



WESTERN
RETAIL ADVISORS

44,749 ADT

28,726 ADT

SUBJECT

McDowell Rd

McDowell Rd

LAND FOR SALE OR LEASE

7402 WEST MCDOWELL ROAD

7402 West McDowell Road Phoenix, AZ 85035

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WESTERN RETAIL ADVISORS

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7402 WEST MCDOWELL ROAD

Phoenix, AZ 85035



LOCATION DESCRIPTION

NEEC McDowell Rd & 75th Ave, Phoenix AZ, 85035

PROPERTY HIGHLIGHTS

- ±0.91-acre commercial lot
- C-2 Zoning
- High visibility with direct frontage on McDowell Road
- Strong traffic counts along a major east-west corridor
- Excellent access and connectivity to surrounding areas
- Positioned within a dense and growing trade area
- Ideal for retail, restaurant, or service-oriented users

AREA CO-TENANTS



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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| Area Total | 18,946 | 163,278 | 398,781 |
| Median Age | 27.5 | 29.0 | 30.2 |



HOUSEHOLD INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------|----------|----------|----------|
| Median | \$55,323 | \$66,460 | \$72,285 |
| Average | \$73,751 | \$88,274 | \$91,023 |



DAYTIME WORKFORCE

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Businesses | 358 | 2,051 | 5,921 |
| Employees | 6,984 | 44,004 | 109,593 |
| Daytime Population | 19,661 | 140,170 | 352,372 |



EDUCATION

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| Percentage with Degrees | 24.1% | 18.8% | 21.9% |



EMPLOYMENT

| | 1 MILE | 3 MILES | 5 MILES |
|--------------|--------|---------|---------|
| White Collar | 41.4% | 41.0% | 43.4% |
| Services | 23.0% | 20.6% | 20.1% |
| Blue Collar | 36.0% | 38.4% | 36.5% |



HOUSEHOLD STATISTICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Households | 5,787 | 45,753 | 115,858 |
| Median Home Value | \$241,115 | \$305,182 | \$350,176 |

* 2025 Demographic data derived from ESRI

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