

**FOR LEASE – PHOENIX MEDICAL ARTS**



**1002 E McDowell Rd**  
**PHOENIX, AZ 85006**

ARIZONAMOB.COM

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# PROPERTY SUMMARY

**1002 E MCDOWELL RD,  
PHOENIX, AZ 85006**

**Located on bustling McDowell Rd, with a daily traffic flow of 20,000 to 30,000 vehicles, this property boasts excellent visibility and a prime location. It is strategically positioned next to Banner University Medical Center, a major healthcare hub that ensures a consistent stream of potential patients and visitors. The suite includes three private offices, three restrooms, a break room, and a storage room, making it an ideal fit for medical practices such as an infusion center or med spa. With onsite parking and prominent building/monument signage, this property offers maximum exposure. Don't miss this incredible opportunity in a high-traffic, high-demand area!**



## **Property Details:**

- **1,910 SF**
- **\$19.00 NNN**
- **Building & Monument Signage Available**
- **3 Private Offices**
- **3 Restrooms**
- **Storage Room**
- **Break Room**



# PROPERTY PHOTOS



# DEMOGRAPHICS

1002 E MCDOWELL RD,  
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## LOCATION & MARKET

1002 E McDowell Rd is located in the heart of Phoenix, within a bustling commercial corridor. Situated just minutes from Downtown Phoenix, this property offers convenient access to major highways, including I-10 and the Loop 202. The area is known for its proximity to several prominent healthcare institutions, including Banner University Medical Center and Phoenix Children's Hospital, making it a prime location for medical professional services.

Population	1 Mile	3 Mile	5 Mile
Total Population	36,726	276,159	685,936
Median Age	33.8	35.1	35.4
<b>Households</b>			
Total Households	14,461	108,505	264,945
Average HH Income	\$58,729	\$72,255	\$79,644
Average HH Size	2.5	2.5	2.6
Total Consumer Spending	\$846M	\$6.4B	\$16.7B



# AREA OVERVIEW



BILTMORE AREA

60

ARIZONA  
51

ENCANTO  
VILLAGE

 **PHOENIX  
CHILDREN'S  
Hospital**

 **Abrazo**  
Arizona Heart  
Hospital

  
**Banner**  
University Medical Center  
Phoenix

McDowell Rd

202

# Phoenix

CENTRAL CITY

143

Tempe

Salt River

LAVEEN VILLAGE

SOUTH  
MOUNTAIN  
VILLAGE

60





1008

Phoenix Medical Arts Building

**Phoenix Family  
Medical Care**  
602-388-4299

Quality Health Care  Walk-ins  
Welcomed

**ENTRANCE IN REAR**

 **CVS pharmacy** Specialty Services

1002

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