

RETAIL PROPERTY FOR LEASE

WARNER RANCH PLAZA

NWC Ray & Rural Rd Tempe | AZ 85284

BRYAN LEDBETTER

602.795.8670

bledbetter@w-retail.com

KATIE WEEKS

602.368.1372

kweeks@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

602.778.3747 | w-retail.com

WARNER RANCH PLAZA

NWC Ray & Rural Rd | Tempe, AZ



LOCATION DESCRIPTION

NWC Ray Rd & Rural Rd - Tempe

PROPERTY HIGHLIGHTS

- **Shop Space Available**
- Dominant grocer- Fry's Marketplace at the strongest neighborhood intersection in the trade area
- Dense established and affluent trade area
- Limited retail availability in area
- Average Household Income over \$169,000 within 1-mile
- Half Mile from the Chandler Intel Campus (12,000 Employees)
- Close proximity to Corona Del Sol High School (2,683 Students) & Kyrene Middle/Elementary Schools (1,846 Students)

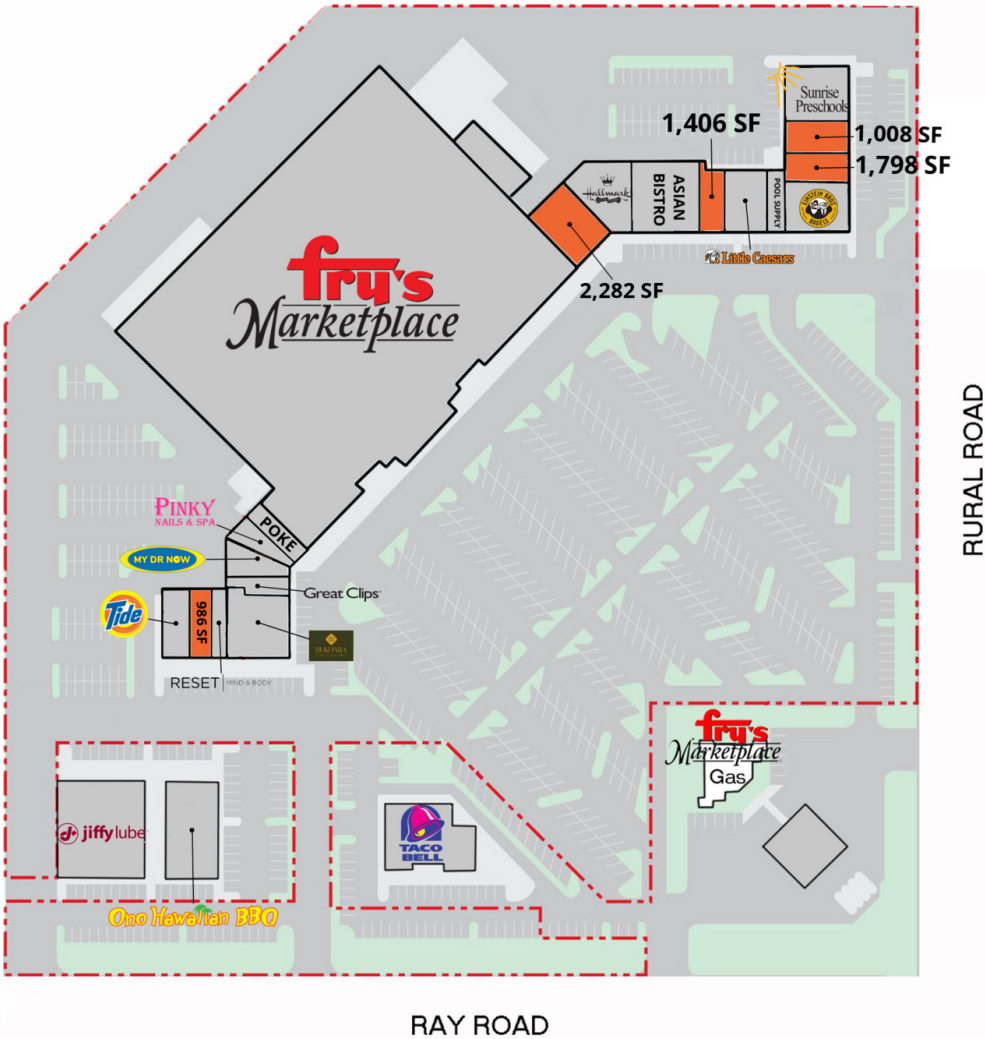
AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WARNER RANCH PLAZA

NWC Ray & Rural Rd | Tempe, AZ



LEGEND

Available

Unavailable

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WARNER RANCH PLAZA

NWC Ray & Rural Rd | Tempe, AZ

AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS/PHOTOS
A101	TIDE DRY CLEANERS	2,302 SF	-	-
A103	Available	986 SF	JUICE SHOP	View Here
A104	RESET MIND & BODY	1,295 SF	-	-
A105	BUKHARA INDIAN KITCHEN	3,750 SF	-	-
A107	GREAT CLIPS	1,154 SF	-	-
A108	MY DR NOW	1,256 SF	-	-
A110	PINKY NAILS & SPA	2,075 SF	-	-
A111	POKE	1,190 SF	-	-
B101	Available	2,282 SF	-	-
B103	HALLMARK	4,142 SF	-	-
B105	ASIAN BISTRO	3,150 SF	-	-
B107	Available	1,406 SF	-	-
B108	LITTLE CAESARS	1,552 SF	-	-
B109	SUN DEVIL POOL	1,885 SF	-	-
B111	EINSTEIN BROTHERS BAGELS	2,000 SF	-	-
B113	Available	1,798 SF	UP TO 2,806 SF CONTINGENT	View Here
B115	Available	1,008 SF	UP TO 2,806 SF CONTINGENT	-
B116	SUNRISE PRESCHOOL	7,615 SF	-	-
MAJ-A	FRYS FOOD STORES	114,649 SF	-	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WARNER RANCH PLAZA

