

1102 W McDowell Rd

1102 W McDowell Rd | Phoenix, AZ 85007



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
Building Size:	1,938 SF
Available SF:	950-1900 SF
Lot Size:	8,442 SF
Year Built:	1948
Zoning:	R-5

PROPERTY OVERVIEW

Beautifully remodeled office, live-work building centrally located along W McDowell Rd. The building features ample parking with great visibility and access from McDowell Rd as well as a monument sign with space for your business name/logo. The property is comprised of two suites each with a full kitchen and bathroom with shower. The central location makes it easy to access from anywhere in the valley. Plethora of amenities nearby including restaurants/coffee shops such as Little O's, Pei Wei, and Starbucks within walking distance.

PROPERTY HIGHLIGHTS

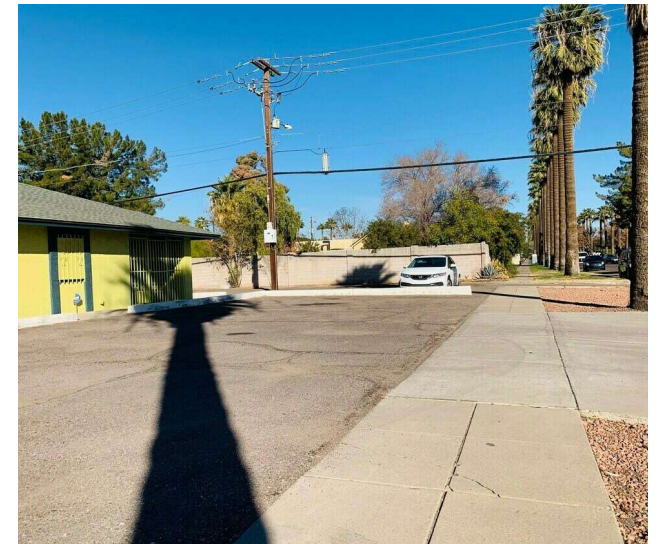
- Live/work units
- Near downtown Phoenix
- Monument signage
- Lots of parking



LIVE/WORK SPACE FOR LEASE | OFFICE

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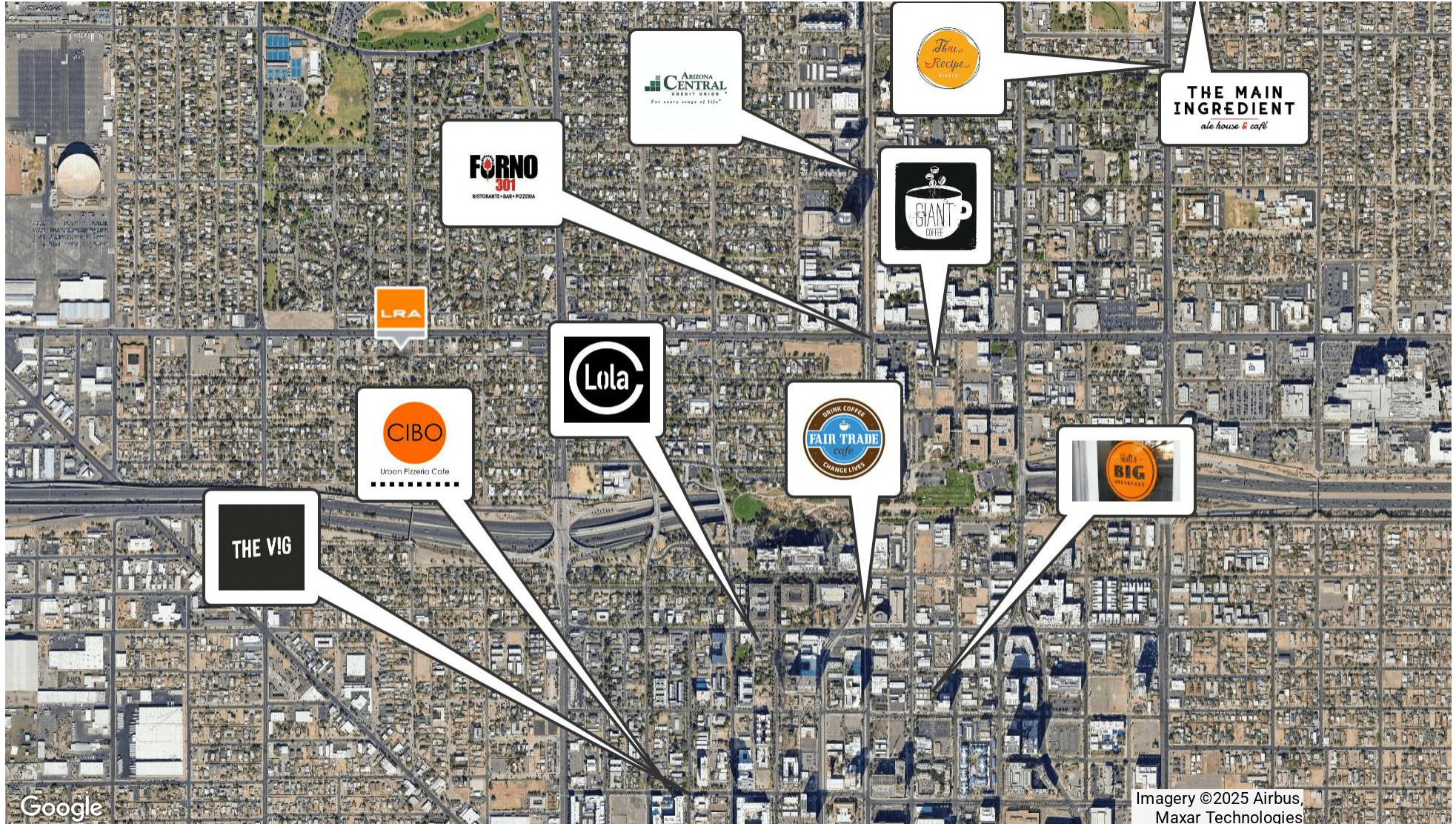


TOTAL: 1728 sq. ft
 FLOOR 1: 1728 sq. ft
 EXCLUDED AREAS: UTILITY: 163 sq. ft
 WALLS: 109 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Google

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,341	3,406	14,220
Average Age	43	42	41
Average Age (Male)	43	42	41
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	599	1,660	7,535
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$151,851	\$135,773	\$111,950
Average House Value	\$777,467	\$708,357	\$639,892

ETHNICITY (%)

	0.3 MILES	0.5 MILES	1 MILE
Hispanic	23.9%	26.9%	27.6%

RACE

	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	916	2,231	8,798
Total Population - Black	48	142	937
Total Population - Asian	31	100	538
Total Population - Hawaiian	1	3	22
Total Population - American Indian	37	81	347
Total Population - Other	124	361	1,494

Demographics data derived from AlphaMap

