

# For Sale

3767 Ranchero Dr.  
29,497 SF  
Price: \$4,950,000

Owner-Occupant  
Ann Arbor Opportunity

## Contact

Karen O'Neil  
734.665.6500  
koneil@oxfordcompanies.com



# 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](mailto: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."

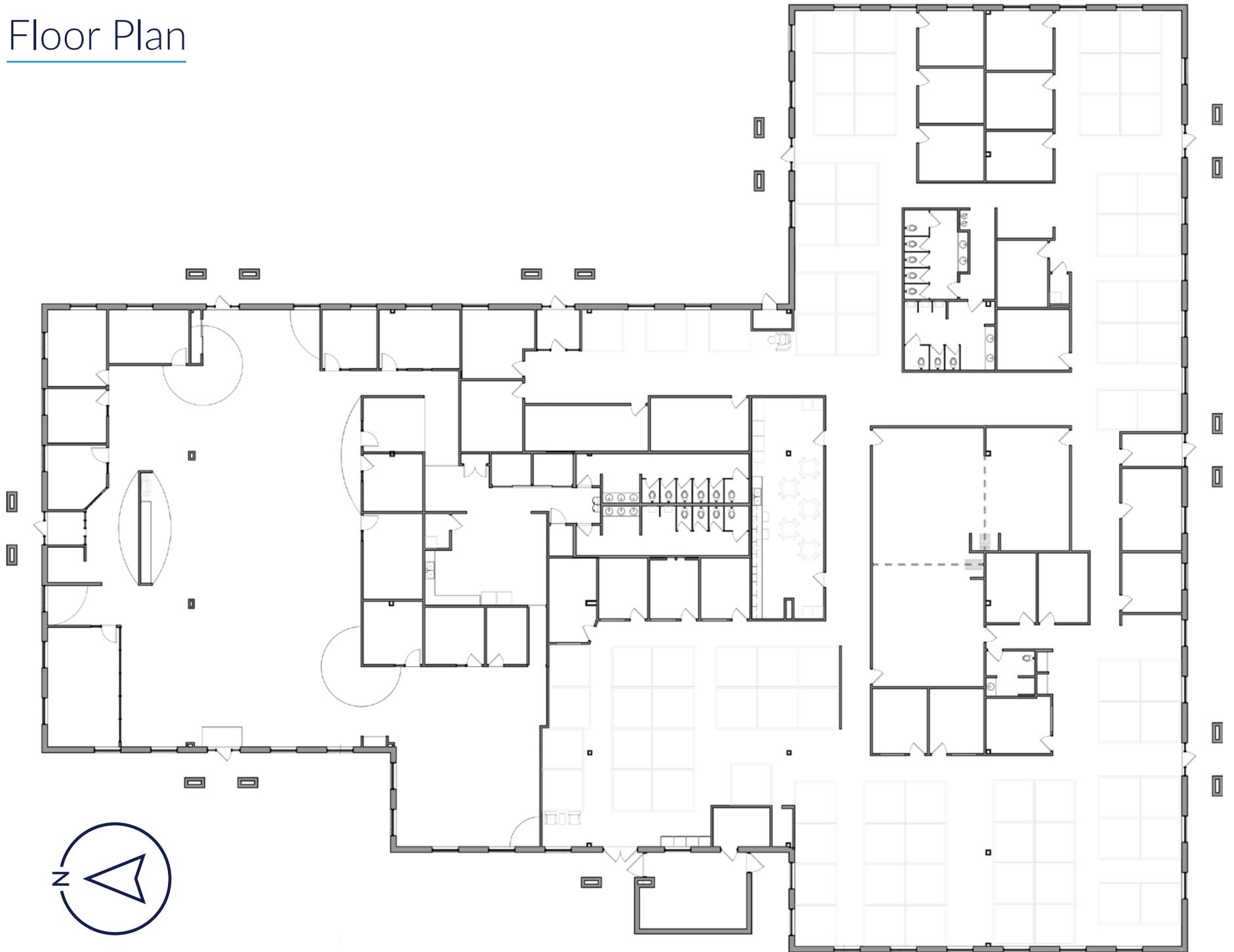


