



FORTY EIGHT 01

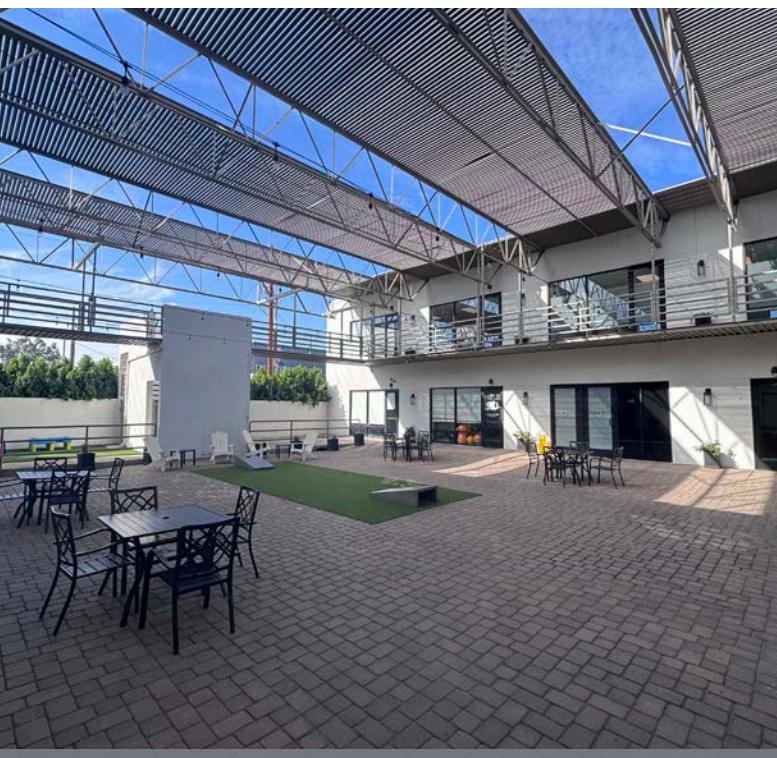
OFFICE OR MEDICAL
OWNER/USER CONDOS

FOR SALE & FOR LEASE

4801 E McDOWELL RD
PHOENIX, AZ 85006

CONTACT INFORMATION

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PROPERTY SUMMARY

Forty-Eight Zero One is a $\pm 21,884$ SF, two-story, multi-tenant medical and professional office building that recently completed an extensive \$1.5 million renovation in 2023. Upgrades include new HVAC systems, a new roof, and full building modernization. The property was also re-platted into 10 individual condominium units, offering businesses the flexibility to lease or purchase their own suite. Strategically positioned with immediate access to Phoenix Sky Harbor International Airport and the regional freeway network via SR-143, the building provides exceptional convenience and connectivity.

HIGHLIGHTS

- Professional & Medical Office Community to attract a wide array of uses
- Inviting courtyard which adds a community aspect to the complex
- Prominent building signage on McDowell Road with $\pm 50,000$ VPD
- Flexible unit options to accommodate users from $\pm 1,182$ - 8,166 SF
- Incredible Access to Phoenix's Freeway System and the Phoenix Sky Harbor Airport via SR-143

SITE DETAILS

CONDO/SUITE AVAILABILITY	+1,182 - 8,166 SF
BUILDING SIZE	±21,884 SF
BUILT/RENOVATED	1982/2023
ZONING	C-2, CITY OF PHOENIX
PARKING	±4.75/1,000 (With Parking Easement)



