

4309 NORTH 16TH STREET
PHOENIX, AZ 85016



URBANLUXE
REAL ESTATE

FOR LEASE

**A creative office / boutique retail lease opportunity in
Central Phoenix near the Biltmore**

EXCLUSIVELY LISTED BY SHAWN BEAIRD

**COMMERCIAL DIRECTOR
URBAN LUXE REAL ESTATE
REAL BROKER**

**(602) 793.2753
SHAWN@URBANLUXERE.COM**



Offering Details

THE PROPERTY

Address	4309 N. 16th St. Phoenix, AZ 85016
Space Available	3 Suites - 2,378 SF Total (Divisible)
Lease Rate	Varies. See Rent Schedule
Term	2 - 3 years plus
Gross Building Area (GBA)	3,487 SF
Lot Size	0.151 acres / 6,590 SF
Year Built	1960
Zoning	C-2

HIGHLIGHTS

- › Noteworthy urban accessibility – Close proximity to desirable urban cores of Biltmore (1.2 mi) and Midtown Phoenix (1.5 mi)
- › Extremely popular neighborhood with strong fundamentals, top tier demographics, and extreme desirability
- › Close to SR - 51 Freeway (0.2 mi) and I-10 Freeway (2.5 mi)
- › High traffic count & visibility along 16th St - 30,311 cars per day
- › Roll up at grade door back of Suite 2
- › Recently updated with beautiful desert landscaped courtyard.

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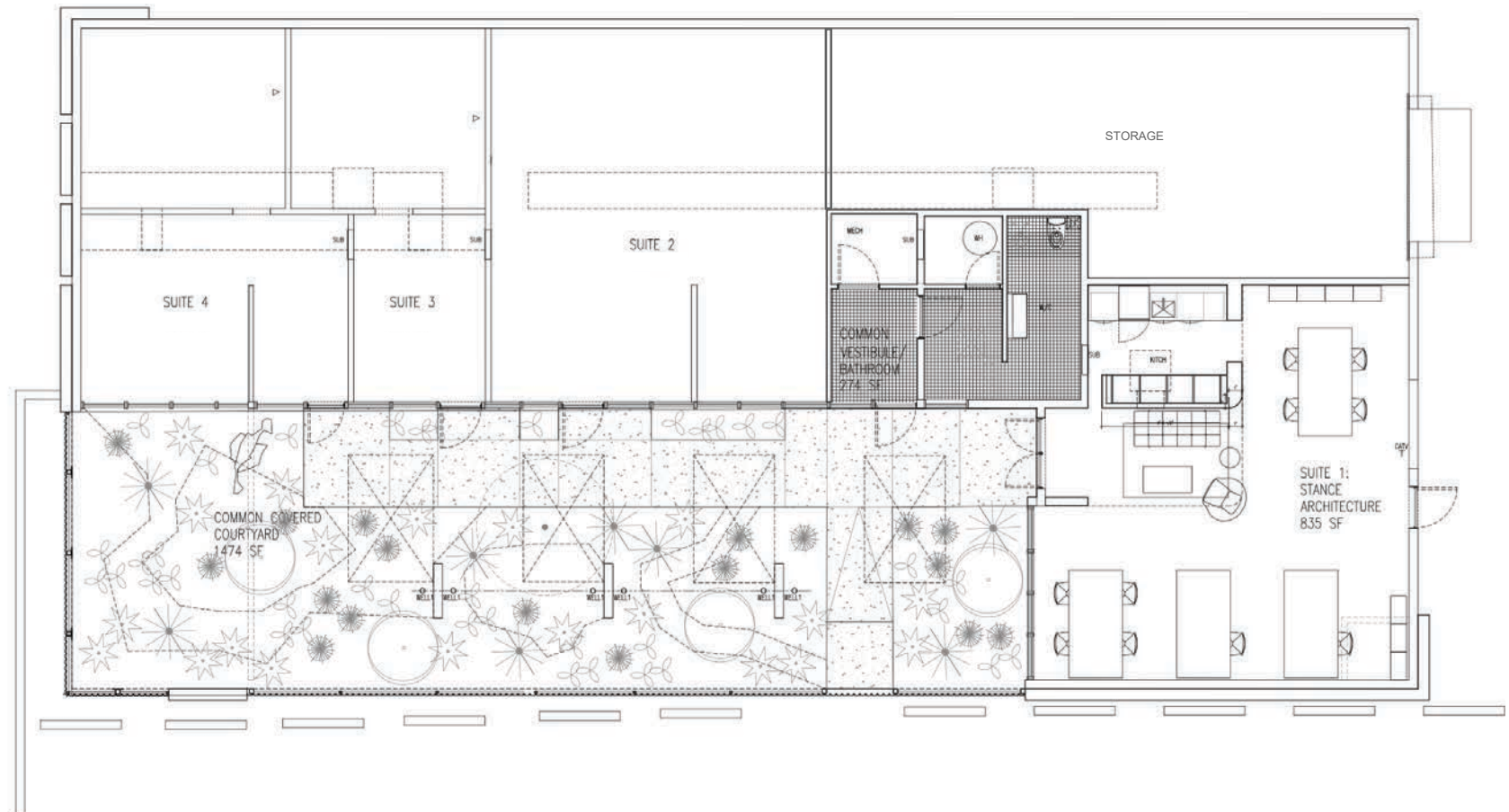


