

FOR LEASE

AHWATUKEE PALMS

SEC OF WARNER ROAD & 48TH STREET
4855 E WARNER ROAD, PHOENIX, AZ

PROPERTY INFO

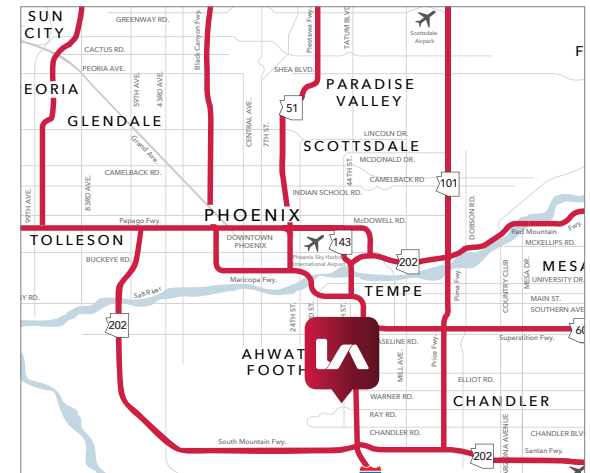
- ±2,000 - ±9,652 SF Available
- Grocery anchored neighborhood shopping center in the heart of Ahwatukee
- Located just off the I-10 Freeway surrounded by high income rooftops
- Monument signage available along both thoroughfares
- Major tenants include Bashas, ACE Hardware, Dunn Edwards, Andy's Frozen Custard, Taco Bell & more

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,659	91,421	219,519
Avg HH Income	\$105,598	\$129,278	\$124,302
No. of Households	7,702	40,033	93,154

TRAFFIC COUNTS

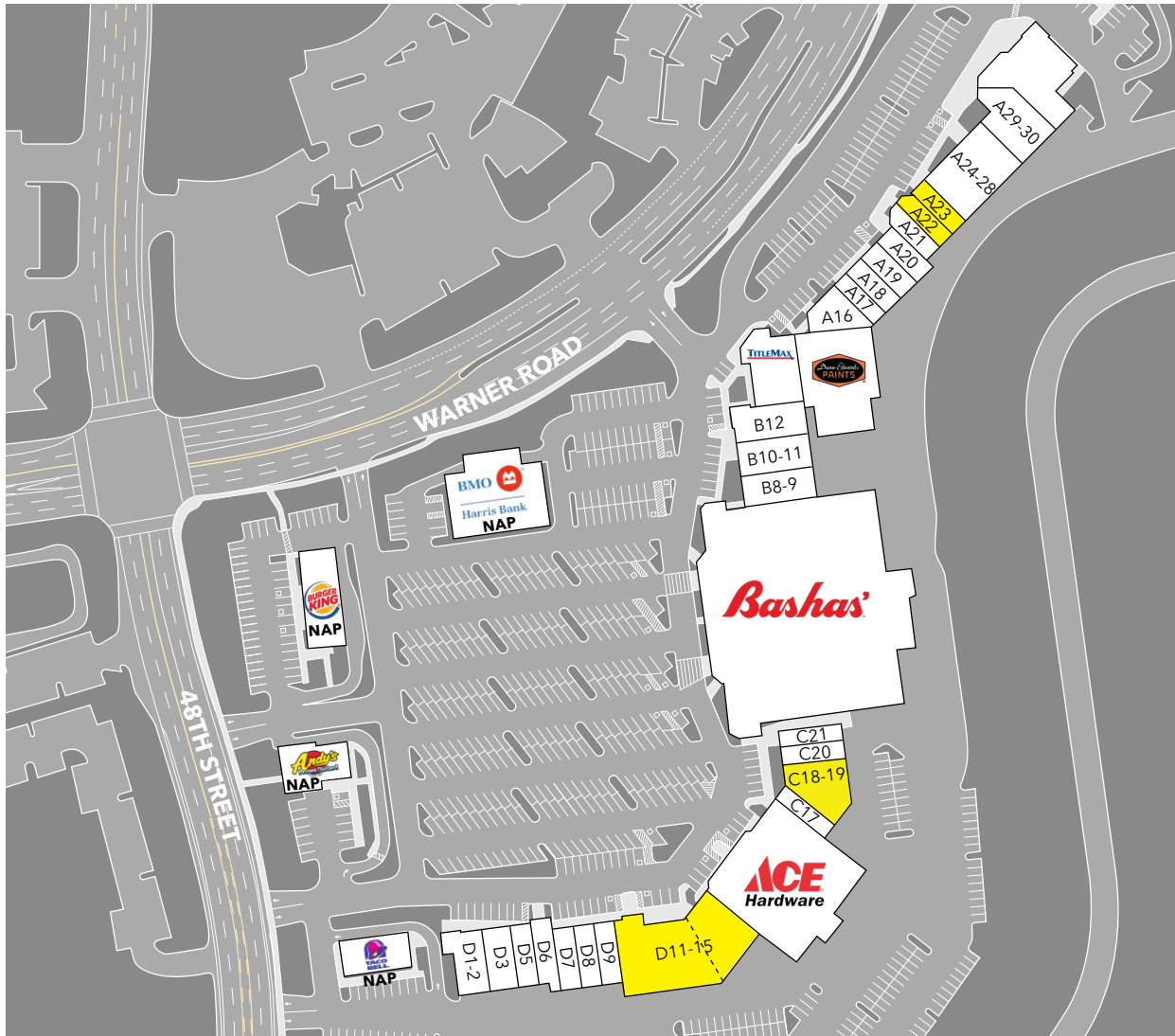
Warner Rd	±31,618 VPD
48th Street	±26,545 VPD
	±58,163 VPD



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AVAILABILITY

- A22-23*** ±2,000 SF
- C18 & C19* ±3,599 SF (former daycare)
- D11** ±4,006 SF
- D13/15** ±5,646 SF

*Contiguous up to ±4,459 SF **Contiguous up to ±9,652 SF *** Contiguous to ±3,070 SF

SUITE	TENANT	SF
Anchor	Bashas'	44,505
A13	Dunn Edwards	7,890
A14-15	TitleMax of Arizona	3,050
A16	Taste of Thai	1,441
A17	Merle Norman	689
A18	Box Seat Collectibles	1,100
A19	Checkmate Loans	1,100
A20	Water & Ice	990
A21	Jeweler	1,000
A22-23	AVAILABLE	2,000
A24-28	Anytime Fitness	5,390
A29-30	La Stalla Cucina Rustica	3,411
A31	Philly's Sports Bar	6,495
B8-9	Dentist	2,870
B10-11	Curbside Cyclery	2,560
B12	Bagel Nosh	1,540
C16	Ace Hardware	15,208
C17	Barbershop	860
C18-19	AVAILABLE	3,599
C20	Paws with Claws	1,080
C21	Paws with Claws	1,080
D1-2	Zeek's Pizza Factory	2,400
D3	Dry Cleaner	2,400
D5	Foot Spa	1,160
D6	Maskadores Taco Shop	1,200
D7	Arizona Hair Company	1,200
D8	Presto Nails	1,200
D9	Stretch Zone	1,200
D11	AVAILABLE (Divisible)	4,006
D13/15	AVAILABLE (Divisible)	5,646
PAD A	Taco Bell (NAP)	2,592
PAD B	Burger King (NAP)	3,933
PAD C	BMO Harris Bank (NAP)	--
PAD D	Andy's Frozen Custard (NAP)	--

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