



FREESTANDING DRIVE-THRU RESTAURANT FOR LEASE



**13TH ST &
MCDOWELL RD**

PHOENIX, AZ



property summary

AVAILABLE ±1,835 SF

PRICING Call for Pricing

ADDRESS 1302 E McDowell Rd Phoenix, AZ 85006

ZONING C-2: Commercial

LOCATION HIGHLIGHTS

- 1,835 SF Freestanding Drive-Thru Restaurant Available for Lease
- Located on the Hard Corner of 13th St & McDowell Rd with over 53K VPD along McDowell Rd
- Situated on ±0.26 Acres and Zoned C-2
- Prominent Pylon Signage along McDowell Rd
- Within Walking Distance to Banner University Medical Center - 3,800 employees
- Strong Daytime Employment area - over 300K within 3 miles

NEIGHBORING TENANTS



Banner Health®



TRAFFIC COUNTS

13th St

N ±748 VPD (NB & SB)

S ±1,145 VPD (NB & SB)

McDowell Rd

E ±39,214 VPD (EB & WB)

W ±33,018 VPD (EB & WB)

ADOT 2023

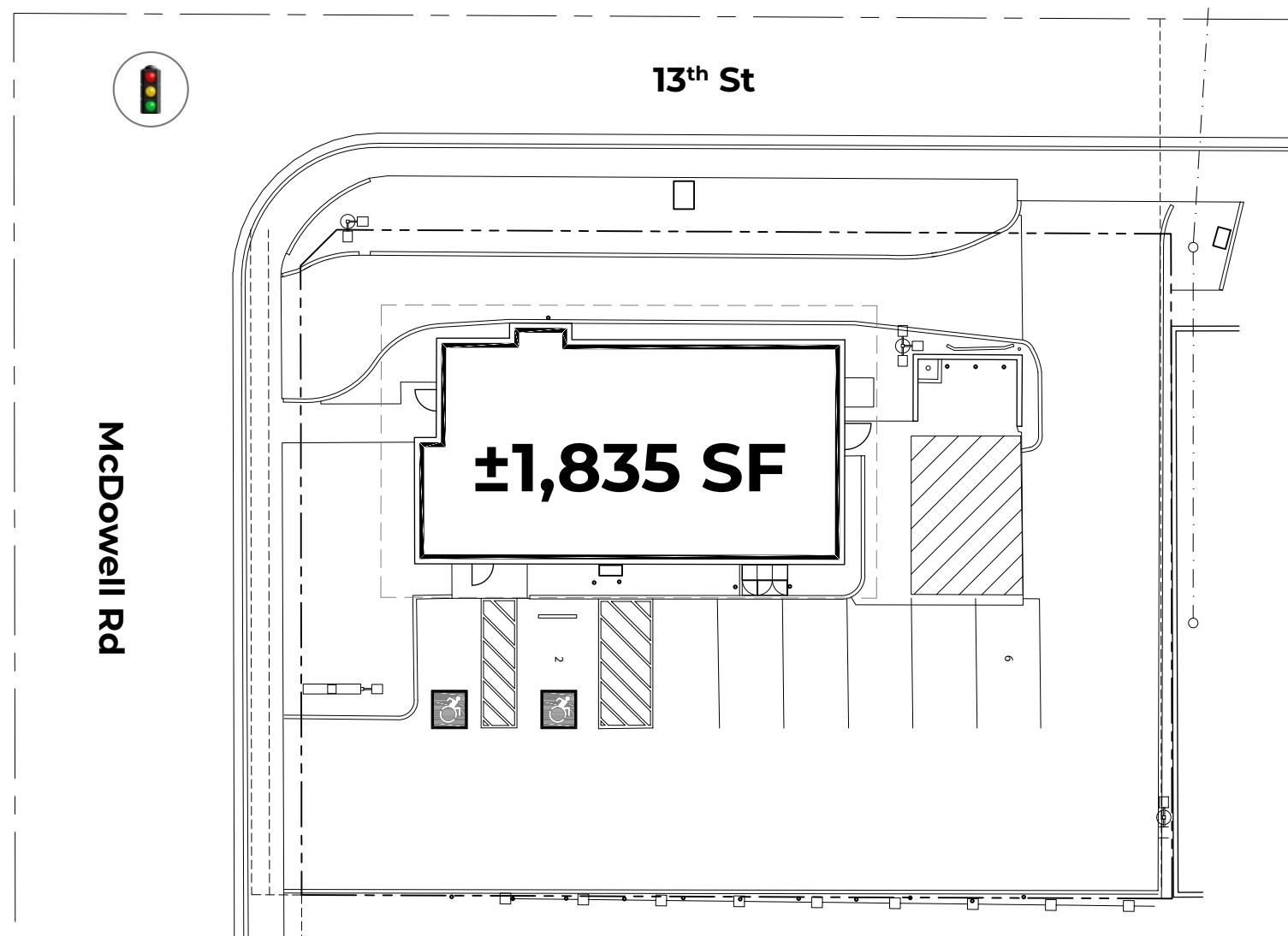
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PCA
PHOENIX COMMERCIAL ADVISORS

