



RETAIL/OFFICE BUILDING

FOR LEASE

4045 E MCDOWELL ROAD
PHOENIX, AZ 85008

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

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OFFERING DETAILS

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PROPERTY INFORMATION

SUITE 1	±2,370 SF
SUITE 3	±1,765 SF*
SUITE 4	±2,050 SF*
	*Contiguous to ±3,815 SF
LEASE RATE	Call Broker for Details!
BUILDING SIZE	±9,930 SF
LOT SIZE	±0.50 AC
PARCEL	125-19-043A
ZONING	C-2, City of Phoenix

PROPERTY HIGHLIGHTS

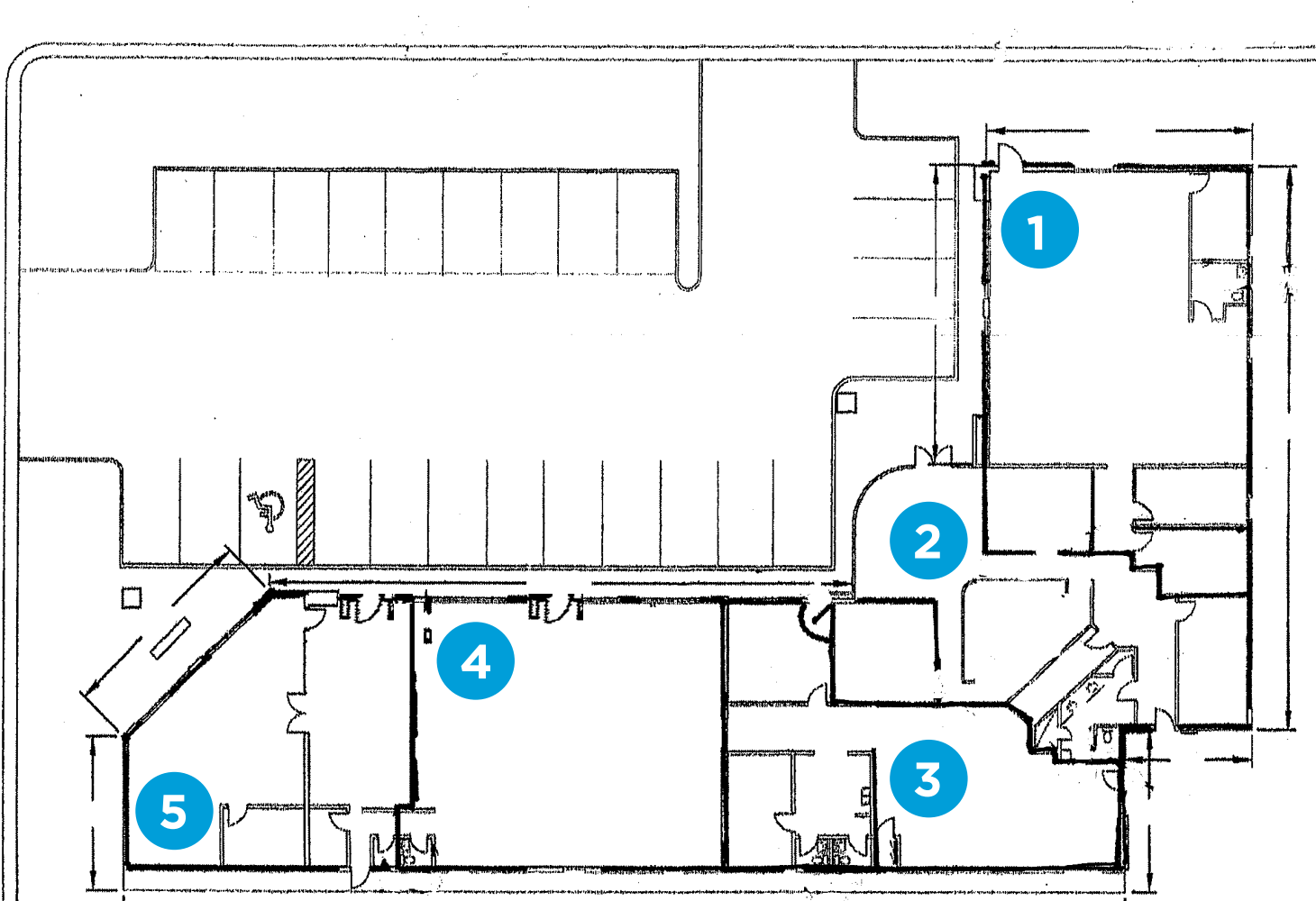
- Very efficient retail/office space
- Located along McDowell Rd in Phoenix, AZ
- Affordable, flexible size suite
- Suite frontage on McDowell
- Light Medical Uses Encouraged

