



## RETAIL/OFFICE BUILDING

FOR LEASE

4045 E MCDOWELL ROAD  
PHOENIX, AZ 85008

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

Aaron Norwood, Partner  
480.294.6016  
anorwood@levrose.com

Bryn Norwood, Advisor  
480.508.7442  
bnorwood@levrose.com

# OFFERING DETAILS

**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

## PROPERTY INFORMATION

<b>SUITE 1</b>	±2,370 SF
<b>SUITE 3</b>	±1,765 SF*
<b>SUITE 4</b>	±2,050 SF*
	*Contiguous to ±3,815 SF
<b>LEASE RATE</b>	\$15.50/SF NNN
<b>BUILDING SIZE</b>	±9,930 SF
<b>LOT SIZE</b>	±0.50 AC
<b>PARCEL</b>	125-19-043A
<b>ZONING</b>	C-2, City of Phoenix

## PROPERTY HIGHLIGHTS

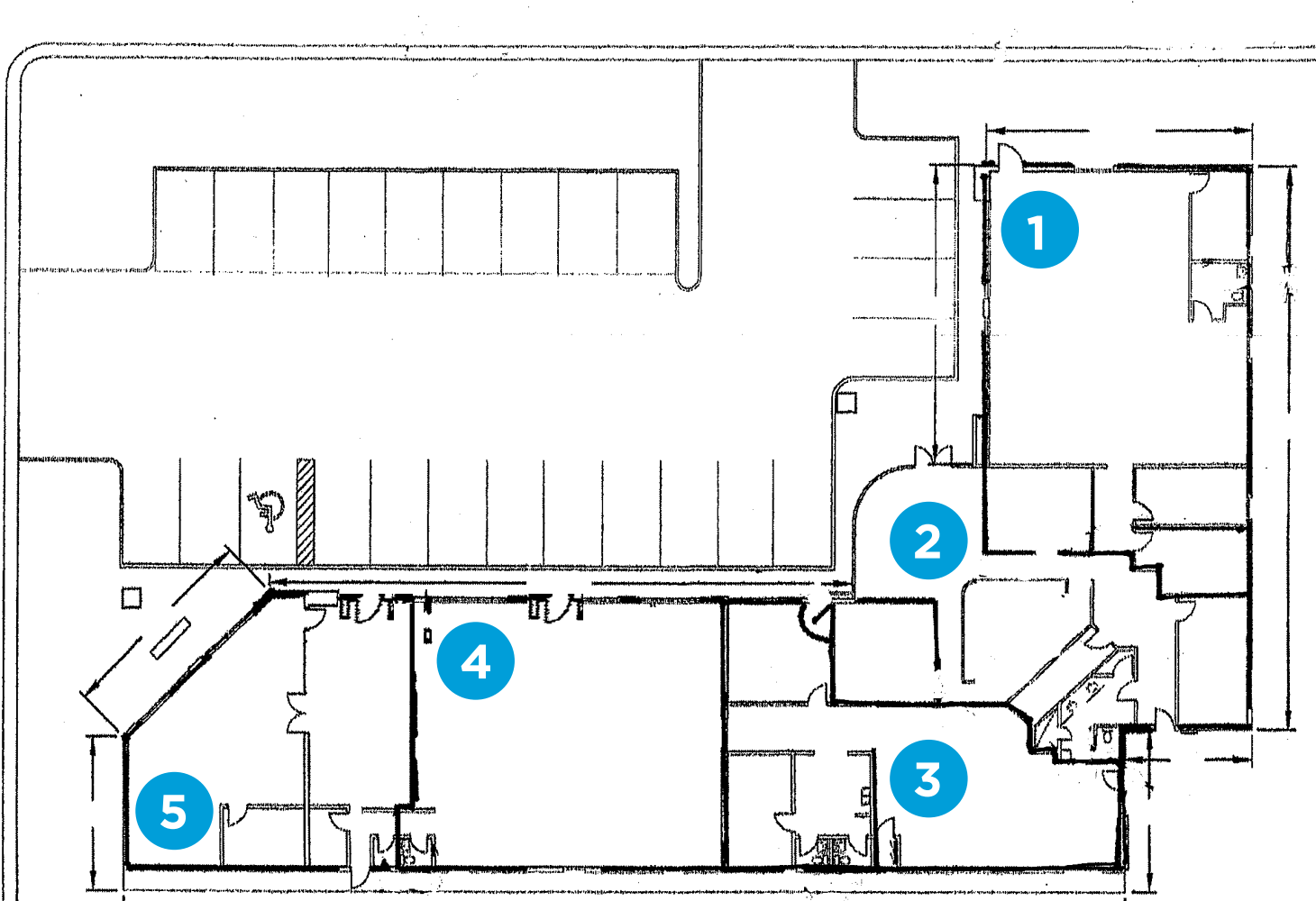
- Very efficient retail/office space
- Located along McDowell Rd in Phoenix, AZ
- Affordable, flexible size suite
- Suite frontage on McDowell
- Light Medical Uses Encouraged

