

323-331

W. MCDOWELL RD

Phoenix, AZ 85003

Flexible Property Seconds Off
of the Freeway for Sale or Lease



Susan McCall, CCIM

Designated Broker/Owner

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Samantha Borelli

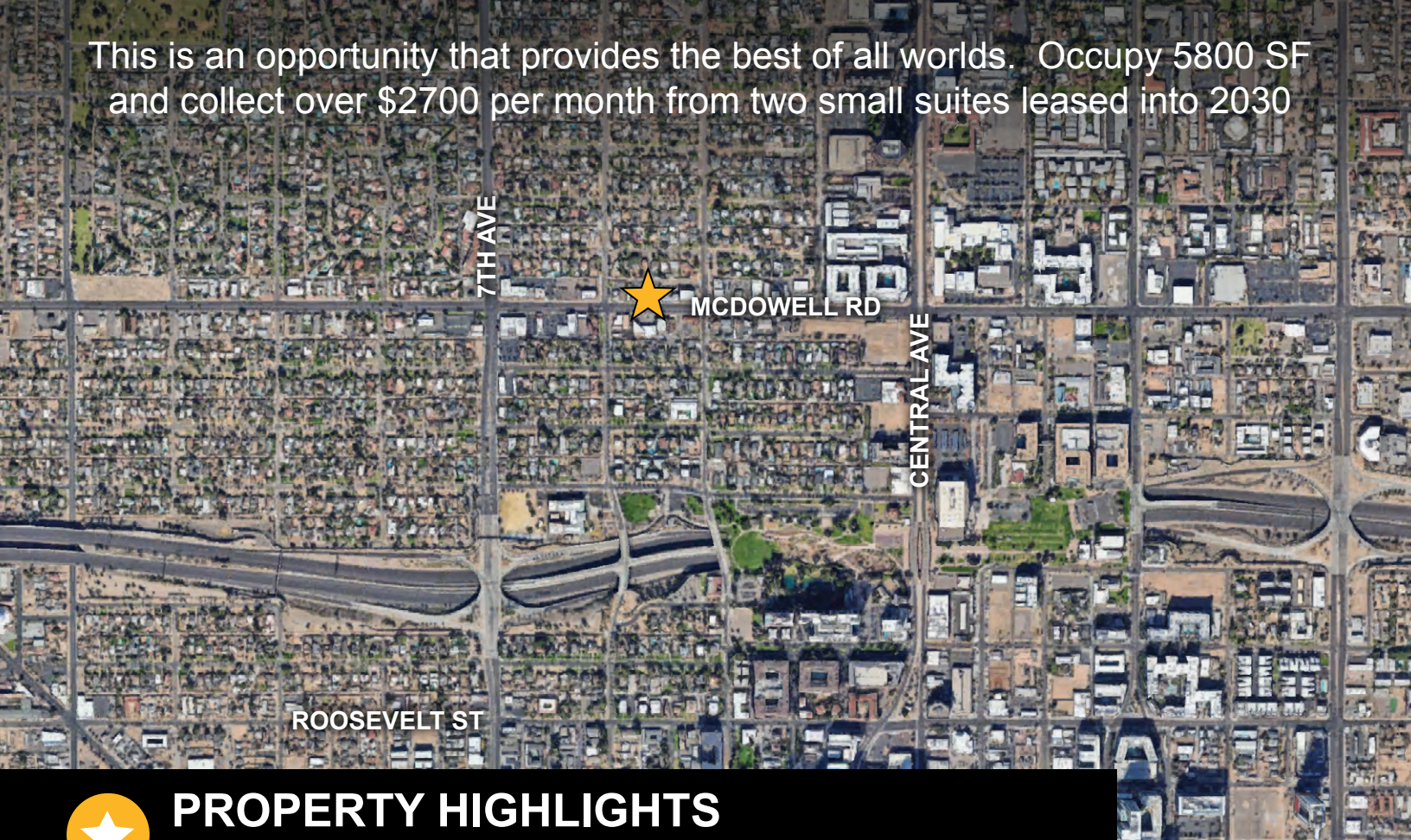
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This is an opportunity that provides the best of all worlds. Occupy 5800 SF and collect over \$2700 per month from two small suites leased into 2030