BUILDING OVERVIEW

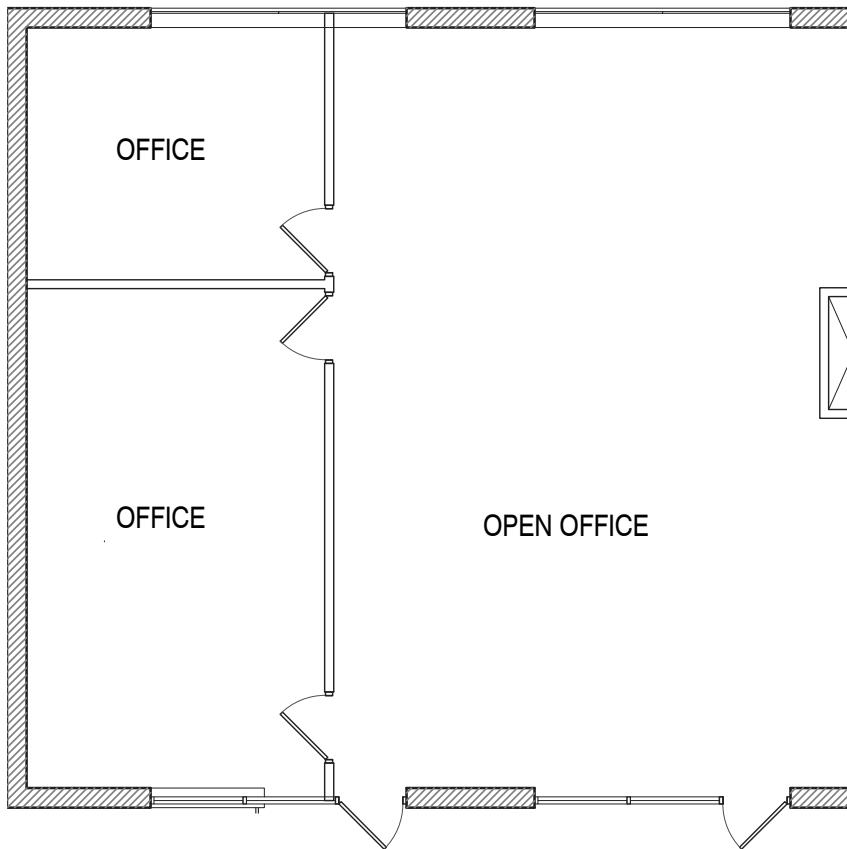


CONDO & SUITE BREAKDOWN

UNIT/SUITE	CONDO SIZE	PRICE	PRICE/SF	LEASE RATE
200	±1,515	\$295,425	\$195	\$16.00/SF NNN
250	±1,482	\$288,990	\$195	\$16.00/SF NNN
255	±2,354	\$459,030	\$195	\$16.00/SF NNN
260	±1,182	\$230,490	\$195	\$16.00/SF NNN
275	±3,148	\$613,860	\$195	\$16.00/SF NNN

