

323-331

W. MCDOWELL RD

Phoenix, AZ 85003

Flexible Property Seconds Off
of the Freeway for Sale or Lease

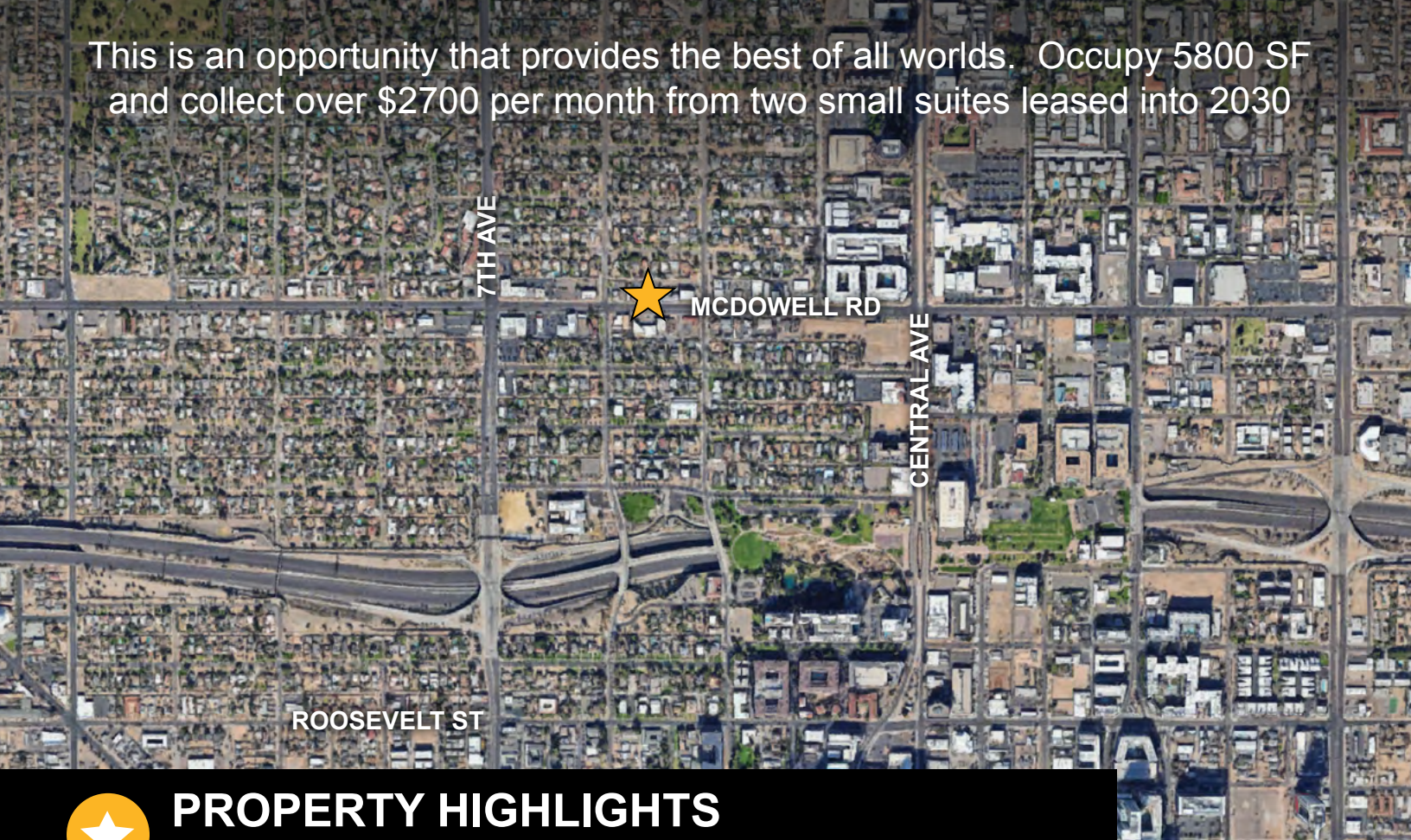


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www.CommercialPropertyConnect.com

This is an opportunity that provides the best of all worlds. Occupy 5800 SF and collect over \$2700 per month from two small suites leased into 2030



