

SWC SR-51 &amp; McDowell Rd | Phoenix, AZ



For more information, please contact:

**Zachary Pace**  
602.734.7212  
zpace@pcaemail.com

Courtney Auther Van Loo  
602.288.3466  
cauther@pcaemail.com



PHOENIX COMMERCIAL ADVISORS



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3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800



# PADS AVAILABLE NEW RARE INFILL REDEVELOPMENT

SWC SR-51 & McDowell Rd | Phoenix, AZ

MIRACLE MILE  
MCDOWELL



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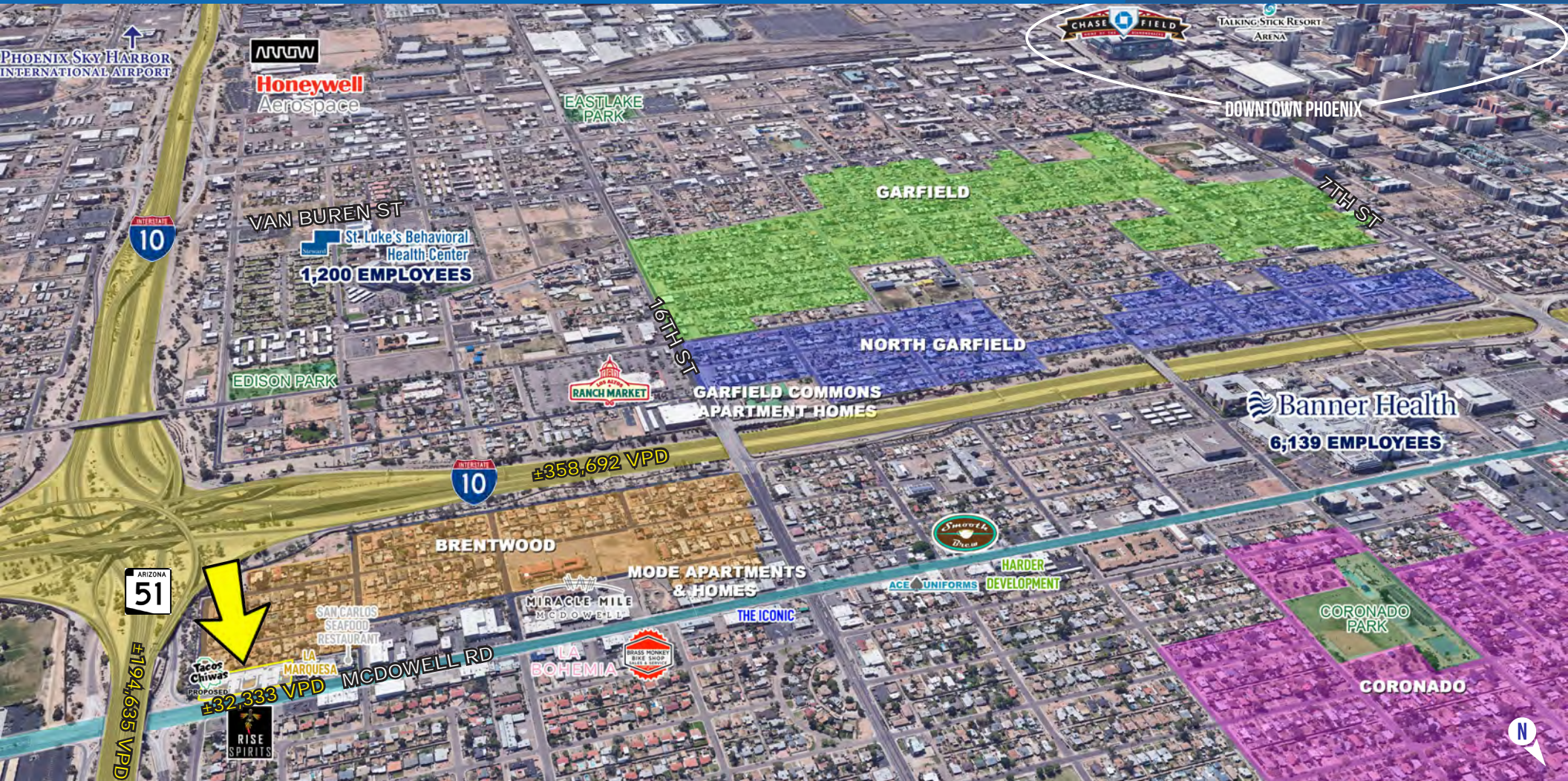
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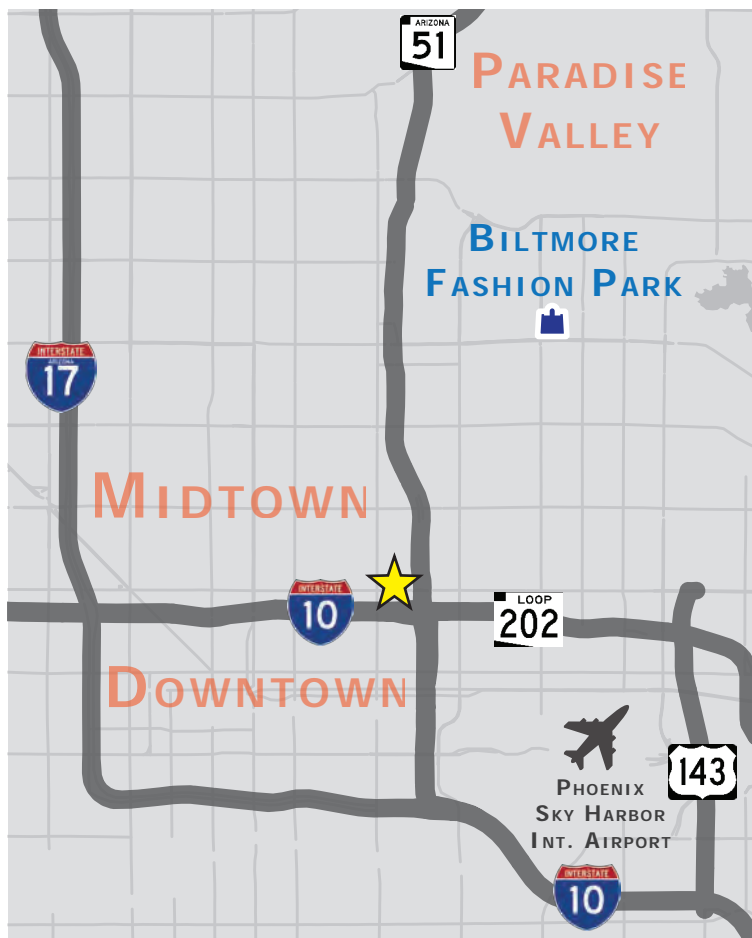
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## PROPERTY DETAILS

