

INDUSTRIAL OUTDOOR  
STORAGE AND BUILDINGS

# FOR LEASE

1107 - 1121 W RANCH RD  
TEMPE, AZ 85284

## CONTACT INFORMATION

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NEW OWNERSHIP:  
**WREN**  
Capital

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COMMERCIAL REAL ESTATE



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# PROPERTY DETAILS

## LISTING ADDRESS

1107 - 1121 W Ranch Rd  
Tempe, AZ 85284

## LEASE RATE

**\$47,500/Mo NNN  
(OpEx: \$4,501.62)**  
Office: \$10,000/Mo  
Warehouse: \$14,000/Mo  
Yard: \$23,500/Mo  
\*\*Can be leased separate

## BUILDING SIZE

**±16,910 SF**  
Office SF: ±6,170 SF (Per Plans)  
Warehouse SF: ±10,740 SF  
(Per ALTA Survey)

## LOT SIZE

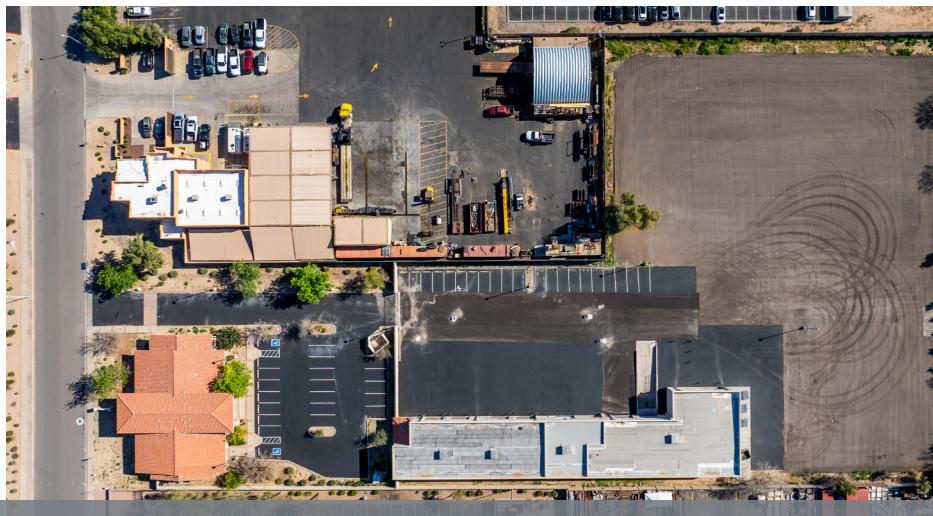
±150,674 SF (±3.46 AC)

