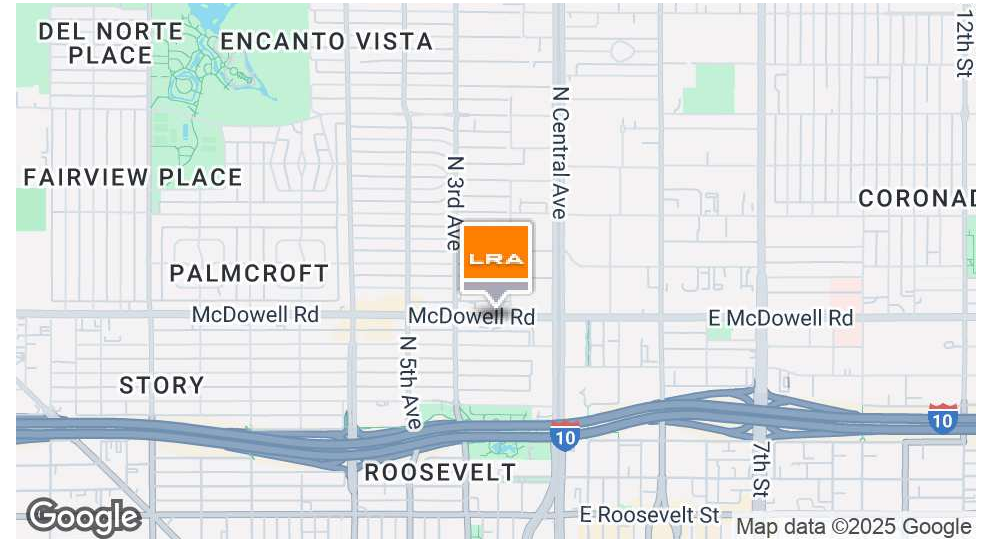


115 W. McDowell Rd.

115 W McDowell Rd | Phoenix, AZ 85003



OFFERING SUMMARY

| | |
|------------------|--------------|
| Lease Rate: | \$29.70 (MG) |
| Building Size: | 5,382 SF |
| Available SF: | 650-1,300 SF |
| Lot Size: | 14,828 SF |
| Number of Units: | 13 |
| Year Built: | 1933 |
| Zoning: | DTC-MCD-1 |
| Market: | Phoenix |
| Submarket: | Midtown |

PROPERTY OVERVIEW

Discover the perfect blend of artistic charm and modern convenience in this unique Spanish-style building located just north of downtown Phoenix.

Prime Location: Situated within walking distance of the light rail station at Central and McDowell, offering easy commutes for employees and clients. Just 1.2 miles north of I-10, ensuring quick access to major highways.

Ample Parking: A rare find in the area, the property includes a large parking lot with plenty of space for both employees and visitors.

This property is a business owner's dream, combining a convenient location, ample amenities, and the charm of Spanish architecture. Don't miss out on this exceptional opportunity to elevate your business at a property that inspires creativity and success.

PROPERTY HIGHLIGHTS

- Walking distance of the light rail station
- Quick access to major highways such as the I-10
- Ample parking

LRA

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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,955 | 5,572 | 19,852 |
| Average Age | 40 | 41 | 40 |
| Average Age (Male) | 40 | 41 | 40 |
| Average Age (Female) | 40 | 41 | 39 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,133 | 3,269 | 11,006 |
| # of Persons per HH | 1.7 | 1.7 | 1.8 |
| Average HH Income | \$136,594 | \$129,167 | \$103,243 |
| Average House Value | \$814,726 | \$775,656 | \$630,124 |

Demographics data derived from AlphaMap

