



FOR LEASE – McAlister's Deli / Jamba

13425 W McDowell Rd | Goodyear, AZ 85395



Property Summary

Property Details

Address	13425 W McDowell Rd, Goodyear, AZ 85395
Offering Price	Call for Pricing
Size Options	• 3,000 SF (former McAlister's) with drive-up window (convertible to full drive-thru) OR • 4,200 SF (entire building) with drive-thru + drive-up windows

Demographics

	1 Mile	3 Mile	5 Mile
2025 Est Population	9,158	101,299	222,601
2030 Est Population	8,931	103,598	234,419
Average HH Income	\$116,600	\$115,710	\$118,768

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Property Highlights

- End-cap / freestanding QSR building with drive-thru + drive-up windows
- Prominent location along McDowell Road (18,257 VPD) and West Cornerstone Boulevard with access to I-10/Papago Freeway (204,158 VPD)
- Flexible configurations available (3,000 SF or full 4,200 SF building)
- Situated between Lowe's and Target next to Abrazo West Campus Hospital (179 beds) and more than 150,000 SF of medical office space
- Dense residential growth with affluent demographics

Traffic Counts

McDowell Rd	18,257 VPD
Papago Freeway	204,158 VPD

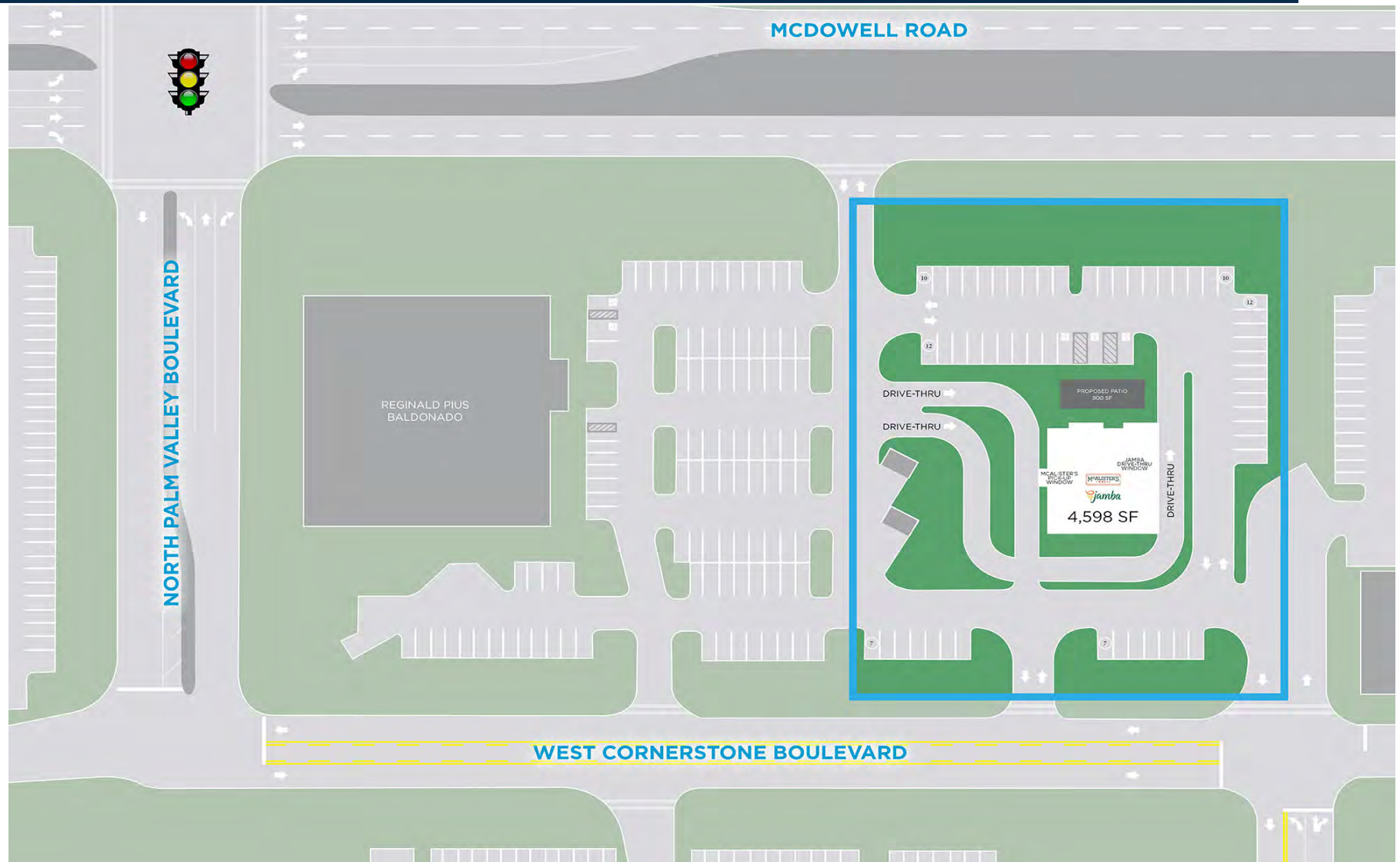
Building Photos (Exterior)



Building Photos (Exterior)



Site Plan



Aerial



Aerial

