



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

HIGHLY VISIBLE END CAP SPACE AT BUSY INTERSECTION

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

FOR LEASE

Last Suite: ±1,680 End Cap
Space Available

Over 63,000 VPD
at Intersection

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

Excellent Visibility

0.2 Miles North of I-10

Join:



Jorge's Barber Shop &
Beauty Salon



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
51st Ave	N: 33,387
	S: 39,211



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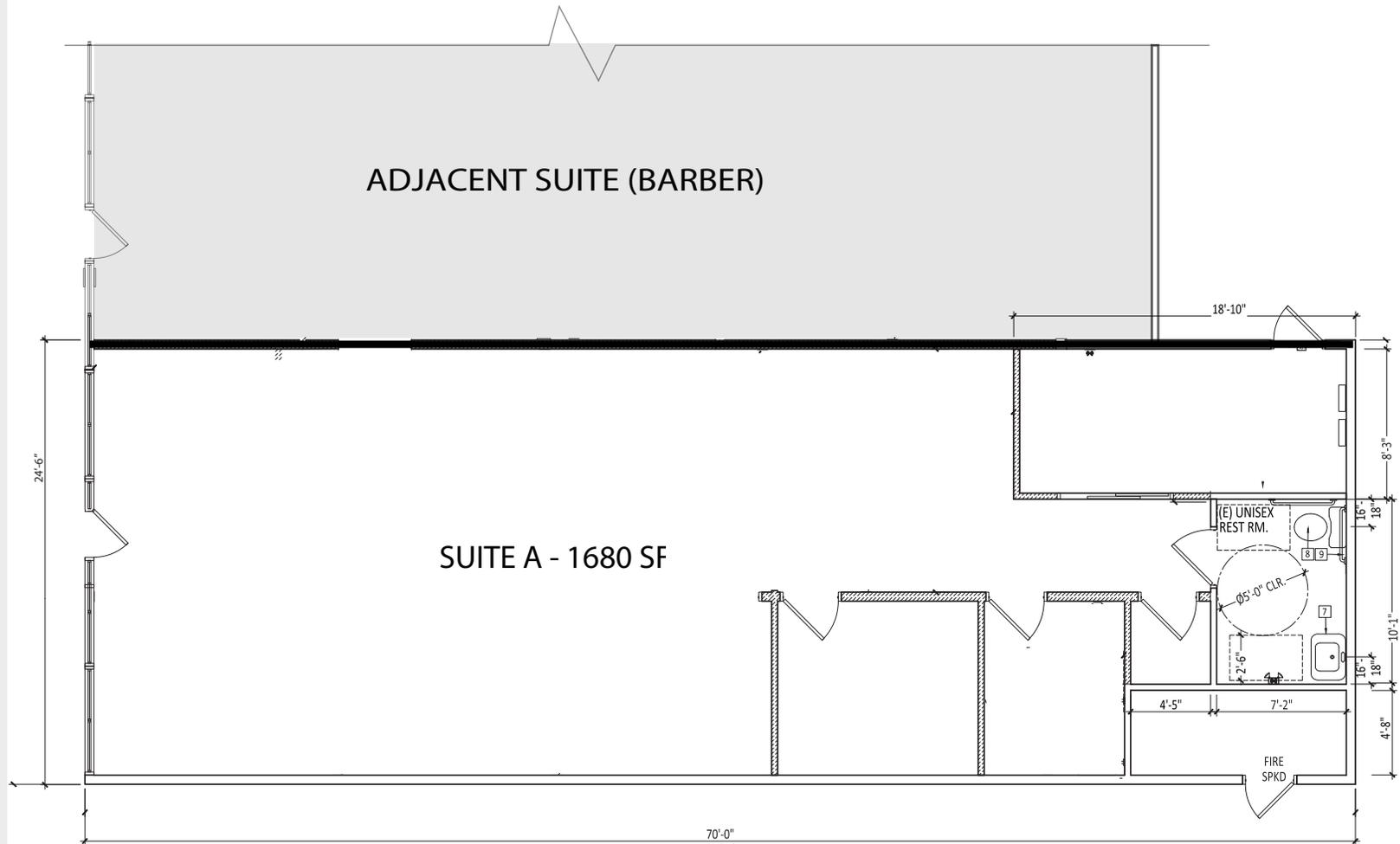
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Suite B: ±1,680 SF



