

# FOR SALE

323 East McDowell Road · Phoenix, Arizona 85004

## FREESTANDING SINGLE STORY BUILDING



**LUCINDA BLISS**

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# PROPERTY OVERVIEW

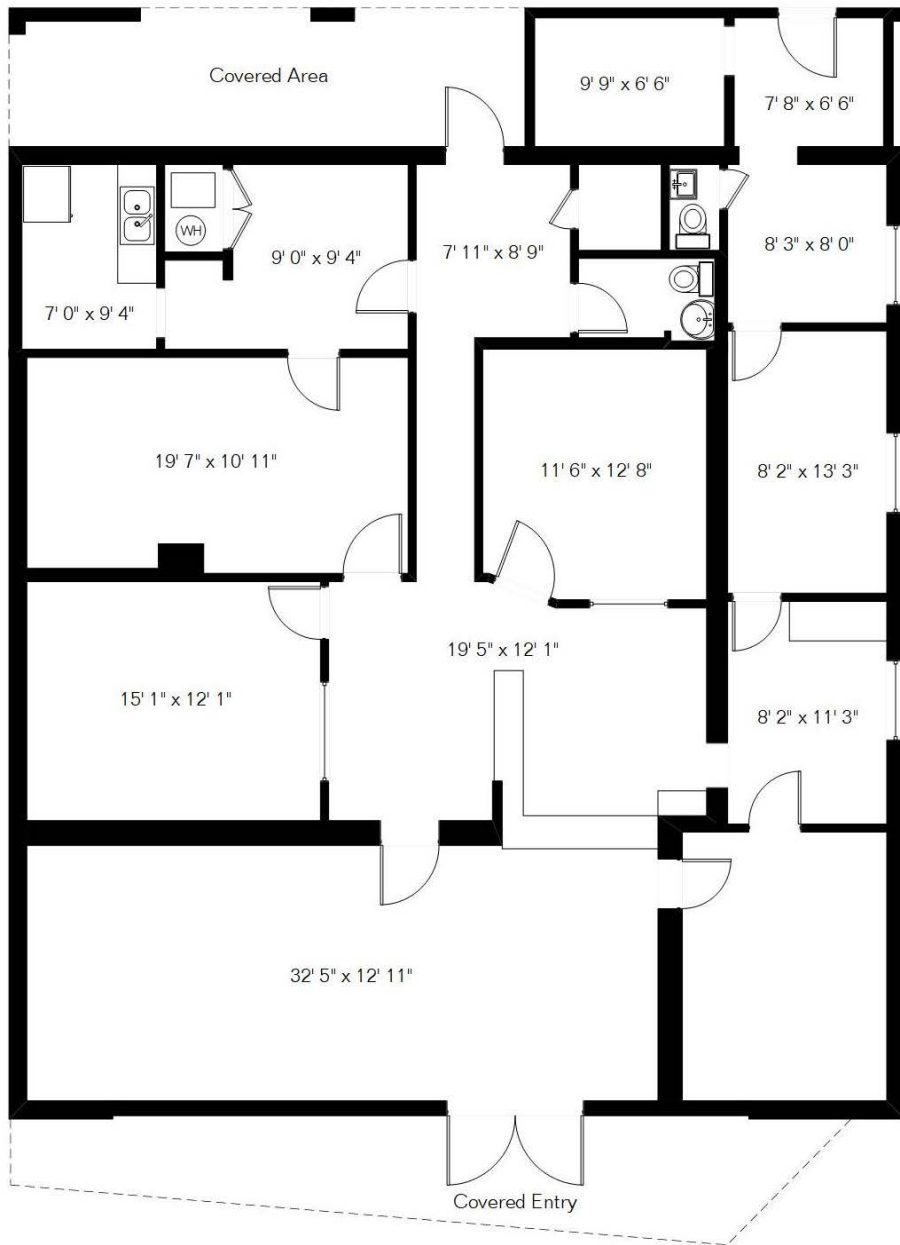
SALE PRICE:	\$745,000
LOT SIZE:	0.22 Acres / 9,445 SF
SIZE (GBA):	2,389 SF
PRICE-PER-SF:	\$313
ZONING:	C-DT
YEAR BUILT:	1965
PARKING:	12 Spaces
PARCEL NUMBER:	111-37-048

The building at **323 East McDowell Road** presents a practical, street-level commercial opportunity with a straightforward and functional structure that prioritizes usability over excess. Its design supports efficient day-to-day operations, with a layout that can be adapted for a range of business types without requiring extensive modification. The property's overall appeal comes from its simplicity, ease of access for clients and staff, and the ability for an occupant to immediately plug into an established urban setting without sacrificing functionality or operational efficiency.

