FREESTANDING OWNER/USER FOR SALE

319 EAST MCDOWELL ROAD - PHOENIX, ARIZONA 85004

DO NOT DISTURB CURRENT TENANT

LUCINDA BLISS

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ORION INVESTMENT REAL ESTATE

EXECUTIVE SUMMARY

This property is a well-located, two-story commercial property in Phoenix's urban core, just north of Downtown Phoenix near the intersection of McDowell Road and 3rd Street. The property contains approximately 6,097 square feet of flexible commercial space suitable for office, retail, or creative and professional uses, with strong frontage along McDowell Road providing excellent visibility and accessibility. Built in 1989, the site includes on-site surface parking and benefits from its proximity to major transportation corridors, light rail access, and key downtown destinations. The surrounding area is characterized by a mix of government offices, medical facilities, educational institutions, multifamily developments, and cultural attractions, reflecting continued investment and growth within the greater Downtown Phoenix and Midtown submarkets. Nearby neighborhoods offer a vibrant mix of restaurants, entertainment venues, and retail centers, enhancing both the appeal and convenience for tenants and visitors alike. With Phoenix experiencing sustained urban development and increasing demand for centrally located commercial space, this property represents a strategic opportunity for owner-users or investors seeking exposure to one of the city's most dynamic and evolving districts.

FOR SALE:

