

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

Direct 480-452-6731

Susan@CommercialPropertyConnect.com

Samantha Borelli

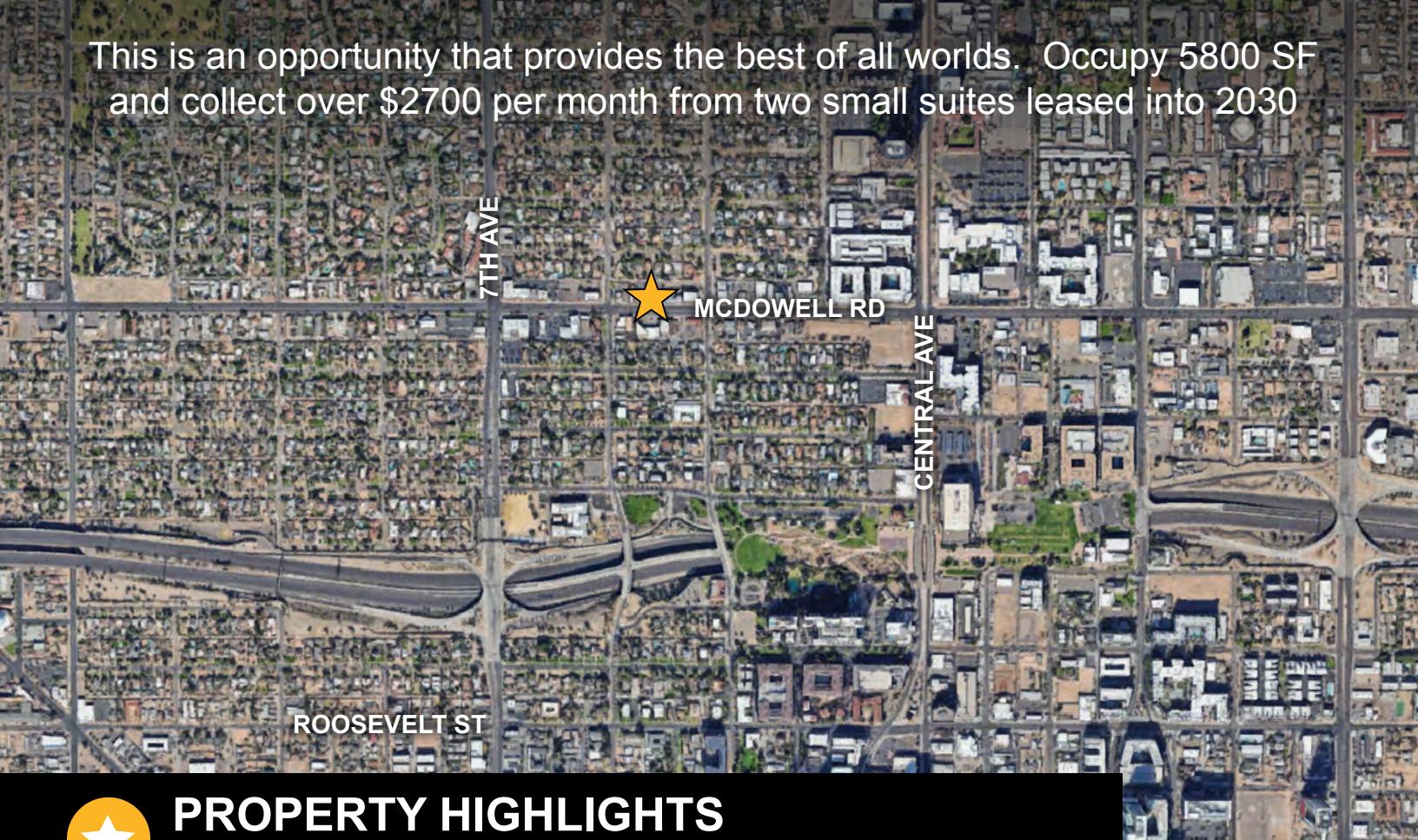
Licensed Broker/Agent Support

Direct 303-478-0633

Sam@CommercialPropertyConnect.com

www.CommercialPropertyConnect.com

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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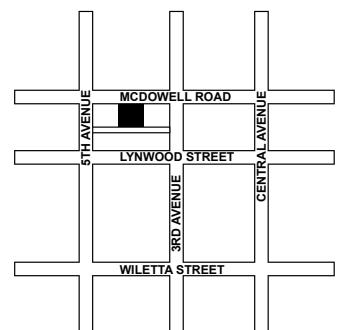


