



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

FREESTANDING TURN-KEY RESTAURANT BUILDING

W/SWC 51st Ave & McDowell Rd
5131 W McDowell Rd, Phoenix, AZ 85035

FOR LEASE

3,032 SF End Cap
Space Available

Fully-Equipped
Former Restaurant

Over 63,000 VPD
at Intersection

More than 435,000
Residents Within a
5-Mile Radius

Excellent Visibility
with Pylon Sign

0.2 Miles North of I-10

Join:



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

JAKE ERTLE

480.214.9419
Jake@RGcre.com

NIC CHAVIRA

480.214.9409
Nic@RGcre.com



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DEMOGRAPHICS

(2019)

Population Estimates

| | |
|--------|---------|
| 1 Mile | 21,018 |
| 3 Mile | 164,333 |
| 5 Mile | 435,361 |

Average Household Income

| | |
|--------|----------|
| 1 Mile | \$40,628 |
| 3 Mile | \$39,332 |
| 5 Mile | \$34,376 |

Households

| | |
|--------|---------|
| 1 Mile | 5,520 |
| 3 Mile | 42,477 |
| 5 Mile | 118,131 |

TRAFFIC COUNT

(2019)

| | |
|-------------|-----------|
| McDowell Rd | E: 27,562 |
| | W: 27,379 |
| 51st Ave | N: 33,387 |
| | S: 39,211 |