- Please call for rates
- Pylon sign on SR-51
- Close proximity to both SR-51 and I-10
- Excellent visibility from McDowell Road
- Less than 1 mile from Banner University Medical Center ( $\pm 6,139$  employees - proposed expansion to 30,000 employees)
- Just over 1 mile from Phoenix Children's Hospital ( $\pm 4,318$  employees)
- This site is located within a designated opportunity zone

## POPULATION



### 2019 DAYTIME POPULATION

$\pm 303,479$  within 3 miles

### 2019 TOTAL POPULATION

$\pm 157,528$  within 3 miles

## AREA NEIGHBORHOOD HH INCOMES



### CORONADO

$\pm \$64,944$

### EAST EVERGREEN

$\pm \$93,893$

### LOS OLIVOS

$\pm \$94,431$

### ALVARADO

$\pm \$94,432$

## AREA HOSPITALS



### PHOENIX CHILDREN'S HOSPITAL

$\pm 4,318$  employees

### BANNER HOSPITAL

$\pm 6,139$  employees

### ST LUKE'S

$\pm 1,200$  employees

### MARICOPA INTEGRATED HEALTH SYSTEMS

$\pm 2,246$  employees

## TRAFFIC COUNTS



### SR-51

$\pm 194,635$  VPD (NB & SB)

### MCDOWELL RD

$\pm 32,333$  VPD (EB & WB)

### I-10

$\pm 358,692$  VPD (EB & WB)

