



CORNER ON 7TH



FIVE GUYS

BURGERS and FRIES

Ahipoki bowl

MAD greens Eat Better

vovomeena
breakfast & coffee



LIBERTY TAX
YOU DO LIFE. WE DO TAXES

T-Mobile



rubio's
CHARTERED GRILL



THE JOINT
...the chiropractic place

the Habit
BURGER GRILL

38,193 VPD

**AVAILABLE
±1,094 SF 2ND-GEN
COLD KITCHEN**

LE TACO



CORNER ON 7TH

SEC of McDowell Rd and 7th Ave
Phoenix, Arizona

Brian Gast
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 **VELOCITY
RETAIL GROUP**



◆ ± 1,094 SF 2nd GENERATION JUICE BAR AVAILABLE

Property Highlights

- 1/2 Mile off the Interstate 10 interchange
- Convenient access to Downtown, Midtown, and between two Regional Hospitals
- Surrounded by densely populated & sought after residential districts
- Almost 90,000 cars per day pass through the intersection
- Monument sign available on both streets

Traffic Counts

McDowell Road	38,193 CPD
7th Avenue	51,671 CPD
Total	89,864 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	19,707	149,668	401,622
Estimated Households	11,301	66,375	156,178
Med Household Income	\$115,366	\$87,275	\$94,274
Daytime Population	14,980	146,351	282,941

Source: SitesUSA

Nearby Tenants



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2025 TOTAL POPULATION	19,707	149,668	401,622
	2025 TOTAL HOUSEHOLDS	11,301	66,375	156,178
	MEDIAN HOUSEHOLD INCOME	\$115,366	\$87,275	\$94,274
	2025 MEDIAN HOME VALUE	\$572,926	\$447,963	\$445,917
	2025 TOTAL EMPLOYEES	14,980	146,351	282,941
	2025 TOTAL BUSINESSES	1,803	11,913	25,369



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