

# OWNER/USER OPPORTUNITY FOR SALE:

4717 EAST MCDOWELL ROAD - PHOENIX, ARIZONA 85008



GARRETT HEMEYER

O: (480) 992-5976 M: (480) 848-3168  
garrett.hemeyer@orionprop.com

COLT SILER

O: (480) 992-5958 M: (623) 533-1746  
colt.siler@orionprop.com



# FOR SALE: OFFERING SUMMARY

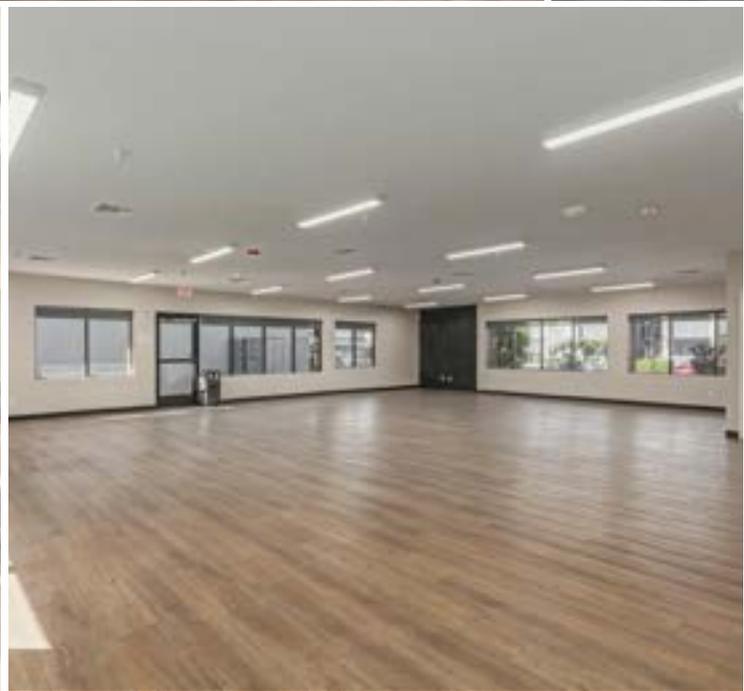
4717 EAST MCDOWELL ROAD - PHOENIX, ARIZONA 85008

Turnkey office building located near Papago Park in Phoenix. The building is delivered vacant, making it ideal for an owner-user seeking immediate occupancy or an investor looking for flexibility. The building has been renovated throughout, offering a clean and modern interior suitable for a wide range of professional office users. Excellent visibility along McDowell Road provides strong daily exposure. Its central location and proximity to nearby freeways allow for quick access to Downtown Phoenix, Sky Harbor International Airport, Biltmore, Old Town Scottsdale, and surrounding submarkets.

Price:	<b>\$815,000</b>
APN:	125-14-006-J
Size (GBA):	3,312 SF
Lot Size:	12,458 SF
Parking:	10 (2 ADA)
Year Built:	1983
Zoning:	C-2