ADOT 2018

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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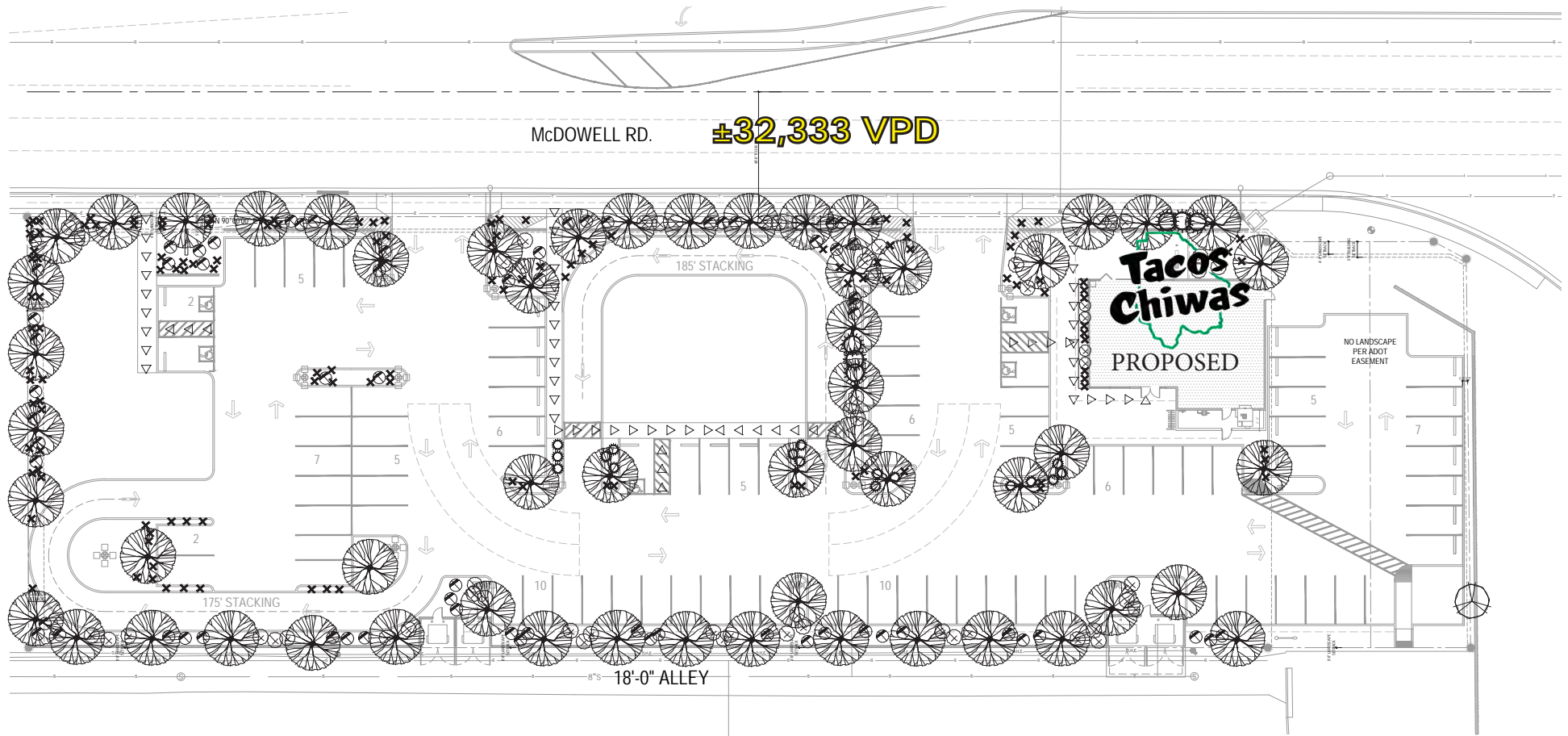
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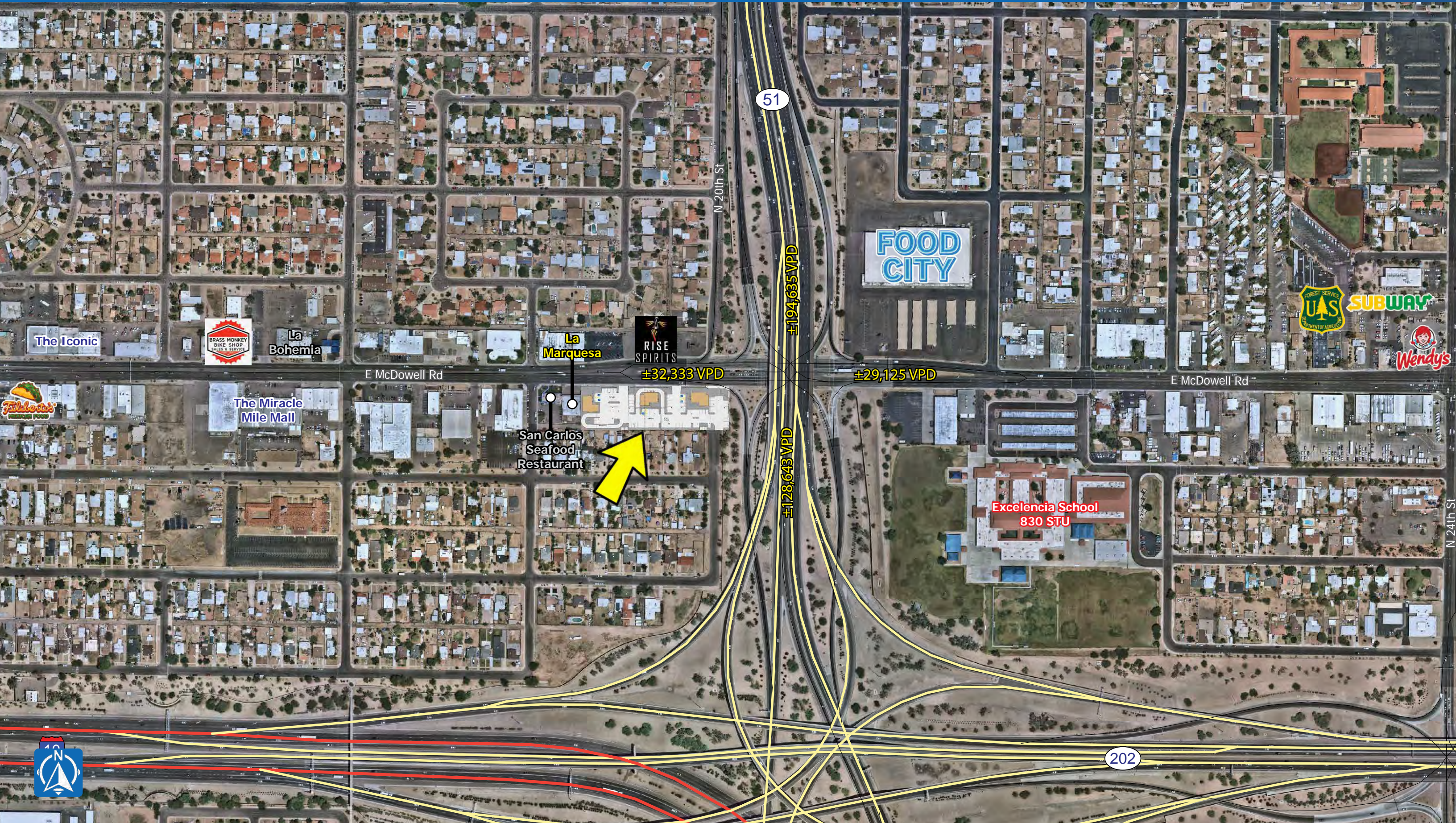


