

3010 NORTH 24TH STREET
PHOENIX, AZ 85016



FOR LEASE

A storefront retail/office lease opportunity in
Central Phoenix near the Biltmore



EXCLUSIVELY LISTED BY SHAWN BEAIRD

COMMERCIAL DIRECTOR (602) 793.2753
URBAN LUXE REAL ESTATE SHAWN@URBANLUXERE.COM
REAL BROKER

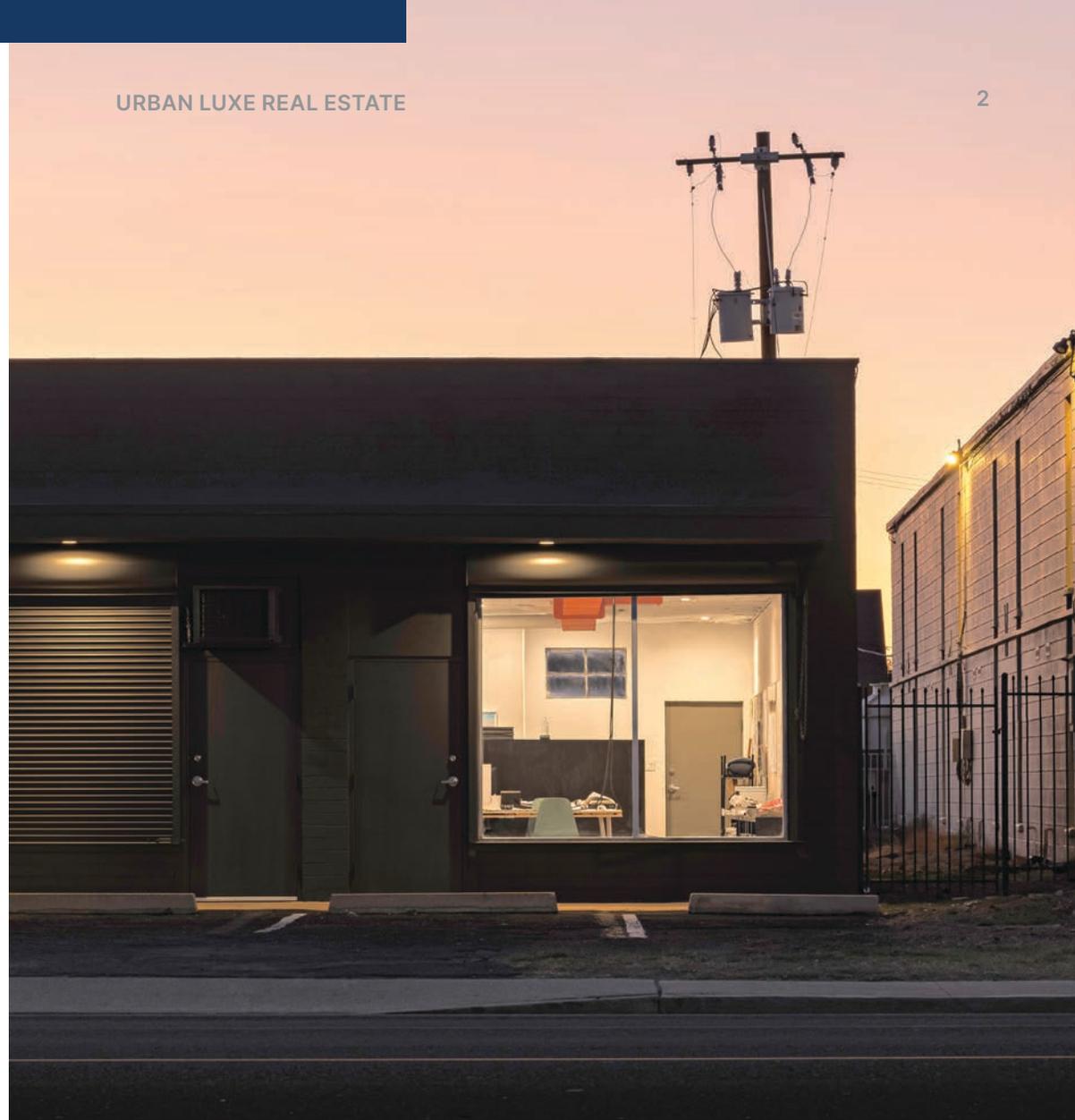
Offering Details

THE PROPERTY

Address	3010 N. 24th St. Phoenix, AZ 85016	
Space Available	Suite #2 - 702 SF	
Lease Rate	(\$1,545/Mo)	\$26.41/SF Mod Gross
Term	Thru December 31, 2026 (W/ 3 Yr Option)	
Gross Building Area (GBA)	2,354 SF	
Lot Size	0.176 acres / 7,650 sq ft	
Year Built	1945	
Zoning	C-2	

