



±1,000 SF

±1,680 SF End Cap

END CAP & SHOP SPACE AVAILABLE



51ST AVE & MCDOWELL RD

5131 W MCDOWELL RD | PHOENIX, AZ 85035



PROPERTY HIGHLIGHTS

ADDRESS	5131 W McDowell Rd Phoenix, AZ 85035
AVAILABLE	±1,680 SF (End Cap) / ±1,000 SF (In-Line)
PRICING	Call for Pricing

LOCATION HIGHLIGHTS

- » 1,600 SF endcap along McDowell Rd with excellent visibility to over 30,000 VPD.
- » Conveniently located less than a quarter mile from the I-10 that boasts over 295,000 VPD.
- » Positioned at a strong retail intersection with Food City, Dollar Tree, and various national QSR's adjacent.
- » Densely populated area with over 149,000 people living within 3 miles.
- » Strong employment area with over 8,500 businesses within 5 miles.

TRAFFIC COUNTS

51st Ave

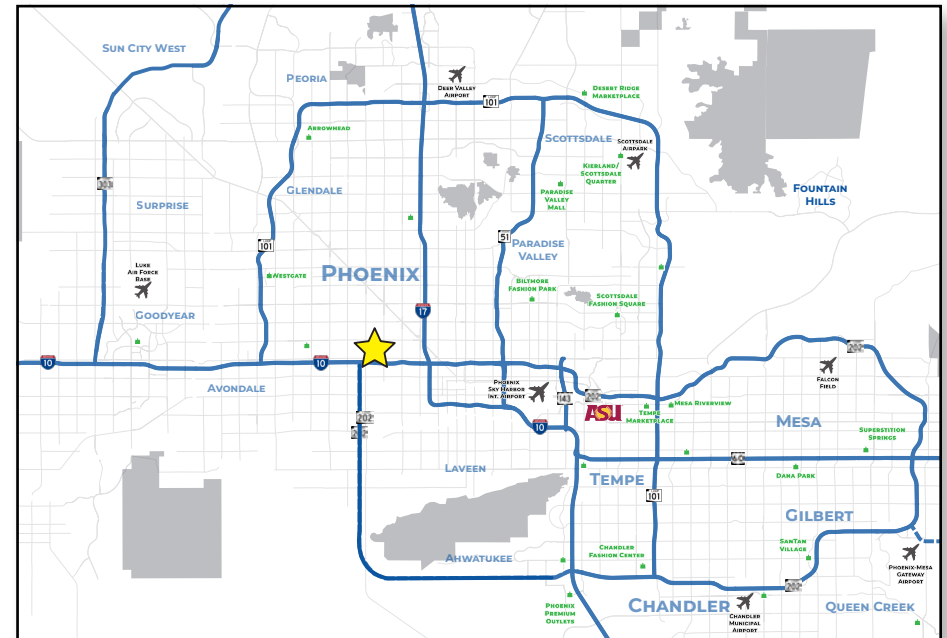
N ±49,102 VPD (NB & SB)
S ±53,529 VPD (NB & SB)

ADOT 2025

McDowell Rd

E ±32,964 VPD (EB & WB)
W ±30,610 VPD (EB & WB)

NEIGHBORING TENANTS



DEMOGRAPHICS

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	17,259	6,730	10,529
3 MILE	155,218	70,815	84,403
5 MILE	417,689	190,871	226,818

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$57,095	\$71,964	\$21,612
3 MILE	\$59,168	\$74,962	\$21,289
5 MILE	\$62,657	\$81,098	\$23,642

2025 HOUSING UNITS



6,431

1 MILE

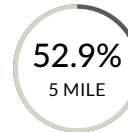
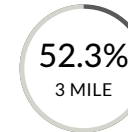
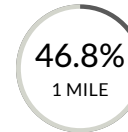
45,051

