



PADS AVAILABLE | NEW RARE INFILL REDEVELOPMENT



SR-51 & MCDOWELL RD

PHOENIX, AZ



property summary

AVAILABLE	±42,000 SF Land	LEASE RATE	Call for Rate
ZONING	C-2		

LOCATION HIGHLIGHTS

- » Future pylon sign on SR-51.
- » Close proximity to both SR-51 and I-10.
- » Excellent visibility from McDowell Rd.
- » 1 mile from Banner University Medical Center (±6,139 employees proposed expansion to 30,000 employees)
- » 1 mile from Phoenix Children's Hospital (±4,318 employees) and Valleywise Medical Center (±2,246employees).
- » This site is located within a designed opportunity zone.

TRAFFIC COUNTS

SR-51	McDowell Rd
±189,688 VPD (NB & SB)	±32,171 VPD (EB & WB)

INRIX 2022

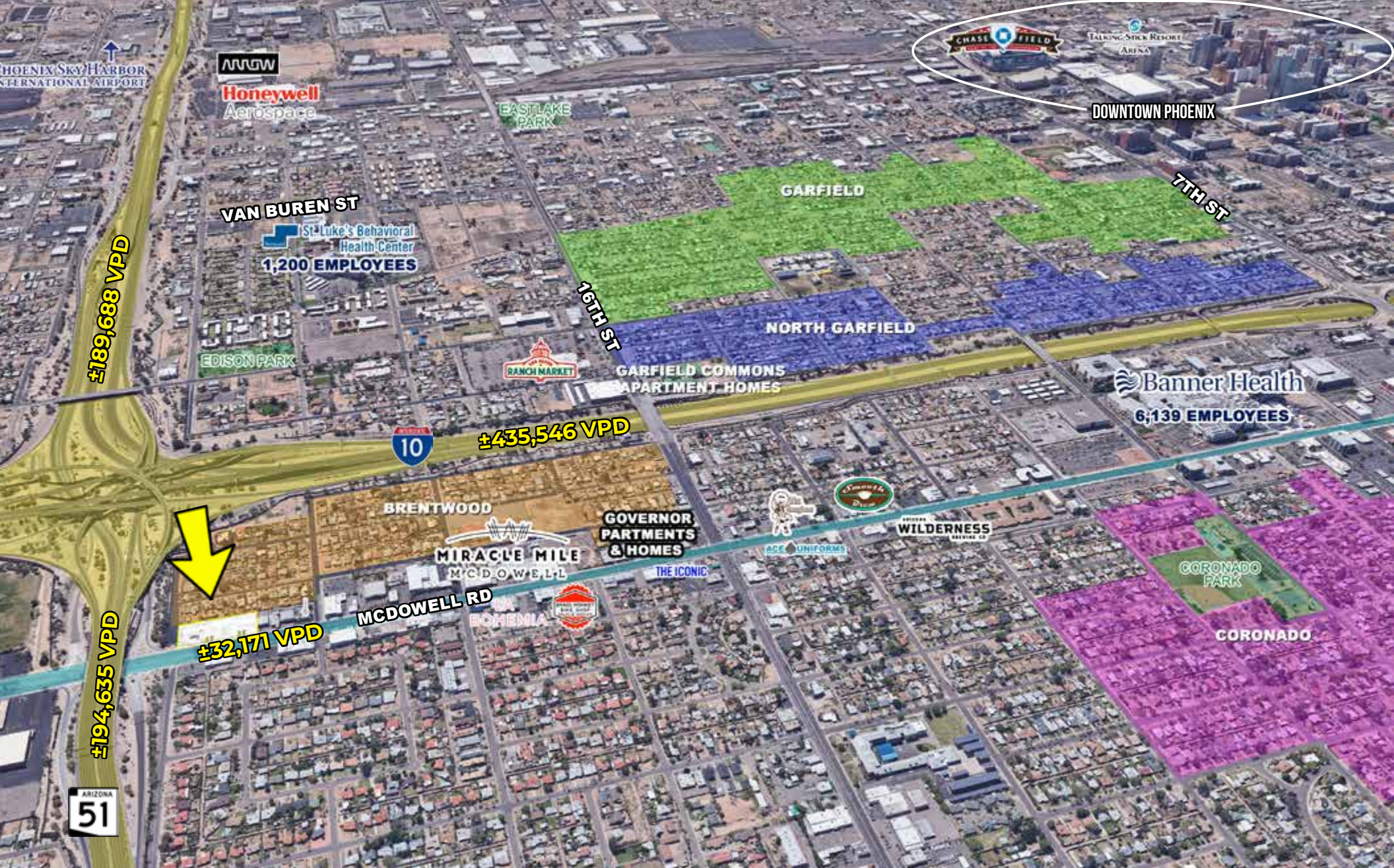


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SR-51 & McDowell Rd





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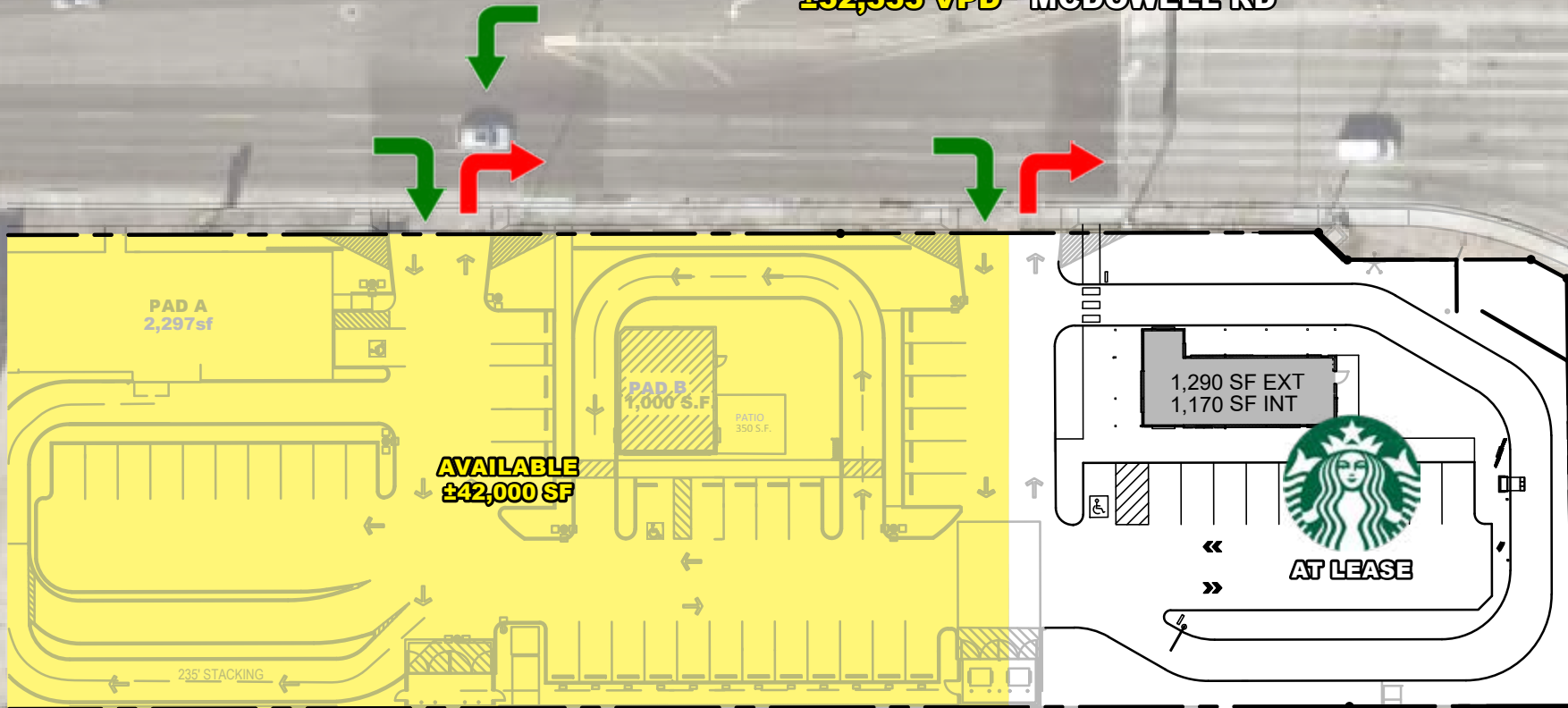
SR-51 & McDowell Rd



