



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

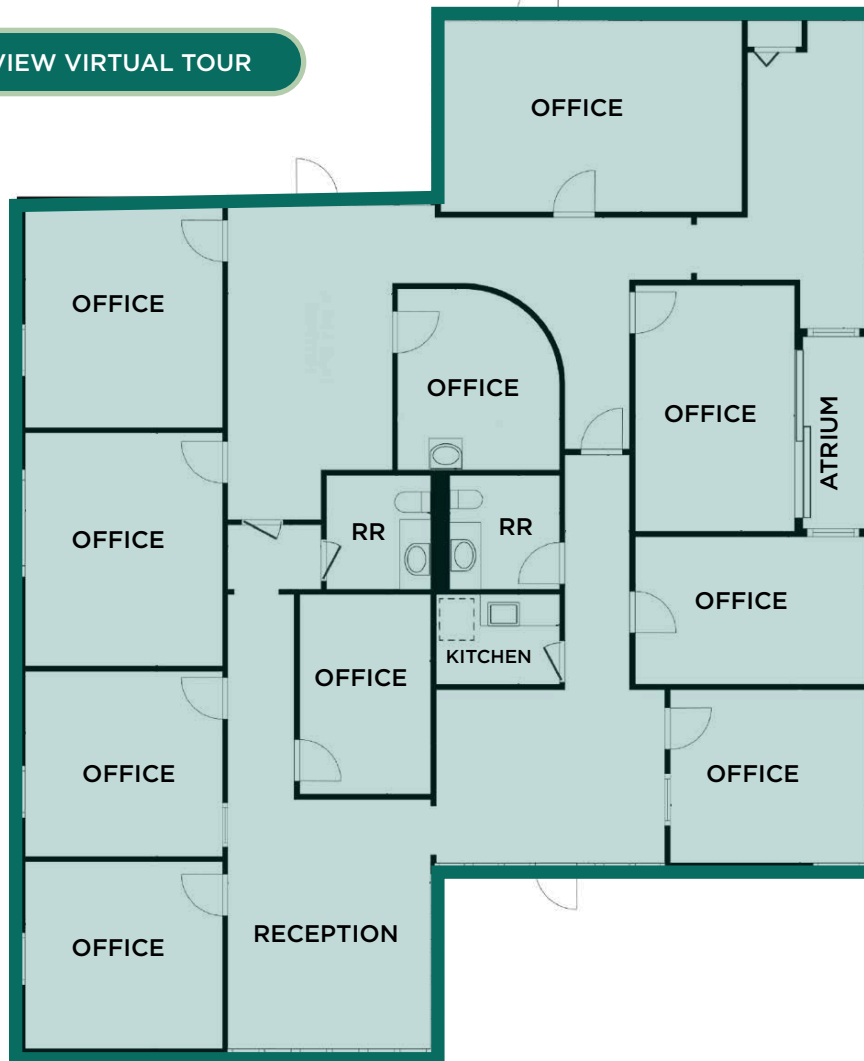
- Flexibility for an Owner/User to Occupy the Entire Building, or Occupy Half and Leaseback to the Existing Tenant
- Recent Capital Improvements Completed Including New Exterior Paint and Wood Beams
- Tremendous Glass Line Which Brings in an Abundance of Natural Light
- Easily Divisible to Create Up 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

