



RETAIL PROPERTY FOR LEASE

WARNER RANCH PLAZA

NWC Ray & Rural Rd Tempe | AZ 85284

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WARNER RANCH PLAZA

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 \$163,000 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)

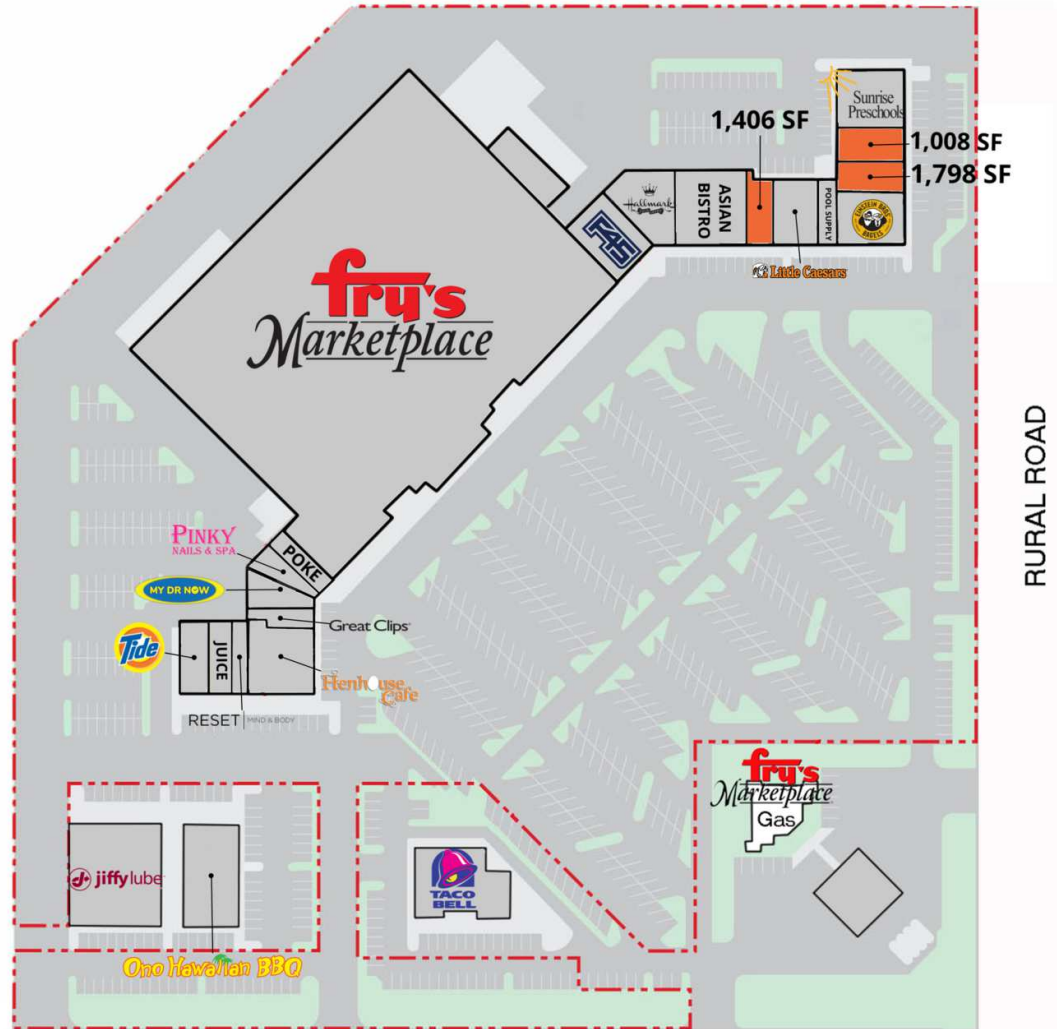
AREA CO-TENANTS



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LEGEND

Available

Unavailable

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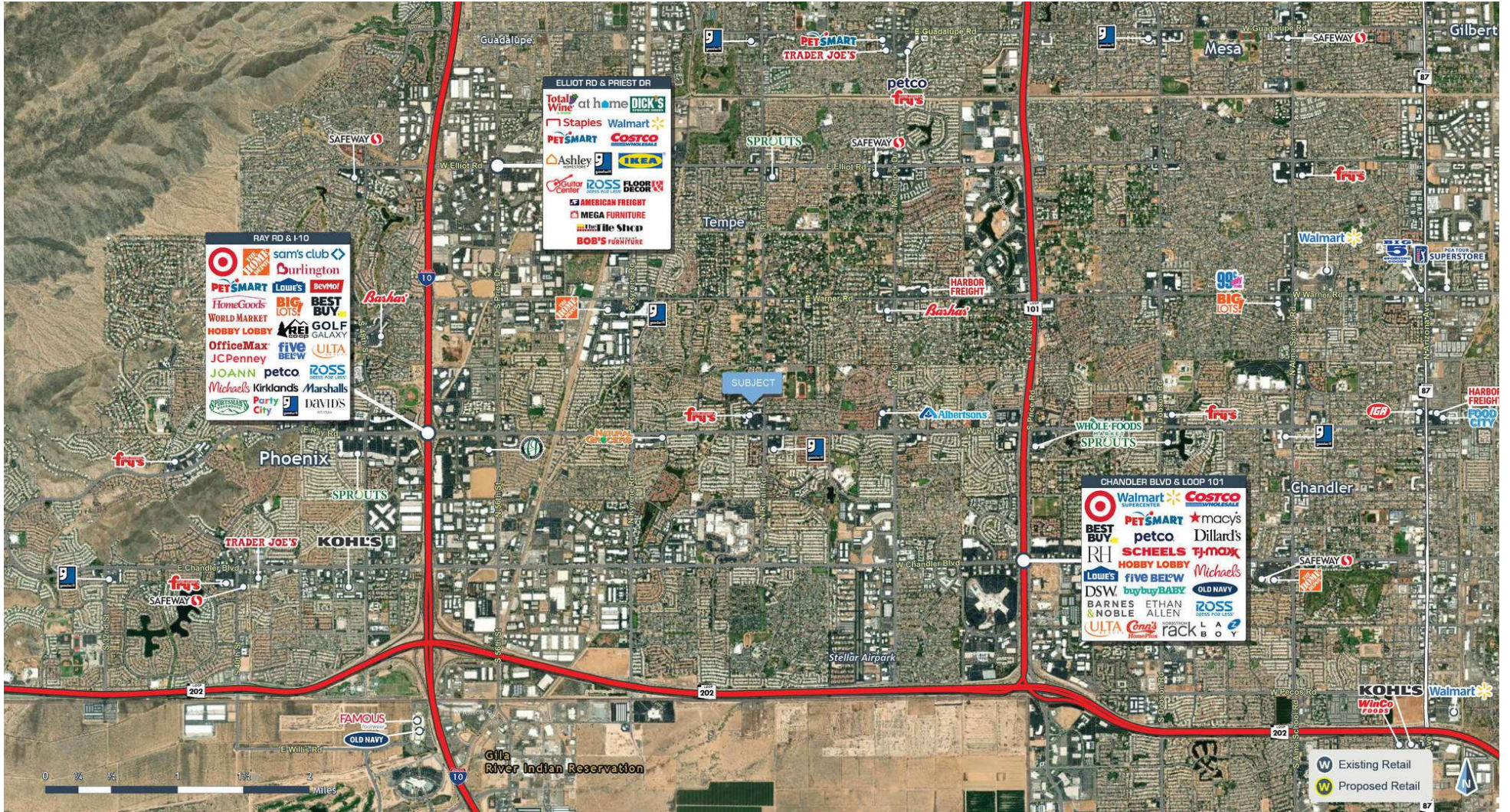
AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS/PHOTOS
A101	TIDE DRY CLEANERS	2,302 SF	-	-
