

# 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**

Licensed Broker/Agent Support

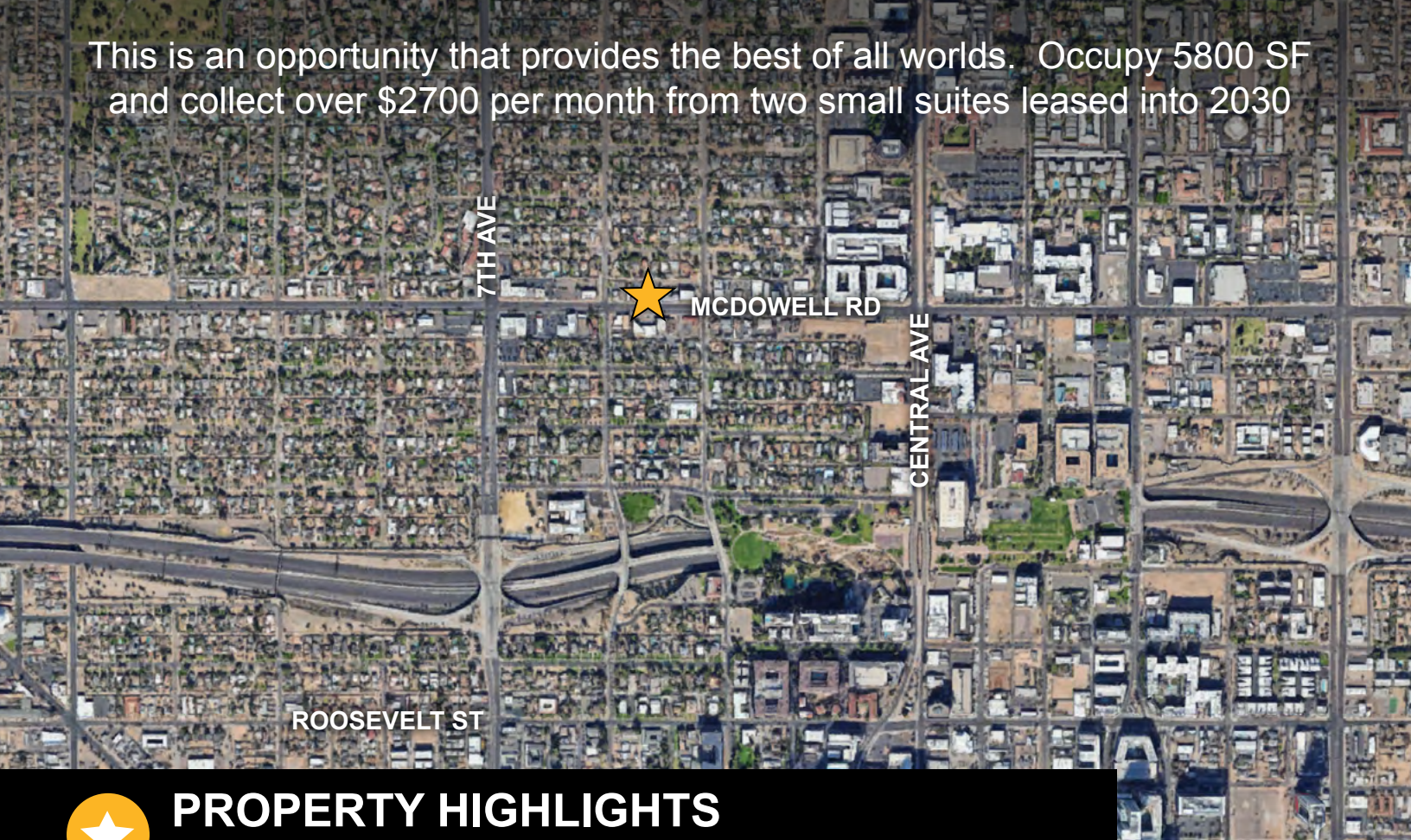
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This is an opportunity that provides the best of all worlds. Occupy 5800 SF and collect over \$2700 per month from two small suites leased into 2030



## PROPERTY HIGHLIGHTS

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

-  **Total Building SF:** 7,285
-  **Sale Price:** \$1,500,000
-  **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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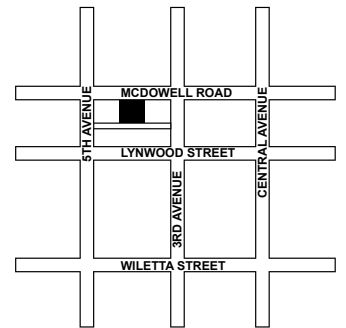


