



±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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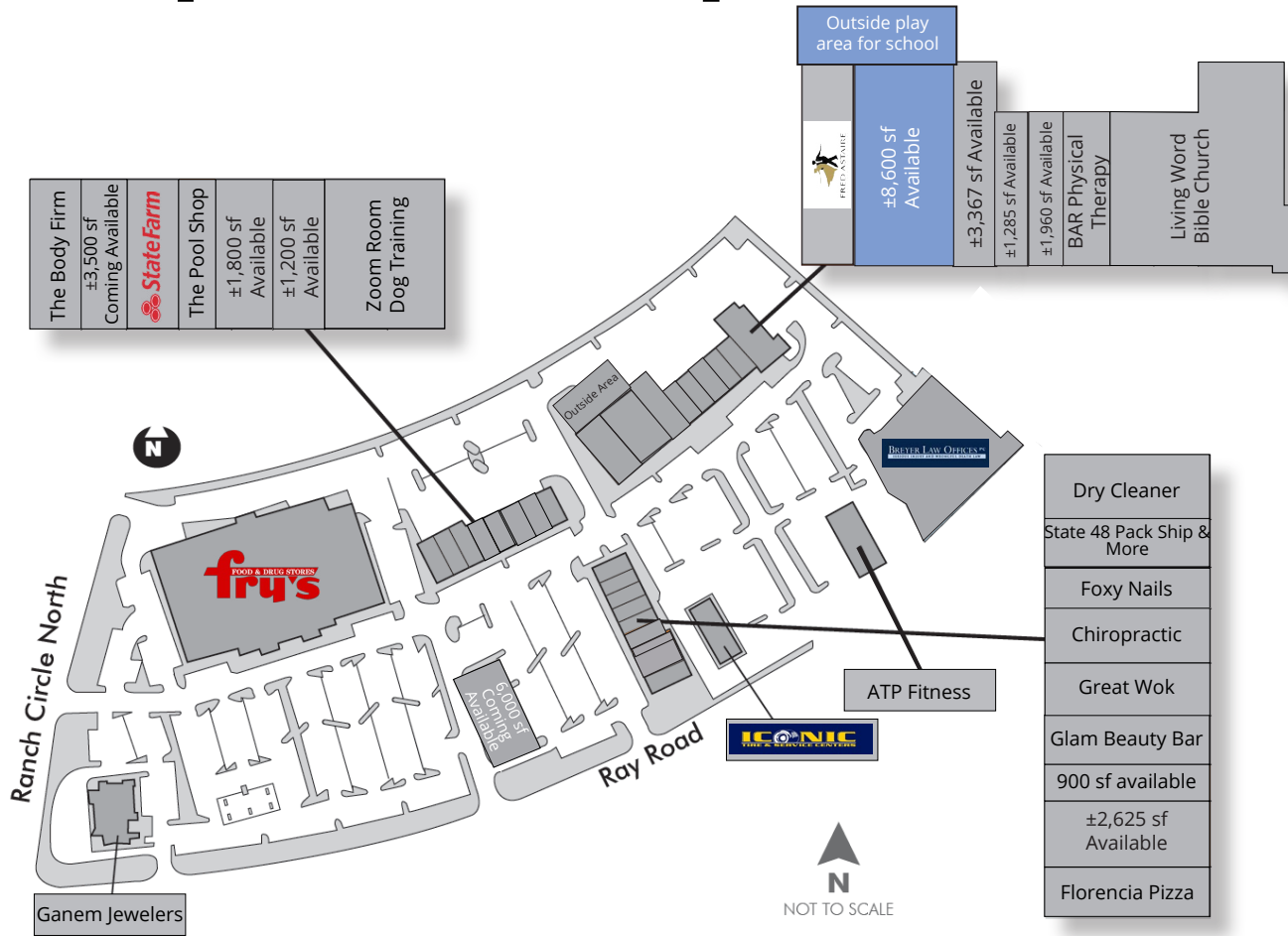
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Site plan & availability