Offering 3 suites available for lease in this multi-tenant creative office / boutique retail space situated on the east side of 16th St just north of Indian School Rd, just over 1 mile southwest of Biltmore Fashion park. The property offers significant visibility along heavily trafficked 16th St, and is well suited for various service-oriented boutique retailers and creative office users.

Floor Plan & Availability

UNIT	TENANT	USABLE SF	RENTABLE SF	RENT/MO	ANN. RENT PSF
Suite 1	Stance Architecture	835	906		
Suite 2	Available	750	814	Contact for info	
Suite 3	Available	360	391	LEASED	
Suite 4	Available	532	577	Contact for info	
TOTAL			3,487 SF		

16TH STREET









CHRISTOWN SPECTRUM

Walmart TARGET Burlington Walgreens
HOBBY LOBBY ULTA BEAUTY ROSS DOLLAR TREE five BELOW Harkins THEATRES PETSMART American SPORTING GOODS BIG 5

UPTOWN Plaza

SHAKE SHACK MUSE LOCAL NOMAD
west elm FLOWER CHILD IDENTITY
Manor. CLOVR LIFE SPA elly's BRUNCH & CAFE

TACO BELL Pizza Hut BLUEWATER GRILL
RICHARDSON'S RESTAURANTS

BILTMORE FASHION PARK

macy's RALPH LAUREN WILLIAMS SONOMA
POTTERY BARN ARHAUS
FINISH LINE chico's J.CREW lululemon
BLANCO Cakes & Cream BE BREAKFAST EVEREVE

Arizona Biltmore Golf Club

fray's Starbucks McDonald's SKY ZONE

planet fitness

BROPHY COLLEGE PREPARATORY
1,407 students

FOOD CITY

Phoenix Christian High School

SAFEWAY SPROUTS FARMERS MARKET
STAPLES Walgreens

PHOENIX COLLEGE
10,959

St. Joseph's Hospital and Medical Center

BASIS Phoenix Central

Steele Indian School Park

Carl T. Hayden Veterans Administration Medical Center

TARGET verizon
SUBARU Volkswagen HONDA
CHEVROLET CLYDE DXL MENS APPAREL
Culver's Starbucks McDonald's Chick-fil-A

Phoenix Indian Medical Center

4309 N 16th St
Phoenix, AZ 85016

Phoenix Country Club

30,311 VPD

182,694 VPD

51

55,733 VPD

CAMELBACK COLONNADE

FLOOR DECOR BEST BUY BED BATH & BEYOND LA FITNESS
Marshalls Michaels fry's OLD NAVY
PETSMART T-Mobile AT&T Panera BREAD IHOP

GOODWILL GG&D MOTOR VEHICLE SERVICES
Little Caesars pizzapizza!

Phoenix Children's Hospital

PARK CENTRAL
ASU FIRST WATCH THE DAYTON CAFE FIRED Thai Basil
E55 FITNESS AVERTUM Creighton UNIVERSITY KOBALT

dds DISCOUNTS 5.11 TACTICAL SERIES CVS pharmacy
DUNKIN' AUTO PARTS STAYBRIDGE SUITES

Location Overview

Metro Tech High School

Encanto 9-Hole Golf Course

Encanto 18

← CAMELBACK COLONNADE →

FLOOR DECOR & BEST BUY BED BATH & BEYOND LA FITNESS
Marshalls Michaels Fry's OLD NAVY
PETSMART T-Mobile AT&T Panera IHOP

THE TOWN & COUNTRY

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



BILTMORE
AREA

BILTMORE
FASHION PARK

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

51

Piestewa Fwy 182,694 VPD

4309 N 16th St

Phoenix, AZ 85016

N 16th St 30,311 VPD

N

Madison Park

Location Overview



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Phoenix, AZ 85016



N 16th St 30,311 VPD

N

Location Overview

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.

