

FOR SALE/FOR LEASE

1831 EAST MCDOWELL RD

PHOENIX, AZ 85006

*±10,011 SF Freestanding Building
on ±1.4 Acres*

Please Do Not Disturb Tenant
Available on 5/1/2027



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km Kidder
Mathews



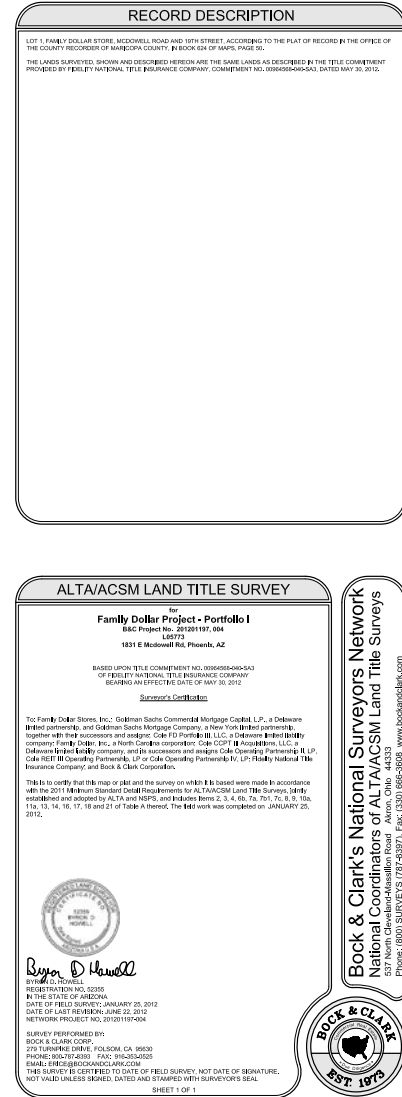
1831 East McDowell Rd offers strong retail site positioned near the 51 Fwy with direct access.

PROPERTY HIGHLIGHTS

ADDRESS	1831 East McDowell Rd Phoenix, AZ 85006
COUNTY	Maricopa
BUILDING SIZE	±10,011 SF
LAND AREA	±1.40 AC (60,984 SF)
YEAR BUILT	2003
ZONING	Commercial
AVAILABLE	5/1/2027
SALE PRICE	Call Broker for Pricing
LEASE PRICE	Call Broker for Pricing

.2 MI
FROM 51 FWY

.6 MI
FROM I-10



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 POPULATION	20,905	160,893	349,862
2030 PROJECTED	21,120	165,671	351,383
TOTAL BUSINESSES	766	13,165	28,809
TOTAL EMPLOYEES	11,357	150,189	321,371

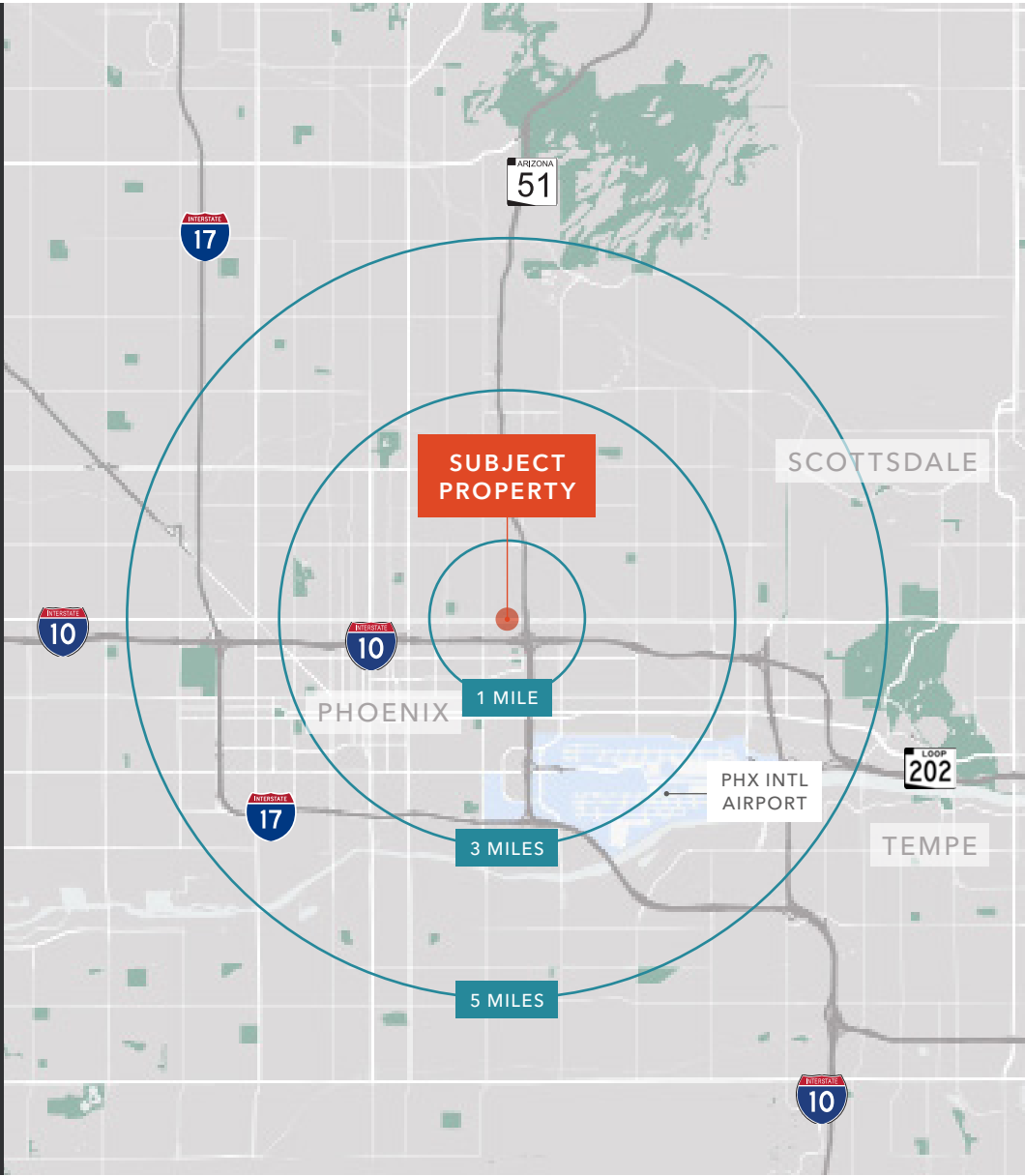
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.3	33.4	34.1
% FEMALE	48.3%	46.7%	48.4%
% MALE	51.7%	53.3%	51.6%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$63,608	\$74,214	\$78,716
2030 MEDIAN PROJECTED	\$62,336	\$72,628	\$77,398
2025 AVERAGE	\$77,205	\$99,154	\$110,153
2030 AVERAGE PROJECTED	\$75,165	\$97,530	\$108,619

Data Source: ©2026, Regis





1831 EAST MCDOWELL RD

*For more information on
this property, please contact*

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