

The Most Recognizable Retail Redevelopment in Central Phoenix!



MY FLORIST PLAZA

NEC of McDowell Rd and 7th Ave
Phoenix, Arizona

Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





◆ ±1,300 SF FORMER BARBER/SALON and ± 2,901 2ND STORY RESTAURANT SPACE

Property Highlights

- Fantastic daytime population and incomes from nearby Willo and Encanto districts
- Unique architecture and great street-front location
- Great visibility to high-traffic intersection
- ±140,000 residents within a three-mile radius
- Abundant parking available, including nearby employee parking leased by Landlord

Traffic Counts

McDowell Road	27,445 CPD
7th Ave	37,760 CPD

Total **65,215 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	17,121	146,192	409,292
Estimated Households	9,540	57,459	145,636
Med Household Income	\$100,580	\$82,435	\$90,321
Daytime Population	14,962	146,214	280,034

Source: SitesUSA

Nearby Tenants



PEI WEI



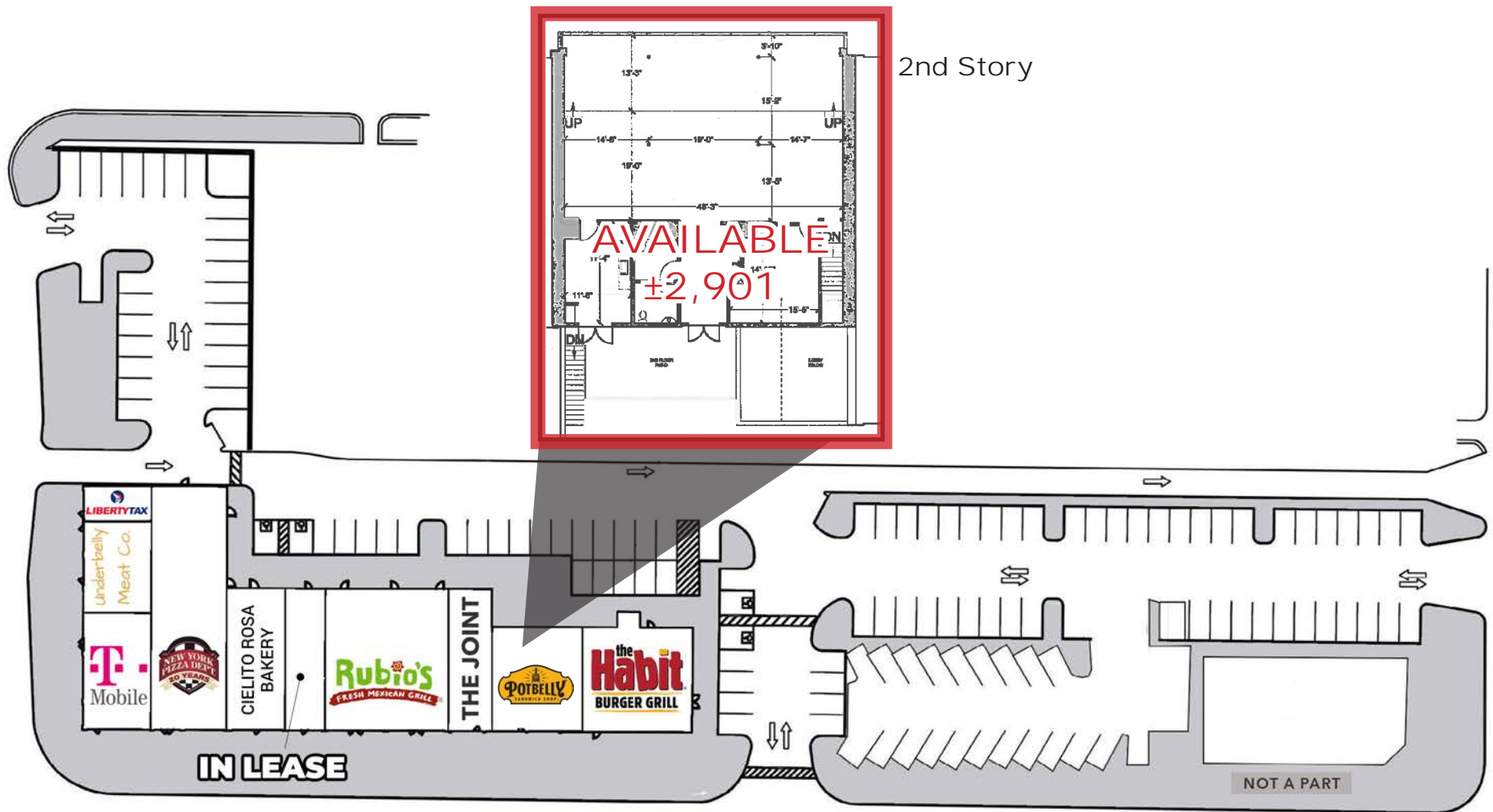
Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