## ZONING

GID, Tempe 

## PARCEL

301-60-048C





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# PROPERTY SUMMARY

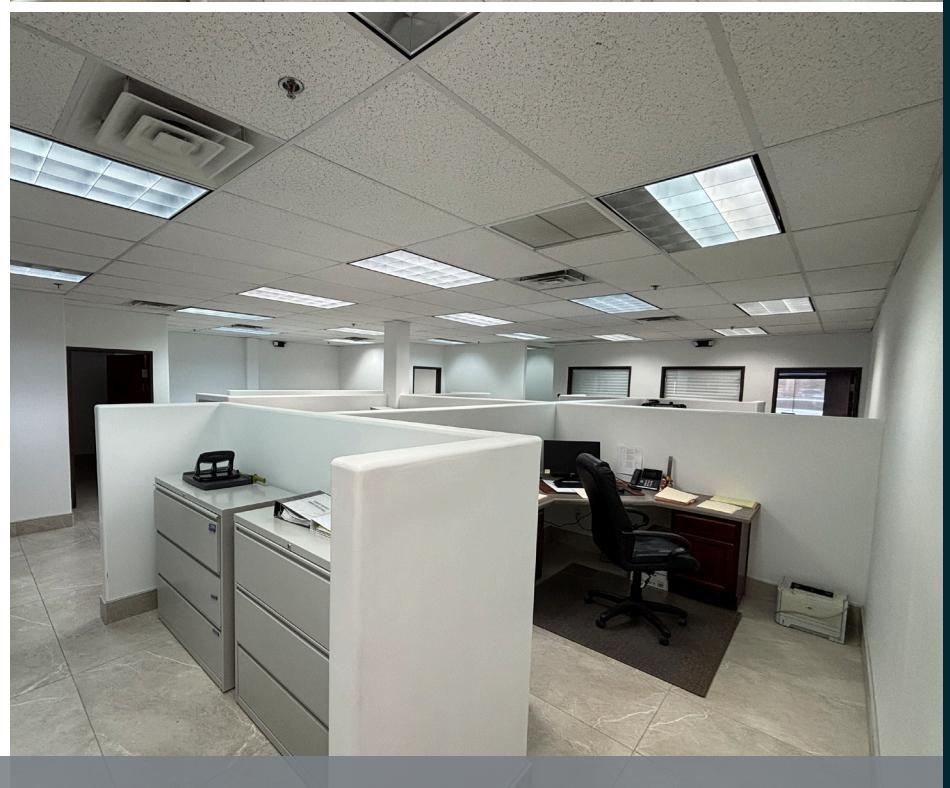
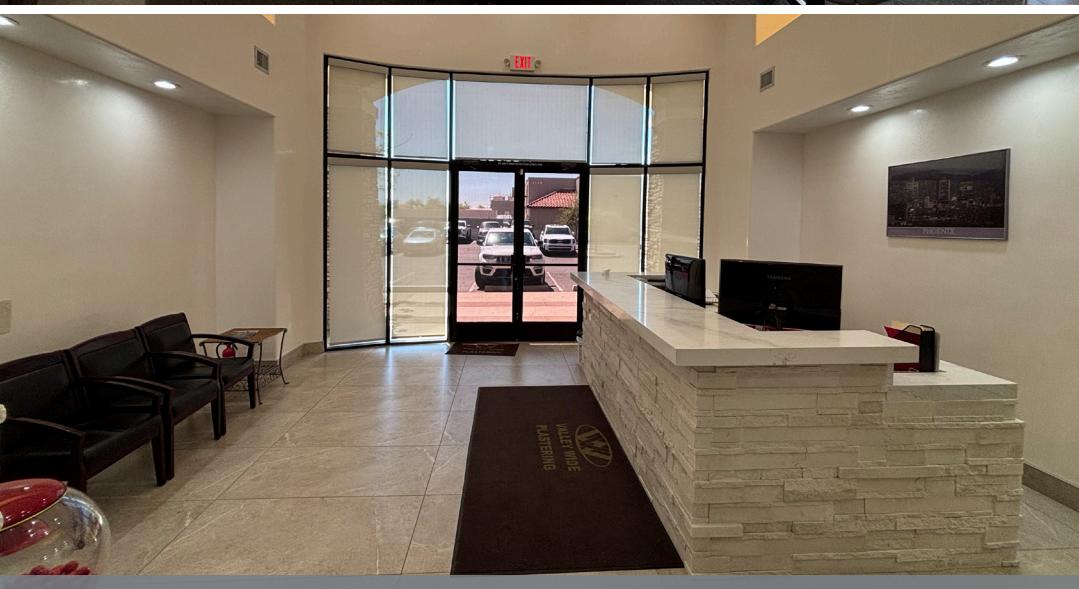
## HIGHLIGHTS

- Block construction
- New asphalt and crushed aggregate in yard
- Fire sprinklers
- 16.3' clear height in warehouse
- Seven (7) grade level doors (14' W x 12' H)
- 1 truckwell with (14' W x 12' H) door
- Power: 600A 277/480V (Tenant to confirm)
- Fully remodeled office
- Fenced yard with automatic gate
- Lighting throughout yard
- Camera system throughout
- Central location with easy access to entire valley
- Only about 0.5 mile from I-10 Freeway