- Owner/User or Redevelopment Potential
- Freestanding Single Story Building
- Zoning C-DT – High Density mixed-Use Development
- Pole and Building Signage



# FLOOR PLAN - 2,389 SF



**323 East McDowell Road** is an office/retail property in the Midtown corridor of Phoenix, Arizona, offering accessibility and strong urban infill near Downtown Phoenix. Situated along one of the city's primary roads, the property benefits from high visibility, convenient access to Interstate 10 and SR-51, and close proximity to major employment centers, healthcare campuses, government offices, and the Roosevelt Row Arts District.

The surrounding area has continued redevelopment and population growth, supporting demand for professional office, medical, retail, and owner-user commercial space. Its strategic location and accessibility make the property well suited for professional services, boutique office users, wellness practices, or investors seeking exposure to one of Phoenix's most active urban corridors.

# PARCEL MAP



# AERIAL VIEW



## PROXIMITY TO MAJOR SITES

323 EAST MCDOWELL ROAD - PHOENIX AZ, 85004

I-10, THE 202, HWY 51

**0.4 MILES, 2.1 MILES**

PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**5 MILES DISTANCE**

DOWNTOWN PHOENIX

**1.3 MILES DISTANCE**

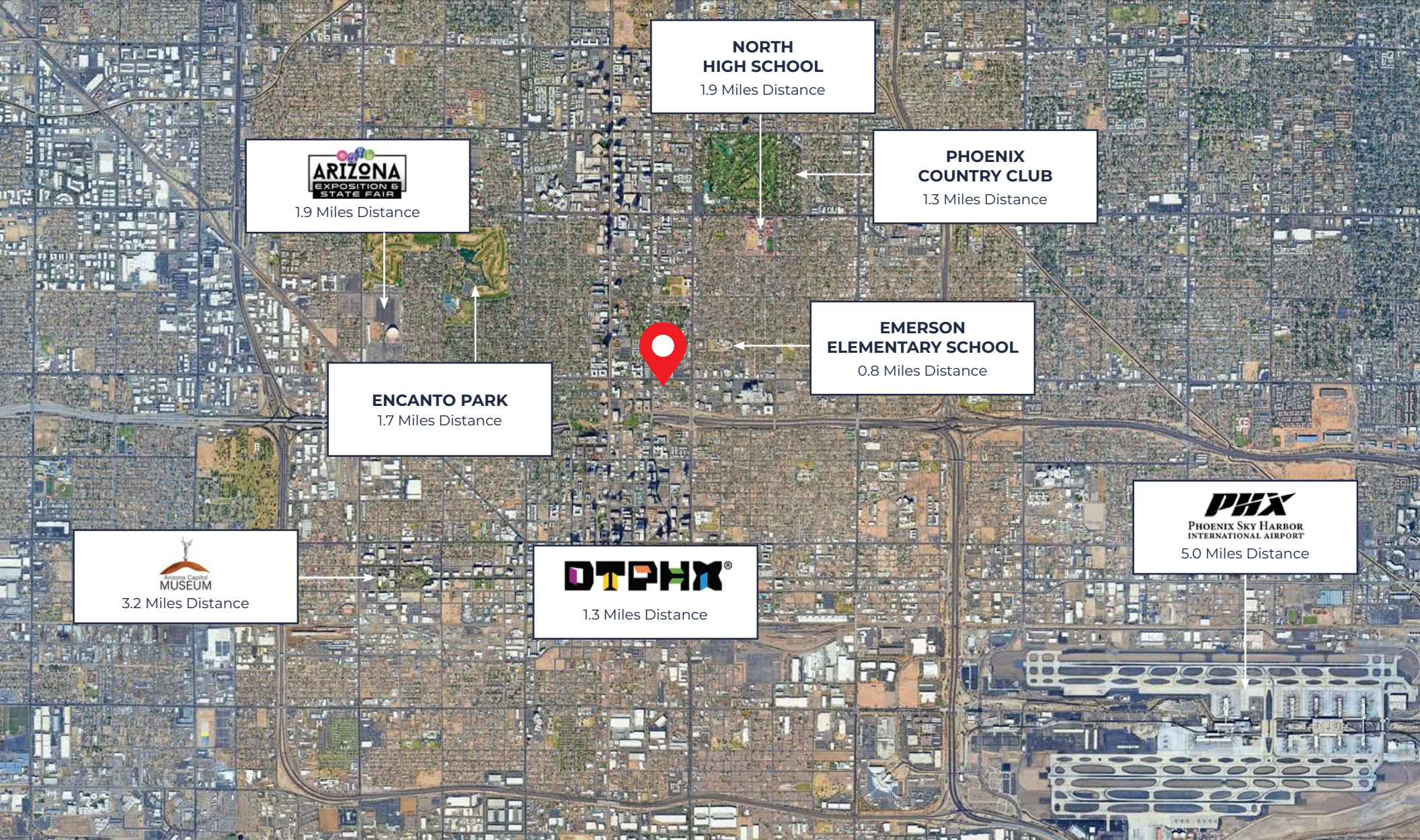
CAMELBACK COLONADE

**4.9 MILES DISTANCE**

MIDTOWN PHOENIX

**1.4 MILES DISTANCE**





### AREA DESCRIPTION:

This property offers an exceptional central Phoenix location with quick access to Downtown, Midtown, major freeways, the Valley Metro light rail, and Phoenix Sky Harbor International Airport. Surrounded by popular destinations like Roosevelt Row, Encanto Park, top restaurants, museums, sports venues, and major medical and employment centers, the area provides the perfect blend of convenience, entertainment, and connectivity in one of Phoenix's most vibrant neighborhoods.