site plan

proposed plan

±32,333 VPD MCDOWELL RD

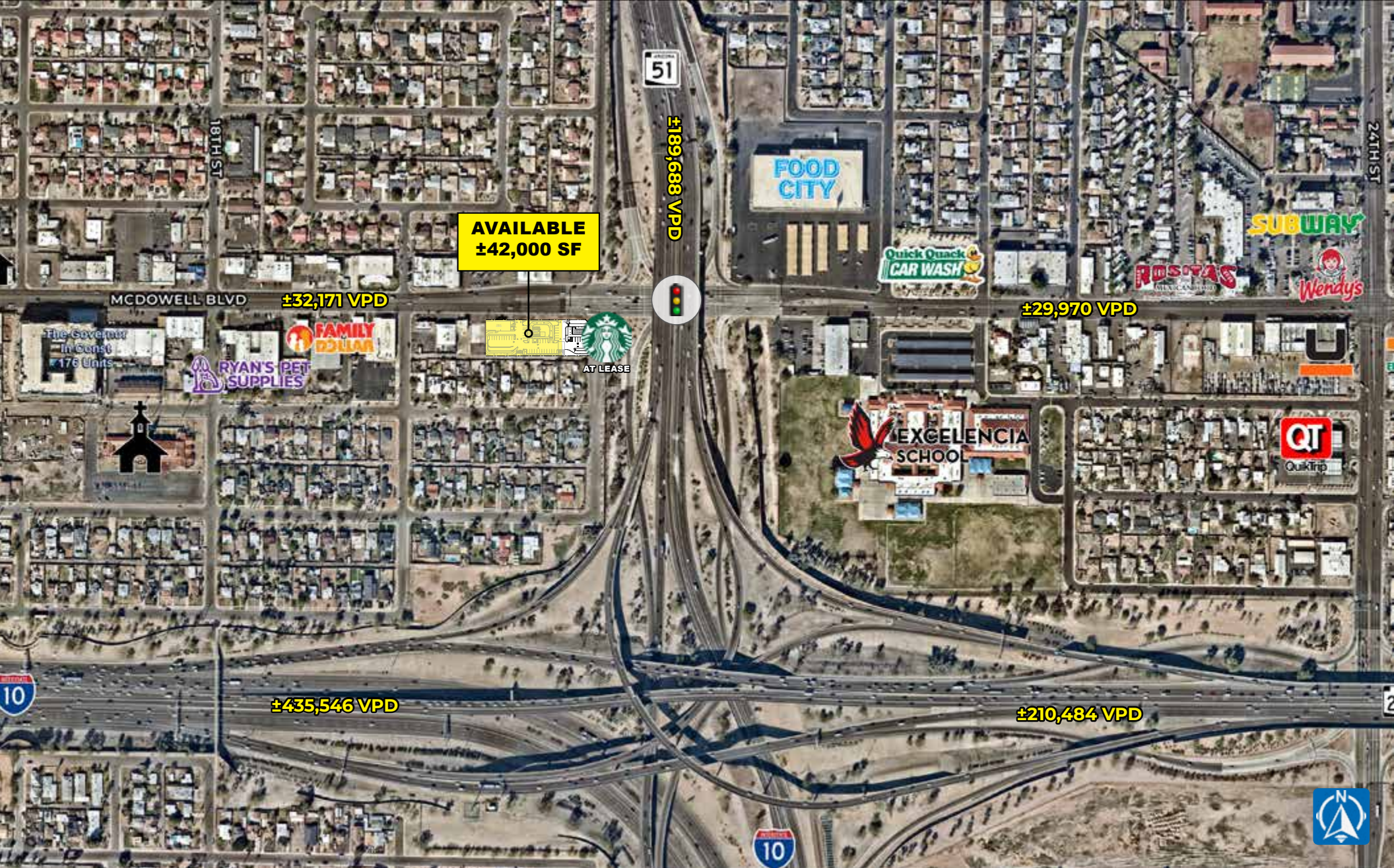


