



# Freestanding Office/Medical Building

FOR SALE | 2306 & 2310 S MCCLINTOCK DR | TEMPE, AZ 85282

# OFFERING SUMMARY



**Asking Price:** \$1,650,000 (\$271.65/SF)



**Building Size** ±6,074 SF



**Parcel Numbers:** 133-31-428 & 133-31-429



**Year Built:** 1980



**Zoning:** R-O, City of Tempe  
([View Zoning Link](#))



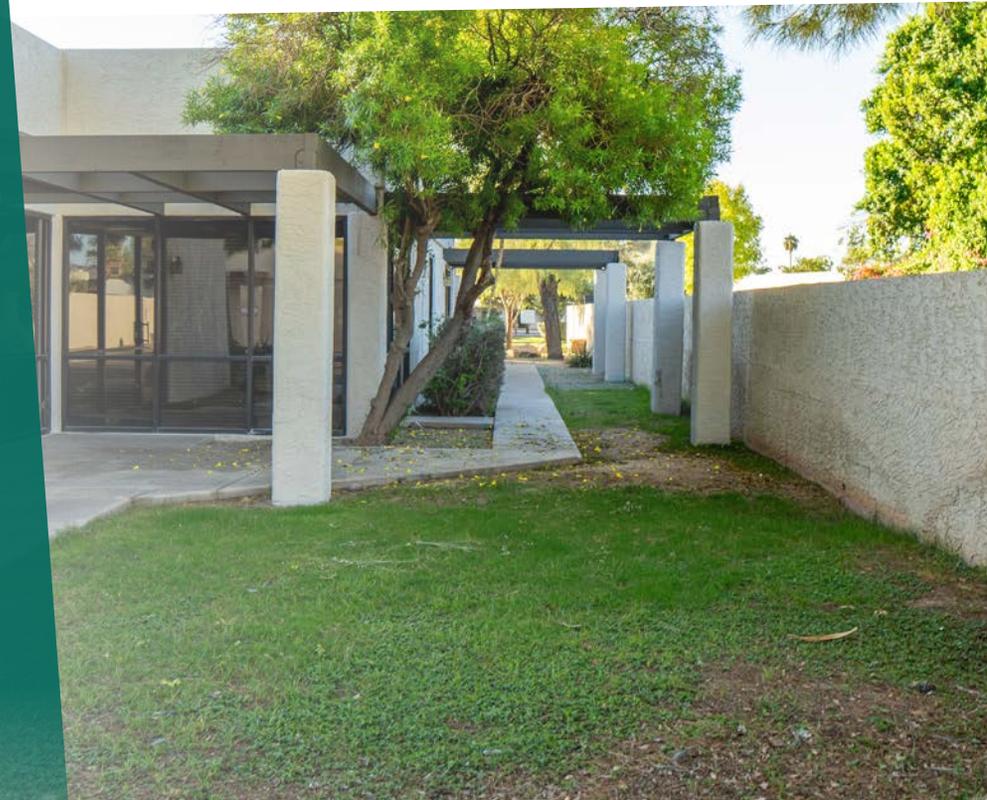
**Parking:** ±5.00/1,000 SF



**2024 Taxes:** \$11,673.40 (\$1.92/SF)

# PROPERTY HIGHLIGHTS

- Flexibility for an Owner/User to Occupy the Entire Building, or Occupy Half and Leaseback to the Existing Tenant
- Recent Capital Improvements Completed Including New Exterior Paint and Wood Beams
- Tremendous Glass Line Which Brings in an Abundance of Natural Light
- Easily Divisible to Create Up to Eight (8) Suites, Each With Their Own Private Entrance
- Amenity-Rich Location With an Numerous Retail and Restaurants Nearby
- Centrally Located With Direct Access to Major Freeways Including Loop 101 and U.S. 60