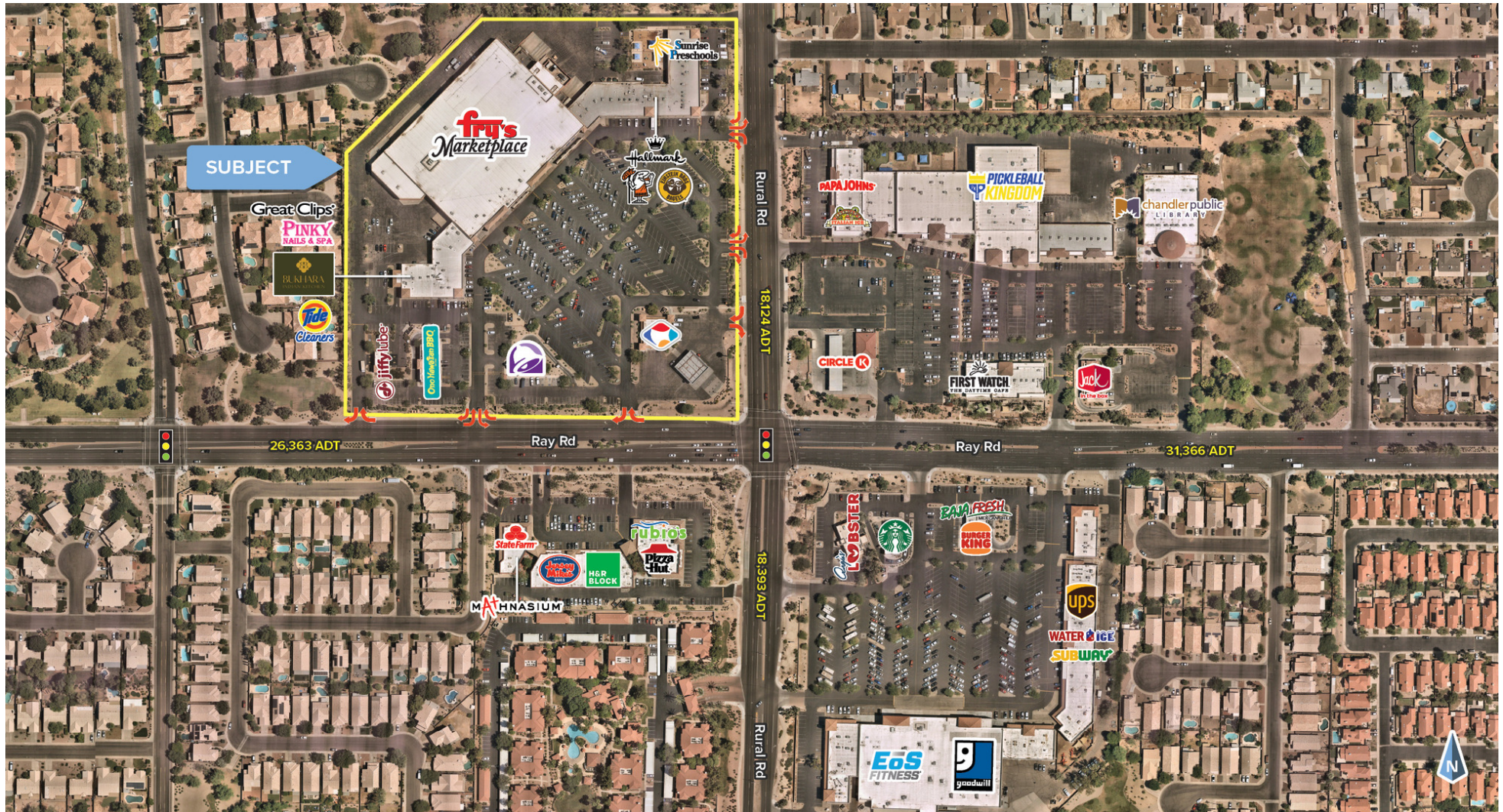
NWC Ray & Rural Rd | Tempe, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WARNER RANCH PLAZA

NWC Ray & Rural Rd | Tempe, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WARNER RANCH PLAZA

NWC Ray & Rural Rd | Tempe, AZ

 POPULATION	 HOUSEHOLD INCOME	 DAYTIME WORKFORCE		
1 MILE 3 MILES 5 MILES	1 MILE 3 MILES 5 MILES	1 MILE 3 MILES 5 MILES		
Area Total	14,242	91,815	277,952	
Median Age	42.4	38.6	37.6	
	Median	\$130,852	\$107,710	\$96,897
	Average	\$169,453	\$142,809	\$125,793
	Total Businesses	423	4,339	10,811
	Employees	4,489	68,074	150,340
	Daytime Population	12,793	130,152	311,021

 EDUCATION	 EMPLOYMENT	 HOUSEHOLD STATISTICS		
1 MILE 3 MILES 5 MILES	1 MILE 3 MILES 5 MILES	1 MILE 3 MILES 5 MILES		
Percentage with Degrees	74.9%	76.2%	59.3%	
	White Collar	78.8%	77.0%	73.8%
	Services	10.7%	10.8%	12.5%
	Blue Collar	10.5%	12.3%	13.7%
	Households	5,435	38,011	113,910
	Median Home Value	\$511,592	\$499,420	\$470,978

*2024 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.