



FOR SALE OR LEASE

Freestanding Showroom/Flex Building

1000 N. MCCLINTOCK DRIVE | TEMPE, AZ 85281

LEV ROSE
COMMERCIAL REAL ESTATE



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: Unpriced



Lease Rate: \$2.00/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



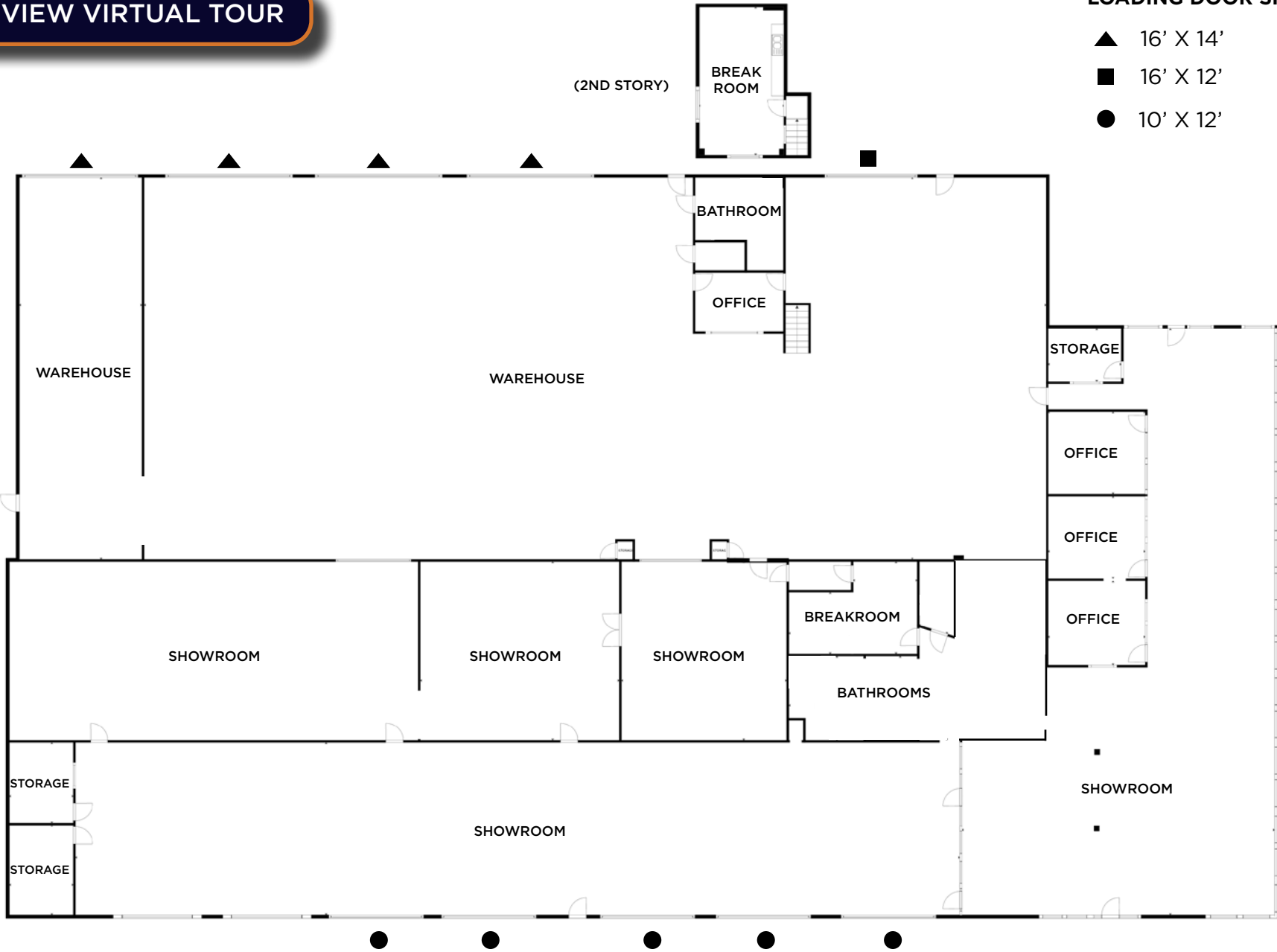
FLOOR PLAN

±21,880 SF

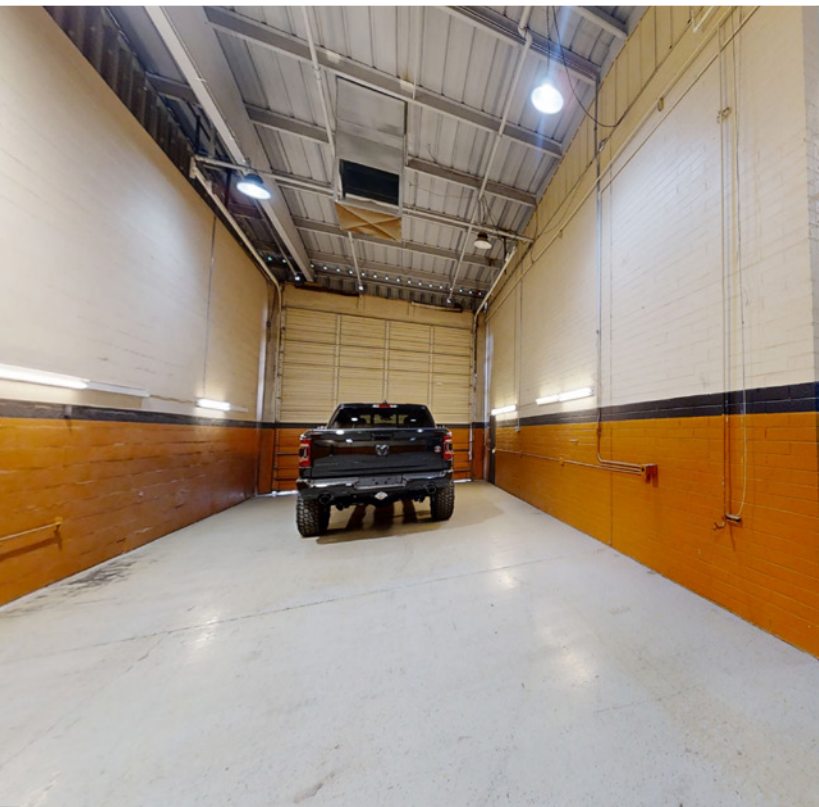
 VIEW VIRTUAL TOUR

LOADING DOOR SIZE KEY

- ▲ 16' X 14'
- 16' X 12'
- 10' X 12'



WAREHOUSE

