

McDowell Medical Center

1010 E McDowell Rd
Phoenix, AZ 85006

FOR LEASE
Medical Office



CBRE



Property Highlights



Excellent healthcare tenant synergy



Convenient access to I-10, SR-51, and I-17 as well as public transportation



Close to mature neighborhoods and established retail and dining



Across the street from Banner University Medical Center



Upgraded electronic directory & prominent monument sign



High visibility fronting McDowell Rd, a major east-west arterial street



Convenient surface parking, covered parking available



±10 minutes to Phoenix Sky Harbor

Property Overview

Situated at 1010 E McDowell Rd, McDowell Medical Center is centrally located near the Banner University Medical Center. The property recently underwent ±\$5M in capital improvements.

Property Summary

TYPE:	Medical Office
BUILDING SF:	±62,851 SF
RATE:	\$19.50/SF NNN
YEAR OF CONSTRUCTION:	1975, Refurbished 2021
TAX ASSESSOR PARCEL NUMBER:	117-25-111A
ZONING:	C-2
NO. OF STORIES:	5
PARKING RATIO:	5.30/1,000 SF



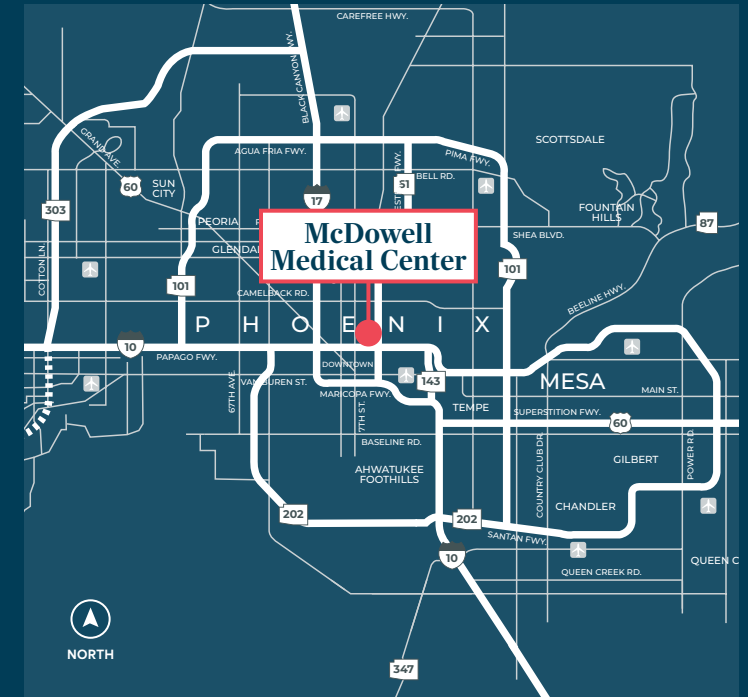
Demographics

	1 MILE	3 MILES	5 MILES
2024 POPULATION	20,083	148,506	377,656
2029 PROJECTED POPULATION	23,006	161,607	395,749
2024 MEDIAN HOUSEHOLD INCOME	\$76,267	\$61,407	\$64,941
2024 HOUSEHOLDS	10,089	65,681	151,175
OWNER-OCCUPIED HOUSING UNITS	31.60%	30.60%	37.70%



Location Highlights

McDowell Medical Center is about ten blocks east of Central Ave and less than a mile from the new Valley Metro Rail station off Central Ave & McDowell Rd. Convenient access to major freeways such as I-10, SR-51, and I-17, make the property an ideal choice for medical offices looking for a central location.



**For more
information
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