



±1,590 FORMER COFFEE SHOP AVAILABLE FOR SUBLEASE



# 7<sup>TH</sup> AVE & MCDOWELL RD

Phoenix, AZ



# property summary

AVAILABLE

±1,590 SF Former Coffee Shop

## PROPERTY HIGHLIGHTS

- » +1,590 SF Former Coffee Shop
- » Patio Opportunity
- » High traffic intersection with restaurant co-tenancy
- » Adaptive reuse brick building close to the I-10 entrance
- » Major arterial into Downtown Phoenix
- » Surrounded by the Willo, Roosevelt and Encanto-Palmcroat historic neighborhoods

## DEMOGRAPHICS

2024 ESRI ESTIMATES



POPULATION

	1-Miles	3-Miles	5-Miles
2024 Total Pop	18,629	144,876	397,773
2029 Total Pop	22,856	157,776	413,282



HOUSING

	1-Miles	3-Miles	5-Miles
2024 Households	10,743	61,692	150,944
2029 Households	14,169	70,426	162,393



DAYTIME POPULATION

	1-Miles	3-Miles	5-Miles
2024 Total Daytime Pop	30,855	298,489	606,013
Workers	24,128	229,990	409,980
Residents	6,727	68,499	196,033



BUSINESSES

	1-Miles	3-Miles	5-Miles
2024 Households	1,517	10,090	20,004



MULTI FAMILY

	1-Miles	3-Miles	5-Miles
Open	7,305	39,196	81,564
Under Construction	2,438	3,382	3,606

Source: Costar

SWC

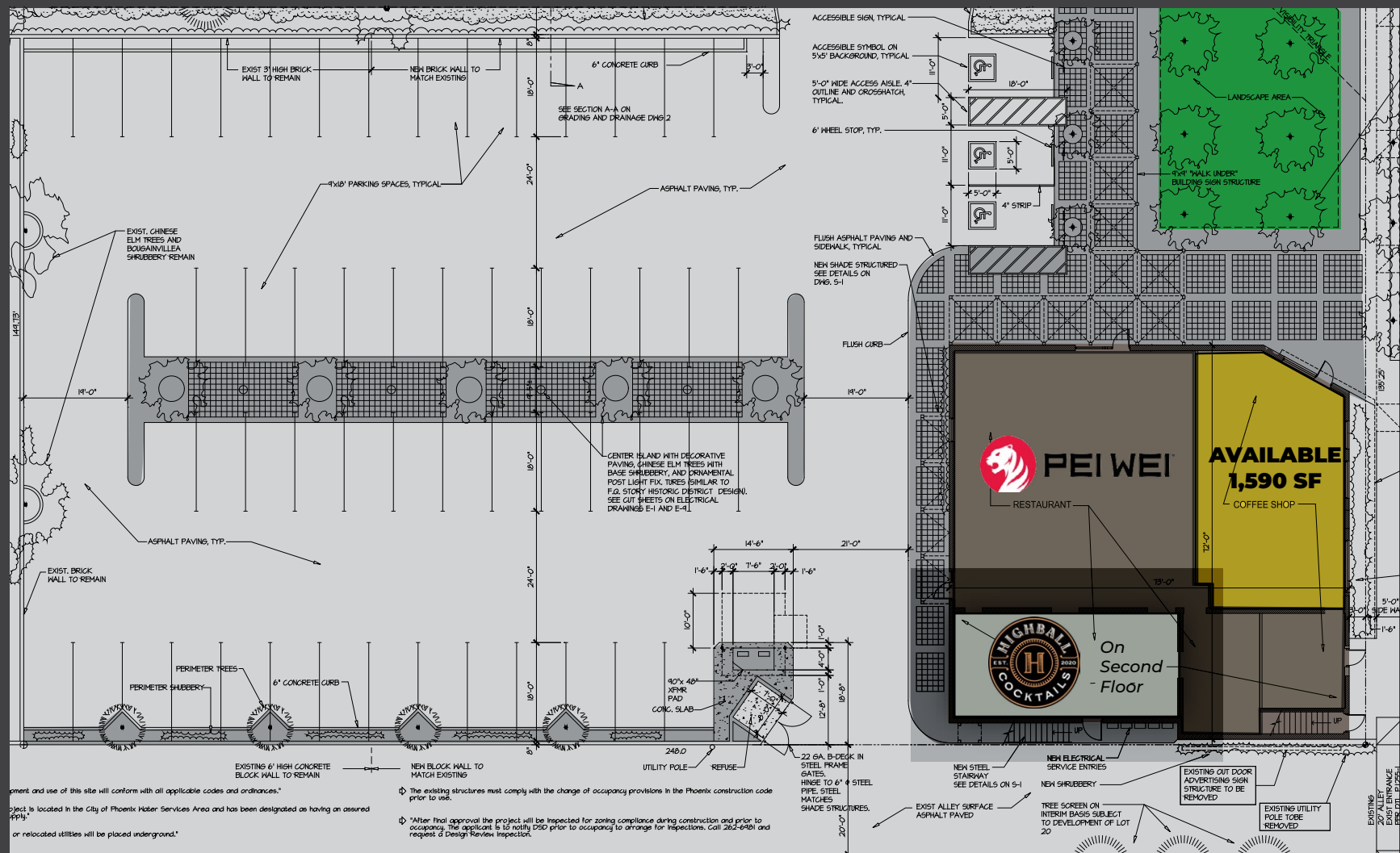
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# site plan