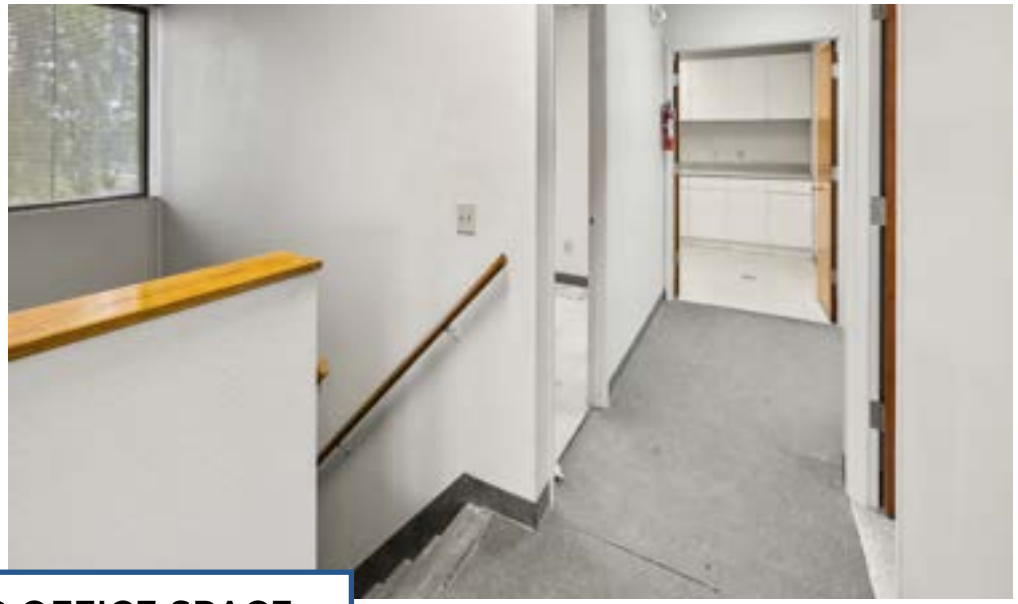
PROPERTY OVERVIEW

319 EAST MCDOWELL ROAD - PHOENIX AZ, 85004

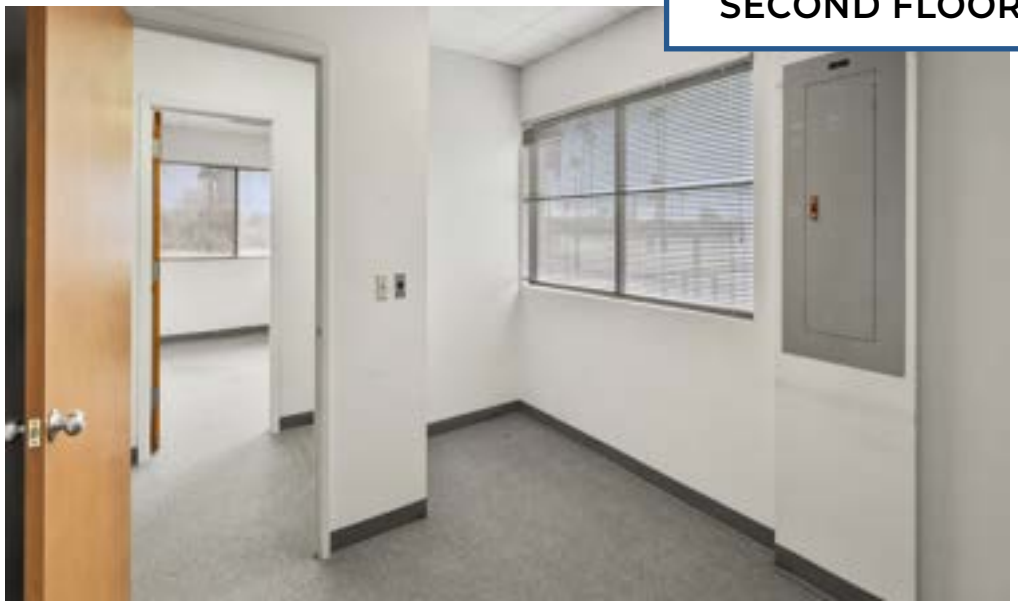
319 E. McDowell Rd is a two-story commercial property near the intersection of McDowell Road and 3rd Street in downtown Phoenix. Built in 1989, the building offers approximately 6,097 square feet of flexible space suited for office, retail, production, or creative use. The property includes on-site surface parking and prominent frontage along McDowell Road, providing strong visibility and easy access. Its central location places it close to downtown Phoenix, major transportation corridors, and surrounding business and residential development. The building is currently occupied by Barrio Clothing company and a barber shop on a month-to-month lease.

SALE PRICE:	$1,689,000
LOT SIZE:	0.24 Acres / 10,498 SF
SIZE (GBA):	6,097 SF
PRICE-PER-SF:	$277.00
ZONING:	C-DT
PARCEL NUMBERS:	111-37-047 / 111-37-070A
PARKING:	16 Private Parking Spaces
SIGNAGE:	Building Fascia and Pole Sign
POWER:	2 Meters | 800 Amps 120/208 Volts each, 3- Phase

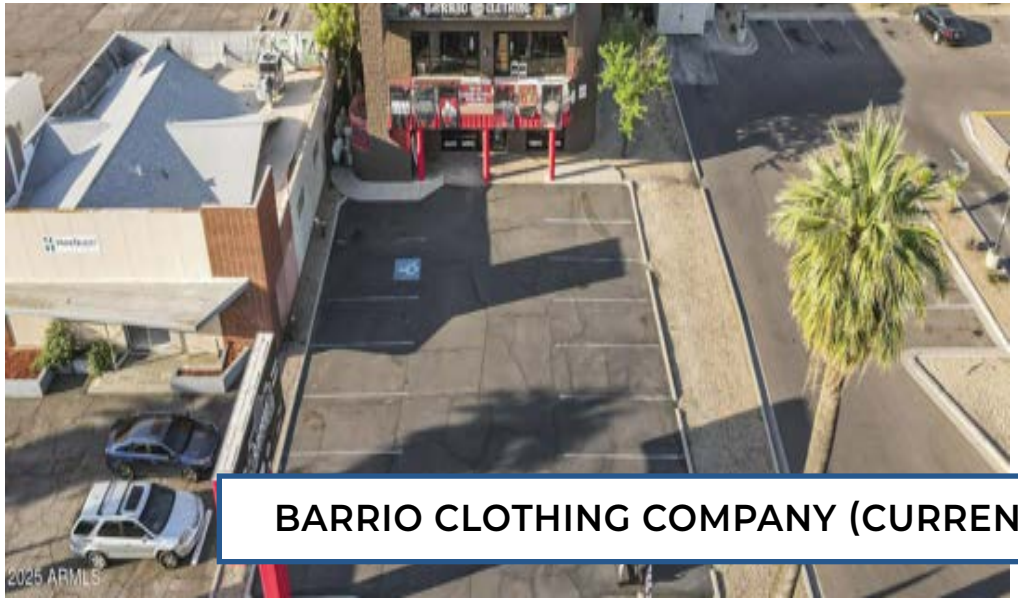
INTERIOR PHOTOS



SECOND FLOOR OFFICE SPACE



EXTERIOR PHOTOS



BARRIO CLOTHING COMPANY (CURRENT TENANT) - PLEASE DO NOT DISTURB!

