

342 EAST DUNLAP AVENUE
PHOENIX, AZ 85020



FOR LEASE

A creative office / boutique retail lease opportunity
in North Central Phoenix near Sunnyslope



EXCLUSIVELY LISTED BY SHAWN BEAIRD

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Offering Details

THE PROPERTY

Address	342 E. Dunlap Ave. Phoenix, AZ 85020
Space Available	1 Suite - 1,072 RSF
Lease Rate	\$1,800/mo Gross
Term	2 - 3 years plus
Gross Building Area (GBA)	2,145 SF
Lot Size	0.102 acres / 4,439 SF
Year Built	1950
Zoning	C-3
Parking	4 spaces

HIGHLIGHTS

- Noteworthy urban accessibility – Located in the heart of Sunnyslope and close proximity to urban core of Uptown Phoenix (4.0 mi)
- Close to SR - 51 Freeway (2.0 mi) and I-17 Freeway (2.7 mi)
- High traffic count & visibility along Dunlap Ave - 25,737 cars per day
- Recently updated with ultra modern, unique architectural / industrial finishes.
- Shared conference room and kitchen

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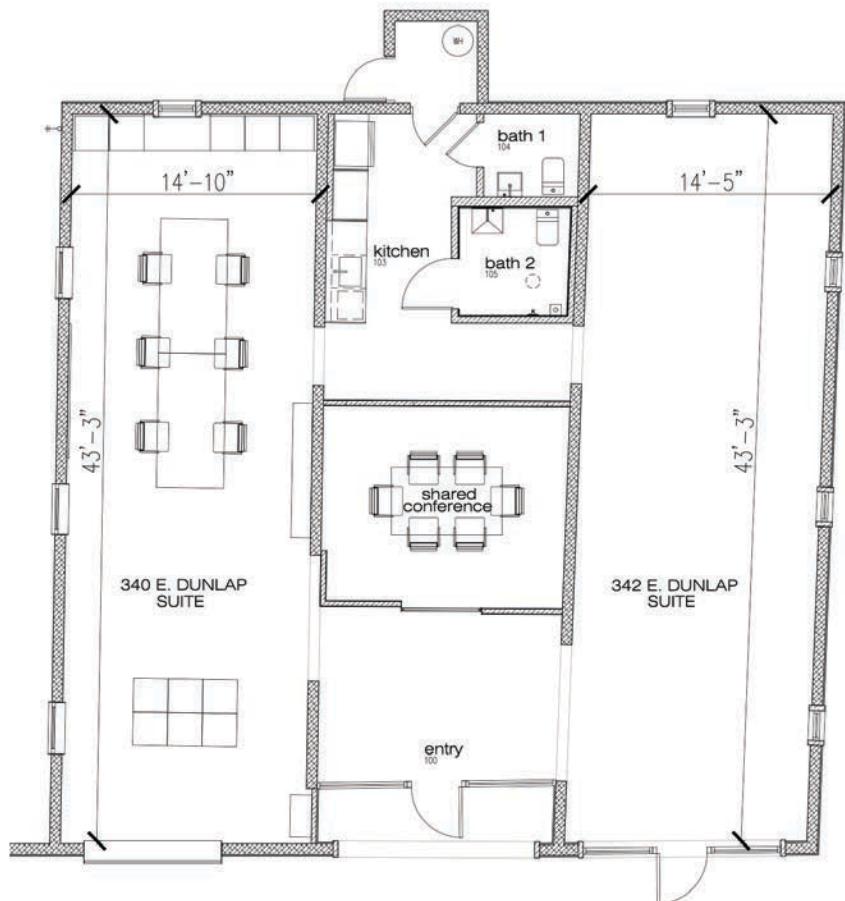
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Located in the heart of Sunnyslope, this 1,072 sq ft suite is available for lease in a vibrant building shared with a creative architecture studio. Positioned on the north side of Dunlap Avenue just east of Central Avenue, the property offers strong visibility along a heavily trafficked corridor. Ideal for boutique retailers and creative office users, the space features abundant natural light, a modern and collaborative atmosphere, and access to shared amenities including a kitchen, restrooms, and conference room. This is a unique opportunity to grow your business in an inspiring, accessible, and well-connected location.

