



Freestanding Retail/Flex Building w/ Gated Yard

FOR SALE | 3437 E. MCDOWELL ROAD | PHOENIX, AZ 85008

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to purchase 3437 E McDowell; a fee simple, versatile Retail/Flex building, located just North of the Sky Harbor International Airport with prominent McDowell frontage. The building is ±10,976 SF and is situated on an oversized 1.61 Acre land site with gated/secured storage in place. The expansive gated yard and parking lot are perfect for storing equipment, utilizing the additional secured parking or enhancing the building footprint.

The property has massive Building and Monument Signage fronting the McDowell Rd and provides the opportunity for the Buyer to enhance brand identity and exposure. Positioned with direct access to the Loop 202 Freeway and SR143 Highway, the property has easy accessibility and is located in the heart of the Phoenix Airport Submarket. 3437 E McDowell Rd has the highly desirable C-2 zoning designation which offers a wide array of uses like Retail, Office, and Wholesale Storage and Distribution. The Seller currently occupies the building but will vacate for an Owner/User to occupy the space, or a Developer to reposition the site.



OFFERING DETAILS

Sale Price: \$1,195,000 (\$108.87/SF)

Building Size: ±10,976 SF

Lot Size: ±1.61 AC (±70,062 SF)

Parcel Number: 121-03-040C

Year Built/Renovated: 1960/2014

Zoning: C-2 City of Phoenix
[View Code of Ordinances](#)

Parking: 7.30/1,000 SF
80 total spaces

2020 Taxes: \$32,919.48 (\$3.00/SF)

Warehouse Clear Height: 18'

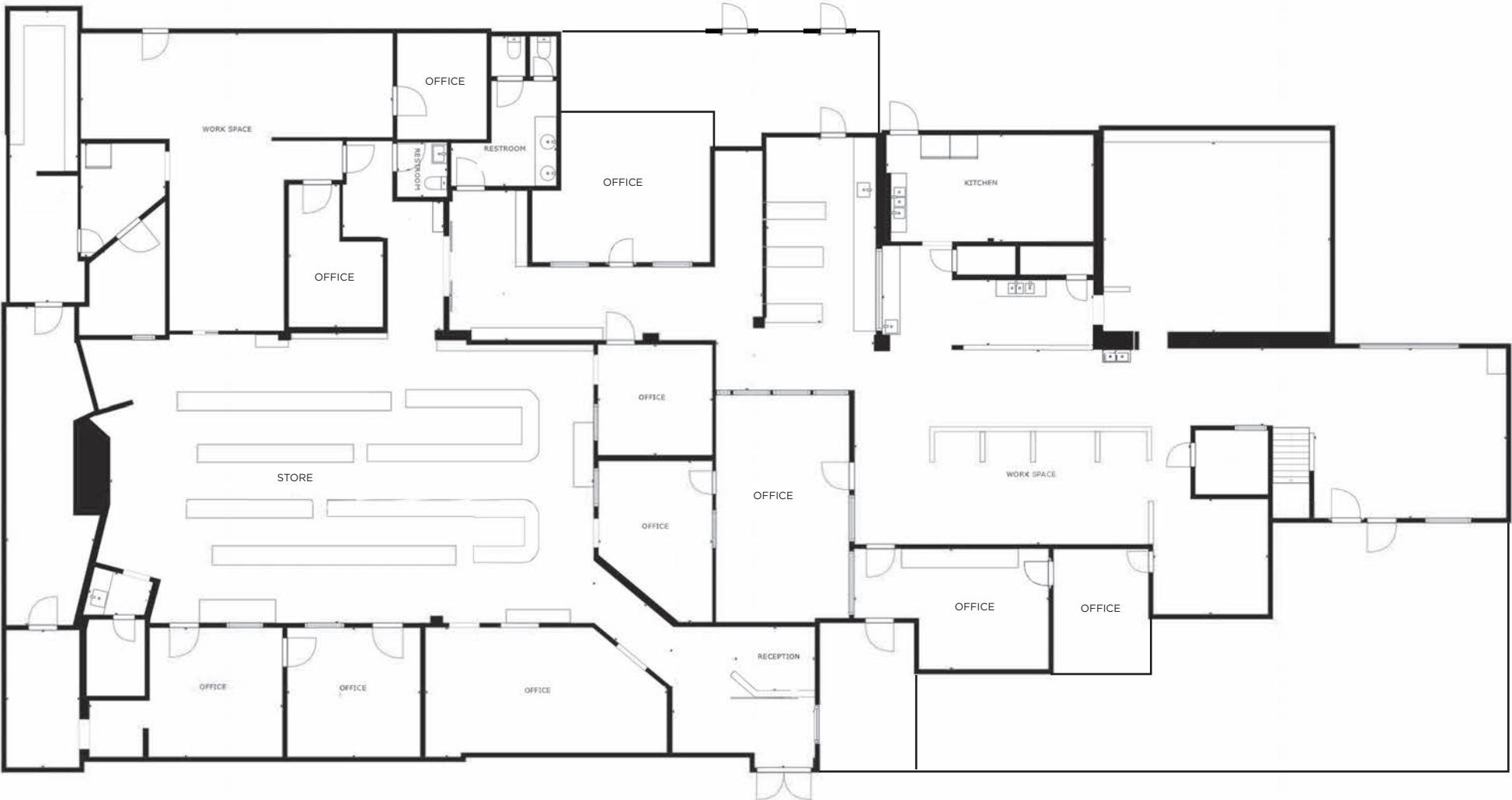
PROPERTY HIGHLIGHTS

- Expansive Gated Yard & Parking Lot
- Retail Building with a Warehouse Component & Roll Up Door
- Versatile Zoning which Offers a Wide Variety of Uses
- Effortless Pull Up Parking Throughout the Property
- Massive Building & Monument Signage Opportunities to Enhance Brand Identity
- Situated on an Oversized Lot
- Seven (7) large secured storage containers located on property



FLOOR PLAN

TOTAL: ±10,976 SF



SITE PLAN



CLICK TO VIEW VIRTUAL TOUR



2019 ESTIMATED PROPERTY EXPENSES

	ANNUAL	MONTHLY	PER SF
Real Estate Taxes (2020)	\$32,919.48	\$2,743.29	\$3.00
Electric	\$9,560.00	\$796.67	\$0.87
Repairs & Maintenance	\$2,850.00	\$237.50	\$0.26
Insurance	\$2,650.00	\$220.83	\$0.24
Alarm Services	\$1,500.00	\$125.00	\$0.14
Trash/Water/Sewer	\$1,450.00	\$120.83	\$0.13
Janitorial	\$1,150.00	\$95.83	\$0.10
Total	\$52,079.48	\$4,339.96	\$4.61

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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2020	33,313	149,327	331,824
2025	35,847	160,776	359,261



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020	10,413	57,037	136,199
HH Growth 2020-2025:	7.46%	7.63%	8.36%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2020	\$47,968	\$66,087	\$78,058



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