

RESTAURANT: McDOWELL RD FRONTAGE NEAR SR-51

East of Southeast Corner 16th St & McDowell Rd

Phoenix, Arizona 85006 • USA



PROPERTY SUMMARY

LOCATION: 1717 E McDOWELL RD, PHOENIX, AZ

FOR LEASE: +/- 4,957 SF

LOT SIZE: +/- 4.0 AC

ZONING: C-2, CITY OF PHOENIX

- PART OF THE "MIRACLE MILE" HISTORIC AREA OF PHOENIX, MINUTES FROM ROOSEVELT ROW, DOWNTOWN PHOENIX
- NEXT TO THE SITE THERE ARE NEW UPSCALE/MODERN APARTMENTS BEING BUILT "THE GOVERNOR"

PROPERTY HIGHLIGHTS

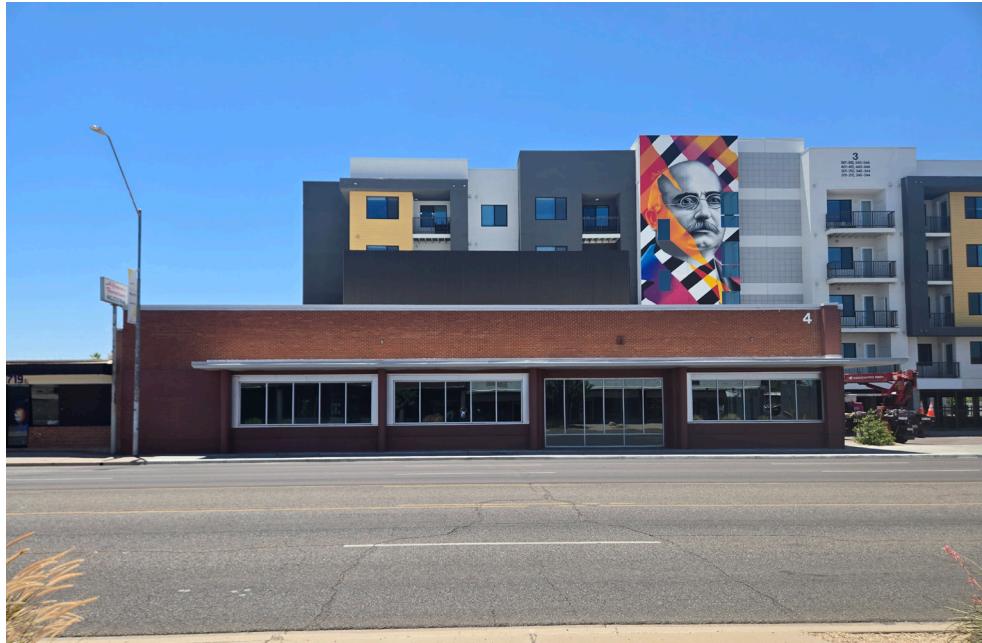
- McDOWELL RD FRONTAGE
- CLOSE TO 51 FREEWAY, I-10, AND LOOP 202
- RESTAURANT SPACE
- 9-MINUTE DRIVE (4.8 MI) FROM PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
- LOCATED DOWNTOWN PHOENIX SUBMARKET
- 2.4% INCREASE IN POPULATION GROWTH WITHIN 3-MILE RADIUS FROM 2023-2028

DE RITO PARTNERS, INC

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THE GOVERNOR
1717 E McDowell Rd | Phoenix, Arizona 85006

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|----------|----------|-----------|
| Estimated Population (2024) | 20,208 | 159,009 | 355,551 |
| Projected Population (2029) | 21,064 | 168,883 | 368,168 |
| Estimated Avg. HH Income (2024) | \$76,473 | \$92,196 | \$105,901 |
| Projected Avg. HH Income (2029) | \$76,804 | \$94,607 | \$109,269 |
| Average Household Size | 3.1 | 3.0 | 3.1 |
| Total Daytime Employees | 10,766 | 146,383 | 318,516 |
| Median Age | 32.3 | 33.3 | 33.8 |

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).