# INTERIOR PHOTOS

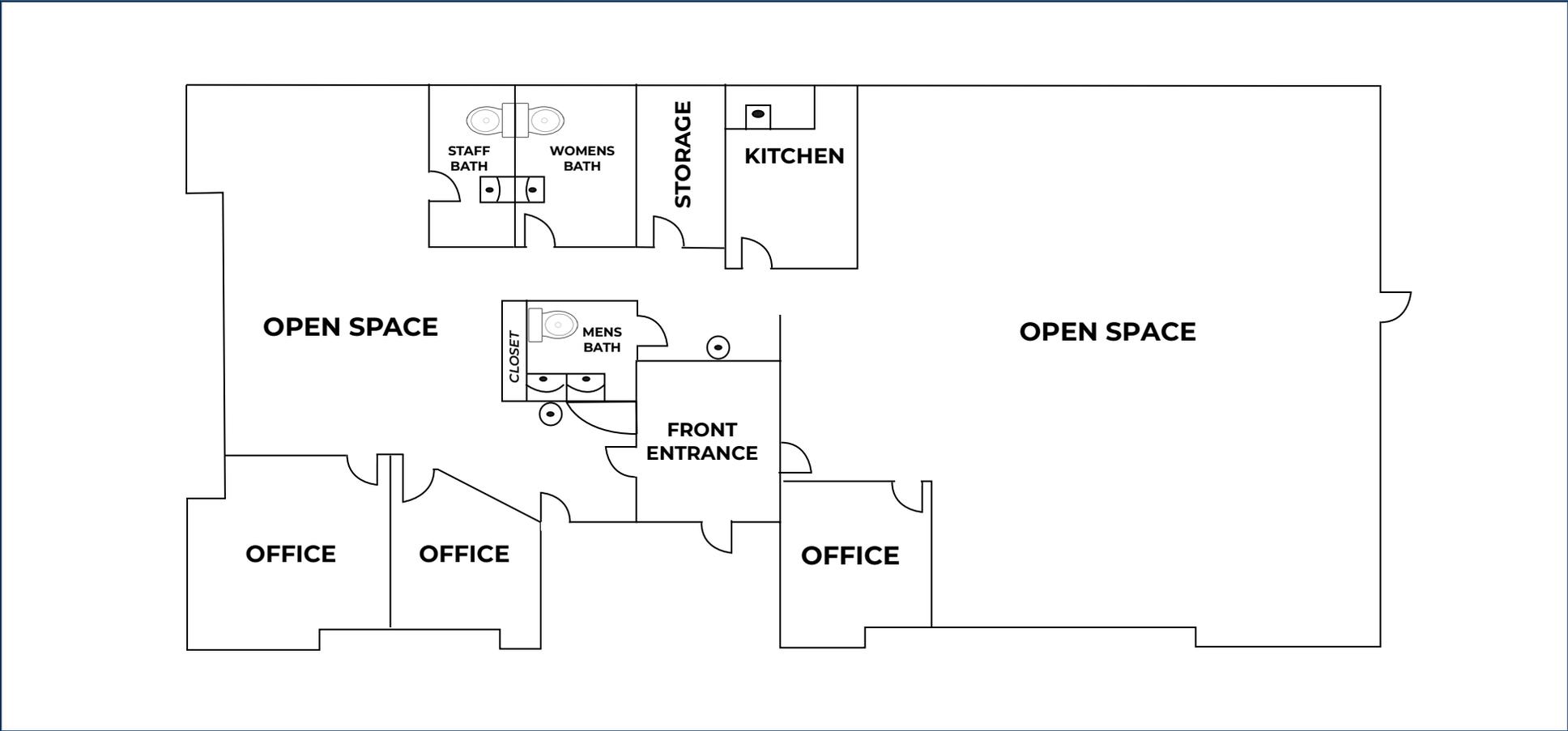


# EXTERIOR PHOTOS



## OWNER/USER OPPORTUNITY

4717 EAST MCDOWELL ROAD - PHOENIX, ARIZONA 85008



# AERIAL VIEWS



## PROXIMITY TO MAJOR SITES

4717 EAST MCDOWELL ROAD - PHOENIX, ARIZONA 85008

I-10, THE 202, HWY 51

**2.4-6.9 MILES, 5-8 MINUTE DRIVE**

PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**5.3 MILES, 8 MINUTE DRIVE**

DOWNTOWN  
PHOENIX

**6.9 MILES, 15 MINUTE DRIVE**

CAMELBACK  
COLONADE

**7.4 MILES, 15 MINUTE DRIVE**

OLDTOWN  
SCOTTSDALE

**5.1 MILES, 14 MINUTE DRIVE**



# AERIAL MAP

## SOUTH MOUNTAIN PARK & PRESERVE

one of the largest municipal parks in the U.S.



## DOWNTOWN PHOENIX

convenient location for commuters working in the city core.