PARCEL MAP

PARCEL NUMBERS:

111-37-047

111-37-070A

ZONED C-2

AERIAL VIEWS

ORION INVESTMENT REAL ESTATE

PROXIMITY TO MAJOR SITES

319 EAST MCDOWELL ROAD - PHOENIX AZ, 85004

I-10, THE 202, HWY 51

0.4 MILES, 2.1 MILES

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

5 MILES DISTANCE

DOWNTOWN PHOENIX

1.3 MILES DISTANCE

CAMELBACK COLONADE

4.9 MILES DISTANCE

MIDTOWN PHOENIX

1.4 MILES DISTANCE

AERIAL VIEWS

PHOENIX, ARIZONA

Phoenix, Arizona, is the vibrant capital and largest city of the state, known for its year-round sunshine, desert landscapes, and rapid growth. Nestled in the Sonoran Desert, the city boasts a unique mix of natural beauty and urban development, with iconic mountains like Camelback and South Mountain providing scenic backdrops. Phoenix has a diverse cultural scene, including art galleries, theaters, and a rich Native American heritage, while also serving as a hub for business, technology, and tourism. Its warm climate and outdoor recreational opportunities, such as hiking, golf, and exploring nearby desert parks, make it a popular destination for residents and visitors alike.

5 MILE DAYTIME POPULATION

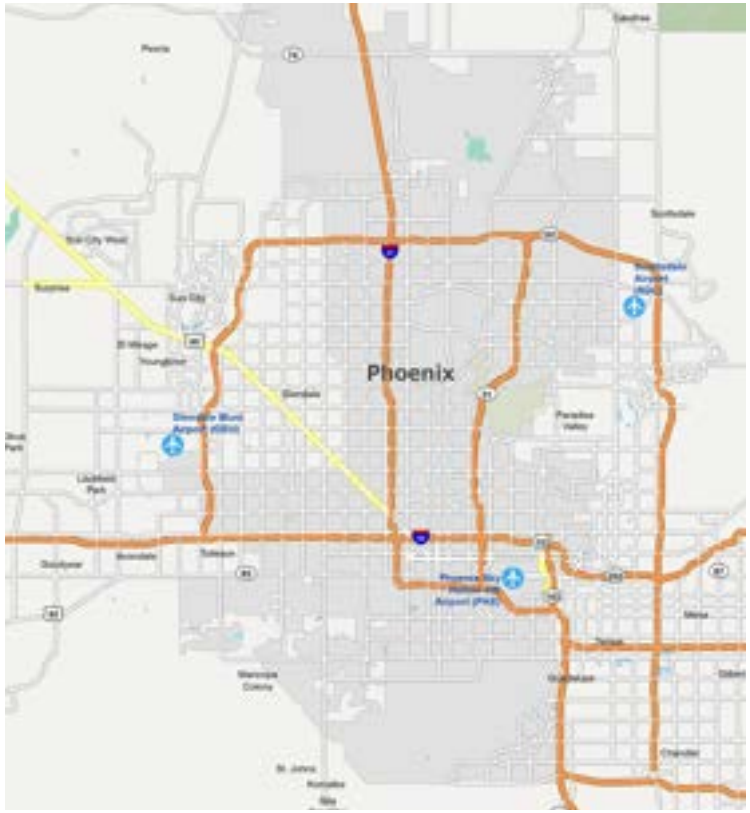
393,579

5 MILE AVG HOUSEHOLD INCOME

$101,343

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	**24,889**	**148,680**	**393,579**
Employees:	**23,966**	**150,540**	**299,274**
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	**14,620**	**68,788**	**158,538**
Average Size:	**2.5**	**2.9**	**3.2**
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	**$102,771**	**$92,681**	**$101,343**
Annual Household Expenditure:	**$1.33 B**	**$6.3 B**	**$15.3 B**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agent for More Information:

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.