HIGHLIGHTS

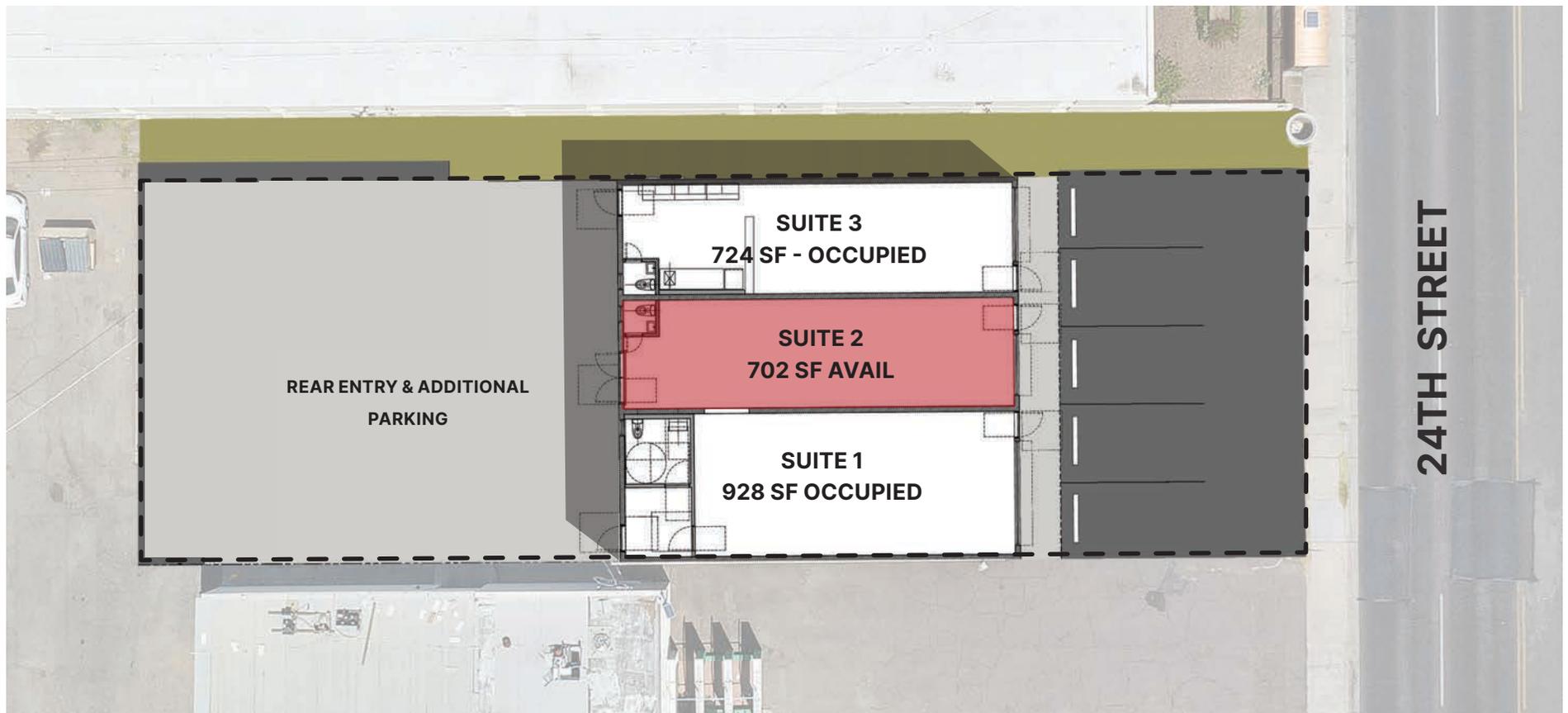
- ▶ Noteworthy urban accessibility – Close proximity to desirable urban cores of Biltmore (1.8 mi) and Midtown Phoenix (2.5 mi)
- ▶ Extremely popular neighborhood with strong fundamentals, top tier demographics, and extreme desirability
- ▶ Close to SR - 51 Freeway (0.45 mi) and I-10 Freeway (1.4 mi)
- ▶ High traffic count & visibility along 24th St - 21,745 cars per day
- ▶ Recently underwent extensive renovation and updating, with private restrooms in each suite
- ▶ Large yard in back for storage or additional parking
- ▶ 200 amp electrical service in each suite, roll up door in Suite 2



