



WAREHOUSE/YARD AND OFFICE NOW DIVISIBLE

FOR LEASE OR SALE

1107 - 1121 W RANCH RD
TEMPE, AZ 85284

CONTACT INFORMATION

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NEW OWNERSHIP:
WREN
Capital

LEVROSE
COMMERCIAL REAL ESTATE



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PROPERTY DETAILS

LISTING ADDRESS	1107 - 1121 W Ranch Rd Tempe, AZ 85284
LEASE RATE	Option 1: Warehouse + Yard \$37,500/Mo NNN Option 2: Office \$10,000/Mo NNN
SALE PRICE	Call Broker
BUILDING SIZE	±16,910 SF Option 1 - Warehouse: ±10,740 SF Option 2 - Office: ±6,170 SF
LOT SIZE	Option 1 - Warehouse + Yard: ±2.63 AC Option 2 - Office: ±0.83 AC
ZONING	GID, Tempe 📍
PARCEL	301-60-048C



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PROPERTY HIGHLIGHTS

OPTION 1

- 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)
- Fire sprinklers
- New asphalt and crushed aggregate in yard
- Fenced yard with automatic gate
- Lighting throughout yard
- Block construction
- 21 parking spaces

OPTION 2

- Fully remodeled office
- Monument signage
- Camera system throughout
- 22 parking spaces

PROPERTY

- Central location with easy access to entire valley
- Only about 0.5 mile from I-10 Freeway



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WAREHOUSE PHOTOS



PROPERTY PHOTOS

OFFICE PHOTOS



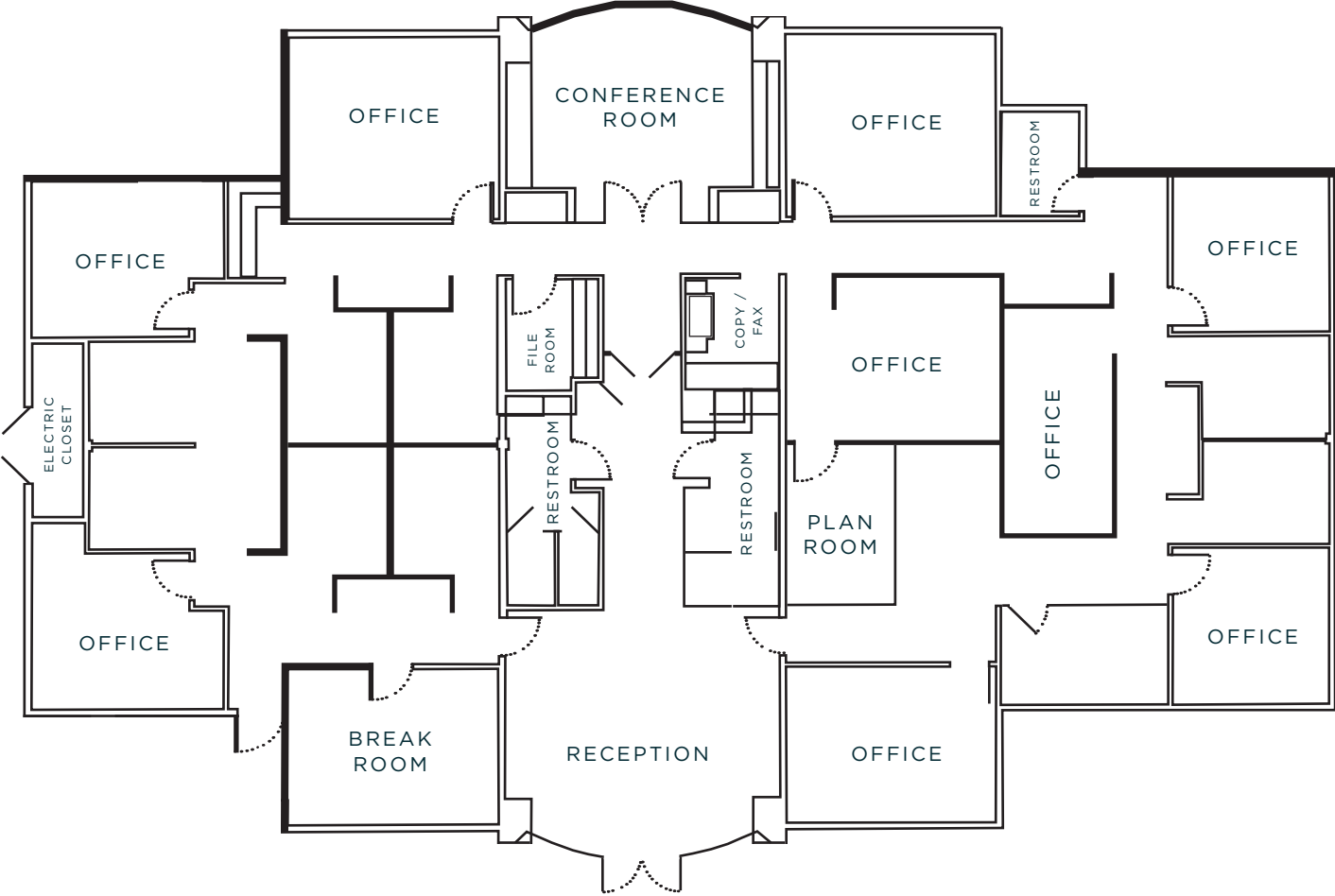
WAREHOUSE FLOORPLAN



 = GRADE LEVEL DOOR

 = TRUCKWELL

OFFICE FLOORPLAN





PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ASU

SITE

ARIZONA
51

ARIZONA
143

LOOP
202

LOOP
202

LOOP
101

LOOP
101

LOOP
101

INTERSTATE
17

US
60

INTERSTATE
10

US
60

US
60

US
60

PillPack **AVNET**
by amazon pharmacy

WM **amazon** **DriveTime**
WASTE MANAGEMENT

ASM **PEPSICO** **EWING** **OnTrac**
& SONS OUTDOOR SUPPLY

PARKER **ZipRecruiter** **ASPEN UNIVERSITY**

Harkins THEATRES **ROSS** **WORLD MARKET** **TARGET**
DRESS FOR LESS **Marshalls** **BEST BUY** **som's club**

