

FOR LEASE & SALE

1635 E MCDOWELL RD | PHOENIX, AZ

FOR SALE
& LEASE

FOR LEASE



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY OVERVIEW



MCDOWELL ROAD ±32,039 VPD



PRICING:
FOR SALE:
Call for Pricing
FOR LEASE:
Call for Pricing



AVAILABILITY:
FOR SALE:
Suite 1641: ±4,957 SF
FOR LEASE:
Suite 1635: ±2,476 SF



LOT SIZE:
±0.45 AC



BUILDING SIZE:
±14,529 SF



ZONING:
C-C

PROPERTY HIGHLIGHTS

- McDowell Road Frontage
- Close to 51 Freeway, I-10, and Loop 202
- Trun Key Office Space
- 9 Minute Drive (4.8 mi) from Phoenix Sky Harbor International Airport
- Located in Downtown Phoenix Submarket
- 2.4% increase in population growth within a 3 mile radius from '23-'28

SUITE 1641 INTERIOR PHOTOS



AERIAL OVERVIEW



MCDOWELL ROAD ±32,039 VPD

SITE

FAMILY DOLLAR

51

±197,501 VPD

FOOD CITY

CIRCLE K



SUBWAY

Pep Boys

Quick Quack CAR WASH

QT QuikTrip

U-HAUL

7 ELEVEN

INTERSTATE 10

±341,172 VPD

LOOP 202

±203,920 VPD

CARDENAS

cricket

FIRST NATIONAL BANK FIRST CONVENIENCE BANK

INTERSTATE 10

±150,176 VPD

metro by T-Mobile

Jack in the box

FAMILY DOLLAR

boost mobile

metro by T-Mobile

CIRCLE K

Little Caesars

CHURCH'S

E ROOSEVELT STREET ±32,039 VPD



DEMOGRAPHICS

1635 E MCDOWELL ROAD | PHOENIX



POPULATION

	1 MILE	3 MILES	5 MILES
2023	24,365	166,353	374,396
2028	24,670	170,342	382,109



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	7,842	66,638	145,900
2028	7,943	68,623	149,221



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$56,438	\$70,557	\$77,266



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	13,154	179,390	349,145



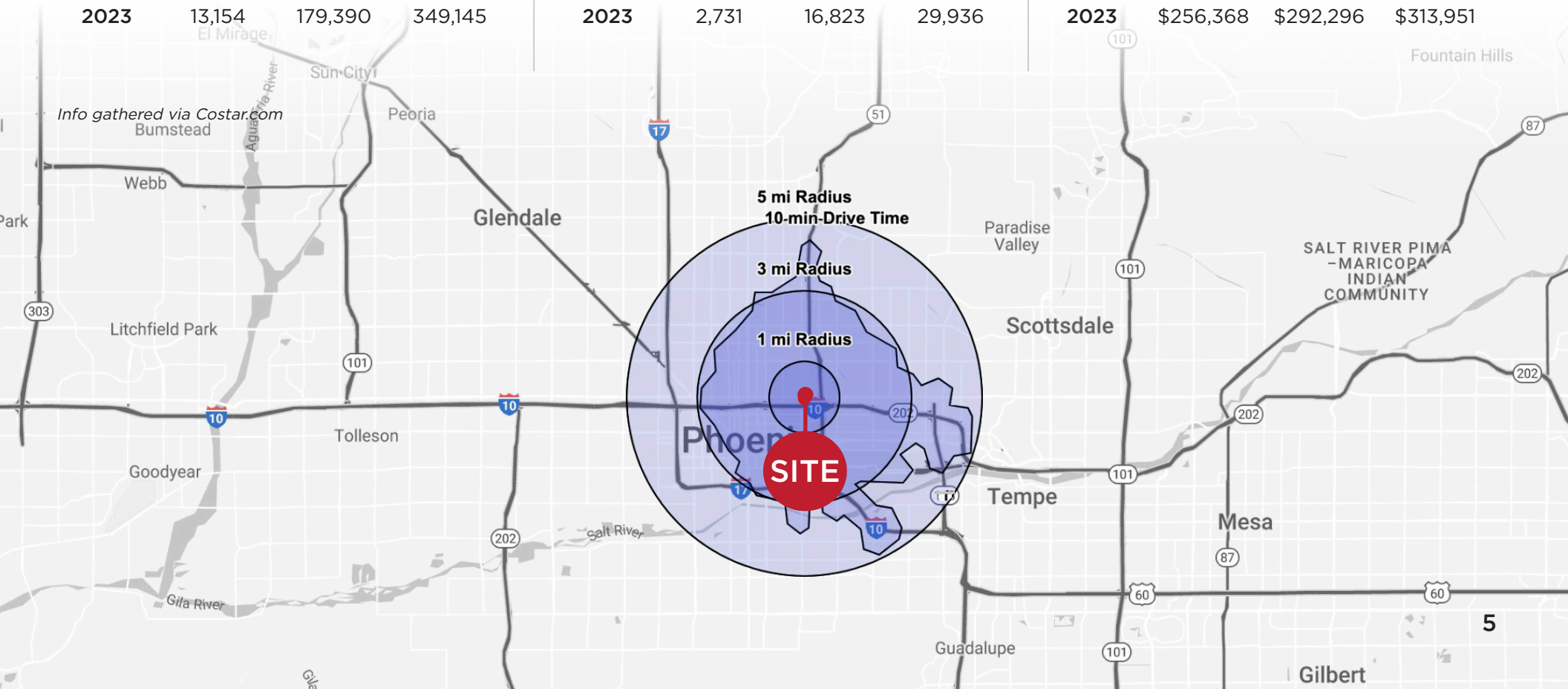
BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	2,731	16,823	29,936

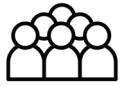


HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$256,368	\$292,296	\$313,951



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



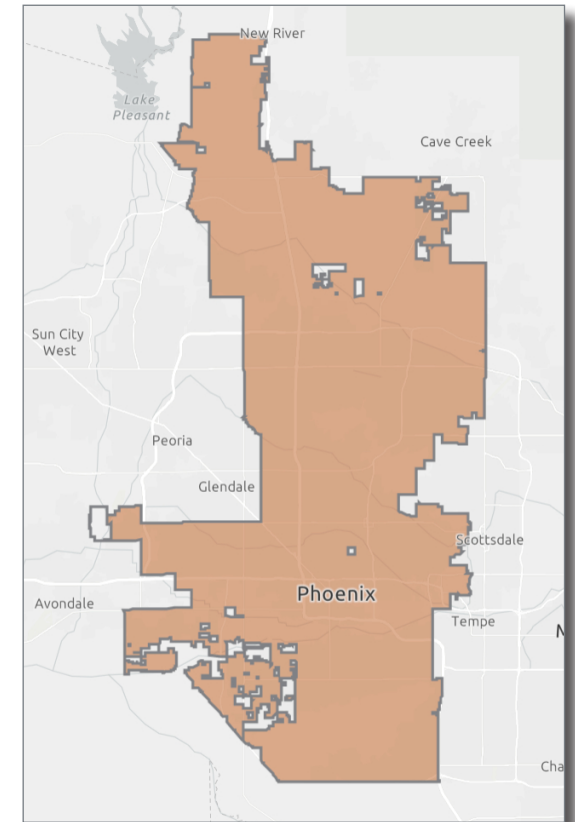
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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