



PADS AVAILABLE | NEW RARE INFILL REDEVELOPMENT

SWC

SR-51 & MCDOWELL RD

PHOENIX, AZ 85006



PROPERTY SUMMARY

AVAILABLE	±42,000 SF Land
ZONING	C-2
LEASE RATE	Call for Rate

LOCATION HIGHLIGHTS

- » Future pylon sign on SR-51.
- » Close proximity to both SR-51 and I-10.
- » Excellent visibility from McDowell Rd.
- » 1 mile from Banner University Medical Center (±6,139 employees proposed expansion to 30,000 employees).
- » 1 mile from Phoenix Children's Hospital (±4,318 employees) and Valleywise Medical Center (±2,246 employees).
- » This site is located within a designed opportunity zone.

TRAFFIC COUNTS

SR-51

N ±182,648 VPD (NB & SB)

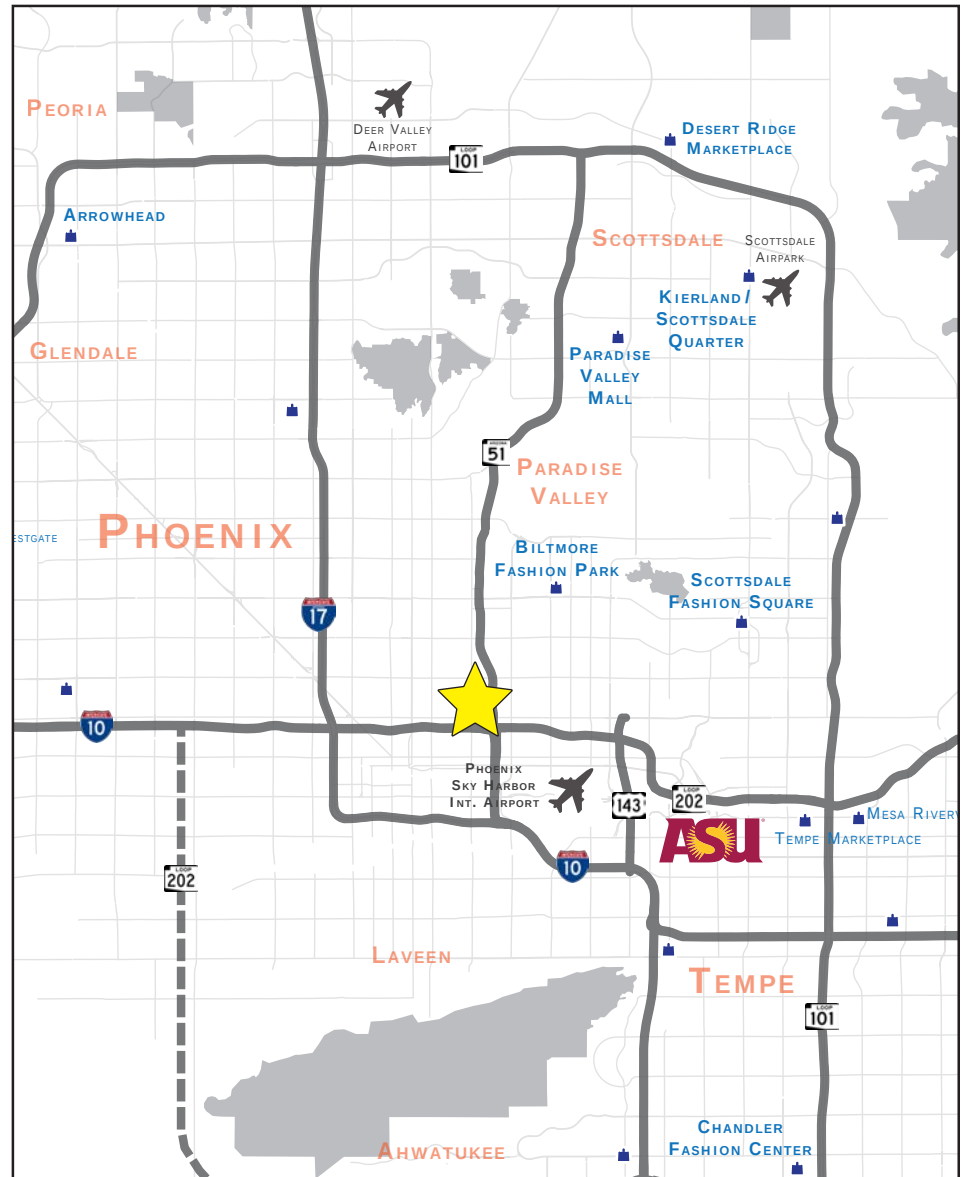
S ±193,890 VPD (NB & SB)