site plan



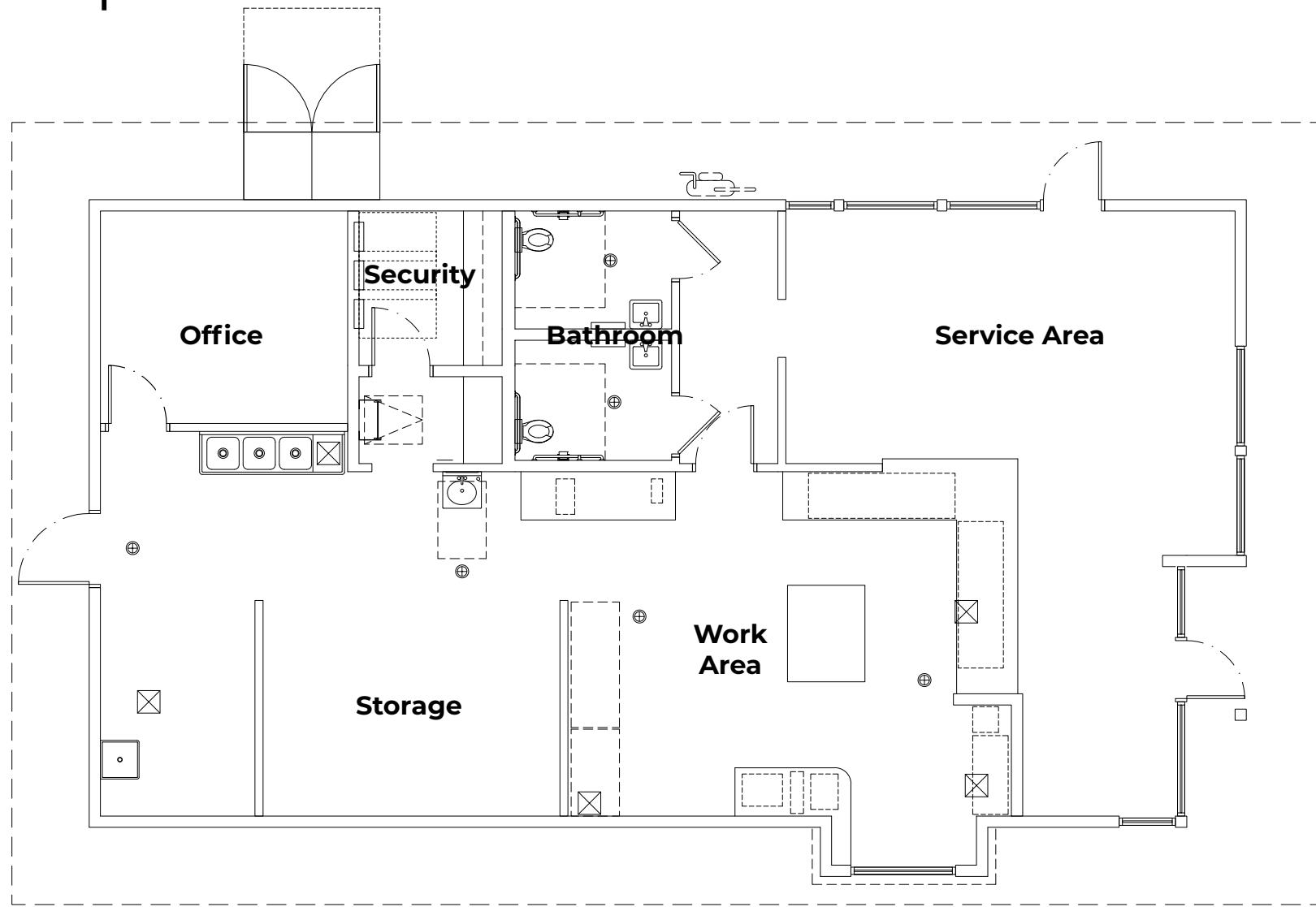
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site plan