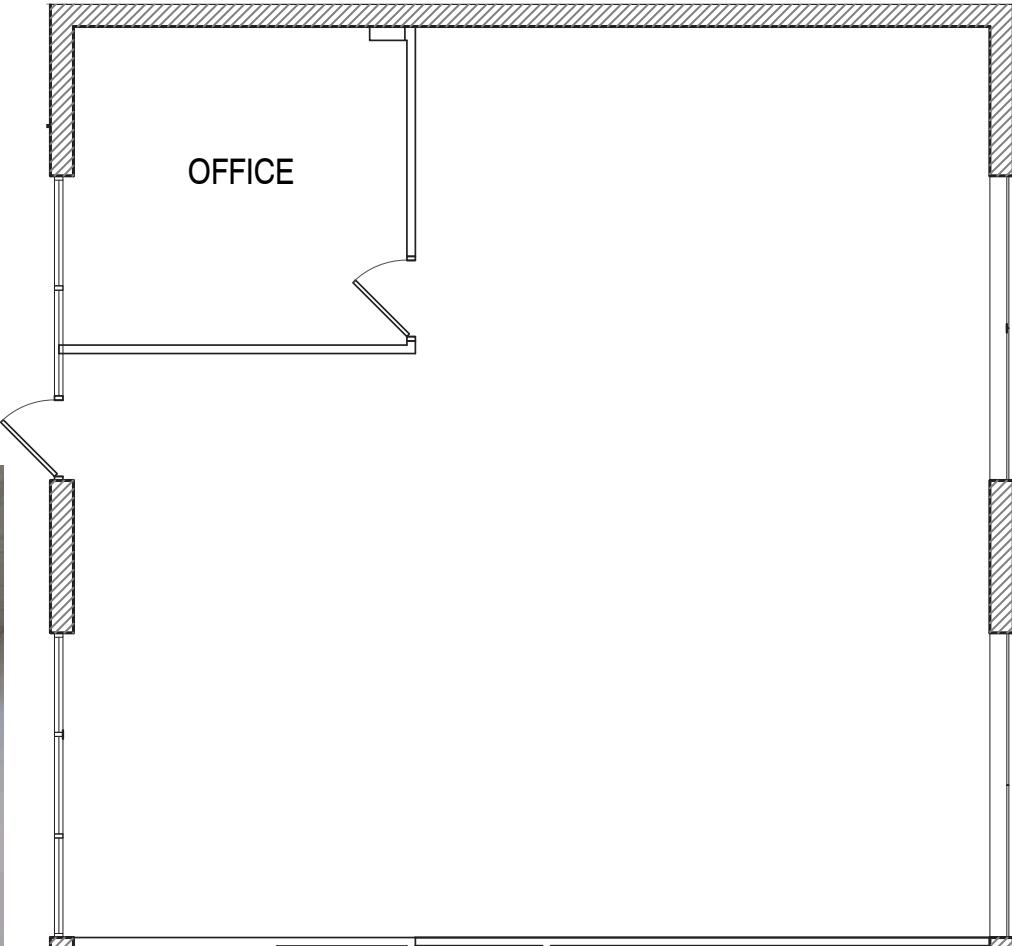
SUITE DETAILS - SUITE 200

ASKING PRICE	\$295,425
LEASE RATE	\$16.00/SF NNN
SIZE	±1,515 SF
