

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: $\pm 1,372$ SF
- Suite 137: $\pm 1,100$ SF (Coming Available)

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

2025 NNN: \$6.27 PSF



Gabe Ortega

DIR: (480) 561-0189

gortega@camcre.com

Chris Gerow

DIR: (602) 491-1041

cgerow@camcre.com

Shelby Tworek

DIR: (602) 491-1030

stworek@camcre.com

CAMCRE.

SITE SOURCE

McClintock Fountains

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



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)

Gabe Ortega
DIR: (480) 561-0189
gortega@camcre.com

Chris Gerow
DIR: (602) 491-1041
cgerow@camcre.com

Shelby Tworek
DIR: (602) 491-1030
stworek@camcre.com

CAMCRE.

McClintock Fountains

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

TRADE AREA MAP



Gabe Ortega
DIR: (480) 561-0189
gortega@camcre.com

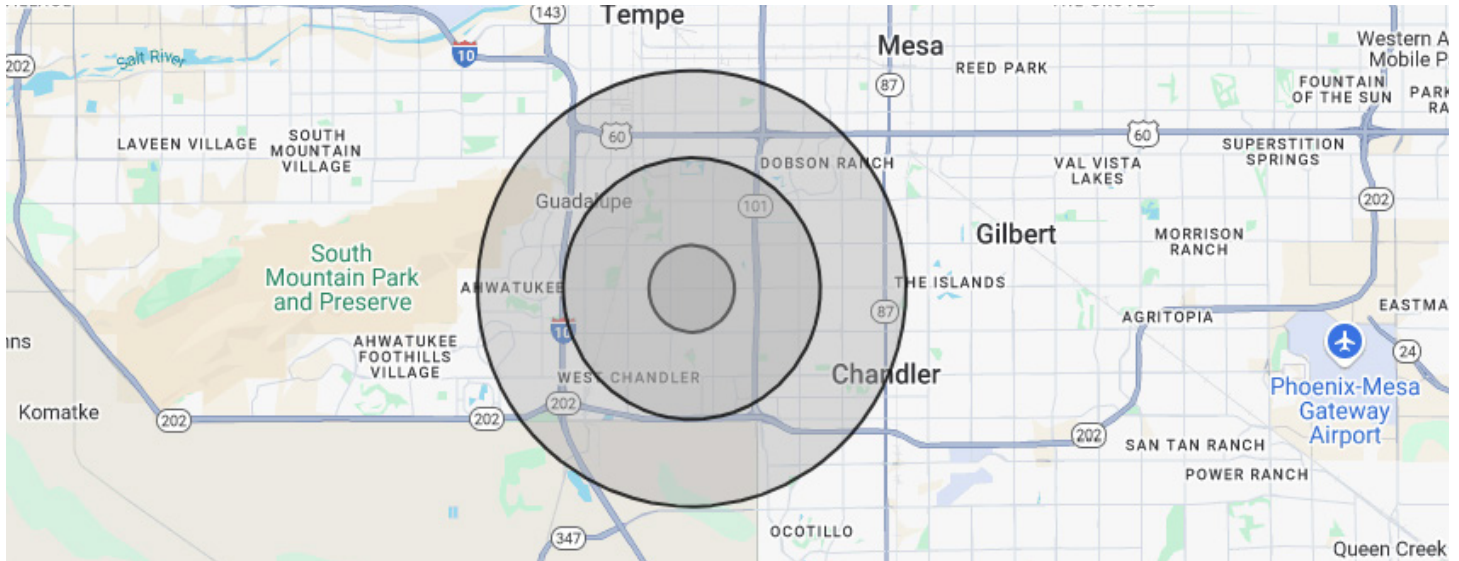
Chris Gerow
DIR: (602) 491-1041
cgerow@camcre.com

Shelby Tworek
DIR: (602) 491-1030
stworek@camcre.com

CAMCRE.

McClintock Fountains

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



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

CONFIDENTIALITY STATEMENT

2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

Gabe Ortega

DIR: (480) 561-0189

gortega@camcre.com

Chris Gerow

DIR: (602) 491-1041

cgerow@camcre.com

Shelby Tworek

DIR: (602) 491-1030

stworek@camcre.com

CAMCRE.