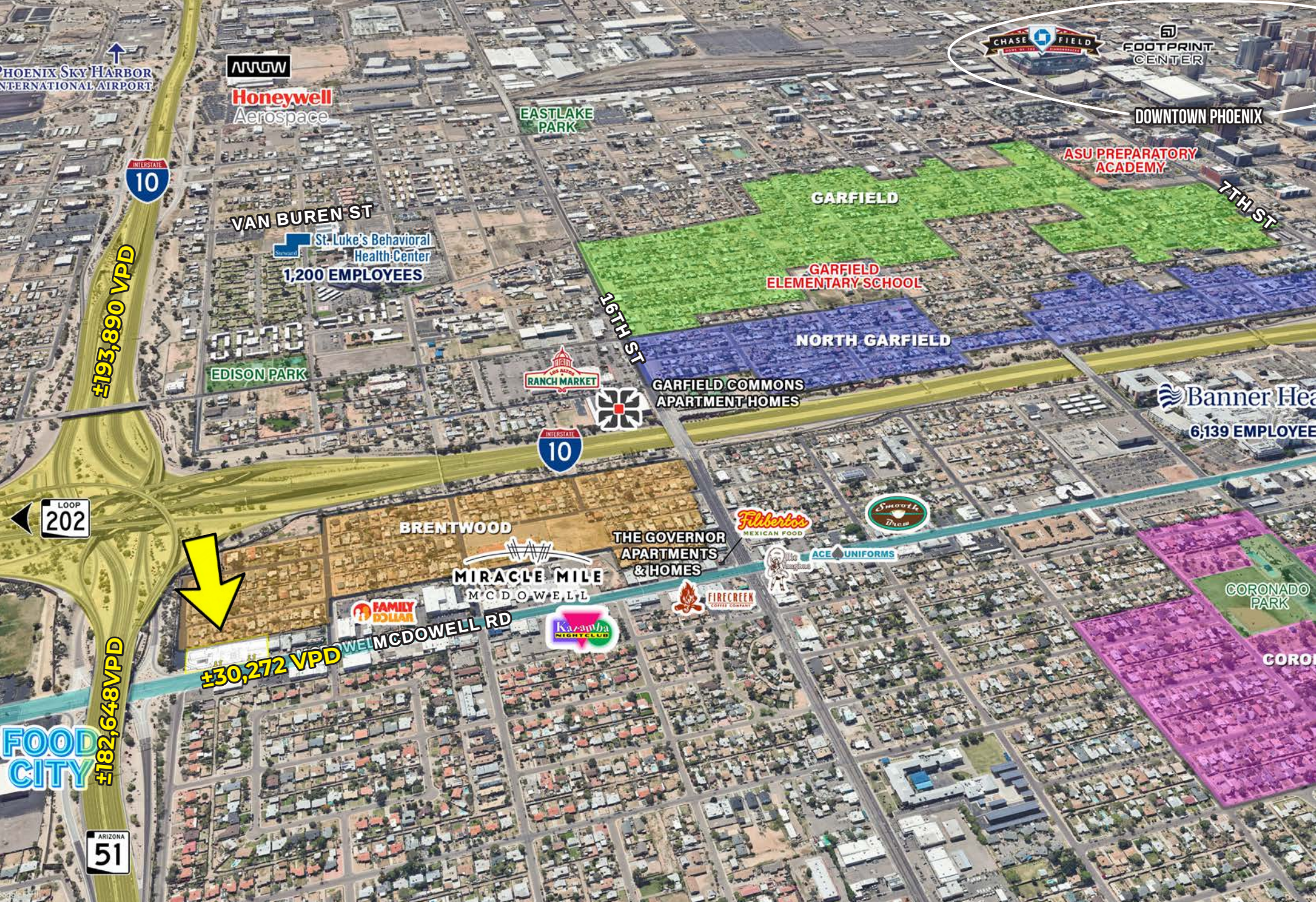
ADOT 2024

MCDOWELL RD