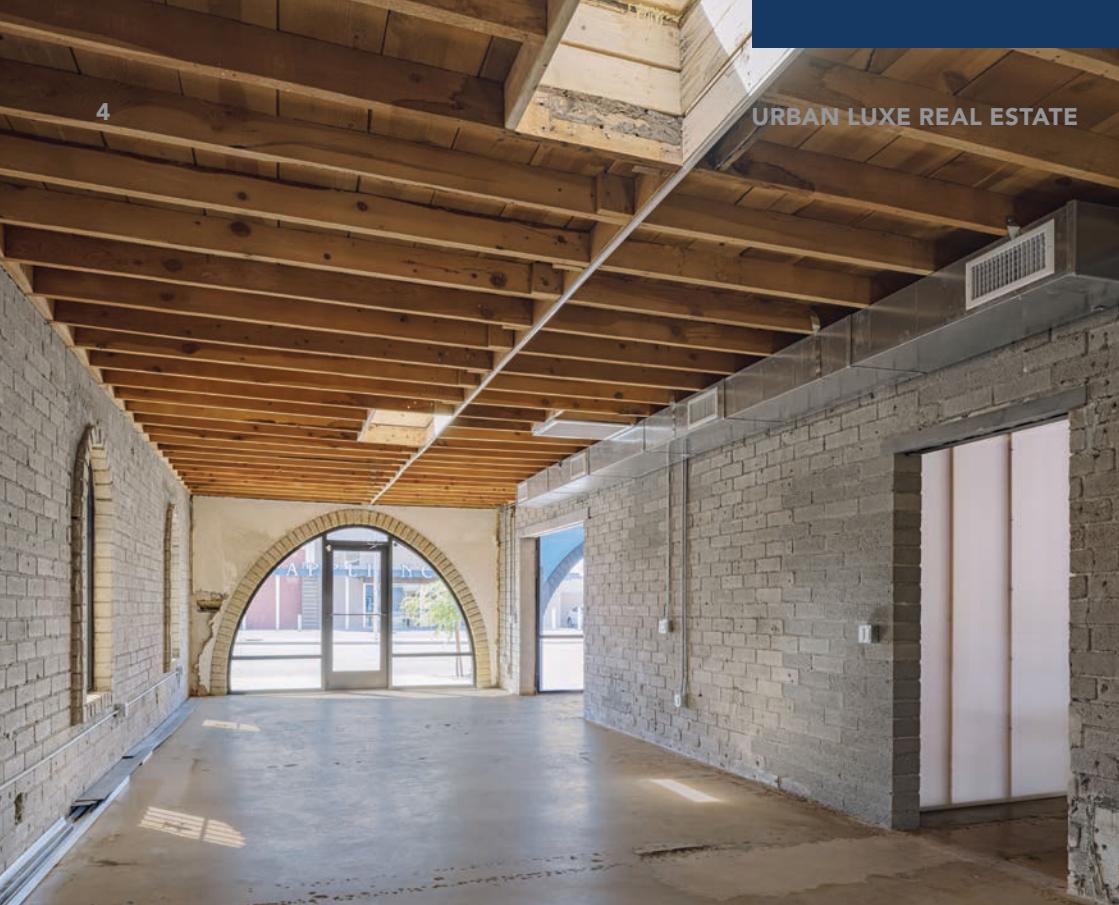
Floor Plan & Availability

UNIT	TENANT	USABLE SF	RENTABLE SF	RENT/MO	ANN. RENT PSF
340 E Dunlap	Hype Studio	625	1,072	Occupied	
342 E Dunlap	Available	625	1,072	\$1,800/mo	\$20.11/sf
TOTAL		2,145 SF			



DUNLAP AVENUE





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PHOTOS





PHOTOS







DOWNTOWN
PHOENIX



Location Overview



Sunnyslope Phoenix

Sunnyslope, is a vibrant and eclectic neighborhood nestled at the base of North Mountain in North Central Phoenix. Known for its artistic spirit, rich history, and stunning desert views, Sunnyslope offers a unique blend of urban character and creative energy, making it an ideal location for office users or boutique retail business seeking inspiration beyond the traditional corporate core.

The area is home to a growing community of artists, designers, entrepreneurs, and makers who value the neighborhood's authenticity and local charm. Mid-century architecture, colorful murals, and independently owned storefronts line the streets, offering a refreshing alternative to generic office parks. Nearby, the North Mountain and Shaw Butte trails provide easy access to outdoor recreation, supporting the active lifestyle many creative professionals seek.

