

AHWATUKEE COMMONS

2nd Gen Restaurant for Lease | ± 3,600 SF

4902 E. Warner Rd
Phoenix, AZ 85044



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Nationwide Real Estate Services

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Site Plan

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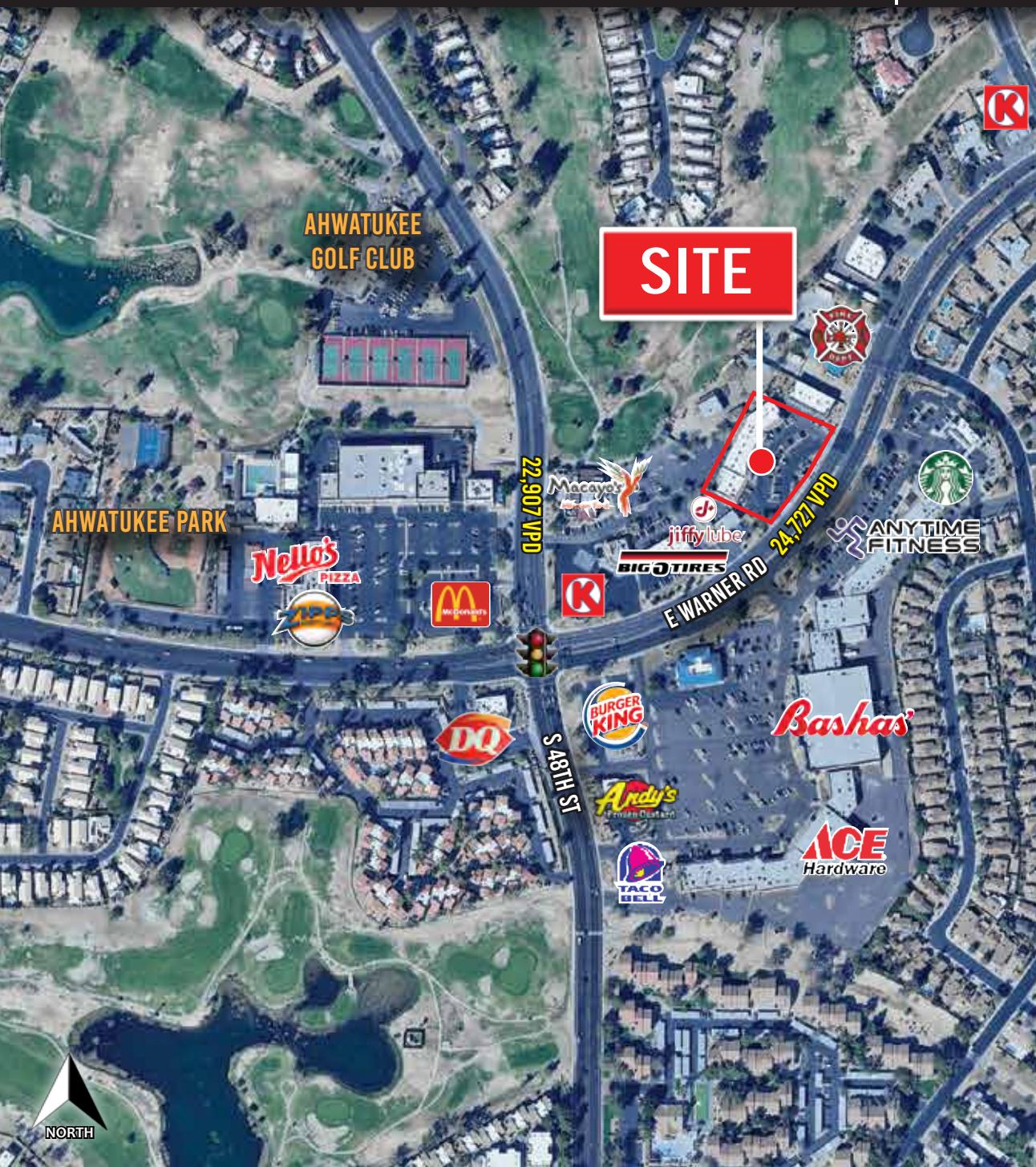
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Notable Area Attractions

- **Arizona Mills** (H&M, Ross, IMAX, SEA Life Aquarium)
3.8 miles; 6.8M visits annually
- **The Shoppes at Casa Paloma** (AJ's Fine Foods, GOLFTEC, ULTA, Pottery Barn & more)
2.3 miles; 1.7M visits annually
- **IKEA**
1.2 miles; 1.4M visits annually
- **Ahwatukee Foothills Towne Center** (Home Goods, Golf Galaxy, AMC)
1 mile; 6.6M visits annually
- **Chandler Pavilions** (Sam's Club, World Market, Mega Furniture)
2.1 miles; 4.1M visits annually