FOR LEASE

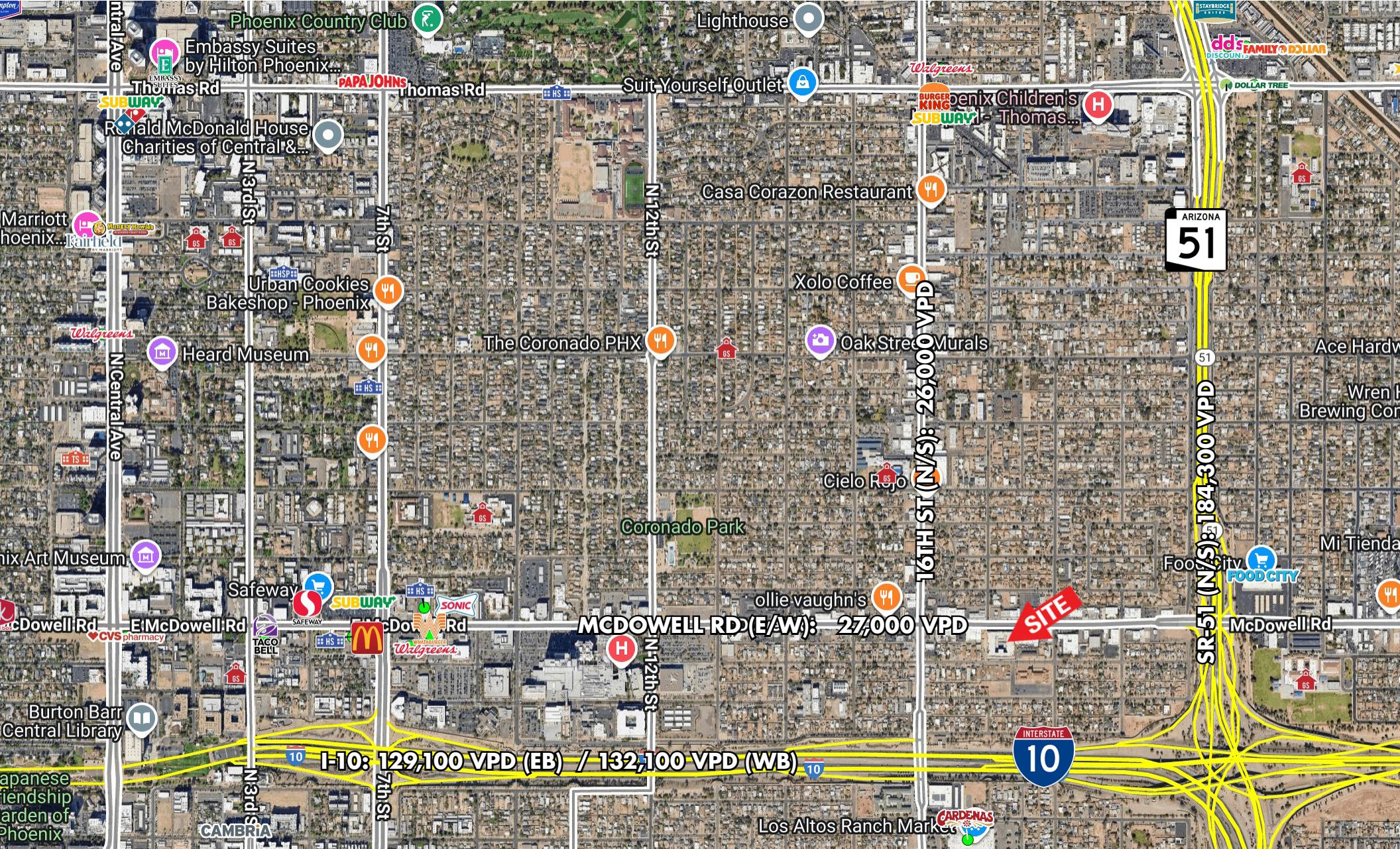
Suite 1641: +/- 4,957 SF

Call for Pricing

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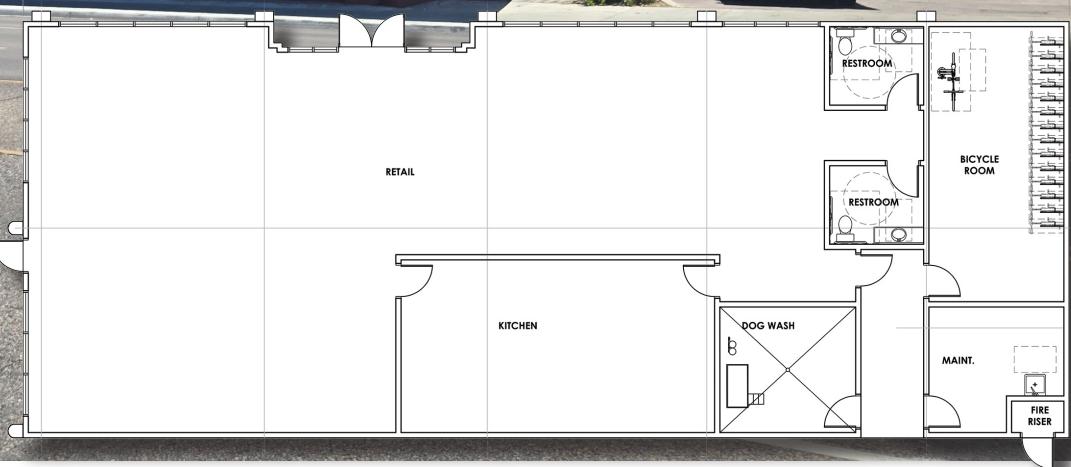
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