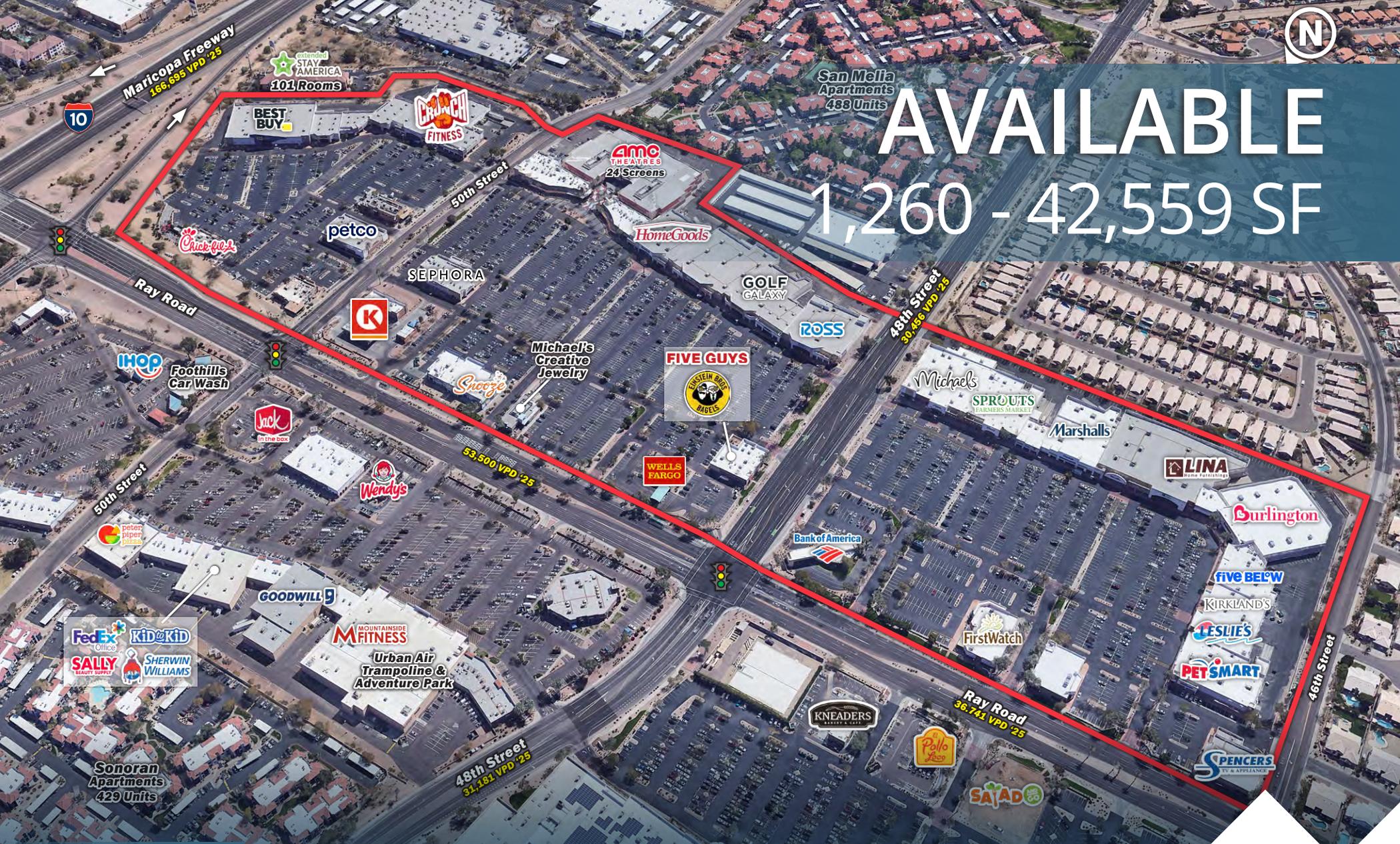




AVAILABLE 1,260 - 42,559 SF



FOR LEASE

Ahwatukee Foothills Towne Center

SWC Ray Road & Interstate 10 | Phoenix, AZ

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Ahwatukee Foothills Towne Center

SWC Ray Road & Interstate 10 | Phoenix, AZ



FOR LEASE

AVAILABLE

1,260 - 42,559 SF

RATE

Contact
Broker

ABOUT THE PROPERTY

- Ahwatukee Foothills Towne Center is a 700,000 SF Regional Shopping and Dining Destination serving the affluent Ahwatukee and Chandler markets
- Located off I-10 and Ray Road this property offers convenient access to nearby residents and businesses as well as the passing interstate travelers
- Average Household Incomes of \$140,000 within 5 miles
- Over 83,000 VPD at the intersection of Ray Road and 48th Street with over 191,000 VPD daily passing on I-10

