

# AHWATUKEE PLAZA

5009-5055 EAST ELLIOT RD.  
PHOENIX, AZ 85044

RETAIL PROPERTY FOR LEASE

**INGRID TUCKER**

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p: 480.397.1941



# AHWATUKEE PLAZA

5031 EAST ELLIOT RD., PHOENIX, AZ 85044



## PROPERTY DESCRIPTION

Ahwatukee Plaza is located on the SWC of Elliot Road & 51st Street, providing visibility and high traffic counts. Excellent demographics and high average household incomes in the surrounding area. The tenants: KTR, Millie's Hallmark, O'Reilly Auto Parts, The Bagel Man, Café Boa and Sakana Sushi & Grill support the affluent Ahwatukee Foothills community.

## PROPERTY HIGHLIGHTS

- KTR Indoor Action Sports Playground - Now Open!
- Dollar Tree - Coming Soon!
- Community & Family Centered Property in the Retail Corridor
- Millie's Hallmark Gifts and Collectibles carries regionally sourced seasonal and collector's items
- Property is not subject to City of Phoenix sales tax on the sale of goods and services

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## OFFERING SUMMARY

Available SF:	900 - 1,600 SF
Building Size:	72,650 SF
Vehicles Per Day:	36,908 VPD via E. Elliot Road 10,000 VPD via 51st Street
Major Tenants:	KTR Indoor Action Sports Playground, Hallmark, O'Reilly Auto Parts

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$100,578	\$98,443	\$99,993
Total Population	10,788	102,480	258,133
Total Households	5,384	42,262	102,128



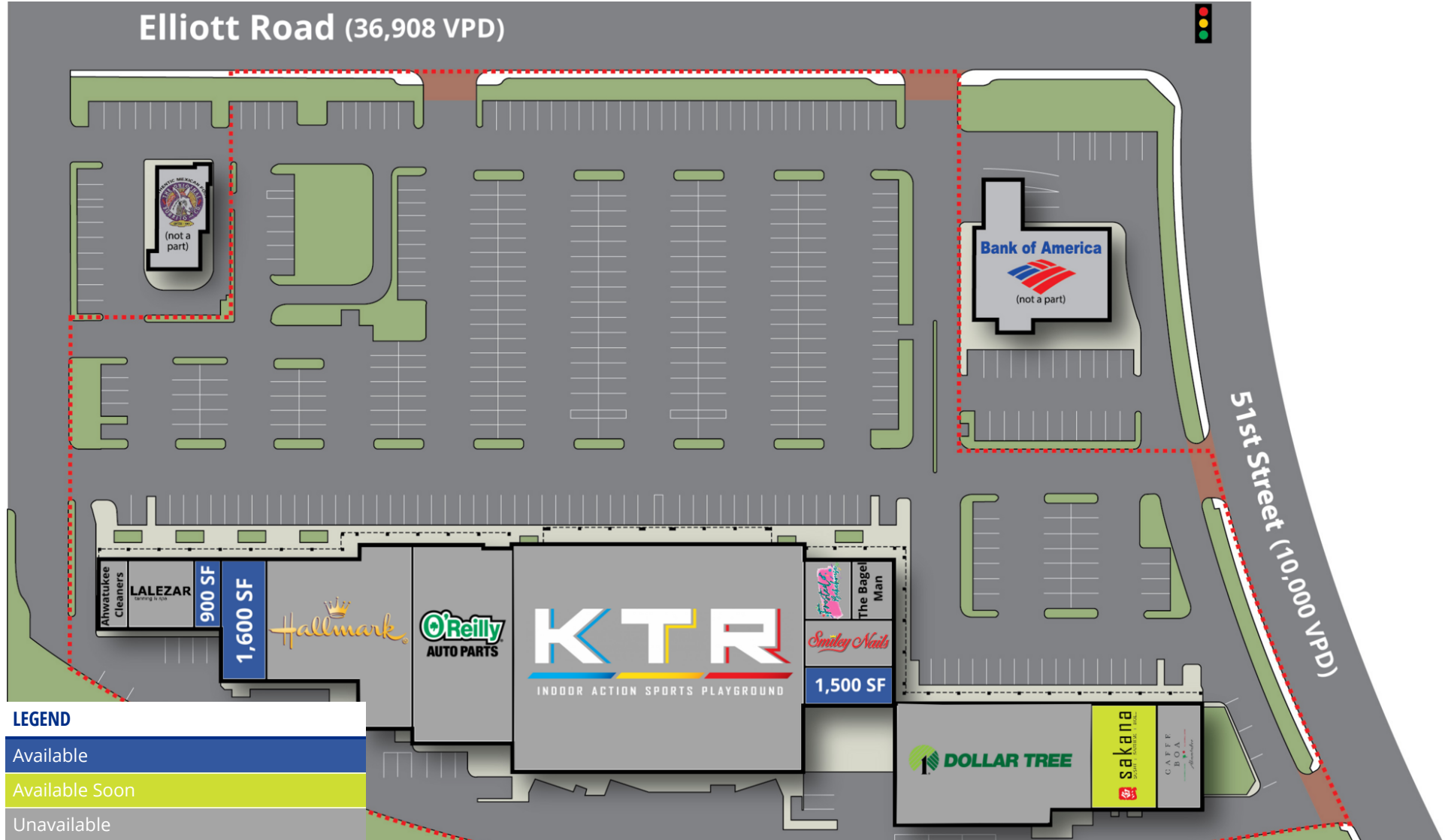
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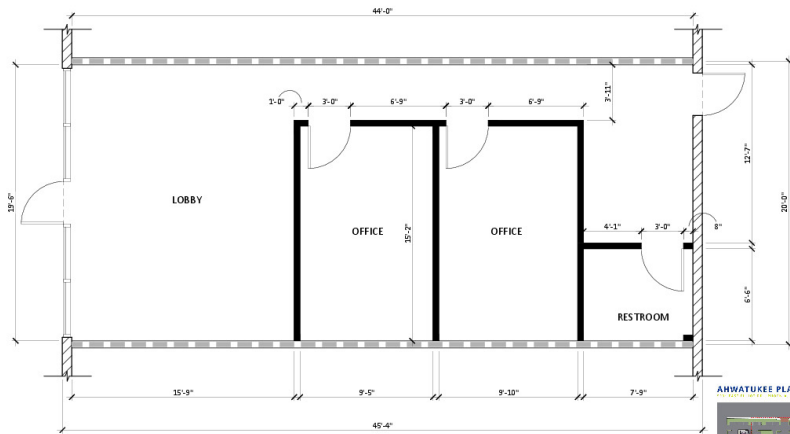
Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.





