



FREESTANDING DRIVE-THRU RESTAURANT FOR LEASE



**13TH ST &
MCDOWELL RD**

PHOENIX, AZ



property summary

AVAILABLE ±1,835 SF

ADDRESS 1302 E McDowell Rd Phoenix, AZ 85006

PRICING Call for Pricing

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



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

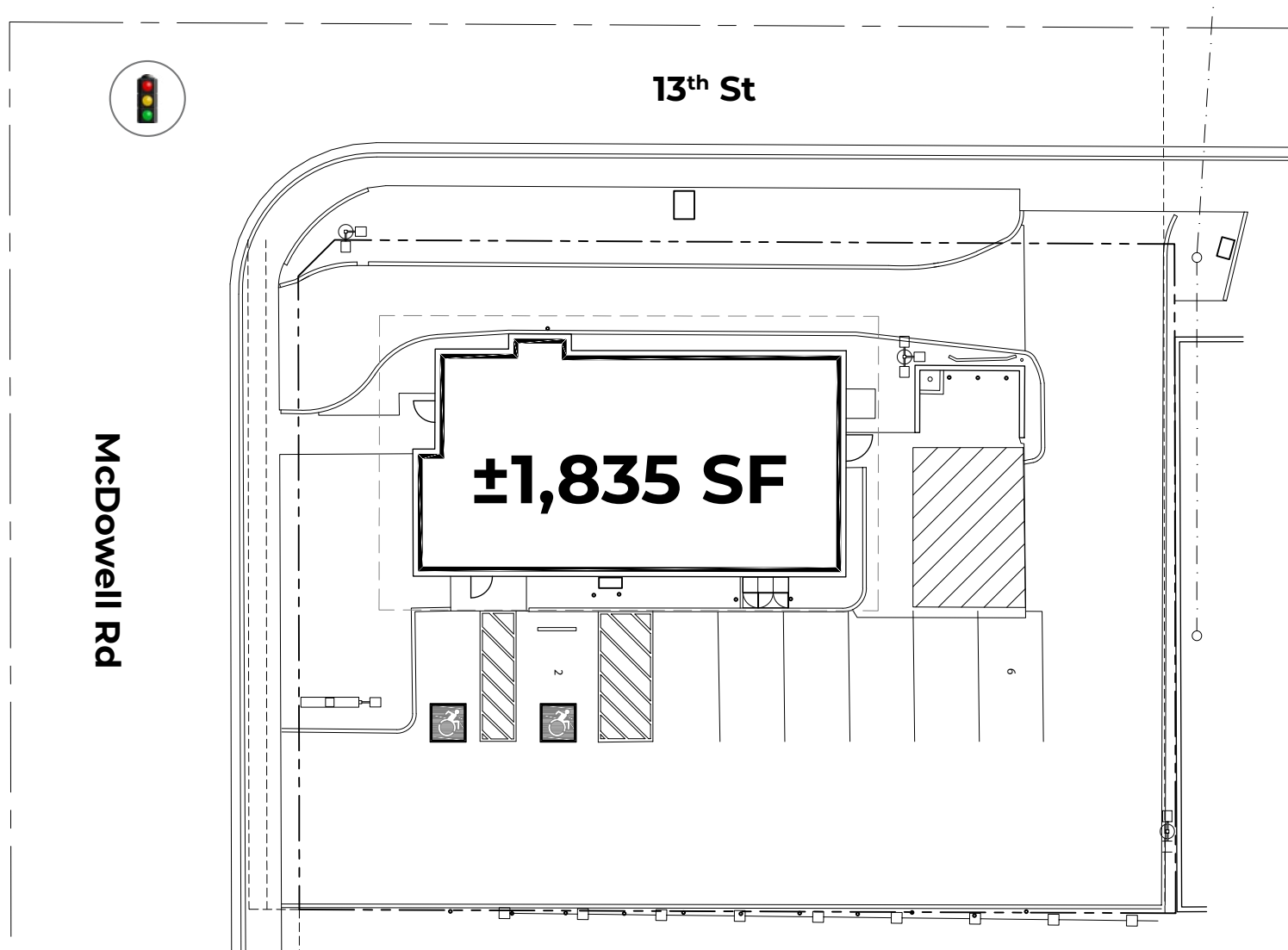
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site plan