# FLOOR PLAN

±9,930 SF TOTAL

LEV ROSE  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL REAL ESTATE SERVICES



SUITE 1	±2,370 SF
SUITE 2	±2,065 SF
SUITE 3	±1,765 SF
SUITE 4	±2,050 SF
SUITE 5	±1,680 SF

# AERIAL OVERVIEW



THOMAS RD

El Super  
Church's  
Starbucks  
SONIC  
Fry's

N 32ND ST

WAL-MART  
SUPERCENTER  
DOLLAR TREE  
The Home Depot  
Walgreens  
Jack in the box  
Planet Fitness  
Big 5  
KFC  
Arby's  
Pizza Hut  
FedEx

N 40TH ST

FOOD STORES  
Fry's  
ROSS  
DRESS FOR LESS  
TARGET  
PETCO  
Where the pets go.  
Burlington  
Cane's  
Starbucks  
Chipotle  
SUBWAY  
Applebee's  
IHOP  
McDonald's  
TACO BELL

N 44TH ST

COSTCO  
WHOLESALE

CVS  
pharmacy  
Little Caesars Pizza  
Mor  
furniture for less  
DELTA CO

SITE

E MCDOWELL RD

LOOP  
202

FOOD CITY  
99¢ only  
STORES  
BURGER KING  
SUBWAY

LOOP  
202

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2024</b>	24,647	121,747	318,404
<b>2029</b>	26,771	132,438	348,627



