

AVAILABLE FOR: LEASE | GROUND LEASE | BUILT-TO-SUIT

4,348 SF FREESTANDING BUILDING

1219 SOUTH MCCLINTOCK DRIVE TEMPE, ARIZONA 85281

EXCLUSIVELY LISTED BY:

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PROPERTY HIGHLIGHTS

FREESTANDING BUILDING

1219 SOUTH MCCLINTOCK DRIVE

AVAILABLE FOR LEASE: **4,348 SF**

Lease Rate: Call For Pricing

Lot Size: 0.96 Acres

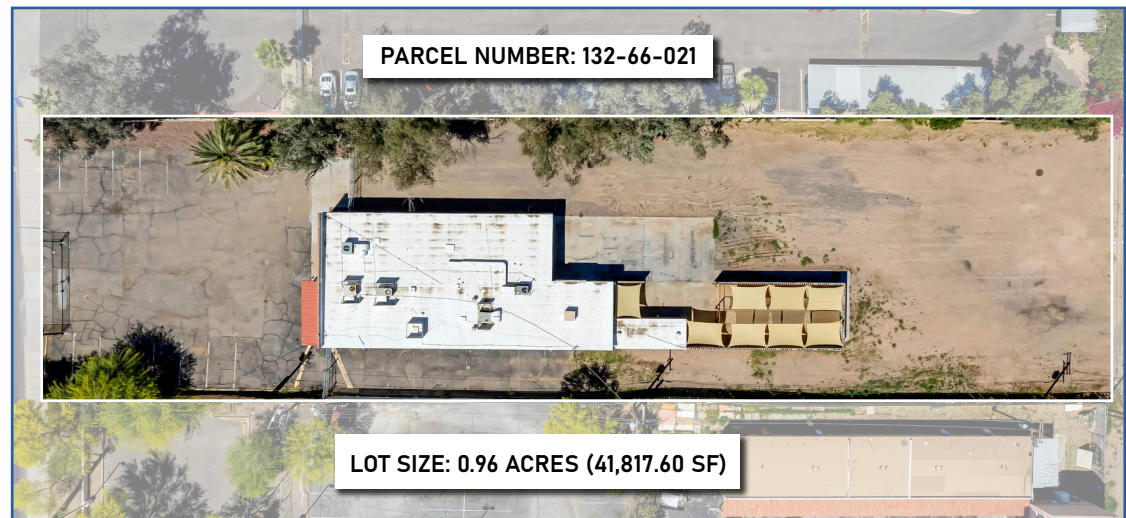
Parcel Number: 132-66-021

Parking Ratio: 1.5/1,000

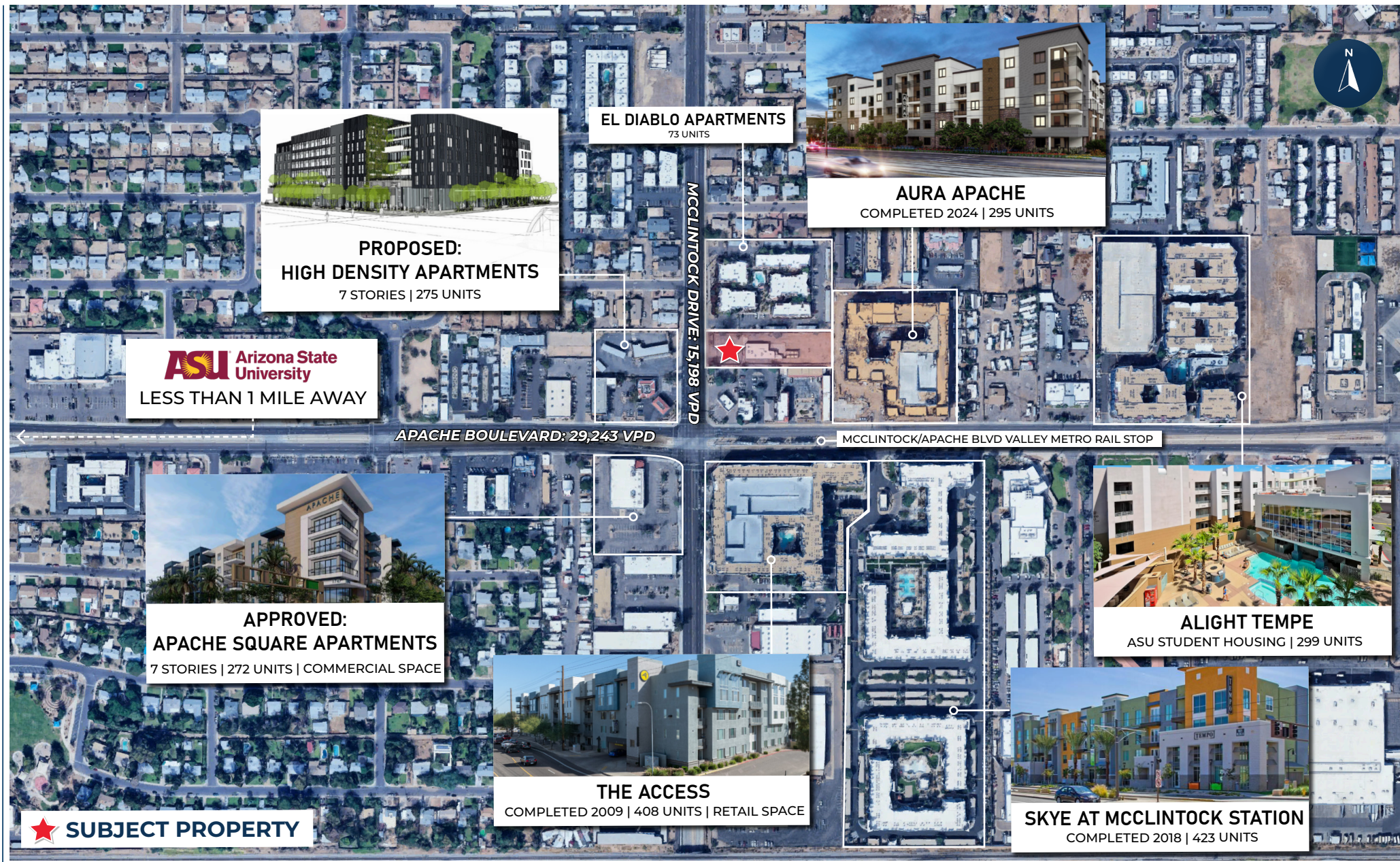
Cross Streets: Apache & McClintock
Combined VPD: 44,441

LEASE HIGHLIGHTS:

- Land Available For Ground Lease
- Tenant Improvement Package Available
- Located at a high VPD intersection
- Ample Parking (Room for Additional Parking)
- 1 Mile away from ASU
- High Density Surroundings



INTERSECTION SNAPSHOT



AERIAL MAP



ASU Arizona State University

ASU's Tempe campus spans 660 acres in the heart of Tempe, serving more than 55,000 students and anchoring one of the largest research universities in the nation.

TEMPE TOWN LAKE ON THE RIO SALADO



marina heights

OVER 2 MILLION SF OF PRIME
OFFICE SPACE AND 50,000 SF OF
RETAIL SPACE

NOVUS Innovation Corridor

A 355-acre mixed-use district in Tempe, developed through a partnership between Arizona State University and Catellus Development Corporation. Planned to include more than 10 million square feet of office, retail, housing, and hospitality space, Novus is designed as a sustainable, walkable community that connects ASU with private industry.

South Pier TEMPE TOWN LAKE

\$1.8 billion, 15-year mixed-use waterfront development featuring apartments, condos, hotels, office space, retail, and public amenities like parks, a boardwalk, and a pedestrian bridge.