## Executive Summary

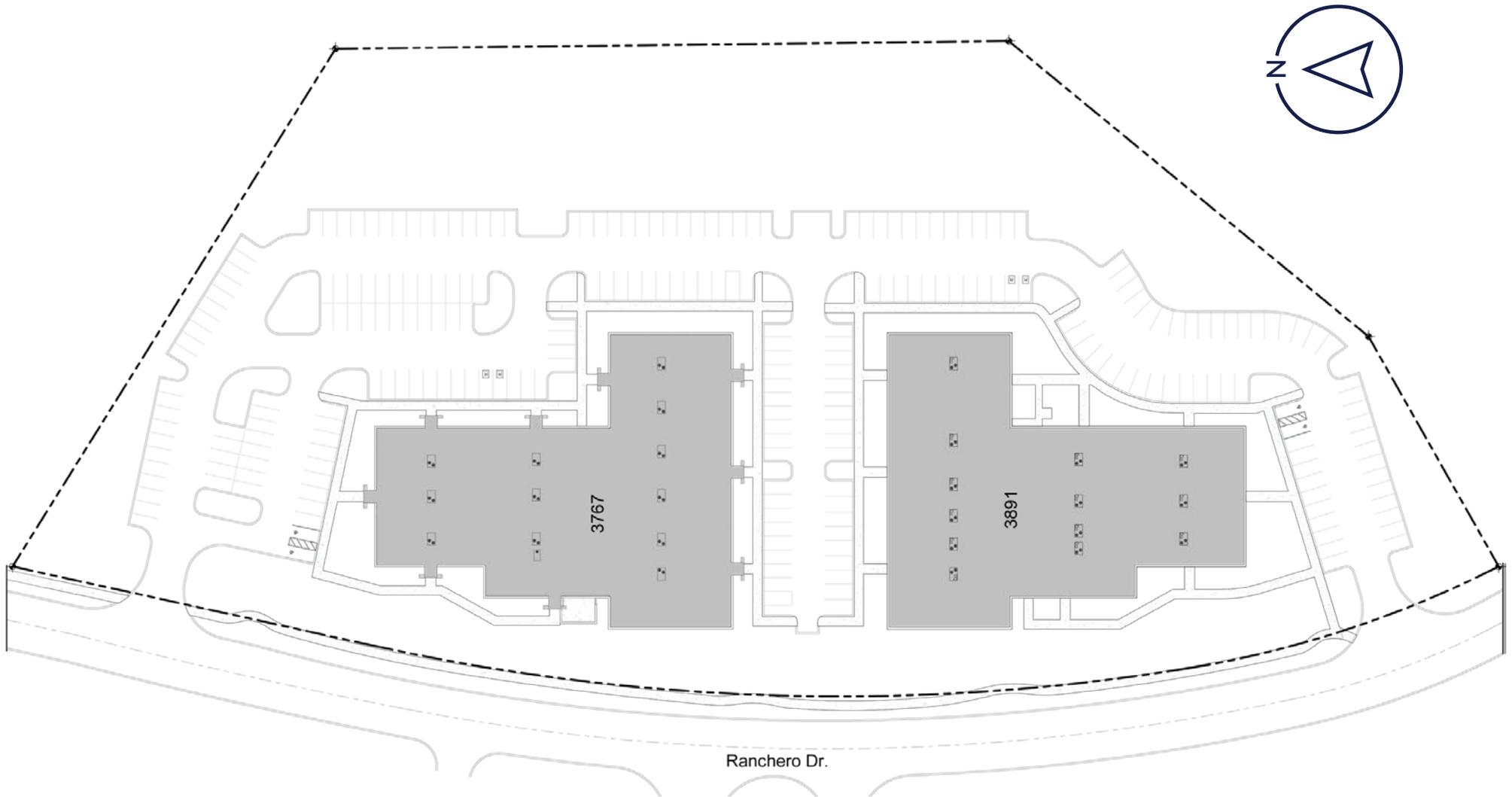
3767 Ranchero Drive is an exceptional modern office space located in a serene rural setting. Just minutes from downtown Ann Arbor and the University of Michigan, and with immediate access to I-94, this 3767 Ranchero provides unparalleled convenience for businesses seeking an excellent location.

