



NEC

SR-51 & MCDOWELL RD

Phoenix, AZ

REDEVELOPMENT BY:

DE RITO PARTNERS DEVELOPMENT, INC



property highlights

AVAILABLE:	Anchor: ±50,000 SF (divisible) Jr Anchor: ±22,500 SF Pads: ±0.5 AC (Ground Lease or BTS)
ZONING:	C-2 (Portion), PSC (Portion)
PRICING:	Call for Pricing

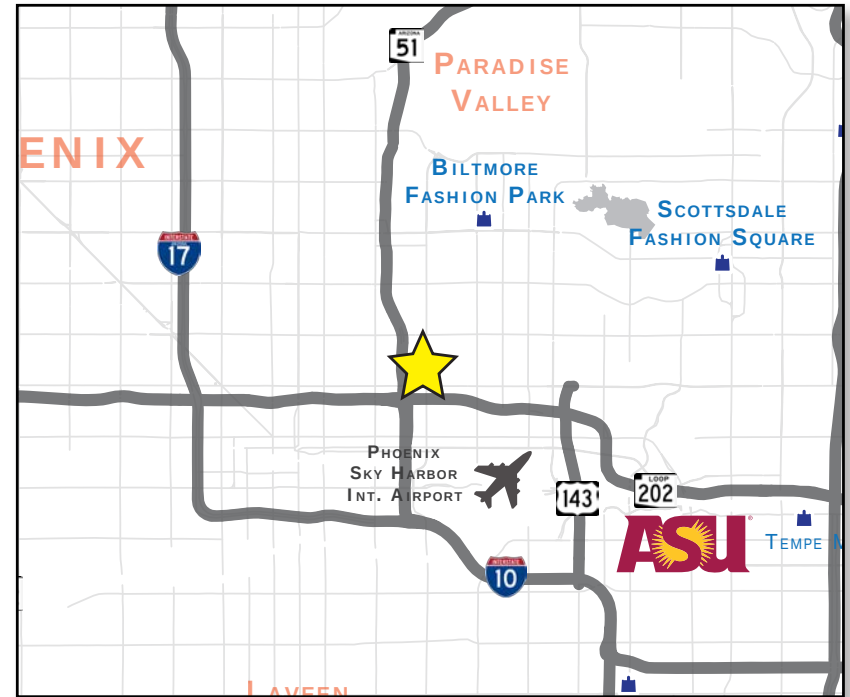
property highlights

- Anchor and Jr Anchor available directly off the SR-51 carrying approximately 188k vehicles per day.
- Refresh is planned with improvements to the building and parking lot.
- Excellent visibility from McDowell Rd.
- Close proximity to the SR-51 & I-10.

