

# COBBLESTONE VILLAGE

SWC MCCLINTOCK DRIVE & WARNER ROAD

1721 E. Warner Road - Tempe, Arizona 85284



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± 1,168 SF RETAIL FOR LEASE

± 3,770 SF RETAIL FOR LEASE  
DO NOT DISTURB TENANT

MCCLINTOCK DR: 21,367 VPD





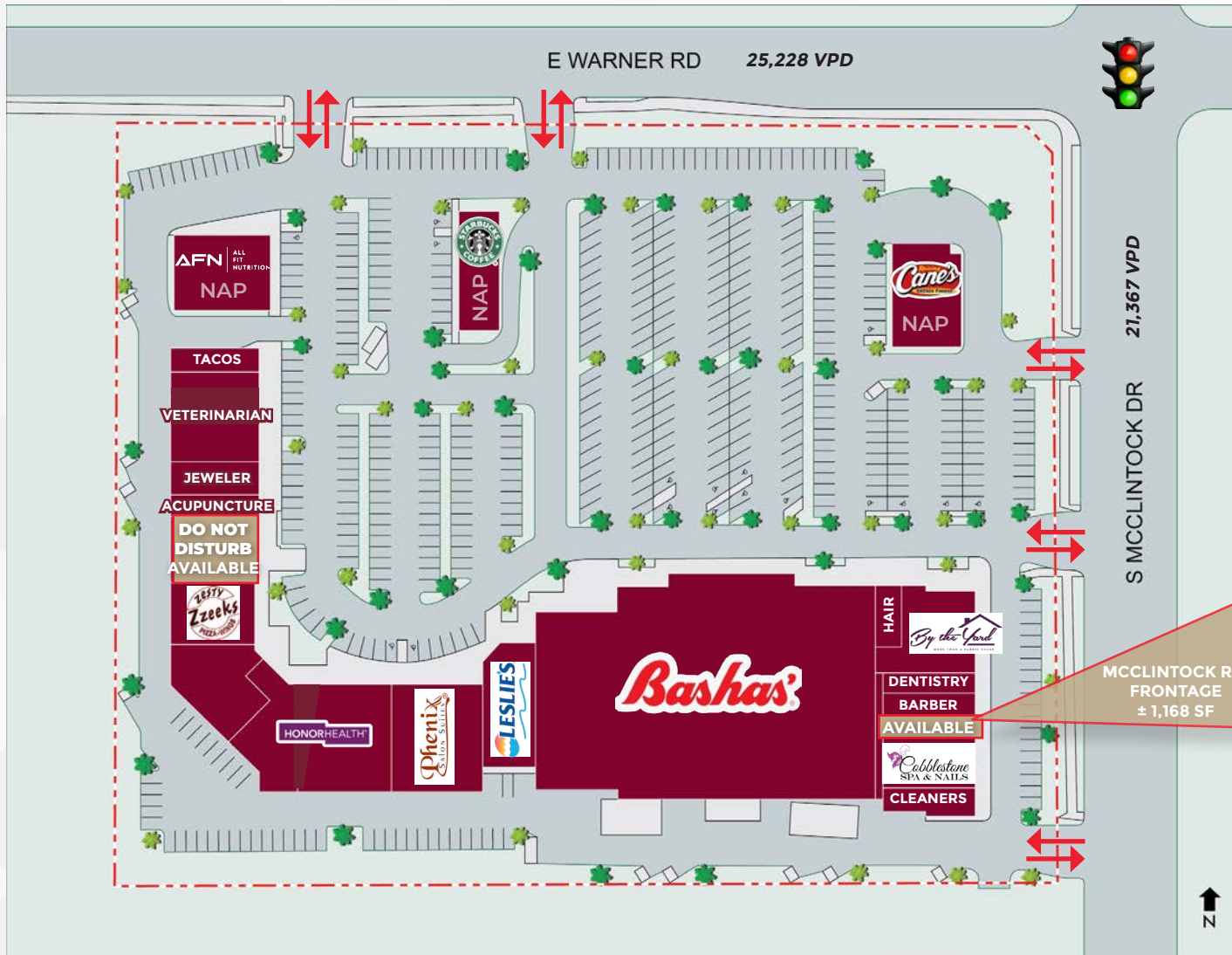
# RETAIL LEASE OPPORTUNITY



AVAILABILITY: ± 1,168 - \*3,770 SF      LEASE RATE: \$26-\$28.00 NNN

PARKING: 764 Surface Spaces      ZONING: PCC, City of Tempe

\*DO NOT DISTURB TENANT

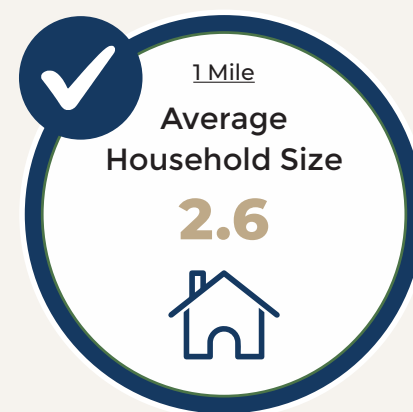
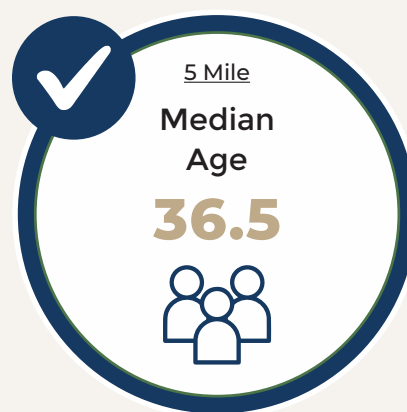
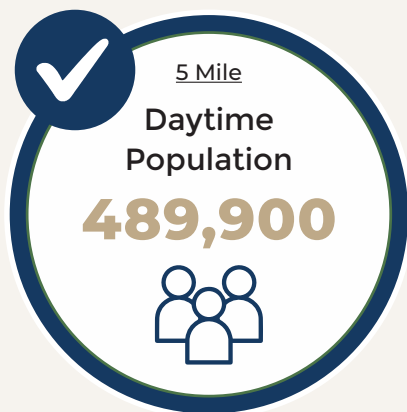




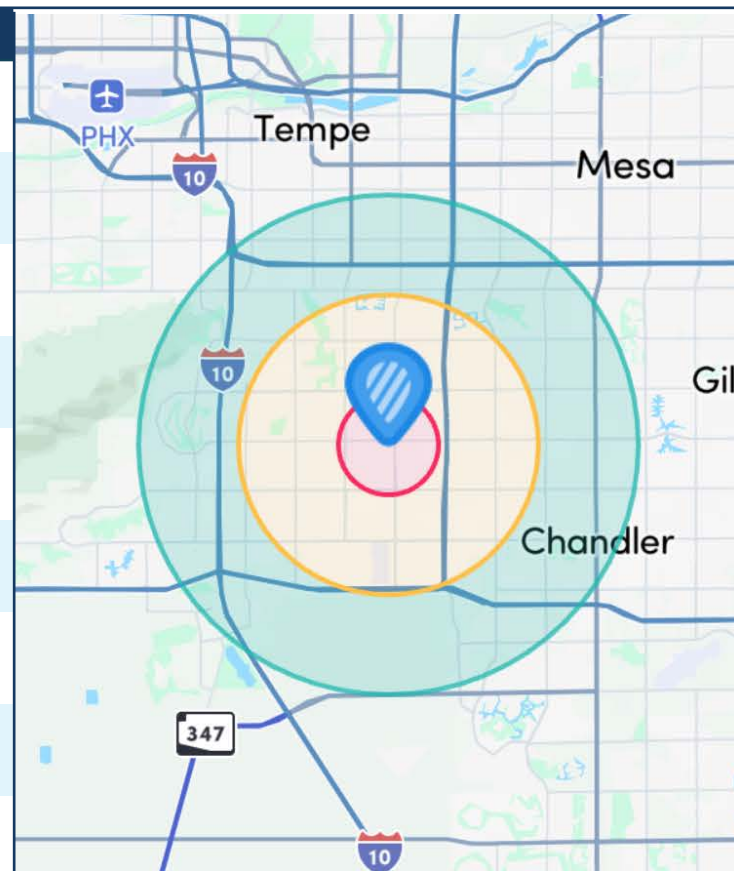




# AREA DEMOGRAPHICS



| 2024 SUMMARY (SitesUSA)           | 1 Mile           | 3 Mile    | 5 Mile         |
|-----------------------------------|------------------|-----------|----------------|
| Daytime Population:               | 25,390           | 179,754   | <b>489,900</b> |
| Estimated Population:             | 9,764            | 115,858   | 318,717        |
| Average Household Income:         | <b>\$200,735</b> | \$149,614 | \$127,000      |
| Median Age:                       | 43.4             | 38.5      | <b>36.5</b>    |
| Average Household Size:           | <b>2.6</b>       | 2.4       | 2.4            |
| Total Annual Retail Expenditures: | \$218.49 M       | \$2.14 B  | \$5.24 B       |
| Housing Units:                    | 4,035            | 50,891    | 141,793        |
| Total Households:                 | 3,798            | 47,629    | 132,290        |
| Total Employees:                  | 5,862            | 63,896    | 171,183        |



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**ORION**   
INVESTMENT REAL ESTATE



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