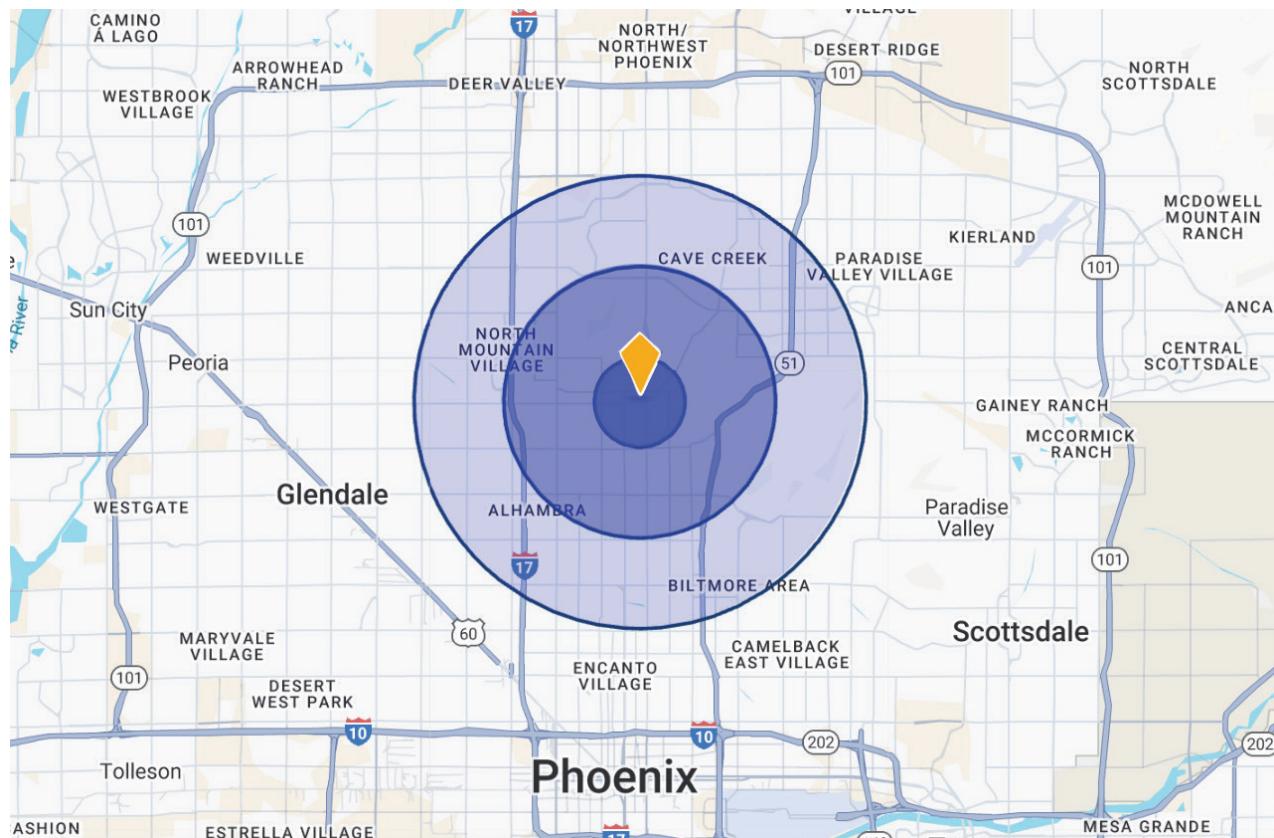
With quick access to SR-51 and I-17, Sunnyslope connects easily to Downtown Phoenix, the Camelback Corridor, and the broader Valley, while maintaining a distinct identity. Coffee shops, craft breweries, and boutique eateries continue to emerge, drawing professionals looking for character-rich work environments in walkable, engaging neighborhoods.

For businesses looking to stand out and work in a place that sparks originality, Sunnyslope delivers the right mix of affordability, community, and creativity. It's not just a place to work or serve customers. It's a place to belong.



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population:	18,035	117,084	367,989
2024 Population:	18,806	121,648	377,999
2029 Population:	20,415	131,977	408,842
Annual Growth 2024-2029:	1.7%	1.7%	1.6%
Median Age:	39.8	39.0	37.3
HOUSEHOLDS			
2024 Total HH:	8,061	52,172	151,873
Avg HH Size:	2.2	2.3	2.4
Average HH Inc:	\$81,440	\$88,594	\$88,649
Median Home Value:	\$394,295	\$459,606	\$383,546
ECONOMIC			
# Businesses	1,231	6,833	19,687
# Employees	7,901	55,311	150,359



FOR MORE INFORMATION PLEASE CONTACT:

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