

SHOPS ON MCDOWELL

2438-2454 East McDowell Road | Phoenix, Arizona

1,450 SF AVAILABLE

1,650 SF AVAILABLE



Exclusively Listed By:

LEO PATAQ

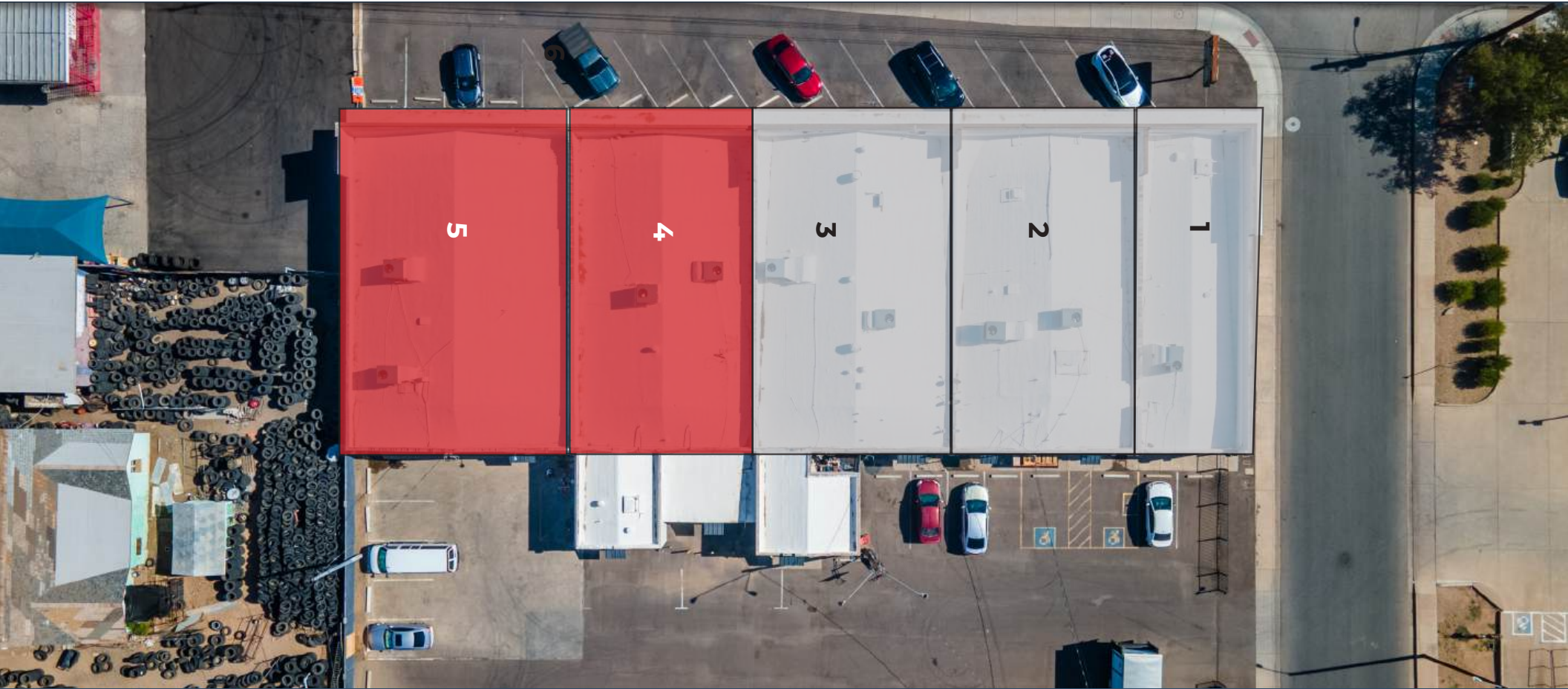
Senior Associate

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SITE PLAN & TENANT ROSTER



SUITE

TENANT

1

Premier Restaurant Supply

2

Beyond The Clipper

3

Forbidden Ink Tattoo

4

1,450 SF - Former Clothing Store

5

1,650 SF - Former Market

*SF SPACE APPROXIMATION

PROPERTY SUMMARY

CONTACT BROKER FOR PRICING



AVAILABLE SPACE:

