

For Sale

3923 Ranchero Dr.
19,383 SF
\$2,900,000

Contact

Karen O'Neil
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Offering Process

All interested parties are invited to contact Karen O'Neil at Oxford Companies to arrange for a tour.

You are invited to submit an offer that addresses the requirements outlined below:

- Offers shall be made in writing and submitted to Karen O'Neil at koneil@oxfordcompanies.com
- Purchaser shall use Seller's form of purchase agreement.
- Submit terms and conditions of closing, including a schedule of timing and events to complete the transaction.
- Include the additional due diligence required, if any, for the purchase to be unconditional.

Prospective purchasers should note that the Owner is under no obligation to respond to or accept any LOI. The Owner reserves the right, in its sole discretion and at any time, to amend, extend or terminate the sale process. The Owner further reserves the right to decline to permit any interested party to participate in the sale process, to terminate discussions with any or all interested parties, to reject any or all LOIs and to negotiate with any party with respect to proposed transaction.

THERE WILL BE NO GENERAL PUBLIC NOTICE GIVEN WHEN AN OFFER HAS BEEN ACCEPTED.

Disclaimer

The material contained in this Offering Memorandum is to be kept strictly confidential, is intended solely for the intended recipients review, and furnished to the intended recipients solely for the purpose of considering the acquisition of the Property.

Oxford Commercial has been retained by Bluebird Ann Arbor LLC, Owner, as its exclusive agent, for the sale of Property.

This is not a market analysis nor an appraisal, and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser. The guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice have not been incorporated. Any broker opinion of value or price opinion contained herein, if any, is based upon information provided to us, and has not been verified, and while we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. Prospective purchasers must make their own investigations, projections, and conclusions, and must conduct their due diligence of the Property, independently and without reliance upon the broker, Owner, or material contained herein. This Offering Memorandum is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties agree that this Offering Memorandum is not intended to create any agreement or obligation by either party to negotiate a definitive purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith.

All data and information contained herein is from sources regarded as reliable. However, no representations or warranties are made as to the completeness or accuracy of any such information, which may be subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Measurements are approximate and all information is subject to verification. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. All rights to photographs and graphics are reserved. Advice of legal and accounting professionals for all legal and tax matters is recommended. Independent analysis of the information provided herein, and investigation and verification is advised with respect to all factors relevant to your decision. Copyright © 2025 Oxford Commercial. All rights reserved."

