

GROUND LEASE/ BUILD TO SUIT OPPORTUNITY

SEC McClintock Dr. & Warner Rd. Tempe, AZ

RETAIL



Traffic Counts Source: MPSI 2015

Demographics Source: Nielsen 2017

PROPERTY INFO

- + ±39,770 SF Hard corner site
 - + Approximately 1 mile west of the Loop 101 Freeway
 - + Zoned PCC-1, City of Tempe
 - + Strong demographics: residential incomes and daytime employment
 - + Intersection includes: Walgreens, Bashas, EOS Fitness, Zipps Sports Grill, Discount Tire, Starbucks
 - + Close proximity to ASU Research Park & Discovery Business Park- hosts to various businesses including Go Daddy, Northern Trust Bank, Edward Jones, Amazon, & Shutterfly
 - + Area brings 9,739 daytime employees within 1 mile and 114,889 employees within 3 miles
- Source: Nielsen 2017

Demographics

	1 Mile	3 Miles	5 Miles
2017 Population	10,454	120,865	330,923
2017 Households	4,025	47,910	133,910
2017 Average Household Income	\$133,989	\$95,077	\$78,869
2017 Daytime Employees	9,739	114,889	353,451

Source: Nielsen 2017

Traffic Counts

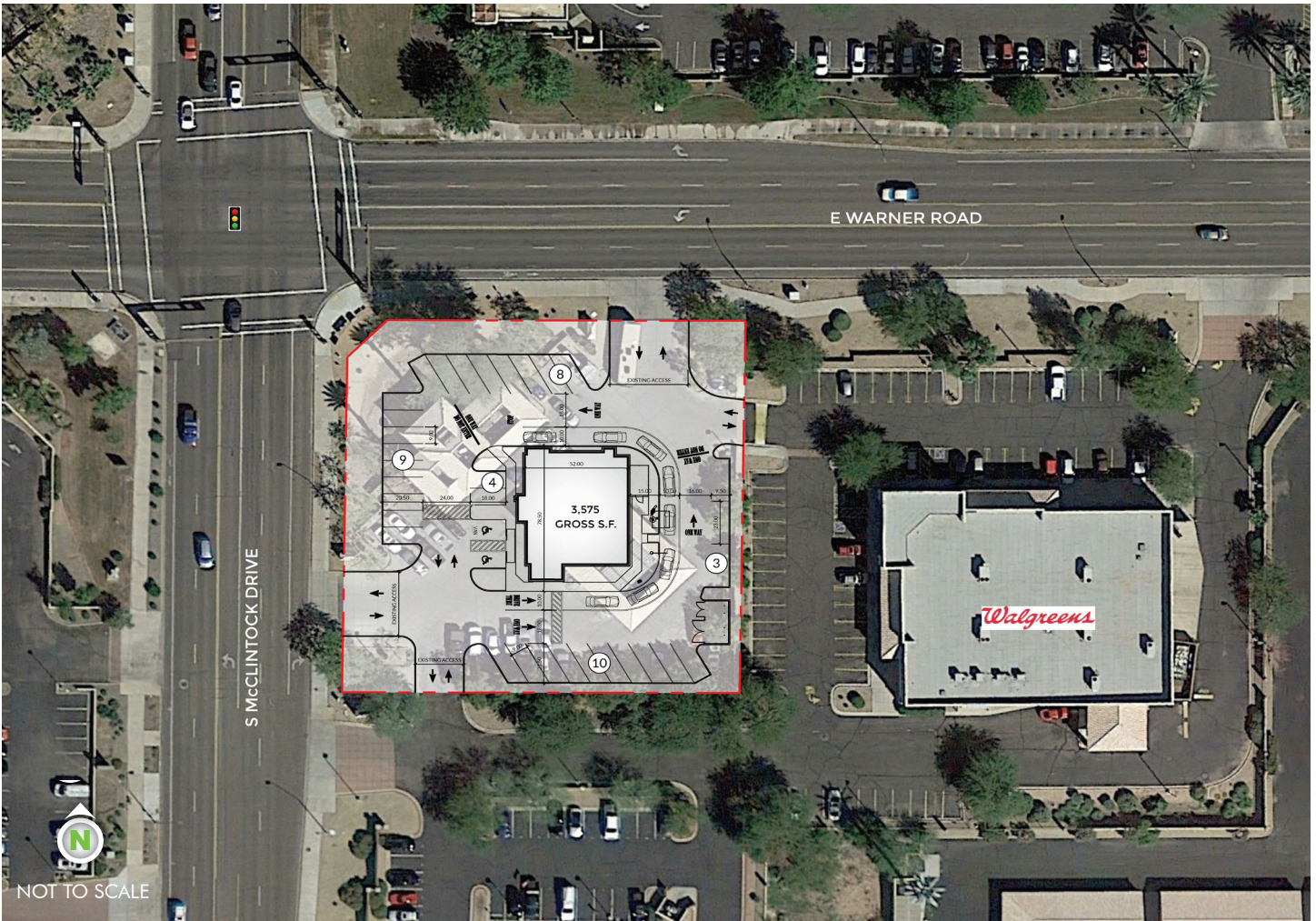
South McClintock Dr.	18,680
East Warner Rd.	26,733

Source: MPSI 2017

GROUND LEASE/ BUILD TO SUIT OPPORTUNITY

SEC McClintock Dr. & Warner Rd. Tempe, AZ

RETAIL



CONTACT US

Chris Ryan

Vice President
+1 602 735 5828
chris.ryan3@cbre.com

Bill Bones

Vice President
+1 602 735 1749
bill.bones@cbre.com

Ryan Eustice

Vice President
+1 602 735 1917
ryan.eustice@cbre.com

© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.