



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

New Barber Shop opening Fall 2025!

Join:

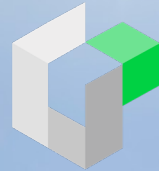


**DIVORCIOS**

Alejandra Torres



Jorge's Barber Shop & Beauty Salon



COLE VALLEY PARTNERS



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



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

## 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



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



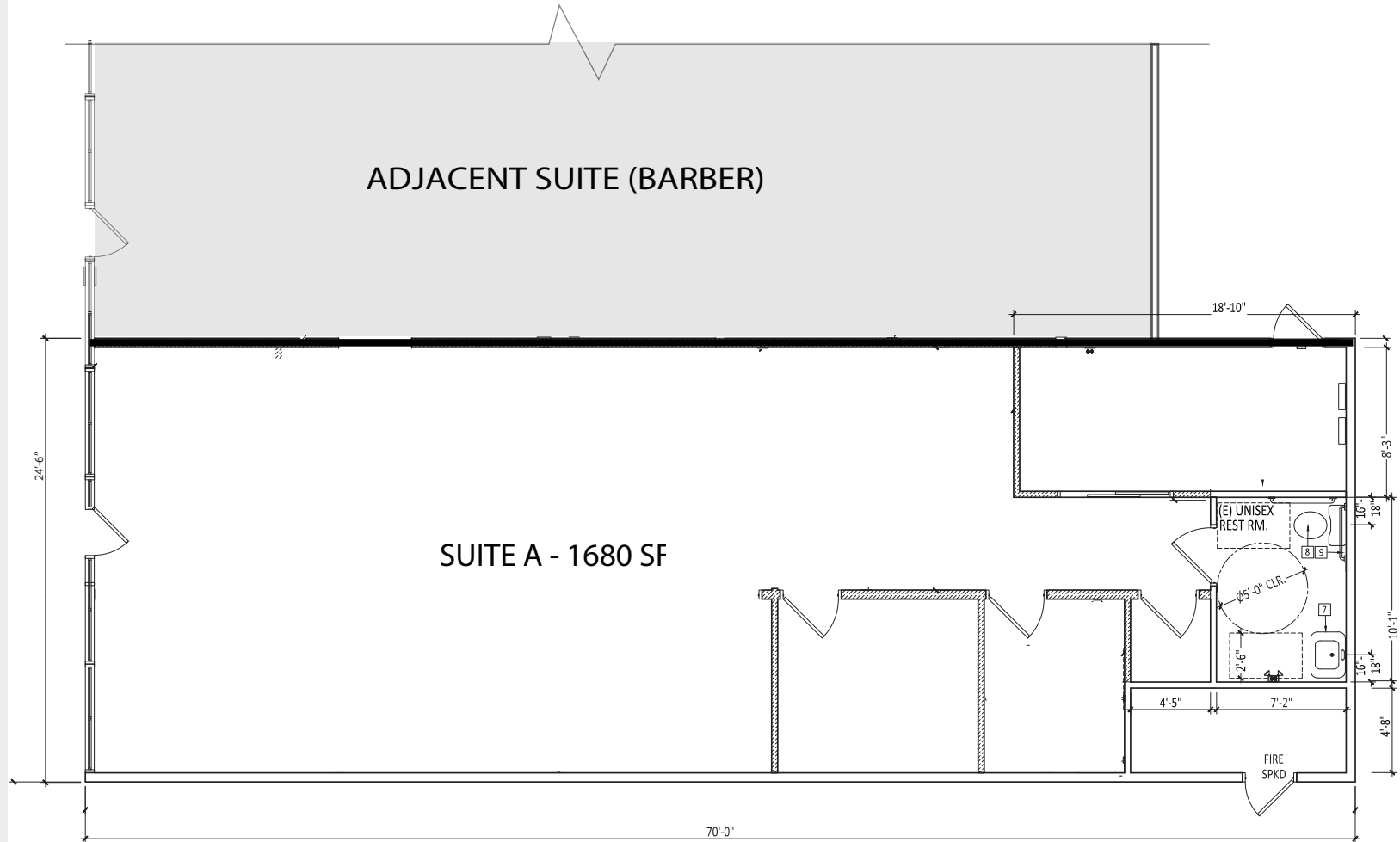
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