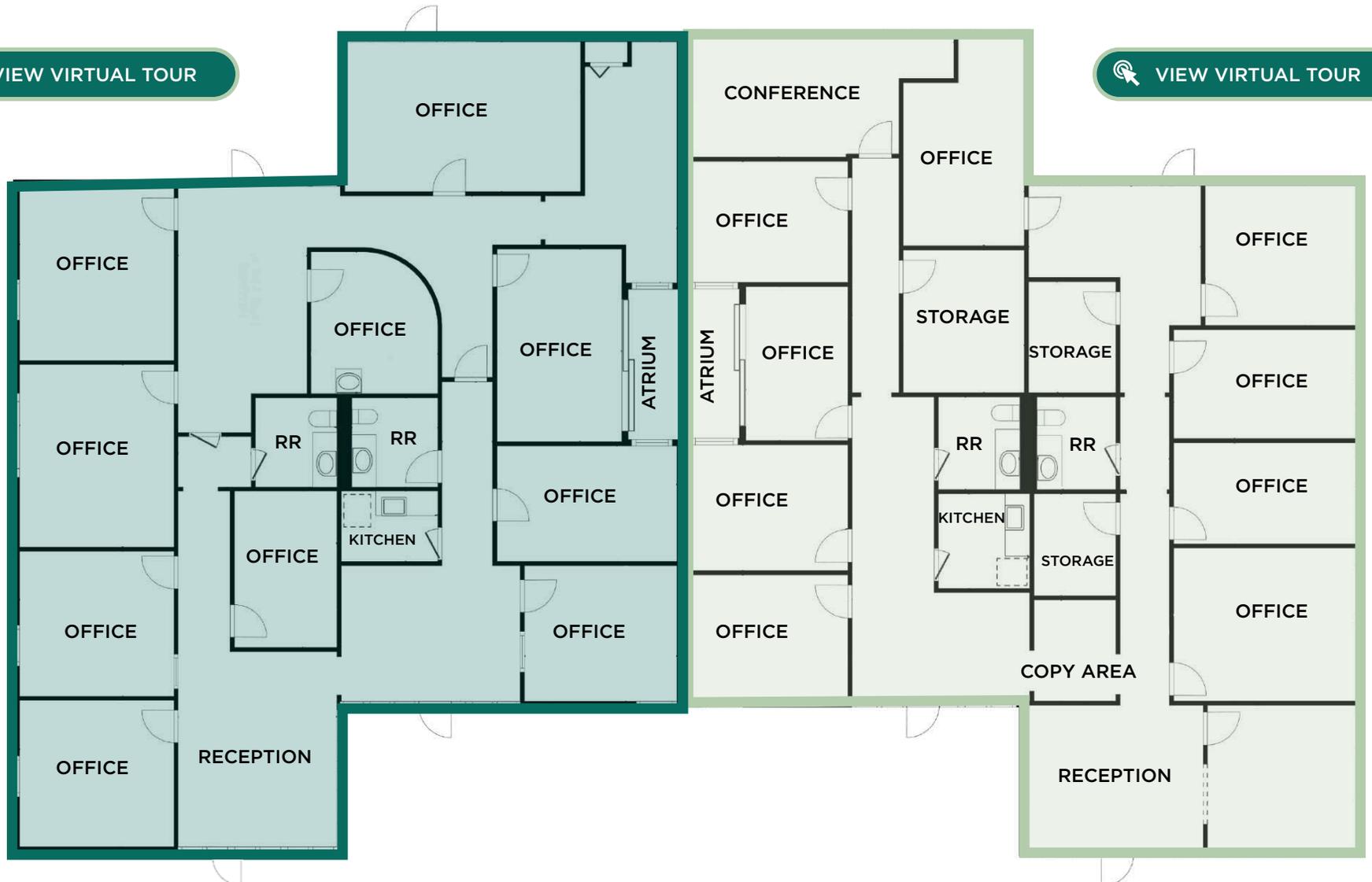


# FLOOR PLAN

±6,074 SF

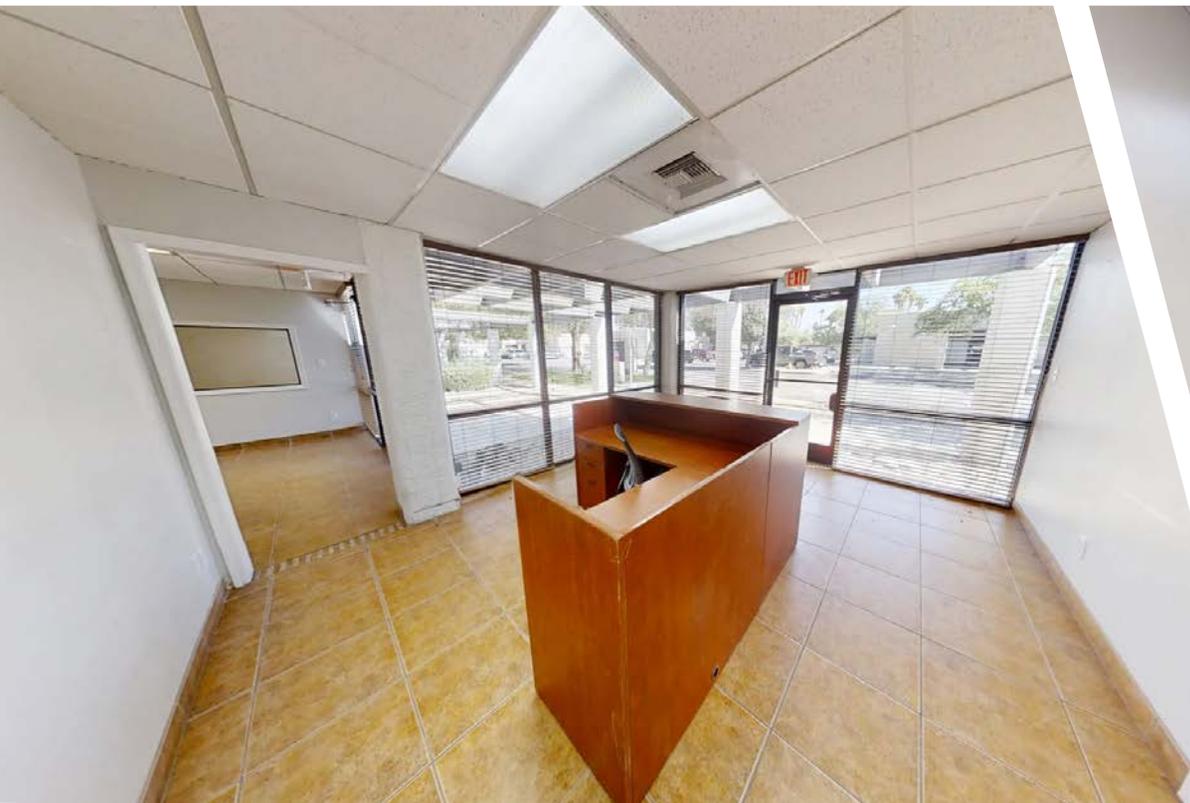
 VIEW VIRTUAL TOUR

 VIEW VIRTUAL TOUR



 **2310 S McClintock Drive**  
Available for an Owner/User (±3,037 SF)

 **2306 S McClintock Drive**  
American Associates Real Estate (±3,037 SF)  
Month to Month



# PROPERTY EXPENSES

## ESTIMATED OPERATING EXPENSES

	Annual	Monthly	Price PSF
Real Estate Taxes (2025)	\$11,673.40	\$972.78	\$1.92
Electric	\$6,584.00	\$548.67	\$1.08
Association Dues	\$3,600.00	\$300.00	\$0.59
Water/Trash/Sewer	\$2,370.00	\$197.50	\$0.39
Property Insurance	\$2,207.00	\$183.92	\$0.36
<b>Total</b>	<b>\$26,434.40</b>	<b>\$2,202.87</b>	<b>\$4.35</b>



# AERIAL OVERVIEW



# LOCATION HIGHLIGHTS

**TEMPE MARKETPLACE**

Logos for Target, Spinato's Pizzeria, Bar Louie, Thirsty Lion, and Barrio Queen's.

**TEMPE MARKETPLACE**

**DOWNTOWN TEMPE**

Logos for Culinary Dropout, AMC Theatres, Morning Squeeze, Postino, Chipotle Mexican Grill, and Whole Foods Market.



Logos for Ted's Hot Dogs, Burger King, Kung Fu Noodle, Joe's, Dunkin', and Old Town Tacos.

**SITE**

Logos for Subway, Outback Steakhouse, Firehouse Subs, Starbucks Coffee, Bosa Donuts, Taco Bell, and Sprouts Farmers Market.