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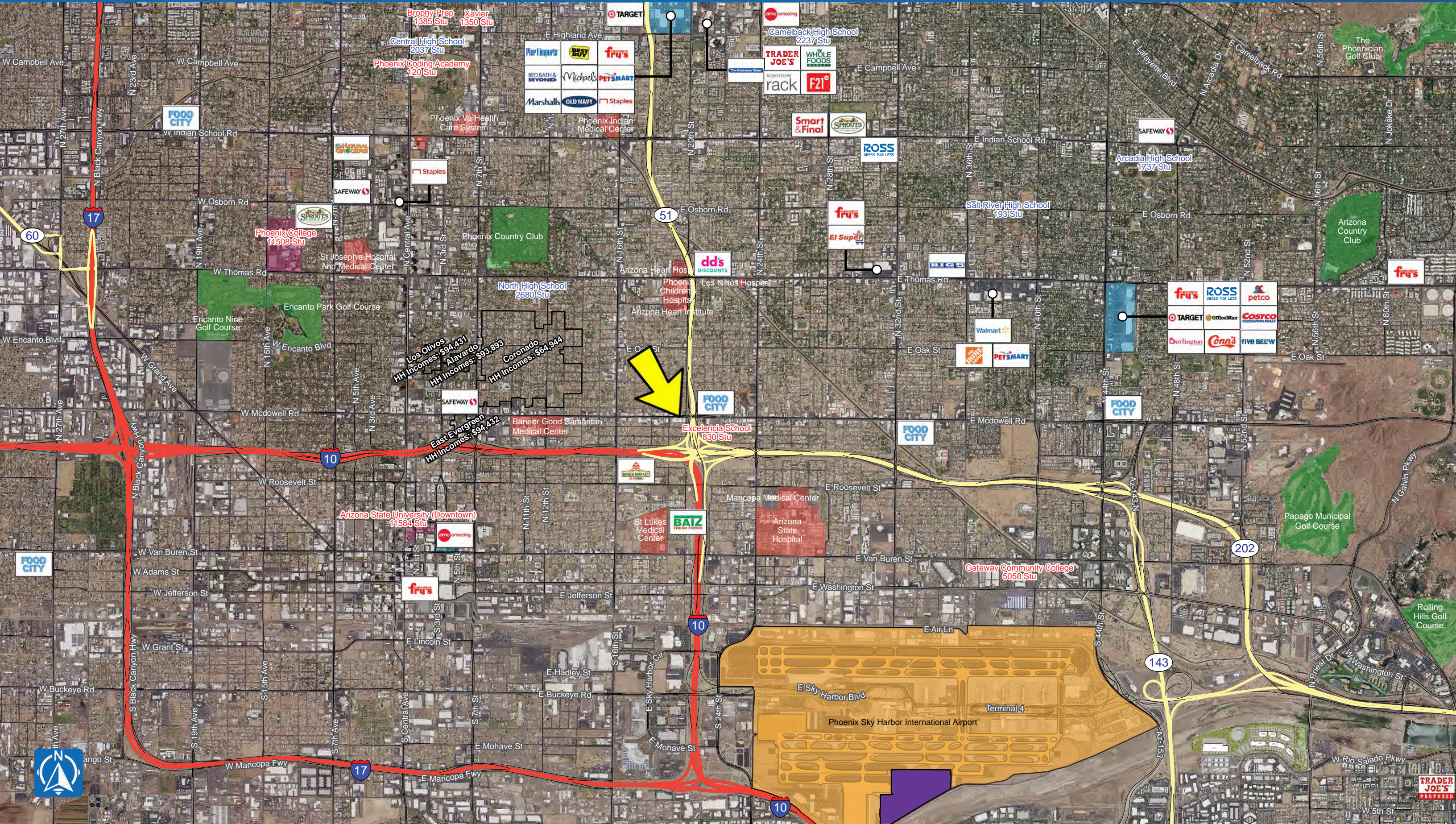