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# zoom



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# wide



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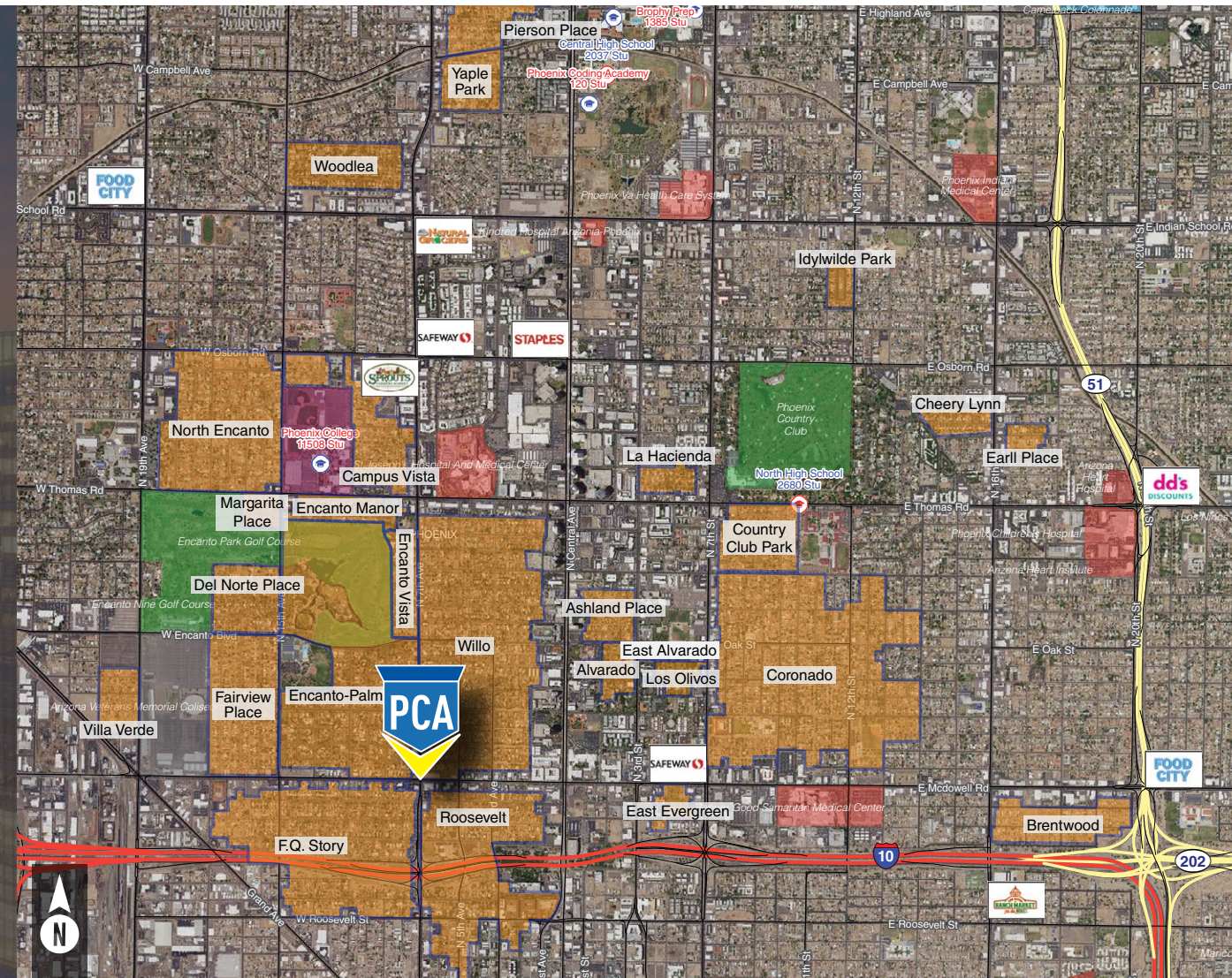
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# historic area demos



