



**OPTION 1**

**OPTION 2**

**±2 AC YARD/  
OUTDOOR STORAGE**

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	<b>Option 1: Warehouse + Yard</b> \$37,500/Mo NNN <b>Option 2: Office</b> \$10,000/Mo NNN
**SALE PRICE	Call Broker **Entire Property Only
BUILDING SIZE	Total: ±16,910 SF <b>Option 1 - Warehouse:</b> ±10,740 SF <b>Option 2 - Office:</b> ±6,170 SF
LOT SIZE	<b>Option 1 - Warehouse + Yard:</b> ±2.63 AC <b>Option 2 - Office:</b> ±0.83 AC
ZONING	GID, Tempe 📍
PARCEL	301-60-048C



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# PROPERTY HIGHLIGHTS

## OPTION 1 - WAREHOUSE + YARD

- 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: OFFICE

- 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



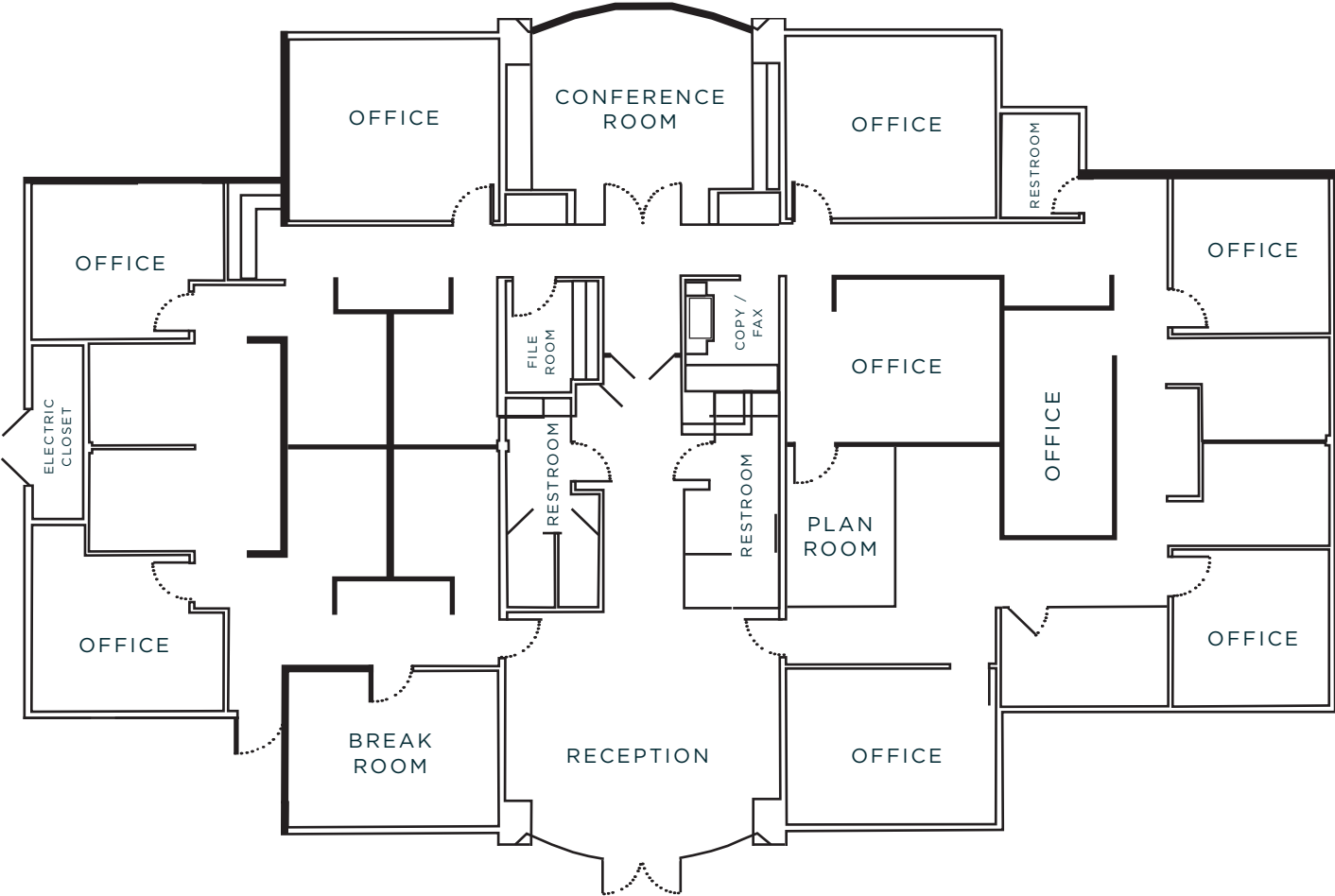
# WAREHOUSE FLOORPLAN



 = GRADE LEVEL DOOR

 = TRUCKWELL

# OFFICE FLOORPLAN





**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

ARIZONA  
51

ARIZONA  
143

LOOP  
202

LOOP  
202

**Harkins**  
THEATRES  
**ROSS**  
DRESS FOR LESS  
**Marshall's**  
**TARGET**  
**Rack**  
**BEST BUY**  
soms club

**CINEMARK**  
**CIRCLE K**  
**Chick-fil-ee**  
**ROSS**  
DRESS FOR LESS  
**Walmart**  
**Starbucks**  
**Wendy's**  
**Wegmans**