1,450 SF | 1,650 SF | 3,100 SF



ZONING:

C-2



BUILDING SIZE:

15,258 SF

LEASE HIGHLIGHTS

- $\pm 1,450$ SF or $\pm 1,650$ SF Suites Available
- Suites Can Be Combined for Up to $\pm 3,100$ SF
- Excellent Visibility Along Busy E. McDowell Road
- High-Traffic Corridor with Over 61,000 Vehicles Per Day
- Strong Co-Tenancy Including Established Neighborhood Retailers
- Ample Surface Parking for Customers and Employees
- Monument & Building Signage Opportunities Available
- C-2 Zoning Allows for a Variety of Retail and Service Uses
- Centrally Located with Convenient Access to SR-51, Loop 202 & I-10
- Dense Trade Area with 655,000+ Daytime Population Within 5 Miles



INTERSECTION SNAPSHOT



DAYTIME
POPULATION (5 MILE)

655,764



AVERAGE HOUSE-
HOLD INCOME (5 MILE)

\$123,711



STRONG
INTERSECTION ± VPD



DISTANT AERIAL VIEW



PHOENIX, ARIZONA

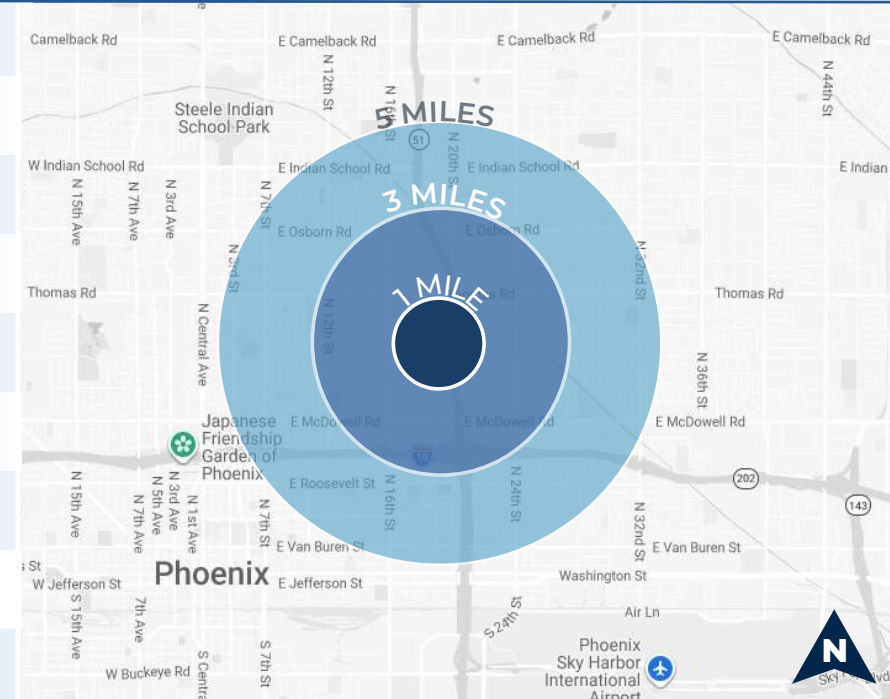
Phoenix, Arizona, is the vibrant capital and largest city of the state, known for its year-round sunshine, desert landscapes, and rapid growth. Nestled in the Sonoran Desert, the city boasts a unique mix of natural beauty and urban development, with iconic mountains like Camelback and South Mountain 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.



DEMOGRAPHIC HIGHLIGHTS

2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	32,088	308,607	655,764
Estimated Population:	23,472	153,179	316,352
Average Household Income:	\$80,047	\$113,041	\$123,711
Total Retail Expenditure:	\$345.27 M	\$3.06 B	\$6.5 B
Total Household Expenditure:	\$678.64 M	\$6.27 B	\$13.28 B
Median Age:	31.9	33.2	34.7
Average Household Size:	2.8	2.1	2.1
Total Households:	7,764	69,827	145,286
Total Businesses:	684	13,041	28,311

DEMOGRAPHIC RADIUS RINGS





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

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.



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