# HIGHLY VISIBLE END CAP SPACE AT BUSY INTERSECTION

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

FOR LEASE

Suite B: ±1,680 SF



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



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



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



REIN & GROSSOEHME  
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

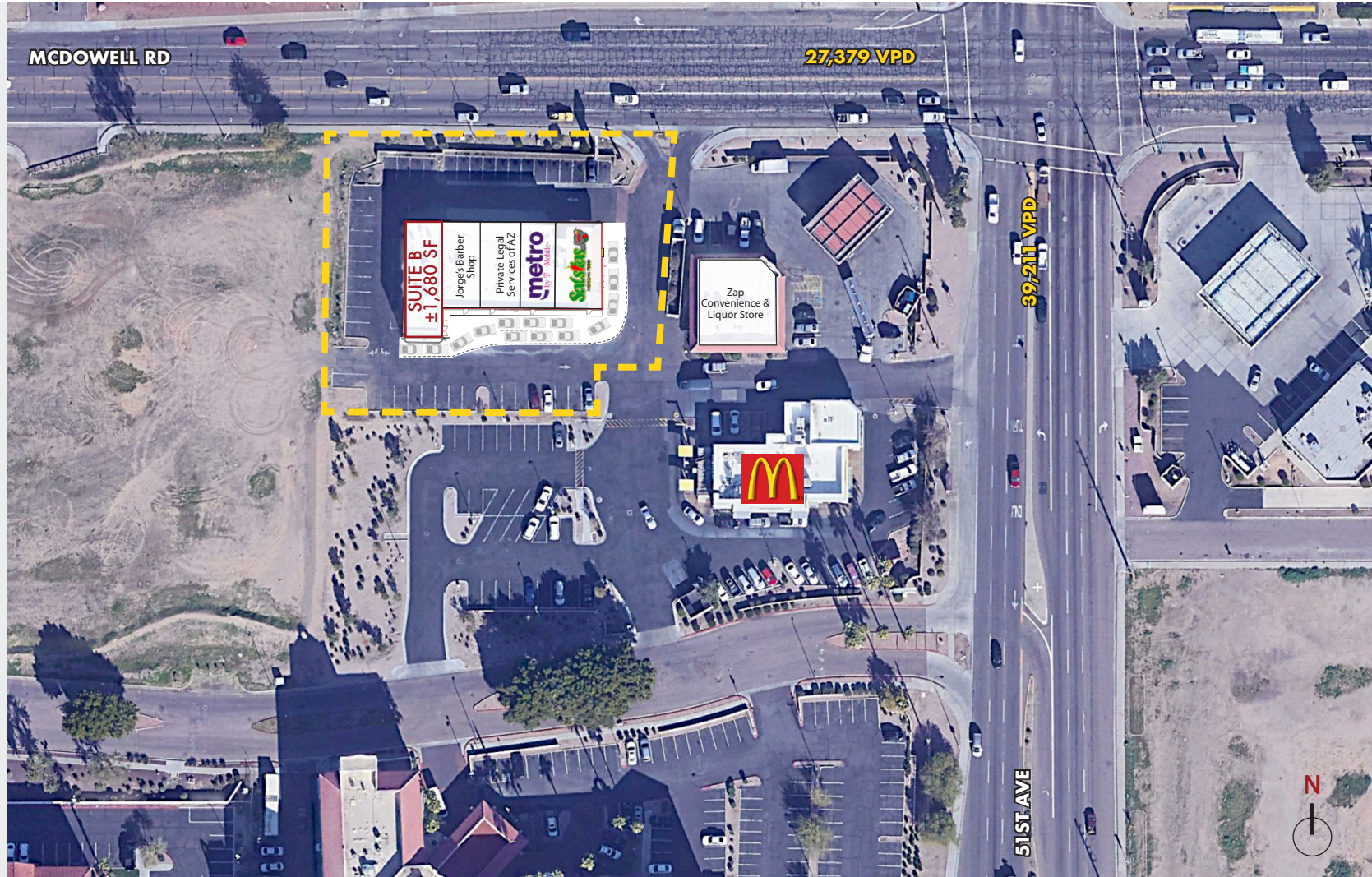
More than 435,000 Residents  
Within a  
5-Mile Radius

Excellent Visibility

0.2 Miles North of I-10

New Barber Shop opening  
Fall 2025!

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme 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.



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