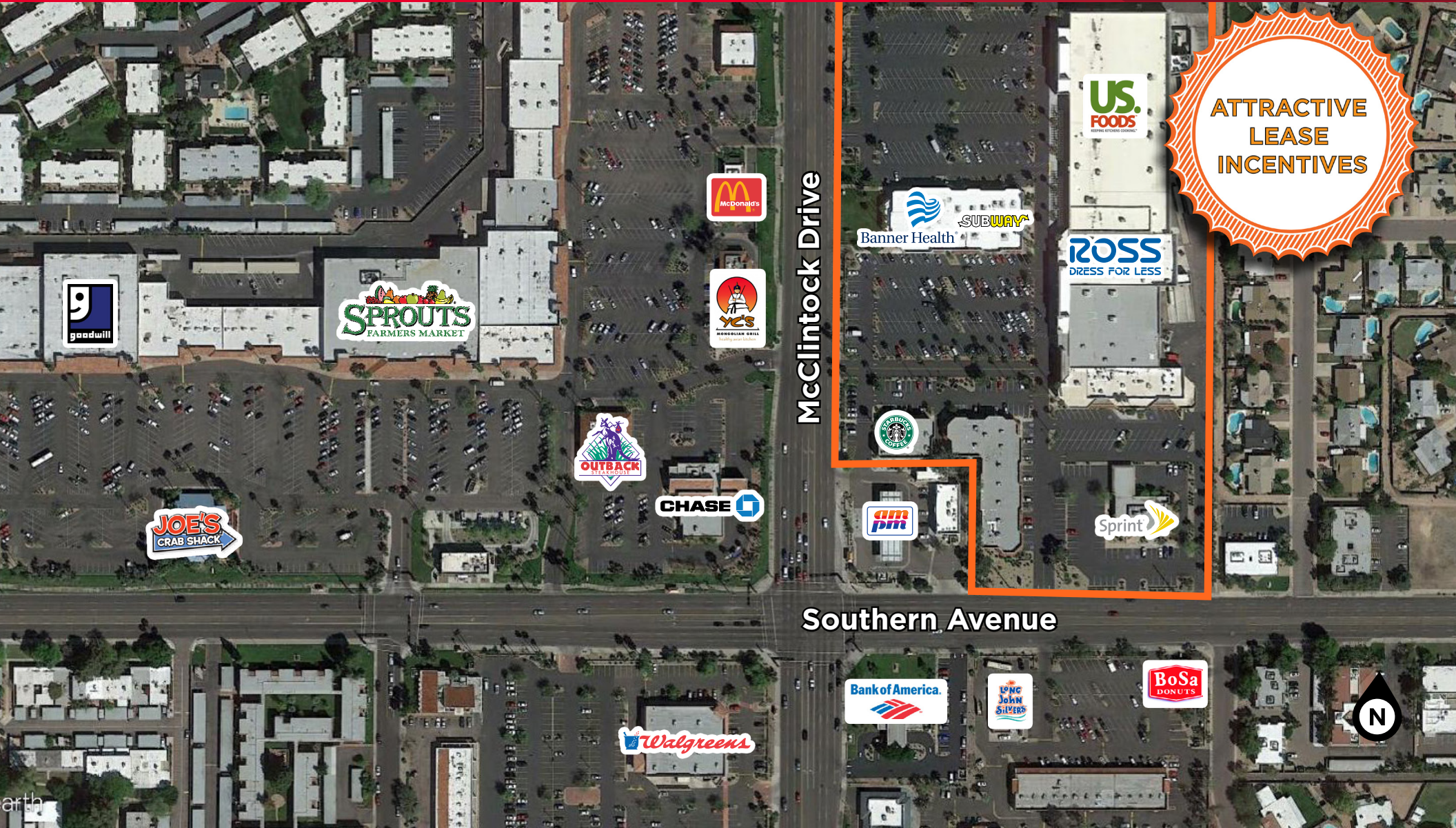


Valley Plaza

NEC of Southern Ave & McClintock Drive | Tempe, AZ



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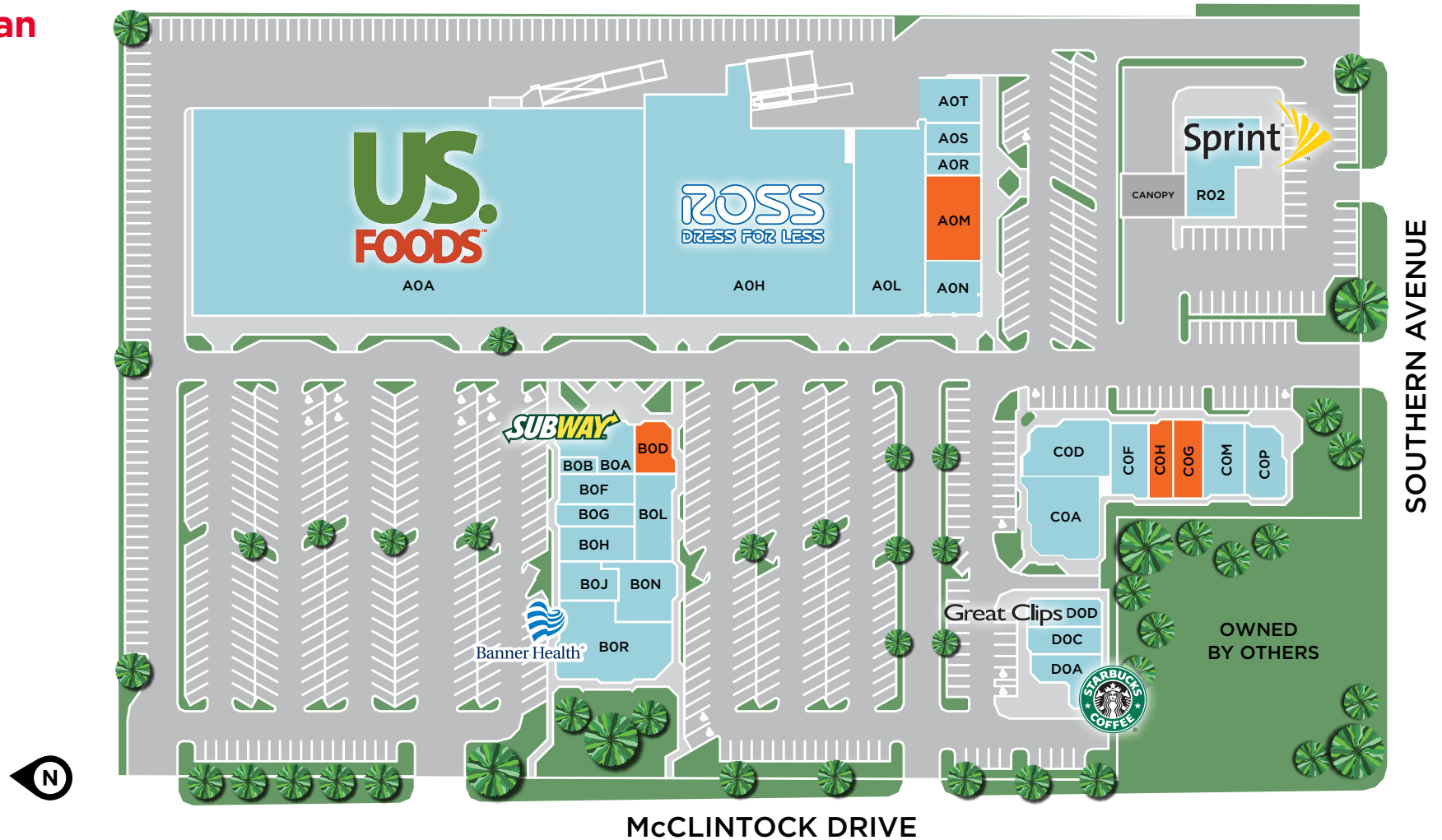
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Site Plan



McCLINTOCK DRIVE

Unit	Tenant	Size
AOA	US Foods	60,145 SF
AOH	Ross	27,650 SF
AOL	Salon Suites	7,880 SF
AON	Fusion Tea Lounge	1,342 SF
AOM	Available	3,857 SF
AOR	Beauty Enhancements by D	765 SF
AOS	Pmt Ambulance	1,125 SF
AOT	One Hour Cleaners	1,750 SF
BOA	Subway	2,135 SF
BOB	Capital Tax Services	422 SF

