



Freestanding Office/Medical Building

FOR SALE | 2306 & 2310 S MCCLINTOCK DR | TEMPE, AZ 85282

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to purchase a ±6,074 square foot freestanding office building located in Tempe, Arizona. This attractive garden style Owner/User opportunity offers the flexibility to occupy the entire building or occupy approximately half of the space while leasing back the remaining portion to the Seller, providing immediate rental income to help offset carrying costs.

The property has recently undergone capital improvements, including new exterior paint and refurbished wood beams at the entrance, enhancing its curb appeal and professional presence. Centrally located within the Phoenix Metro area, the building offers convenient access to Loop 101 and U.S. 60 freeways, along with an abundance of nearby retail and restaurant amenities.

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



PROPERTY 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)

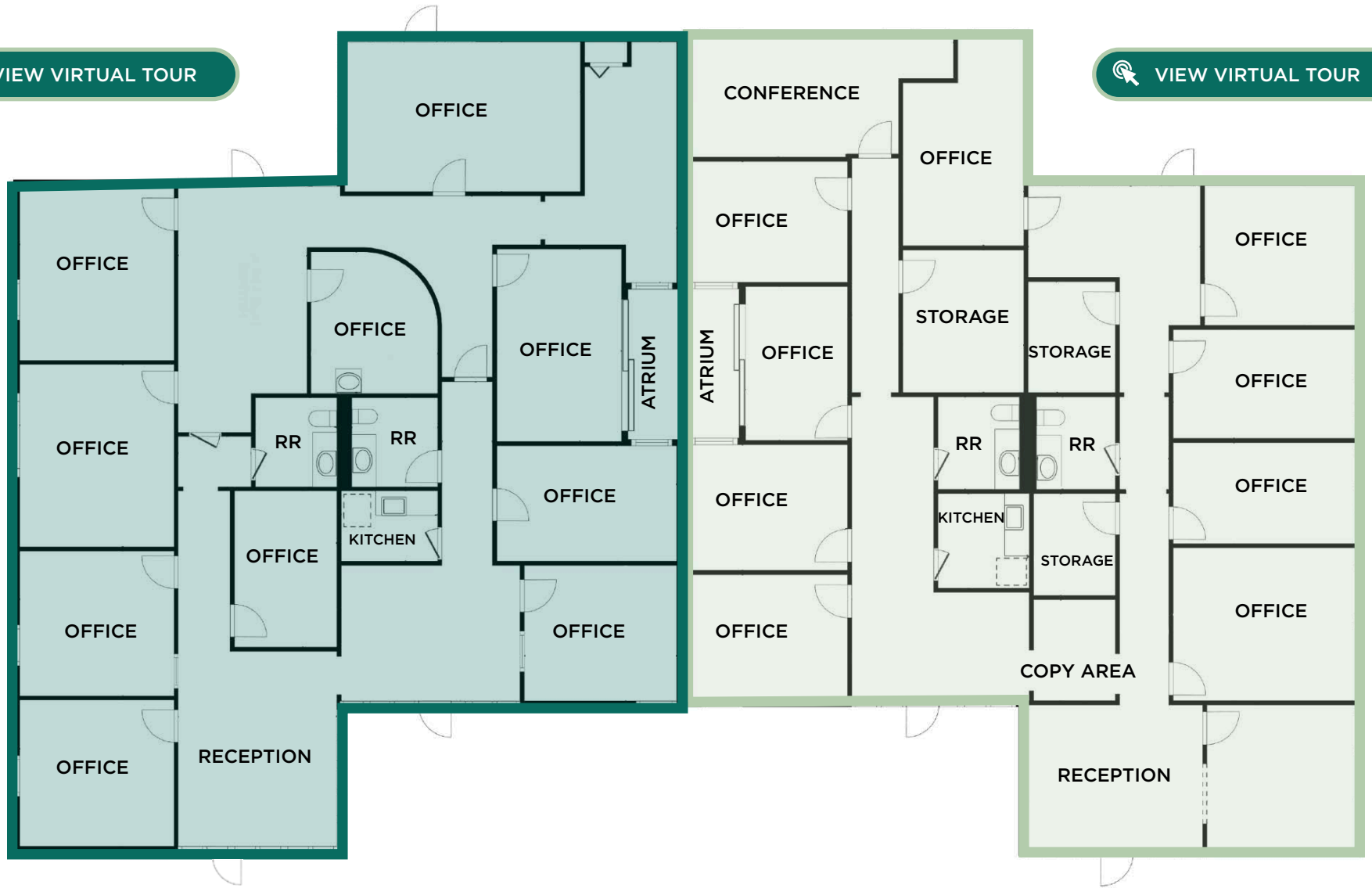


FLOOR PLAN

±6,074 SF

 VIEW VIRTUAL TOUR

 VIEW VIRTUAL TOUR



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

 **2306 S McClintock Drive**
American Associates Real Estate (±3,037 SF)
Month to Month



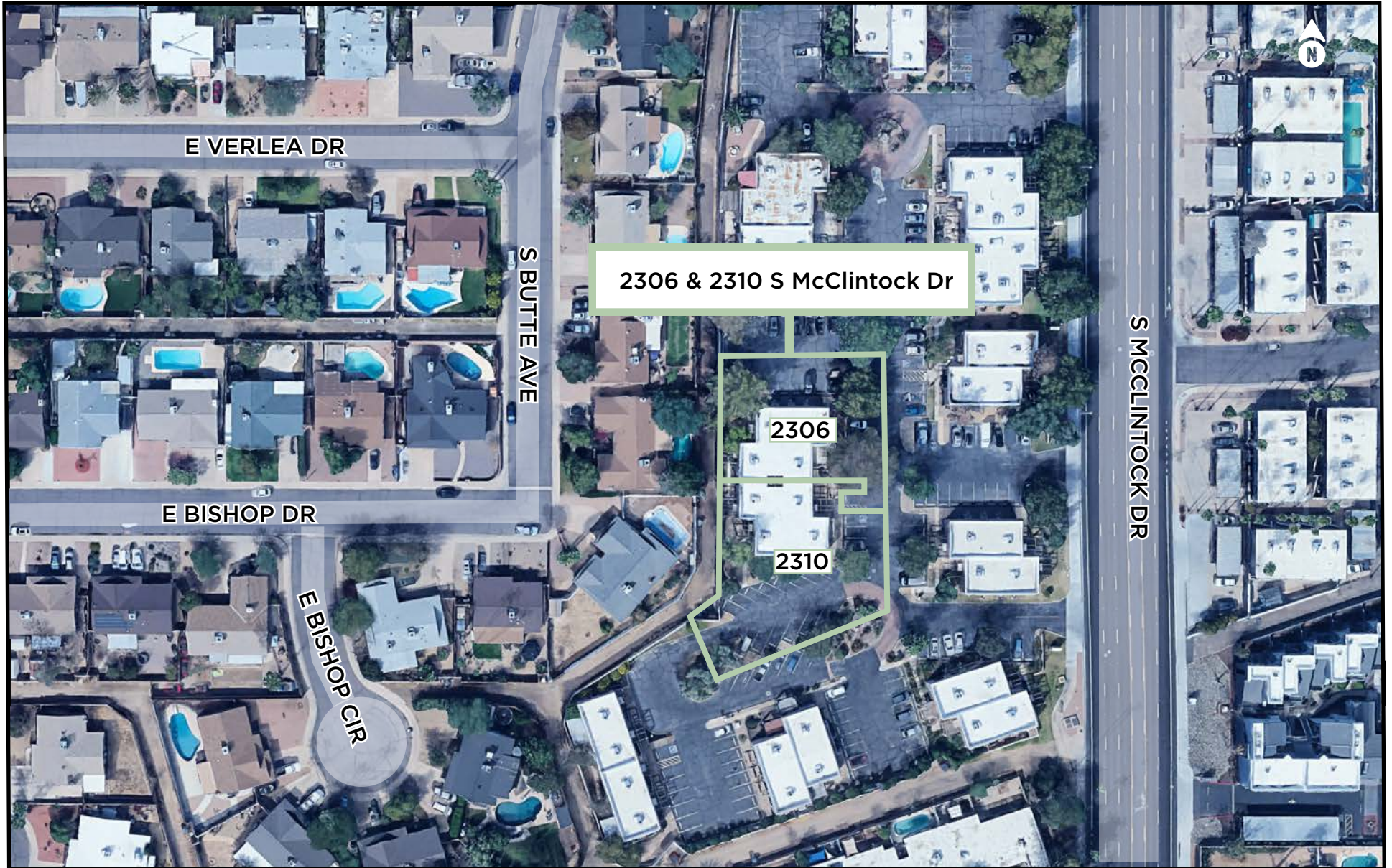
PROPERTY EXPENSES

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

Logos for Target, Spinato's Pizzeria, Bar Louie, Thirsty Lion, and Barrio Queen's.