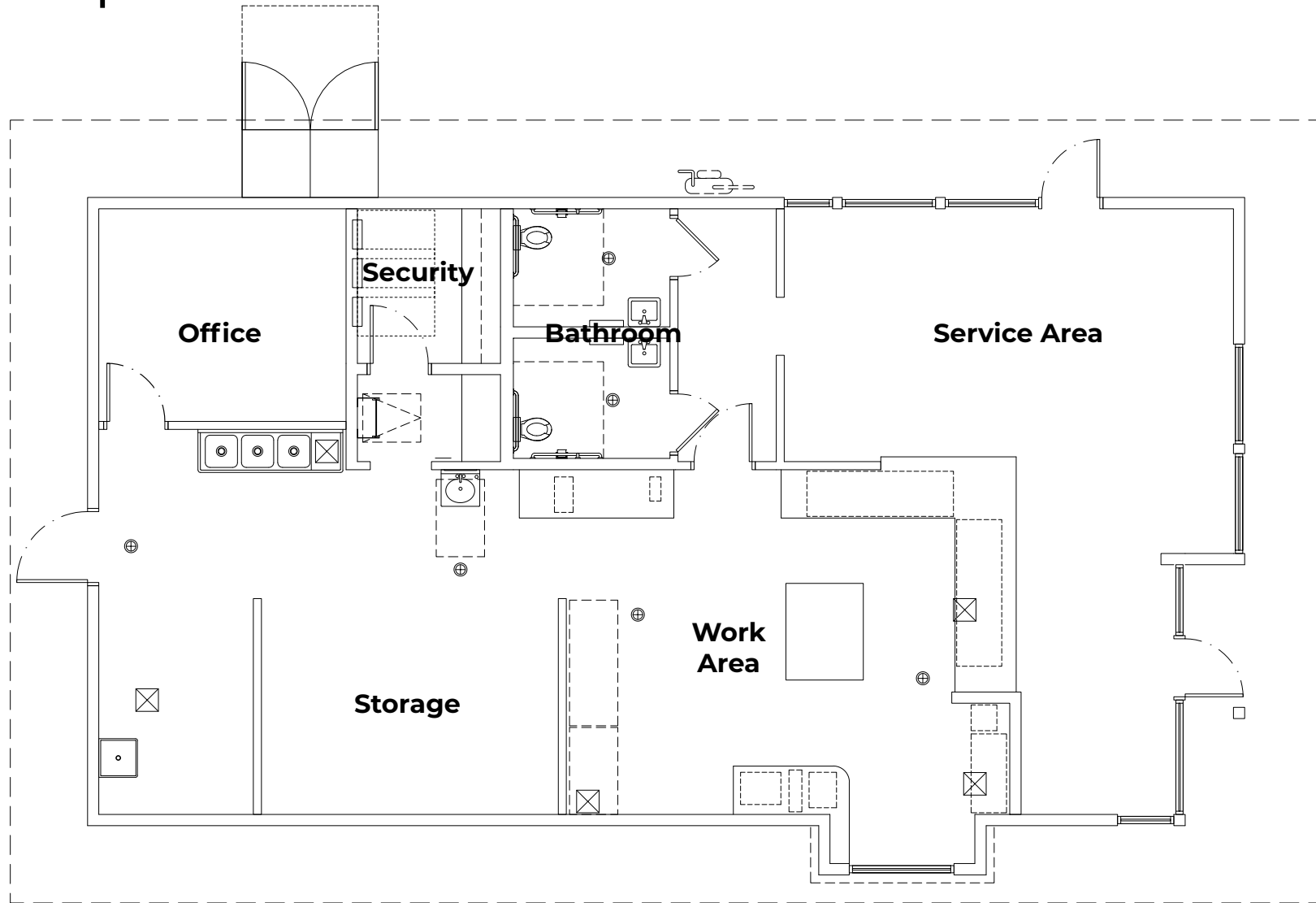
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site plan