Offering 1 available suite for lease in this multi-tenant storefront retail/ office space situated on the west side of 24th St just north of Thomas Rd, only 2 miles south of Biltmore Fashion park. The property offers significant visibility along heavily trafficked 24th St, and is well suited for various service-oriented boutique retailers.

Site Plan & Availability

UNIT	TENANT	SF	RENT/MO	ANN. RENT PSF
Suite 1	The Wildflowers AZ	928		
Suite 2	Available	702	\$1,545/mo	\$26.41/sf MG
Suite 3	Stance Architecture	724		
TOTAL		2,354 SF		





UPTOWN Plaza

HUSS BREWING CO
SHAKE SHACK
MUSE apparel
west elm
Urban Eyecare
IDENTITY
LOCAL NEEMAS
CLOVR LIFE SPA
Le Maltrati's PIZZERIA
Manor. RELAX THE BACK

Bashas' Bank of America

ACE Hardware LEXUS BMW TOYOTA

UPTOWN FARMERS MARKET
At Gauthier Arizona Event

SKI PRO POMO AT&T UPS

BILTMORE FASHION PARK

macy's RALPH LAUREN WILLIAMS SONOMA
POTTERY BARN ARHAUS
FINISH LINE chico's J.CREW lululemon
BLANCO Cake Factory EVEREVE

ARIZONA BILTMORE
A WALDORF ASTORIA RESORT

Arizona Biltmore Golf Club

SAFEWAY

Starbucks Dunkin' Donuts Zookz
The Collins DASH 32
KEEGAN'S

fry's Starbucks

SKY ZONE
McDonald's

TARGET verizon

SUBARU Volkswagen HONDA
CHEVROLET CLYDE DXL MENS APPAREL
Culver's Chick-fil-A

Town & Country

WHOLE FOODS TWIN PEAKS MATTRESS FIRM five BELOW
TRADER JOE'S ATHLETA BANANA REPUBLIC FOREVER 21

SAFEWAY **SPROUTS FARMERS MARKET**
STAPLES Walgreens

CAMELBACK COLONNADE

FLOOR DECOR BEST BUY BED BATH & BEYOND ULTA OLD NAVY IHOP
PETSMART Marshalls Michaels T-Mobile AT&T Panera BREAD

PHOENIX COLLEGE
10,959 students

PARK X CENTRAL

ASU FIRST WATCH THE DAYTIME CAFE FIRED Thai Basil
E55 FITNESS AVERTIUM Creighton UNIVERSITY KOBALT AT PARK CENTRAL

Madison Park Middle School
Madison Park
Phoenix Indian Medical Center
Longview Elementary School

3010 N 24th St
Phoenix, AZ 85016

21,745 VPD

SPROUTS FARMERS MARKET
JOANN
CHASE
Smart & Final O'Reilly
ANYTIME FITNESS ROSS DRESS FOR LESS
POPEYES SOUTHERN KITCHEN Tuesday Morning

St. Joseph's Hospital and Medical Center

Phoenix Country Club

Thomas Rd

North High School
Phoenix Children's Hospital

Little Big Minds Spanish Immersion Preschool

Encanto 18

Panera BREAD
IHOP SMOOTHIE KING

El Super **fry's FOOD STORES**
HARBOR FREIGHT QUALITY TOOLS. LOWEST PRICES. **GOODWILL** g
Little Caesars pizzalpizza! Dunkin' Donuts Starbucks TACO BELL

