

FOR SALE

323 East McDowell Road · Phoenix, Arizona 85004

FREESTANDING SINGLE STORY BUILDING

MOTIVATED SELLER

YOUR NAME HERE



LUCINDA BLISS

Phone: (602) 241-0006

lucinda.bliss@orionprop.com



PROPERTY OVERVIEW

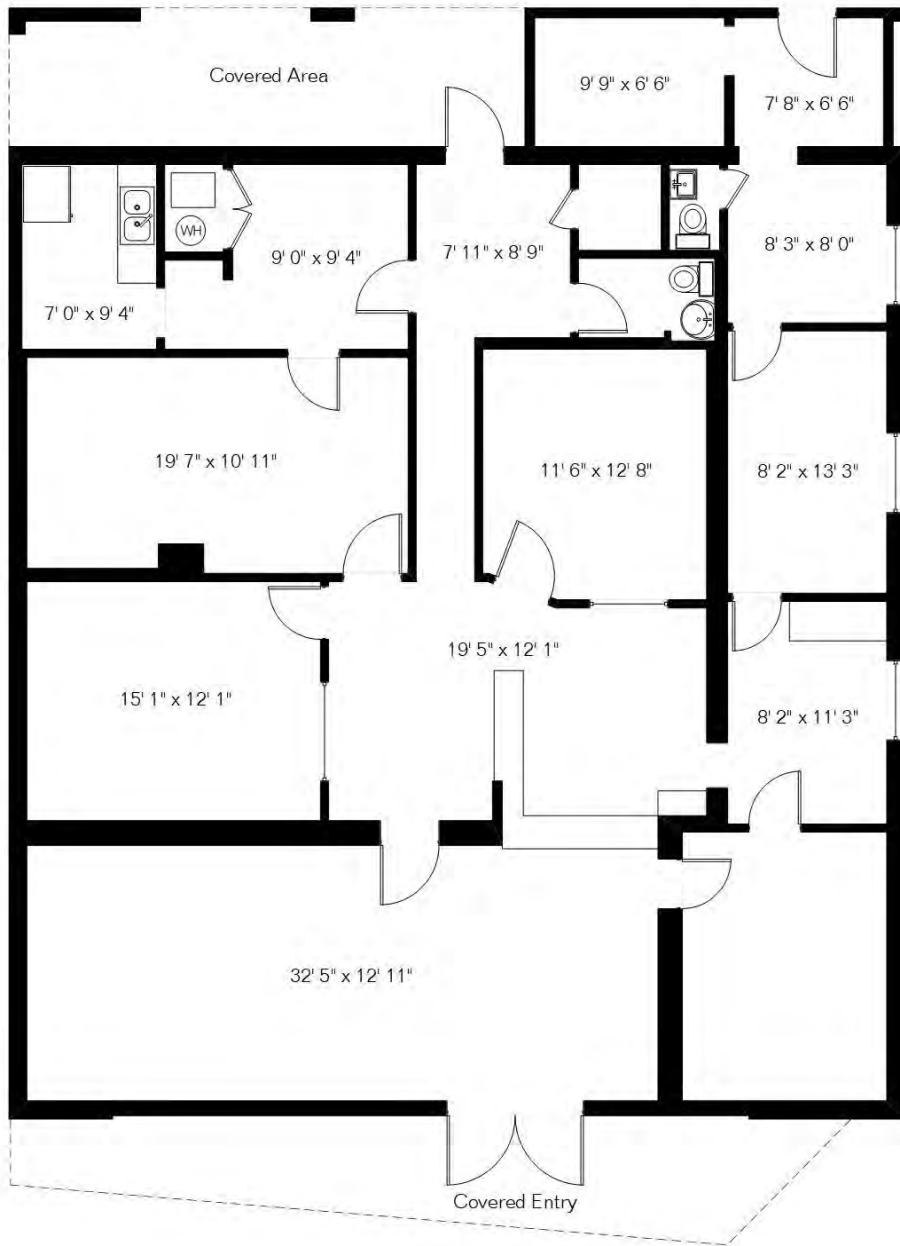
SALE PRICE:	\$745,000
LOT SIZE:	0.22 Acres / 9,445 SF
SIZE (GBA):	2,389 SF
PRICE-PER-SF:	\$313
ZONING:	C-DT
YEAR BUILT:	1965
PARKING:	12 Spaces
PARCEL NUMBER:	111-37-048

The building at **323 East McDowell Road** presents a practical, street-level commercial opportunity with a straightforward and functional structure that prioritizes usability over excess. Its design supports efficient day-to-day operations, with a layout that can be adapted for a range of business types without requiring extensive modification. The property's overall appeal comes from its simplicity, ease of access for clients and staff, and the ability for an occupant to immediately plug into an established urban setting without sacrificing functionality or operational efficiency.