# AHWATUKEE PLAZA

5017,5019 EAST ELLIOT RD., PHOENIX, AZ 85044

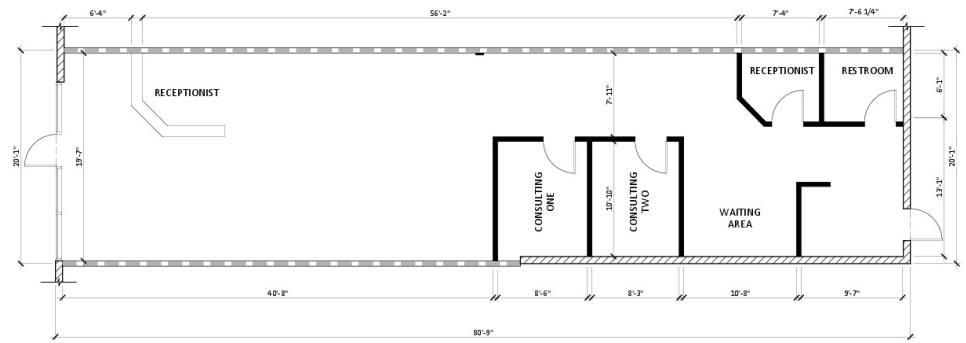


FLOOR PLAN - SUITE 5017  
SCALE: 1/4"=1'-0"



FL-1  
SCALE: 1/4"=1'-0"  
DATE: 04/03/2023  
RJKLW 2023.50

AHWATUKEE PLAZA - SUITE 5017  
5033 E ELLIOT RD  
PHOENIX, AZ 85044  
DATE: 04/03/2023



FLOOR PLAN - SUITE 5019  
SCALE: 3/16"=1'-0"



