



±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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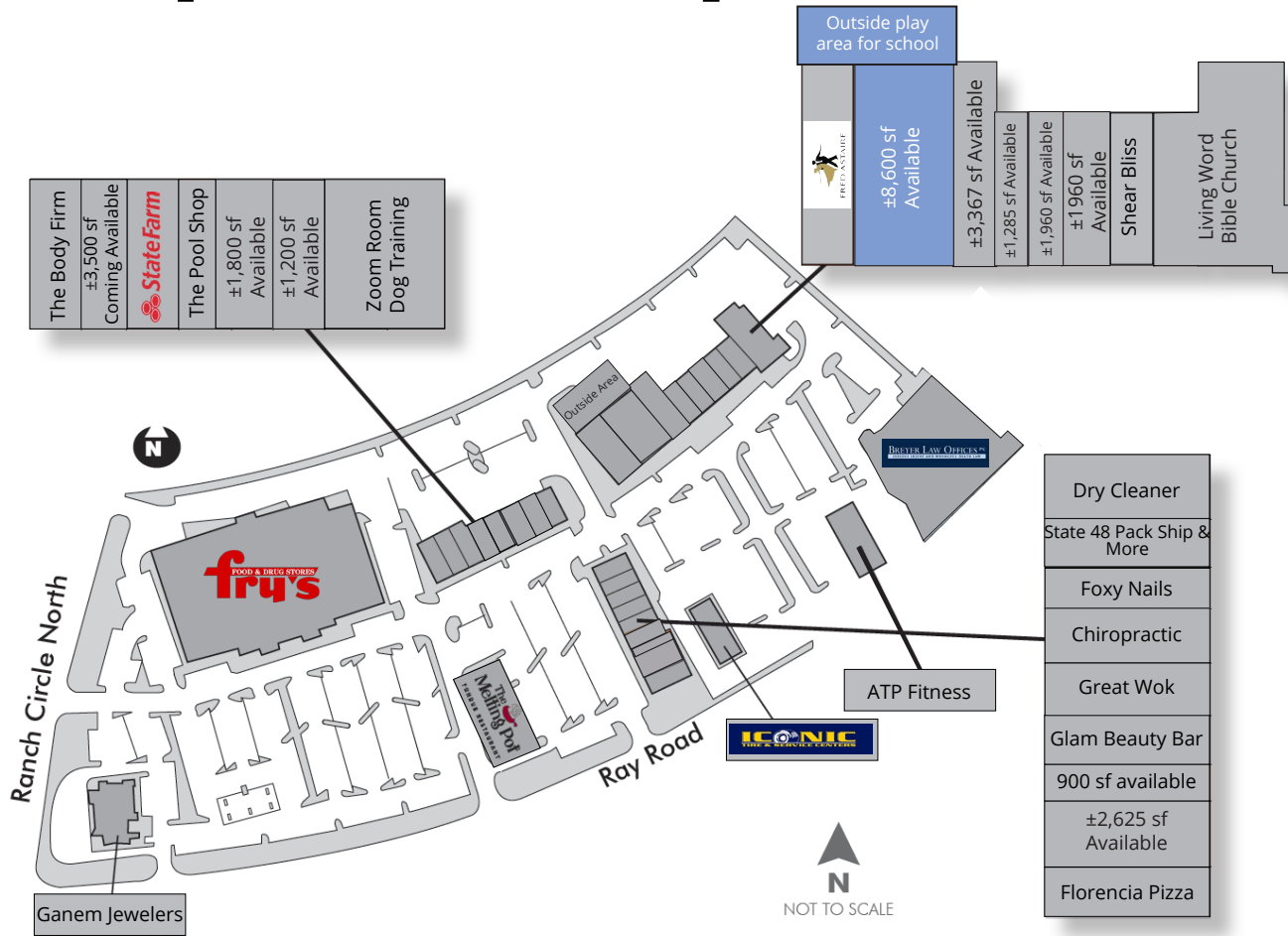
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Site plan & availability

Former school available
NEC Ray Road & Ranch Circle North



| Suite | Tenant | Size |
|-------|------------------------------|-----------|
| 2 | Fred Astaire | 5,000 sf |
| 5 | Available former school | 8,600s sf |
| 10 | Available former day spa | 3,367 sf |
| 18 | Available | 1,285 sf |
| 20 | Available | 1,960 sf |
| 25 | Available former yoga studio | 1,960 sf |
| 26 | Shear Bliss | 1,306 sf |
| 28 | Living Word Bible Church | 1,285 sf |
| 30 | Living Word Bible Church | 6,000 sf |
| Pad 1 | Iconic Tire & Service | |
| Pad 2 | ATP Fitness | 11,118 sf |
| Pad 3 | Breyer Law Offices | |

| 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 | Florenzia Pizza | 3,375 sf |
| Major | Fry's | |
| Pad 1 | Ganem Jewelers | |
| Pad 2 | The Melting Pot | 6,000 sf |