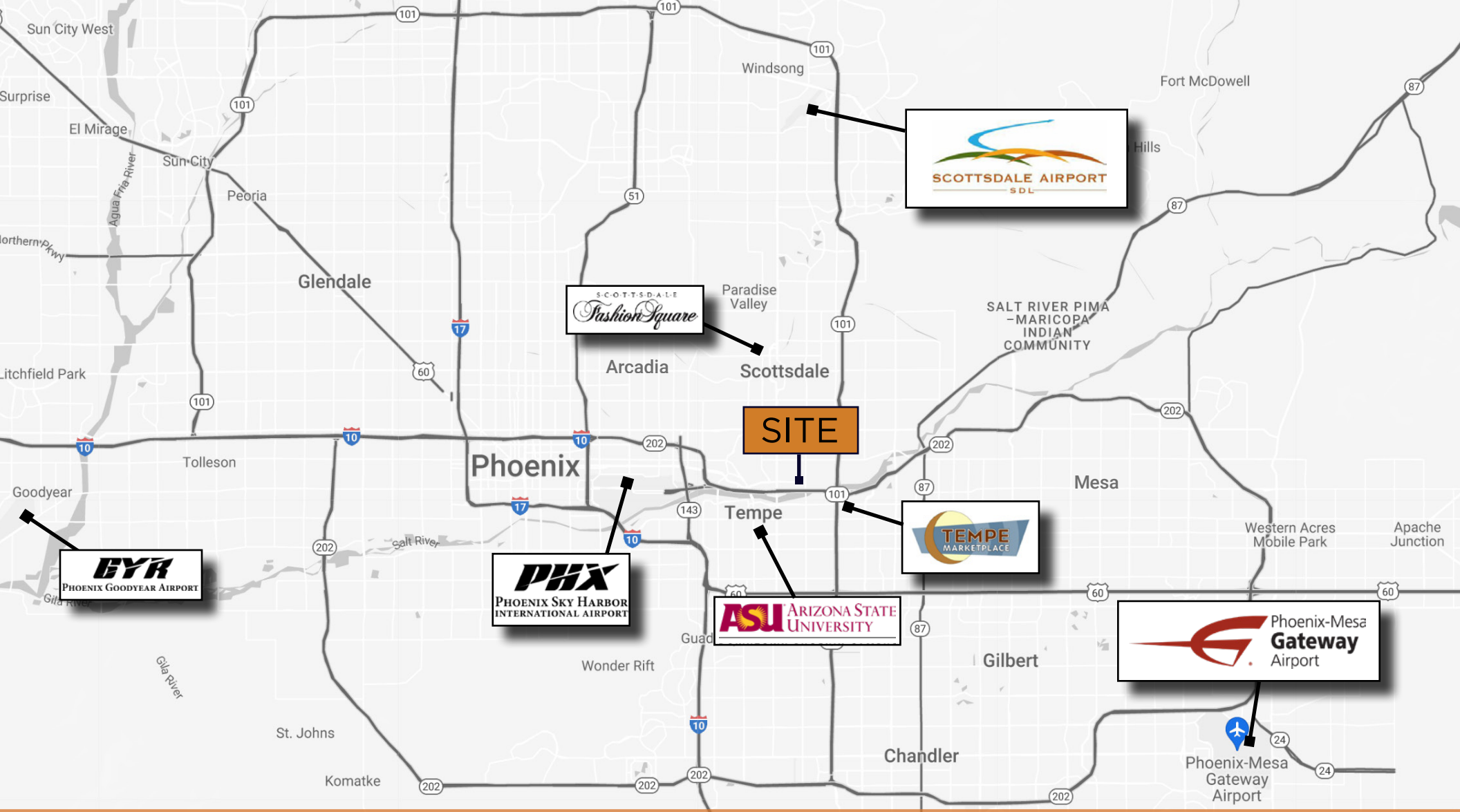


SHOWROOM



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



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



SKYSONG

THE ASU SCOTTSDALE INNOVATION CENTER

NEXTWAVE INDUSTRIAL DEVELOPMENT

Size: ±688,088 SF

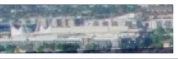
Estimated Delivery: 10/2025

PROPOSED OFFICE DEVELOPMENT

Solterra at Akimel

Size: ±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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