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# MEET MIRACLE MILE, THE PHOENIX HISTORIC DISTRICT PRIMED TO BE YOUR NEXT DINING DESTINATION

Tirion Morris, Arizona Republic Published 7:15 a.m. MT Nov. 15, 2019



As cars whiz down McDowell Road, open signs glow in the windows of local businesses beckoning drivers to slow down and stop inside.

The section of McDowell Road from 7th Street to State Route 51 was once a bustling shopping and dining district. Now the stretch, which links downtown Phoenix to the highway, connects drivers to where they need to go. It doesn't, however, entice many to stop.

A recent influx of new shops and restaurants has residents and business owners hoping that will change. La Marquesa Mexican restaurant opened close to the freeway in May. The owners of Tacos Chiwas, a locally-owned and popular Mexican restaurant, are building a new location in the area. Rise Distilling, a distillery and restaurant, is on the way.

According to Michael Kelly, the commercial corridor coordinator for McDowell Road, there are seven Mexican restaurants from 16th to 20th Streets.

"There's been a lot of folks that have taken the risk," he says.

While most of the new developments are eagerly awaited by business owners and neighbors excited to see the area undergo a renaissance, some of the projects have caused controversy or faced battles with the community as they progress.

Despite the challenges, most community members agree: the Miracle Mile on McDowell is on its way to revitalization.



The McDowell Road Gateway Arch has stood 24 years as a landmark to the area on McDowell, just east of 16th Street. (Photo: Andrea Hiland)



Rise Distilling Co. is set to open along McDowell Road in 2020. A rendering shows plans for the exterior of the building. (Photo: KatzDesignGroup)

But downtown Phoenix is growing. People are moving back into the city center and businesses are spilling over, once again, onto McDowell Road.