- Owner/User or Redevelopment Potential
- Freestanding Single Story Building
- Zoning C-DT – High Density mixed-Use Development
- Pole and Building Signage



FLOOR PLAN - 2,389 SF



323 East McDowell Road is an office/retail property in the Midtown corridor of Phoenix, Arizona, offering accessibility and strong urban infill near Downtown Phoenix. Situated along one of the city's primary roads, the property benefits from high visibility, convenient access to Interstate 10 and SR-51, and close proximity to major employment centers, healthcare campuses, government offices, and the Roosevelt Row Arts District.

The surrounding area has continued redevelopment and population growth, supporting demand for professional office, medical, retail, and owner-user commercial space. Its strategic location and accessibility make the property well suited for professional services, boutique office users, wellness practices, or investors seeking exposure to one of Phoenix's most active urban corridors.

PARCEL MAP



AERIAL VIEW



PROXIMITY TO MAJOR SITES

323 EAST MCDOWELL ROAD - PHOENIX AZ, 85004

I-10, THE 202, HWY 51

0.4 MILES, 2.1 MILES

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

5 MILES DISTANCE

DOWNTOWN PHOENIX

1.3 MILES DISTANCE

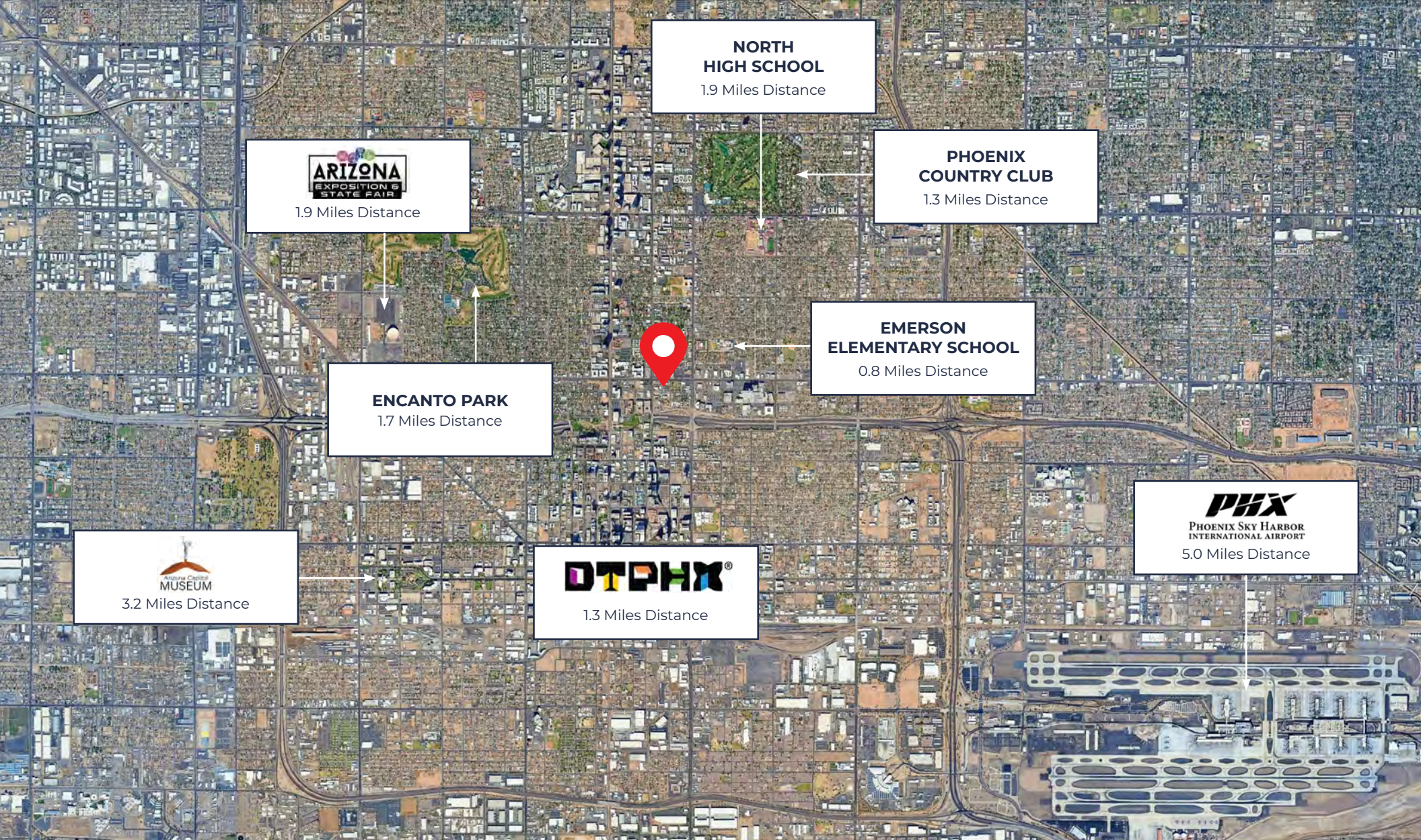
CAMELBACK COLONADE

4.9 MILES DISTANCE

