

342 EAST DUNLAP AVENUE
PHOENIX, AZ 85020



URBANLUXE
REAL ESTATE

FOR LEASE

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



EXCLUSIVELY LISTED BY SHAWN BEAIRD

COMMERCIAL DIRECTOR
URBAN LUXE | REAL BROKER

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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

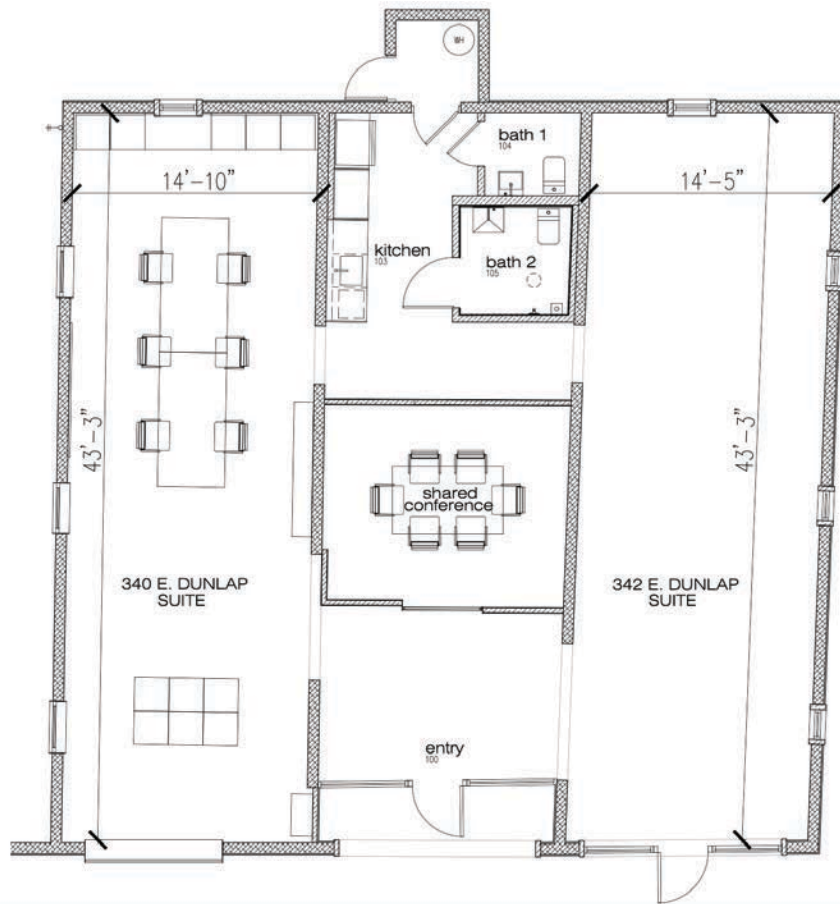
- › Noteworthy urban accessibility – Located in the heart of Sunnyslope and close proximity to urban core of Uptown Phoenix (4.0 mi)
- › Close to SR - 51 Freeway (2.0 mi) and I-17 Freeway (2.7 mi)
- › High traffic count & visibility along Dunlap Ave - 25,737 cars per day
- › Recently updated with ultra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



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







Burlington Michaels petco
STAPLES five BELOW Firestone
DOLLAR TREE **Guitar Center** **IN-N-OUT BURGER** **PNC BANK** **CHASE**

342 E Dunlap Ave
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Shadow Mountain High School

PARADISE HILLS
UPTOWN JUNGLE **PET SUPPLIES PLUS**
Walgreens

COURTYARD **BW** **Best Western.**
TOWNEPLACE SUITES **BAYMONT**
BY MARRIOTT BY WYNDHAM

HonorHealth
John C. Lincoln
Medical Center

fray's

planet fitness

McDonald's

Little Miss BBQ
SUBWAY

WELLS FARGO

SHEA PLAZA

Bashas' **banfield** **bhere** **LESLIE'S**
SUBWAY **BIG BRAND** **ExtraSpace Storage**