- Modern office space with private entrances and high-end finishes
- 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



\*Parcel currently includes two buildings and will require subdivision prior to closing.

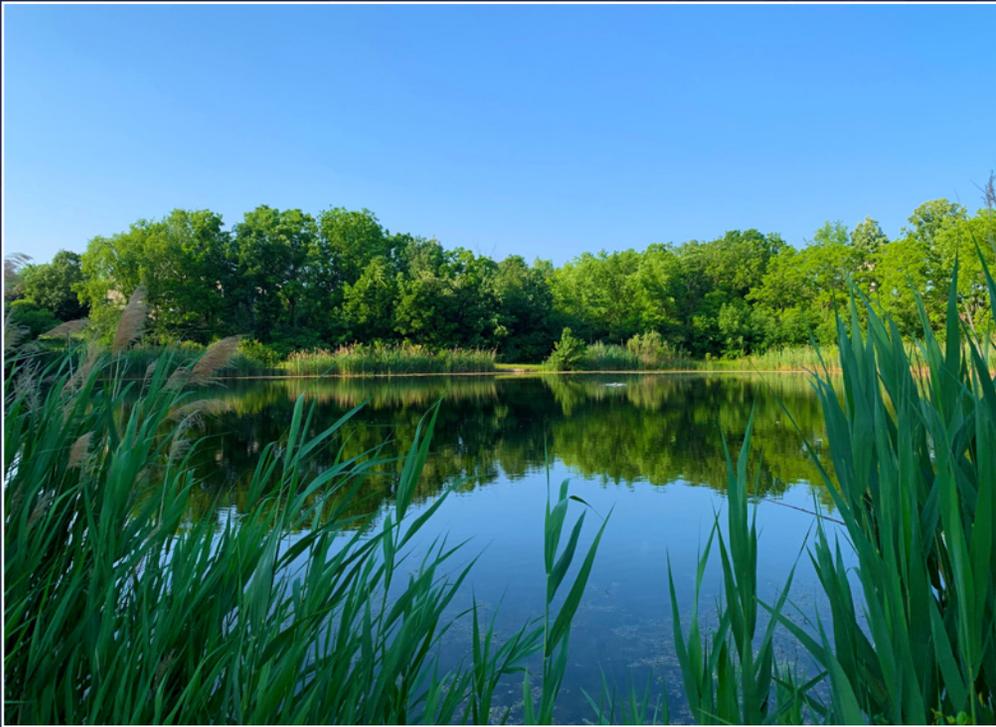
# Site Plan

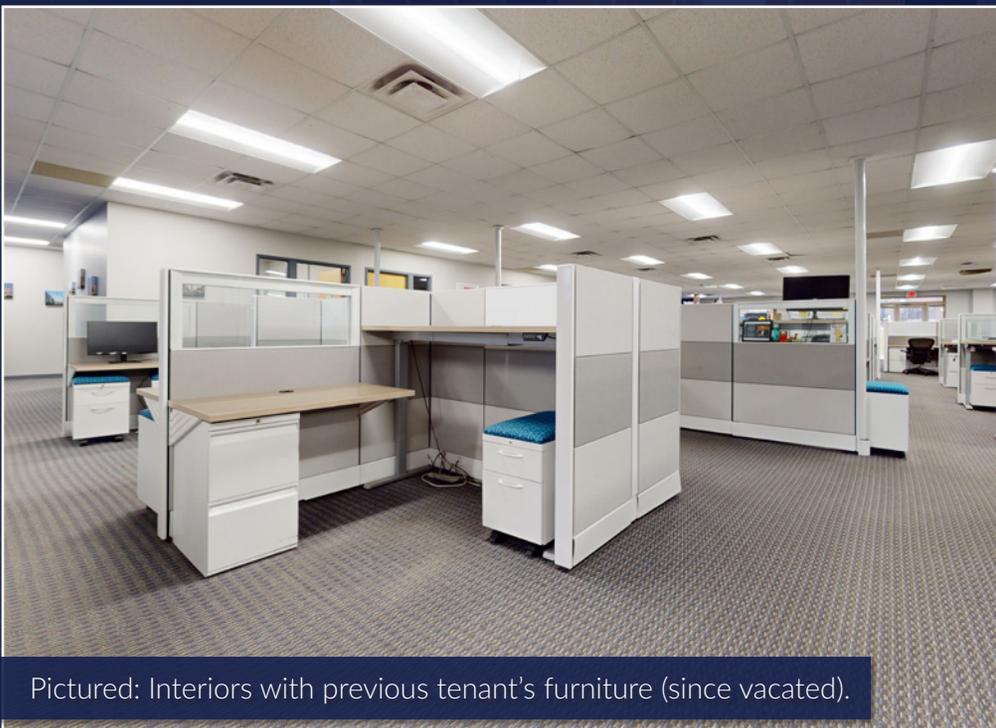
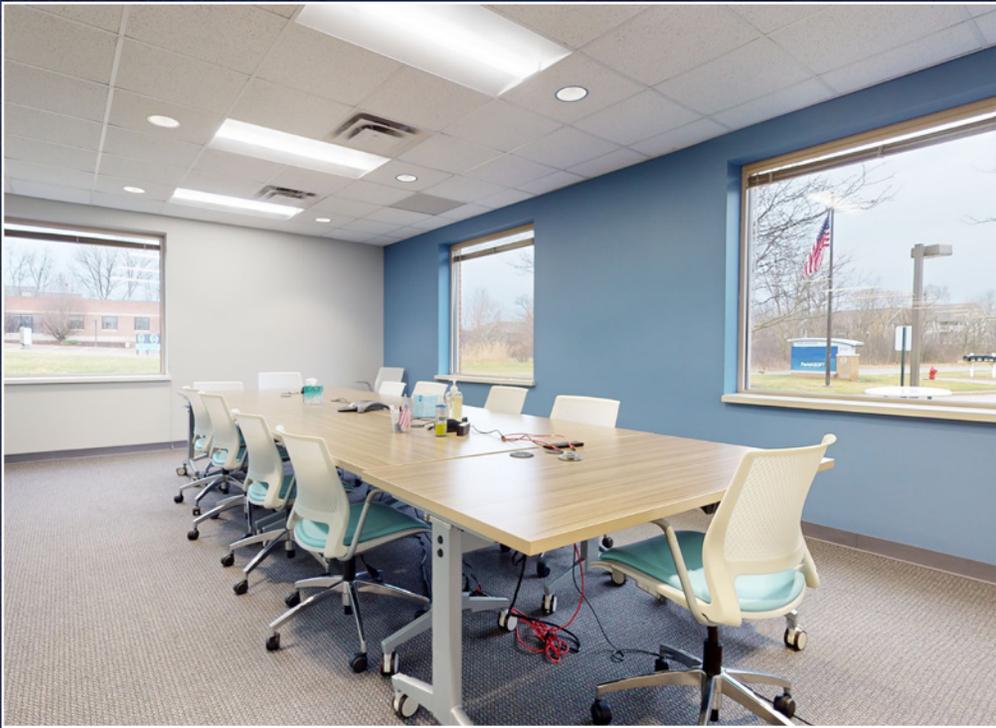


