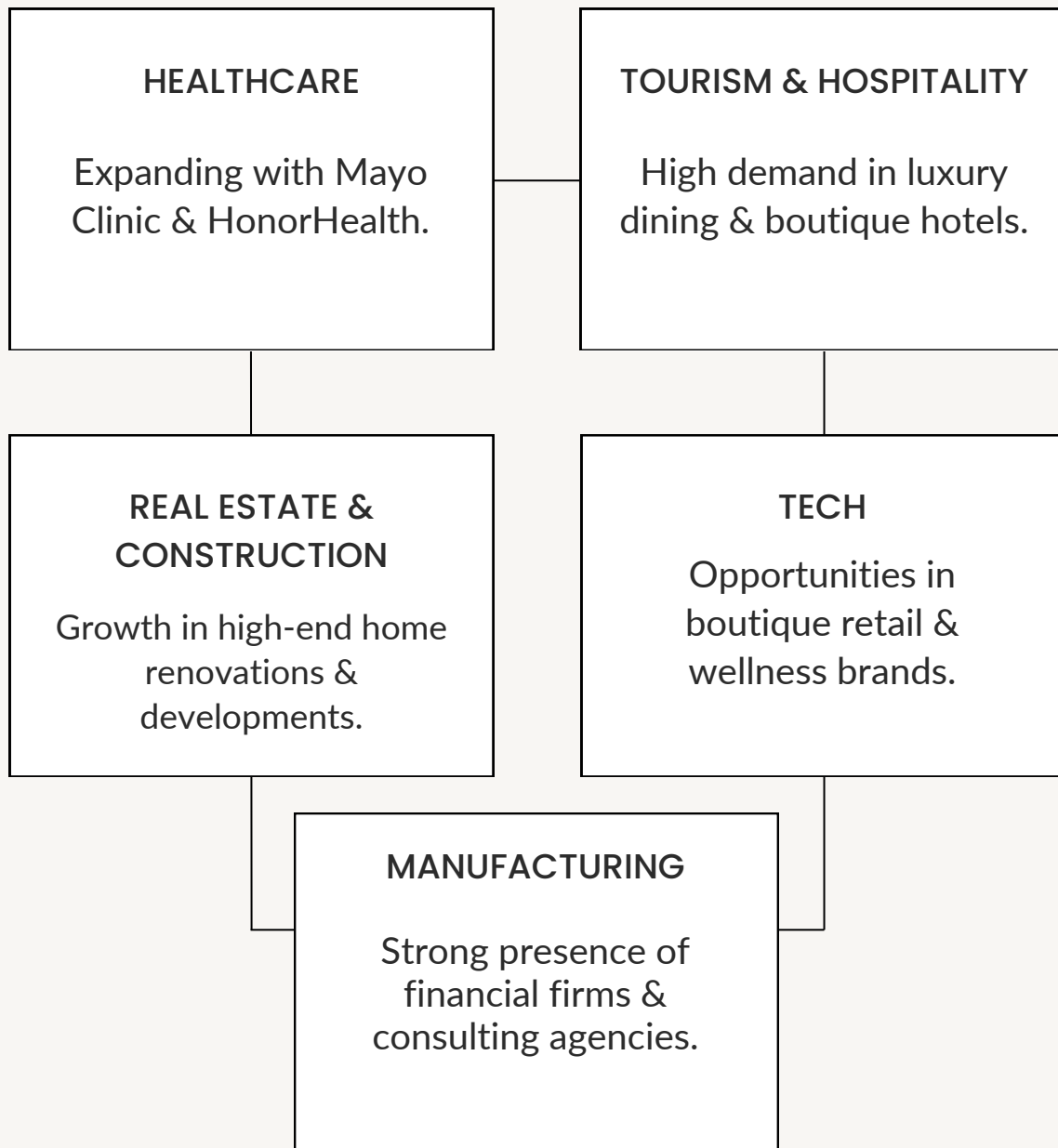
04. REAL ESTATE & DEVELOPMENT:
Russ Lyon Sotheby's International Realty, The Brokery, RETSY

05. FINANCE & BANKING:
Charles Schwab, Wells Fargo, JPMorgan Chase

06. EDUCATION:
Scottsdale Unified School District, Arcadia High School, Villa Montessori

Job Market Outlook and Growth Areas

THRIVING JOB MARKET AND KEY GROWTH SECTORS



RESOURCES FOR JOB SEEKERS

Arizona@Work – Job search & training.

City of Phoenix Career Services – Resume help & job listings.

Greater Phoenix Economic Council – Local job opportunities.



Arcadia Cost of Living

AFFORDABLE COST OF LIVING: WHAT TO EXPECT

Overall, Arcadia's cost of living is higher than Phoenix but offers a balance of upscale amenities and value.