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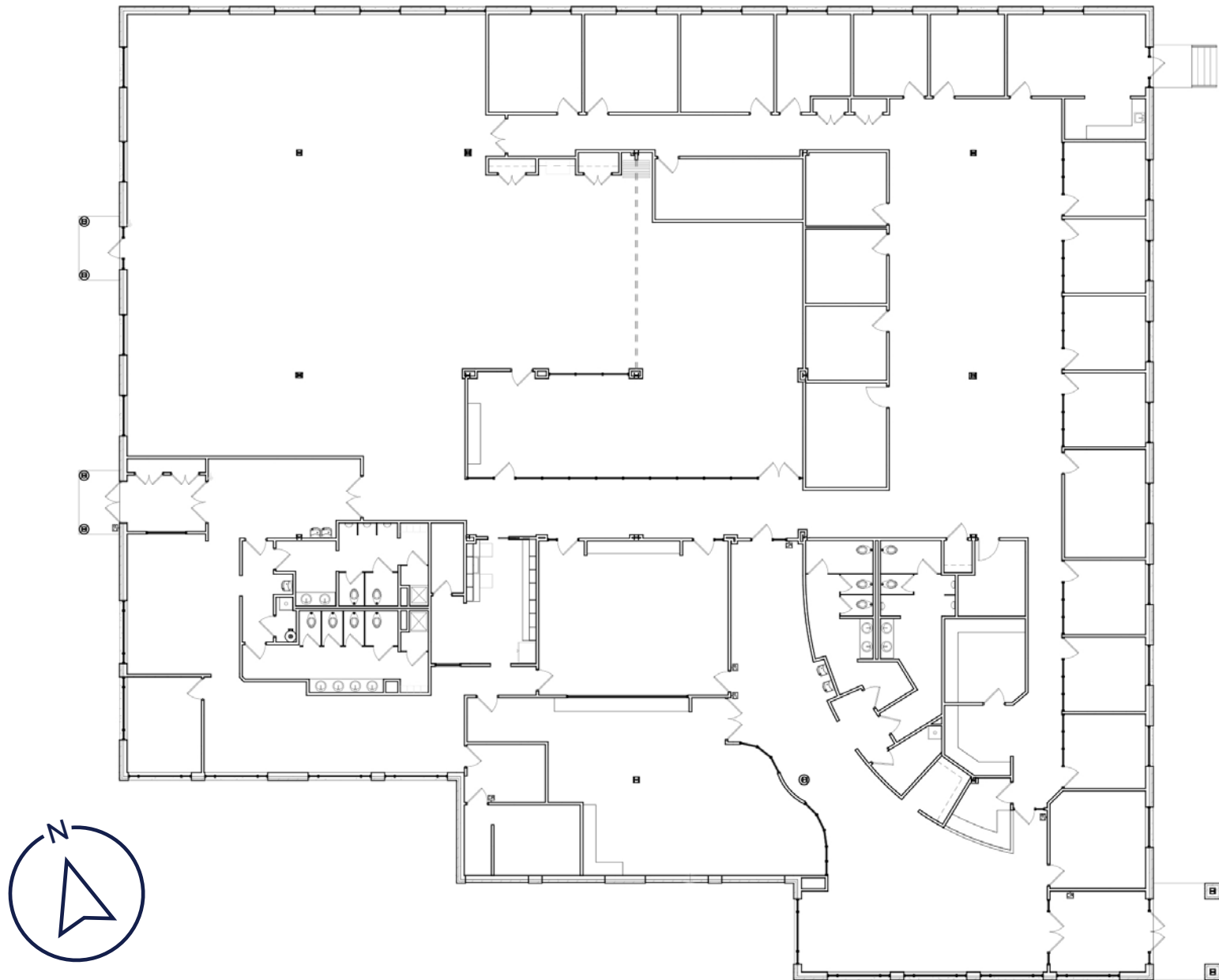
A wide-angle photograph of a modern office space. The room features a high ceiling with exposed white ductwork and numerous long, rectangular fluorescent light fixtures. On the left, a large, vibrant green wall stands out against the otherwise neutral tones. The office is furnished with several cubicles, each consisting of a white desk, a black mesh office chair, and a partition wall with a glass upper section. The floor is covered in a light-colored, textured carpet. The overall atmosphere is clean, bright, and professional.

