

COBBLESTONE VILLAGE

SWC MCCLINTOCK DRIVE & WARNER ROAD

1721 E. Warner Road - Tempe, Arizona 85284



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± 3,770 SF RETAIL FOR LEASE

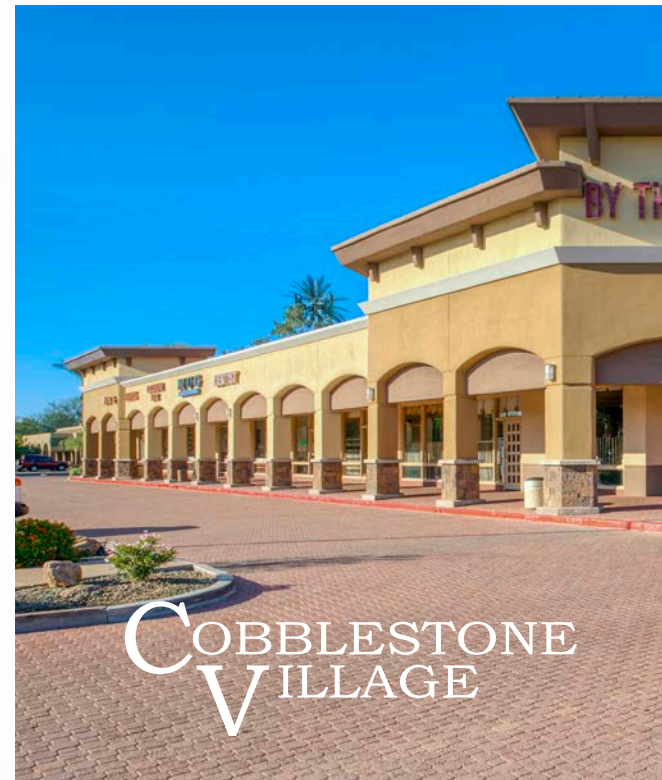
MCCLINTOCK DR: 21,367 VPD

RETAIL LEASE OPPORTUNITY



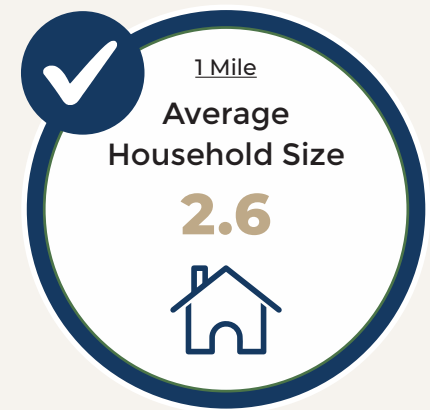
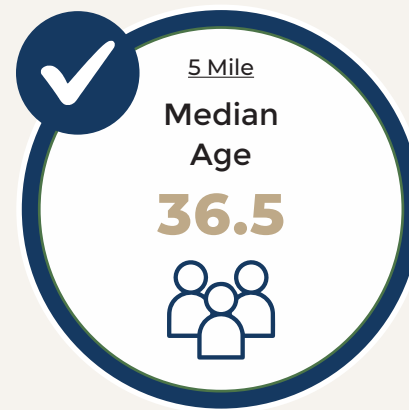
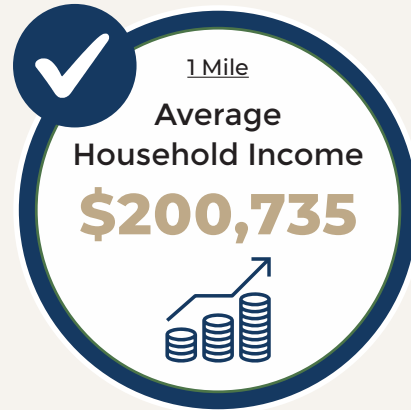
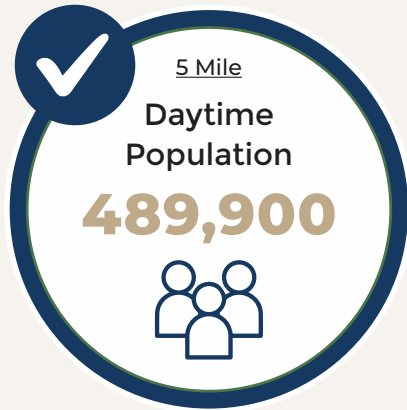
AVAILABILITY: **3,770 SF** LEASE RATE: **\$26-\$28.00 NNN**

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

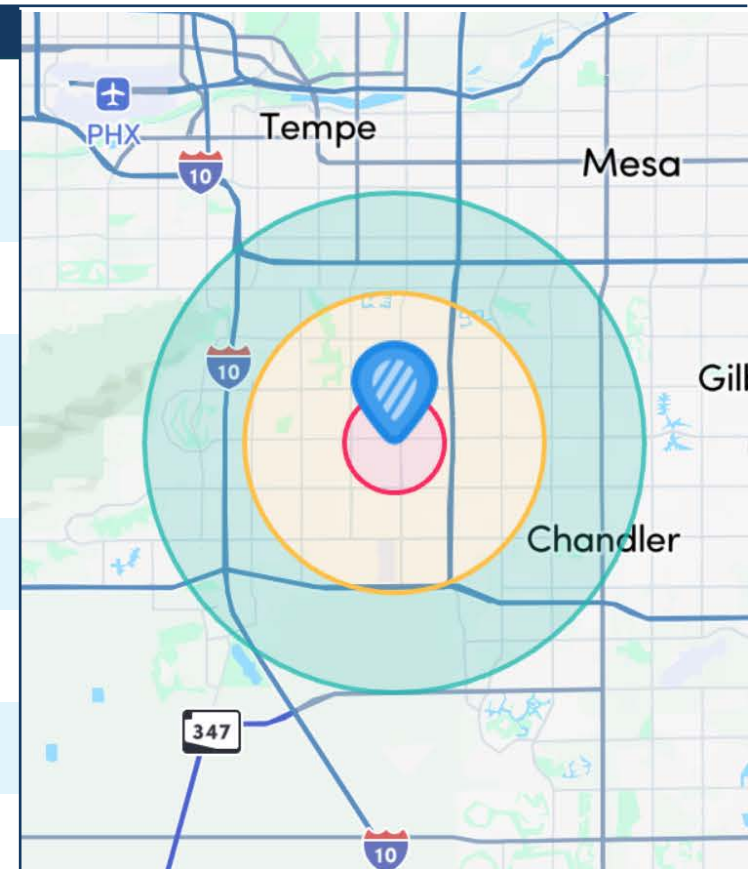




AREA DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	25,390	179,754	489,900
Estimated Population:	9,764	115,858	318,717
Average Household Income:	\$200,735	\$149,614	\$127,000
Median Age:	43.4	38.5	36.5
Average Household Size:	2.6	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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