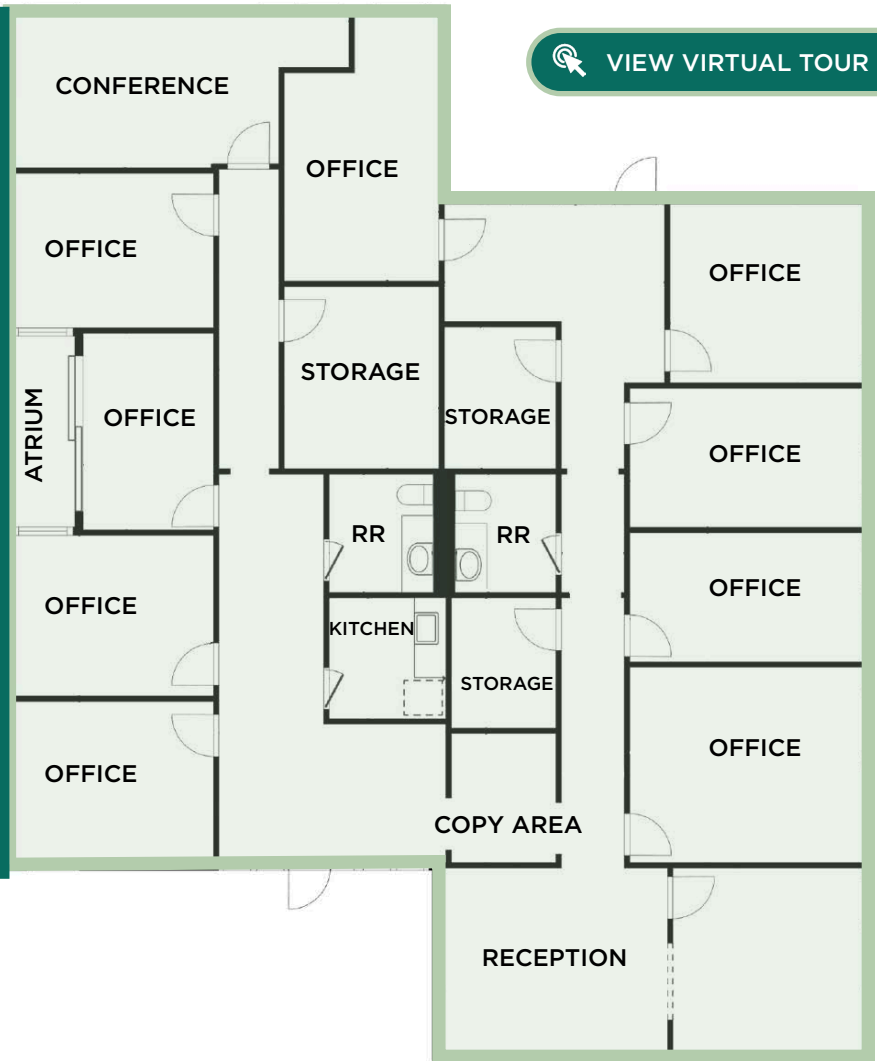
±6,074 SF

 VIEW VIRTUAL TOUR



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

 VIEW VIRTUAL TOUR



 **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
Total	\$26,434.40	\$2,202.87	\$4.35



AERIAL OVERVIEW



LOCATION HIGHLIGHTS



TEMPE MARKETPLACE

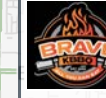


TEMPE MARKETPLACE

DOWNTOWN TEMPE



SITE



DEMOGRAPHICS



POPULATION

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



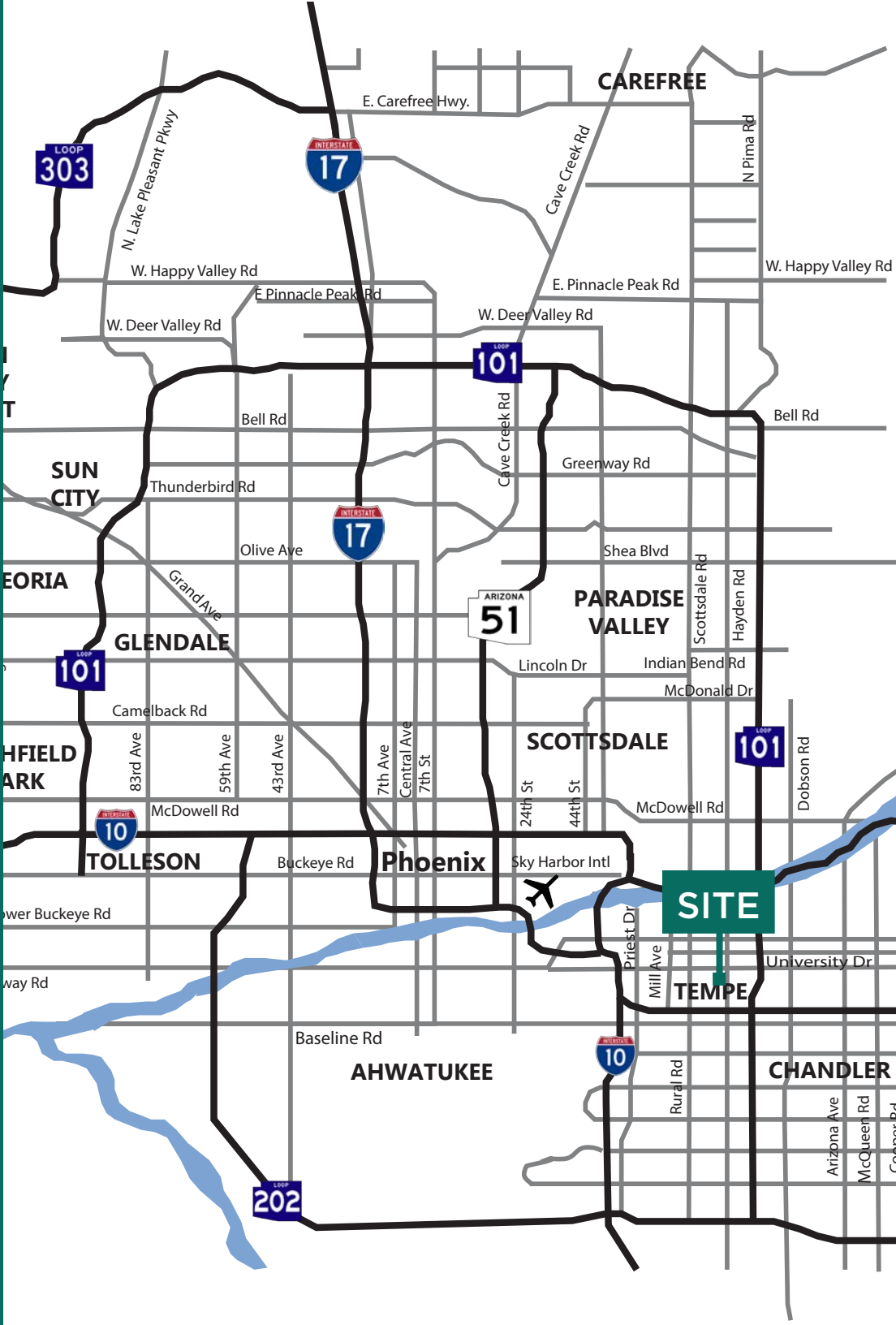
HOUSEHOLDS

	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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