



±8,600 sf former school with outside play area available



Join Fry's Food Stores, ATP Fitness, and The Melting Pot



Less than 2-miles from I-10 Fwy & Ray Rd interchange



One of Metro Phoenix's strongest submarkets



Ideal area demographics and traffic counts

Get more information

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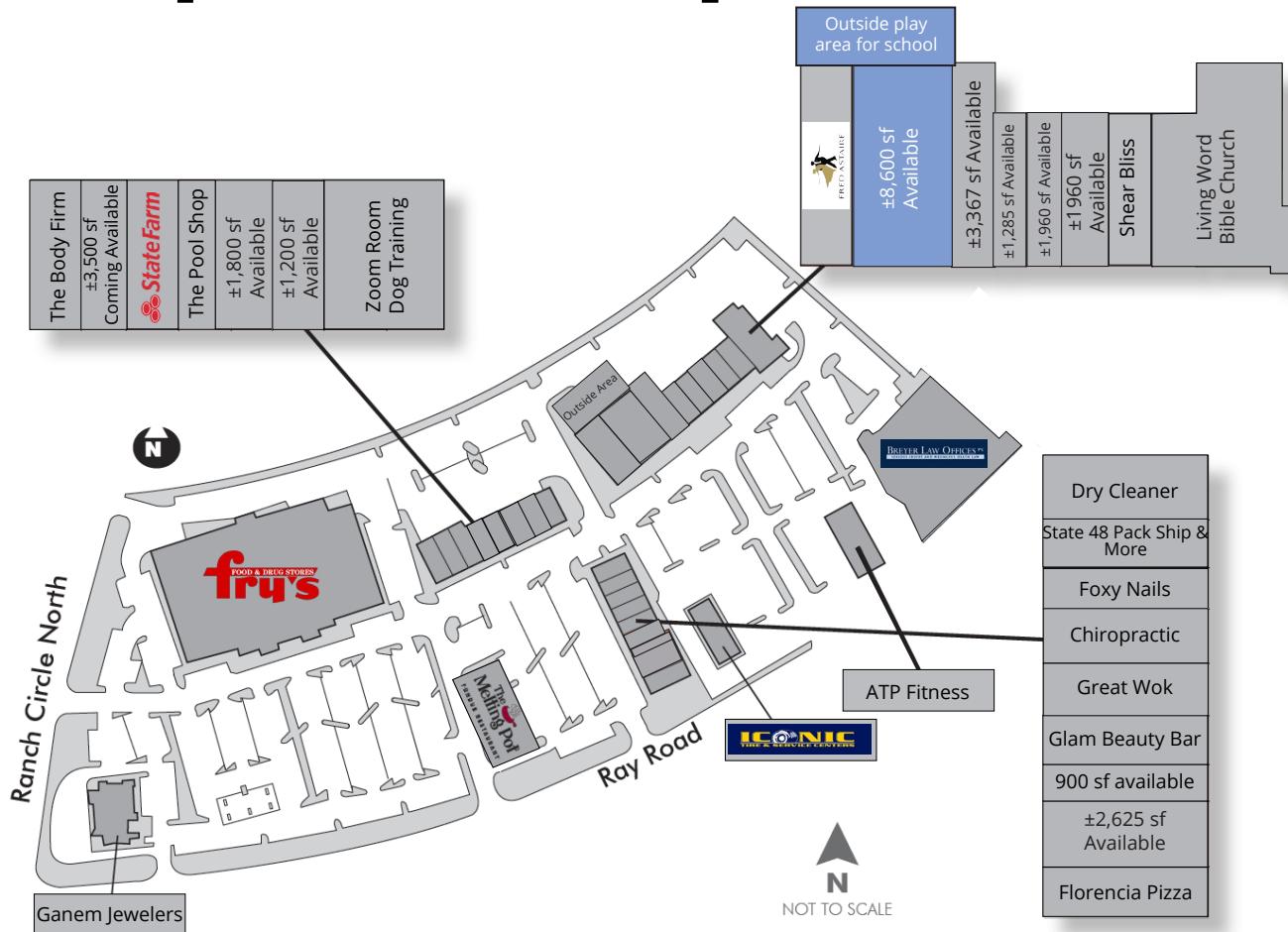
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Site plan & availability

Former school available
NEC Ray Road & Ranch Circle North



Suite	Tenant	Size
A2	The Body Firm	2,100 sf
A-6	Coming Available June 1, 2026 [former bike shop]	3,500 sf
A-8	State Farm	1,179 sf
A-10	The Pool Shop	1,200 sf
A-11	Available	1,800 sf
A-12	Available [former insurance office]	1,200 sf
A18/A20	Zoom Room Dog Training	3,600 sf
B2	Dry Cleaner	1,800 sf
B6	State 48 Pack Ship & More	900 sf