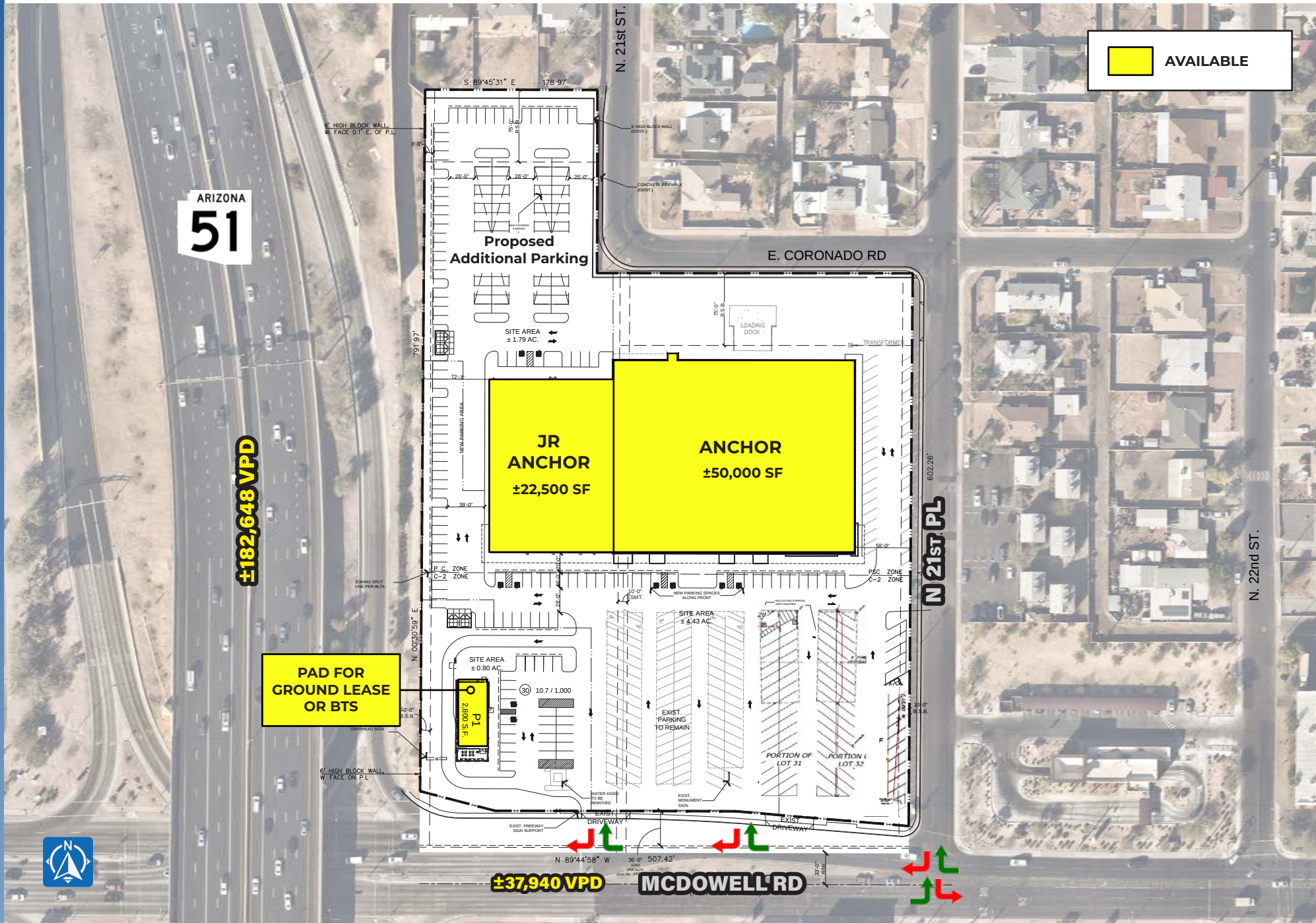
traffic count

ADOT 2024

SR-51	McDowell Rd
N ±182,648 VPD (NB & SB)	E ±37,940 VPD (EB & WB)
S ±193,890 VPD (NB & SB)	W ±30,272 VPD (EB & WB)



