



FOR SALE OR LEASE

Freestanding Showroom/Flex Building

1000 N. MCCLINTOCK DRIVE | TEMPE, AZ 85281

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OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to offer the Sale or Lease opportunity of 1000 N McClintock Drive, Tempe, a prime Showroom/Retail/Industrial property situated just Northwest of the Loop 101 & 202 interchange. This versatile $\pm 21,880$ SF building sits on a spacious ± 2.63 AC paved and fenced corner lot, offering over 135 parking spaces, multiple access points, excellent visibility and potential for future expansion or development.

The building features approximately 60% Showroom and 40% Warehouse and is equipped with 1,800A - 277/480V, 3-Phase power. With flexible zoning, the property can accommodate a variety of uses ranging from Retail, Industrial, Medical, Etc. Centrally located near Arizona State University, Old Town Scottsdale, and numerous new developments, this property is positioned in a thriving area which will continue prosper.

PROPERTY HIGHLIGHTS

- » Flexible Zoning to Accommodate a Variety of Uses (Former Automotive/Dealership Use)
- » Freestanding Building On Corner of McClintock Dr & Curry Rd
- » Oversized Lot Inclusive of a Large Secured Yard
- » Prominent Visibility and Signage Opportunity
- » 60% Showroom, 40% Warehouse
- » Multiple Access Points to the Property
- » Located in an Opportunity Zone



OFFERING SUMMARY



Sale Price: \$9,000,000



Lease Rate: \$1.80/SF (NNN)



Building Size: ±21,880 SF



Lot Size: ±2.63 AC (±114,728 SF)



Year Built: 1971



Zoning: I-1/GID, City of Tempe
([Click Here To View Zoning](#))



Parking: 135+ Spaces



2024 Taxes: \$32,149.50 (\$1.50/SF)



Parcel Number: 132-16-002M



BUILDING SPECS

Clear Height	Showroom: $\pm 12'6''$ Warehouse: $\pm 20' - 22'$
Roll Up Doors	Showroom: 5 Warehouse: 5
Cooling	Showroom: HVAC Warehouse: Evap
Natural Gas	On-Site
Power	1,800 Amps, 277/480V, 3-Phase