FLOOR PLAN

±9,930 SF TOTAL

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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
Fry's
Church's
Starbucks
Sonic

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

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
2024	24,647	121,747	318,404
2029	26,771	132,438	348,627



HOUSEHOLDS

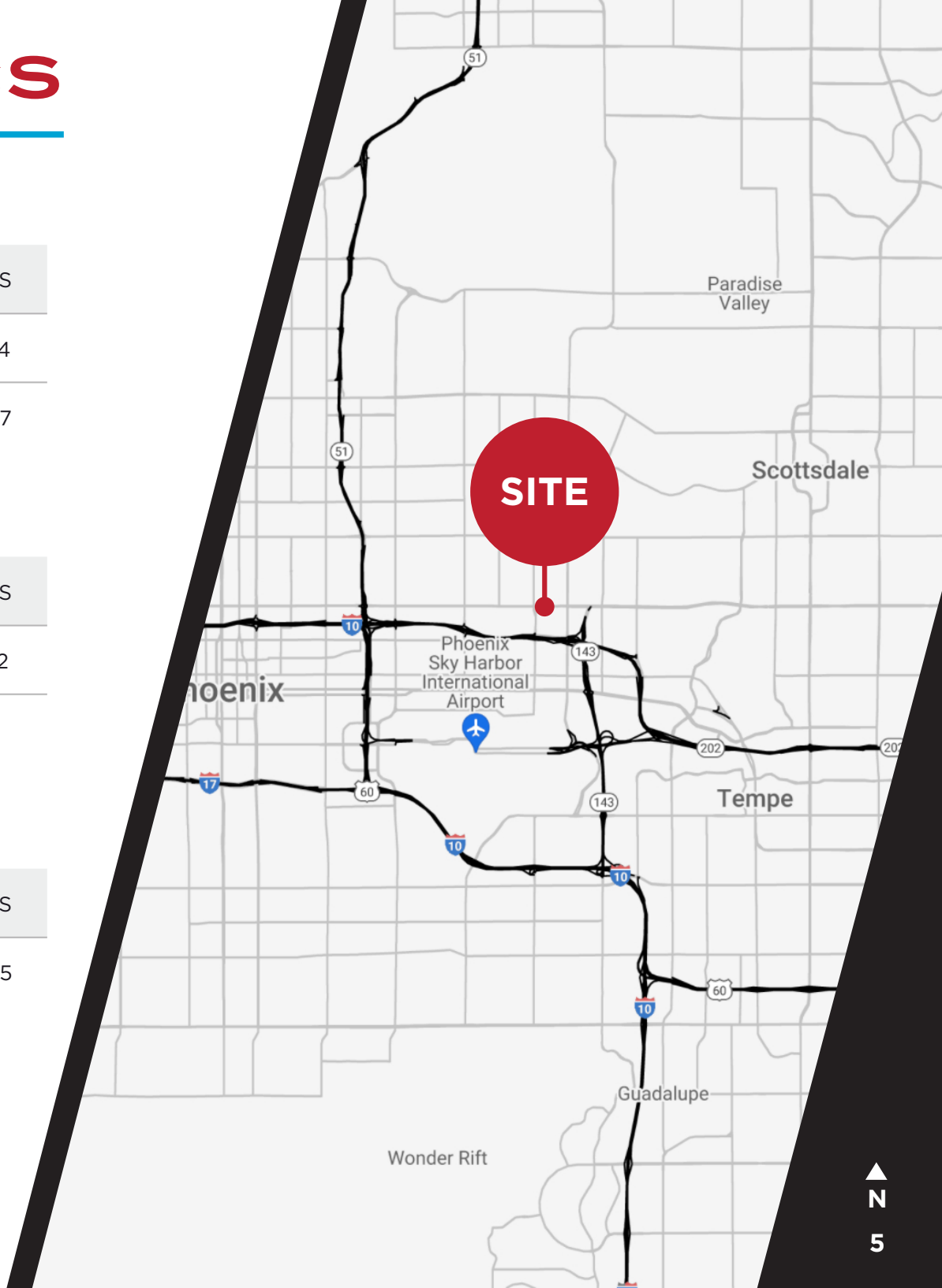
	1 MILE	3 MILES	5 MILES
2024	9,554	49,870	142,532
HH GROWTH 2024-2029:	1.7%	1.8%	2.0%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$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.



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