

RETAIL PROPERTY FOR LEASE

WARNER RANCH PLAZA

NWC Ray & Rural Rd Tempe | AZ 85284

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NWC Ray & Rural Rd | Tempe, AZ



LOCATION DESCRIPTION

NWC Ray Rd & Rural Rd - Tempe

PROPERTY HIGHLIGHTS

- **Shop Space Available**
- Dominant grocer- Fry's Marketplace at the strongest neighborhood intersection in the trade area
- Dense established and affluent trade area
- Limited retail availability in area
- Average Household Income over \$169,000 within 1-mile
- Half Mile from the Chandler Intel Campus (12,000 Employees)
- Close proximity to Corona Del Sol High School (2,683 Students) & Kyrene Middle/Elementary Schools (1,846 Students)

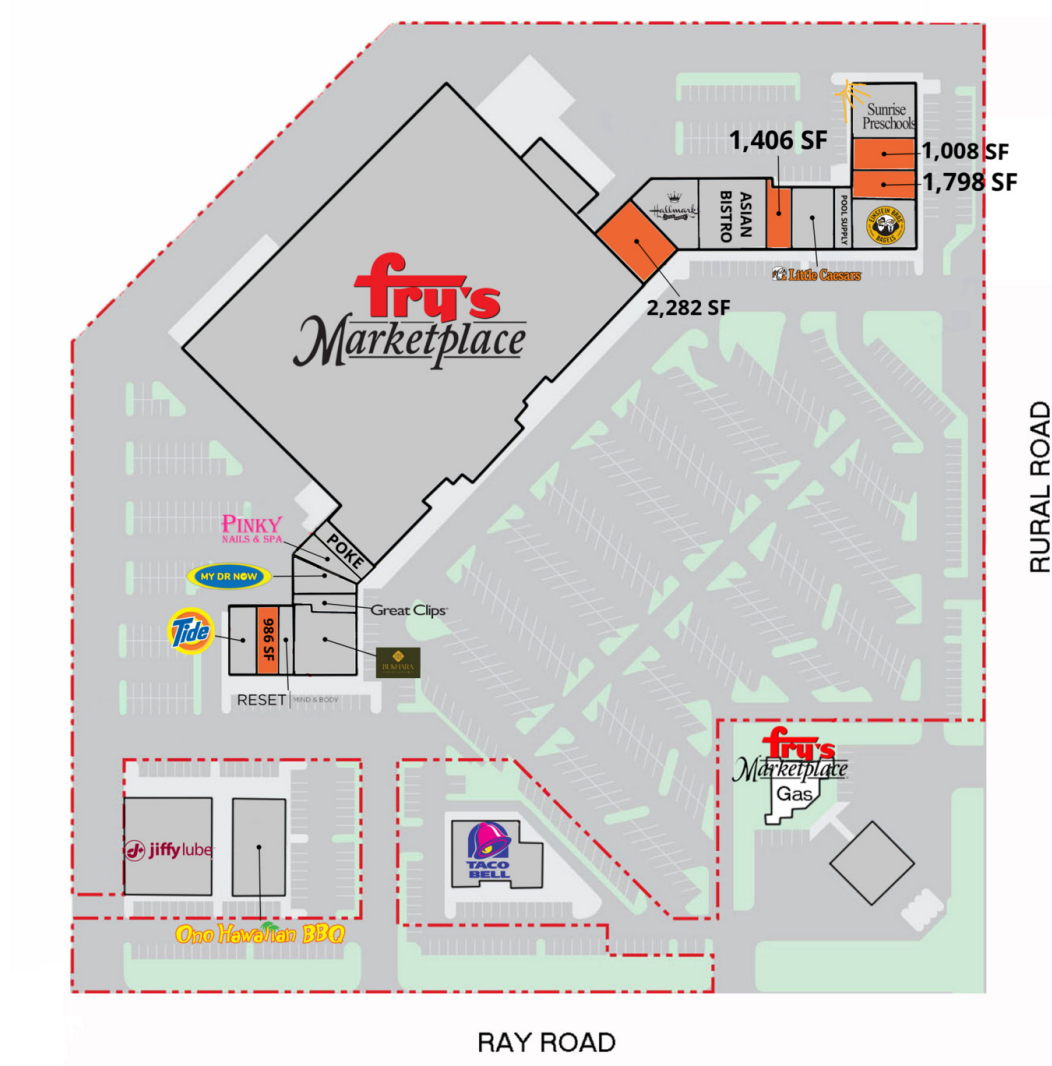
AREA CO-TENANTS



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LEGEND

Available

Unavailable

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AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS/PHOTOS
A101	TIDE DRY CLEANERS	2,302 SF	-	-
A103	Available	986 SF	JUICE SHOP	View Here
A104	RESET MIND & BODY	1,295 SF	-	-
A105	BUKHARA INDIAN KITCHEN	3,750 SF	-	-
A107	GREAT CLIPS	1,154 SF	-	-
A108	MY DR NOW	1,256 SF	-	-
A110	PINKY NAILS & SPA	2,075 SF	-	-
A111	POKE	1,190 SF	-	-
B101	Available	2,282 SF	-	-
B103	HALLMARK	4,142 SF	-	-
B105	ASIAN BISTRO	3,150 SF	-	-
B107	Available	1,406 SF	-	-
B108	LITTLE CAESARS	1,552 SF	-	-
B109	SUN DEVIL POOL	1,885 SF	-	-
B111	EINSTEIN BROTHERS BAGELS	2,000 SF	-	-
B113	Available	1,798 SF	UP TO 2,806 SF CONTINGENT	View Here
B115	Available	1,008 SF	UP TO 2,806 SF CONTINGENT	-
B116	SUNRISE PRESCHOOL	7,615 SF	-	-
MAJ-A	FRYS FOOD STORES	114,649 SF	-	-