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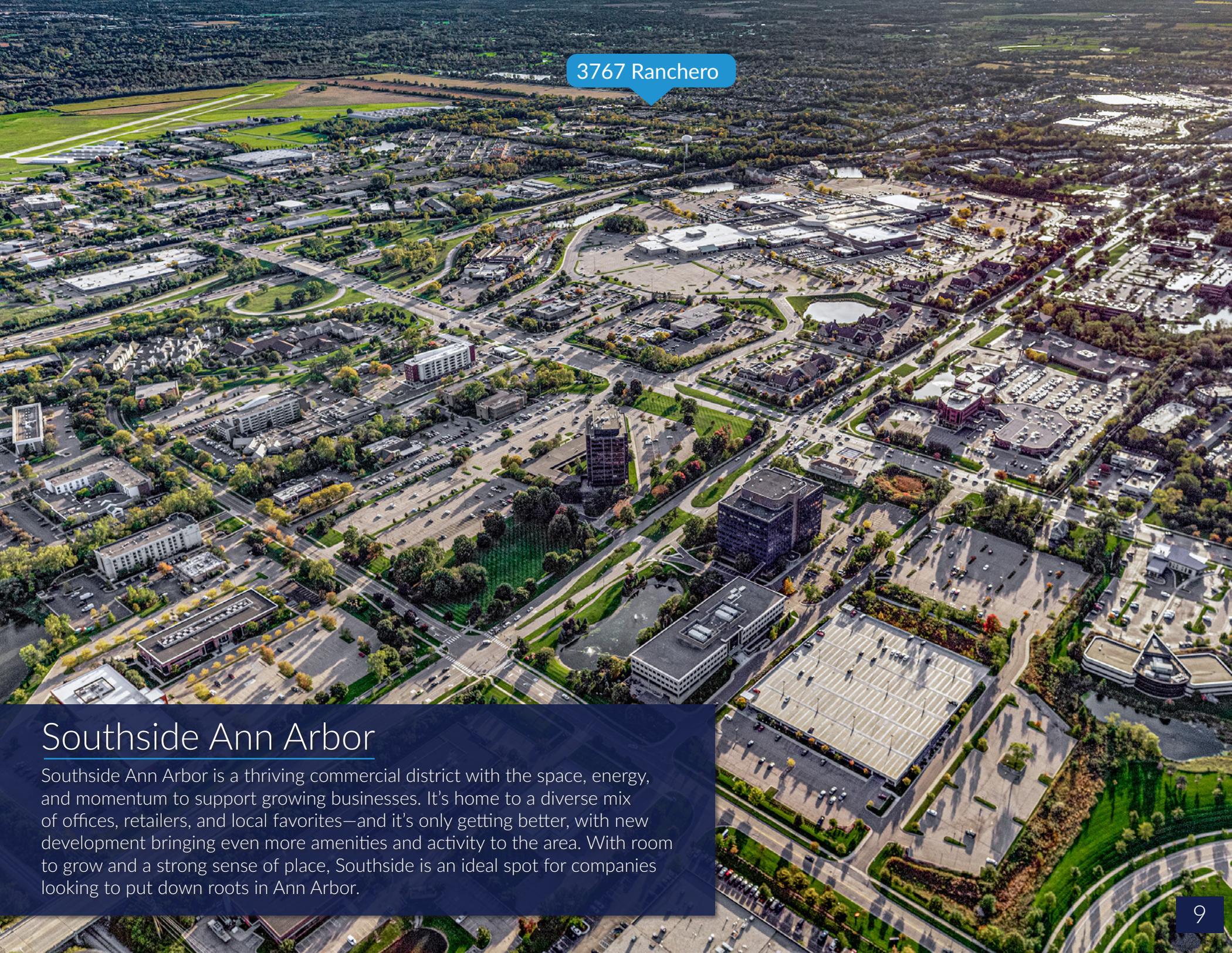
3767

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Pictured: Interiors with previous tenant's furniture (since vacated).

An aerial photograph of the Southside Ann Arbor commercial district. The image shows a dense area of multi-story office buildings, parking lots, and landscaped green spaces. A blue callout bubble in the upper center contains the address "3767 Ranchero". In the background, a large green field and a runway are visible. The overall scene is a mix of urban development and natural elements.

3767 Ranchero

## Southside Ann Arbor

Southside Ann Arbor is a thriving commercial district with the space, energy, and momentum to support growing businesses. It's home to a diverse mix of offices, retailers, and local favorites—and it's only getting better, with new development bringing even more amenities and activity to the area. With room to grow and a strong sense of place, Southside is an ideal spot for companies looking to put down roots in Ann Arbor.