site plan

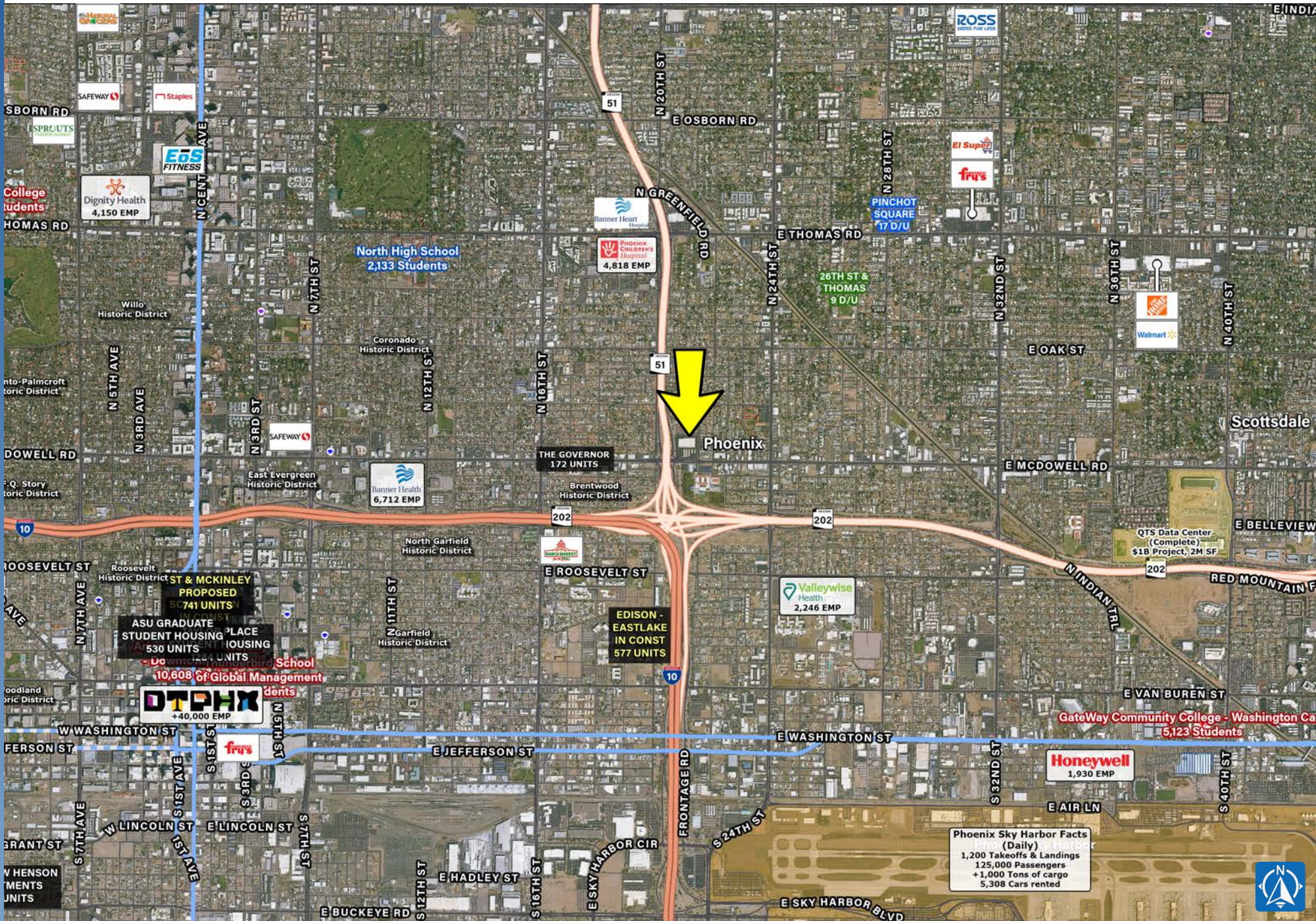




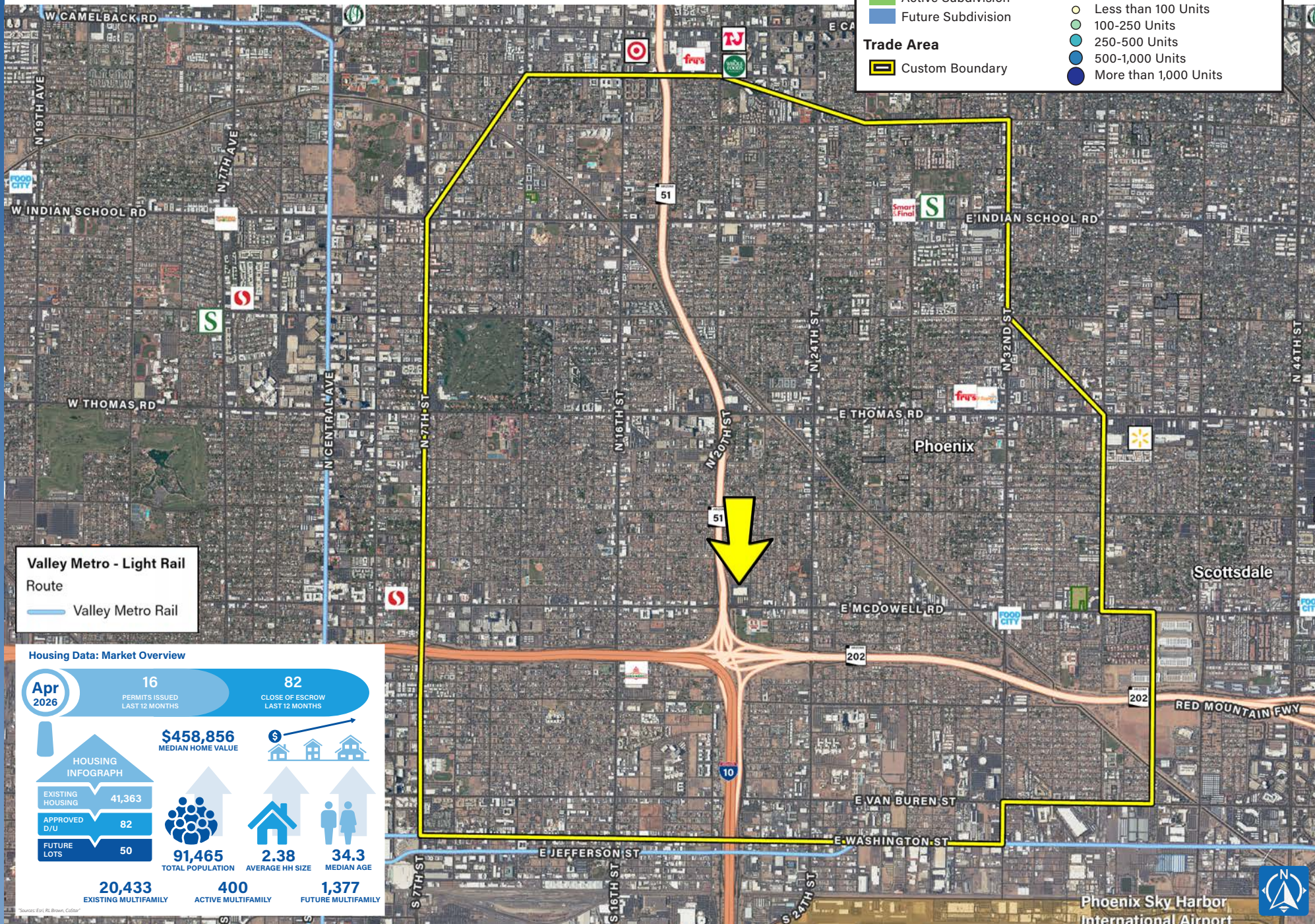
zoom aerial



wide aerial



housing aerial



demographics

2025 ESRI

2025 DAYTIME POPULATION



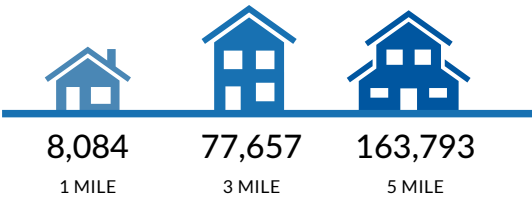
	TOTAL	WORKERS	RESIDENTS
1 MILE	23,971	13,026	10,945
3 MILE	284,114	217,098	67,016
5 MILE	581,553	427,949	153,604

2025 HOUSEHOLD INCOMES

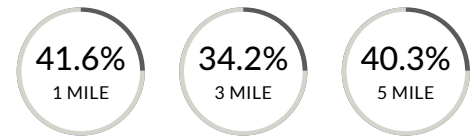


	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$56,565	\$74,758	\$26,152