Executive Summary

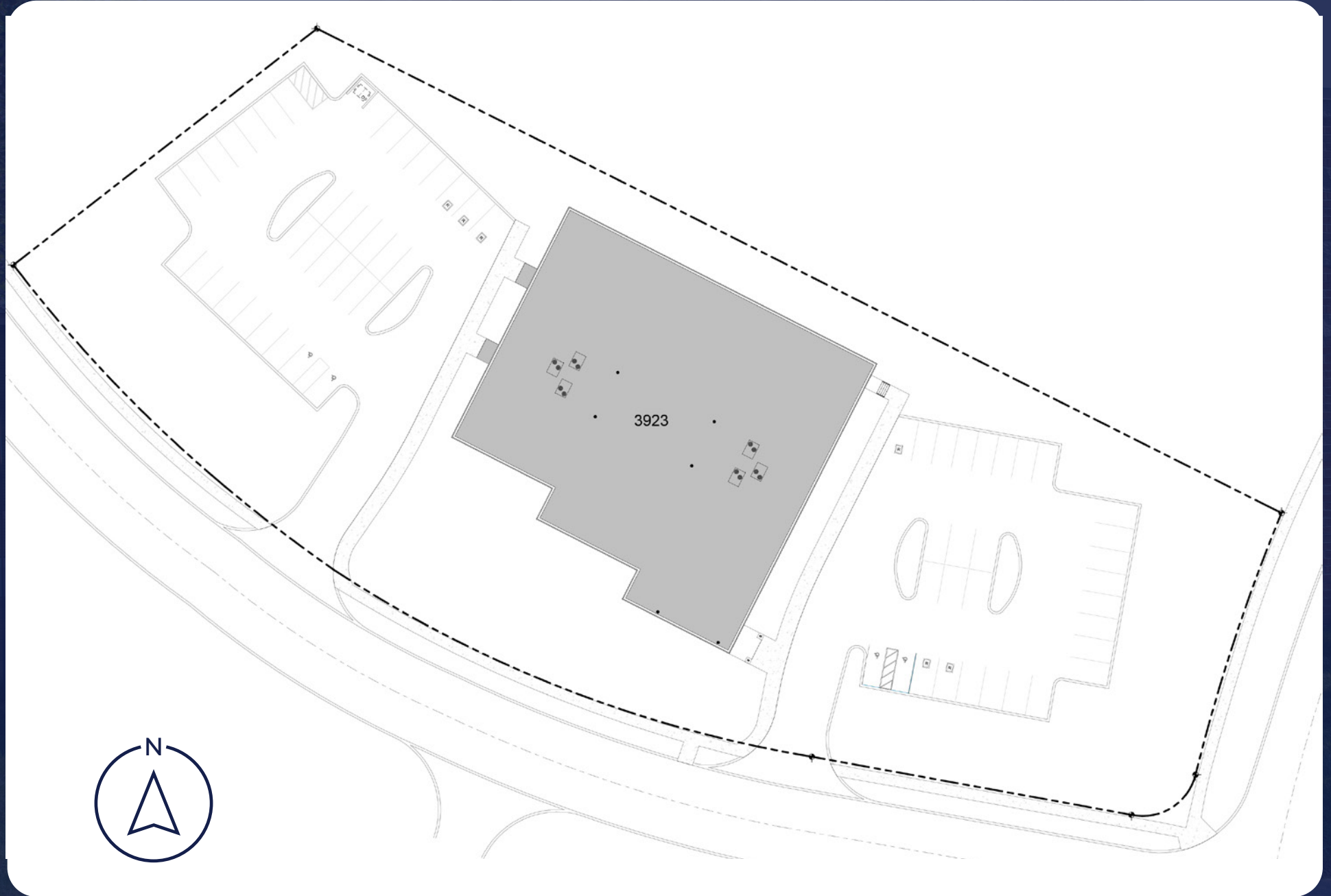
3923 Ranchero Drive is an exceptional modern office space located in a serene rural setting. Just minutes from downtown Ann Arbor and the University of Michigan, and with immediate access to I-94, this 3923 Ranchero provides unparalleled convenience for businesses seeking an excellent location. With the entire building available for lease, tenants will enjoy private entrances, ample parking and peace of mind.

- Modern office space with private entrances and high-end finishes
- Beautiful brick exterior with fantastic window line
- Located on a peaceful, quiet road with low noise and traffic
- Exceptional landscaping with mature trees, scenic ponds and streams
- High ceilings with the potential to install overhead door
- 8 minutes to downtown Ann Arbor and UM central campus
- 23 minutes to Detroit Metro Airport

