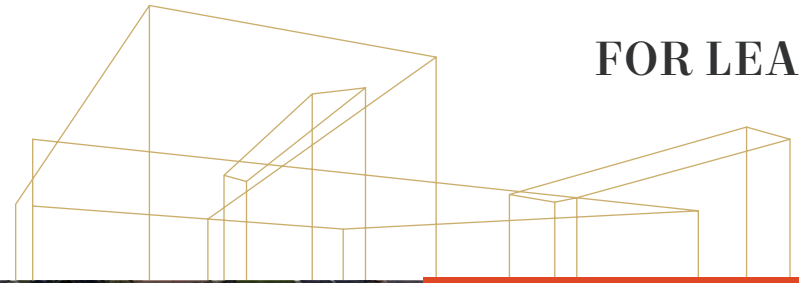




Valley Plaza

3115-3223 SOUTH MCCLINTOCK DRIVE | TEMPE, ARIZONA

FOR LEASE



MCCLINTOCK HIGH SCHOOL
(±1,779)



SUITES A0M, A0R, A0S
(CAN BE COMBINED)



29,221 VPD
McClintock Dr



28,796 VPD
Southern Ave

Join US Foods, Ross, & Just Signed: Wingstop

Center Remodel Completed 2022

Dense Infill Site

Three Suites (can be combined)

±1,779 Students at Adjacent McClintock High School

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SUITE	TENANT	SF
A0A	US Foods	60,415
A0H	Ross	27,650
A0L	Salon Boutique	7,880
A0K	Boba Tea	1,342
A0M	AVAILABLE	4,074
A0R	AVAILABLE	758
AOS	AVAILABLE	1,117
A0T	One Hour Cleaners	1,750
B0A	Subway	2,135
B0B	Capital Tax Services	422
B0D	Gold Bar Espresso	1,282
B0F	Valley Medical Weight Control	1,440
B0G	Seams to be Alterations	1,008
B0H	Water N' Ice	1,533
B0J	Johnny's Burgers & Dogs	1,381
B0L	Valley Medical Weight Control	2,156
B0N	Athletico Physical Therapy	2,267
B0R	Urgent Care Extra	5,000
C0A	Topaz Veterinary Clinic	3,534
C0D	Buff & File	3,009
C0F	Waxing in the City	1,656
C0H	Mathnasium	1,191
C0M	Otherwides Shoes	1,734
C0P	Loving Hut	1,800
D0A	Wingstop	1,744
D0C	Cafe Wasabi	1,200
D0D	Great Clips	1,250
R02	T-Mobile	4,230

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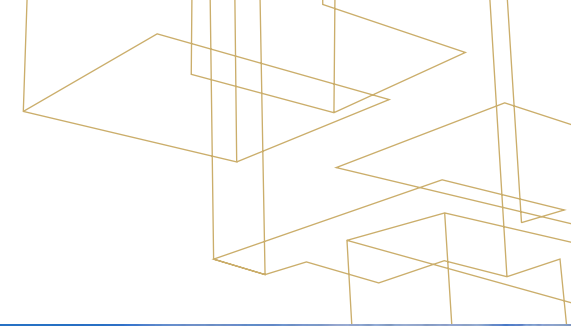
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DEMOGRAPHICS

2022	1 Mile	3 Miles	5 Miles
Population	17,123	180,799	391,799
Proj Population	19,214	203,126	439,388
Avg HH Income	\$88,881	\$71,886	\$75,931
Median HH Income	\$75,065	\$54,975	\$57,595
Avg HH Size	2.4	2.3	2.4
Daytime Employees	5,557	88,610	250,171
Median Age	37	34.6	35.3

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