BREAKDOWN OF TYPICAL EXPENSES



HOUSING

Higher than Phoenix, with median home prices around \$1.5M+.



TRANSPORTATION

Lower costs due to walkability and central location.



UTILITIES

Comparable to Phoenix, slightly below the national average.



HEALTHCARE

Doctor's visit averages \$110.



GROCERIES

Around 4% above the national average.

A vertical photograph on the left side of the page shows a student with long dark hair, wearing a backpack and carrying a bag, walking away from the camera on a paved path towards a large school building. The building has a prominent window and a sign that reads "1018 ORIGINS BBIA". The sky is blue with white clouds.

Education in Arcadia

ARCADIA'S RICH EDUCATIONAL LANDSCAPE

OVERVIEW OF PUBLIC SCHOOL SYSTEM:

Arcadia is served by Scottsdale Unified School District, known for its high-performing schools and a student-teacher ratio of about 18:1.

HIGHLIGHTS OF TOP-RATED SCHOOLS:

- Arcadia High School (9/10 rating)
- Hopi Elementary (10/10 rating)
- Madison Traditional Academy (K-8, highly rated)
- Ingleside Middle School (8/10 rating)

PRIVATE & CHARTER SCHOOLS:

- Veritas Preparatory Academy (Charter, 9/10 rating)
- St. Theresa Catholic School (Private, 8/10 rating)
- Great Hearts Academies (Charter, 9/10 rating)

HIGHER EDUCATION:

- Arizona State University (ASU) – Downtown Phoenix Campus
- Grand Canyon University (Private Christian university)
- Phoenix College (Community college with strong transfer programs)



School Zoning & Districts

FINDING THE RIGHT FIT FOR YOUR FAMILY

Arcadia is primarily served by the Scottsdale Unified School District (SUSD), known for its high-performing schools. Families can also explore open enrollment, charter, and private school options.

MAJOR SCHOOL DISTRICTS

- Arcadia High School (Grades 9-12, strong academics and athletics)
- Ingleside Middle School (Grades 6-8, rigorous curriculum, extracurricular activities)
- Hopi Elementary School (Grades K-5, highly rated for academics and community involvement)

OPEN ENROLLMENT

SUSD offers open enrollment, allowing students to apply for schools outside their designated boundaries based on availability.

CHARTER & PRIVATE SCHOOLS

- Charter: Great Hearts Academies, BASIS Scottsdale
- Private: Phoenix Country Day School, Brophy College Prep, Xavier College Prep

If you're considering a move, we can provide detailed school zone information based on any home you're interested in. Let's find the best fit for your family!

Healthcare in Arcadia

Arcadia residents have access to top-rated hospitals, specialized medical care, and a variety of health insurance options, ensuring high-quality healthcare for all.

MAJOR HOSPITALS AND HEALTHCARE FACILITIES:

- Mayo Clinic – Phoenix/Scottsdale (Ranked among the best hospitals in the nation)
- Banner – University Medical Center Phoenix
- HonorHealth Scottsdale Osborn Medical Center
- St. Joseph's Hospital & Medical Center (Dignity Health)
- Phoenix Children's Hospital

HEALTH INSURANCE OPTIONS AND COSTS

Most large employers offer company-sponsored health insurance. Based on recent data:

- Average individual premium: \$450–\$500/month
- Average family premium: \$1,500–\$1,700/month

Arcadia's medical community provides exceptional care with numerous facilities, specialists, and health coverage options tailored to residents' needs.





Entertainment and Lifestyle

ENTERTAINMENT, DINING, AND NIGHTLIFE FUN

RESTAURANTS:

- The Henry
- Steak 44
- The Global Ambassador (Élan Brasserie & Le Âme)
- Chelsea's Kitchen
- Buck & Rider

NIGHTLIFE:

- The Little Woody
- The Beverly on Main
- Clive Bar
- Postino WineCafe
- Vecina

ENTERTAINMENT:

- Arizona Biltmore Resort
- Scottsdale Fashion Square
- Desert Botanical Garden
- Phoenix Art Museum
- Casino Arizona & Talking Stick Resort

PARKS:

- Camelback Mountain
- Arizona Canal Trail
- Echo Canyon Recreation Area
- Papago Park
- Arizona Country Club (Golf & Tennis)

FAMILY-FRIENDLY ACTIVITIES:

- Phoenix Zoo
- OdySea Aquarium
- Butterfly Wonderland
- Arizona Science Center
- Enchanted Island Amusement Park

VENUES:

- Footprint Center
- Scottsdale Center for the Performing Arts
- The Van Buren
- Ak-Chin Pavilion
- Desert Diamond Arena