PHOENIX HISTORICAL NEIGHBORHOODS 2021 DEMOS		
Name	Avg HH Income	Med HH Income
Alvarado	\$114,957	\$64,084
Ashland Place	\$96,755	\$51,742
Brentwood	\$62,073	\$48,975
Campus Vista	\$57,385	\$31,845
Cheery Lynn	\$106,403	\$65,753
Coronado	\$84,314	\$66,225
Country Club Park	\$101,702	\$70,496
Del Norte Place	\$115,042	\$100,988
Earl Place	\$53,079	\$38,997
East Alvarado	\$114,955	\$64,084
East Evergreen	\$56,675	\$35,000
Encanto Manor	\$115,220	\$100,919
Encanto Vista	\$114,068	\$101,374
Encanto-Palmcroft	\$168,467	\$115,157
F.Q. Story	\$71,416	\$53,955
Fairview Place	\$90,571	\$66,372
Idylwilde Park	\$62,002	\$57,662
La Hacienda	\$92,097	\$70,842
Los Olivos	\$114,955	\$63,286
Margarita Place	\$114,433	\$100,000
North Encanto	\$98,580	\$76,721
Pierson Place	\$69,349	\$53,859
Roosevelt	\$87,499	\$54,093
Villa Verde	\$85,001	\$45,715
Willo	\$153,842	\$120,301
Woodlea	\$59,675	\$43,004
Yaple Park	\$108,380	\$80,986

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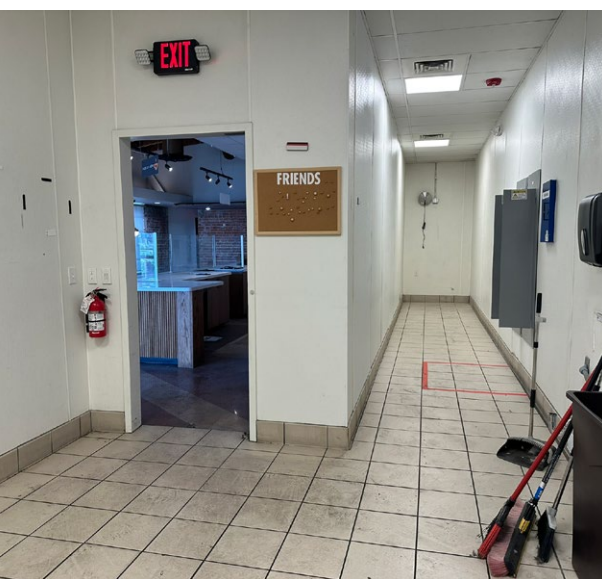
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