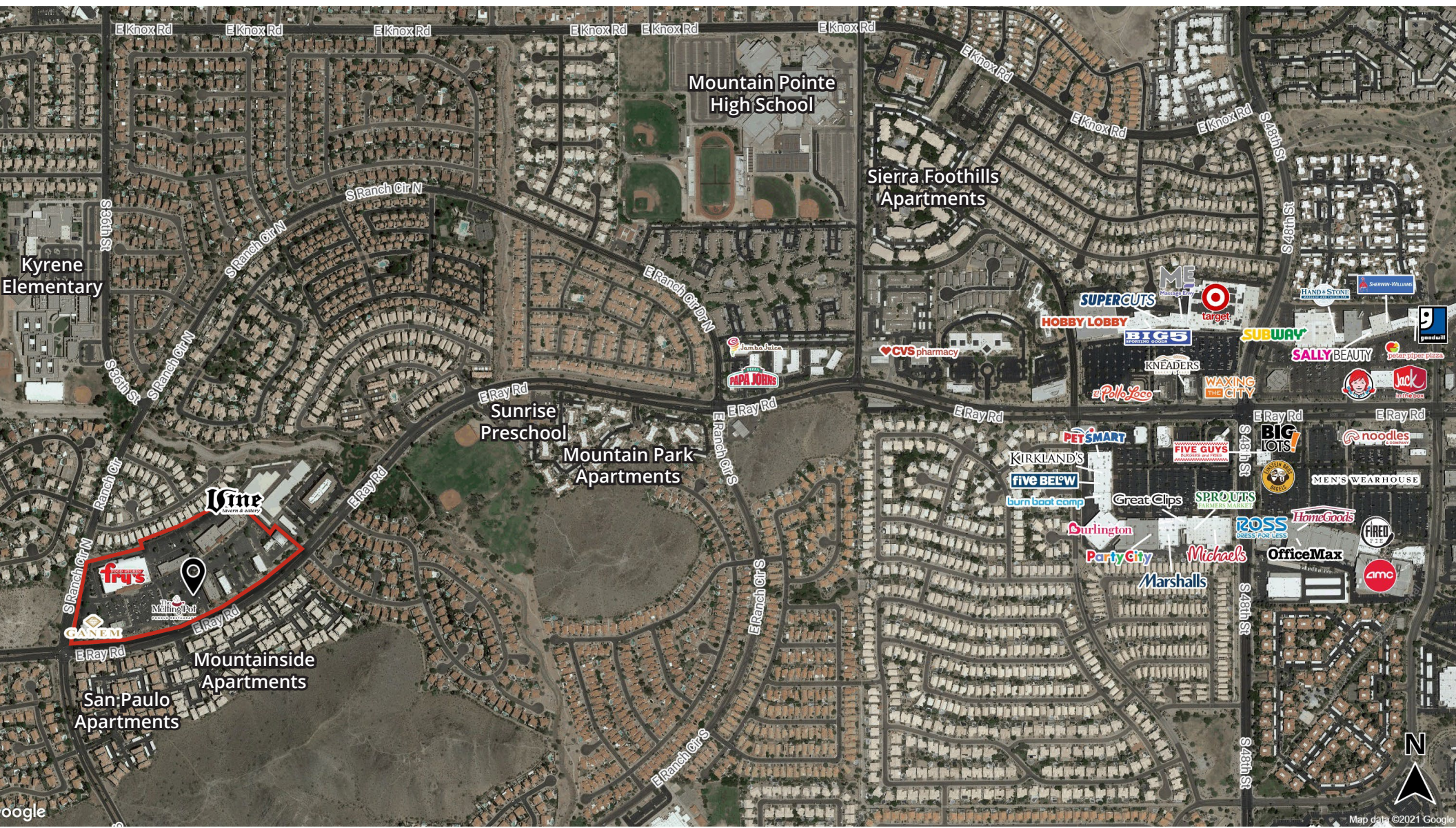
Site aerial

Former school available
NEC Ray Road & Ranch Circle North





Location


Former school available
NEC Ray Road & Ranch Circle North





Demographics

| | | | |
|---|---------------|---------------|----------------|
|  | 1-mile | 3-miles | 5-miles |
| Population | 13,126 | 66,781 | 151,603 |


| | | | |
|---|-------------|-------------|-------------|
|  | 1-mile | 3-miles | 5-miles |
| Median age | 40.6 | 40.3 | 38.6 |