## HOUSEHOLDS

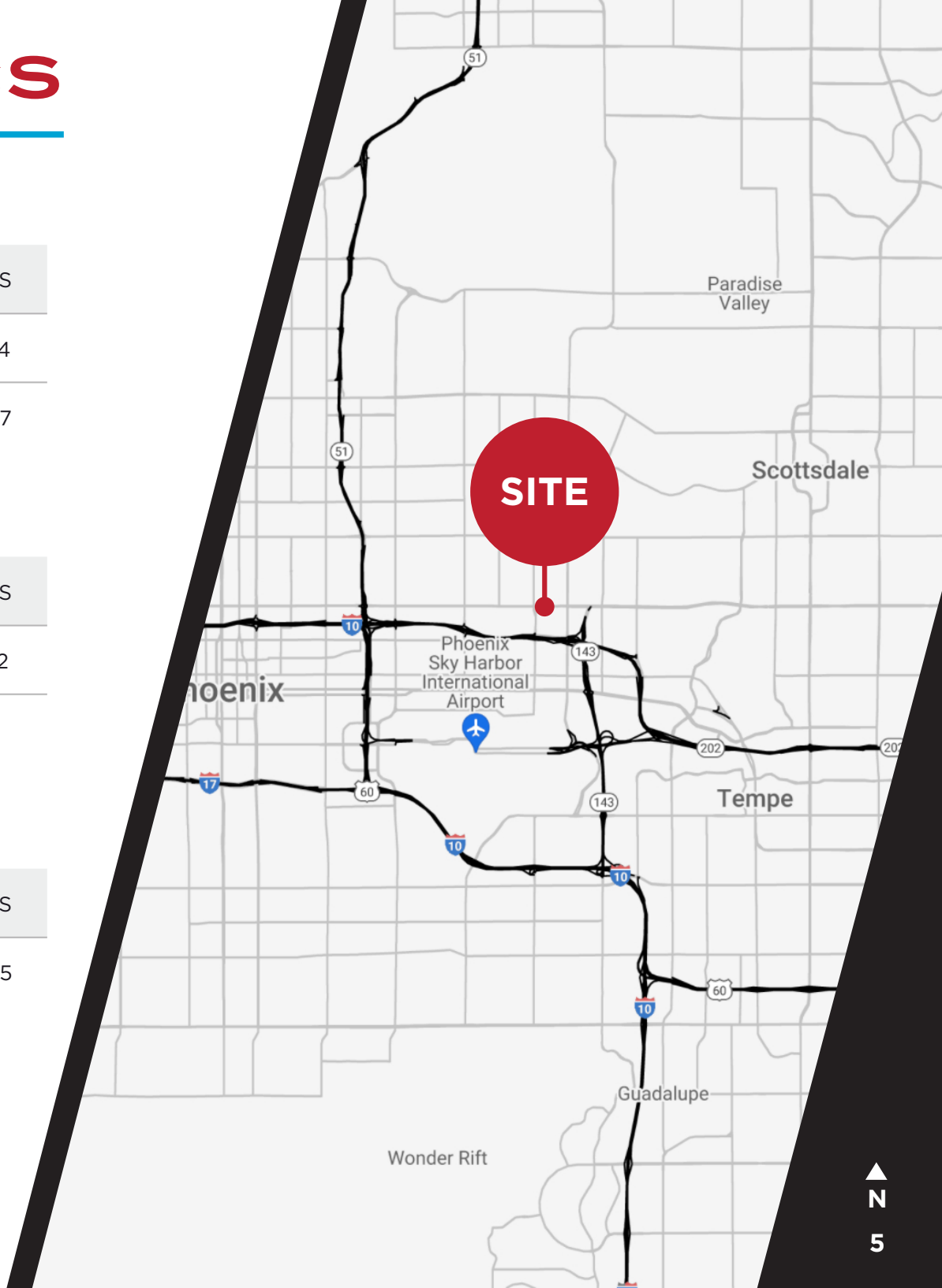
	1 MILE	3 MILES	5 MILES
<b>2024</b>	9,554	49,870	142,532
<b>HH GROWTH 2024-2029:</b>	1.7%	1.8%	2.0%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2024</b>	\$69,840	\$85,160	\$93,465

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# LOCATION OVERVIEW

## PHOENIX



**73%**  
REPRESENTATION  
OF ARIZONA'S  
ECONOMY



**4.4M**  
CURRENT  
POPULATION OF  
RESIDENTS

### **AFFLUENT POPULATION**

Phoenix, Arizona is a fast-paced and dynamic city with a welcoming attitude toward its residents and businesses. Phoenix is the largest city in Arizona, and 5th largest city in the nation, growing at a rapid rate of 1.54% annually. As a strongly diverse city, a large representation of Phoenix citizens are speakers of a non-English language. This multi-city metropolitan area, known as the Valley of the Sun, is home to numerous high-end spa resorts, impeccably designed golf courses, vibrant nightclubs and endless outdoor endeavors. Phoenix is a fantastic location to work, live or visit with a variety of new developments, a vibrant downtown scene, and efficient access to and from all areas of the Valley.

### **EDUCATION**

The Valley of the Sun offers several higher education opportunities including Grand Canyon University, Arizona State University-Downtown Phoenix, Phoenix College and several outstanding Community Colleges. The most popular major in Phoenix is Registered Nursing, followed by General Business Administration and Management, and General Art Studies.

### **DIVERSIFIED LOCAL ECONOMY**

Phoenix has an extremely competitive workforce while also maintaining one of the lowest costs for labor in the nation, offers a pro-business climate, and is one of the fastest growing regions in the country with a high quality of life. The largest industries in Phoenix are Retail Trade, Health Care and Social Assistance, and Accommodation and Food Services. The highest paying industries include Mining, Quarrying, and Oil and Gas Extraction.



**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN   
WORLDWIDE  
REAL ESTATE SERVICES