



McDOWELL & 7TH AVENUE

SOUTHEAST CORNER

PHOENIX, AZ 85003

PROPERTY OVERVIEW

- Strategically located just ½ mile from the I-10 interchange
- Central Phoenix location with convenient access to Downtown, Midtown and two major regional hospitals
- Surrounded by some of Phoenix's most established and highly sought-after residential neighborhoods
- Exceptional visibility at a high-traffic intersection with nearly 90,000 vehicles passing daily
- Prominent monument signage available along both street frontages

TRAFFIC COUNTS

McDowell Road	38,193 VPD
7th Avenue	51,671 VPD
TOTAL	89,864 VPD

NEARBY TENANT

FIVE GUYS **CIRCLE K**



CONCEPTUAL SITE PLAN

SUITE	TENANTS	SQFT
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101	MADGREENS	±1,827
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110	AVAILABLE	±1,094
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120	CHIPOTLE	±2,616
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130	ZOYO FROZEN YOGURT	±1,400
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140	AHIPOKE	±2,040
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150A	PEACH SKIN & LASER	±1,054
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152	WING STOP	±1,844
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160	FIVE GUYS	±2,539
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170	VOVOMEENA COFFEE	±1,788
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NEW YORK PIZZA DEP.
rubio's
COASTAL GRILL