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zoom aerial



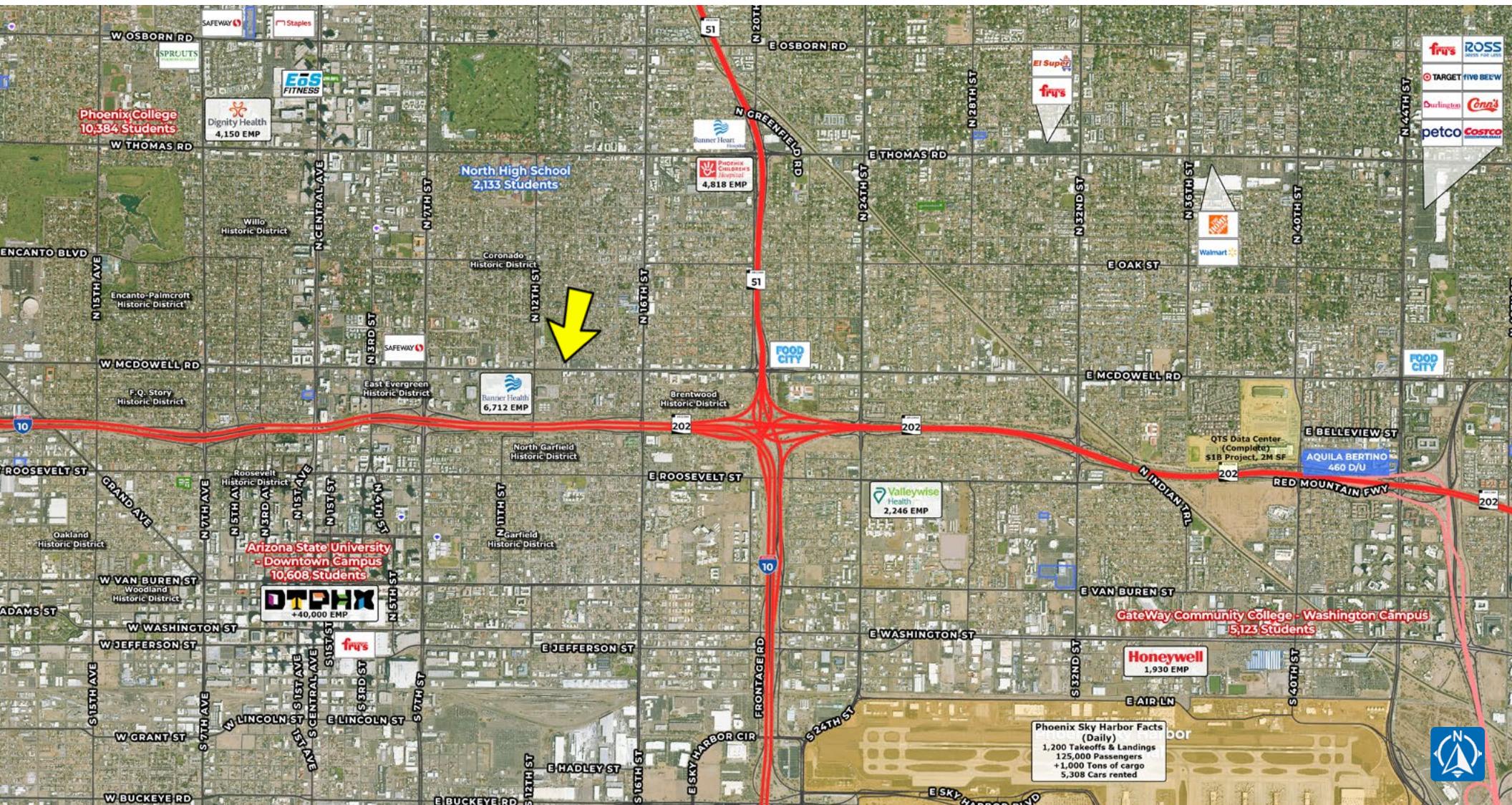
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wide aerial