TRAFFIC COUNTS

Interstate 10	191,102 VPD
Ray Road	53,500 VPD
48th Street	30,456 VPD
Year: 2025 Source: ADOT	

JOIN RETAILERS



TENANT INDEX

PHASE II

A0002	LINA HOME FURNISHING	37,343 SF
A0003	BURLINGTON	41,752 SF
A0004	PETSMART	13,632 SF
A0005	AVAILABLE	13,567 SF
A0010	SPROUTS FARMERS MARKET	27,031 SF
A0011	AQUA - TOTS SWIM SCHOOL	4,385 SF
A0012	MICHAELS	27,725 SF
P001A	SPENCER'S TV & APPLIANCE	9,000 SF
P001B	HELLO NAILS & SPA	1,000 SF
P001B	FOOTHILL SMILES	9,014 SF
P003A	FIRST WATCH	6,455 SF
P003B	GUS'S WORLD FAMOUS FRIED	3,545 SF
S00B1	GREAT CLIPS	1,283 SF
S00B2	WALLBEDS "N" MORE	1,260 SF
S00B3	AVAILABLE	1,260 SF
S00B7	MARSHALLS	24,627 SF
S00D2	BARRO'S PIZZA	4,076 SF
S00E1	LESLIE'S POOL SUPPLIES	4,000 SF
S00E2	AVAILABLE	7,317 SF
S00E3	FIVE BELOW	10,536 SF
S0D3A	BURN BOOT CAMP	4,009 SF
S0D3B	AMERICA'S BEST CONTACTS	3,988 SF
U-P0004	BANK OF AMERICA	4,300 SF

PHASE III

A0001	AMC THEATRES	78,000 SF
A0002	HOMEGOODS	25,000 SF
A0003	AVAILABLE	42,559 SF
A0004	ROSS DRESS FOR LESS	27,200 SF
A0005	GOLF GALAXY	23,583 SF
A0006	LAKESHORE LEARNING STORE	8,080 SF
P002A	EINSTEIN BROS BAGELS	2,200 SF
P002B	FIVE GUYS BURGERS AND	3,505 SF
P002C	LA CRAB SHACK	3,967 SF
P0004	MICHAEL'S CREATIVE JEWELRY	5,200 SF
P0006	CIRCLE K	4,450 SF
P0007	AVAILABLE RESTAURANT	7,846 SF
P0008	CHICK-FIL-A	4,711 SF
P0010	PETCO	15,000 SF
P0050	QDOBA	2,933 SF
P0052	VERIZON	2,934 SF
P0056	SNOOZE BREAKFAST EATERY	4,000 SF
P0058	STELLA'S ICE CREAM	1,600 SF
P0060	NOODLES & COMPANY	2,560 SF
P0091	SEPHORA	4,500 SF
P0092	PHOENIX SALON SUITES	6,862 SF
P0094	VISIONWORKS	3,500 SF
S00A1	SNOWTIME	2,000 SF
S00A2	GOGI EXPRESS	1,827 SF
S00A3	CHEBA HUT TOASTED SUBS	1,800 SF
S00A5	AVAILABLE RESTAURANT	2,258 SF
S00A6	AVAILABLE RESTAURANT	2,447 SF
S00B1	AVAILABLE RESTAURANT	6,000 SF
S00B2	PITA JUNGLE	4,912 SF
S00B3	K-TOWN KOREAN BBQ	8,006 SF
U-P0003	WELLS FARGO BANK	4,000 SF

PHASE IV

00002	ONCE UPON A CHILD	6,400 SF
00004	CRUNCH FITNESS	46,535 SF
00006	DOLLAR TREE	10,615 SF
00010	AVAILABLE	6,053 SF
00012	DAVID'S BRIDAL	9,945 SF
00014	BEST BUY	45,000 SF
U-S0009	THE HUB	6,835 SF

Ahwatukee Foothills Towne Center

SWC Ray Road & Interstate 10 | Phoenix, AZ



2,447 SF RESTAURANT
EXTERIOR



2,258 SF RESTAURANT
INTERIOR/EXTERIOR



7,846 SF FORMER RESTAURANT
EXTERIOR



6,000 SF FORMER RESTAURANT
EXTERIOR

Ahwatukee Foothills Towne Center

SWC Ray Road & Interstate 10 | Phoenix, AZ



DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

16,717	17,564	\$118,862	21,340
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