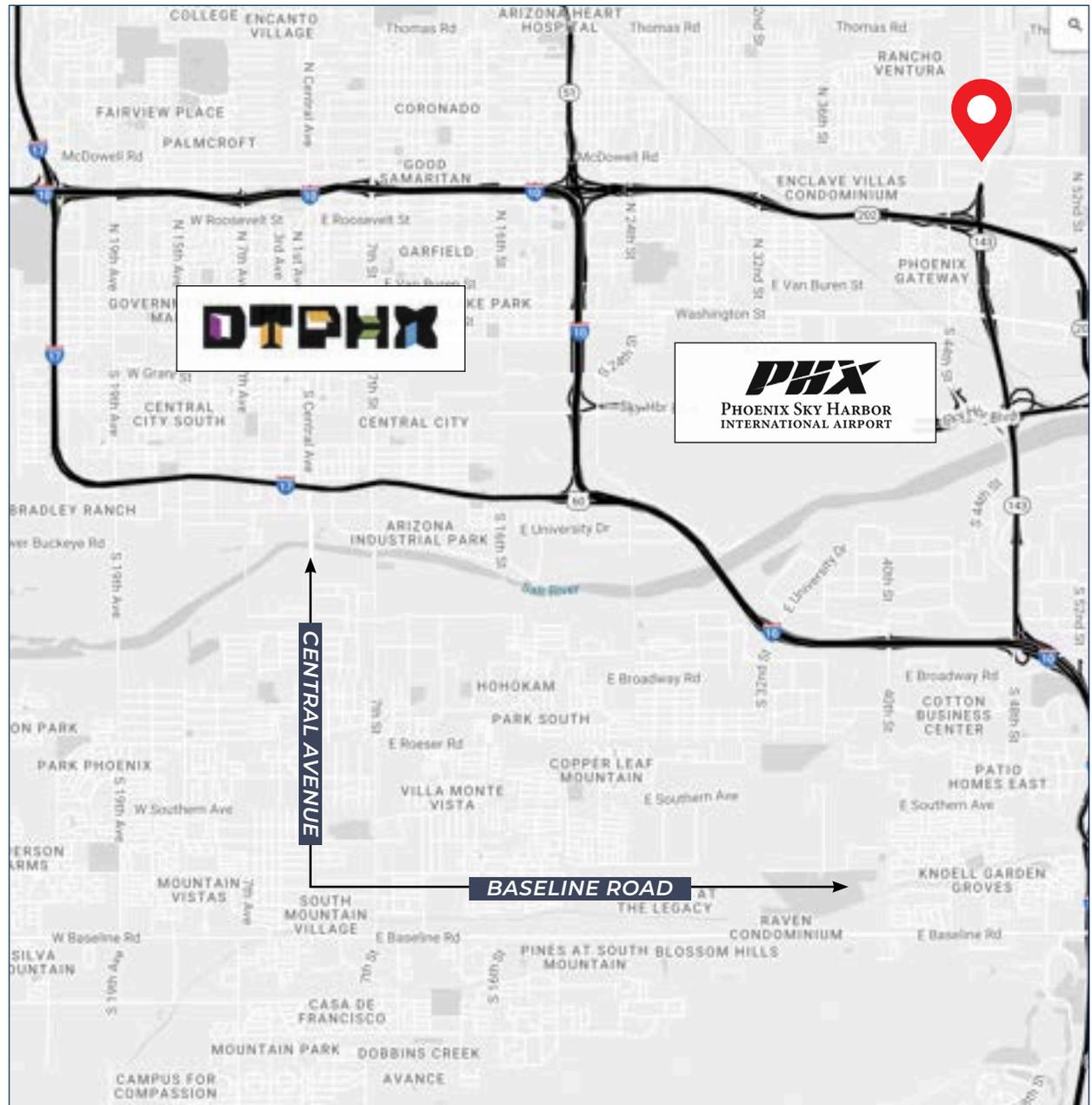
## SKY HARBOR INTERNATIONAL AIRPORT

among the largest commercial airports in the U.S.