McDowell Rd



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zoom aerial



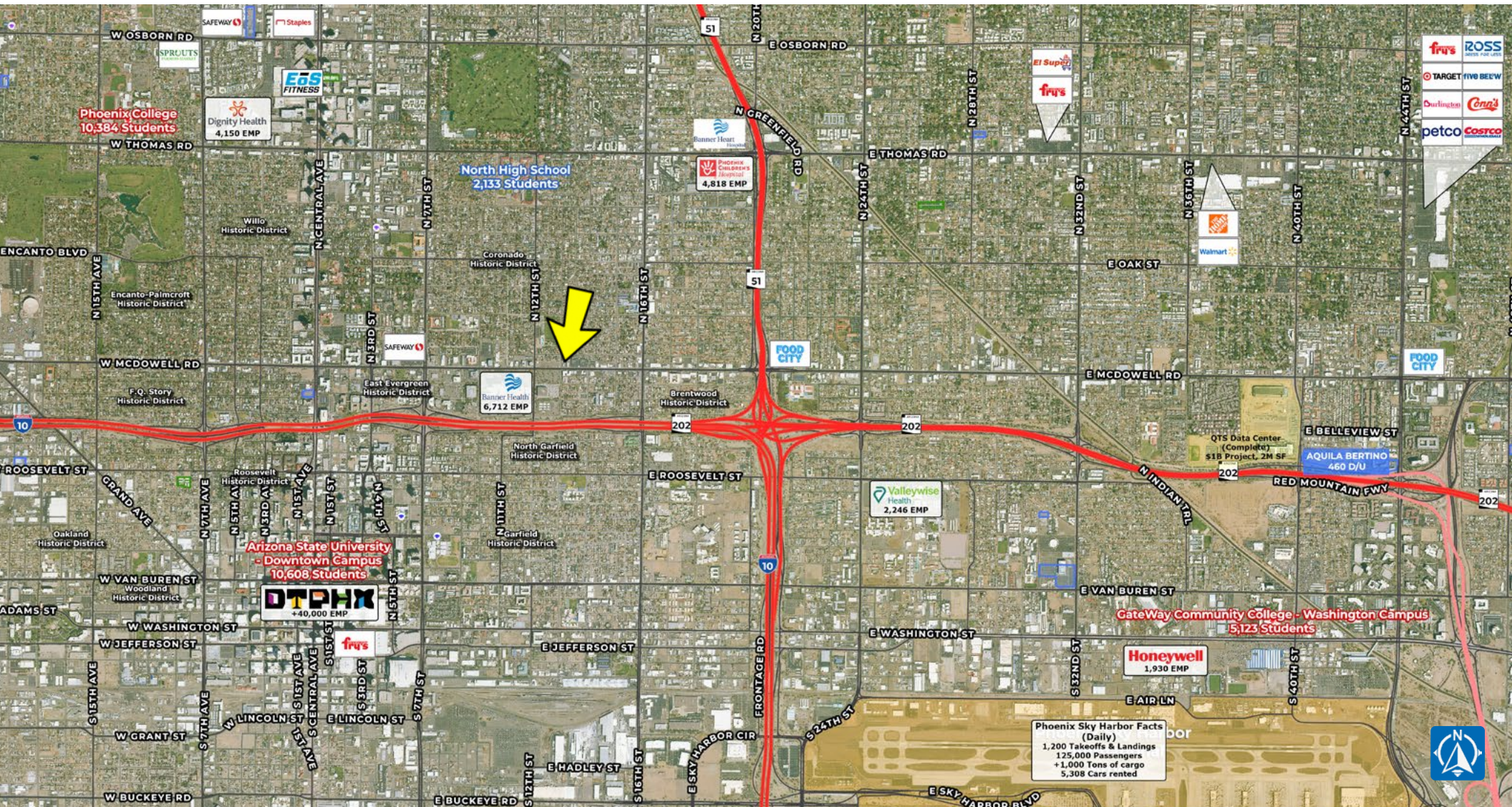
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wide aerial



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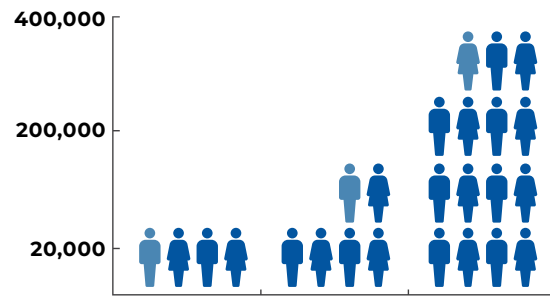
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demographics

