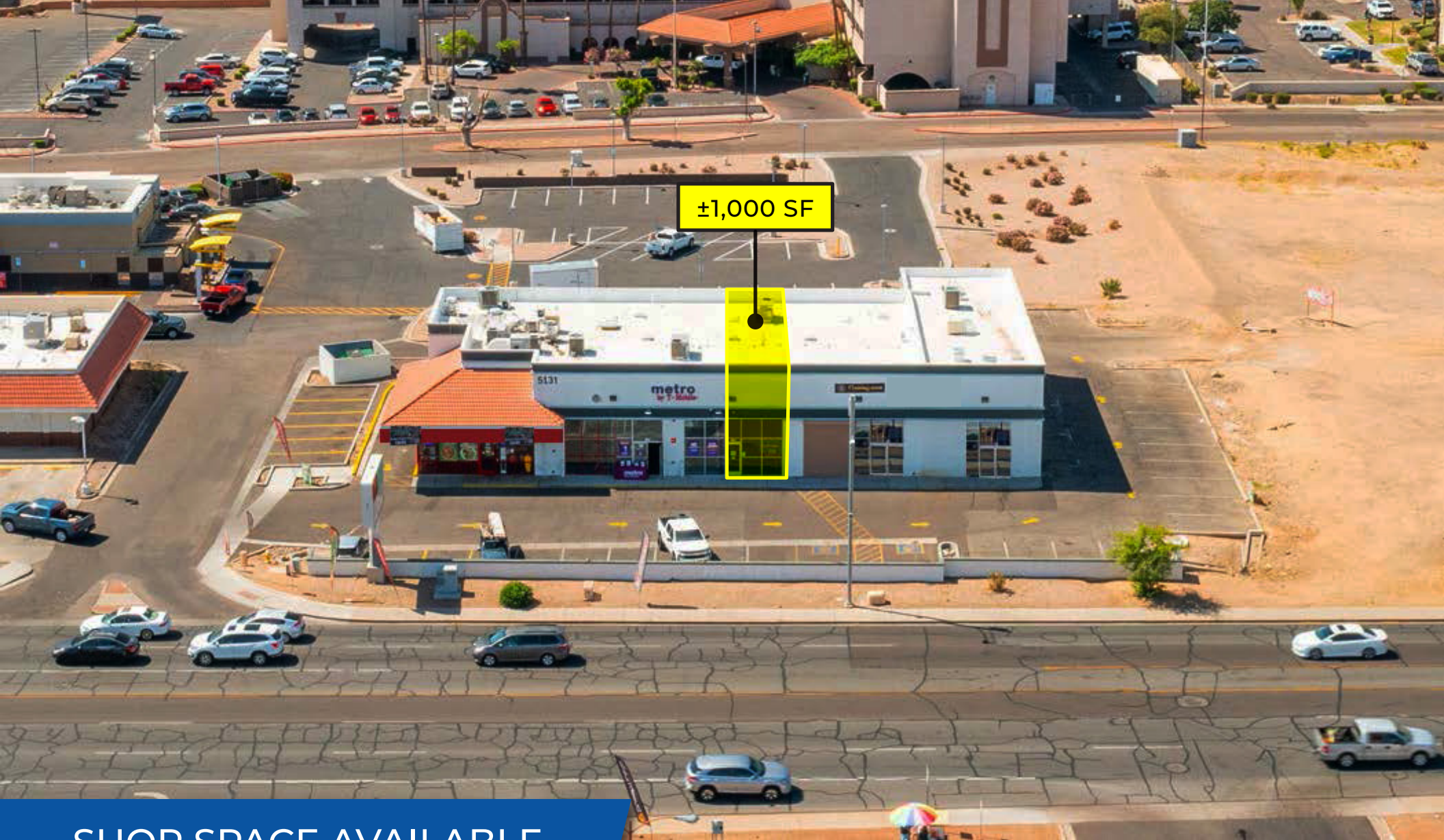




SHOP SPACE AVAILABLE

SWC

51ST AVE & MCDOWELL RD

5131 W MCDOWELL RD | PHOENIX, AZ 85035



PROPERTY HIGHLIGHTS

ADDRESS 5131 W McDowell Rd
Phoenix, AZ 85035

AVAILABLE ±1,000 SF

PRICING Call for Pricing

LOCATION HIGHLIGHTS

- » 1,000 SF in-line shop space along McDowell Rd with excellent visibility to over 30,000 VPD.
- » Conveniently located less than a quarter mile from the I-10 that boasts over 295,000 VPD.
- » Positioned at a strong retail intersection with Food City, Dollar Tree, and various national QSR's adjacent.
- » Densely populated area with over 149,000 people living within 3 miles.
- » Strong employment area with over 8,500 businesses within 5 miles.