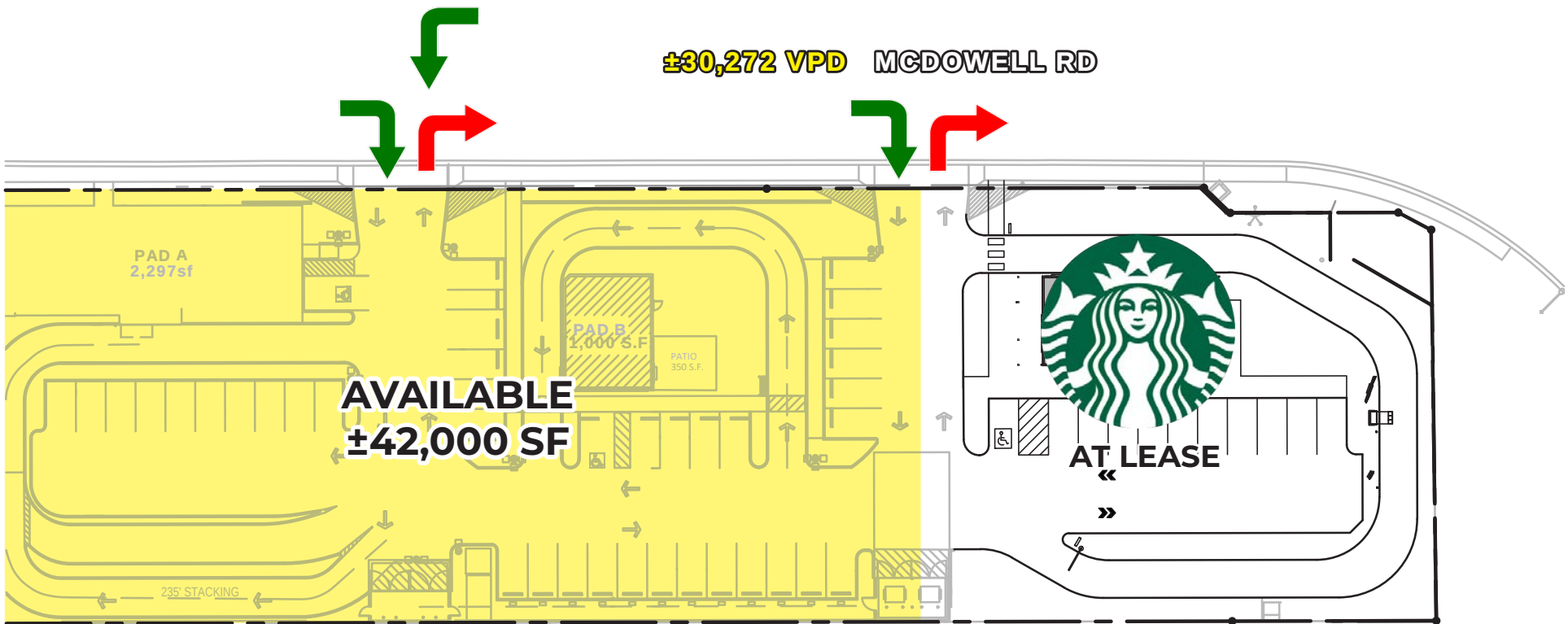
E ±37,940 VPD (EB & WB)

