

The Most Recognizable Retail Redevelopment in Central Phoenix!



MY FLORIST PLAZA

NEC of McDowell Rd and 7th Ave
Phoenix, Arizona

Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





◆ ± 2,901 2ND STORY OFFICE/MEDICAL SPACE AVAILABLE

Property Highlights

- Fantastic daytime population and incomes from nearby Willo and Encanto districts
- Unique architecture and great street-front location
- Great visibility to high-traffic intersection
- ±140,000 residents within a three-mile radius
- Abundant parking available, including nearby employee parking leased by Landlord

Traffic Counts

McDowell Road	27,445 CPD
7th Ave	37,760 CPD

Total **65,215 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	20,784	149,939	401,730
Estimated Households	2,255	67,329	156,909
Med Household Income	\$111,503	\$90,874	\$97,518
Daytime Population	14,704	147,305	283,341

Source: SitesUSA

Nearby Tenants



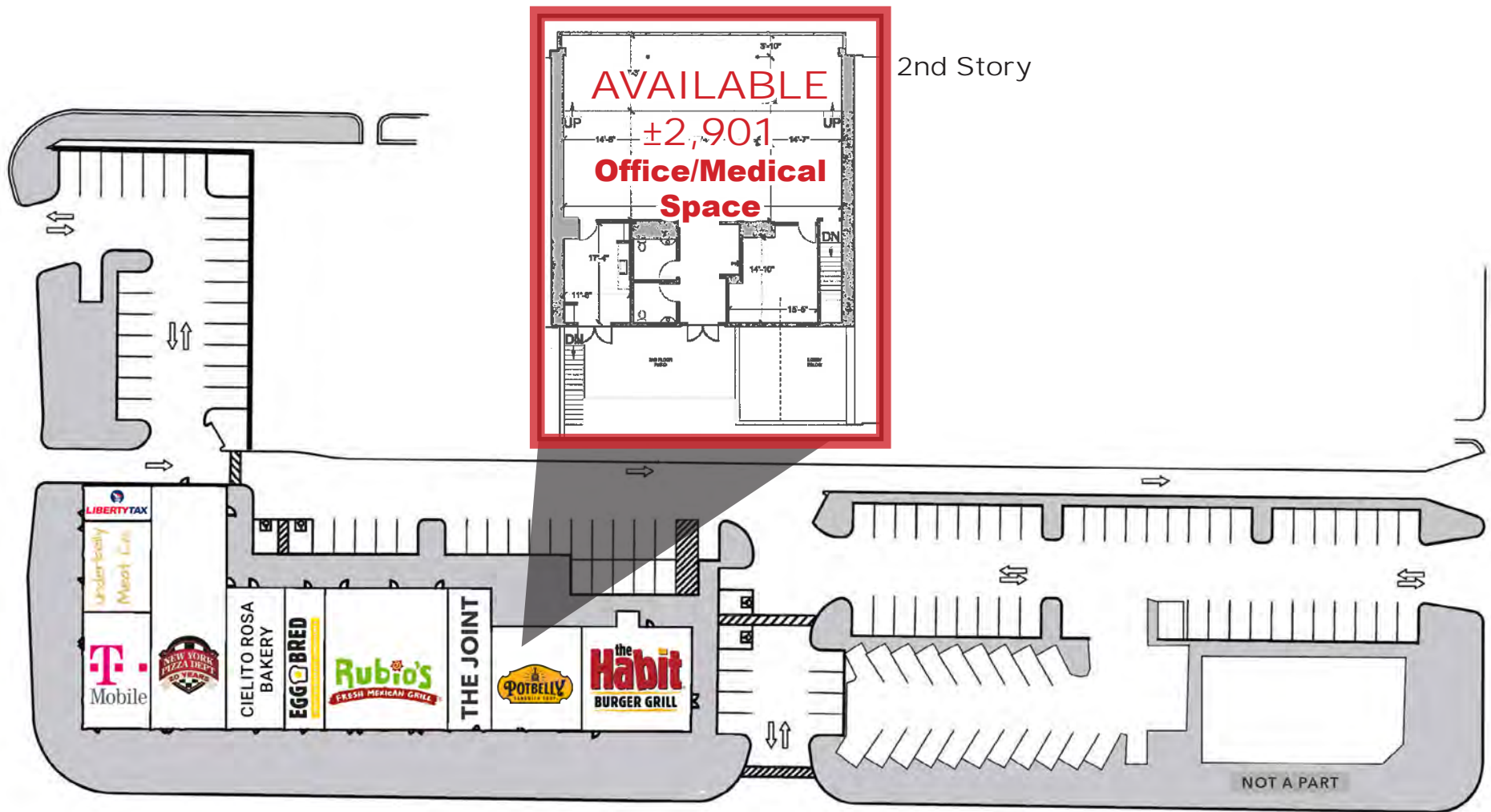
Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

