

5,000 SF Daycare/School Space for Lease



**WATCH THE VIDEO
WALK-THROUGH**



Contact

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5301 S MCCLINTOCK DR | TEMPE, AZ 85283

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Space Overview



TOTAL SIZE

5,000 SF



LEASE RATE

\$24 (NNN)



LAYOUT FEATURES

Reception Area

3 Large Multi-Purpose Classrooms

1 Office

Large Patio/Outdoor Eating Area

Large Playground

Storage Rooms



PARKING RATIO

4 per 1,000



**DISTANCE TO
NEAREST HIGHWAY**

0.7 miles from US 60/
Superstition Fwy



0-19/YRS POPULATION

86,122 (5 mile radius)



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Interior Photos



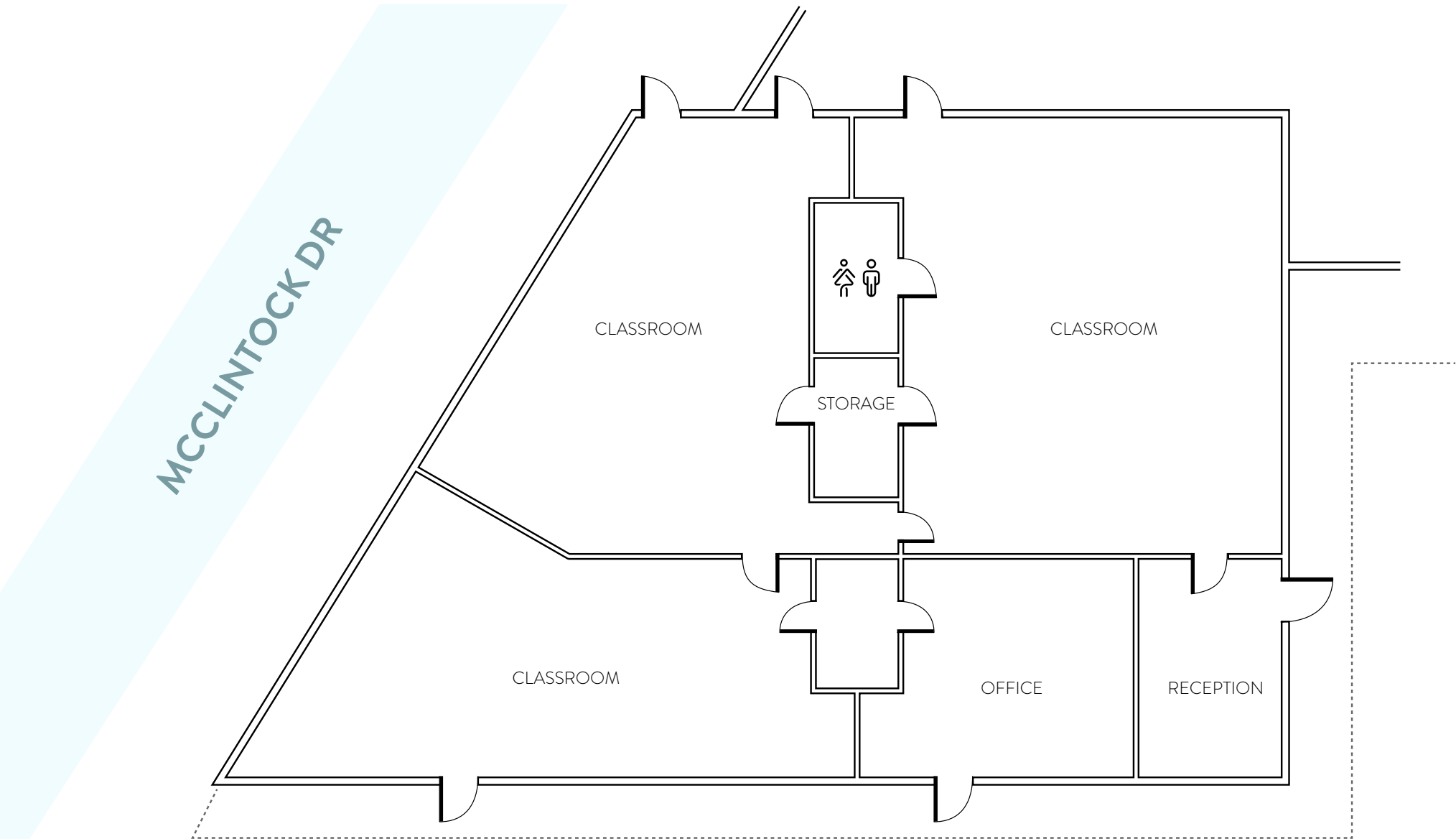
5301 S MCCLINTOCK DR | FOR LEASE



Exterior Photos



Floor Plan



Nearby Amenities



DIRECT FREEWAY ACCESS:

- + 0.7 miles from US 60/Superstition Fwy
- + 1.1 miles from Loop 101
- + 3.5 miles from I-10



SIGNAGE ALONG MCCLINTOCK DR

PROPERTY



NEARBY DINING

- | | |
|-------------------|---------------------|
| + Cafe Rio | + Pizza Hut |
| + Starbucks | + El Pollo Loco |
| + Subway | + Denny's |
| + Jet's Pizza | + Wing Stop |
| + The Habit | + Jimmy John's |
| + Pei Wei | + Raising Cane's |
| + Chipotle | + Bombay House |
| + Rubio's | + A Sushi and Grill |
| + Jersey Mike's | + Señor Taco |
| + Jack in the Box | + Dunkin Donuts |
| + Panda Express | + Dutch Bros |



NEARBY EDUCATION

- + ACCEL
- + Fuller Elementary School
- + Tempe SD3-Bustoz Elementary
- + James Madison Preparatory School
- + Rover Elementary School
- + Marcos De Niza High School
- + Fees College Preparatory Middle School

About Tempe

86K+

0-19/yr's Population
(5 mile radius)

0.4%

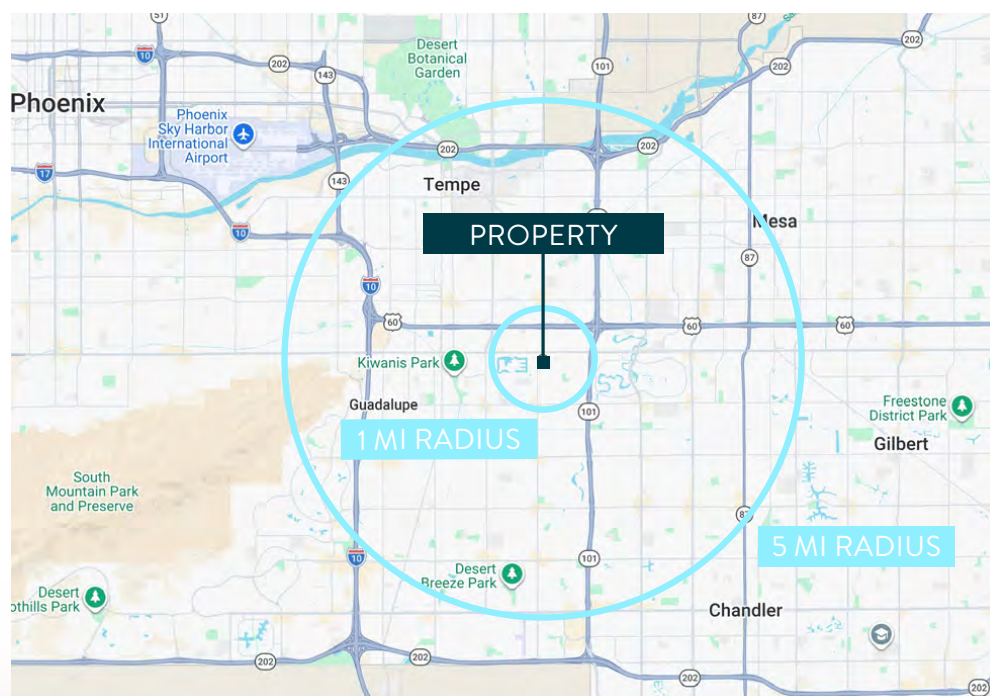
Projected Annual Population
Growth (2026-2031)

160K

Estimated Households
within a 5 mile radius (2026)

\$116K

Estimated Average
Household Income (2026)



LIVE INSIGHTS

Recent municipal planning records and development reviews indicate active permitting along the McClintock corridor: a large Lot 7 proposal at Tempe Marketplace for a ~154,669 sf single-story retail building and multiple mixed-use/multi-family development plan reviews in the broader McClintock/Rio Salado area, alongside smaller industrial/auto-oriented development activity on McClintock Drive, signaling coordinated city review and continued commercial parcel mobilization within the trade area.

Thank You

Keyser | Commercial Real Estate Advocates | [Keyser.com](https://www.keyser.com)



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