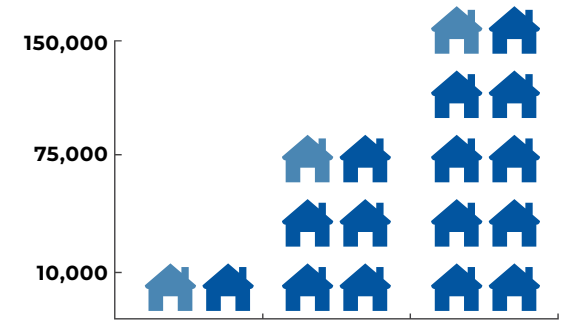
2025 ESRI



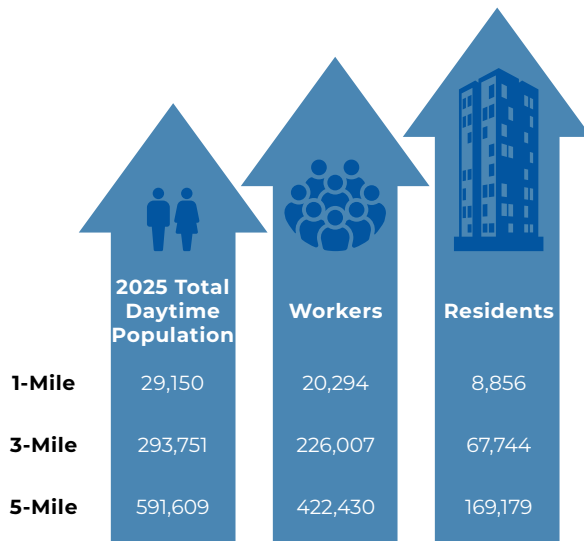
	1-Mile	3-Mile	5-Mile
2025 Total Population	19,468	154,467	363,889
2030 Total Population	20,636	168,651	381,960



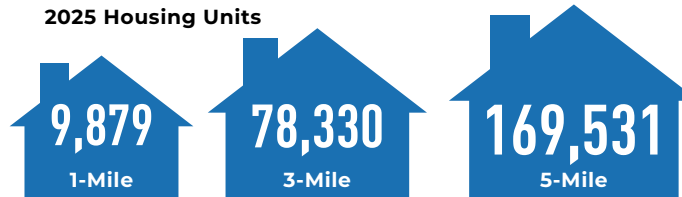
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$68,781	\$101,486	\$44,249
3-Mile	\$65,952	\$98,458	\$44,356
5-Mile	\$68,557	\$108,456	\$45,516



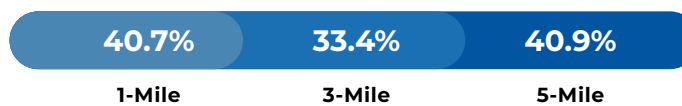
	1-Mile	3-Mile	5-Mile
2025 Households	8,600	69,198	152,559
2030 Households	9,406	78,752	165,132



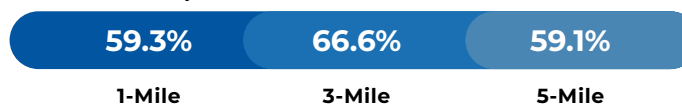
2025 Housing Units



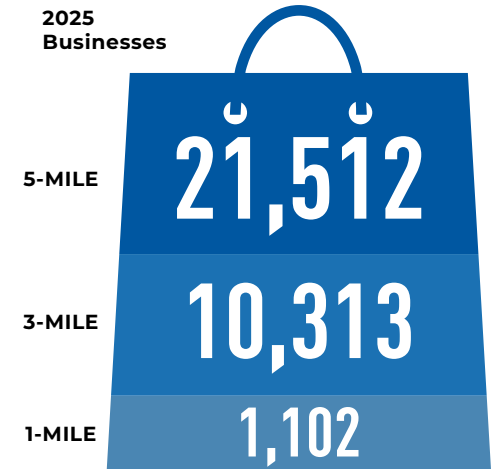
Owner Occupied



Renter Occupied



2025 Businesses



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Exclusively Listed By:

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