PARCEL NUMBER	125-13-110



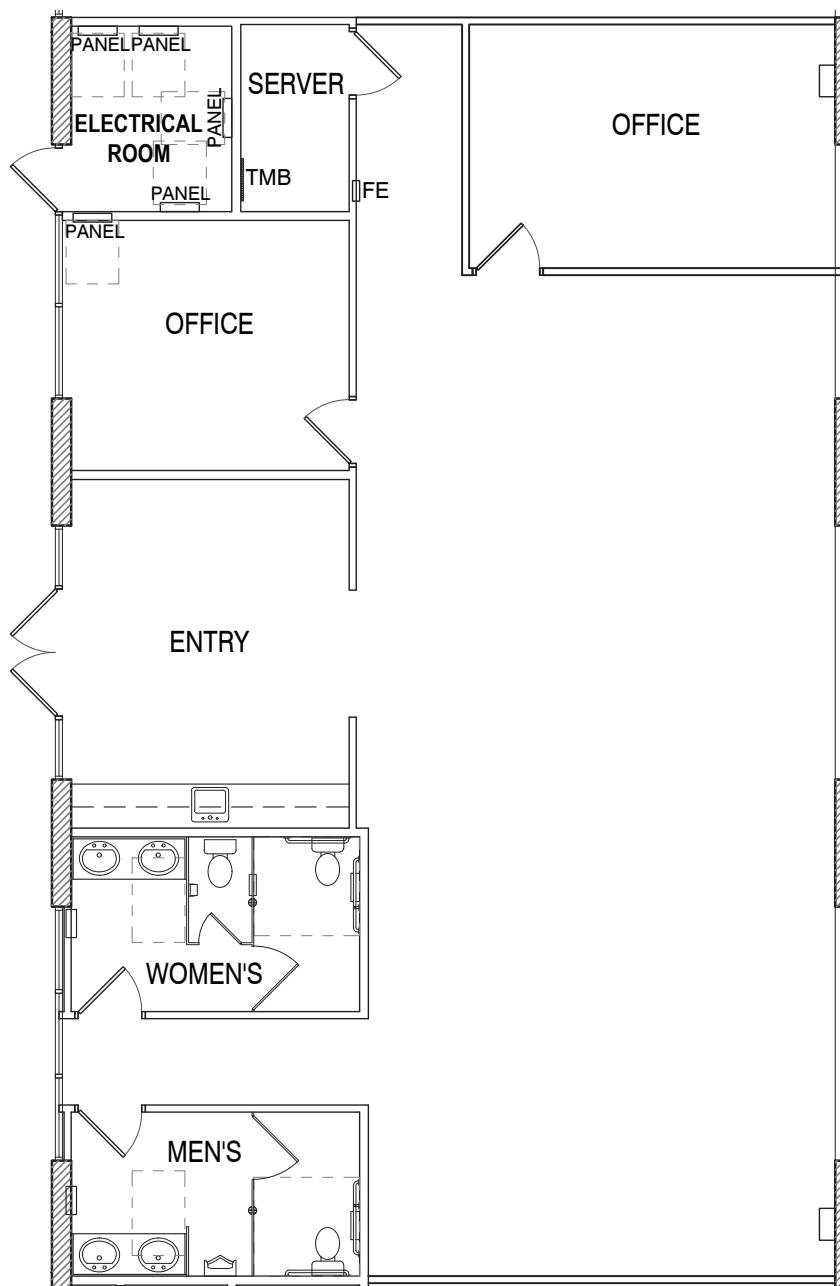
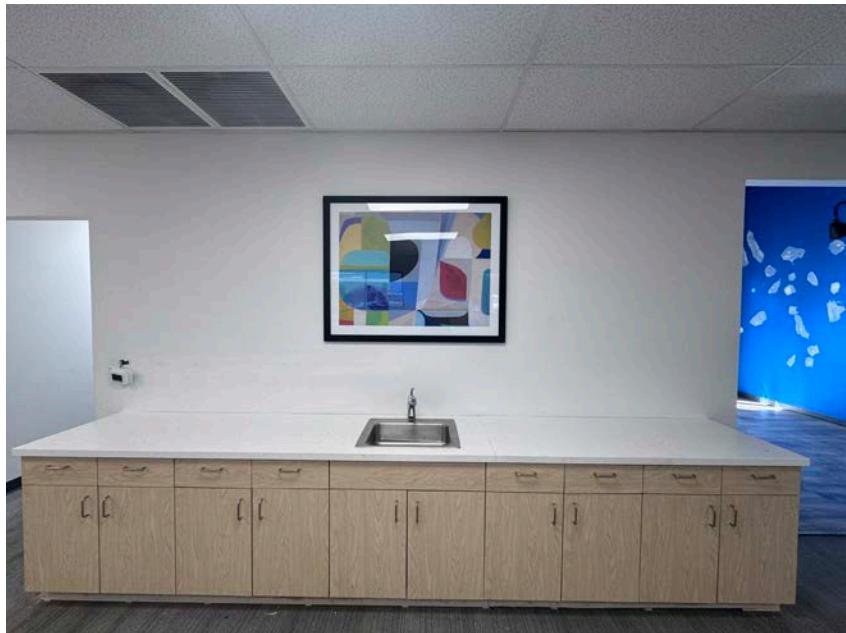
SUITE DETAILS - SUITE 250