**UBS**  
SLOAN PARK

**PillPack** **AVNET**  
by amazon pharmacy  
**amazon** **DriveTime**  
**ASM** **PEPSICO** **EWING** **OnTrac**  
WASTE MANAGEMENT OUTDOOR SUPPLY  
**PARKER & SONS** **ZipRecruiter** **ASPEN UNIVERSITY**

**ASU**

LOOP  
101

INTERSTATE  
10

US  
60

US  
60

US  
60

INTERSTATE  
10

LOOP  
101

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

**SITE**

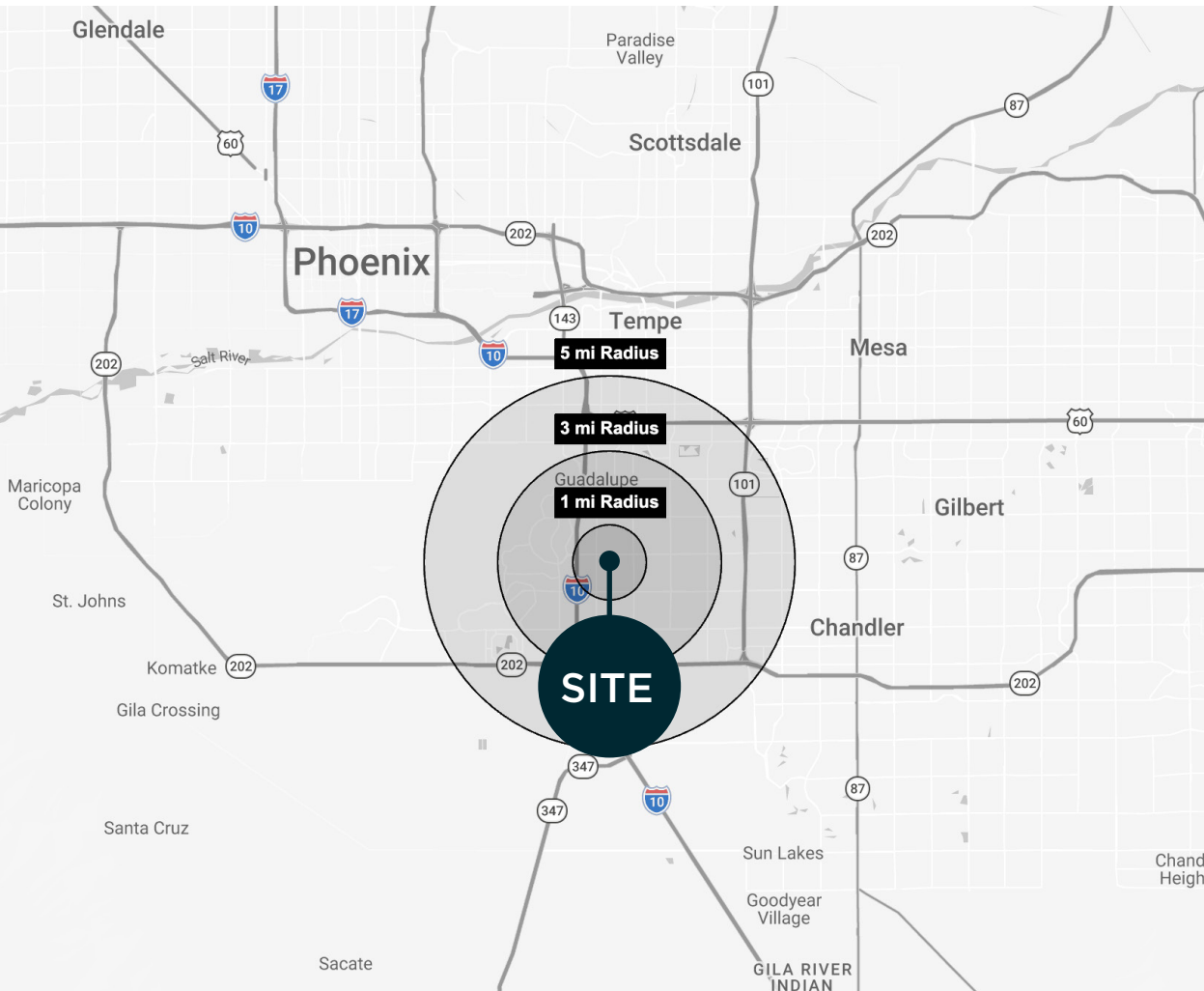
**Edward Jones**  
MAKING SENSE OF WEALTH  
**iridium**  
connected  
**ASU**  
ARIZONA STATE UNIVERSITY  
Research Park

**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**



# 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

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## 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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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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