

McClintock Fountains

1840-1860 E. Warner Road, Tempe, AZ 85284



PROPERTY HIGHLIGHTS

- Anchor Tenants: EOS Fitness, Tempe Dance Academy and Harbor Freight Tools
- Less than one mile away from ASU Research

AVAILABLE SUITES

- Suite 107: ±1,372 SF
- Suite 137: ±1,100 SF (Coming Available)

Suite 107 & 137 Lease Rate: \$26 PSF + NNN

2025 NNN: \$6.27 PSF



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CAMCRE.
SITE SOURCE

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Suite	Tenant
101	Robeks Fresh Juices & Smoothies
102	Vital T
103-104	Function Studio
105	Computers & More
106	Rigatony's - Italian Grocery
107	Peak Nutrition
108	FETA
111	EoS Fitness
114	Banner Imaging
115	Ken's Nails
116	Cabinets 4 Less
117	Fields of Fur

Suite	Tenant
118	Lomi Poki
119	The Reading Center
120	KidStrong
122	Self-Centered
124	To The Nines
125	Monster Mini Golf
126	Play It Again Sports
129	Signatures in Hair
130-131	Plato's Closet
132	Tempe Dance Academy
135	Stellar Skin and Laser
136	Seattle Espresso, Inc
137	AVAILABLE* - 1,100 SF

Suite	Tenant
101	True Rest
103	Harbor Freight
106	Dahn Yoga
107	AVAILABLE - 1,372 SF
108	Freds Flowers
109	Zipps Sports Grill
PAD1	Bank of America
PAD2	Dunkin Donuts
PAD3	Riga Tony's Italian Restaurant

*(Coming Available)

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TRADE AREA MAP



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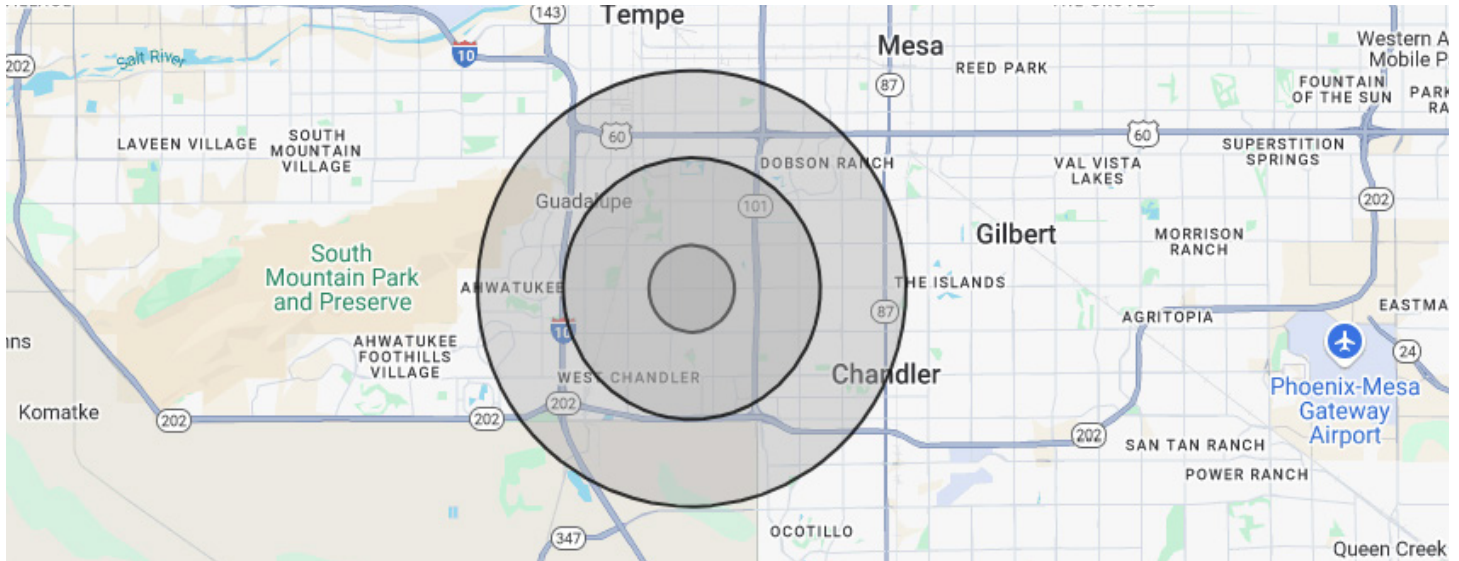
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	9,533	124,271	351,518
Current Year	8,925	115,805	326,571
Growth Current Year - 2029	1.4%	1.5%	1.5%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,615	49,554	142,242
Current Year	3,384	46,150	132,01
Growth Current Year - 2029	1.4%	1.5%	1.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$162,521	\$118,448	\$100,70
Median Household Income	\$132,603	\$96,700	\$80,104

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