

SWC MCCLINTOCK DR & WARNER RD

1781 E. WARNER ROAD, TEMPE, AZ



KYRENE DEL CIELO
ELEMENTARY SCHOOL
±786 STUDENTS

CORONA DEL SOL
HIGH SCHOOL
±2,879 STUDENTS

PRIME REDEVELOPMENT SITE
LEASE, GROUND LEASE/BUILD-TO-SUIT OPPORTUNITY

TOTAL IMAGE
BEAUTY MALL

Basha's

HONORHEALTH

MISSION DEL SOL
PRESBYTERIAN

oink
(NAP)

STARBUCKS
(NAP)

MCCLINTOCK DRIVE (±21,509 VPD*)

WARNER ROAD (±28,078 VPD*)

verizon wireless



SOURCE: CITY OF TEMPE 2016

LOOP 101 (±179,643 VPD**)

101

ASU ARIZONA STATE UNIVERSITY RESEARCH PARK



ESTRADA PARK

MCCLINTOCK DRIVE (±21,509 VPD*)

WELLS FARGO

DESERT CROSS LUTHERAN

WARNER ROAD (±28,078 VPD*)

Walgreens

StorQuest SELF STORAGE

DISCOUNT TIRE

SAN TAN CORPORATE CENTER
TOYOTA FINANCIAL SERVICES,
ISOLA GROUP, REGUS, STRUCK
WIENEKE & LOVE

GOODWIN PARK



DEMOGRAPHICS



POPULATION (2017)
1 Mile: 10,454
3 Miles: 120,865
5 Miles: 330,923



AVG HOUSEHOLD INCOME (2017)
1 Miles: \$133,989
3 Miles: \$95,077
5 Miles: \$78,869










HOUSEHOLDS (2017)
1 Mile: 4,025
3 Miles: 47,910
5 Miles: 133,910





DAYTIME EMPLOYEES (2017)
1 Miles: 9,739
3 Miles: 114,889
5 Miles: 353,451

PROPERTY OVERVIEW

-  Hard corner site totaling ±37,056 SF
-  ±4,600 SF multi-tenant pad building for lease
-  67 dedicated parking spaces
-  Approximately 1 mile west of the Loop 101 Freeway
-  Zoned PCC-1, City of Tempe
-  Strong demographics: residential incomes & daytime employment
-  Intersection includes: Walgreens, Bashas, EOS Fitness, Zippo's Sports Grill, Discount Tire, Starbucks

TRAFFIC COUNTS

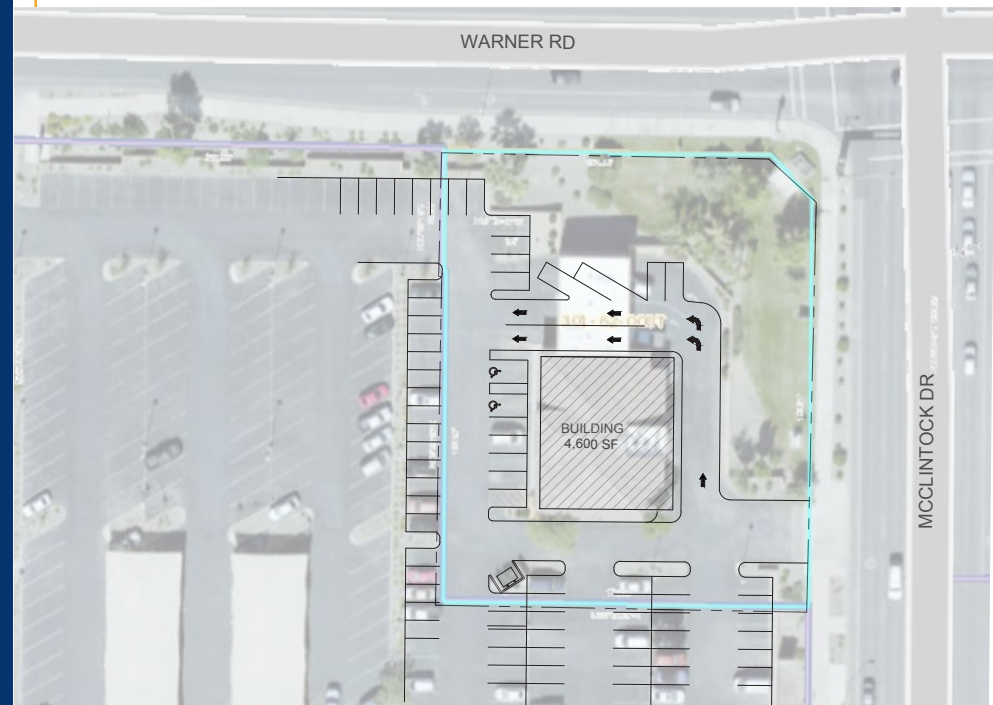
-  South McClintock Drive: ±18,680
-  East Warner Road: ±26,733

Source: CoStar



PRIME REDEVELOPMENT SITE
FOR RESTAURANT AND RETAIL

SITE PLAN





SWC MCCLINTOCK DR & WARNER RD
1781 E. WARNER ROAD, TEMPE, AZ

THE VENTURA
(272 UNITS)

SAN TIERRA
(284 UNITS)

KYRENE DEL CIELO
ELEMENTARY SCHOOL
±786 STUDENTS

GOODWIN
PARK

DISCOUNT
THE CO. INC.

Bashas'

STARBUCKS

Walgreens

BANK OF AMERICA



verizon

WARNER ROAD (±28,078 VPD*)

EoS FITNESS

WELLS FARGO



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