TRAFFIC COUNTS

51st Ave

N ±49,102 VPD (NB & SB)

S ±53,529 VPD (NB & SB)

ADOT 2025

McDowell Rd

E ±32,964 VPD (EB & WB)

W ±30,610 VPD (EB & WB)

NEIGHBORING TENANTS

FOOD CITY

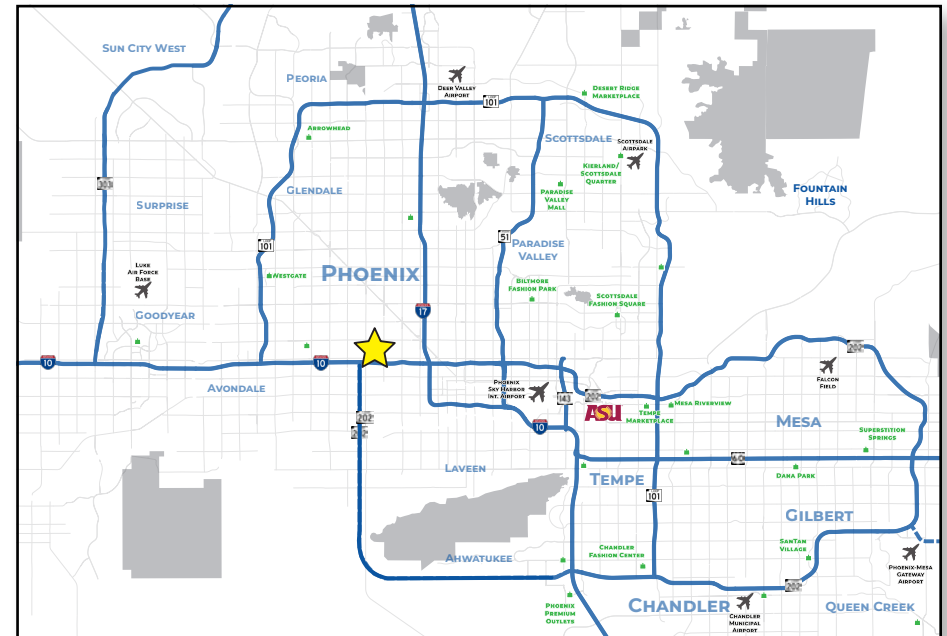
DOLLAR TREE