N. MCCLINTOCK DRIVE

E. CURRY ROAD

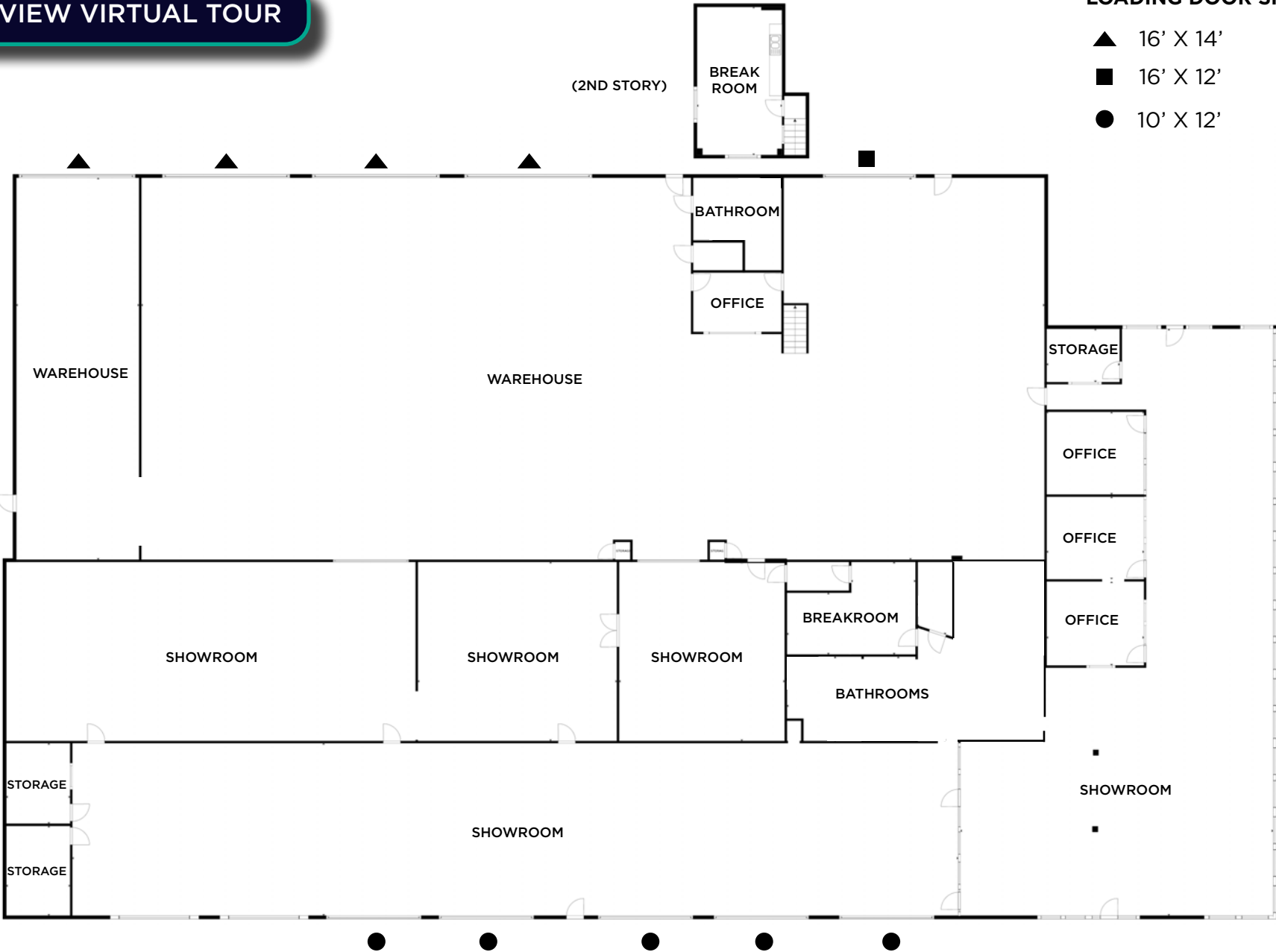
FLOOR PLAN

±21,880 SF

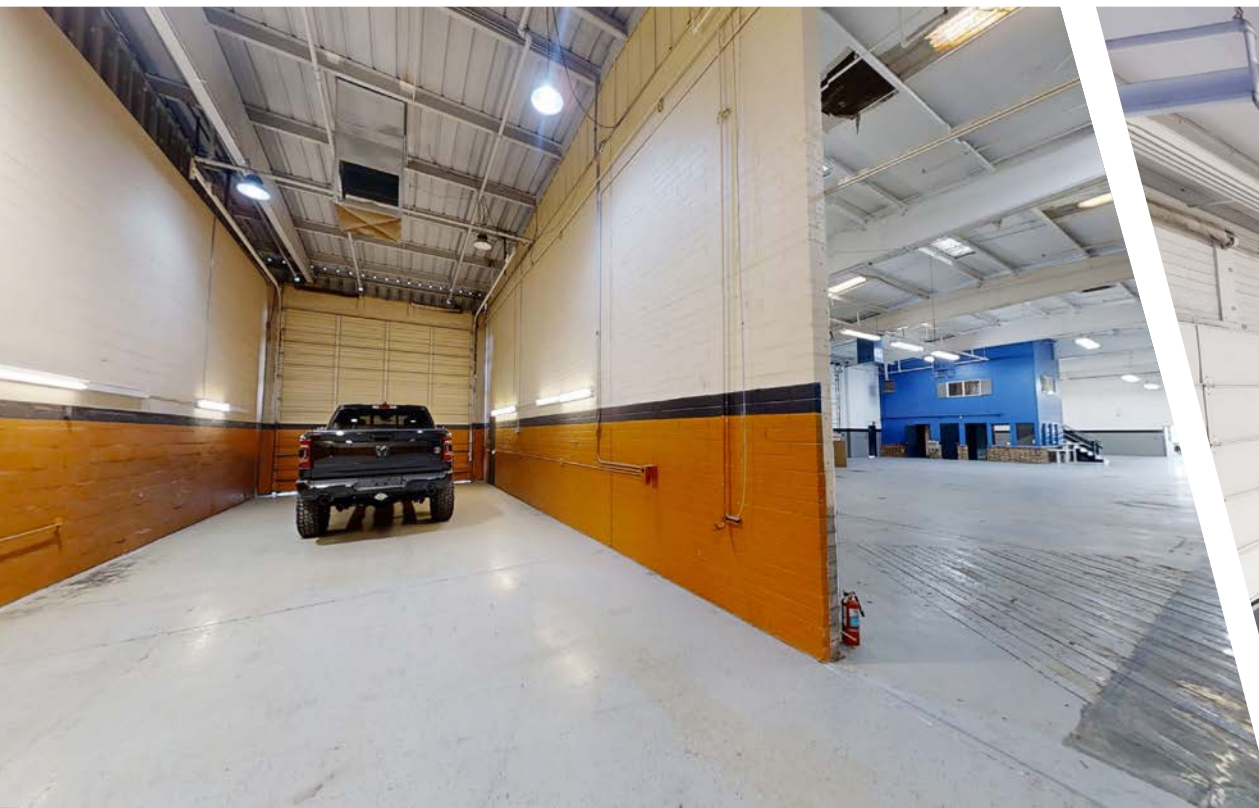
 VIEW VIRTUAL TOUR

LOADING DOOR SIZE KEY

- ▲ 16' X 14'
- 16' X 12'
- 10' X 12'