## Nearby 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



## Nearby Restaurants

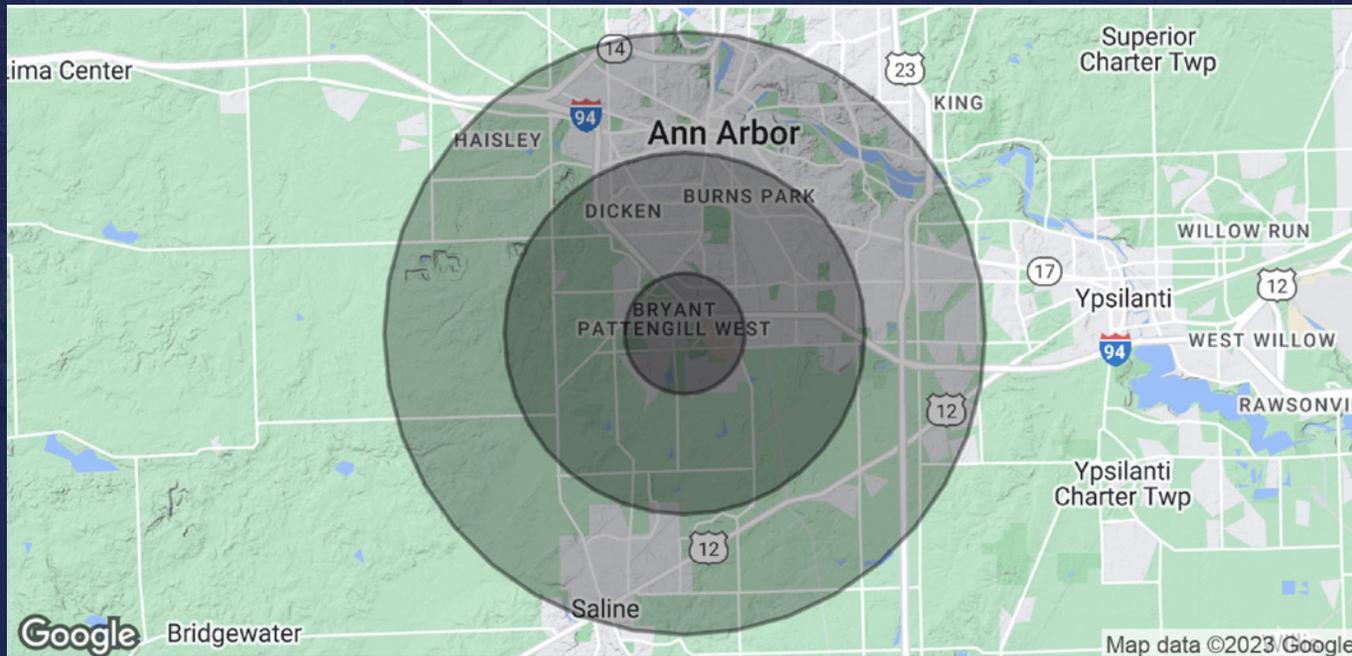
- 1 First Watch
- 2 Texas Roadhouse
- 3 Outback Steakhouse
- 4 Buddy's Pizza
- 5 Zingermans Bakehouse
- 6 Black Rock Bar & Grill
- 7 Rel-ish
- 8 Don Juan Los Amigos
- 9 California Pizza Kitchen
- 10 Texas de Brazil
- 11 Buffalo Wild Wings
- 12 Red Robin
- 13 Seoul Garden
- 14 Sweetwaters Coffee & Tea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



3767 Ranchero



# Demographics



| Population Demographics         | 1 Mile     | 3 Miles    | 5 Miles    |
|---------------------------------|------------|------------|------------|
| Total Population                | 10,623     | 95,418     | 192,037    |
| Average Age                     | 32.7       | 30.6       | 32.6       |
| Bachelor's Degree or Higher     | 73%        | 67%        | 65%        |
| Total Households                | 4,967      | 35,700     | 75,757     |
| Number of Persons Per Household | 2.1        | 2.7        | 2.5        |
| Average Household Income        | \$ 60,186  | \$ 75,740  | \$ 78,451  |
| Average House Value             | \$ 190,928 | \$ 343,639 | \$ 320,378 |