PROPERTY HIGHLIGHTS

323-331 W. McDowell Rd., Phoenix, AZ 85003

-  **Total Building SF:** 7,285
 -  **Sale Price:** \$1,500,000
 -  **For Lease SF:** Suite 331: 5,800
 -  **Lease Rate:** \$13.50 PSF
First Year Introductory Rate For Well Qualified Tenant
 -  **Lease Type:** NNN
 -  **Operating Expenses:** \$4.22 PSF Includes Taxes, Insurance, CAM, Water/Sewer/Trash
 -  **Property Type:** Flex-Industrial, Retail, Office
 -  **Parking:** Suite 331 has 9 reserved spaces in front and additional parking in the back.
 -  **Power:** 200 AMP 3 Phase Power
 -  **Zoning:** Commercial Downtown McDowell Corridor
 -  **APN:** 111-31-121-A and 111-31-122
- This central location can be used for a multitude of uses: Flex/Office/ Retail/Showroom



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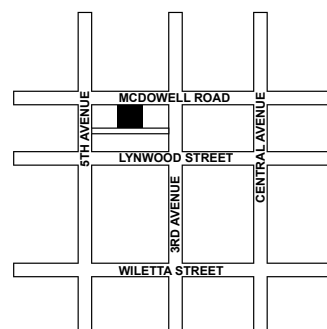


SITE PLAN

323-331 W. McDowell Rd., Phoenix, AZ 85003



VICINITY MAP



Approx. dimensions. Not to scale - For discussion purposes only.



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FOR SALE

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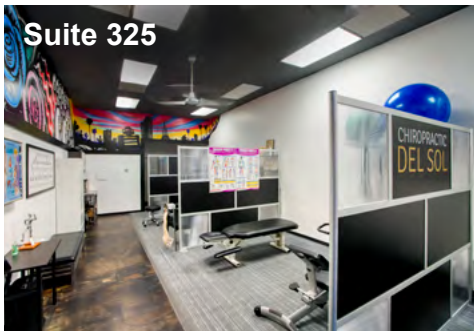


Rent Roll



Suite 323

Feminism Static - suite 323, 750/SF NNN Lease. Personal Guaranty Yes			
	Monthly Base Rent	# Months per period	Annual Base rent
3/1/25 - 3/31/25	\$-	1	\$-
4/1/25 - 3/31/26	\$1,062.50	12	\$12,750.00
4/1/26 - 3/31/27	\$1,094.38	12	\$13,132.56
4/1/27 - 3/31/28	\$1,126.88	12	\$13,522.56
4/1/28 - 3/31/29	\$1,160.63	12	\$13,927.56
4/1/29 - 3/31/30	\$1,195.63	12	\$14,347.56
Total Lease:			\$67,680.24
Security Deposit:			\$1,195.63



Suite 325

Chiropractic Del Sol - suite 325, 750/SF NNN Lease. Personal Guaranty - Yes.			
	Monthly Base Rent	# Months per period	Annual Base rent
3/1/25 - 2/28/26	\$1,154.41	12	\$13,852.92
3/1/26 - 2/28/27	\$1,186.29	12	\$14,235.48
3/1/27 - 2/29/28	\$1,219.12	12	\$14,629.44
3/1/28 - 2/28/29	\$1,252.93	12	\$15,035.16
3/1/29 - 2/28/30	\$1,287.76	12	\$15,453.12
Total Lease:			\$73,206.12
Security Deposit:			\$1,287.76

Total Building Square Footage: 7,285

Sales Price: \$1,500,000

Suite 323 Leased to Feminism Static LLC through 3/31/30

Suite 325 Leased to Chiropractic Del Sol through 2/28/30

Suite 331-5800 Square Feet Vacant and Available for Owner User

Seller Financing considered for the right buyer

Warehouse Portion of Building is Presently Not Cooled

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331 W. McDowell Rd., Phoenix, AZ 85003
AVAILABLE FOR LEASE



FRESHLY PAINTED AND READY FOR YOUR FINISHES



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-  **Lease Rate:** \$13.50 PSF *First Year Introductory Rate For Well Qualified Tenant*
-  **Lease Type:** NNN
-  **Operating Expenses:** \$4.22 PSF Includes Taxes, Insurance, CAM, Water/Sewer/Trash
-  **Parking:** Suite 331 has 9 reserved spaces in front and additional parking in the back.
-  **Power:** 200 AMP 3 Phase Power

The Sky Lights throughout this suite bring in wonderful natural light throughout.

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LOCATION

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Subject Property



Drive Time Map

Shaded area shows average 5-15 minute drive from subject property.

Monument Signage Available

Daily Traffic Count on McDowell in front is 30,329.

- Truly central location with easy freeway access
- East and West bound bus stops nearby
- Great neighborhood near shops and restaurants



	2 Mi	3 Mi	5 Mi
Households	32,430	62,713	150,676
Service-Producing Businesses	11,188	16,708	29,739
Goods-Producing Businesses	5,227	18,935	42,317

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