B8	Foxy Nails	900 sf
B-10	Chiropractic	1,200 sf
B12	Great Wok	1,200 sf
B14	Glam Beauty Bar	1,500 sf
B15	Available	900 sf
B16	Available [former dance studio]	2,625 sf
B20	Florecia Pizza	3,375 sf
Major	Fry's	
Pad 1	Ganem Jewelers	
Pad 2	The Melting Pot	6,000 sf

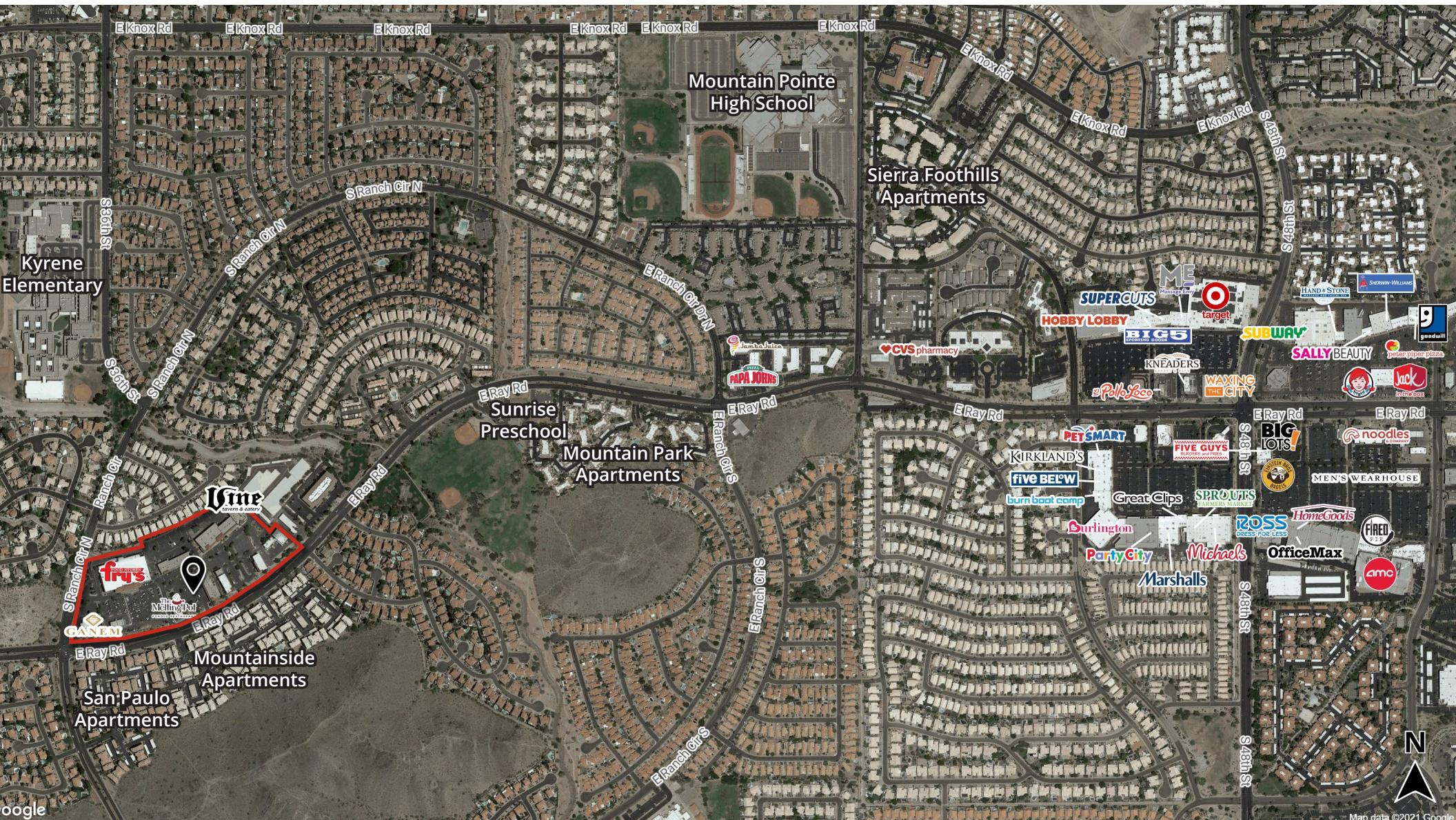
Site aerial

Former school available
NEC Ray Road & Ranch Circle North



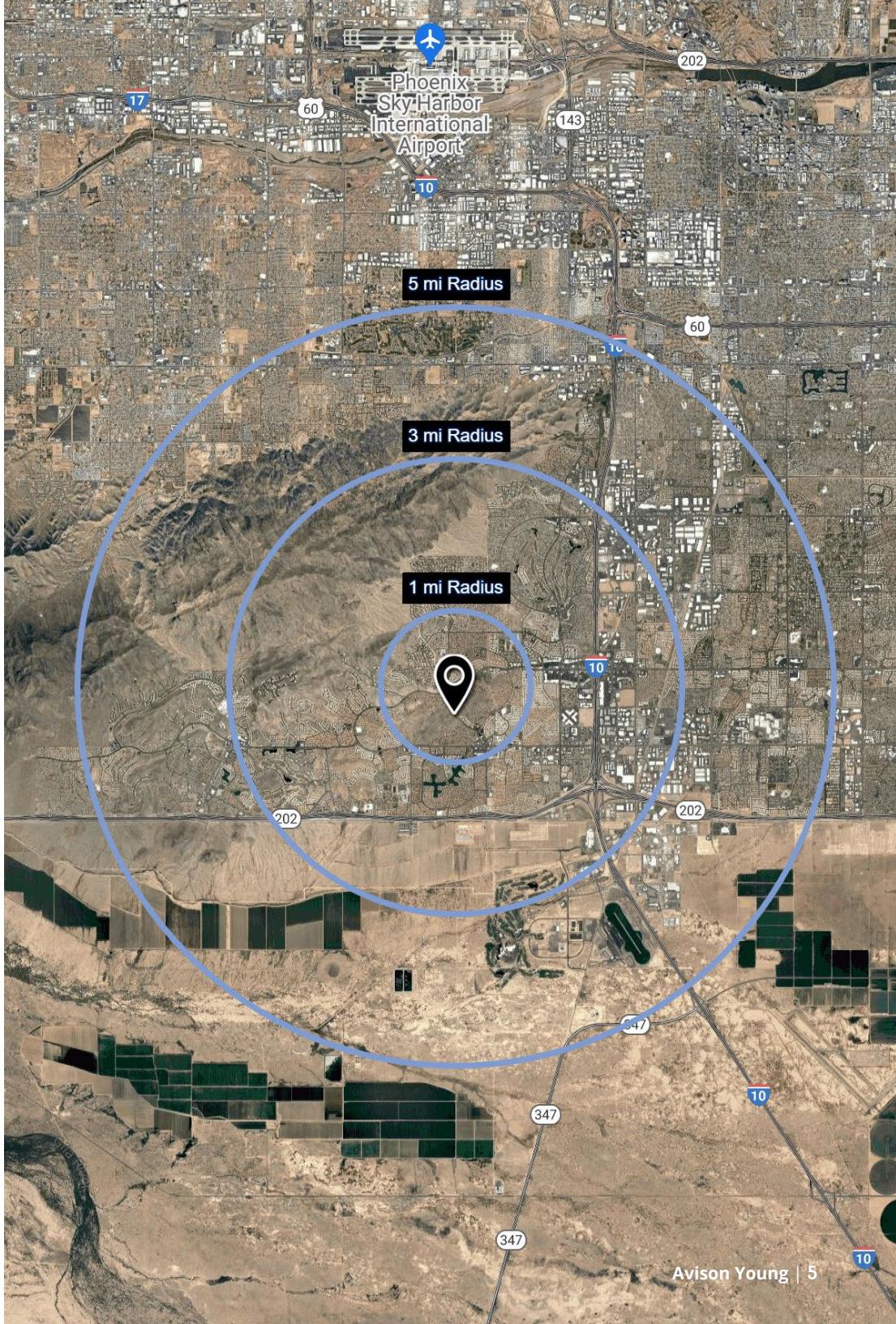
Location

Former school available
NEC Ray Road & Ranch Circle North



Demographics

	1-mile 13,126	3-miles 66,781	5-miles 151,603
	1-mile 40.6	3-miles 40.3	5-miles 38.6
	1-mile 2,793	3-miles 34,566	5-miles 77,456
	1-mile \$161,952	3-miles \$151,084	5-miles \$148,173
	1-mile 5,768	3-miles 30,345	5-miles 66,533
Traffic counts			
	Ranch Circle North ± 16,844 vpd		
	Ray Road ± 25,100 vpd		





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