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# OFFICE PHOTOS

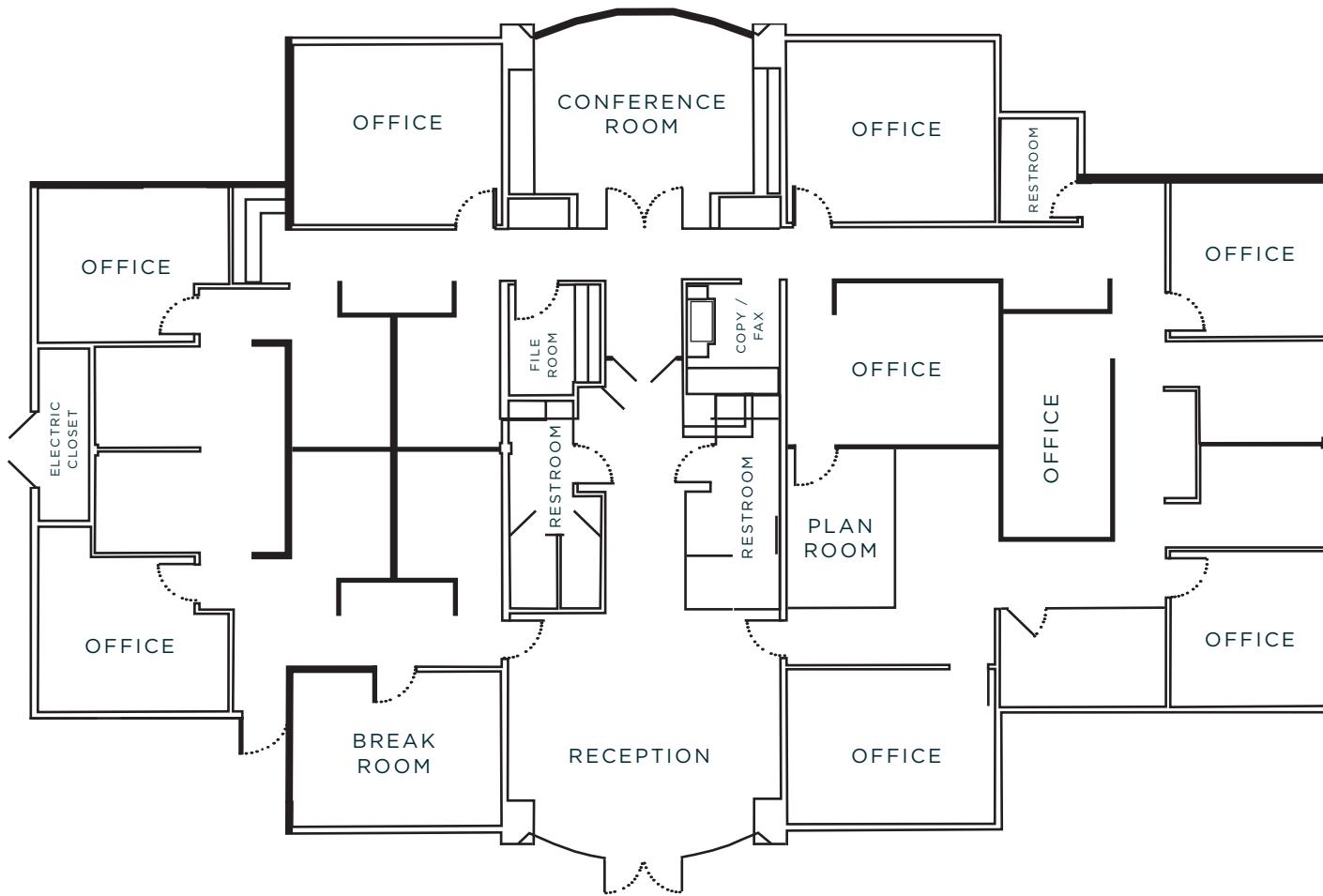


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# WAREHOUSE PHOTOS



# OFFICE FLOORPLAN

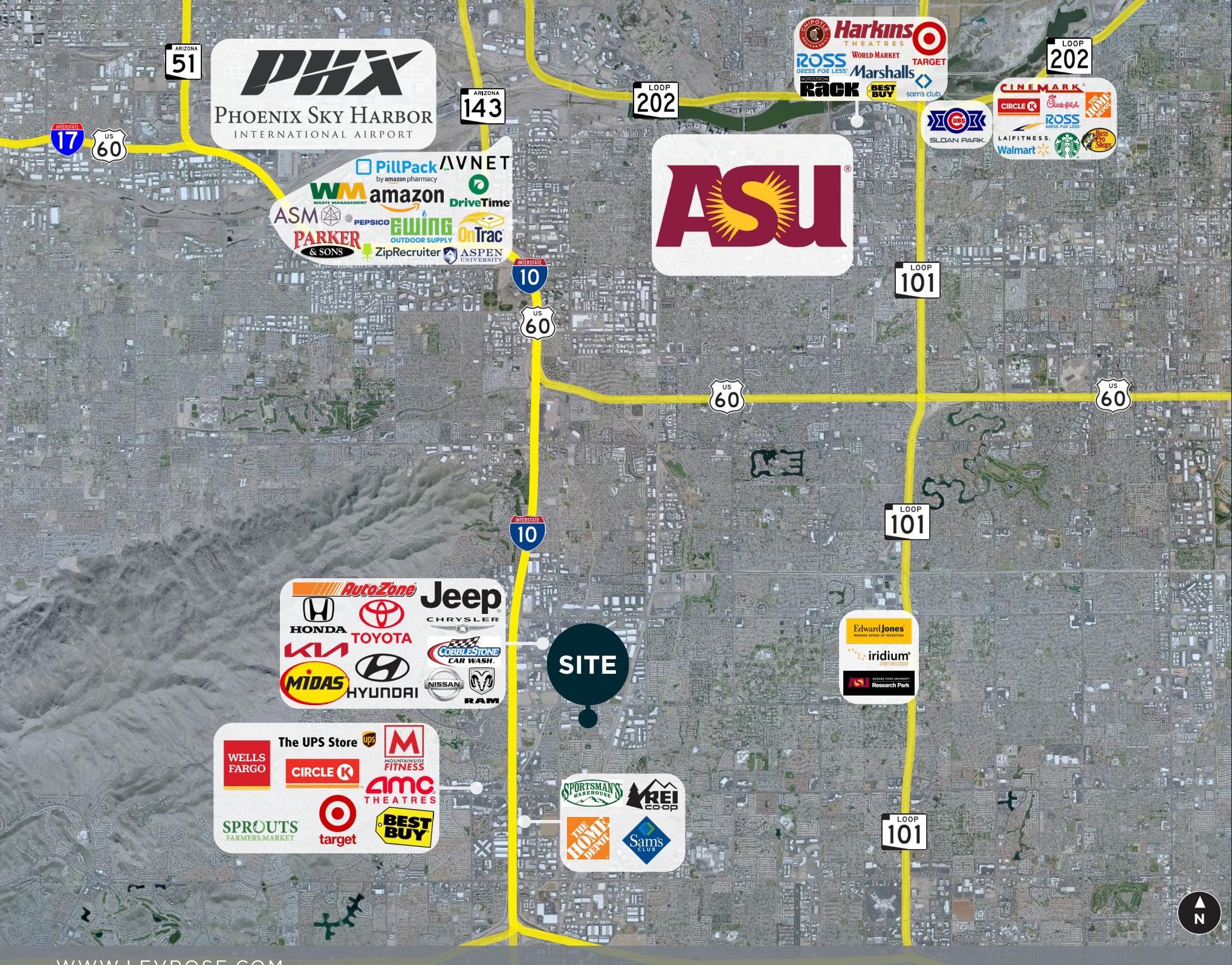


# WAREHOUSE FLOORPLAN

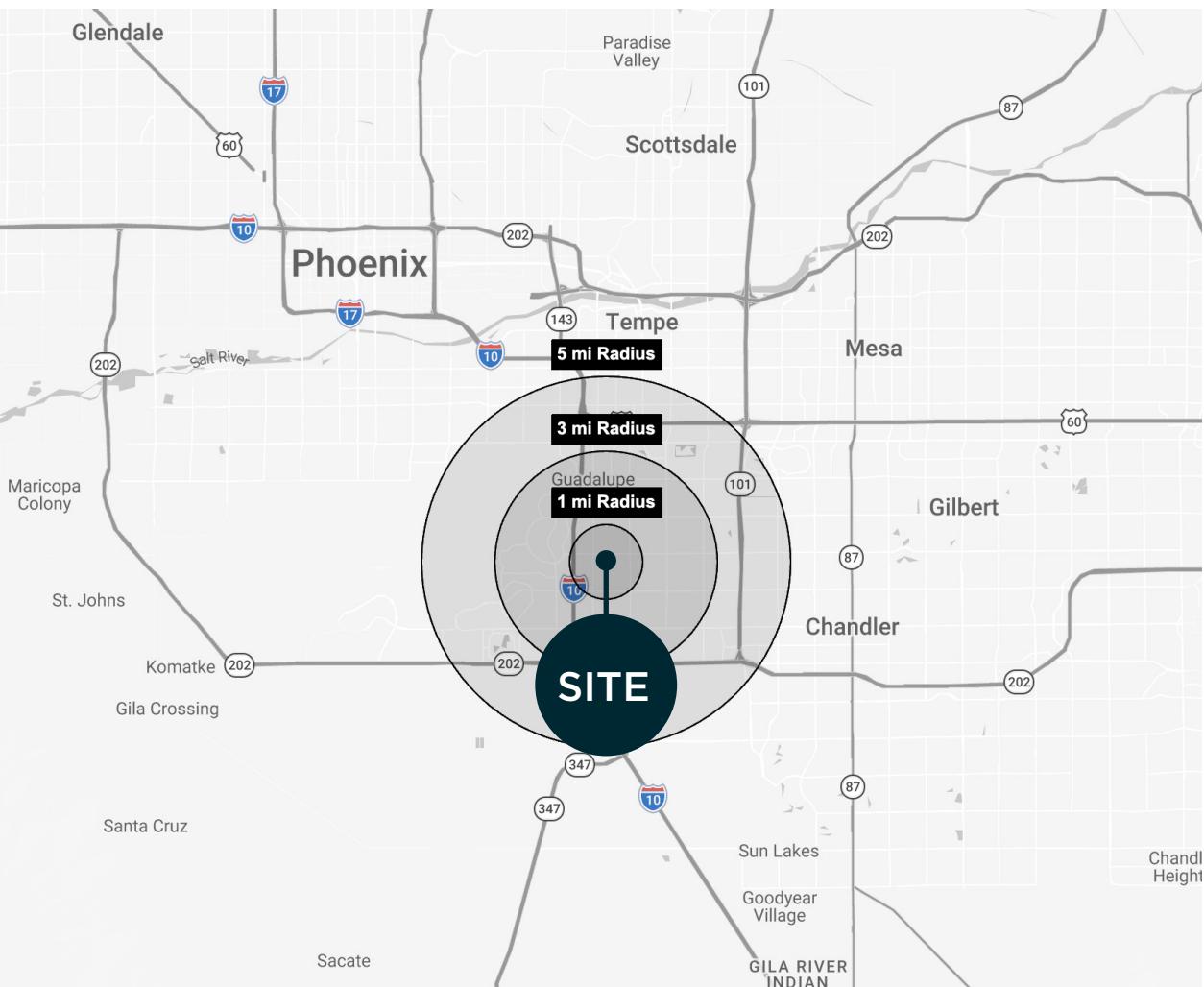


▲ = GRADE LEVEL DOOR

◆ = TRUCKWELL



# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	7,164	103,457	239,912
2029	7,671	111,147	257,823

## HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	2,889	42,234	96,033
2029	3,095	45,421	103,302

## AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$135,113	\$114,451	\$108,415

## MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$121,068	\$91,002	\$85,994

## EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	12,245	66,608	142,941

## BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	776	6,076	13,189

# TEMPE CITY OVERVIEW

## ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

## DIVERSE COMMUNITY

Tempe is a vibrant and active community. Home to Tempe Town Lake, Tempe Center for the Arts, Historic Mill Avenue, PAC 12 Sports, and the oldest comedy club in Arizona, Tempe Improv. With over 40 events and festivals in our downtown and lake district you can find something fun and relaxing to do any time you want. Tempe is the most walkable and bikeable city in the Valley, with hundreds of miles of bike lanes and pedestrian corridors



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