A103	JUICE IT UP	986 SF	-	-
A104	RESET MIND & BODY	1,295 SF	-	-
A105	HENHOUSE CAFE	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	F45 TRAINING	2,522 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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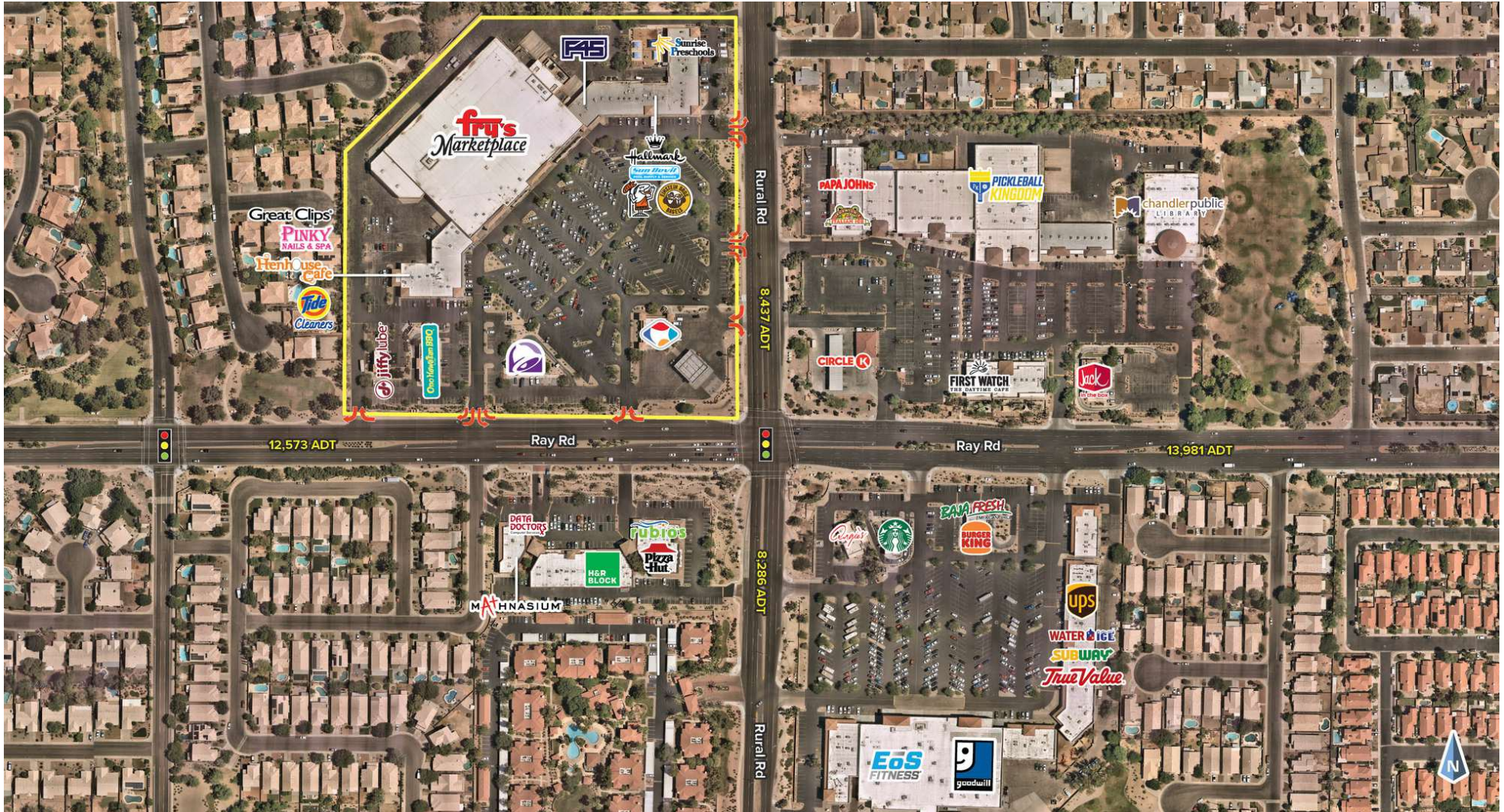
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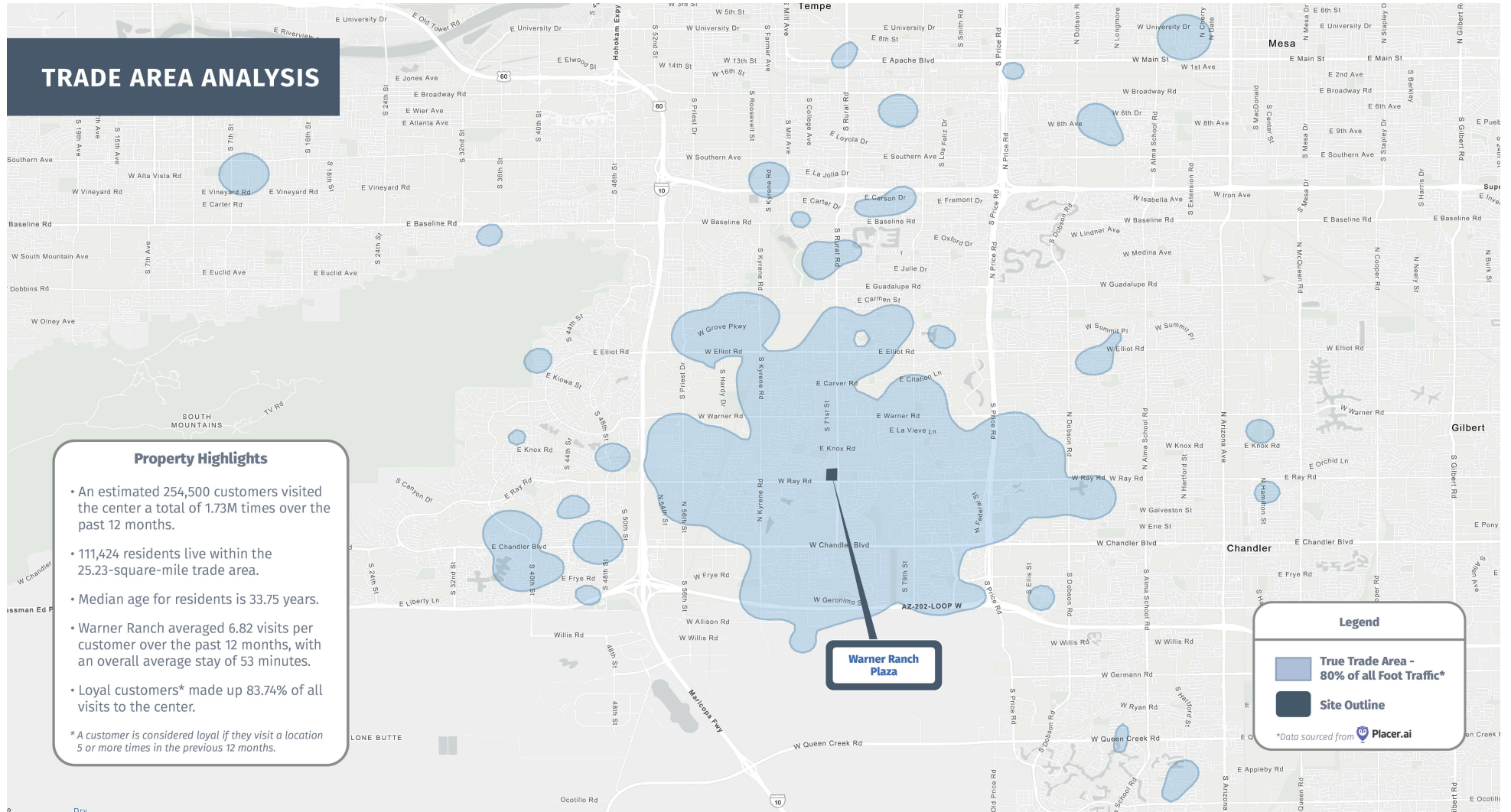
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TRADE AREA ANALYSIS

Property Highlights

- An estimated 254,500 customers visited the center a total of 1.73M times over the past 12 months.
- 111,424 residents live within the 25.23-square-mile trade area.
- Median age for residents is 33.75 years.
- Warner Ranch averaged 6.82 visits per customer over the past 12 months, with an overall average stay of 53 minutes.
- Loyal customers* made up 83.74% of all visits to the center.

* A customer is considered loyal if they visit a location 5 or more times in the previous 12 months.

Legend

True Trade Area - 80% of all Foot Traffic*

Site Outline

*Data sourced from Placer.ai

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	13,448	92,618	273,419
Median Age	41.8	37.9	37.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$120,820	\$100,376	\$88,993
Average	\$163,301	\$134,494	\$119,448



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	357	4,350	10,200
Employees	3,219	71,066	147,202
Daytime Population	10,899	122,130	295,129



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	34.1%	32.5%	29.5%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	78.2%	77.0%	74.2%
Services	10.3%	10.4%	11.9%
Blue Collar	11.5%	12.6%	13.9%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,203	38,466	111,687
Median Home Value	\$445,761	\$418,981	\$384,425

*2023 Demographic data derived from ESRI

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