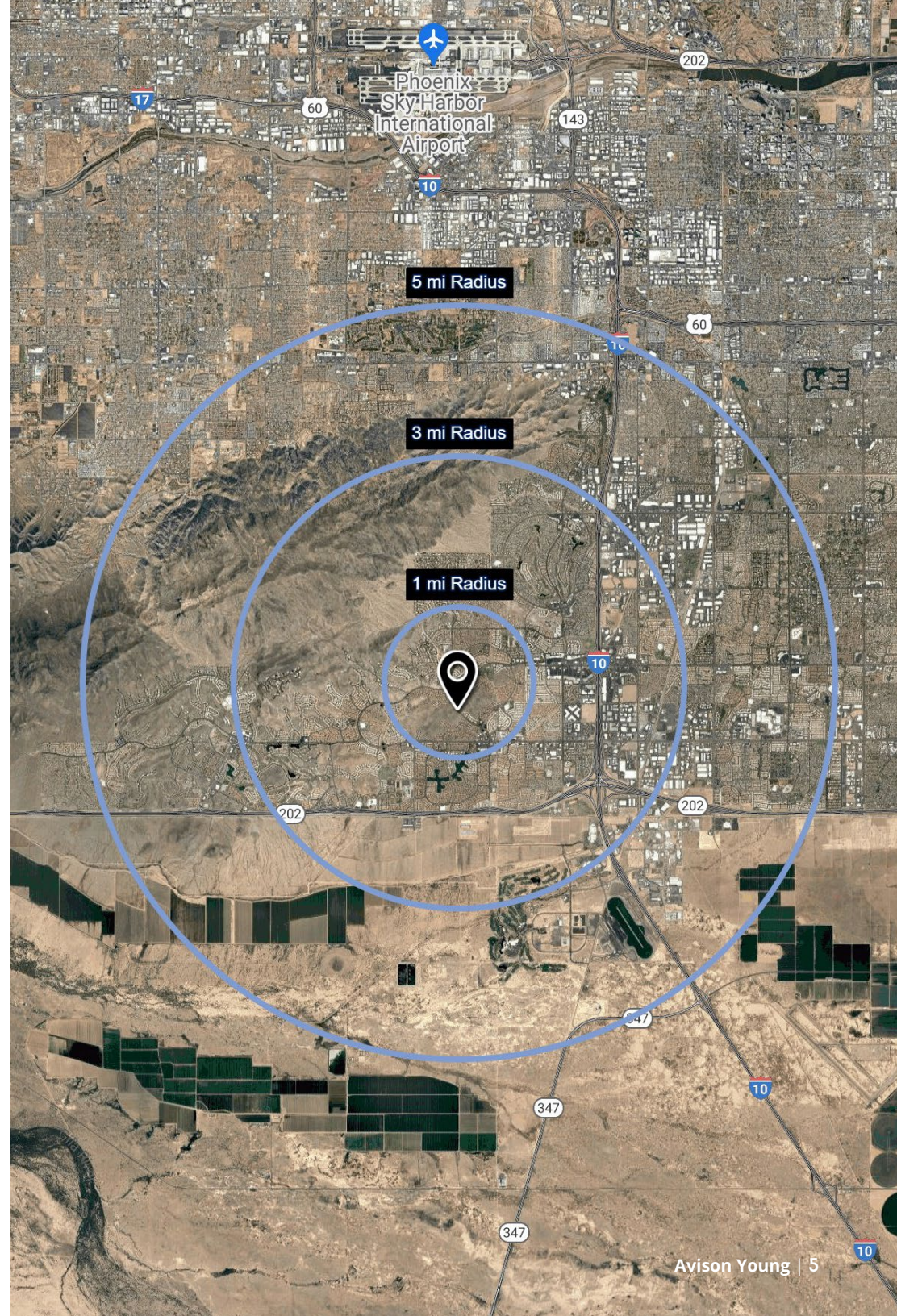
| | | | |
|---|--------------|---------------|---------------|
|  | 1-mile | 3-miles | 5-miles |
| Daytime employment | 2,793 | 34,566 | 77,456 |

| | | | |
|---|------------------|------------------|------------------|
|  | 1-mile | 3-miles | 5-miles |
| Avg. HH income | \$161,952 | \$151,084 | \$148,173 |

| | | | |
|---|--------------|---------------|---------------|
|  | 1-mile | 3-miles | 5-miles |
| HH units | 5,768 | 30,345 | 66,533 |

Traffic counts

| | | |
|---|--------------------|---------------------|
|  | Ranch Circle North | ± 16,844 vpd |
| | Ray Road | ± 25,100 vpd |





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