CINEMARK **CIRCLE K** **Chick-fil-ee** **LAIFITNESS** **ROSS** **Walmart** **Starbucks** **Wegmans**
DRESS FOR LESS

AutoZone **Jeep**
HONDA **TOYOTA** **CHRYSLER**
KIA **COBBLESTONE CAR WASH**
MIDAS **HYUNDAI** **NISSAN** **RAM**

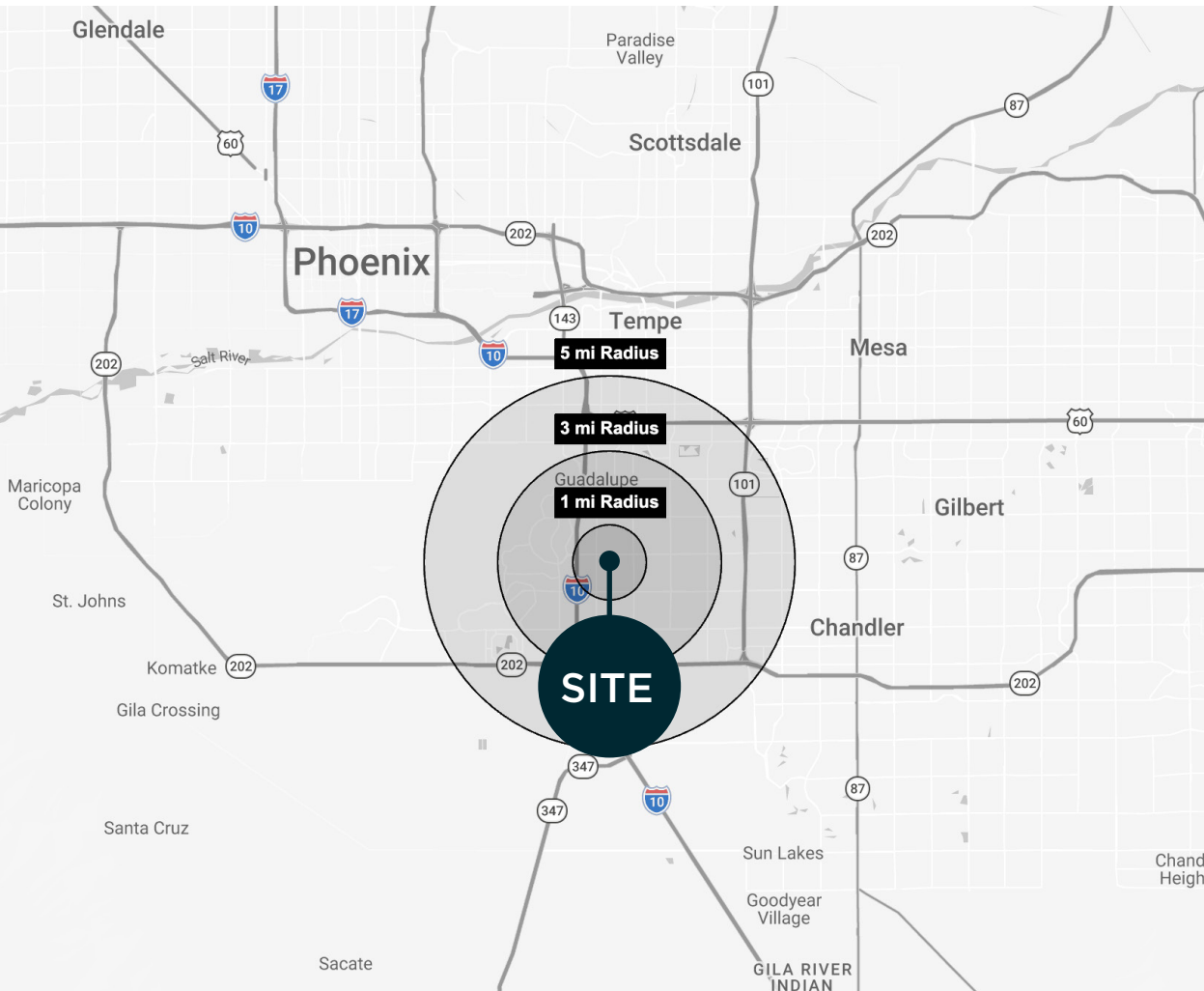
WELLS FARGO **The UPS Store** **MOUNTAIN SIDE FITNESS**
CIRCLE K **AMC THEATRES**
SPROUTS FARMERS MARKET **target** **BEST BUY**

SPORTSMAN'S WAREHOUSE **REI COOP**
HOME DEPOT **Sam's CLUB**

Edward Jones
iridium **ASU**
RESEARCH PARK



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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