MIDTOWN PHOENIX

1.4 MILES DISTANCE





AREA DESCRIPTION:

This property offers an exceptional central Phoenix location with quick access to Downtown, Midtown, major freeways, the Valley Metro light rail, and Phoenix Sky Harbor International Airport. Surrounded by popular destinations like Roosevelt Row, Encanto Park, top restaurants, museums, sports venues, and major medical and employment centers, the area provides the perfect blend of convenience, entertainment, and connectivity in one of Phoenix's most vibrant neighborhoods.



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.



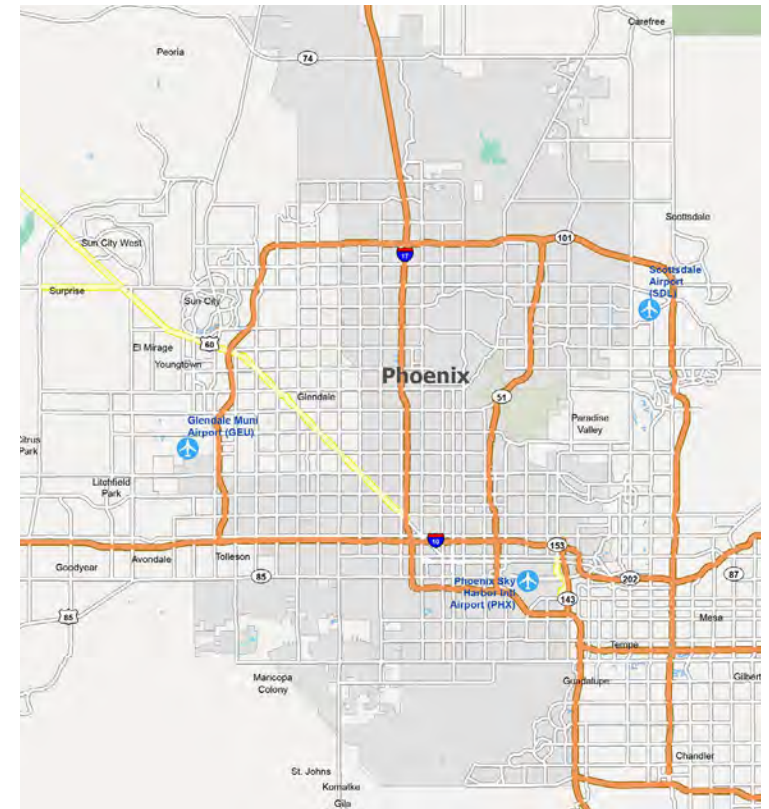
5 MILE DAYTIME POPULATION
393,579



5 MILE AVG HOUSEHOLD INCOME
\$101,343

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	24,889	148,680	393,579
Employees:	23,966	150,540	299,274
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	14,620	68,788	158,538
Average Size:	2.5	2.9	3.2
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$102,771	\$92,681	\$101,343
Annual Household Expenditure:	\$1.33 B	\$6.3 B	\$15.3 B



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agent for More Information:

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EXCLUSIVELY LISTED BY:



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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.