# Ann Arbor Area

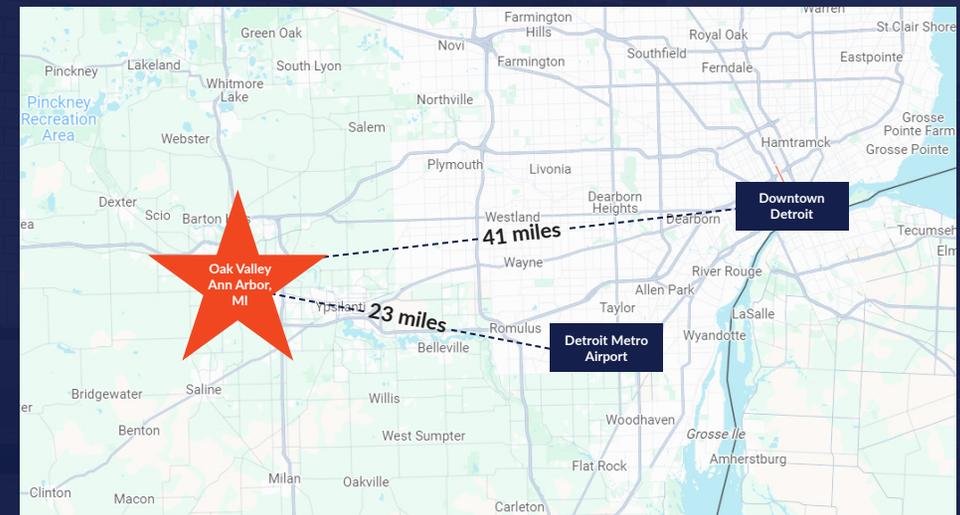
Located just 45 miles west of Detroit, Ann Arbor is celebrated for its world-class education, vibrant downtown, and rich cultural scene. The city boasts a diverse array of art, award-winning restaurants, and outdoor activities. Ann Arbor is an urban business hub with a reputation for outstanding quality of life and lower cost of living.

Home to the University of Michigan, one of the world's top universities, Ann Arbor offers an unparalleled blend of academic excellence and dynamic campus culture. The presence of this renowned university contributes to a highly skilled and diverse talent pool.

Supported by a steady stream of STEM graduates, Ann Arbor's business base is focused on technology and engineering. The city is a leader in advanced industries such as automotive, information technology, biotech and life sciences, advanced manufacturing, and research and development. Additionally, the region is recognized for its exceptional healthcare systems, including Michigan Medicine, Trinity Health St. Joseph Mercy Ann Arbor, and the VA Ann Arbor Healthcare System.

Ann Arbor boasts a strong economic environment due to its diverse mix of industries, startup culture, and heavy concentration of local businesses.

## Southeastern Michigan Map



## Ann Arbor Map



# Ann Arbor Area

## Business Culture

The greater Ann Arbor region's business culture blends Silicon Valley innovation with Midwest values. Residents and workers here appreciate the impact of strong business activity, from job creation to local investments.

## Local Talent

A wealth of highly qualified professionals, offering a rich talent pool for your hiring needs

## Collaborative Atmosphere

A deeply collaborative business atmosphere, driving innovation through shared expertise and connections

## Funding Opportunities

Ann Arbor offers an array of local funding opportunities to support business growth

## Industry Mix

A thriving business community with abundant networking, conferences, and resources

A2Tech360

A week of events celebrating Ann Arbor's spirit of innovation

## Prime Location Advantage with Strong Urban Connectivity

Ann Arbor is easily accessed and offers outstanding connectivity via Interstate 94 (I-94), U.S. Highway 23 (US-23) and M-14, allowing for seamless travel throughout the state and nearby major Midwest cities. Detroit's Metropolitan Airport, which serves as a hub for Delta Airlines and offers domestic and international flights daily, is located 20-minutes from the Property.

| Cities           | Distance to Ann Arbor |
|------------------|-----------------------|
| Detroit, MI      | 33 miles              |
| Toledo, OH       | 43 miles              |
| Canadian Border  | 45 miles              |
| Cleveland, OH    | 121 miles             |
| Chicago, IL      | 203 miles             |
| Indianapolis, IN | 208 miles             |
| Cincinnati, OH   | 223 miles             |
| Toronto, CAN     | 239 miles             |



## Ann Arbor Accolades

Named the **best place to live** in Michigan

U.S. News and World Report, 2025

Ranked **#1 most educated city** in America

U.S. News and World Report, 2025

Voted the **#1 city with the best quality of life** in the U.S.