TEMPE MARKETPLACE

DOWNTOWN TEMPE

Logos for Culinary Dropout, AMC Theatres, Morning Squeeze, Postino, Chipotle Mexican Grill, and Whole Foods Market.



Logos for Ted's Hot Dogs, Burger King, Kung Fu Noodle, Joe's, Dunkin', and Brave Foods.

SITE

Logos for Subway, Outback Steakhouse, Firehouse Subs, Starbucks Coffee, Bosa Donuts, Taco Bell, and Sprouts Farmers Market.



DEMOGRAPHICS



POPULATION

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



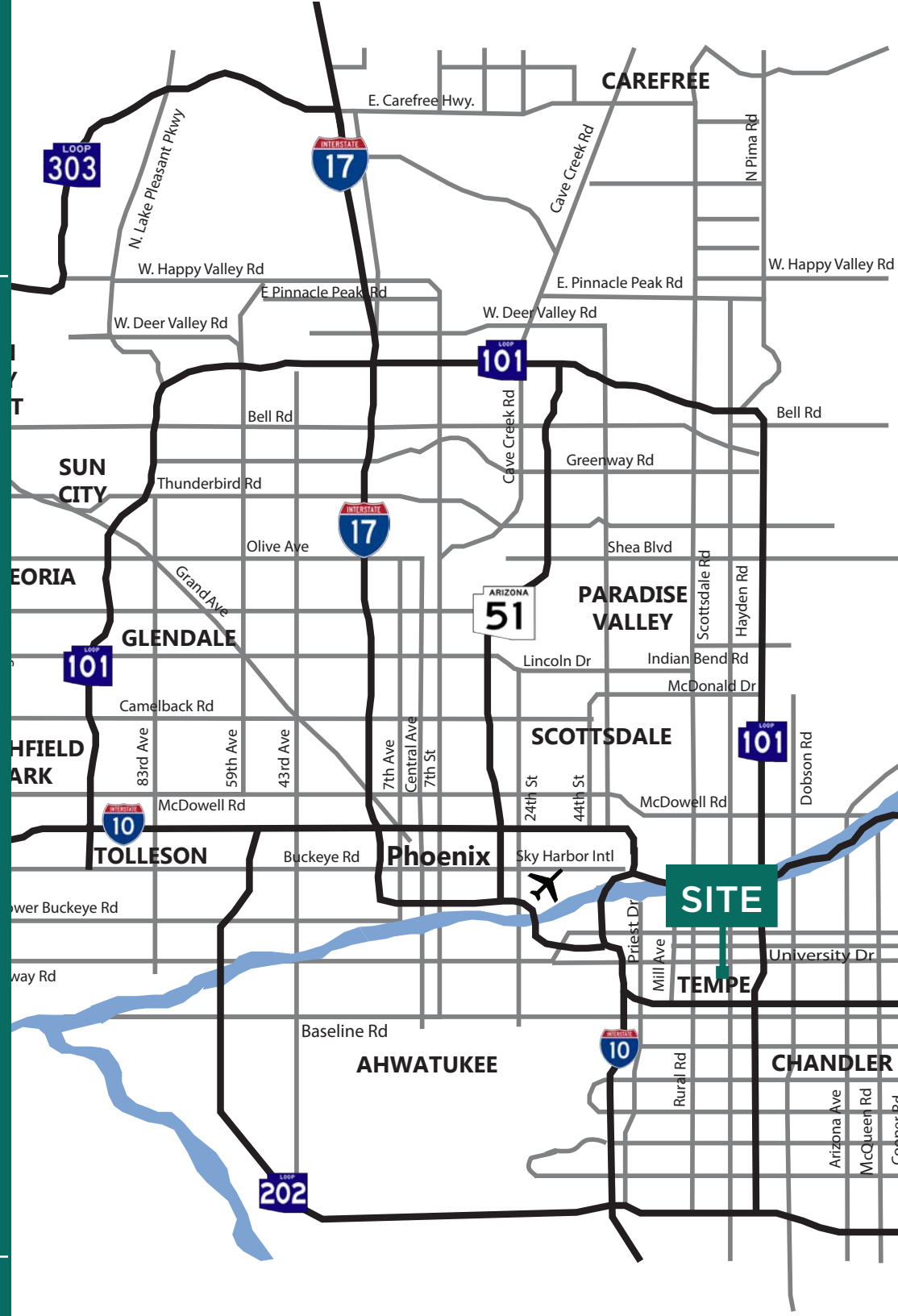
HOUSEHOLDS

| | 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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