

AHWATUKEE COMMONS

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

4902 E. Warner Rd
Phoenix, AZ 85044



WARNER RD 24,727 VPD

MONUMENT
SIGNAGE

JACK RODRIGUES
(c) 408.763.9085
jack.rodriguez@dpcr.com

KRISTINA REMON
(c) 602.621.1529
kristina.remon@dpcr.com

JOHN JACKSON
(c) 602.400.5084
john.jackson@dpcr.com

7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

**DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

AHWATUKEE COMMONS Site Plan

4902 E. Warner Rd
Phoenix, AZ 85044



JACK RODRIGUES
(c) 408.763.9085
jack.rodriguez@dpcr.com

KRISTINA REMON
(c) 602.621.1529
kristina.remon@dpcr.com

JOHN JACKSON
(c) 602.400.5084
john.jackson@dpcr.com

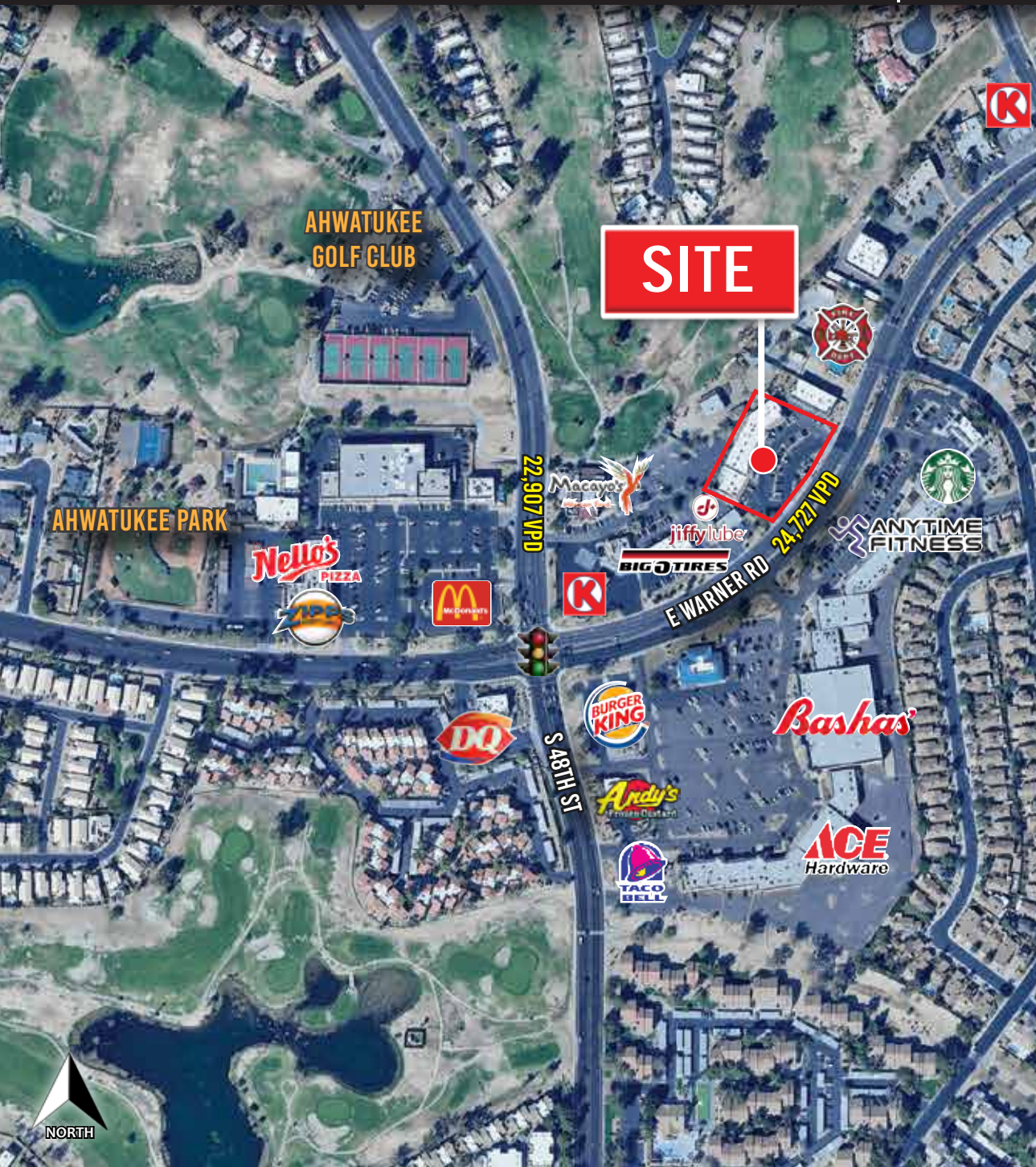
7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