EL MONTE PLAZA

RANGHO **CuteSmiles & Kids & Orthodontics** **BR**
Firestone cricket

MARKETPLACE AT CENTRAL
Walmart **ANYTIME FITNESS** **ROSS** **DOLLAR TREE**
Neighborhood Market DRESS FOR LESS
SALLY BEAUTY **AT&T** **Starbucks** **WING STOP** **H&R BLOCK**

Phoenix Mountains Preserve

Walmart **ROSS** **dd's** **FAMOUS**
DRESS FOR LESS DISCOUNTS footwear
BIG 5 **BARNES & NOBLE** **CUBESMART** **HOOTERS**
Olive Garden **crumbl cookies** **Panera BREAD** **RED LOBSTER** **LONGHORN STEAKHOUSE**
Jason's deli **chili's** **Wendy's** **TEXAS** **DoubleTree**

SAFEWAY

SPROUTS **AXION** **SUBWAY**
FARMERS MARKET FITNESS CLUB
babb **nonn** **McDonald's** **PANDA EXPRESS** **JJ**
italian eatery italian eatery

CHRISTOWN SPECTRUM

Walmart **TARGET** **Burlington** **Walgreens**
HOBBY LOBBY **ULTA** **ROSS** **five BELOW**
Harkins THEATRES **PETSMART** **American** **BIG 5**

GLENDALE AVE

Madison Meadows Middle School

Palo Verde Golf Course

BETHANY HOME RD

UPTOWN Plaza
SHAKE SHACK **MUSE** **LOCAL NOMAD**
west elm **FLOWER CHILD** **IDENTITY**
Manor. **CLOVR** **elly's BRUNCH & CAFE**

Bashas' **Bank of America**
ACE Hardware **LEXUS** **TOYOTA**
UPTOWN FARMERS MARKET
A Gather Arizona Event
SKI PRO **POMO** **AT&T** **UPS** **Wendy's**

BILTMORE FASHION PARK
macy's **RALPH LAUREN** **WILLIAMS SONOMA**
POTTERY BARN **ARHAUS**
FINISH LINE **chico's** **J.CREW** **lululemon**
BLANCO **Escaque Factory** **bc BREAKFAST CLUB** **EVEREVE**

Arizona Biltmore Golf Club

SAFEWAY
Starbucks **Matt's BIG BREAKFAST**

Location Overview

CAMELBACK RD



BILTMORE
FASHION PARK



DOWNTOWN
PHOENIX

SAFEWAY

FAMILY
DOLLAR

Auto
Zone

BIG BRAND
TIRE & SERVICE

GREEKTOWN
RESTAURANT

O'Reilly

TACO
BELL

Most Holy Trinity
Catholic School

Desert View
Elementary School

MARKETPLACE AT CENTRAL

Walmart
Neighborhood Market

ANYTIME FITNESS

ROSS
DRESS FOR LESS

DOLLAR TREE

SALLY
BEAUTY

AT&T

Starbucks

WING STOP

H&R BLOCK

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WELLS
FARGO

B & B
APPLIANCES

ALTA VISTA

CENTRAL CAR
CARE

TulioBento's

HONORHEALTH

HONORHEALTH

AKDHC

HONORHEALTH

AVISTA
SENIOR LIVING

HONORHEALTH

umbrella

OrthoArizona
WORLD-CLASS ORTHOPEDICS

Location Overview



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fry's
FOOD STORES

planet
fitness

McDonald's

Little Miss
BBQ

WELLS
FARGO

SUBWAY

**FAMILY
DOLLAR**

O'Reilly

TACO
BELL

NORTH MOUNTAIN
NMT
Brewing

AVISTA
SENIOR LIVING
NORTH MOUNTAIN

HONORHEALTH

HONORHEALTH

AKDHC
Arizona Kidney Disease & Hypertension Center

HONORHEALTH

B & B
APPLIANCES

CCC
CENTRAL CAR
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MARKETPLACE AT CENTRAL

Walmart
Neighborhood Market

ANYTIME
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ROSS
DRESS FOR LESS

DOLLAR TREE

SALLY
BEAUTY

AT&T

H&R BLOCK

WINGSTOP

NORTH CENTRAL HEIGHTS SHOPPING CENTER

PROVIDENCE
GENERAL MEDICAL PRACTICES

Weence

A C
S M

AVIA
DELOSANTOS
MEXICAN FOOD AND LOUNGE

CENTRAL DENTAL
an ALS company

POPEYES
LOUISIANA KITCHEN

N Central Ave 13,836 VPD

E Dunlap Ave 29,263 VPD

E Hatcher Rd 17,978 VPD

N 7th St 32,205 VPD

N

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.