83,210	83,176	\$146,183	106,737
2025 Population	2030 Population	Avg Household Income	Daytime Population

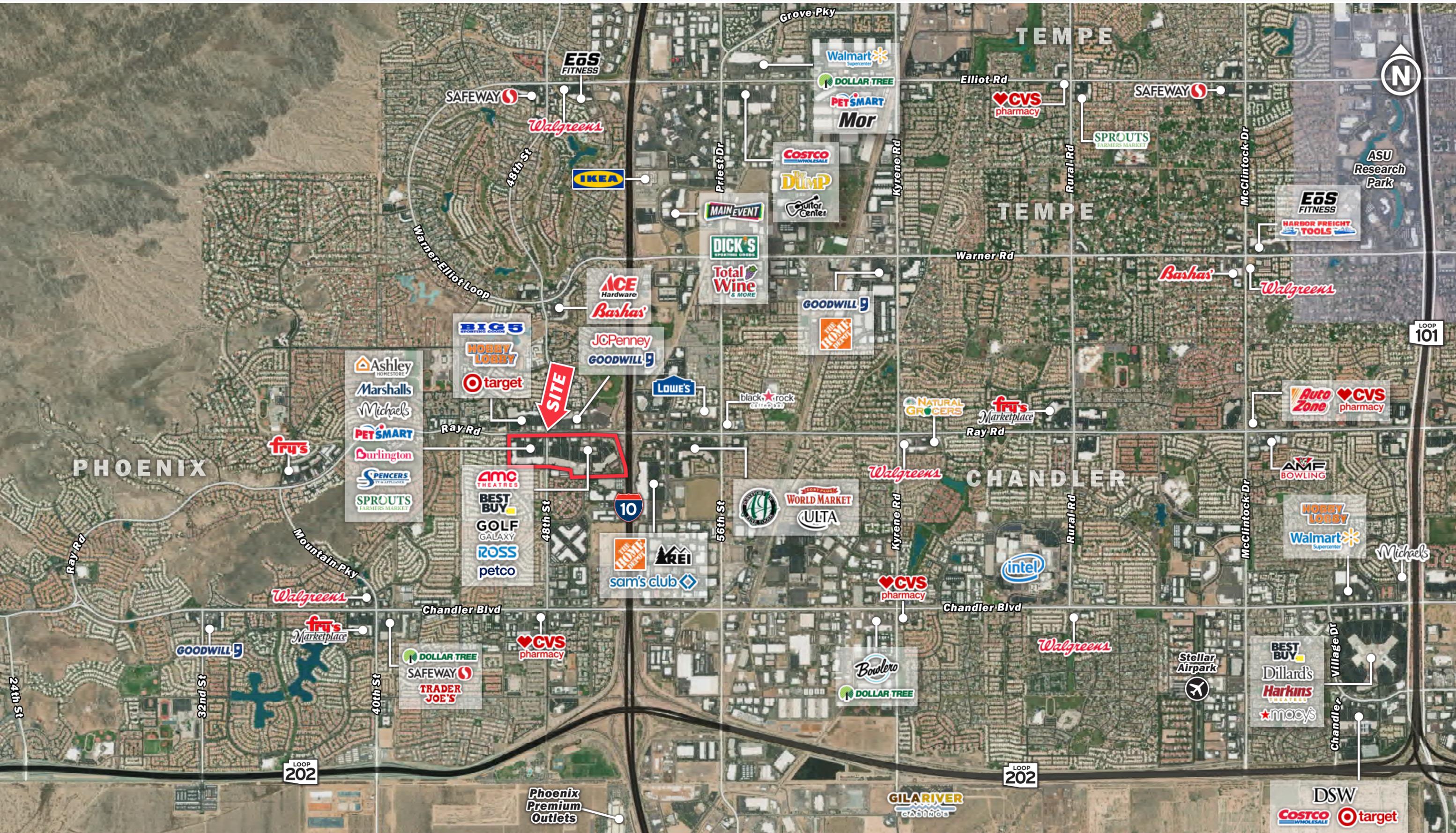
5 MILES

193,534	194,086	\$140,600	210,420
2025 Population	2030 Population	Avg Household Income	Daytime Population



Ahwatukee Foothills Towne Center

SWC Ray Road & Interstate 10 | Phoenix, Arizona 85044



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