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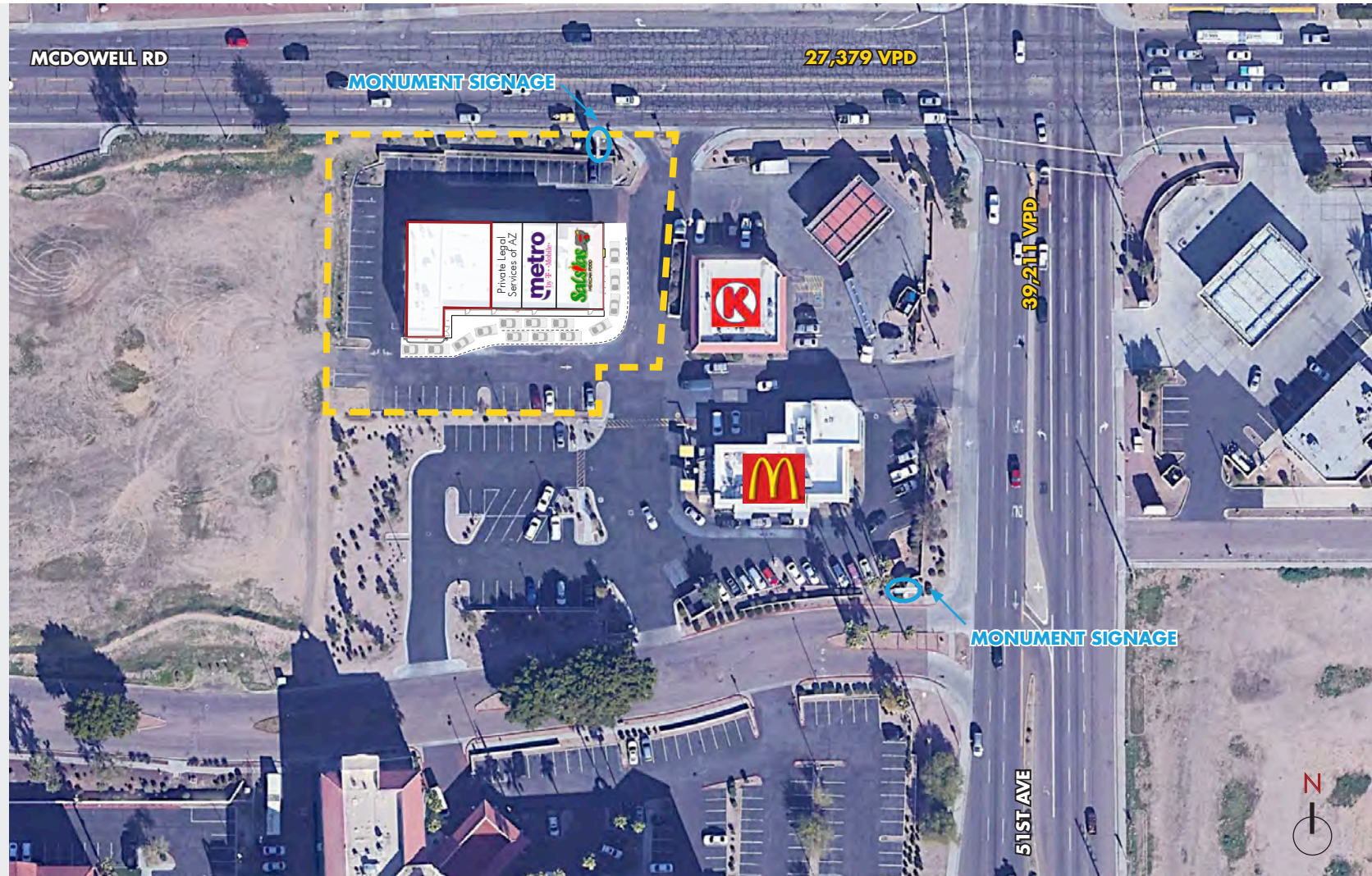
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The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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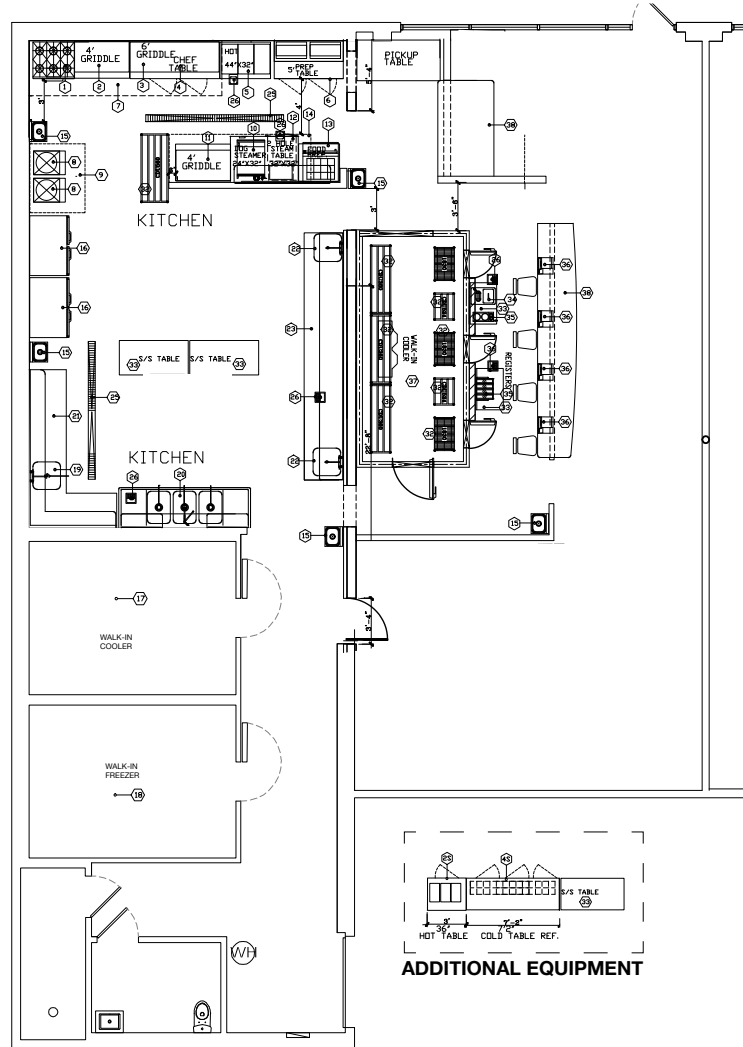
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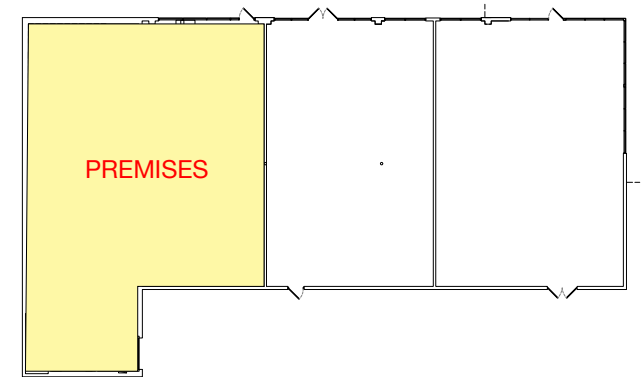
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Full service kitchen build out including functional hood, multiple walk in units and other usable restaurant equipment



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