# PHOENIX, ARIZONA

Phoenix, Arizona, is the vibrant capital and largest city of the state, known for its year-round sunshine, desert landscapes, and rapid growth. Nestled in the Sonoran Desert, the city boasts a unique mix of natural beauty and urban development, with iconic mountains like Camelback and South Mountain providing scenic backdrops. Phoenix has a diverse cultural scene, including art galleries, theaters, and a rich Native American heritage, while also serving as a hub for business, technology, and tourism. Its warm climate and outdoor recreational opportunities, such as hiking, golf, and exploring nearby desert parks, make it a popular destination for residents and visitors alike.



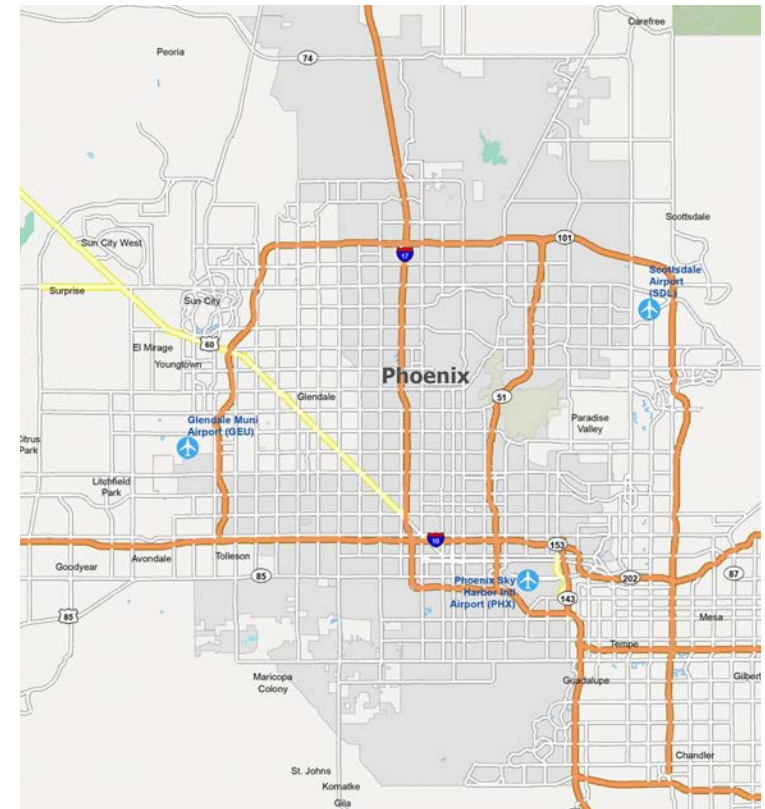
5 MILE DAYTIME POPULATION  
**393,579**



5 MILE AVG HOUSEHOLD INCOME  
**\$101,343**

## 2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>24,889</b>	<b>148,680</b>	<b>393,579</b>
Employees:	<b>23,966</b>	<b>150,540</b>	<b>299,274</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>14,620</b>	<b>68,788</b>	<b>158,538</b>
Average Size:	<b>2.5</b>	<b>2.9</b>	<b>3.2</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$102,771</b>	<b>\$92,681</b>	<b>\$101,343</b>
Annual Household Expenditure:	<b>\$1.33 B</b>	<b>\$6.3 B</b>	<b>\$15.3 B</b>



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Contact Agent for More Information:

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**EXCLUSIVELY LISTED BY:**



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