Floor Plan



Site Plan

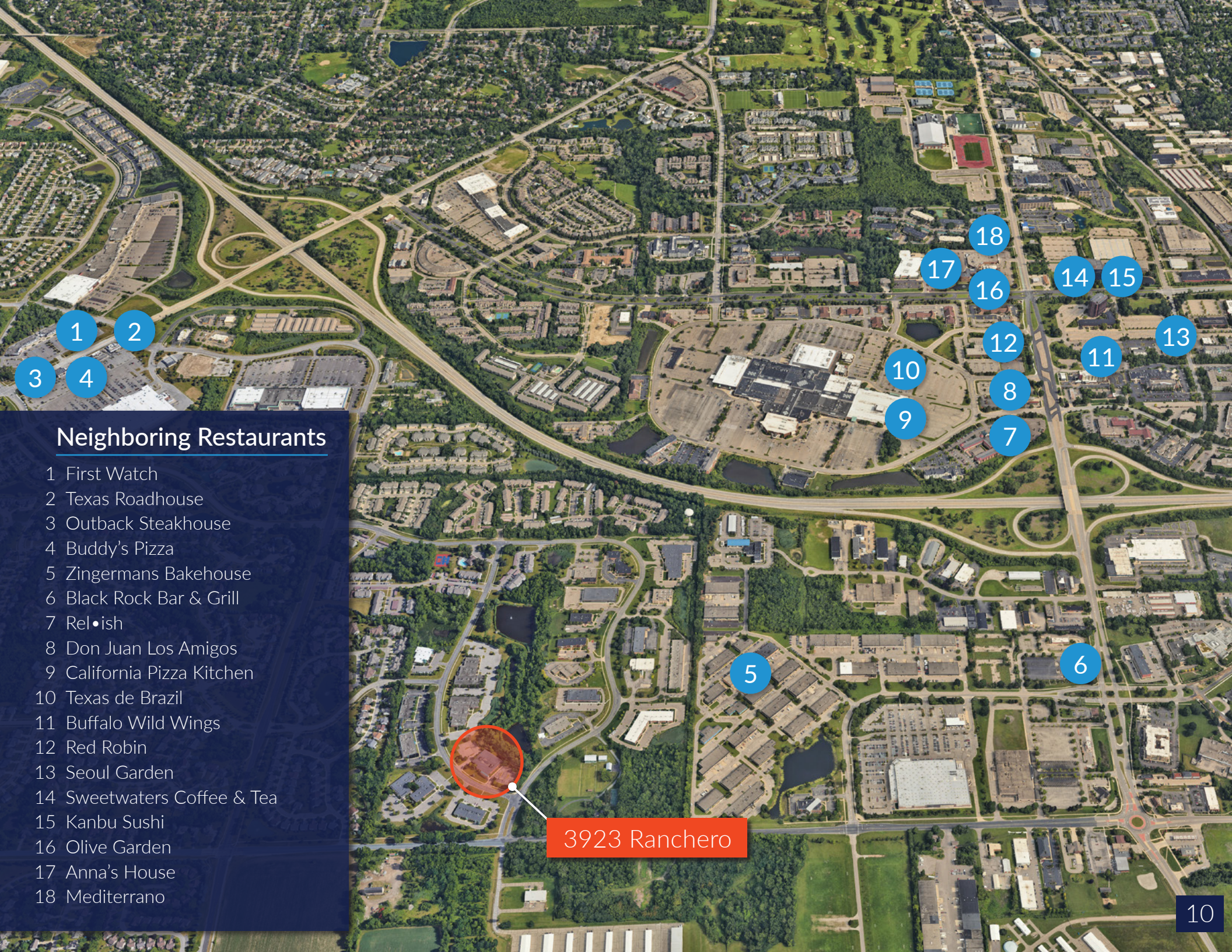


Site Plan









Neighboring Restaurants

- 1 First Watch
- 2 Texas Roadhouse
- 3 Outback Steakhouse
- 4 Buddy's Pizza
- 5 Zingermans Bakehouse
- 6 Black Rock Bar & Grill
- 7 Rel•ish
- 8 Don Juan Los Amigos
- 9 California Pizza Kitchen
- 10 Texas de Brazil
- 11 Buffalo Wild Wings
- 12 Red Robin
- 13 Seoul Garden
- 14 Sweetwaters Coffee & Tea
- 15 Kanbu Sushi
- 16 Olive Garden
- 17 Anna's House
- 18 Mediterraneo