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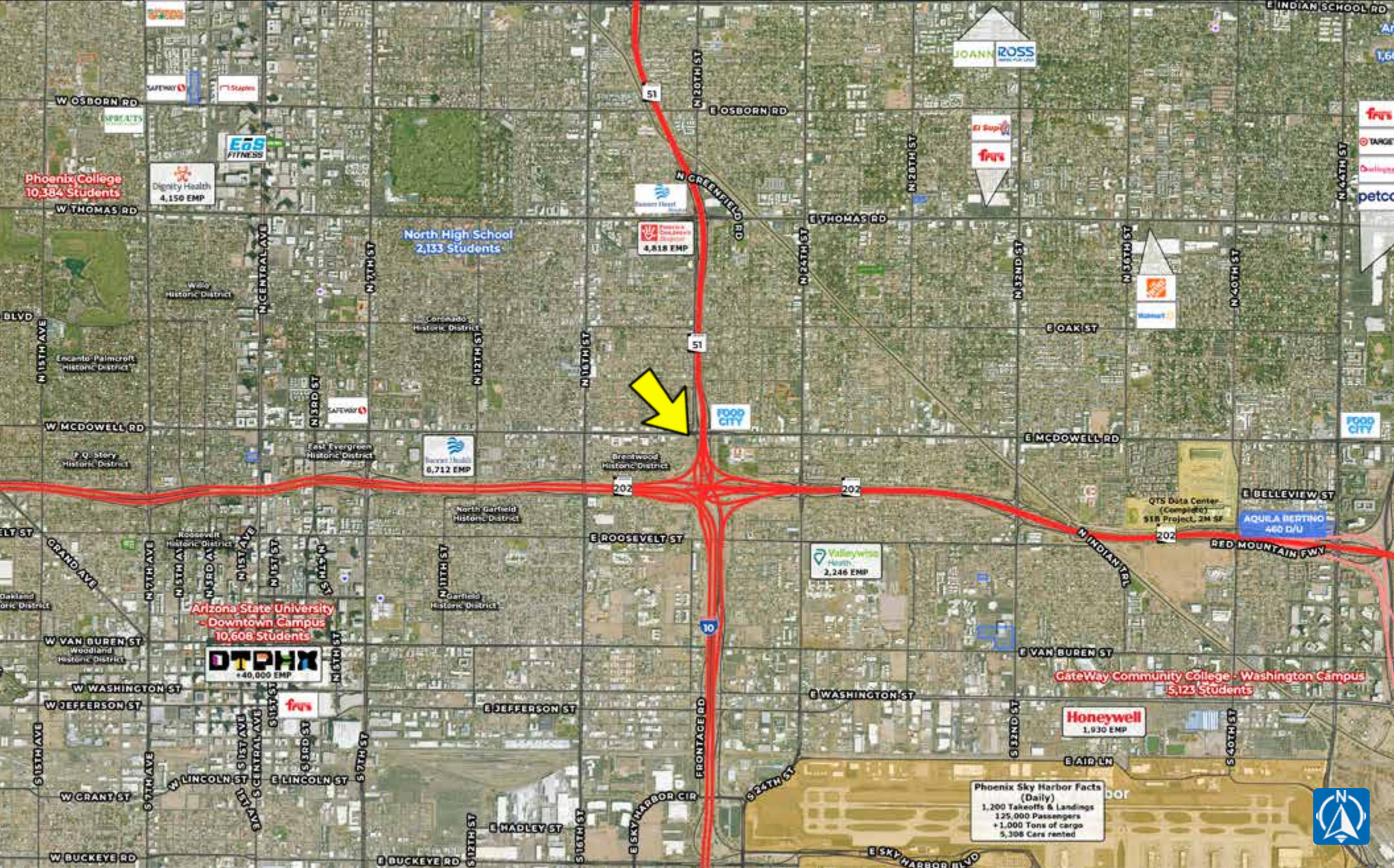