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024	23,366	169,527	359,331
2029	25,134	183,349	388,212



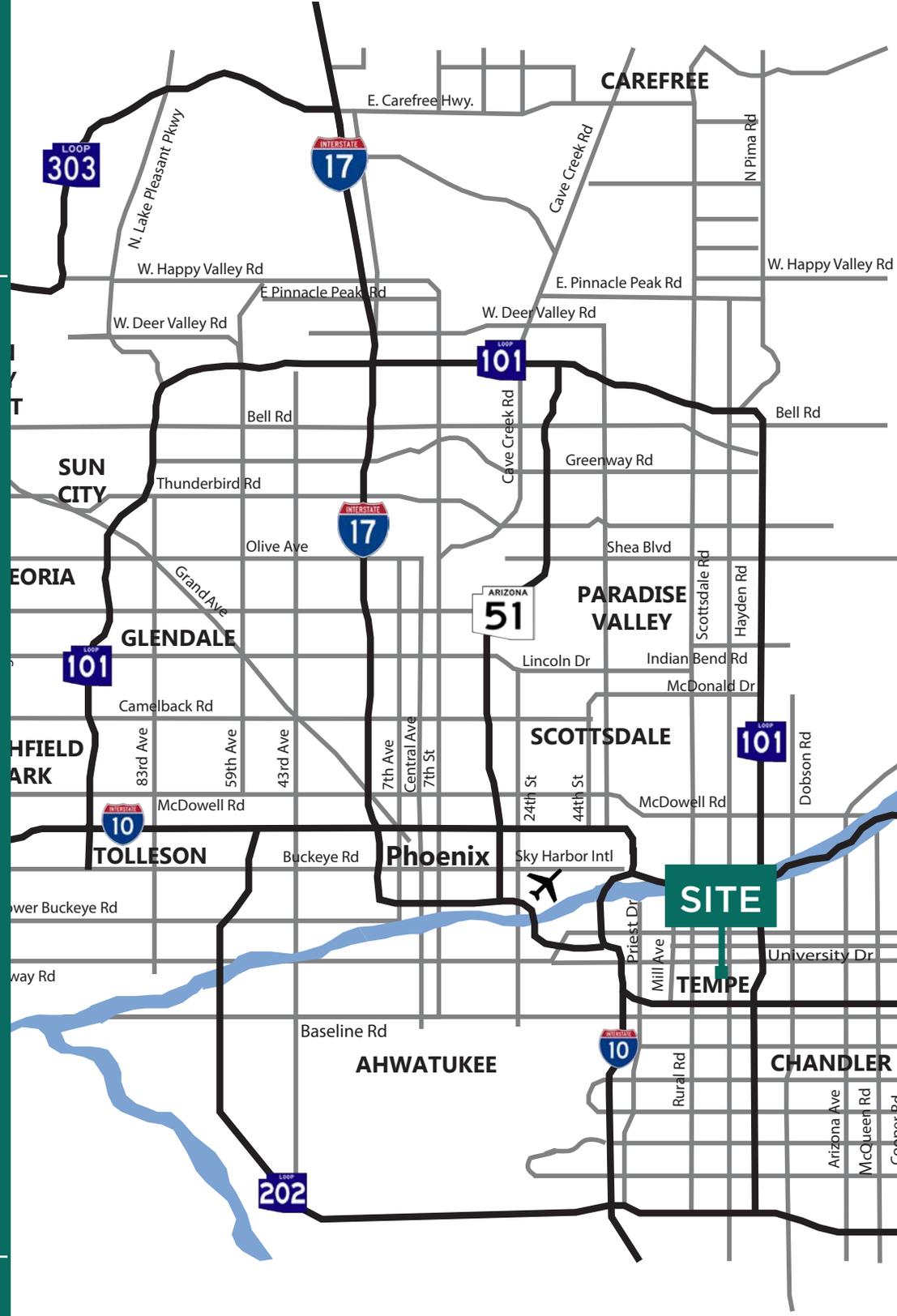
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	10,508	70,760	148,179
HH Growth 2024-2029	11,316	76,810	160,528



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$74,920	\$77,071	\$82,458





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