



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

FOR SALE/LEASE

\$1,500,000

(\$115.68/SF)

12,967 SF

Lot Size: 15,311 SF
(0.35 Acres)

Redevelopment Opportunity
in the Heart of Multiple
Historic Districts

Includes Basement or
Potential Underground
Parking

Proximity to I-10
and Downtown

Excellent Visibility
on Major Arterial

Zoning: DTC-MCD-1

3RD AVE & MCDOWELL

NWC 3rd Ave & McDowell

300 W. McDowell Rd., Phoenix, AZ



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

JIM EDWARDS

480.214.9423
Jim@RGcre.com

KEVIN ROESSLER

480.214.9425
Kevin@RGcre.com



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DEMOGRAPHICS

(2019)

Population Estimates

1 Mile	15,768
3 Mile	150,771
5 Mile	418,865

Average Household Income

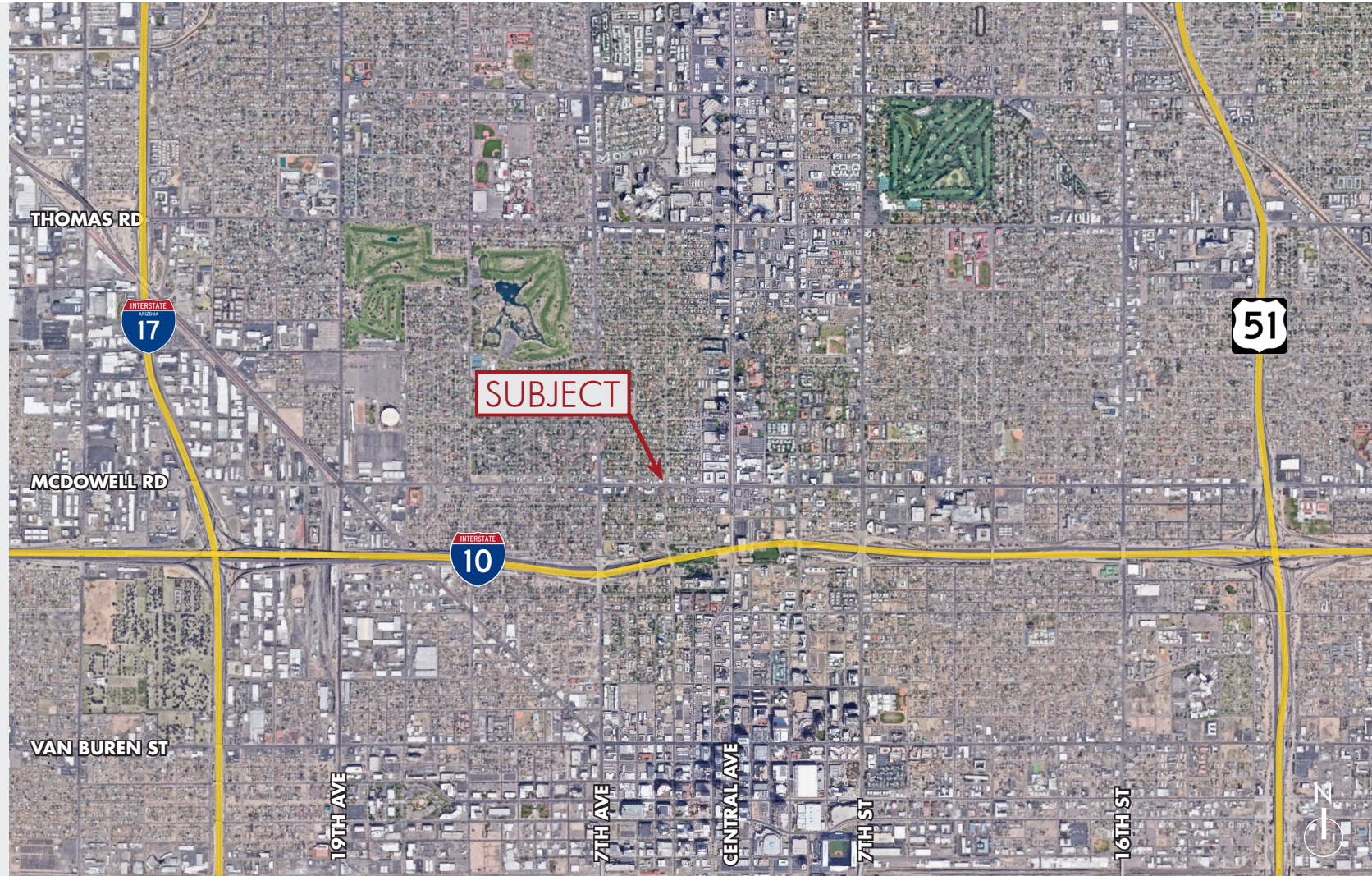
1 Mile	\$80,581
3 Mile	\$54,764
5 Mile	\$55,041

TRAFFIC COUNT

(2019)

3rd Ave	6,064 VPD
McDowell Rd	30,329 VPD

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