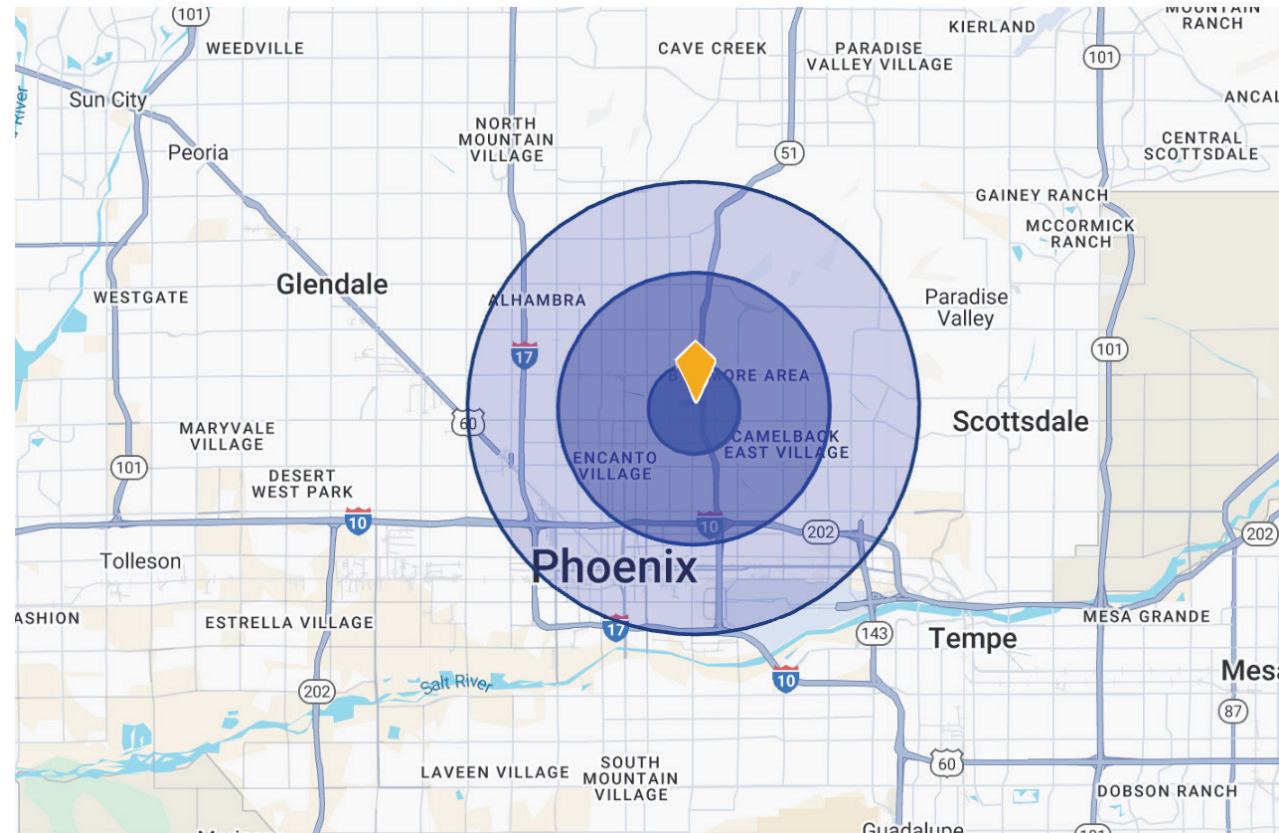
The neighborhood also acts as a major hub for business and commerce, attracting top companies and investors from around the world. Its central location and easy access to major highways make it a prime location employers and businesses. Biltmore is also home to some of Phoenix's most iconic natural landmarks, 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:	21,847	157,696	371,581
2024 Population:	24,117	169,138	394,466
2029 Population:	26,422	184,453	428,972
Annual Growth 2024-2029:	1.9%	1.8%	1.7%
Median Age:	35.1	37.3	35.5
HOUSEHOLDS			
2024 Total HH:	12,201	79,581	164,707
Avg HH Size:	1.9	2.1	2.3
Average HH Inc:	\$77,917	\$95,071	\$88,594
Median Home Value:	\$382,434	\$469,464	\$454,036
ECONOMIC			
# Businesses	2,146	20,116	33,728
# Employees	18,490	149,114	327,595



FOR MORE INFORMATION PLEASE CONTACT:

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 10625 N TATUM BLVD
 PHOENIX, AZ 85028



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