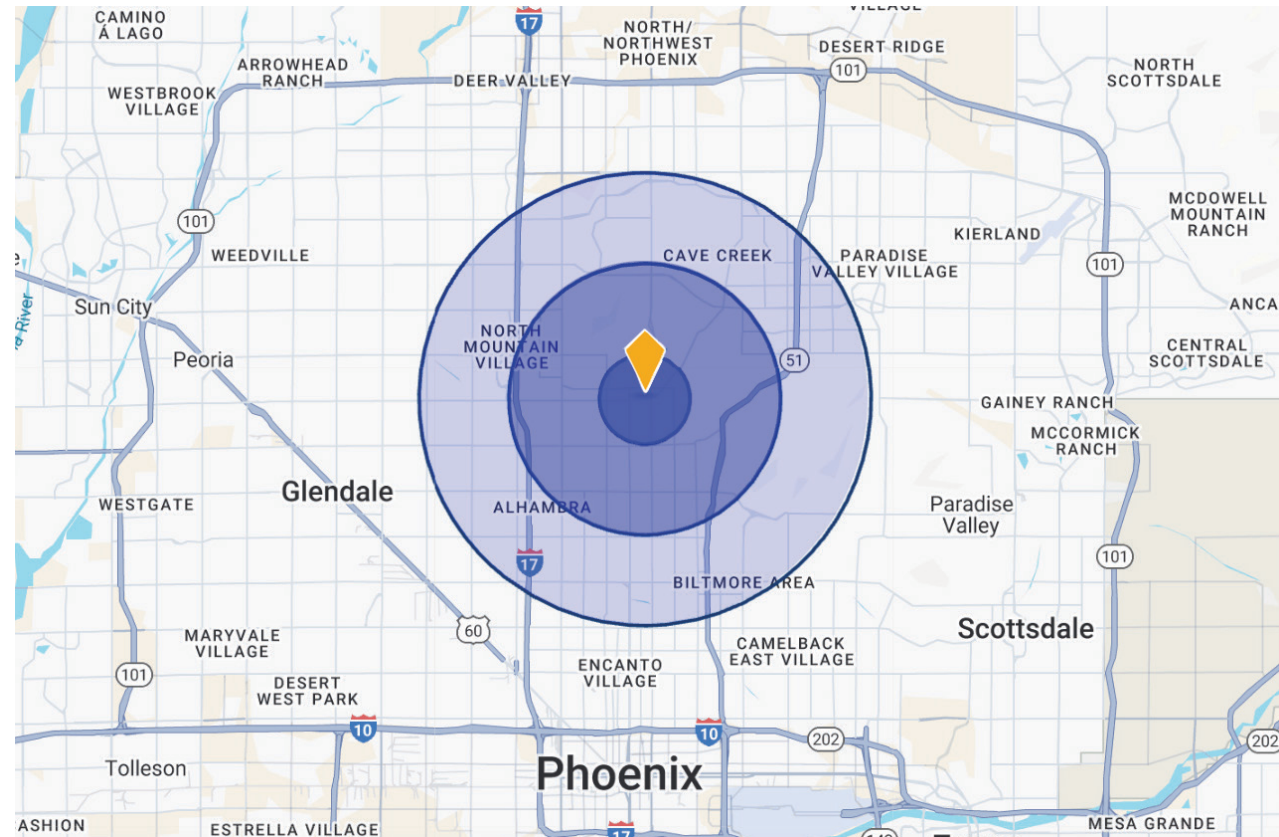
With quick access to SR-51 and I-17, Sunnyslope connects easily to Downtown Phoenix, the Camelback Corridor, and the broader Valley, while maintaining a distinct identity. Coffee shops, craft breweries, and boutique eateries continue to emerge, drawing professionals looking for character-rich work environments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