Walmart planet fitness
THE HOME DEPOT Arby's Panda Express KFC
DOLLAR TREE metro by T-Mobile PIZZA HUT

Location Overview

McDowell Rd

Camelback Rd

Indian School Rd

7th Ave

Central Ave

16th St

24th St

32nd St



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BILTMORE
FASHION PARK

macy's RALPH LAUREN WILLIAMS SONOMA
POTTERY BARN ARHAUS
FINISH LINE chico's J.CREW lululemon
BLANCO Secake Factory EVEREVE

ARIZONA BILTMORE™
A WALDORF ASTORIA RESORT

SPROUTS FARMERS MARKET JOANN CHASE
ANYTIME FITNESS ROSS DRESS FOR LESS Tuesday Morning O'Reilly
Smart & Final. POPEYES LOUISIANA KITCHEN Starbucks Dunkin' Donuts



ARCADIA

Walgreens BURGER KING TACO BELL MIX N MATCH M M FURNITURE

meineke twigs & twine JOHNSTON'S

Larry C Kennedy Elementary

Little Big Minds Spanish Immersion Preschool

PORTOLA
BILTMORE
Apartments

AS LA VIDA Vagueria BINKLEY'S GUARDIAN

MUSCLETOPIA USA



StorAmerica SELF STORAGE

1-HOUR CLEANERS refresh Turquoise Mountain JSK TAEKWONDO Amy's Salon

3010 N 24th St
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Pinchot Greens LUXURY HOMES & APARTMENTS

Pinchot Arms Apartments

NEW CHINA BUFFET

Barb's Bakery

24th STREET
21,745 VPD

Location Overview

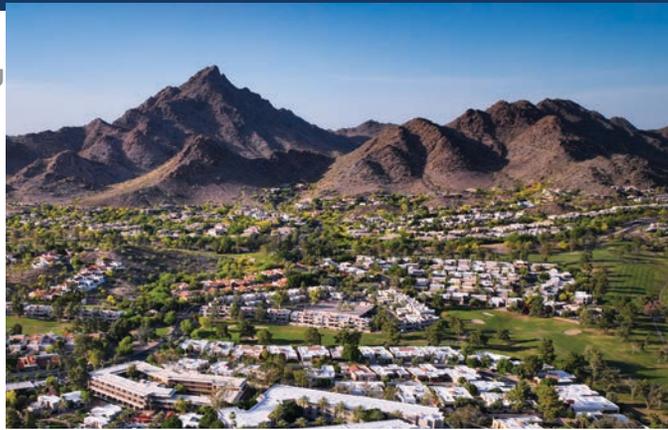
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Biltmore Phoenix

The Biltmore neighborhood of Phoenix, is where urban living meets natural beauty in the Camelback Corridor. This highly sought-after neighborhood offers a unique blend of convenience, culture, and style that is unmatched anywhere else in the city. Residents also enjoy easy access to some of the city's best shopping, dining, and entertainment options, including: Town & Country, Camelback Colonnade, the Esplanade, and the Biltmore Fashion Park which features over 50 luxury retailers and restaurants. These upscale shopping centers feature a mix of high-end fashion, luxury goods, and unique local boutiques, providing a one-of-a-kind shopping experience.