Mansion Furniture has been open in the Miracle Mile Mall for more than ten years. (Photo: Tirion Morris)

## What is the Miracle Mile on McDowell?

In the late 1940s, businesses set up shop along McDowell Road to connect downtown Phoenix's business districts with the residents living nearby in historic Coronado and Garfield neighborhoods. The area quickly grew into one of the busiest areas for local stores and restaurants in Phoenix and was dubbed the Miracle Mile.

In 1957, however, Phoenix's first mall opened on Central Avenue and Osborn Road to the north of downtown. The opening of the new shopping center, Park Central Mall, preceded a decline in business for the Miracle Mile. As Phoenix expanded and the growing suburbs drew families farther away from downtown, the Miracle Mile became increasingly seen as a thoroughfare and not a destination.

In 1989, McDowell Road was widened, street parking was eliminated and the speed limit increased, making it even harder for small businesses to draw customers inside.

## How restaurants are driving growth

Located in the middle of the Miracle Mile Mall, a stretch of shops on the east edge of the Miracle Mile, Mansion Furniture has been a mainstay on McDowell Road for more than ten years.

Owner Andres Fajardo and his brother reopened their parents' furniture business at its current location on McDowell in 2008. The business had previously operated multiple Valley locations for almost 20 years. "We like the area because it's centrally located, not too far from any of the sub-cities, and the price was really affordable," Fajardo says.

In the time since they opened, Fajardo says the biggest improvements to the area have been made in the last three years. It's driven more business to the furniture shop, he says.

Fajardo credits the uptick to the new restaurants that have opened along McDowell. Customers wanting to try new food options travel from around the Valley, helping bring in business from different areas of the city, he says.

Along with multiple new restaurants, Fajardo has noticed an increase in new stores joining the area as well. The furniture store will soon have two new neighbors, a barbershop and dance studio, along with multiple new businesses that have popped up just across the street in recent years.



# MEET MIRACLE MILE, THE PHOENIX HISTORIC DISTRICT PRIMED TO BE YOUR NEXT DINING DESTINATION



Tirion Morris, Arizona Republic Published 7:15 a.m. MT Nov. 15, 2019

## What new restaurants are on the way?

A large black and white mural featuring a woman's face looking out from an array of bight cactus and desert plants adorns the side of a building at the corner of McDowell Road and 20th Street.

The mural is one of the first projects Matthew Bingham tackled in the process of fixing up the building. The space will eventually house a distillery, tasting room and full-service restaurant called Grain and Bottle, which will serve new American food with a Southwestern twist.

Bingham looked all over the city before deciding that Miracle Mile was the perfect spot for his new business. At his day job, Bingham works at the Phoenix Children's Hospital, just minutes from the Miracle Mile.

Over the 13 years, he's worked in the area, Bingham has lunched at restaurants along McDowell.

"You can tell the neighborhood wants to be revitalized," Bingham says.

He bought the building in October 2017. It was originally built in 1955 and construction is set to start early next year. He hopes to restore the space and showcase its historical roots.

Another historic re-development, the Clio on McDowell, is currently under construction and searching for tenants. The project is an adaptive reuse of an old strip mall and when finished, includes plans for two stores along and a restaurant. "It's good to see that there are some projects starting to fill in the vacancies," Bingham says. "But there's still a lot to be done."

## Walkability is an obstacle for business owners

Enter the strip mall on the northwest corner of McDowell Road and 18th Street and you'll find a bookstore, two art and gift stores and, soon, a coffee shop.



A rendering of the future Tacos Chiwas building, which will be located approximately 230 feet east of the southeast corner of 19th Street and McDowell Road in central Phoenix. (Photo: Courtesy of Tacos Chiwas)

A currently vacant space occasionally hosts La Bohemia coffee pop-ups, soon to be a permanent cafe. Next door is Galeana 39. This store, owned by Curtis Parhams, sells candles, jewelry and art and opened about three years ago. "Before, there was a lot of riff-raff and that has cleaned up now," Parhams says of McDowell Road. "There's a lot of stuff coming in and I'm really excited."

The improvements are thanks in no small part to the McDowell Road Revitalization Committee, a major force in the push for bettering the commercial corridor. The committee is made up of community members from local nonprofits and city organizations and has been meeting regularly for four years.

