

# BILTMORE HIGHLAND

**FOR LEASE**

**2211 E HIGHLAND AVENUE  
PHOENIX, AZ 85016**

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**LEVROSE**  
COMMERCIAL REAL ESTATE



# OFFERING DETAILS

## AVAILABILITY

(Click suite to view floor plan)

\***Suite 100:** ±1,429 SF      \$23.00/SF FS

\***Suite 110:** ±931 SF      \$23.00/SF FS

\***Suite 140:** ±2,303 SF      \$23.00/SF FS

\***Suite 260:** ±464 SF      \$895/mo FS



VIEW VIRTUAL TOUR



VIEW VIRTUAL TOUR

## LEASE RATE

# PROPERTY HIGHLIGHTS

- Rare Camelback Corridor, 10 minutes away from Sky Harbor Airport
- 1/8th mile south of Camelback Road and 1 mile east of the SR-51
- New carpet, paint, ceiling tiles, and lighting
- Variety of restaurants and amenities within walking distance

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



N 32ND STREET

E HIGHLAND AVENUE

SITE

# INTERIOR PHOTOS



# LOCATION OVERVIEW



**COLD STONE** CREAMERY  
**IN-N-OUT** BURGER  
**FRY'S** FOOD STORES  
**BED BATH & BEYOND**  
**Panera** BREAD®  
**ZUPAS** CAFE

**Wally's BIG BREAKFAST**  
**SAFEGWAY**  
**BOBBY-Q**  
*Great Steaks • Real BBQ!*

**Chick-fil-z**  
**TARGET**  
**BAJA FRESH** MEXICAN GRILL  
**POKITRITION**  
**STEIN BRIS BAGELS**  
**YOGI'S GRILL** TERIYAKI & ROLL

**SITE**

**hopdoddy** BURGER BAR  
**WHOLE FOODS**  
**TRADER JOE'S**  
**Snooze** AN AM. EATERY  
**nékter** JUICE BAR  
**POTBELLY** SANDWICHES & MORE  
**LA FITNESS**

**FLINT** BY BALTAIRE  
**ARTIZEN** CRAFTED AMERICAN KITCHEN & BAR  
**tocaya** ORGANICA  
**AMC THEATRES**

**FirstWatch**  
**Tarbell's**  
**Tomaso's**

**ANGRY CRAB SHACK**  
**STARBUCKS COFFEE**  
**MANITO** MEXICAN RESTAURANT & CANTINA  
**FIREHOUSE SUBS** FOUNDED BY FIREFMEN  
**AMERICAN SPROUTS** FARMERS MARKET

ARIZONA  
**51**

# WALKABLE LOCATION

## CAMELBACK COLONNADE



## TOWN & COUNTRY SHOPPING CENTER



## BILTMORE FASHION PARK



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2021</b>	20,858	164,332	387,637
<b>2026</b>	22,745	176,876	387,637



## HOUSEHOLDS

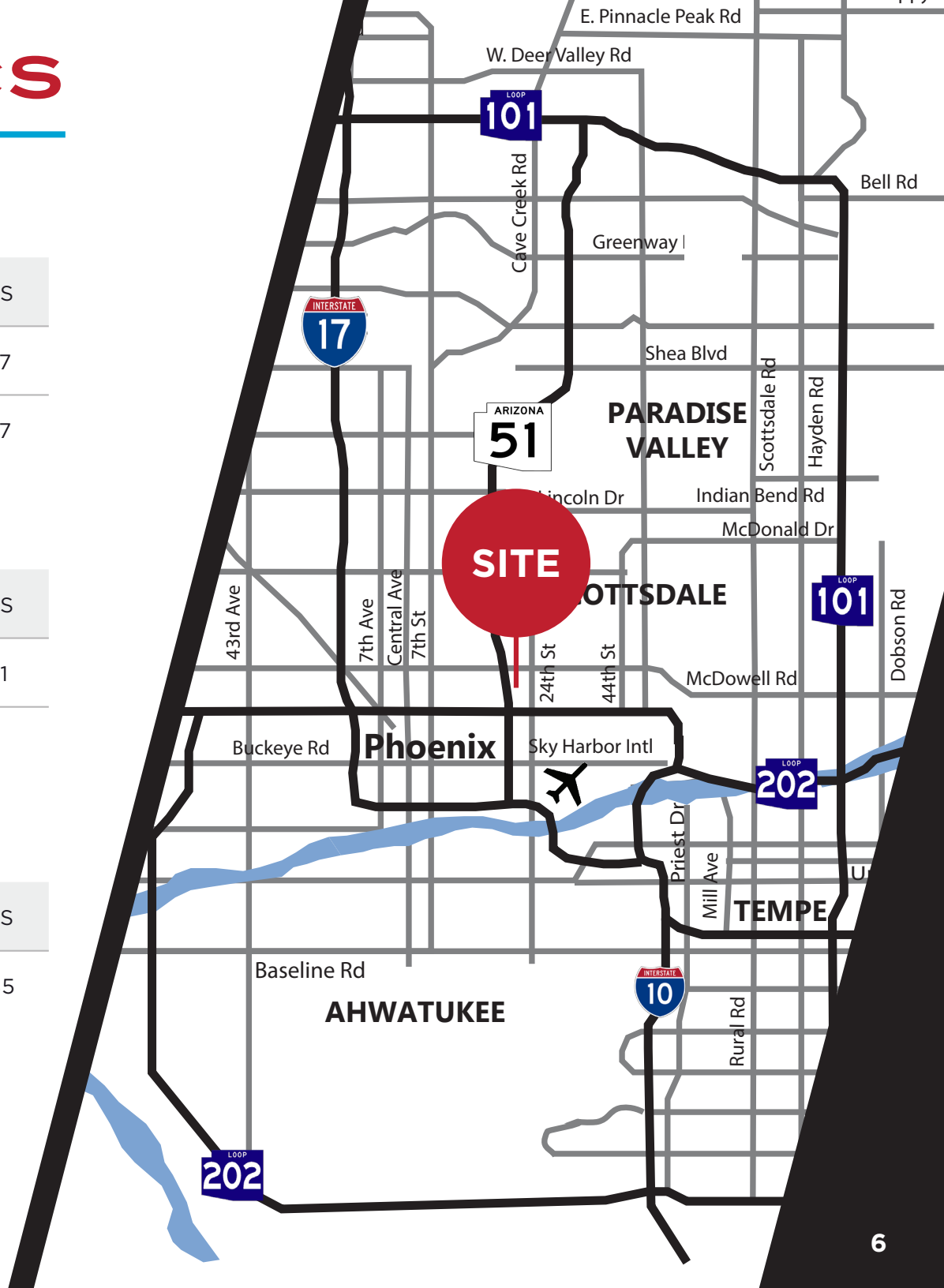
	1 MILE	3 MILES	5 MILES
<b>2021</b>	10,251	72,701	159,071
<b>HH GROWTH 2021-2026:</b>	1.8%	1.5%	1.5%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2021</b>	\$90,608	\$90,844	\$84,085

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