



CORNER ON 7<sup>TH</sup>



**FIVE GUYS**

BURGERS and FRIES

ahipoki bowl

**MADgreens** Eat Better

vovomeena  
breakfast & coffee



LIBERTY TAX  
YOU DO LIFE. WE DO TAXES.

T-Mobile



rubio's  
COASTAL GRILL



THE JOINT  
...the chiropractic place

the Habit  
BURGER GRILL

38,193 VPD

**AVAILABLE**  
**±1,094 SF 2ND-GEN**  
**COLD KITCHEN**

**AVAILABLE**  
**±1,400 SF**

LE TACO.



CORNER ON 7<sup>TH</sup>

SEC of McDowell Rd and 7th Ave  
Phoenix, Arizona

Brian Gast  
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 **VELOCITY**  
RETAIL GROUP



◆ ± 1,094 SF 2nd GENERATION JUICE BAR AND ± 1,400 SF AVAILABLE

## Property Highlights

- 1/2 Mile off the Interstate 10 interchange
- Convenient access to Downtown, Midtown, and between two Regional Hospitals
- Surrounded by densely populated & sought after residential districts
- Almost 90,000 cars per day pass through the intersection
- Monument sign available on both streets

## Traffic Counts

|               |                   |
|---------------|-------------------|
| McDowell Road | 38,193 CPD        |
| 7th Avenue    | 51,671 CPD        |
| <b>Total</b>  | <b>89,864 CPD</b> |

## Demographics

|                      | 1 mi      | 3 mi     | 5 mi     |
|----------------------|-----------|----------|----------|
| Estimated Population | 19,707    | 149,668  | 401,622  |
| Estimated Households | 11,301    | 66,375   | 156,178  |
| Med Household Income | \$115,366 | \$87,275 | \$94,274 |
| Daytime Population   | 14,980    | 146,351  | 282,941  |

Source: SitesUSA

## Nearby Tenants



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# SITE PLAN



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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

| TYPE                                                                                |                         | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------------------------------------------------------------|-------------------------|-----------|-----------|-----------|
|    | 2026 TOTAL POPULATION   | 19,707    | 149,668   | 401,622   |
|    | 2026 TOTAL HOUSEHOLDS   | 11,301    | 66,375    | 156,178   |
|    | MEDIAN HOUSEHOLD INCOME | \$115,366 | \$87,275  | \$94,274  |
|  | 2026 MEDIAN HOME VALUE  | \$572,926 | \$447,963 | \$445,917 |
|  | 2026 TOTAL EMPLOYEES    | 14,980    | 146,351   | 282,941   |
|  | 2026 TOTAL BUSINESSES   | 1,803     | 11,913    | 25,369    |



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## FOR LEASING INFORMATION:

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