LOCATED NEXT TO THE MCCLINTOK/APACHE BLVD VALLEY METRO RAIL STOP

Valley Metro Rail is a 30-mile light rail system operating in Phoenix, Tempe, and Mesa, Arizona, with 41 stations, providing connections to employment, education, and recreation areas across the region; it runs 365 days a year, over 20 hours a day, with frequent service during peak hours, and is considered the primary public transit option for the Phoenix metropolitan area.

79

WALK SCORE
VERY WALKABLE

89

BIKE SCORE
VERY BIKEABLE

59

TRANSIT SCORE
GOOD TRANSIT

★ **SUBJECT PROPERTY**

TEMPE, ARIZONA

Tempe, Arizona is a thriving urban hub within the Phoenix metropolitan area, home to more than 180,000 residents and the main campus of Arizona State University, one of the largest universities in the nation. The city's economy is fueled by education, technology, finance, and bioscience, with a strong corporate presence that includes companies like State Farm, DoorDash, and NortonLifeLock. Retailers benefit from a young, highly educated population, steady tourism, and heavy foot traffic generated by ASU, Tempe Town Lake, and year-round events that draw millions of visitors annually. With direct access to Loop 101, Loop 202, Interstate 10, and Phoenix Sky Harbor International Airport just minutes away, Tempe offers unmatched regional connectivity and a vibrant environment that makes it one of Arizona's most desirable locations for retail and commercial growth.



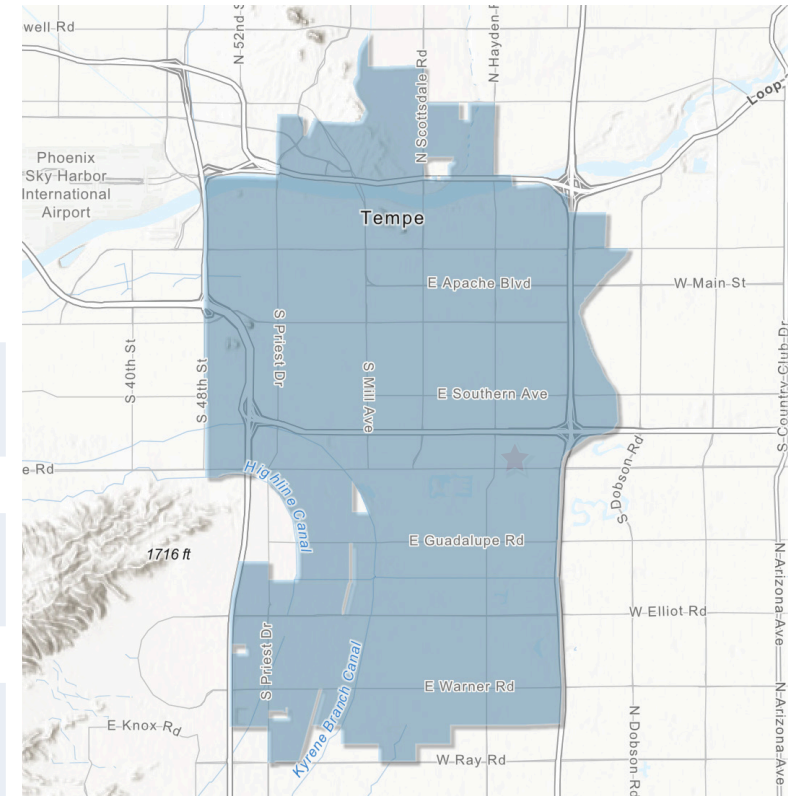
5 MILE DAYTIME POPULATION
580,919



5 MILE AVG HOUSEHOLD INCOME
\$100,250

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1-MILE	3-MILE	5-MILE
Daytime:	45,851	239,568	580,919
Employees:	11,246	75,840	214,000
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	15,940	70,968	157,409
Average Size:	2.1	2.2	2.2
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$73,597	\$92,913	\$100,250
Annual Retail Expenditure:	\$630.31 M	\$3.18 B	\$7.46 B





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

FOR MORE INFORMATION:

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