ASKING PRICE	\$288,990
LEASE RATE	\$16.00/SF NNN
SIZE	±1,482 SF
PARCEL NUMBER	125-13-112



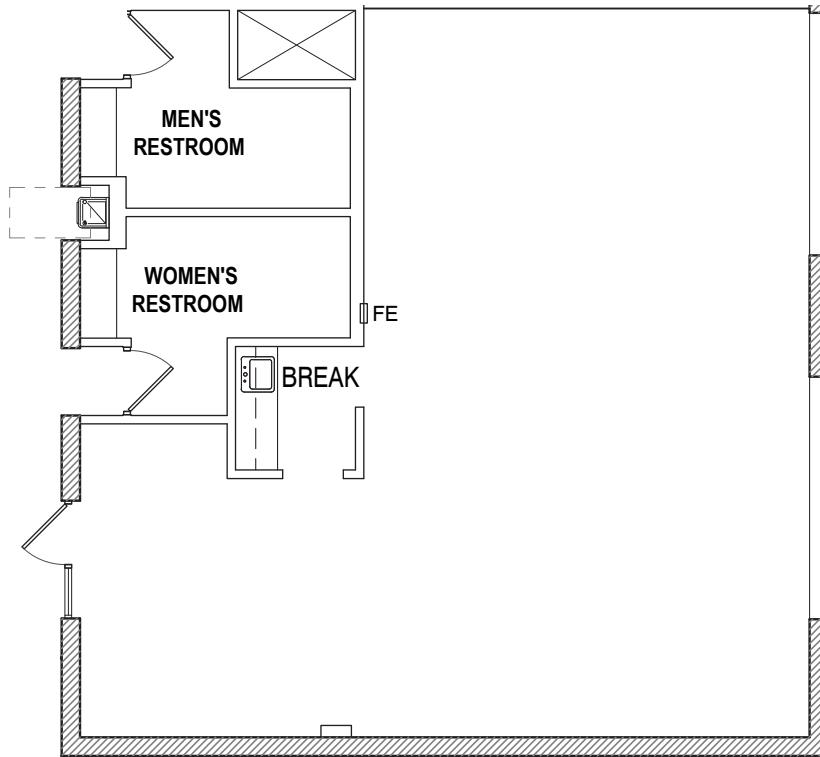
SUITE DETAILS - SUITE 255

ASKING PRICE	\$459,030
LEASE RATE	\$16.00/SF NNN
SIZE	±2,354 SF