THE JOINT
chiropractic

POTBELLY
SANDWICH SHOP

WING-STOP

LIBERTY TAX

Habit
BURGER & GRILL

CIRCLE K

zoyo
neighborhood yogurt

ahipoki

CHURROS

FIVE GUYS

MCDOWELL RD ± 38,193 VPD

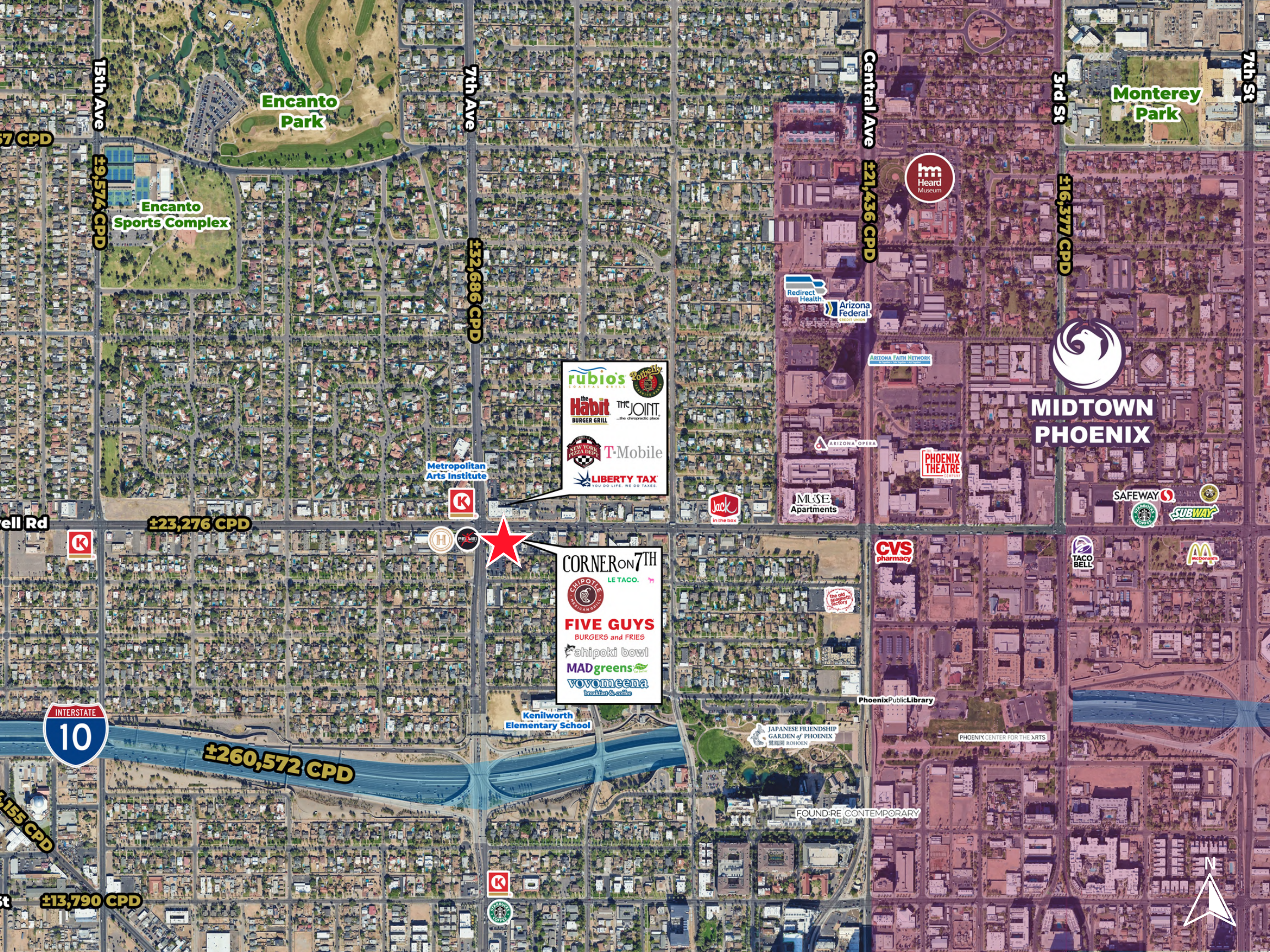
HIGHBALL
COCKTAIL BAR

PEI WEI
ASIAN KITCHEN

MADgreens
Eat Better

7TH AVE ± 51,671 VPD





Encanto
Park

Monterey
Park

MIDTOWN
PHOENIX

rubio's
Habit BURGER GRILL
THE JOINT
T-Mobile
LIBERTY TAX

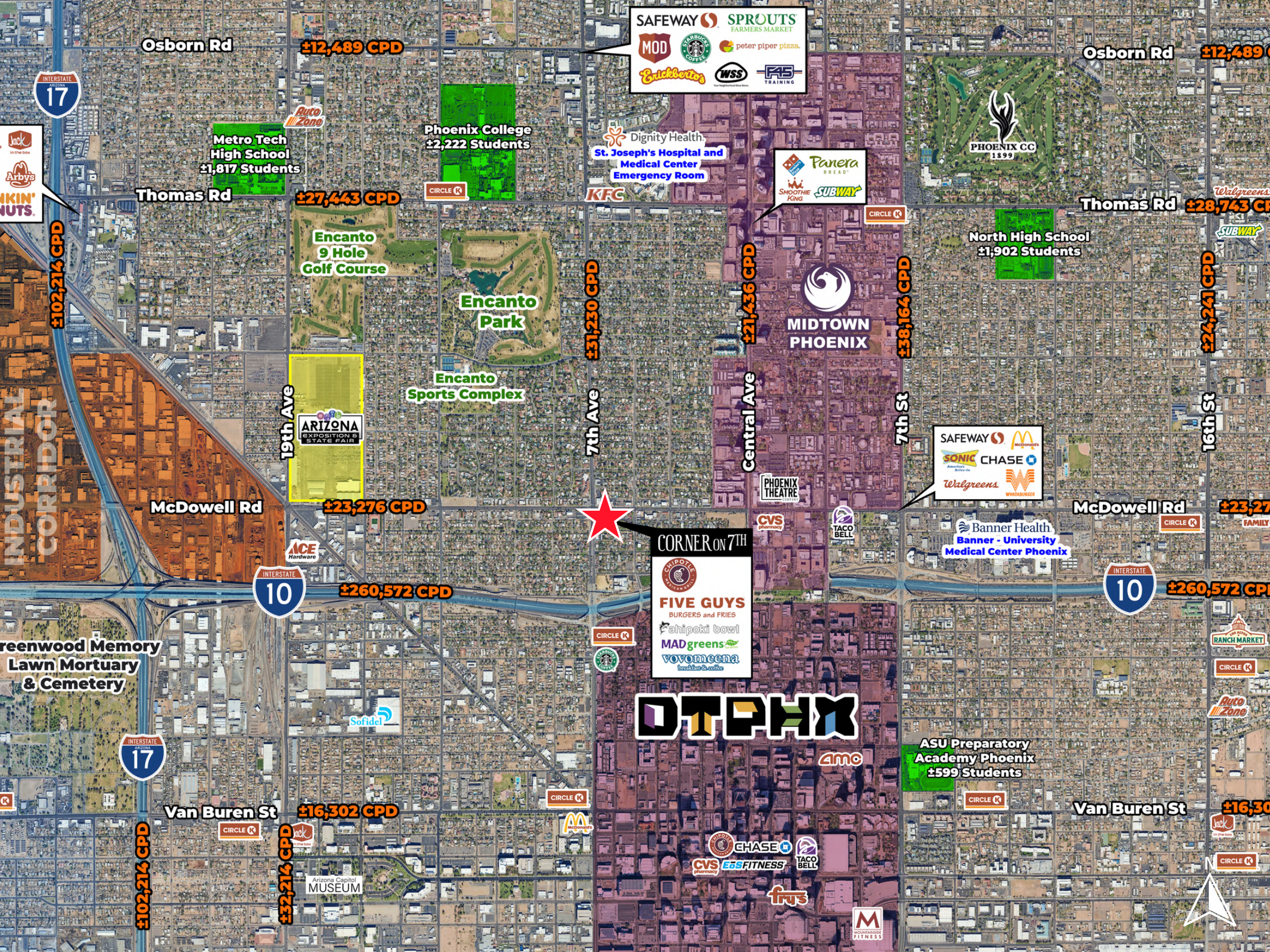
CORNER ON 7TH
LE TACO
FIVE GUYS
BURGERS and FRIES
chipotle bowl
MAD greens
vovomeena
breakfast & coffee

Kenilworth
Elementary School

Phoenix Public Library

FOUND-RE CONTEMPORARY





DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	19,707	149,668	401,622
	2026 TOTAL HOUSEHOLDS	11,301	66,375	156,178
	MEDIAN HOUSEHOLD INCOME	\$115,366	\$87,275	\$94,274
	2026 MEDIAN HOME VALUE	\$572,926	\$447,963	\$445,917
	2026 TOTAL EMPLOYEES	14,980	146,351	282,941
	2026 TOTAL BUSINESSES	1,803	11,913	25,369



VELOCITYRETAILGROUP

THE GAST TEAM

2415 E. Camelback Rd Suite 400
Phoenix, AZ 85016
velocityretail.com

AVAILABLE
±1,094 SF
2nd-Gen Juice Bar

FOR MORE INFORMATION:

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182

parker.jones@velocityretail.com

Ryan Lane

602.682.8164

ryan.lane@velocityretail.com

THE GAST TEAM *Marketing Collateral Created & Managed By: | Ryann Kemp • ryann.kemp@velocityretail.com*

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