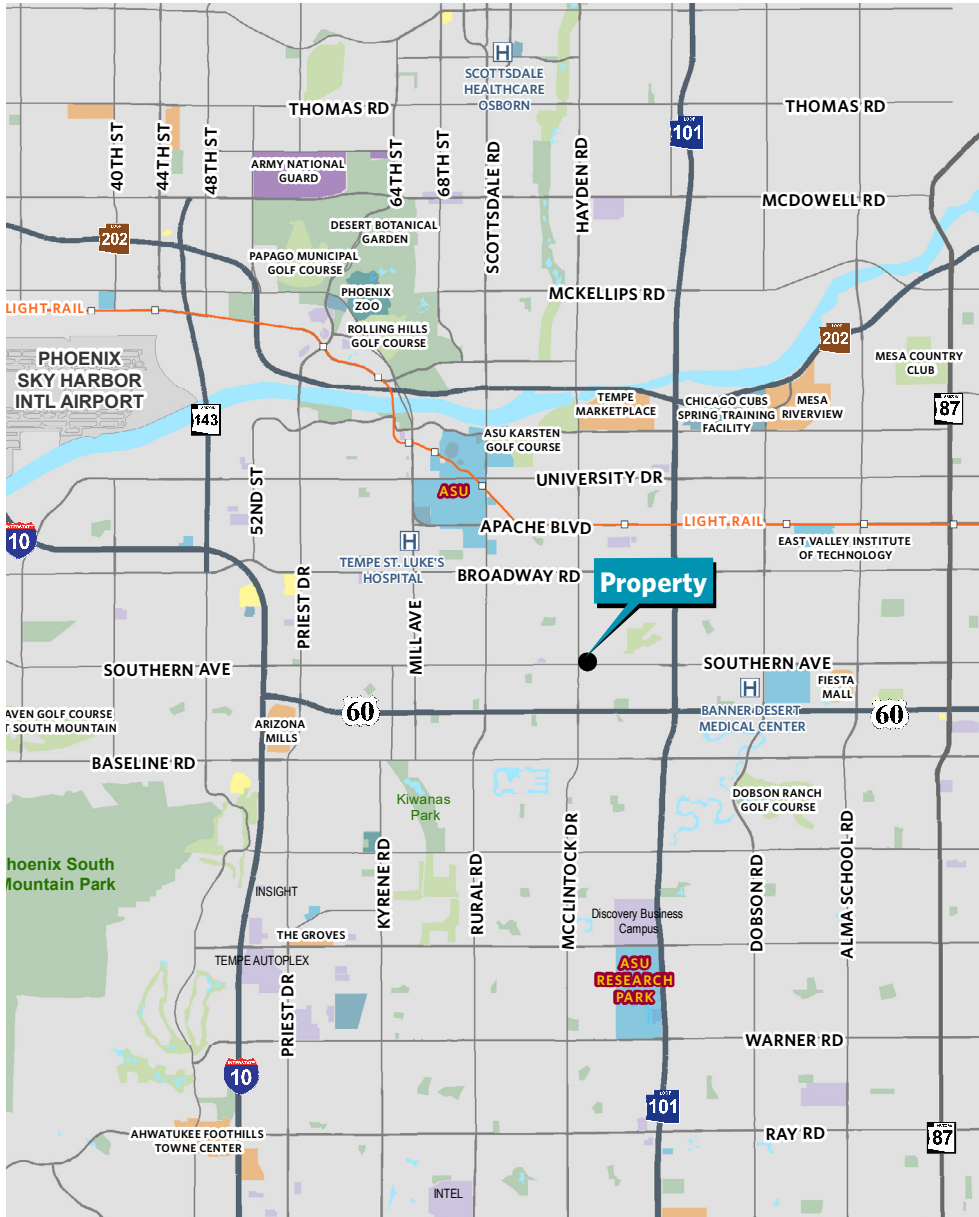
Unit	Tenant	Size
BOD	Available (Former Coffee Shop)	1,282 SF
BOF	Valley Medical Weight Loss	1,440 SF
BOG	Alterations	1,008 SF
BOH	Water N' Ice	1,533 SF
BOJ	Johnny's Burgers and Dogs	1,381 SF
BOL	Valley Medical Weight Control	2,156 SF
BON	Athletico Physical Therapy	2,267 SF
BOR	Banner Health	5,000 SF
COA	Topaz Veterinary Clinic	3,534 SF
COD	Nail Salon	2,910 SF

Unit	Tenant	Size
COF	Waxing In The City	1,656 SF
COG	Available	1,400 SF
COH	Available (19'10" X 60")	1,191 SF
COM	Otherwides Shoes	2,074 SF
COP	Loving Hut	1,800 SF
DOA	Starbucks	1,744 SF
DOC	Cafe Wasabi	1,200 SF
DOD	Great Clips	1,250 SF
R02	Sprint Pcs	4,230 SF



Valley Plaza

NEC of Southern Ave & McClintock Drive | Tempe, AZ



Property Data

Address: NEC of Southern Ave & McClintock Drive, Tempe, AZ

Property Features:

- ±145,000 SF
- ±1,191 to ±3,857 SF Available
- 9.44/1,000 parking; 2,091 parking spaces
- Close to ASU
- Grocery anchored shopping center
- Ideal for fitness, medical and restaurant tenants

Demographics: *

Total Population			
	1 mile	3 miles	5 miles
	16,505	161,474	345,994
Average Household Income			
	1 mile	3 miles	5 miles
	\$69,962	\$55,166	\$59,353

Traffic Counts: **

North of Southern on McClintock: 31,026 VPD
 South of Southern on McClintock: 44,224 VPD
 East of McClintock on Southern: 33,214 VPD
 West of McClintock on Southern: 33,679 VPD



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