PARCEL NUMBER	125-13-113



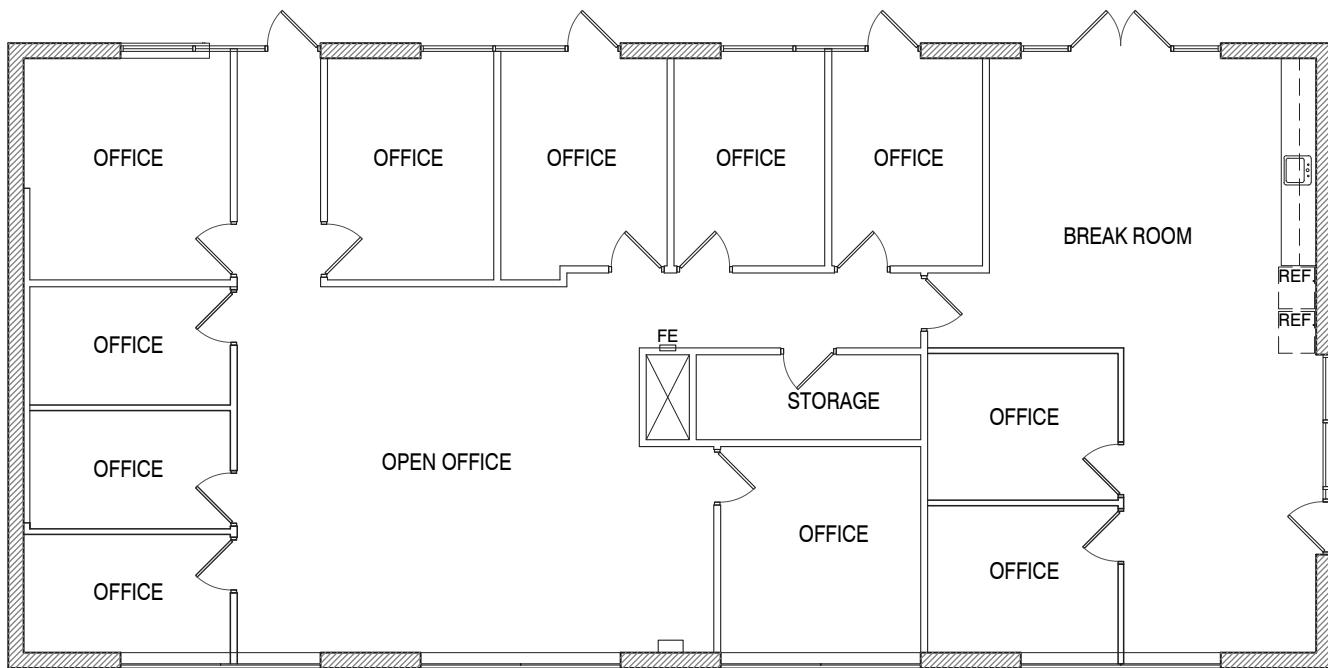
SUITE DETAILS - SUITE 260

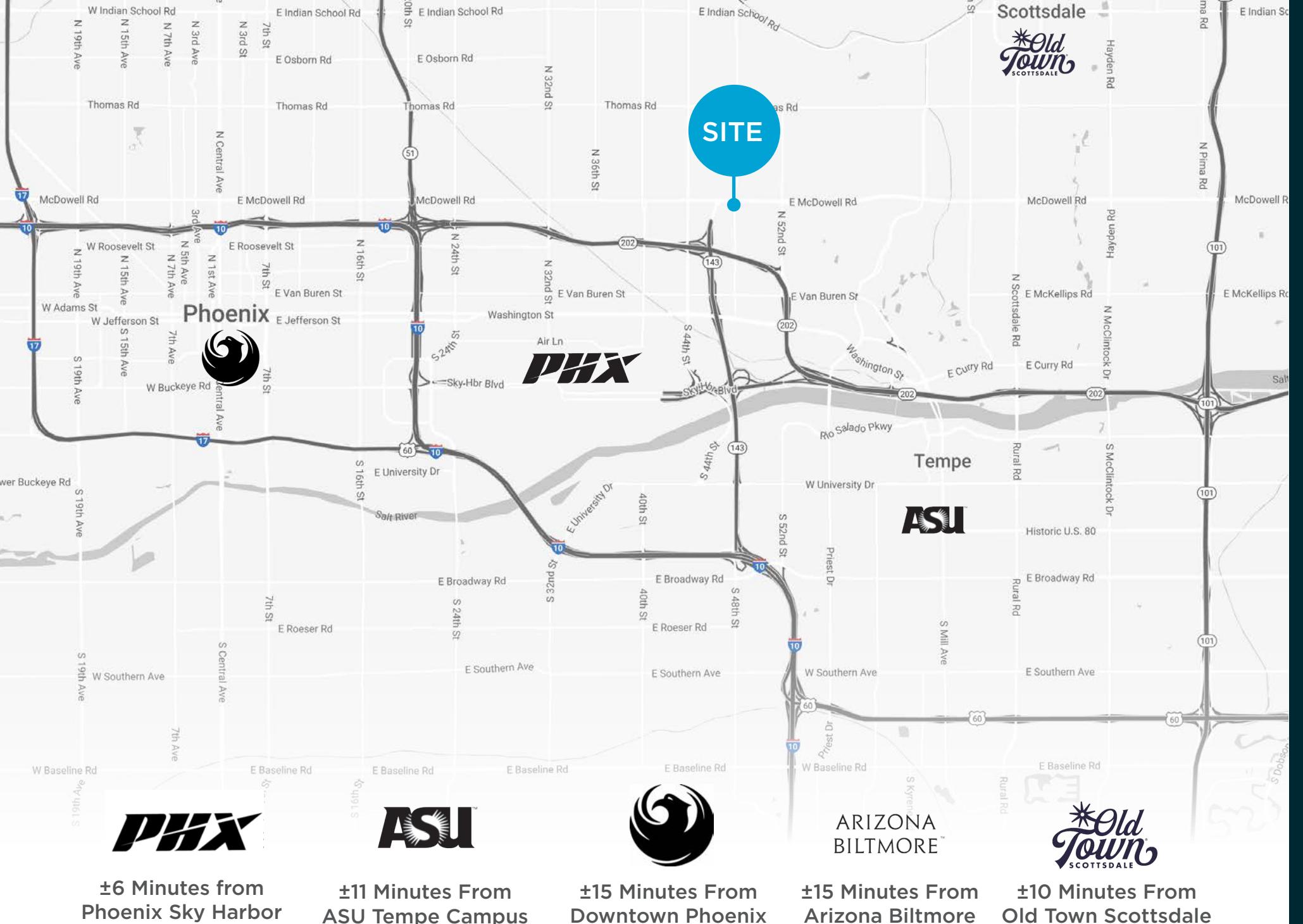
ASKING PRICE	\$230,490
LEASE RATE	\$16.00/SF NNN
SIZE	±1,182 SF
PARCEL NUMBER	125-13-114



