

VALLEY PLAZA



3115-3223 S MCCLINTOCK DR, TEMPE, AZ

*Lease from ±758-5,949 SF and
join strong national brands like US
Foods, Ross & Wingstop*

Center Remodel Completed in 2022

Dense Infill Site

Suites Can be Combined

±1,779+ Students at Adjacent McClintock High
School

29,245+ Vehicles Per Day on McClintock Dr

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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	Available - Former Coffee Shop	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	Available	1,656
C0H	Available	1,191
C0M	Available	3,474
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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FOR LEASE



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	15,625	153,616	330,979
2020 CENSUS	16,471	167,266	359,065
2026 ESTIMATED	15,496	172,101	360,470
2031 PROJECTED	14,611	167,512	351,098

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.3	32.1	33.5
% FEMALE	47.5%	45.1%	47.1%
% MALE	52.5%	54.9%	52.9%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$106,150	\$84,284	\$87,424
2031 MEDIAN PROJECTED	\$103,373	\$83,136	\$86,244
2026 AVERAGE	\$133,158	\$105,839	\$110,646
2031 AVERAGE PROJECTED	\$132,572	\$104,775	\$109,417

Data Source: ©2026, Regis



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