Joel McCabe, chief operating officer and vice president of Trellis and co-chair for the committee, says the committee has three main goals: Identifying connections to downtown, whether that be public transportation, bike lanes or other means of transport; making the corridor more pedestrian-friendly; providing outreach to local businesses.

"McDowell is very unique to Phoenix," McCabe says. "This is such an instrumental piece of the city."

So far, community cleanups have beautified the street and trees and greenery have been planted. Mural projects are also in the works to continue to improve the aesthetic appeal of the area.

But crosswalks are first on the list of requests from local business owners. Mansion Furniture is located directly across from Galeana 39 but there is no safe way to cross the busy street.

Traffic speed is another hot topic with many business owners, as cars speed past on the way to the freeway. "I think the traffic just goes way too fast here," Parhams says.

Because of the speed, Kathy Cano-Murillo, who owns an art gallery and gift shop in the same building as Galeana 39, isn't sure a crosswalk will cut it. Her wish list includes a pedestrian bridge, plus more murals and art installations to solidify Miracle Mile as an arts district.

Reach the reporter at [tirion.morris@arizonarepublic.com](mailto:tirion.morris@arizonarepublic.com). Follow her on Twitter at @tirionmorris, on Facebook at Tirion Rose and on Instagram at tirionrose.





## One Page Summary

SR-51 & McDowell Rd, Phoenix  
-112.038118177 33.465801696  
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
Latitude: 33.465802  
Longitude: -112.038118

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	26,036	150,521	324,066
2010 Total Population	21,859	135,777	298,471
2019 Total Population	23,984	157,528	342,053
2019 Group Quarters	769	6,754	9,664
2024 Total Population	25,437	172,778	370,912
2019-2024 Annual Rate	1.18%	1.87%	1.63%
2019 Total Daytime Population	28,358	303,479	609,045
Workers	14,479	222,867	432,014
Residents	13,879	80,612	177,031
<b>Household Summary</b>			
2000 Households	7,025	52,141	119,335
2000 Average Household Size	3.60	2.76	2.64
2010 Households	6,650	51,769	116,561
2010 Average Household Size	3.19	2.51	2.49
2019 Households	7,317	61,300	134,915
2019 Average Household Size	3.17	2.46	2.46
2024 Households	7,773	68,635	147,732
2024 Average Household Size	3.17	2.42	2.45
2019-2024 Annual Rate	1.22%	2.29%	1.83%
2010 Families	4,201	25,751	60,537
2010 Average Family Size	4.00	3.55	3.43
2019 Families	4,524	28,910	67,297
2019 Average Family Size	4.02	3.55	3.45
2024 Families	4,777	31,388	72,281
2023 Average Family Size	4.03	3.54	3.45
2019-2024 Annual Rate	1.09%	1.66%	1.44%
<b>Housing Unit Summary</b>			
2019 Housing Units	8,399	71,682	156,982
Owner Occupied Housing Units	31.3%	29.6%	34.0%
Renter Occupied Housing Units	55.8%	55.9%	52.0%
Vacant Housing Units	12.9%	14.5%	14.1%
<b>Median Household Income</b>			
2019	\$28,118	\$41,184	\$45,036
2024	\$33,231	\$49,363	\$52,775
<b>Median Home Value</b>			
2019	\$190,051	\$246,709	\$274,311
2024	\$226,746	\$281,715	\$309,019
<b>Average Income Value</b>			
Average Household Income	\$43,380	\$61,071	\$70,482
<b>Per Capita Income</b>			
2019	\$13,453	\$24,249	\$28,005
2024	\$16,017	\$29,179	\$32,742
<b>Median Age</b>			
2019	29.1	32.3	33.4
<b>2019 Population 25+ by Educational Attainment</b>			
Total	13,553	98,716	218,172
Less than 9th Grade	24.4%	12.0%	10.7%
9th - 12th Grade, No Diploma	17.1%	11.5%	9.9%
High School Graduate	18.0%	17.3%	17.8%
GED/Alternative Credential	3.2%	3.4%	3.5%
Some College, No Degree	19.1%	20.8%	20.4%
Associate Degree	4.0%	6.0%	6.5%
Bachelor's Degree	10.4%	18.9%	19.5%
Graduate/Professional Degree	3.8%	10.0%	11.6%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 26, 2019