W ±30,272 VPD (EB & WB)





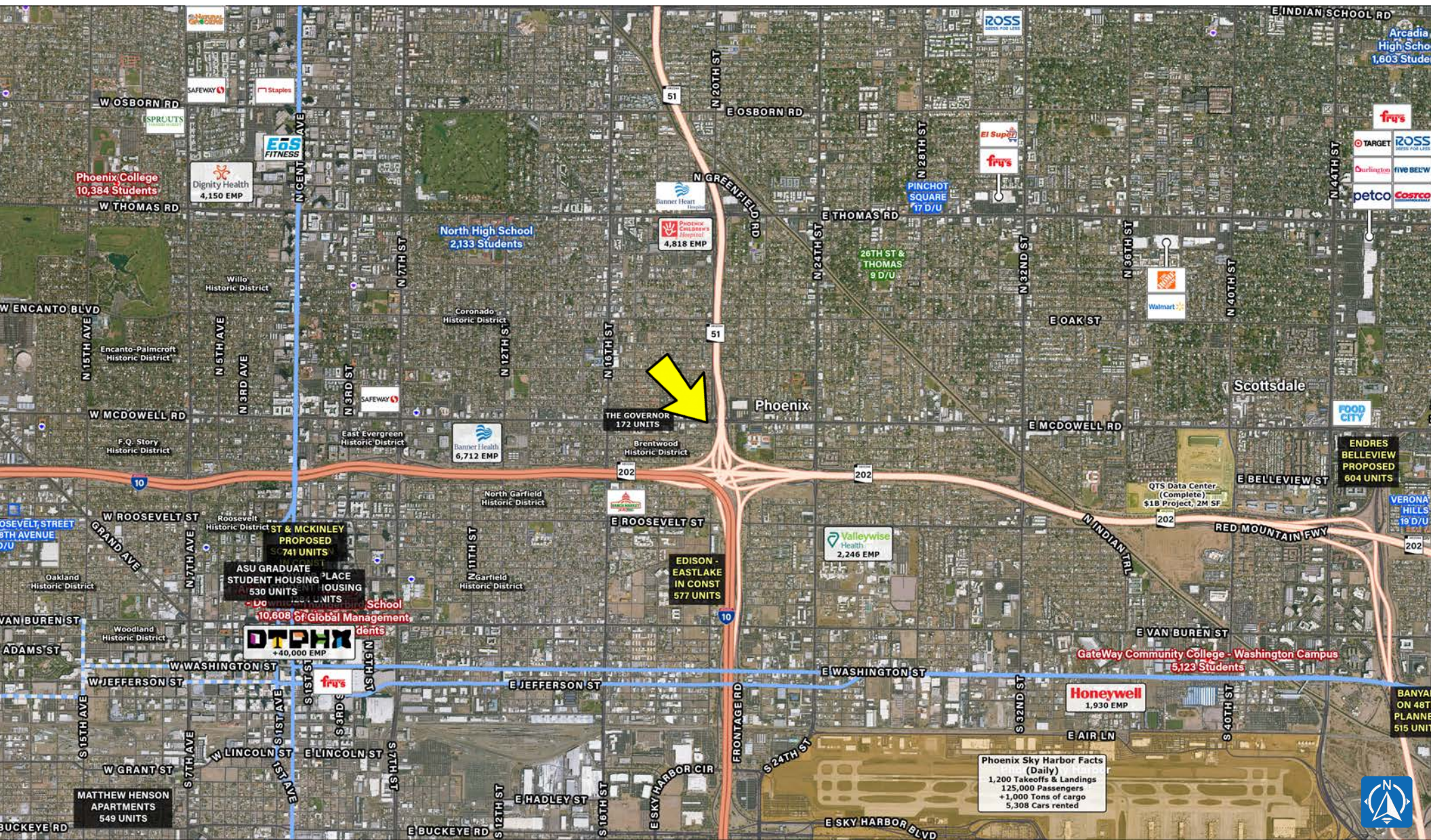
SITE PLAN - PROPOSED



ZOOM AERIAL



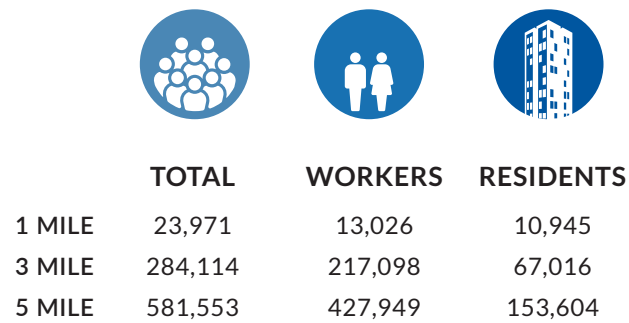
WIDE AERIAL



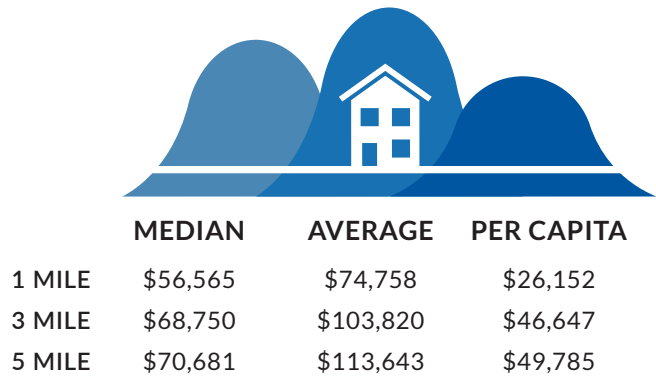
DEMOGRAPHICS

2025 ESRI

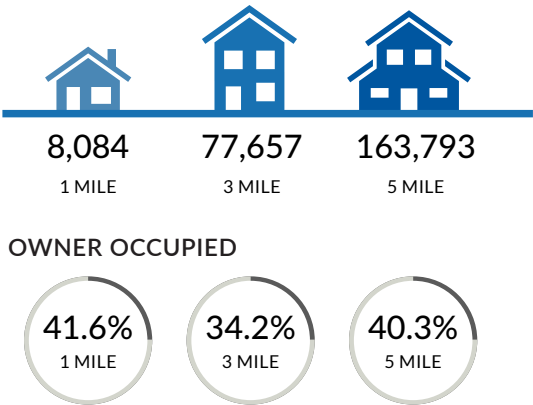
2025 DAYTIME POPULATION



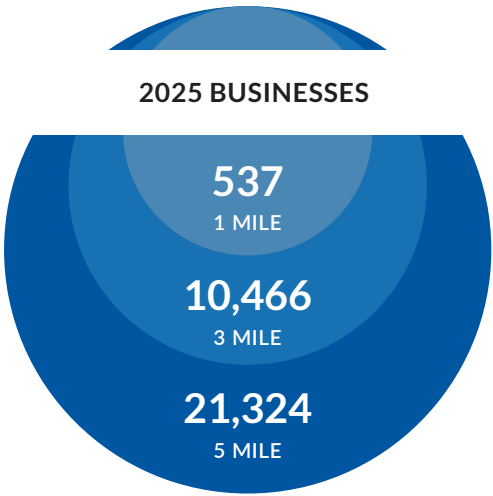
2025 HOUSEHOLD INCOMES



2025 HOUSING UNITS



2025 BUSINESSES



2025 POPULATION
2030 POPULATION

20,896	154,644	336,121
21,383	168,663	354,538

2025 HOUSEHOLDS
2030 HOUSEHOLDS

7,232	68,715	146,866
7,551	78,031	159,496



exclusively listed by

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