PROPERTY HIGHLIGHTS

323-331 W. McDowell Rd., Phoenix, AZ 85003

-  **Total Building SF:** 7,285
-  **Sale Price:** \$1,400,000
-  **For Lease SF:** Suite 331: 5,800
-  **Lease Rate:** \$13.50 PSF
First Year Introductory Rate For Well Qualified Tenant
-  **Lease Type:** NNN
-  **Operating Expenses:** \$4.22 PSF Includes Taxes, Insurance, CAM, Water/Sewer/Trash
-  **Property Type:** Flex-Industrial, Retail, Office
-  **Parking:** Suite 331 has 9 reserved spaces in front and additional parking in the back.
-  **Power:** Existing 400 AMP w/ Meter 3 Phase Service w/ One 400 AMP Panel and one 200 AMP Panel
-  **Zoning:** Commercial Downtown McDowell Corridor
-  **APN:** 111-31-121-A and 111-31-122

This central location can be used for a multitude of uses:
Flex/Office/Retail/Showroom.



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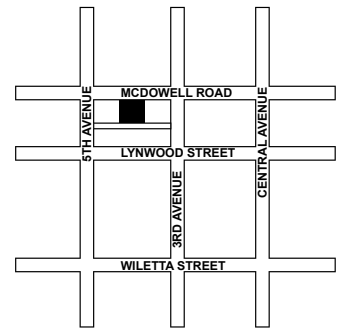


SITE PLAN

323-331 W. McDowell Rd., Phoenix, AZ 85003



VICINITY MAP



Approx. dimensions. Not to scale - For discussion purposes only.



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FOR SALE

323-331 W. McDowell Rd., Phoenix, AZ 85003



Rent Roll



Suite 323

Feminism Static - suite 323, 750/SF NNN Lease. Personal Guaranty Yes

	Monthly Base Rent	# Months per period	Annual Base rent
3/1/25 - 3/31/25	\$-	1	\$-
4/1/25 - 3/31/26	\$1,062.50	12	\$12,750.00
4/1/26 - 3/31/27	\$1,094.38	12	\$13,132.56
4/1/27 - 3/31/28	\$1,126.88	12	\$13,522.56
4/1/28 - 3/31/29	\$1,160.63	12	\$13,927.56
4/1/29 - 3/31/30	\$1,195.63	12	\$14,347.56
Total Lease:			\$67,680.24
Security Deposit:			\$1,195.63



Suite 325

Chiropractic Del Sol - suite 325, 750/SF NNN Lease. Personal Guaranty - Yes.

	Monthly Base Rent	# Months per period	Annual Base rent
3/1/25 - 2/28/26	\$1,154.41	12	\$13,852.92
3/1/26 - 2/28/27	\$1,186.29	12	\$14,235.48
3/1/27 - 2/29/28	\$1,219.12	12	\$14,629.44
3/1/28 - 2/28/29	\$1,252.93	12	\$15,035.16
3/1/29 - 2/28/30	\$1,287.76	12	\$15,453.12
Total Lease:			\$73,206.12
Security Deposit:			\$1,287.76

 **Total Building Square Footage: 7,285**

 **Sales Price: \$1,400,000**

Suite 323 Leased to Feminism Static LLC through 3/31/30

Suite 325 Leased to Chiropractic Del Sol through 2/28/30

Suite 331-5800 Square Feet Vacant and Available for Owner User

Seller Financing considered for the right buyer

Warehouse Portion of Building is Presently Not Cooled

Title is open with DHI Title, Paul Power

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331 W. McDowell Rd., Phoenix, AZ 85003
AVAILABLE FOR LEASE



FRESHLY PAINTED AND READY FOR YOUR FINISHES



-  **For Lease Square Footage:** Suite 331: 5,800 SF
-  **Lease Rate:** \$13.50 PSF *Discount Available on the First-Year Rental Rate for Well Qualified Tenants*
-  **Lease Type:** NNN
-  **Operating Expenses:** \$4.22 PSF Includes Taxes, Insurance, CAM, Water/Sewer/Trash
-  **Parking:** Suite 331 has 9 reserved spaces in front and additional parking in the back.
-  **Power:** Existing 400 AMP W/Meter 3 Phase Service w/ One 400 AMP Panel and One 200 AMP Panel

The Sky Lights throughout this suite bring in wonderful natural light throughout.

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LOCATION

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Subject Property



Monument
Signage Available

Daily Traffic Count on
McDowell in front is 30,329.

Drive Time Map

Shaded area shows
average 5-15 minute drive
from subject property.

- Truly central location with easy freeway access
- East and West bound bus stops nearby
- Great neighborhood near shops and restaurants



	2 Mi	3 Mi	5 Mi
Households	32,430	62,713	150,676
Service-Producing Businesses	11,188	16,708	29,739
Goods-Producing Businesses	5,227	18,935	42,317

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