AHWATUKEE COMMONS

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

4902 E. Warner Rd
Phoenix, AZ 85044



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

JACK RODRIGUES

(c) 408.763.9085

jack.rodriguez@dpcrc.com

KRISTINA REMON

(c) 602.621.1529

kristina.remon@dpcrc.com

JOHN JACKSON

(c) 602.400.5084

john.jackson@dpcrc.com

DIVERSIFIED PARTNERS

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250

O: 480.947.8800

www.dpcrc.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

AHWATUKEE COMMONS

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

4902 E. Warner Rd
Phoenix, AZ 85044

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

JACK RODRIGUES
(c) 408.763.9085
jack.rodriguez@dpcr.com

KRISTINA REMON
(c) 602.621.1529
kristina.remon@dpcr.com

JOHN JACKSON
(c) 602.400.5084
john.jackson@dpcr.com



7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcr.com

property highlights

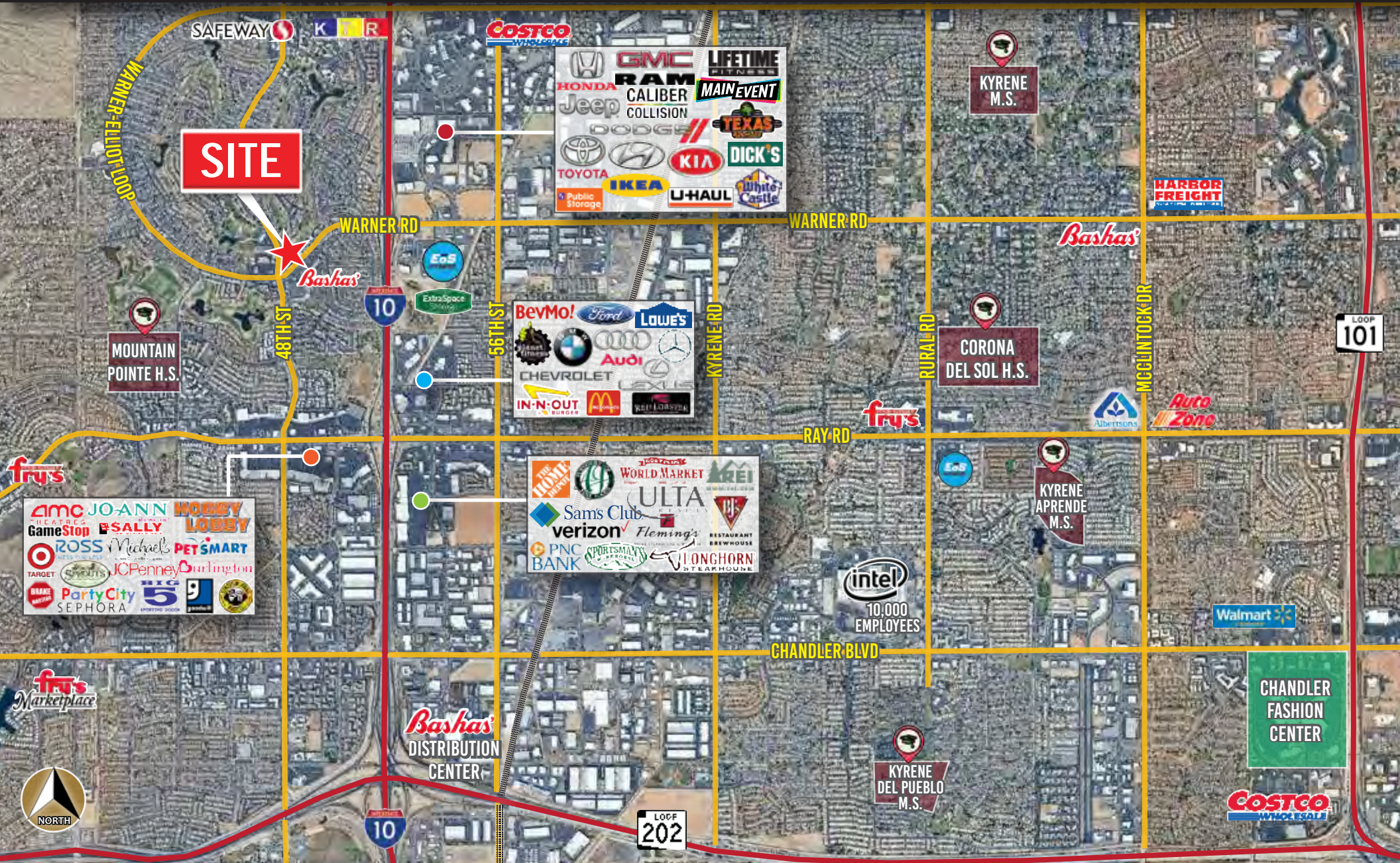
- ± 3,600 SF former restaurant suite available
- Great exterior & highly visible signage potential
- Retail center located in the heart of Ahwatukee Foothills Submarket
- 2nd generation restaurant space
- Direct access to I-10 (0.5 mi), Loop 202 (2.9 mi) and US-60 (4.2 mi)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

AHWATUKEE COMMONS

macro aerial

4902 E. Warner Rd
Phoenix, AZ 85044



JACK RODRIGUES
(c) 408.763.9085
jack.rodriguez@dpcrc.com

KRISTINA REMON
(c) 602.621.1529
kristina.remon@dpcrc.com

JOHN JACKSON
(c) 602.400.5084
john.jackson@dpcrc.com

7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcrc.com

DIVERSIFIED PARTNERS
Nationwide Real Estate Services