McDonald's

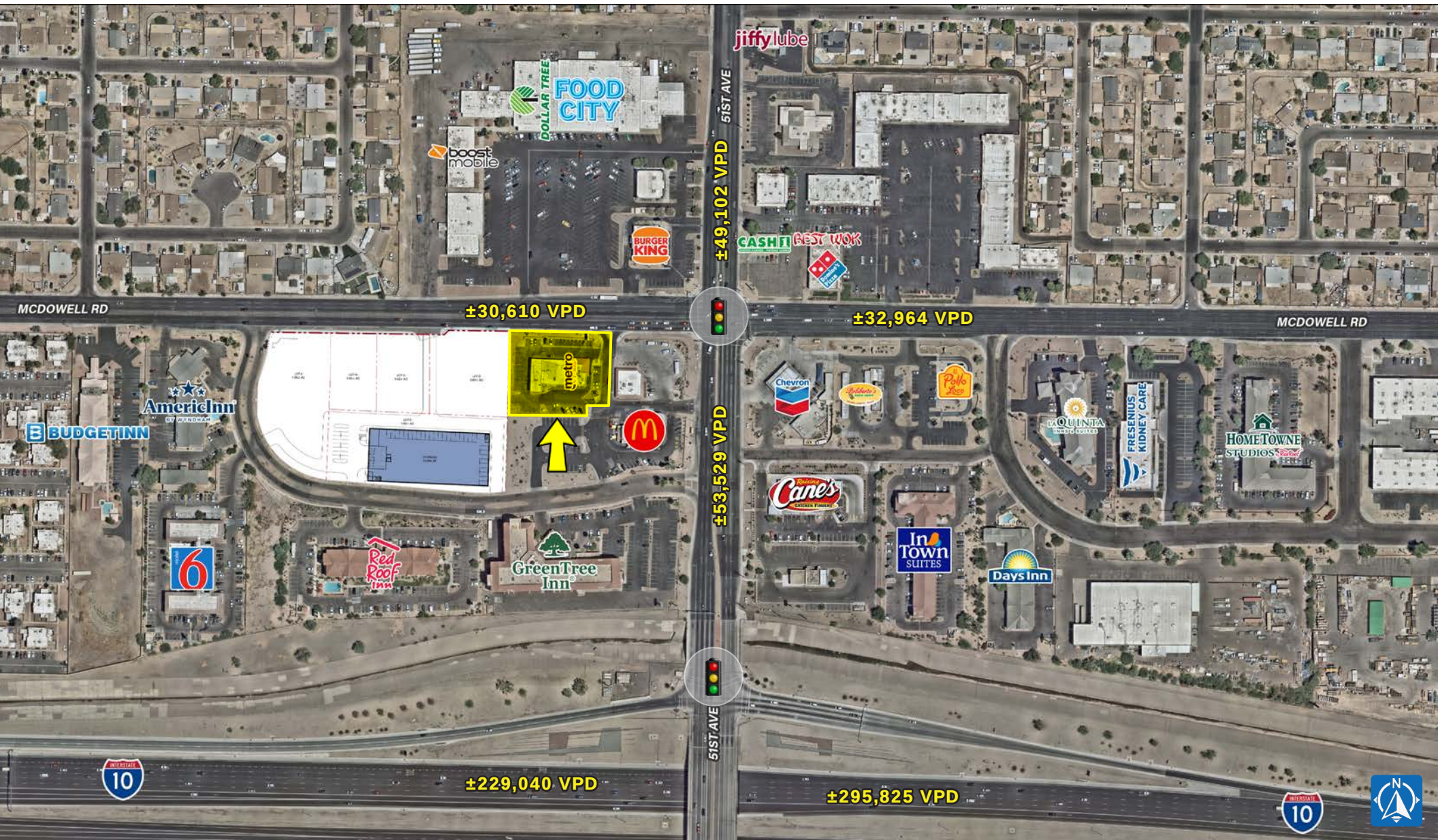
Canoe's
CHICKEN FINGERS

BURGER KING

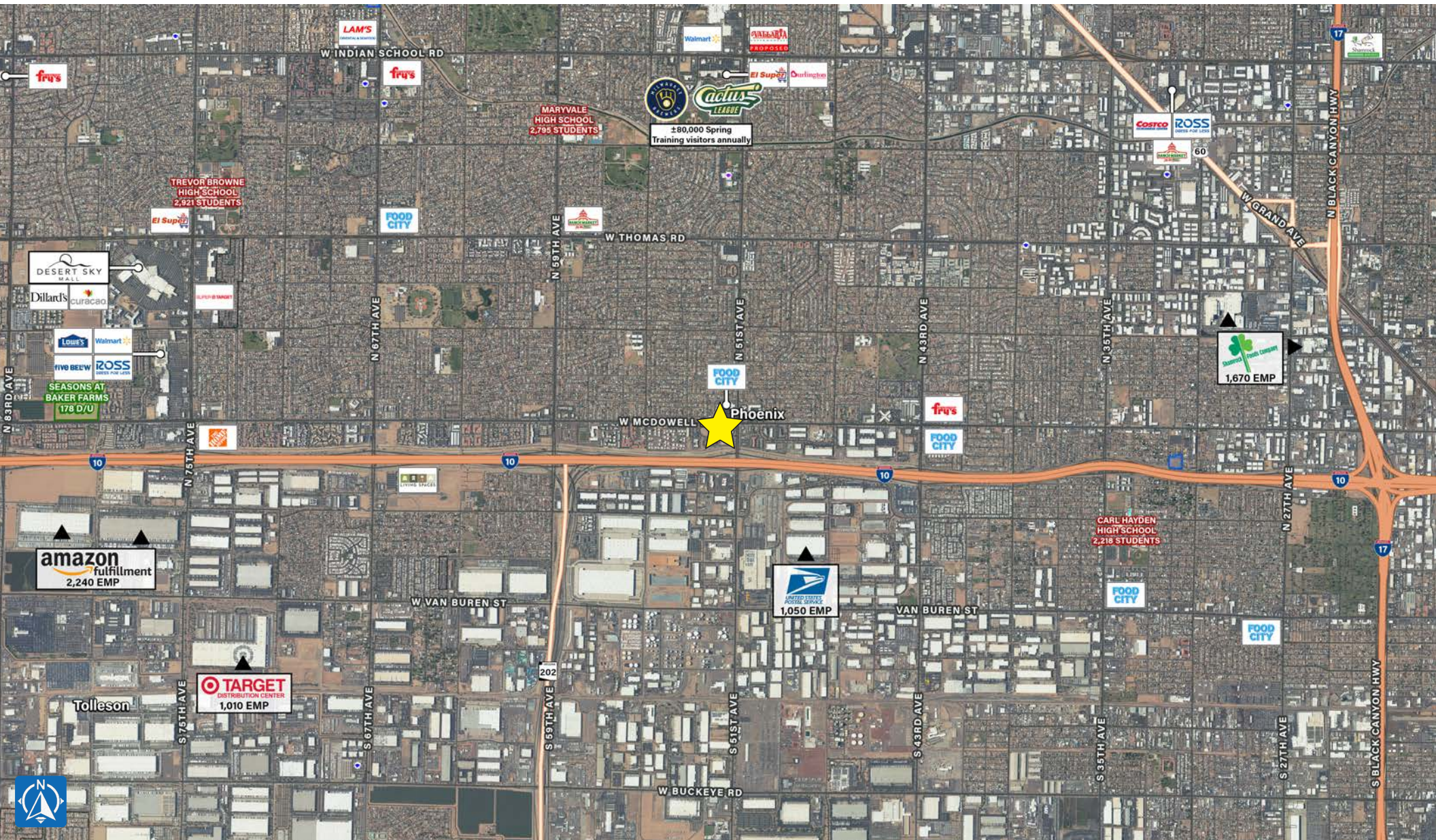
Pollo Loco



ZOOM AERIAL



WIDE AERIAL





DEMOGRAPHICS

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	17,259	6,730	10,529
3 MILE	155,218	70,815	84,403
5 MILE	417,689	190,871	226,818

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$57,095	\$71,964	\$21,612
3 MILE	\$59,168	\$74,962	\$21,289
5 MILE	\$62,657	\$81,098	\$23,642