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demographics 2025

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION	13,649	89,556	218,630
HOUSEHOLDS	6,562	37,760	89,545
AVERAGE HOUSEHOLD INCOME	\$117,307	\$140,186	\$137,718
DAYTIME POPULATION	11,498	79,918	183,496
MEDIAN AGE	39.3	38.6	37.3
TOTAL BUSINESSES	849	5,607	12,984



traffic counts: Warner Rd | 24,727 VPD • 48th St | 22,907 VPD • I-10 | 165,321 VPD

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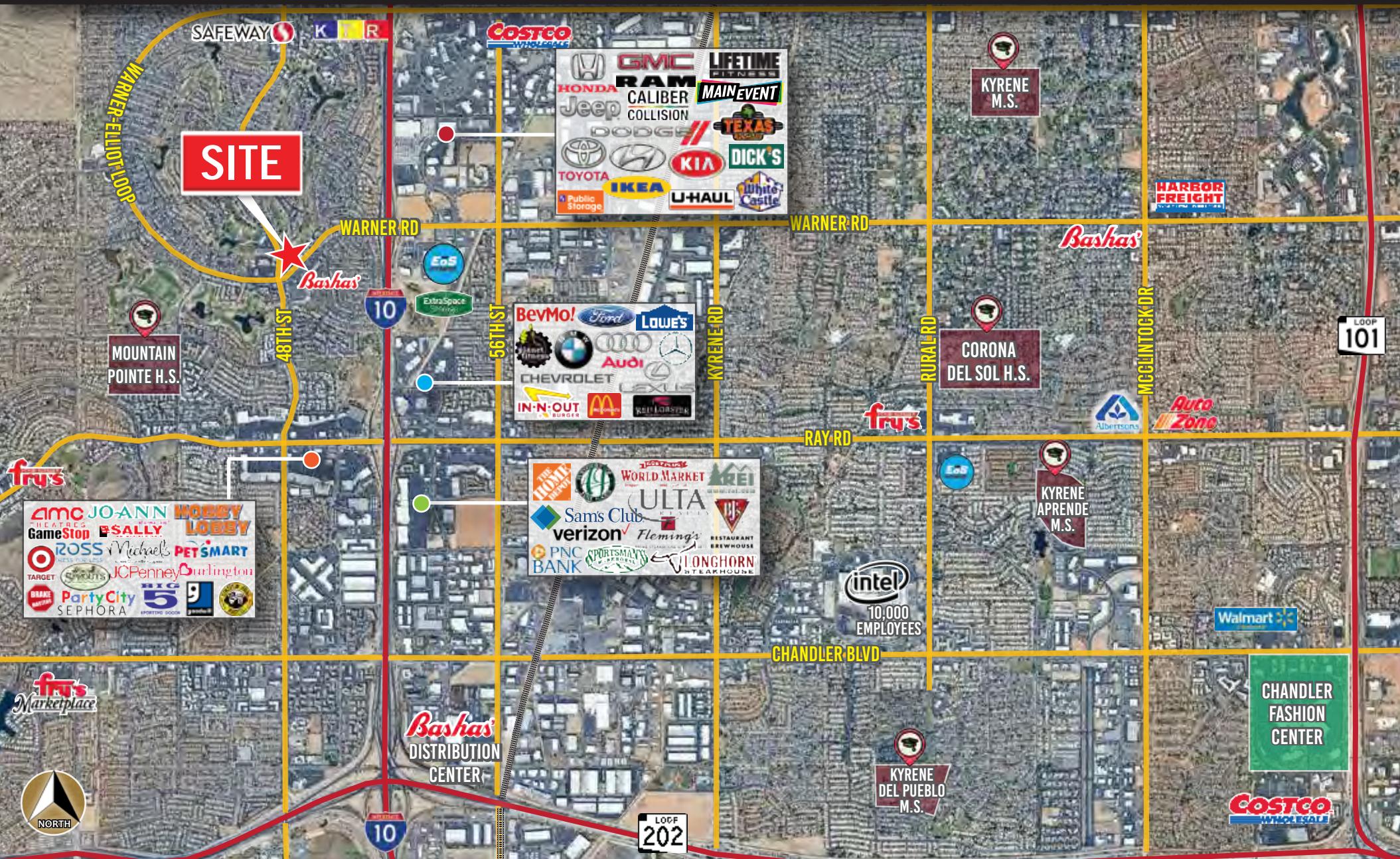
property highlights

- ± 3,600 SF former restaurant suite available
- Great exterior & highly visible signage potential
- Retail center located in the heart of Ahwatukee Foothills Submarket
- 2nd generation restaurant space
- Direct access to I-10 (0.5 mi), Loop 202 (2.9 mi) and US-60 (4.2 mi)

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macro aerial

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