## SITE PLAN

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

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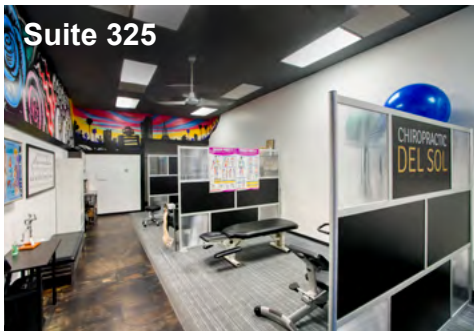


## Rent Roll



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
<b>Total Lease:</b>			<b>\$67,680.24</b>
<b>Security Deposit:</b>			<b>\$1,195.63</b>



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
<b>Total Lease:</b>			<b>\$73,206.12</b>
<b>Security Deposit:</b>			<b>\$1,287.76</b>

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

 **Sales Price: \$1,500,000**

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

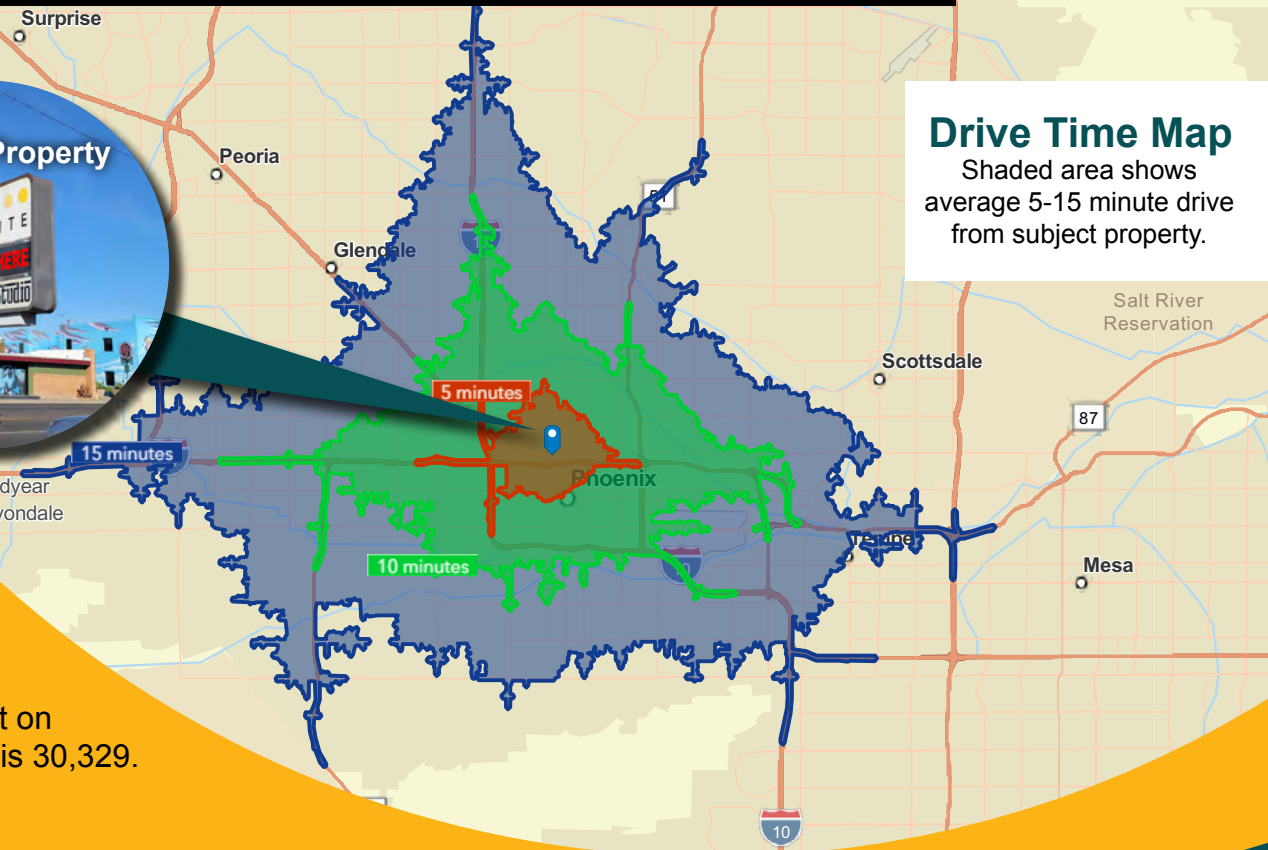


Monument  
Signage Available

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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