SITE PLAN

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



VICINITY MAP



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FOR SALE

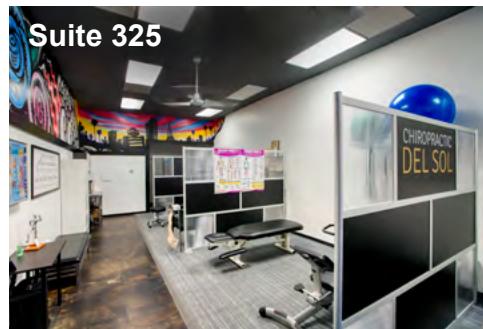
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Rent Roll



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	



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: \$1,500,000

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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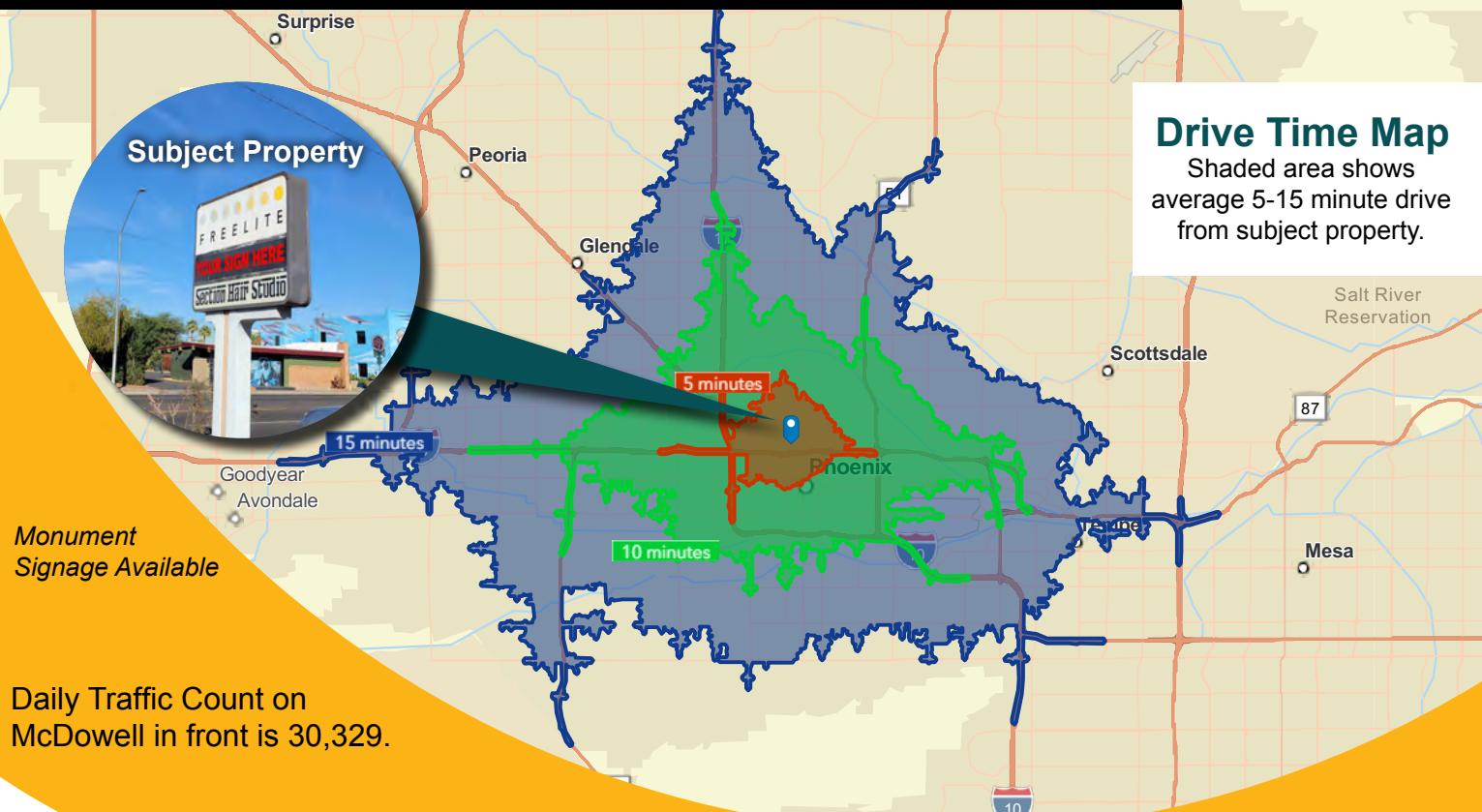
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LOCATION

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- 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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