SITE PLAN



Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



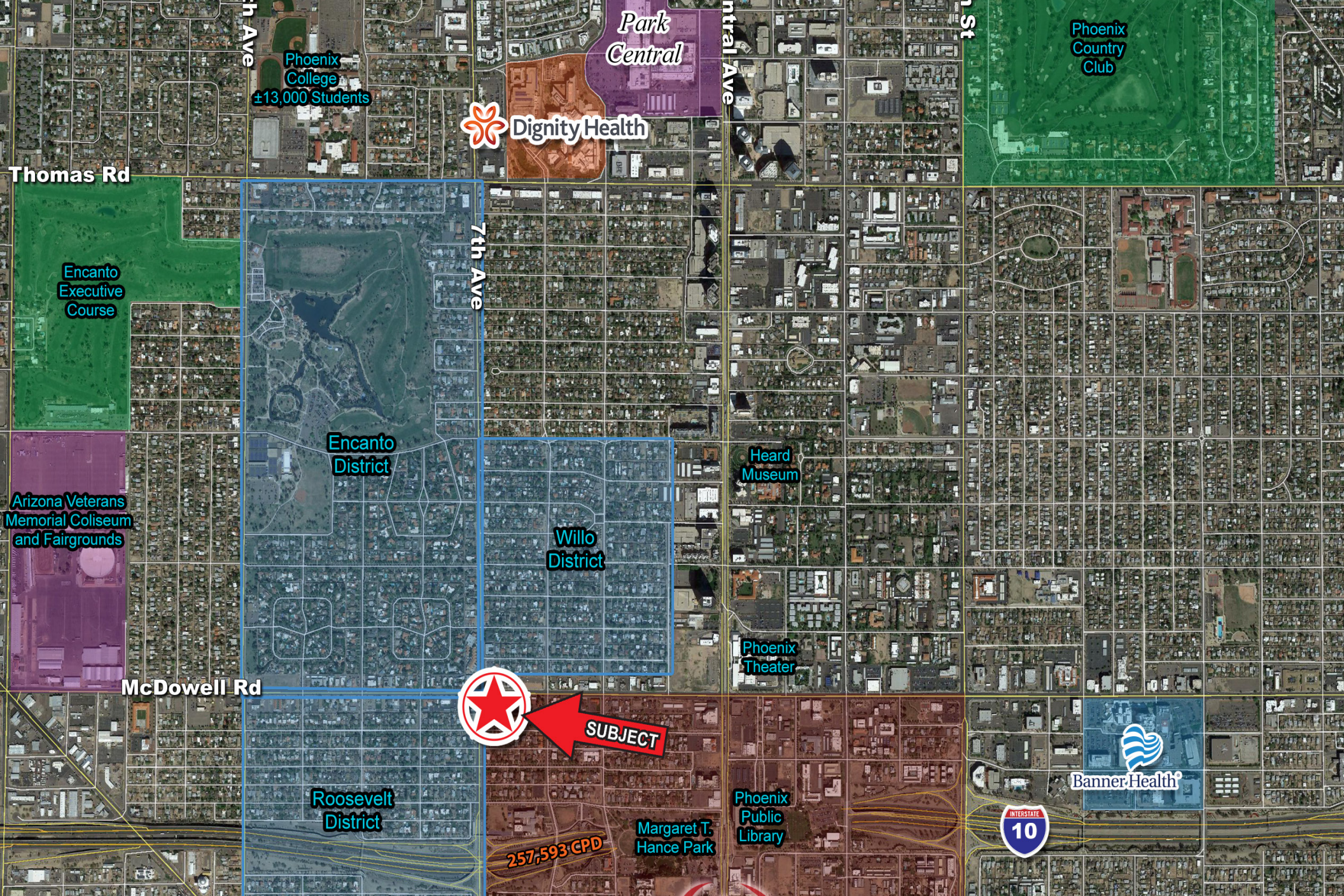
Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



DEMOGRAPHICS



2025 POPULATION

1 MILE: 19,707
3 MILES: 149,668
5 MILES: 401,622



MEDIAN HOUSEHOLD INCOME

1 MILE: \$115,366
3 MILES: \$87,275
5 MILES: \$94,274



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 3.0%
3 MILES: 1.3%
5 MILES: 0.5%



TOTAL BUSINESSES

1 MILE: 1,803
3 MILES: 11,913
5 MILES: 25,369



2025 TOTAL HOUSEHOLDS

1 MILE: 11,301
3 MILES: 66,375
5 MILES: 156,178



NUMBER OF EMPLOYEES

1 MILE: 14,980
3 MILES: 146,351
5 MILES: 282,941



MEDIAN HOME VALUE

1 MILE: \$572,926
3 MILES: \$447,963
5 MILES: \$445,917

My Florist

BISHOPS
CUTS/COLOR

rubio's
COASTAL GRILL

JOHNNY
CLEANERS

ACEC

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Brian Gast
602.682.8155
bg@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

 **VELOCITY**
RETAIL GROUP



VELOCITY
RETAILGROUP

2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
bg@velocityretail.com

Richard Francis

602.682.8133
richard.fancis@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182
parker.jones@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.



VELOCITY
RETAILGROUP