



PREMIER PAD OPPORTUNITIES AVAILABLE FOR LEASE OFF THE LOOP-202

SVC & SEC LOOP 202 & S 40TH ST | AHWATUKEE, AZ

JENNIFER HILL
V.P. of Leasing and Sales
602.616.4477
jhill@gpsaz.com

JORDAN MISHLOVE
Senior Associate
602.931.2191
jmishlove@gpsaz.com



PROPERTY HIGHLIGHTS

- Three 2 - 2.5 acre pads available
- Opportunity to be a Part of the Only Retail Corridor Available Directly South of the 202 in Ahwatukee
- Excellent Visibility, Situated Right Off of the 202, with 51,592 VPD
- Situated adjacent to and across from Pilot and Other Highly Regarded Future Retail
- Minutes from Trader Joes, Fry's and Safeway
- Divisible with multiple points of access
- Near Phoenix Premium Outlets, Gila River Casino, Whirlwind Golf Club at Wild Horse Pass

2025 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **106,630**

DAYTIME POPULATION **125,554**

TRAFFIC COUNTS

LOOP 202 **51,695 VPD**

(ADOT '24)

40TH ST **22,729 VPD**

(ADOT 24)

PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**



DRONE IMAGE



PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**

DRONE IMAGE

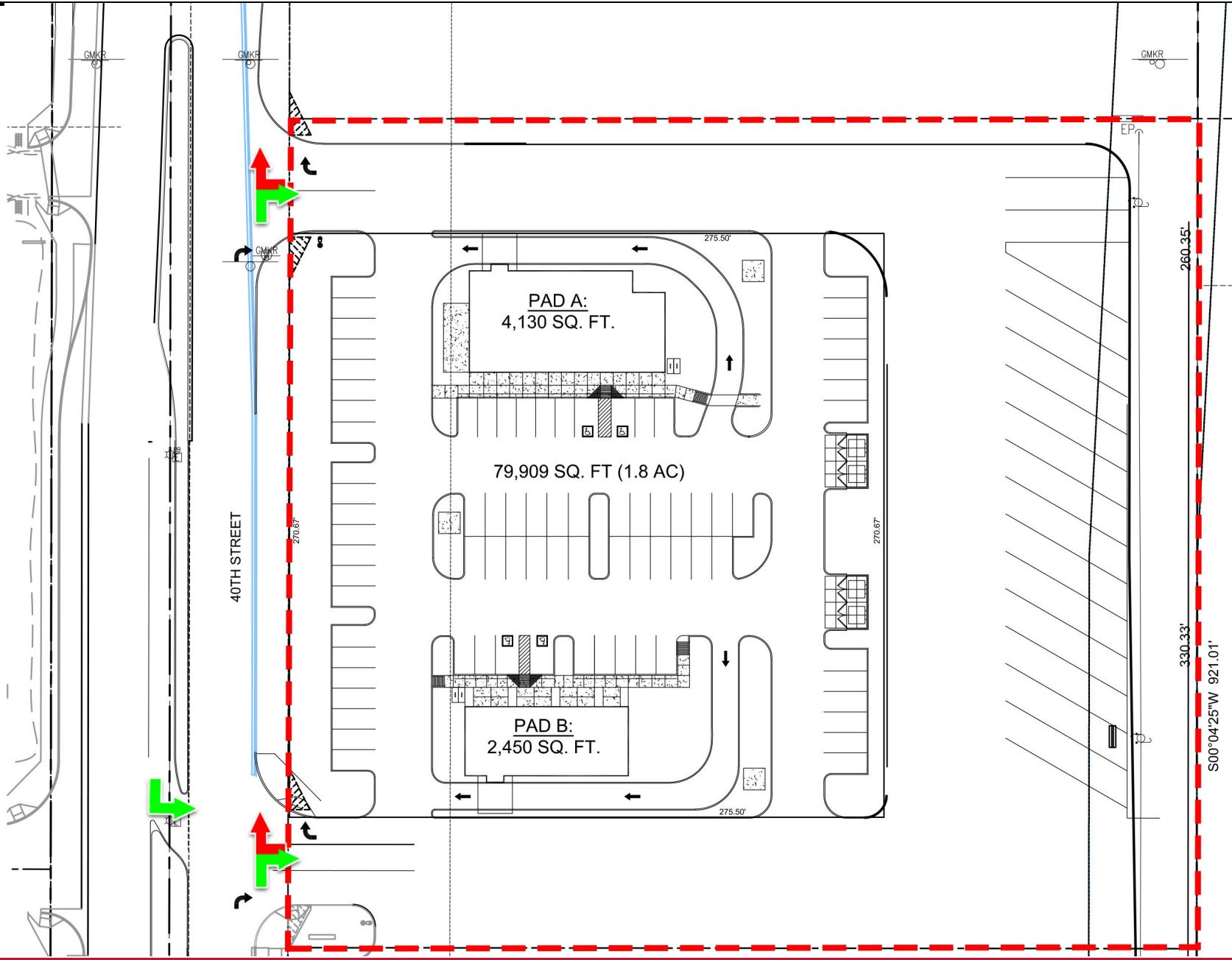


PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**



SITE PLAN - EAST PAD



PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**

DRONE IMAGE



PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**



DRONE IMAGE



PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**

DRONE IMAGE



PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**

DRONE IMAGE



PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**



DRONE IMAGE



PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**



MARKET AERIAL



PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**

DEMOGRAPHIC SNAPSHOT



2025 Total Population

1 MILE	3 MILE	5 MILE
9,458	49,283	106,368

Daytime Population

7,982	61,987	125,554
-------	--------	---------



Average HH Income

1 MILE	3 MILE	5 MILE
\$145,372	\$149,370	\$157,318

Median HH Income

\$116,481	\$110,707	\$121,132
-----------	-----------	-----------



Daytime Employees

1 MILE	3 MILE	5 MILE
3,632	31,544	63,068

Daytime Residents

4,350	21,149	62,486
-------	--------	--------



2025 Households

1 MILE	3 MILE	5 MILE
3,331	19,900	43,325

2030 Households

3,336	20,205	43,868
-------	--------	--------



Owner Occupied Housing

1 MILE	3 MILE	5 MILE
69.1%	59.8%	66.6%

Renter Occupied Housing

25.4%	35.6%	29.3%
-------	-------	-------



2025 Median Age

1 MILE	3 MILE	5 MILE
41.0	40.7	42.2

2030 Median Age

41.8	41.7	43.2
------	------	------

PREMIER PAD OPPORTUNITIES IN AHWATUKEE ARIZONA

SWC & SEC OF LOOP 202 AND S 40TH ST | **AHWATUKEE, AZ**