## CONVENIENT ACCESS TO

I-10, Loop 202, Central Avenue, Baseline Road



# DISTANT AERIAL VIEW



# DEMOGRAPHIC HIGHLIGHTS / 1-3-5 Mile

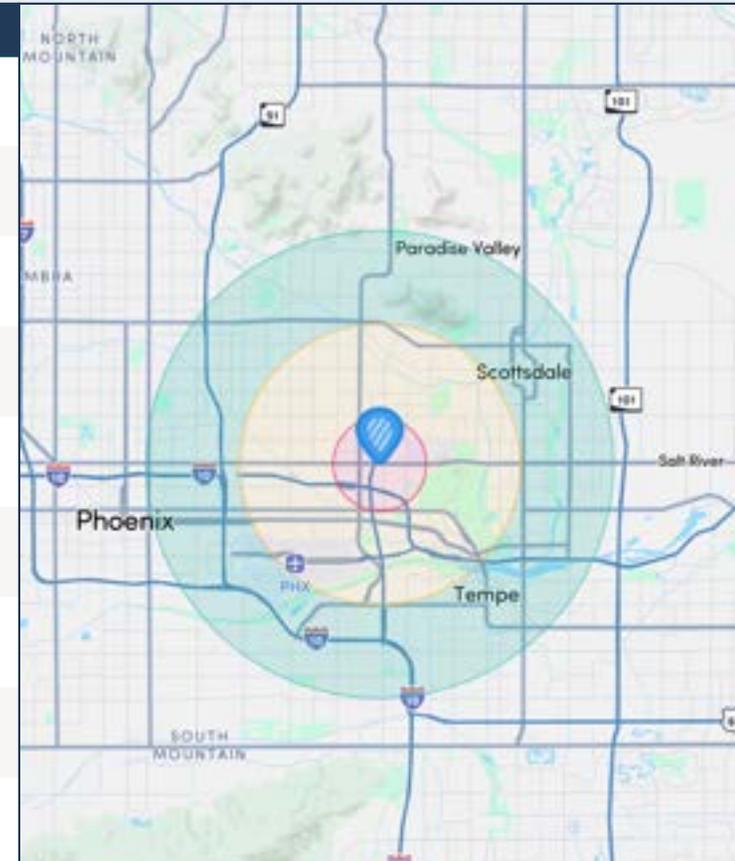
✓ 5 Mile  
Daytime  
Population  
**601,284**

✓ 5 Mile  
Average  
Household  
Income  
**\$127,699**

✓ 1 Mile  
Median  
Age  
**30.8**

✓ 1 Mile  
Average  
Household  
Size  
**2.3**

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	31,984	190,385	<b>601,284</b>
Estimated Population:	22,642	119,846	313,322
2029 Proj. Residential Population:	22,871	119,706	310,102
Average Household Income:	\$89,139	\$122,586	<b>\$127,699</b>
Median Age:	<b>30.8</b>	33.9	34.4
Average Household Size:	<b>2.3</b>	2.3	2.1
Total Housing Units:	10,894	56,814	158,598
Total Households:	9,901	51,012	141,301
Total Employees:	9,342	70,539	287,962



## PHOENIX, ARIZONA

Phoenix is one of the fastest-growing metropolitan areas in the country, driven by a strong labor market, diverse industries, and a steadily expanding population. The city offers an attractive business environment with affordable operating costs, a skilled workforce, and major transportation infrastructure connecting the region to national and international markets. Known for its year-round sunshine, quality of life, and broad mix of residential, retail, and employment centers, Phoenix continues to draw new residents and companies alike. Its balanced economic growth, rising consumer demand, and ongoing development activity position the city as a leading hub in the Southwest for business, innovation, and long-term investment.



# OWNER/USER OPPORTUNITY FOR SALE:

---

4717 EAST MCDOWELL ROAD  
PHOENIX, AZ 85008



GARRETT HEMEYER

O: (480) 992-5976

M: (480) 848-3168

[garrett.hemeyer@orionprop.com](mailto:garrett.hemeyer@orionprop.com)



COLT SILER

O: (480) 992-5958

M: (623) 533-1746

[colt.siler@orionprop.com](mailto:colt.siler@orionprop.com)



## ORION Investment Real Estate

7150 E Camelback Road Unit 425  
Scottsdale, Arizona 85251

**ORION Investment Real Estate** is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.