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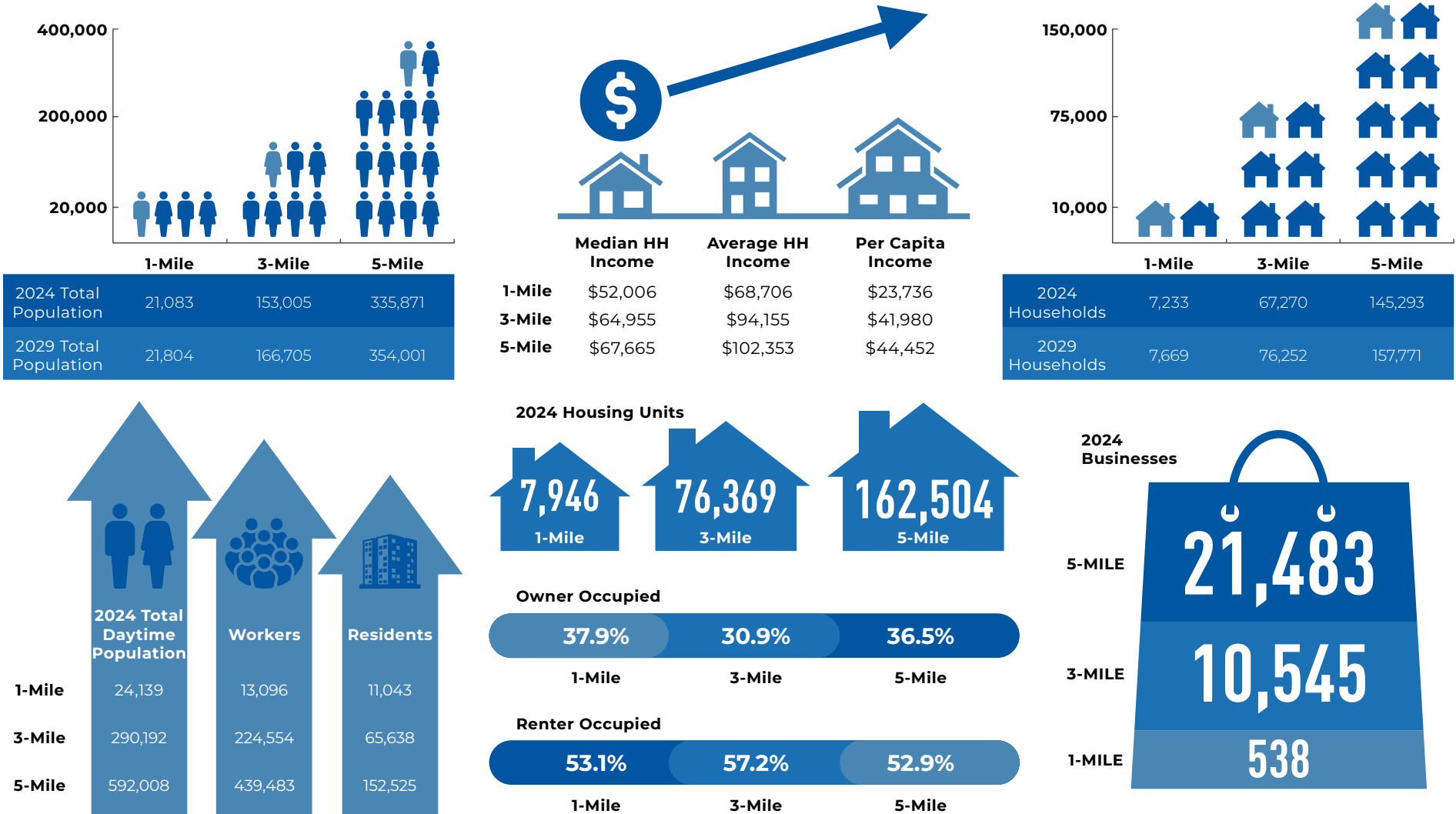
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demographics

2024 ESRI



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exclusively listed by

ZACH PACE
(602) 734-7212
zpace@pcaemail.com

COURTNEY AUTHER VAN LOO
(602) 288-3466
cauther@pcaemail.com

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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com