U.S. News and World Report, 2025

Ranked **#7 startup city** in America

U.S. News and World Report, 2025

# Ann Arbor Area

## Major Employers

| Cities                                  | Business Sector               | # of Employees  |
|---|-------------------------------|-----------------|
| University of Michigan                  | Public University             | 37,400 - 37,499 |
| Trinity Health Michigan                 | Health Care System            | 5,500 - 5,599   |
| Ann Arbor Public Schools                | Public School District        | 2,700 - 2,799   |
| VA Ann Arbor Health System              | Health Care System            | 2,700 - 2,799   |
| IHA Health Services Corp.               | Physician Group Practice      | 1,600 - 1,699   |
| Washtenaw County Government             | Government                    | 1,300 - 1,399   |
| Toyota Motor North America              | OEM Research                  | 1,200 - 1,299   |
| Domino's Pizza                          | Corporate Headquarters        | 1,200 - 1,299   |
| RealTruck                               | Automotive Manufacturer       | 800 - 899       |
| City of Ann Arbor                       | Government                    | 700 - 799       |
| KLA Corporation                         | Research Center               | 700 - 799       |
| Zingerman's Family of Business          | Food Production               | 700 - 799       |
| ProQuest                                | Data and Information          | 600 - 699       |
| Washtenaw Community College             | Community College             | 500 - 599       |
| Thomas Reuters                          | Intelligent Business Services | 400 - 499       |
| Google AdWords                          | Advanced IT                   | 400 - 499       |
| National Vehicle and Fuel Emissions Lab | Research                      | 400 - 499       |
| NNT Data                                | Advanced IT                   | 400 - 499       |
| Duo Security                            | Advanced IT                   | 400 - 499       |
| Terumo Cardiovascular Group             | Medical Device Manufacturing  | 300 - 399       |

Source: Ann Arbor Spark, 2025

## Top Corporate Employers



**TOYOTA**



**Domino's**





## Downtown Ann Arbor

Downtown Ann Arbor is just minutes away, offering easy access to the great restaurants, shops, and cultural destinations. It's an asset for businesses on the Southside—close enough to enjoy, but without the cost or congestion. Whether it's a team lunch, client meeting, or evening event, downtown is always within reach.

# Comparable Sales

| Property Address         | Property City | Property Type | Building SF | Sale Price         | Price Per SF | Sale Date  | Year Built |
|--------------------------|---------------|---------------|-------------|--------------------|--------------|------------|------------|
| 620 Fairfield Ct         | Ann Arbor     | Flex          | 37,266      | \$ 5,200,000       | \$ 140       | 7/24/2024  | 1991       |
| 2345 S Huron Pkwy        | Ann Arbor     | Office        | 13,650      | \$ 2,700,000       | \$ 198       | 5/6/2024   | 1987       |
| 3775 Varsity Dr          | Ann Arbor     | Flex          | 10,379      | \$ 2,000,000       | \$ 193       | 1/16/2024  | 1973       |
| 1880-1898 W Stadium Blvd | Ann Arbor     | Office        | 20,517      | \$ 4,900,000       | \$ 239       | 2/28/2023  | 1984       |
| 2200 Green Rd            | Ann Arbor     | Office        | 22,269      | \$ 3,600,000       | \$ 162       | 11/30/2022 | 1978       |
| 5690 Hines Dr            | Ann Arbor     | Flex          | 65,200      | \$ 11,050,000      | \$ 169       | 6/27/2022  | 2000       |
| 400 W Morgan Rd          | Ann Arbor     | Flex          | 24,973      | \$ 3,670,139       | \$ 147       | 4/15/2022  | 1997       |
|                          |               |               |             | <b>Average PSF</b> | \$ 178       |            |            |
|                          |               |               |             | <b>Median PSF</b>  | \$ 169       |            |            |

# Fixed Expenses

|              |            |
|--------------|------------|
| 2024 Taxes*  | \$ 187,941 |
| Condo Dues** | \$ 3,000   |

\*Property tax figures represent allocations based on pro rata square footage ratio due to shared tax parcel configuration.

\*\*Figures based on 2025 operating budget.

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



**Karen O'Neil**

Commercial Leasing Associate

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C: 734.323.4263

[koneil@oxfordcompanies.com](mailto:koneil@oxfordcompanies.com)

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