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
22	BAR Physical Therapy	1,960 sf
26	Living Word Bible Church	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 2027 [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	Florencia Pizza	3,375 sf
Major	Fry's	
Pad 1	Ganem Jewelers	
Pad 2	Coming Available [2nd gen. restaurant]	6,000 sf

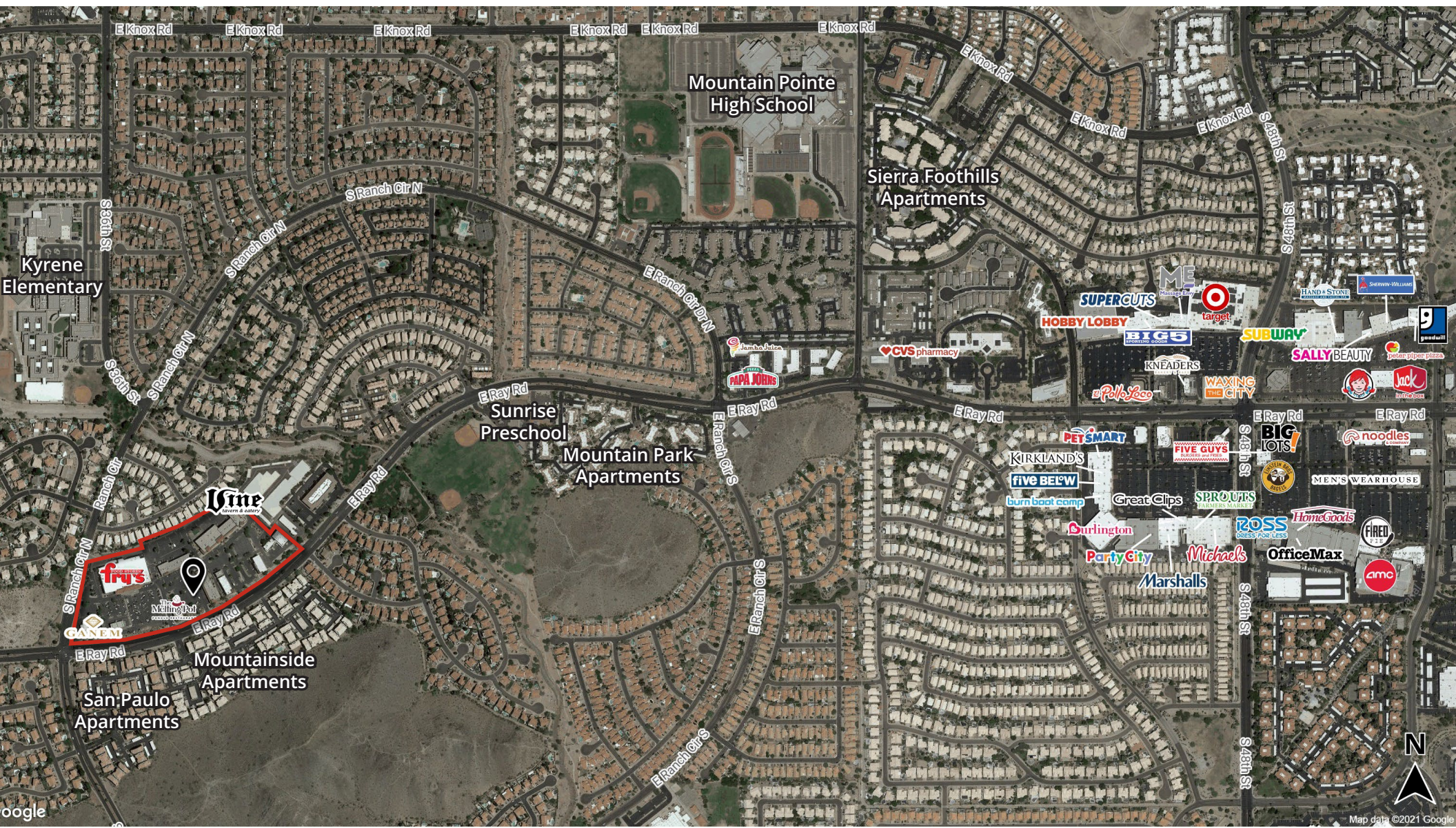
Site aerial

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

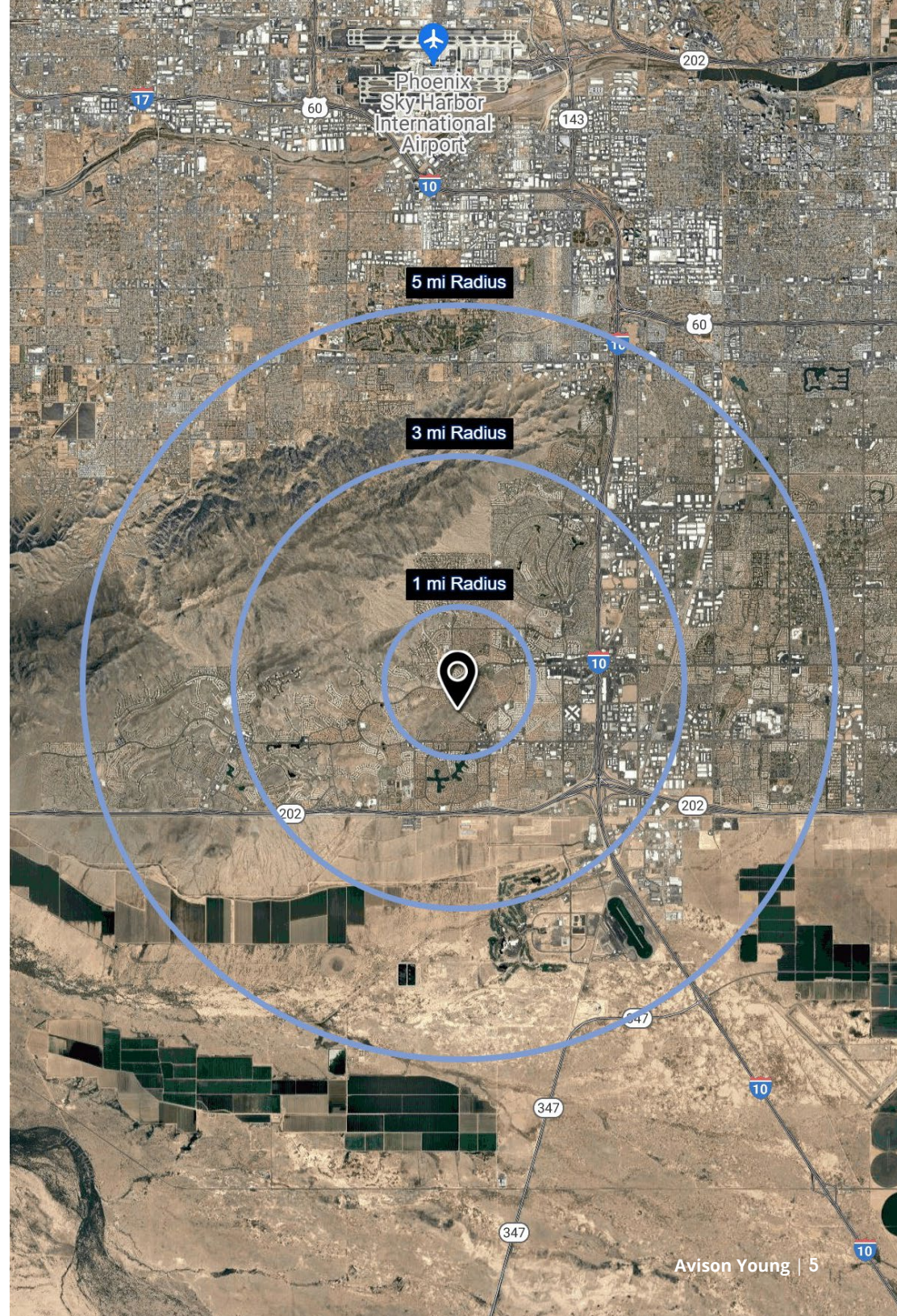
	1-mile	3-miles	5-miles
Daytime employment	2,793	34,566	77,456

	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	± 15,702 vpd
	Ray Road	± 41,545 vpd





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