

MCCLINTOCK FOUNTAINS

1840-1860 E. Warner Rd, Tempe, AZ 85284

RETAIL SUITES AVAILABLE



CAMCRE.

GABE ORTEGA
480.561.0189
gortega@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

602.489.7990
CAMCRE.COM



PROPERTY FEATURES

AVAILABLE Suite 107 - ±1,372 SF
Suite 137 - ±1,100 SF
Suite 125 - ±13,086 SF

ANCHORS



LEASE RATE \$26 PSF

2025 NNN \$6.27 PSF

DEMOGRAPHICS WITHIN 3 MI



114,742
TOTAL POPULATION



58,992
DAYTIME POPULATION



\$145,080
AVERAGE HH INCOME

SITE PLAN



1840 E Warner Rd Tenants Ste #

Robeks Fresh Juices & Smoothies	101
Toliver James Rare Coins	102
Function Studio	103-104
Computers & More	105
Rigatony's - Italian Grocery	106
Peak Nutrition	107
Feta Cowboy	108
EoS Fitness	111
Banner Imaging	114
Ken's Nails	115
Cabinets 4 Less	116
Fields of Fur	117
Lomi Poki	118
The Reading Center	119
KidStrong	120
Self-Centered	122
To The Nines	124
AVAILABLE - 13,086 SF	125
Play It Again Sports	126
Signatures in Hair	129
Plato's Closet	130-131
Tempe Dance Academy	132
Stellar Skin and Laser	135
Seattle Espresso, Inc	136
AVAILABLE - 1,100 SF	137

1860 E Warner Rd Tenants Ste #

True Rest	101
Harbor Freight	103
Dahn Yoga	106
AVAILABLE - 1,372 SF	107
Freds Flowers	108
Zipps Sports Grill	109
Bank of America	PAD1
Dunkin Donuts	PAD2
Riga Tony's Italian Restaurant	PAD3

GABE ORTEGA
480.561.0189
gortega@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com



FOR MORE INFORMATION, CONTACT

CAMCRE.

GABE ORTEGA
480.561.0189
gortega@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

602.489.7990
CAMCRE.COM

CONFIDENTIALITY STATEMENT 2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.