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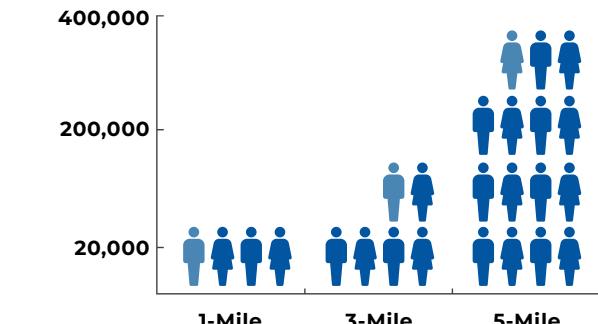
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demographics

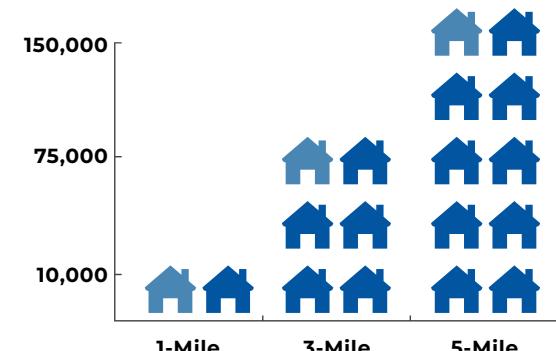
2025 ESRI



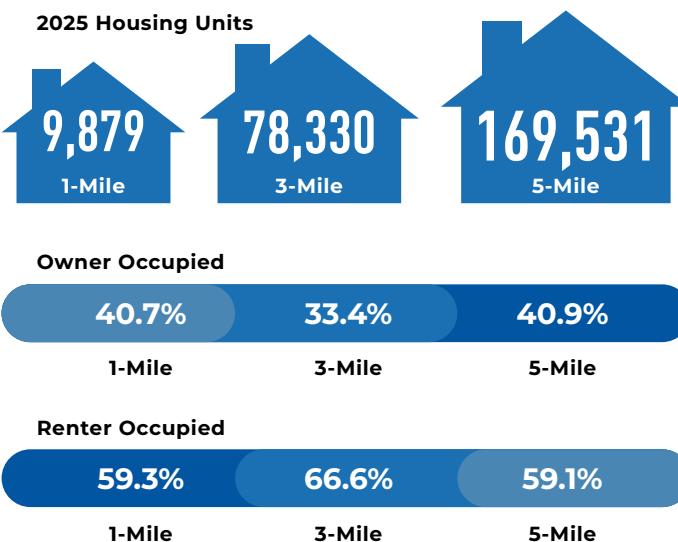
	2025 Total Population	2030 Total Population
2025 Total Population	19,468	20,636
2030 Total Population	154,467	168,651
	363,889	381,960



Distance	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$68,781	\$101,486	\$44,249
3-Mile	\$65,952	\$98,458	\$44,356
5-Mile	\$68,557	\$108,456	\$45,516



	2025 Households	2030 Households
2025 Households	8,600	69,198
2030 Households	152,559	165,132



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Exclusively Listed By:

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