WAREHOUSE

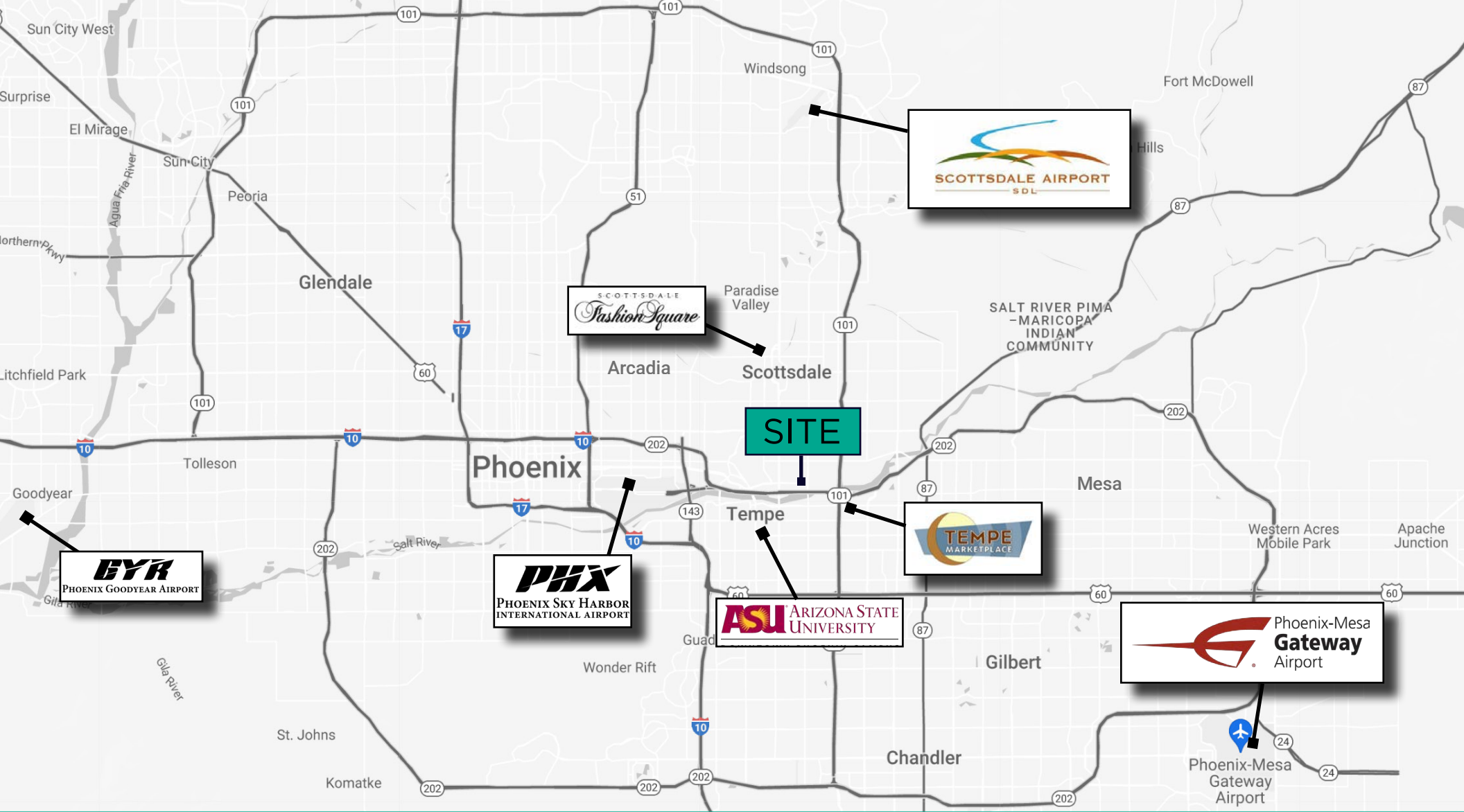


SHOWROOM



AERIAL OVERVIEW





DRIVE TIMES

8

Minutes To
Phoenix Sky Airport

10

Minutes To
Old Town Scottsdale

11

Minutes To
ASU Tempe

15

Minutes To
Arcadia/Phoenix

23

Minutes To
Scottsdale Airpark

31

Minutes To
Mesa Gateway Airport

NEW MULTIFAMILY
DEVELOPMENT

DOWNTOWN TEMPE

TEMPE TOWN LAKE

LOOP
202

U-HAUL

N. MCCLINTOCK DRIVE

E. CURRY ROAD

LOCATION HIGHLIGHTS



IMMEDIATE ACCESS TO
LOOP 202 FREEWAY



30+ RESTAURANTS &
5+ GROCERY STORES
WITHIN 2 MILES



30+ RETAIL STORES
WITHIN 2 MILES



CLOSE PROXIMITY TO PHOENIX
SKY HARBOR AIRPORT



NEXTWAVE INDUSTRIAL DEVELOPMENT

Size: $\pm 688,088$ SF

Estimated Delivery: 10/2025

PROPOSED OFFICE DEVELOPMENT

Solterra at Akimel

Size: $\pm 120,300$ SF

1000 N MCCLINTOCK DR.

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	5,837	130,535	349,441
2029	6,439	141,780	380,519



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	2,797	56,868	153,414
HH Growth 2024-2029:	2.1%	1.8%	1.9%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$84,668	\$80,464	\$83,573





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