3 MILE

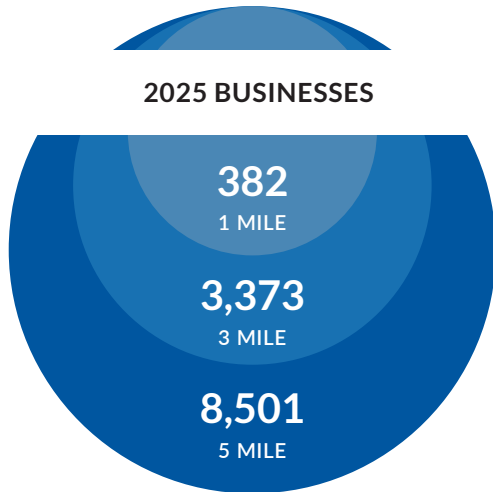
126,149

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



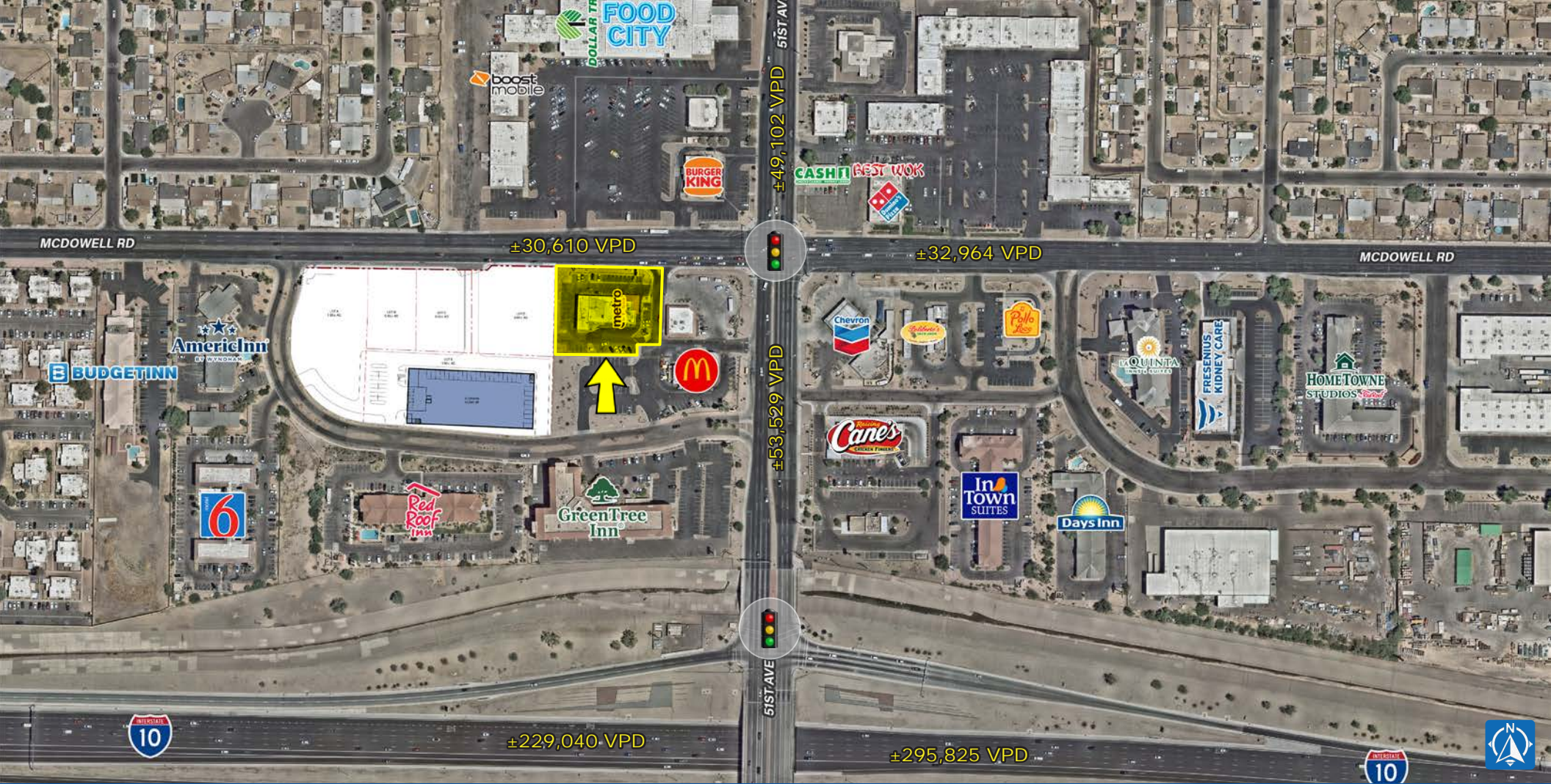
1 MILE 3 MILE 5 MILE

2025 POPULATION	19,587	149,896	411,312
2030 POPULATION	19,375	148,413	409,442



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS	5,789	42,488	119,180
2030 HOUSEHOLDS	5,799	42,605	120,078



exclusively listed by

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