SITE PLAN



Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



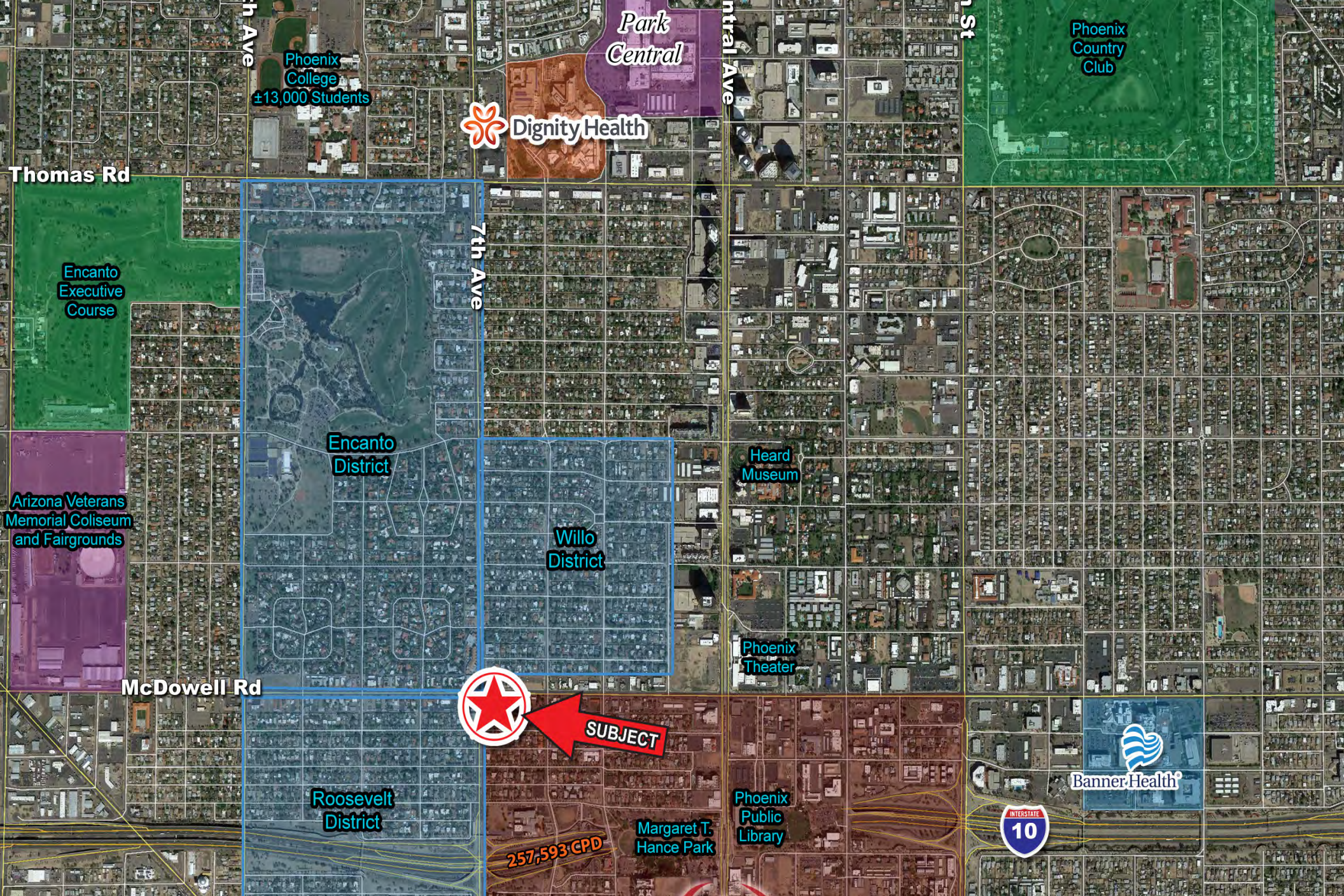
Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com







Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	20,784	149,939	401,730
	2026 TOTAL HOUSEHOLDS	12,255	67,329	156,909
	MEDIAN HOUSEHOLD INCOME	\$111,503	\$90,874	\$97,518
	2026 MEDIAN HOME VALUE	\$572,475	\$440,563	\$441,453
	2026 TOTAL EMPLOYEES	14,704	147,305	283,341
	2026 TOTAL BUSINESSES	1,848	12,469	26,483



2415 E. CAMELBACK RD SUITE 400
PHOENIX, AZ 85016
velocityretail.com

FOR LEASING INFORMATION:

BRIAN GAST

602.682.8155
bg@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 information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.