2025 HOUSING UNITS



6,431

1 MILE

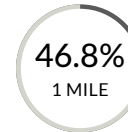
45,051

3 MILE

126,149

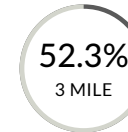
5 MILE

OWNER OCCUPIED



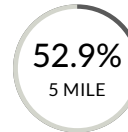
46.8%

1 MILE



52.3%

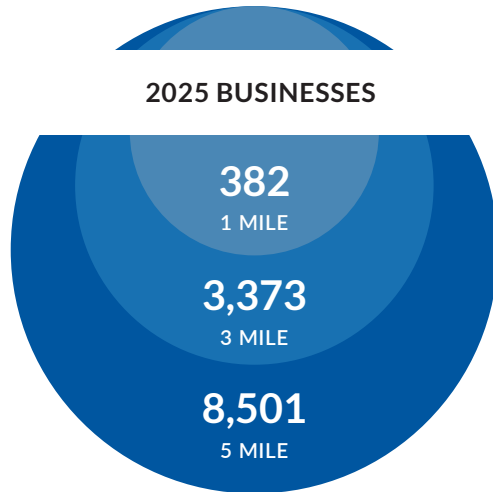
3 MILE



52.9%

5 MILE

2025 BUSINESSES



382

1 MILE

3,373

3 MILE

8,501

5 MILE



1 MILE

3 MILE

5 MILE

2025 POPULATION

19,587

149,896

411,312

2030 POPULATION

19,375

148,413

409,442



1 MILE

3 MILE

5 MILE

2025 HOUSEHOLDS

5,789

42,488

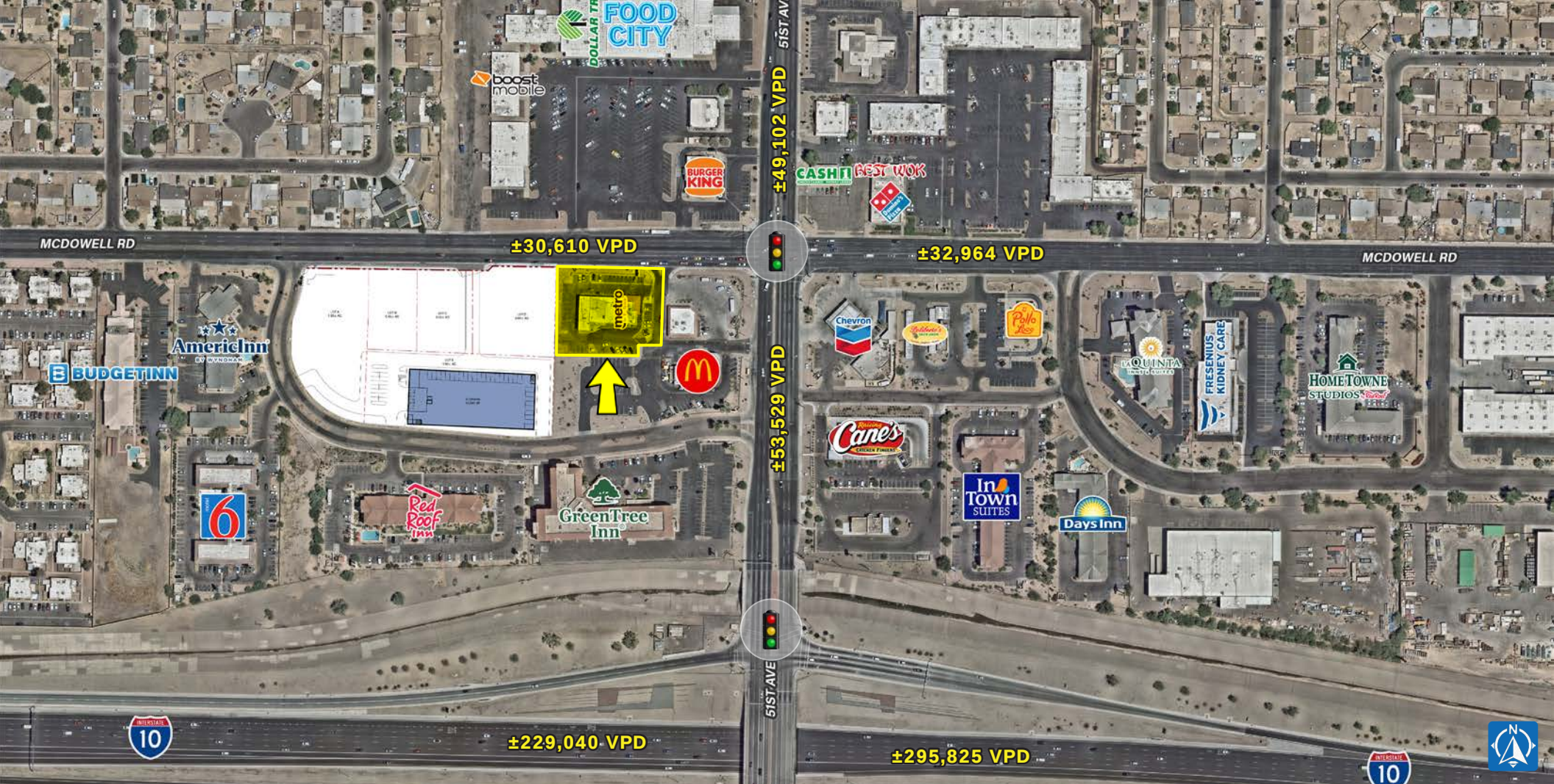
119,180

2030 HOUSEHOLDS

5,799

42,605

120,078



exclusively listed by

JACKSON DRAGON
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jdragon@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 09/03/2026



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