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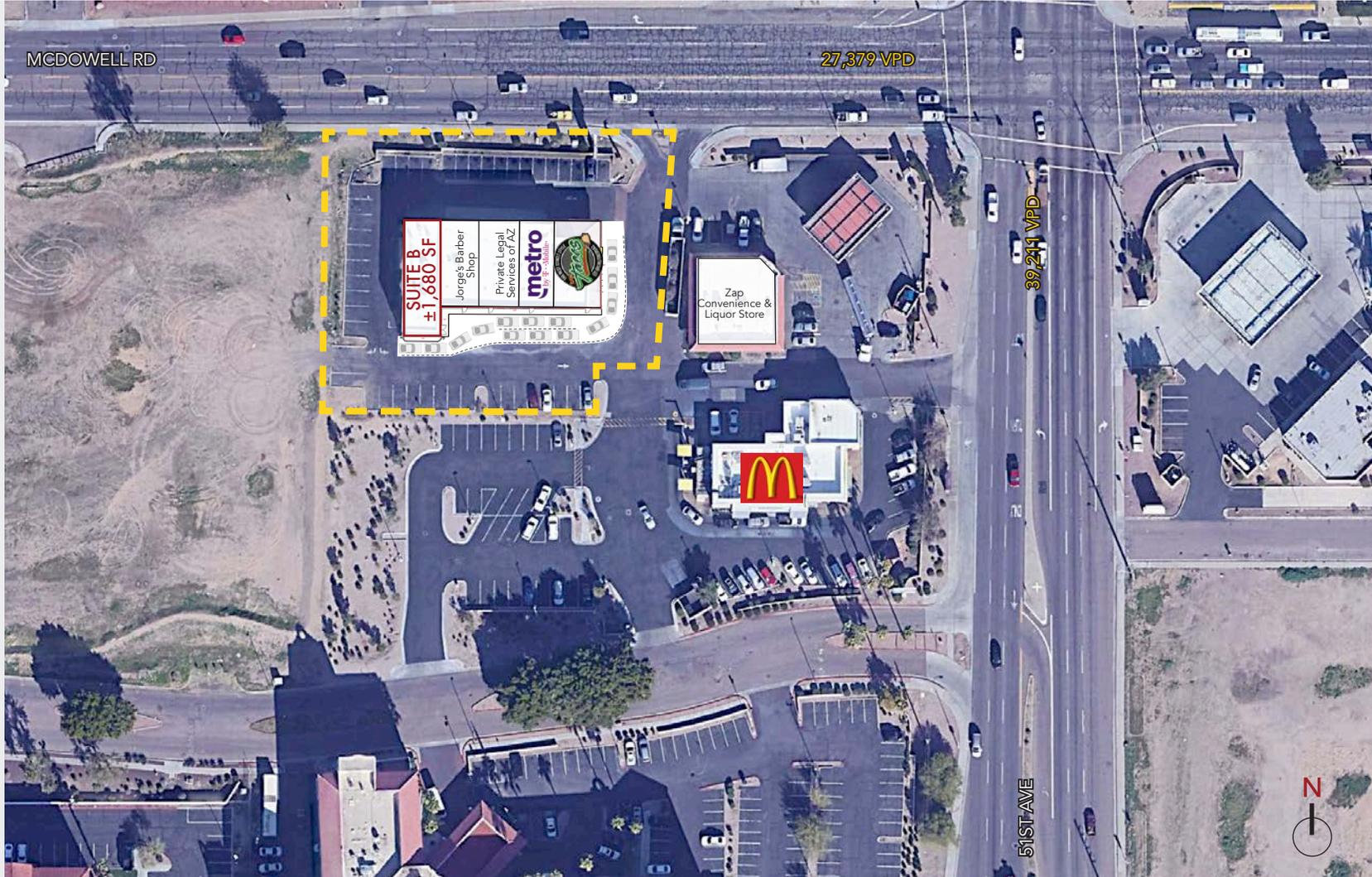
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New Barber Shop opening Fall 2025!

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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