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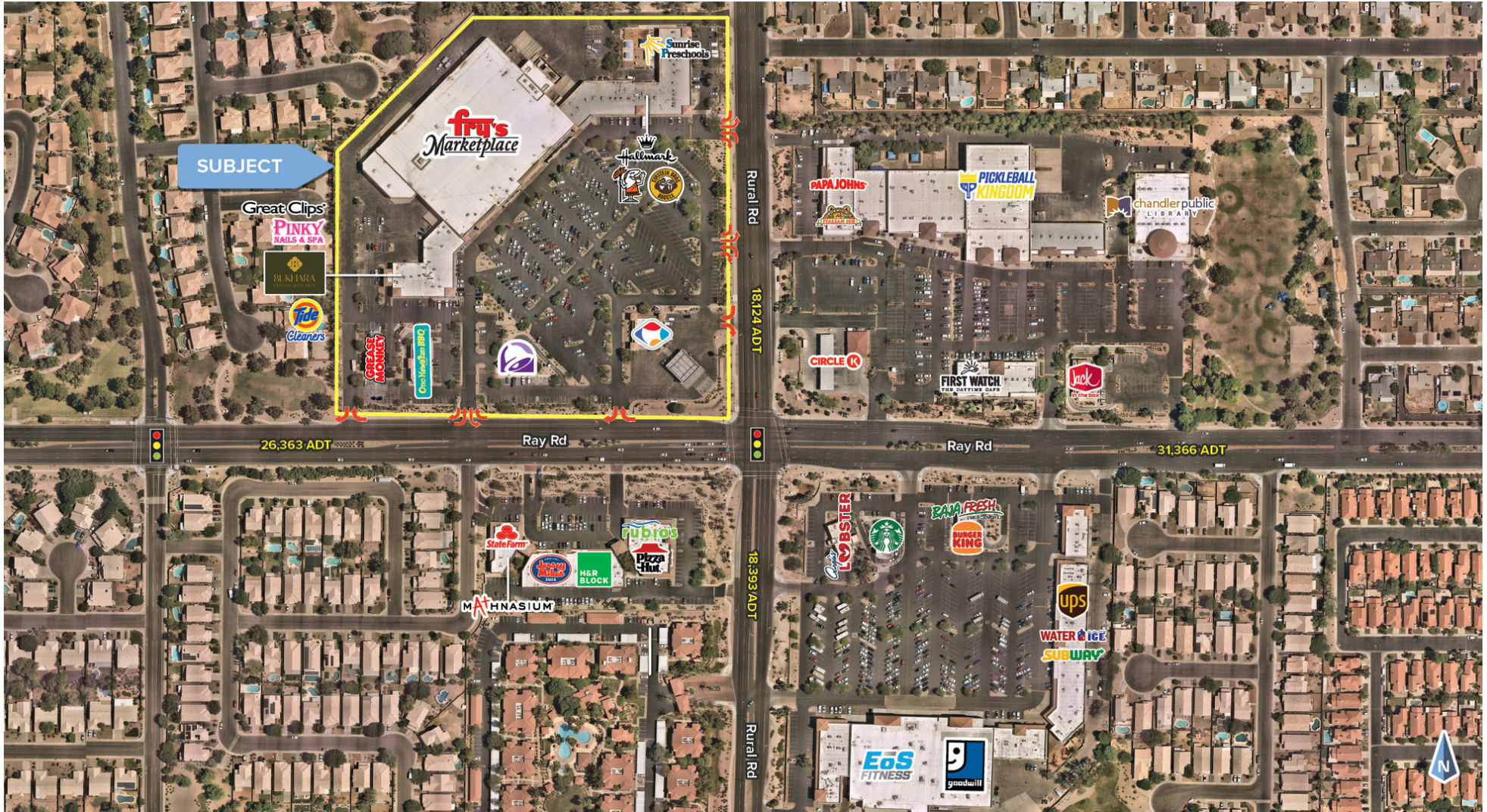
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	14,242	91,815	277,952
Median Age	42.4	38.6	37.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$130,852	\$107,710	\$96,897
Average	\$169,453	\$142,809	\$125,793



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	423	4,339	10,811
Employees	4,489	68,074	150,340
Daytime Population	12,793	130,152	311,021



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	74.9%	76.2%	59.3%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	78.8%	77.0%	73.8%
Services	10.7%	10.8%	12.5%
Blue Collar	10.5%	12.3%	13.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,435	38,011	113,910
Median Home Value	\$511,592	\$499,420	\$470,978

*2024 Demographic data derived from ESRI

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