3 MILE	\$68,750	\$103,820	\$46,647
5 MILE	\$70,681	\$113,643	\$49,785

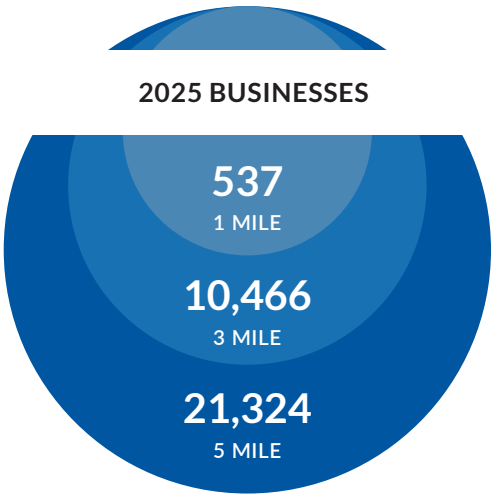
2025 HOUSING UNITS



OWNER OCCUPIED



2025 BUSINESSES



	1 MILE	3 MILE	5 MILE
2025 POPULATION	20,896	154,644	336,121
2030 POPULATION	21,383	168,663	354,538



	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	7,232	68,715	146,866
2030 HOUSEHOLDS	7,551	78,031	159,496



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