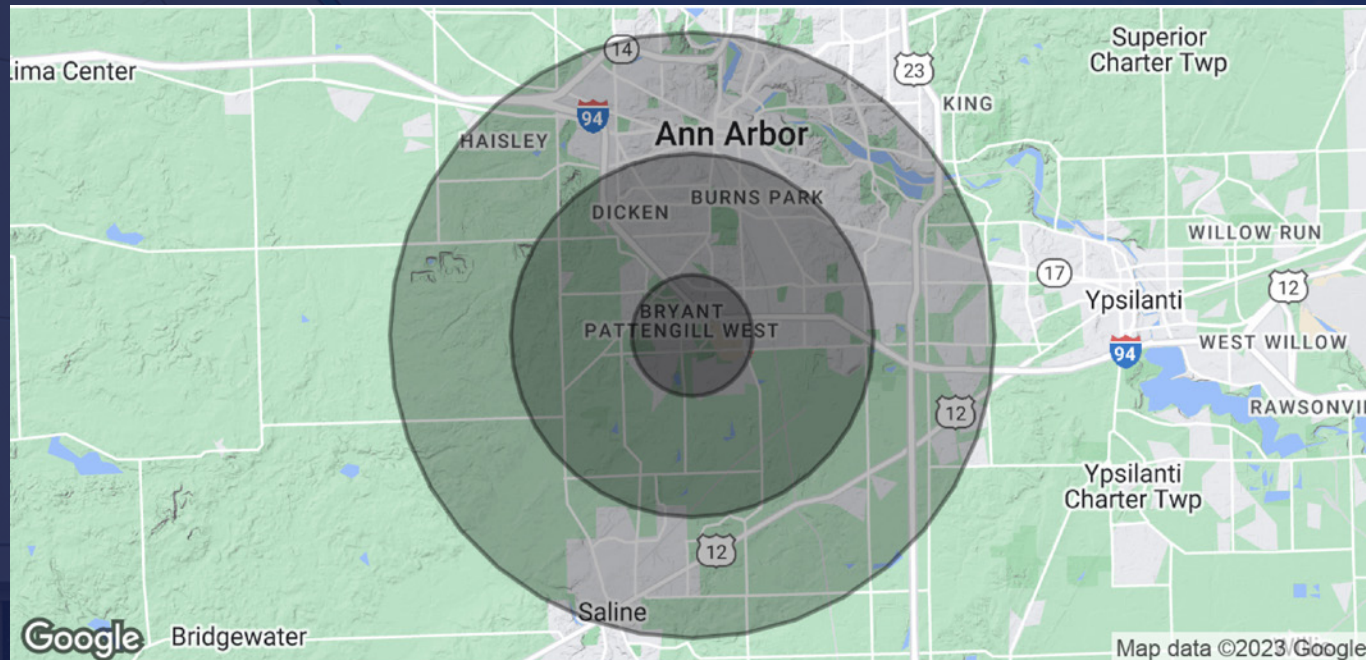
3923 Ranchero

Neighboring Hotels

- 1 Staybridge Suites
- 2 Holiday Inn Express
- 3 Hilton Garden Inn
- 4 Towneplace Suites
- 5 EVEN Hotel
- 6 The Kensington
- 7 Comfort Inn & Suites
- 8 Hyatt Place
- 9 Red Roof Inn
- 10 Sheraton
- 11 Hampton Inn
- 12 Courtyard by Marriott
- 13 Holiday Inn & Suites
- 14 Extended Stay America

3923 Ranchero

Demographics



Population Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,794	58,064	148,843
Median Age	37.6	34.8	33.3
Bachelor's Degree or Higher	73%	67%	65%

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,786	24,850	60,883
Number of Persons Per Household	2.1	2.3	2.2
Average Household Income	\$ 118,172	\$ 112,711	\$ 108,563
Average House Value	\$ 441,746	\$ 317,416	\$ 314,108

Historical Financials

	(EOY) 2022	(EOY) 2023	(EOY) 2024	(Budget) 2025
Operating Expenses				
Utilities				
Contracted Services/Supplies				
Maintenance & Repair				
HVAC M&R/PM				
Real Estate Taxes & Appeals				
Insurance				
Administrative				
General Expenses				
Management Fees				
Tenant Specifics				
Non-Recoverable Expenses				
Total Operating Expenses				

Financial Projections

For the Years Ending	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Operating Expenses										
Utilities										
Contracted Services/Supplies										
Maintenance & Repair										
HVAC M&R/PM										
Real Estate Taxes & Appeals										
Property Insurance										
General Expenses										
Non-Recoverable Expenses										
Total Operating Expenses										

Comparable Sales

Property Address	City	Type	Building SF	Sale Price	Price Per SF	Sale Date
3125 Professional Dr	Ann Arbor	Office	8,120	\$ 1,250,000	\$ 154	5/27/2022
4130 Varsity Dr	Ann Arbor	Office	8,040	\$ 1,185,000	\$ 147	7/15/2021
1161 Oak Valley	Ann Arbor	Office	12,100	\$ 1,900,000	\$ 157	5/2/2022
870 E Arkona Rd	Milan	Office	22,000	\$ 7,900,000	\$ 359	12/27/2021



3125 Professional Dr



4130 Varsity Dr



1161 Oak Valley



870 E Arkona Rd

Contact Karen O'Neil with questions
and to schedule a tour.



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All data and information contained herein is from sources regarded as reliable. However, no representations or warranties are made as to the completeness or accuracy of any such information, which may be subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Measurements are approximate and all information is subject to verification. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. All rights to photographs and graphics are reserved. Advice of legal and accounting professionals for all legal and tax matters is recommended. Independent analysis of the information provided herein, and investigation and verification is advised with respect to all factors relevant to your decision.