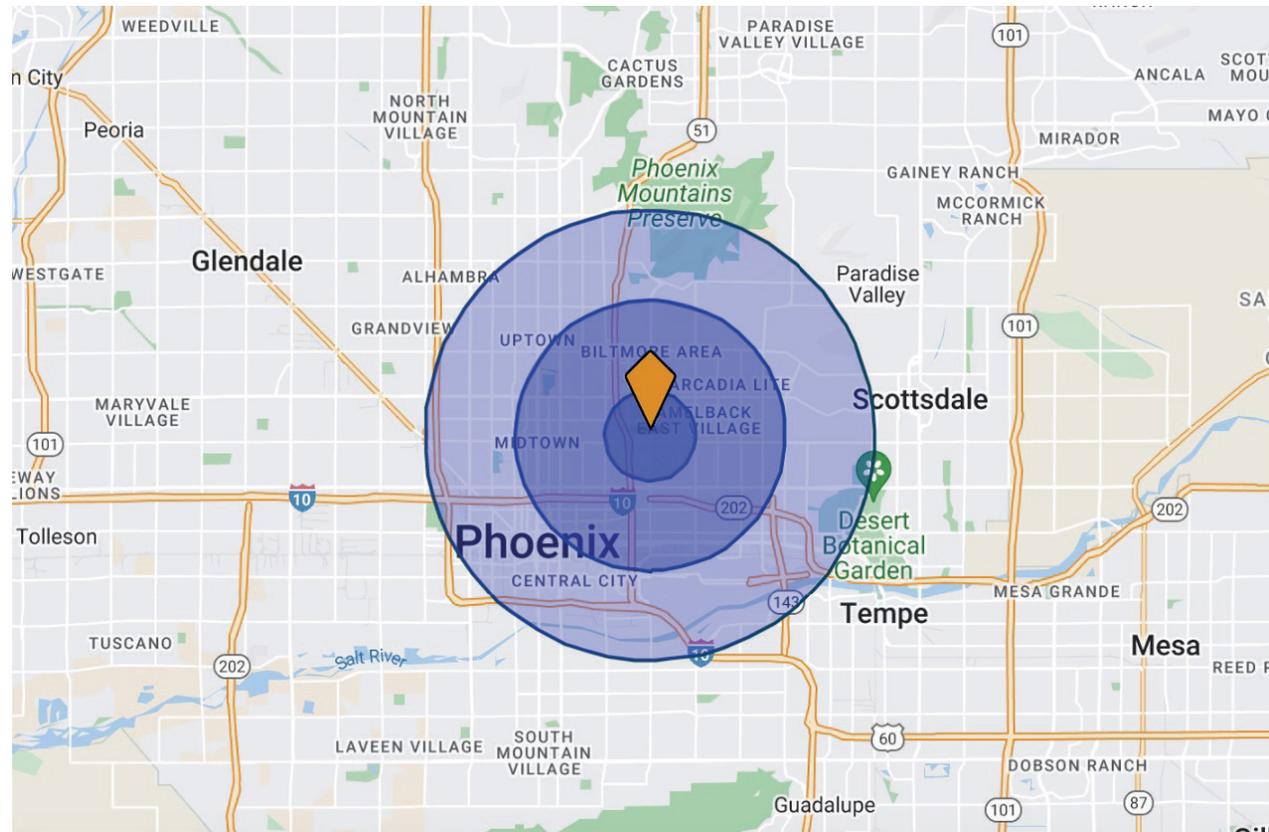
The neighborhood also acts as a major hub for business and commerce, attracting top companies and investors from around the world. Its central location and easy access to major highways make it a prime location employers and businesses. Biltmore is also home to some of Phoenix's most iconic natural landmarks, including Piestewa Peak and the Phoenix Mountains Preserve. These stunning landscapes provide endless opportunities for hiking, biking, and other outdoor activities.

The area's most recognized asset is the Arizona Biltmore, a historic luxury resort. It was built in 1929 and is famous for its stunning architecture inspired by the designs of Frank Lloyd Wright, who served as a consultant on the project. The resort features over 700 rooms and suites, multiple restaurants and bars, a full-service spa, several pools, and a golf course. It has hosted numerous celebrities and dignitaries throughout its history and continues to be a popular destination for both leisure and business travelers.



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Population:	22,268	154,109	287,232
2022 Population:	26,125	195,368	360,457
2027 Population:	29,233	222,563	406,304
Annual Growth 2022-2027:	2.40%	2.60%	2.50%
Median Age:	34.7	36.8	37.5
HOUSEHOLDS			
2022 Total HH:	9,087	80,654	148,742
Avg HH Size:	2.8	2.4	2.3
Average HH Inc:	\$63,904	\$77,299	\$82,644
Median Home Value:	\$277,777	\$328,603	\$358,926
ECONOMIC			
# Businesses	1,963	17,273	27,611
# Employees	9,755	153,054	321,614



FOR MORE INFORMATION PLEASE CONTACT:

URBAN LUXE REAL ESTATE

10625 N TATUM BLVD
PHOENIX, AZ 85028



SHAWN BEARD

COMMERCIAL DIRECTOR
URBAN LUXE REAL ESTATE | REAL BROKER

(602) 793.2753
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