934 West McDowell Road
Phoenix, AZ 85007

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## OFFERING SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$1,195,000</td>
</tr>
<tr>
<td>Price / SF</td>
<td>$226.67</td>
</tr>
<tr>
<td>Land Area</td>
<td>18,200 SF</td>
</tr>
<tr>
<td>Year Built</td>
<td>1964</td>
</tr>
<tr>
<td>Total Building Area</td>
<td>5,272 SF</td>
</tr>
<tr>
<td>Zoning</td>
<td>R-5</td>
</tr>
<tr>
<td>Taxes</td>
<td>$10,219.38 (2020)</td>
</tr>
</tbody>
</table>

## PROPERTY OVERVIEW

A rare opportunity to own a professional office building near the highly desirable intersection of 7th Avenue and McDowell Road. This office building is equipped with several private offices, two conference rooms, break room and open gathering area.

## PROPERTY HIGHLIGHTS

- Owner/User opportunity
- Move-in Ready Professional Office
- Surrounded by a large concentration of amenities
- Covered parking
MCDOWELL ROAD HIGH VISIBILITY AND VPD
FOR SALE

934 WEST MCDOWELL ROAD, PHOENIX, AZ 85007
934 WEST MCDOWELL ROAD, PHOENIX, AZ 85007
FOR SALE

934 WEST MCDOWELL ROAD, PHOENIX, AZ 85007

AERIAL VIEWS

FOR SALE

934 WEST MCDOWELL ROAD, PHOENIX, AZ 85007

AERIAL VIEWS

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# DEMOGRAPHIC SUMMARY - 5 MINUTES

FOR SALE

934 WEST MCDOWELL ROAD, PHOENIX, AZ 85007

## KEY FACTS

- **Population**: 31,785
- **Median Age**: 37.9
- **Households**: 15,603
- **Median Disposable Income**: $45,263

## INCOME

- **Median Household Income**: $53,733
- **Per Capita Income**: $40,644
- **Median Net Worth**: $20,753

## EDUCATION

- **No High School Diploma**: 12%
- **High School Graduate**: 20%
- **Some College**: 28%
- **Bachelor's/Grad/Prof Degree**: 40%

## EMPLOYMENT

- **White Collar**: 70%
- **Blue Collar**: 13%
- **Unemployment Rate**: 11.3%
- **Services**: 17%

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This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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**DEMOGRAPHIC SUMMARY - 10 MINUTES**

**FOR SALE**

934 WEST MCDOWELL ROAD, PHOENIX, AZ 85007

**DEMOGRAPHIC SUMMARY**

- Population: 234,714
- Median Age: 29.4
- Median Disposable Income: $34,580

**KEY FACTS**

- Median Household Income: $39,018
- Per Capita Income: $18,500
- Median Net Worth: $14,161

**EDUCATION**

- No High School Diploma: 30%
- High School Graduate: 24%
- Some College: 26%
- Bachelor’s/Grad/Prof Degree: 20%

**INCOME**

- Household Income Distribution
  - 0-4999: 15%
  - 5000-7999: 17%
  - 8000-14999: 15%
  - 15000-19999: 17%
  - 20000+: 1%

**EMPLOYMENT**

- White Collar: 50%
- Blue Collar: 26%
- Services: 24%
- Unemployment Rate: 13.6%

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FOR SALE

934 WEST MCDOWELL ROAD, PHOENIX, AZ 85007

DEMOGRAPHIC SUMMARY

- **Population**: 432,679
- **Median Household Income**: $47,686
- **Median Age**: 31.6
- **Households**: 152,071
- **Median Disposable Income**: $40,223

INCOME

- **Per Capita Income**: $24,755
- **Median Net Worth**: $26,454

KEY FACTS

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EDUCATION

- **No High School Diploma**: 23%
- **High School Graduate**: 26%
- **Some College**: 27%
- **Bachelor’s/Grad/Prof Degree**: 24%

EMPLOYMENT

- **White Collar**: 56%
- **Blue Collar**: 24%
- **Services**: 20%
- **Unemployment Rate**: 12.9%

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