

LEASE

PITIC CENTER

5030 Warner rd Phoenix Ahwatukee, AZ 85044



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Building Size:	5,157 SF
Available SF:	1,517 SF
Lot Size:	0.98 Acres
Number of Units:	1
Year Built:	1998
Renovated:	2023
Zoning:	C-1
Market:	Phoenix
Submarket:	Ahwatukee
Traffic Count:	31,618

PROPERTY OVERVIEW

1517 SF modern and versatile space boasts a prime location, offering excellent visibility and accessibility. With an open floor plan and customizable layout, perfect for a medical spa, boutique fitness studio, specialty retail shop, or professional creative office. The expansive windows flood the interior with natural light, creating a welcoming and productive environment. Ample parking and well-maintained landscaping provide convenience and curb appeal.

PROPERTY HIGHLIGHTS

- 1517 SF open space
- \$15/SF/YR + NNN
- \$1896/ month + \$1386.79 NNN total rent \$3282.79
- just off the I-10 at Warner road
- Traffic count 31,618-26,456 on Warner road daily!

OTHER RESOURCES

[Coldwell Banker Commercial Worldwide](#)

Cathy Fox
(602) 316-7978

Candace Eldridge
(602) 661-8566

Michelle Keoghan
(480) 313-5006



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

PITIC CENTER

5030 Warner rd Phoenix Ahwatukee, AZ 85044



LOCATION DESCRIPTION

Discover the vibrant area surrounding the property at 5030 Warner Rd, Phoenix Ahwatukee, AZ, 85044! Nestled in this bustling neighborhood, you'll find an array of dining options such as The Celler Wine and Tapas and Va Bene Italian Restaurant, sure to satisfy any craving. The location also boasts easy access to the I-10 freeway, offering seamless connectivity to downtown Phoenix and beyond. Nearby, residents and visitors alike enjoy the scenic South Mountain Park, perfect for outdoor adventures. With the close proximity to Arizona State University and high-traffic retail centers, the area presents a prime opportunity for Retail / Neighborhood Center tenants to thrive.

SITE DESCRIPTION

Prime 1,517 SF Retail/Office Space in Ahwatukee's Premier Boutique Center

Unlock the potential of your business at The Pitic Center (5030 E. Warner Rd, Suite #4). This highly versatile, 1517 SF vanilla shell features a wide-open floor plan, a dedicated storage area, and a stunning, newly updated modern restroom.

Positioned directly off the I-10 corridor, this center boasts exceptional transit visibility with 50,000 daily vehicles passing by on Warner Road. You'll join a synergistic lineup of high-draw boutique tenants, including the neighborhood's #1-rated destination, The Celler Wine & Tapas, and the upscale Twelve 28 Ink Studio.

This location offers unmatched demographic advantages to fuel your business:

- * High-Affluence Market: The surrounding 2-mile radius features an exceptional median household income of \$104,169 and a local Wealth Index of 118.
- * Thriving Daytime Footprint: Capture a massive daytime workforce of 64,291 professionals within 2 miles
- * Target "Modern Minds": Up to 31.8% of the immediate neighborhood is comprised of highly educated, tech-savvy young professionals (the "Modern Minds" tapestry segment) who actively seek boutique and wellness experiences.

With ample front-door parking, smooth ingress/egress, and high-profile neighbors, Suite #4 is a turnkey canvas perfect for a



Cathy Fox
(602) 316-7978

Candace Eldridge
(602) 661-8566

Michelle Keoghan
(480) 313-5006



COLDWELL BANKER
COMMERCIAL
REALTY