



For Lease

NEC 7th Ave & McDowell Rd, Phoenix AZ



Property Information

- +/- 2,750 SF 2nd floor, on McDowell Rd
 - Ideal for Pilates & Yoga studio use
 - Call for pricing and build-out options
- Located within busy shopping center along major downtown & midtown access roads
- Strong daytime & evening populations
- Close proximity to I-10, Light Rail & bus routes
- Over 197K daytime population within 3 miles

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Population	1 mile	3 Mile	5 mile
2017	13,265	147,817	399,518
2022 Forecast	14,377	152,968	430,177
Households			
2017	6,691	51,320	135,720
2022 Forecast	7,640	55,761	146,718
2017 Avg. HH Income	\$72,291	\$49,665	\$50,755
Business and Labor			
2017 Businesses	1,351	9,687	19,616
2017 Employees	18,802	191,252	332,711
Daily Traffic Counts			
7th Ave	40,982 VPD		
McDowell Rd	23,635 VPD		

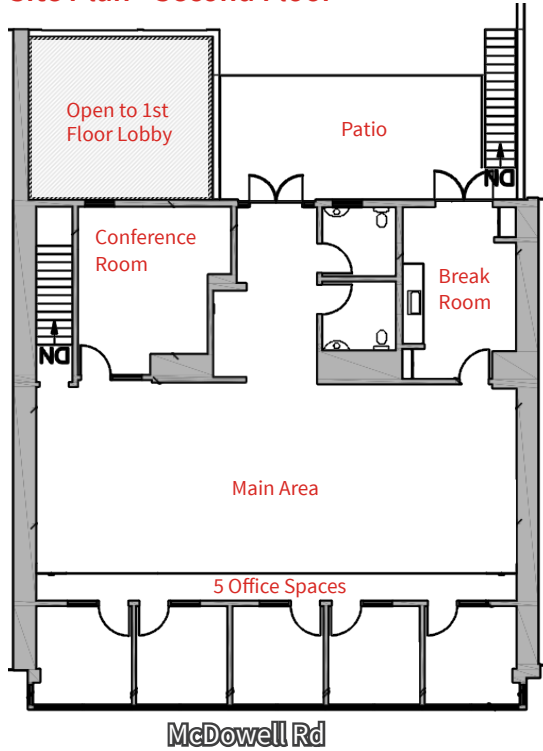
Source: ESRI 2017 & Google Earth Pro 02/2018

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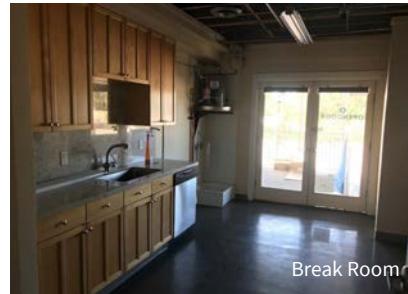
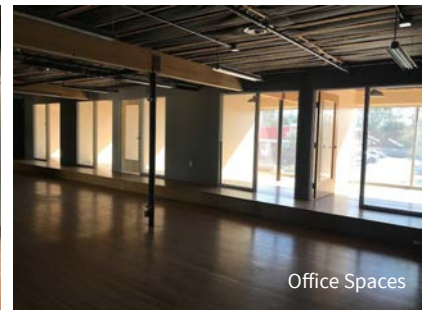
NEC 7th Ave & McDowell Rd, Phoenix AZ



Site Plan - Second Floor



- +/-2,750 SF Available
- Dedicated 1st floor entrance with private lobby
- 2nd entrance & stairs directly to patio space
- 5 private offices along McDowell Rd, 2 bathrooms, conference room, kitchen/break room
- Open loft style buildout

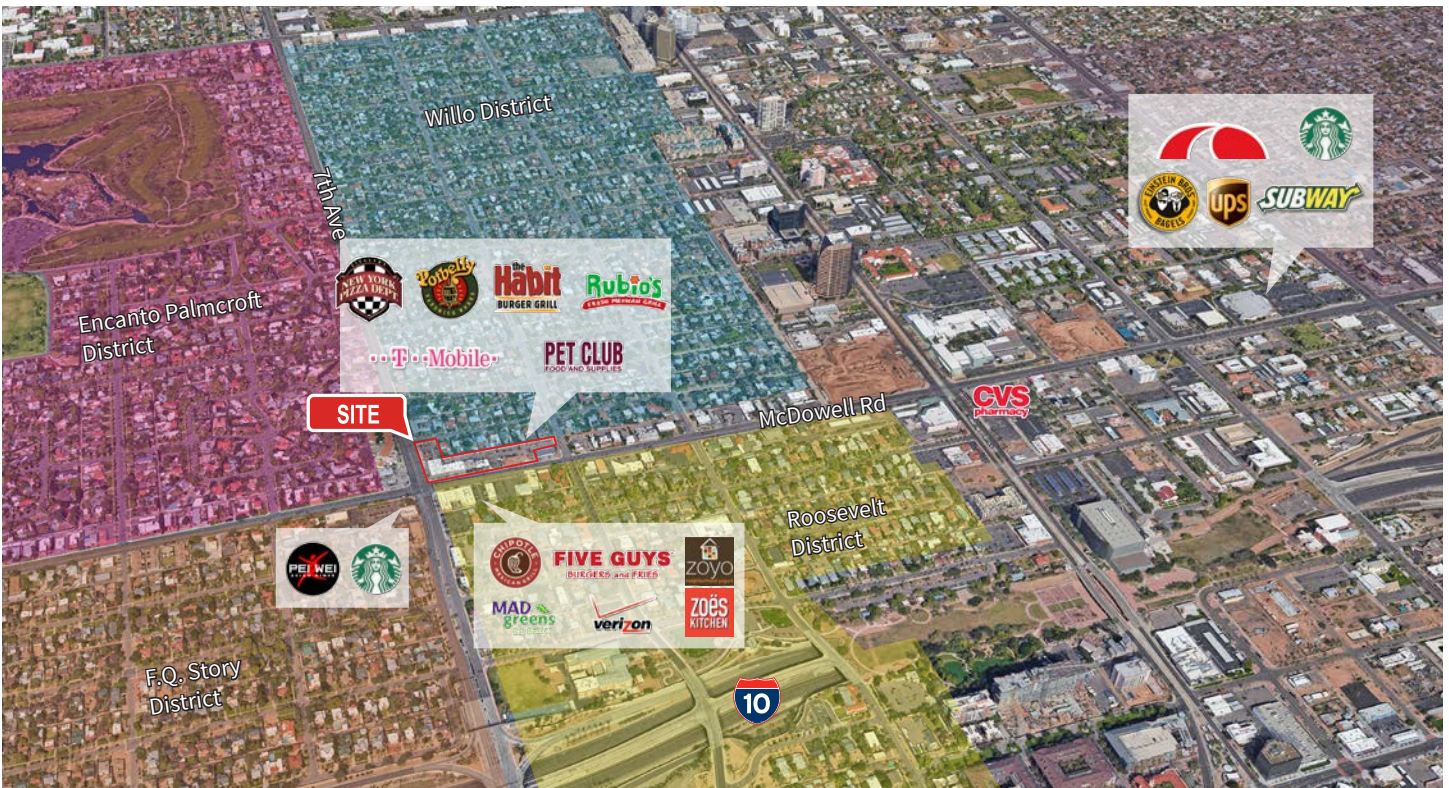


Site Plan - First Floor Retail



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