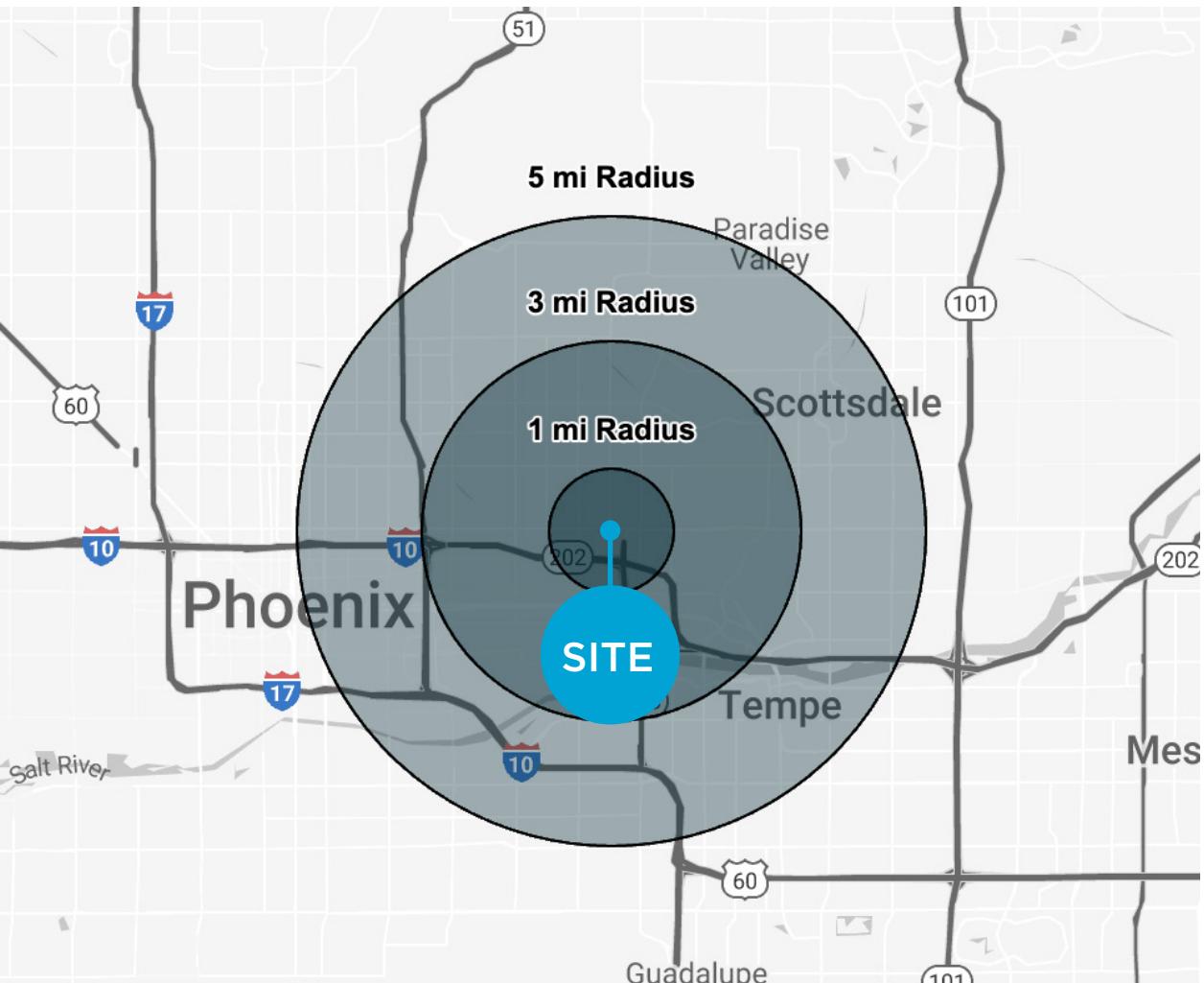
SUITE DETAILS - SUITE 275

ASKING PRICE	\$613,860
LEASE RATE	\$16.00/SF NNN
SIZE	±3,148 SF
PARCEL NUMBER	125-13-115





DEMOCRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	21,744	122,945	321,943
2029	23,525	133,969	351,697

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	9,406	51,423	142,298
2029	10,178	56,126	156,066

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$68,840	\$90,278	\$93,509

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$368,604	\$469,515	\$458,873

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	10,453	63,205	287,898

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	794	6,115	27,490

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COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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