SPORTS:

- Spring Training – Salt River Fields at Talking Stick
- Arizona Diamondbacks (MLB)
- Phoenix Suns (NBA)
- Arizona Cardinals (NFL)
- Arizona Coyotes (NHL)
- Phoenix Rising FC (Soccer)



Annual Festivals & Events

THRIVING JOB MARKET AND KEY GROWTH SECTORS



Arcadia Autorama	●	March 22
October 2025	●	Annual Halloween Festival
GAIN (Getting Arizona Involved in Neighborhoods)	●	October 2025
November 2025	●	Arcadia Turkey Trot
Adopt-A-Street Cleanup	●	(to be announced)



Relocation Tips

MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE

Moving to a new city like Phoenix can be exciting, but proper preparation ensures a smooth and stress-free transition. Here are some key tips to help:

MOVING COMPANIES AND SERVICES:

- Muscular Moving Men & Storage
- Camelback Moving
- Just-In Time Moving & Storage
- Mentors Moving & Storage
- Poindexter Moving

SETTING UP UTILITIES AND SERVICES:

- Electric: Salt River Project (SRP)
- Gas: Southwest Gas
- Water: City of Phoenix Water Services
- Internet/Cable/Phone: Cox Communications, CenturyLink, Google Fiber

OTHER ESSENTIAL SERVICES TO SETUP:

- U.S. Postal Service: Fill out a change of address
- Driver's License and Vehicle Registration: Arizona Department of Transportation (ADOT) – MVD
- Banking: Establish accounts with local branches or credit unions

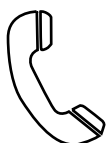
The Moving Timeline

MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE



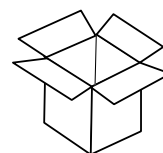
2 Months Out

Purge before packing, schedule the moving truck, finalize your moving date, and reserve a storage unit if needed



1 Month Out

Purchase moving supplies, contact services to cancel or transfer, start packing seldom-used items, and host a moving sale.



2 Weeks Out

Submit a postal change of address, ensure all repairs are completed, gather financial and legal documents, and keep packing.



After the Move

Unpack, organize, take inventory to ensure nothing is missing, confirm your new address with all services, and enjoy your new home!



Moving Day

Ensure movers know of any special instructions, complete a final clean and walk-through to ensure nothing is left behind, and enjoy your move!



1-7 Days Out

Continue packing, confirm the movers, prepare an essentials box, pack outdoor furniture, and ready suitcases for the first few days.



Vendor Recommendations

INSURANCE

ALLSTATE INSURANCE: THE BREWER
AGENCY
(602) 840-3450
agents.allstate.com/the-brewer-agency-
phoenix-az.html
brewer@allstate.com

HOME WARRANTY

AMERICAN HOME SHIELD
(888) 429-8247
www.ahs.com
info@ahs.com

CONTRACTOR

HOMEWORK REMODELS
(602) 478-5102
homeworkremodels.com
info@homeworkremodels.com

ELECTRICIAN

TURN IT ON ELECTRIC
(602) 453-4288
www.turnitonelectric.com
info@turnitonelectric.com

MOVING COMPANY

MUSCULAR MOVING MEN & STORAGE
(602) 923-6400
muscularmovingmen.com
info@muscularmovingmen.com

FLOORING

MISSION HARDWOOD FLOOR COMPANY
(480) 994-0123
missionhardwood.com
info@missionhardwood.com

PLUMBER

MOON VALLEY PLUMBING
(602) 253-2600
moonvalleyplumbing.com
service@moonvalleyplumbing.com

PEST CONTROL

URBAN DESERT PEST CONTROL
(602) 635-3010
urbandesertpest.com
info@urbandesertpest.com

LANDSCAPING

ARCADIA LANDSCAPING
(602) 952-9790
arcadialandscaping.com
info@arcadialandscaping.com

APPLIANCE REPAIR

APPLIANCE WORKS
(480) 246-7233
applianceworksaz.com
service@applianceworksaz.com

CARPET CLEANING

PHOENIX CARPET REPAIR & CLEANING
(602) 688-4186
phoenixcarpetrepair.com
info@phoenixcarpetrepair.com

WINDOWS

TRUE VIEW WINDOWS & GLASS
(602) 431-2888
trueviewglass.com
info@trueviewglass.com

HOME INSPECTOR

CHECKLIST INSPECTIONS
(480) 361-8120
checklistaz.com
info@checklistaz.com



THANK YOU !

We hope this guide has equipped you with valuable insights for your Arcadia relocation. As a seasoned team with passion and drive, we are excited for your next adventure and treasure the opportunity!

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