FL-2  
SCALE: 3/16"=1'-0"  
DATE: 04/03/2023  
RJKLW 2023.50

AHWATUKEE PLAZA - SUITE 5019  
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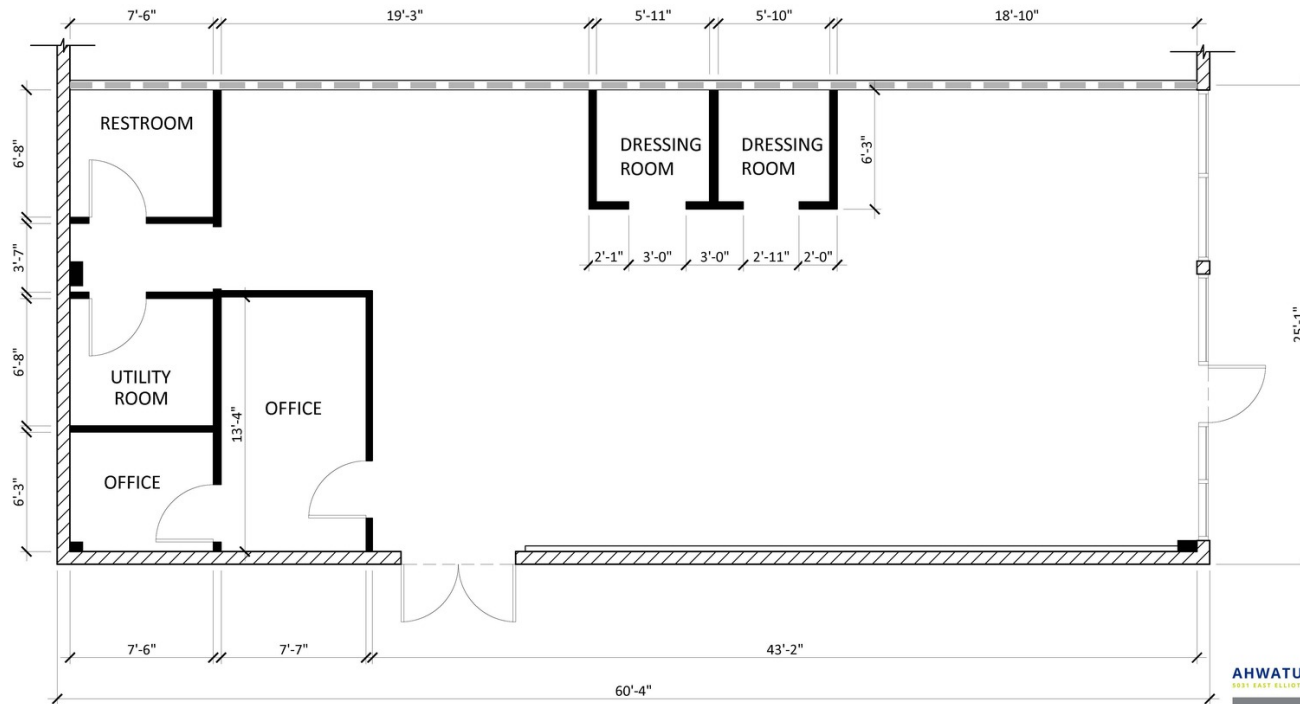
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# AHWATUKEE PLAZA

5041 EAST ELLIOT RD., PHOENIX, AZ 85044



## FLOOR PLAN - SUITE 5041

SCALE: 3/16"=1'-0"



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AHWATUKEE PLAZA - SUITE 5041  
5031 E ELLIOT RD  
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DATE: 04/03/2023

FL-3

RKAA# 23053.50

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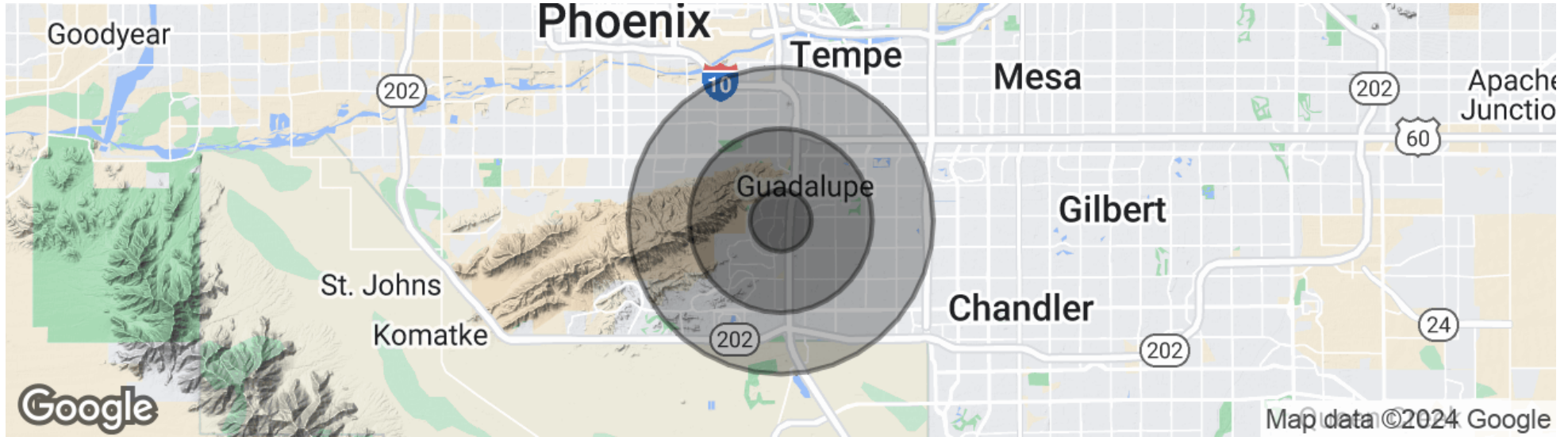
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,788	102,480	258,133
Median age	49.4	35.5	35.8
Median age (Male)	39.2	32.5	32.8
Median age (Female)	43.7	34.2	34.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,384	42,262	102,128
# of persons per HH	2	2.41	2.52
Average HH income	\$100,578	\$98,443	\$99,993
Average house value	\$306,974	\$327,672	\$332,955

\* Demographic data derived from 2020 ACS - US Census



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