AHWATUKEE COMMONS

2nd Gen Restaurant & Former Chiropractic Office

4902 E. Warner Rd
Phoenix, AZ 85044

AVAILABLE FOR LEASE

JACK RODRIGUES
(c) 408.763.9085
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KRISTINA STAMETS
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7339 E. McDonald Drive
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DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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Site Plan

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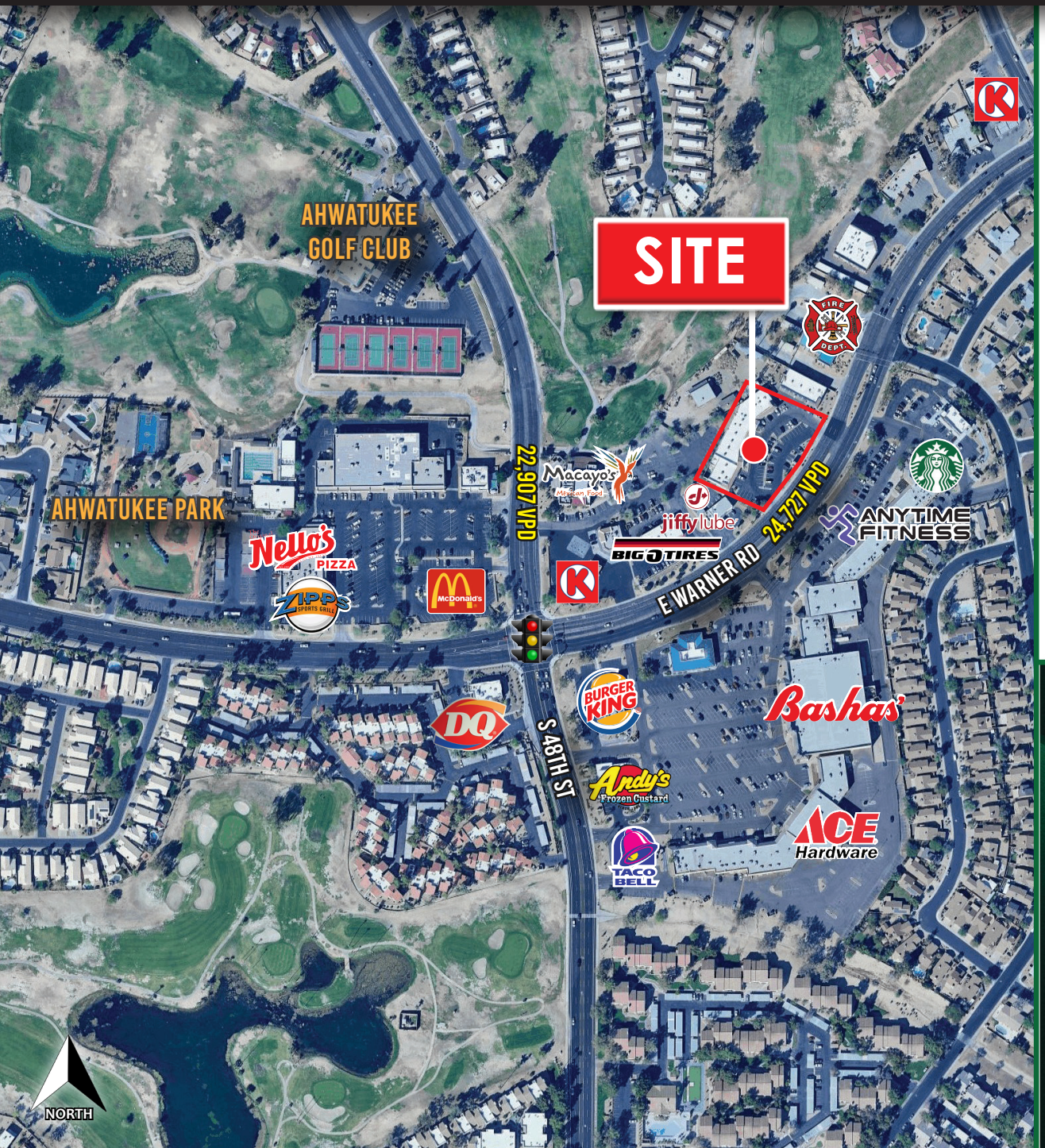

Notable Area Attractions

- **Arizona Mills** (H&M, Ross, IMAX, SEA Life Aquarium)
  3.8 miles; 6.8M visits annually
- **The Shoppes at Casa Paloma** (AJ's Fine Foods, GOLFTEC, ULTA, Pottery Barn & more)
  2.3 miles; 1.7M visits annually
- **IKEA**
  1.2 miles; 1.4M visits annually
- **Ahwatukee Foothills Towne Center** (Home Goods, Golf Galaxy, AMC)
  1 mile; 6.6M visits annually
- **Chandler Pavilions** (Sam's Club, World Market, Mega Furniture)
  2.1 miles; 4.1M visits annually

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demographics 2025

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION	13,649	89,556	218,630
HOUSEHOLDS	6,562	37,760	89,545
AVERAGE HOUSEHOLD INCOME	$117,307	$140,186	$137,718
DAYTIME POPULATION	11,498	79,918	183,496
MEDIAN AGE	39.3	38.6	37.3
TOTAL BUSINESSES	849	5,607	12,984

traffic counts: Warner Rd | 24,727 VPD • 48th St | 22,907 VPD • I-10 | 165,321 VPD

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property highlights

- ±3,600 SF 2nd gen restaurant space available
- ±1,082 SF former chiropractic office available
- Great exterior & highly visible signage potential
- Retail center located in the heart of Ahwatukee Foothills Submarket
- Direct access to I-10 (0.5 mi), Loop 202 (2.9 mi) and US-60 (4.2 mi)

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macro aerial

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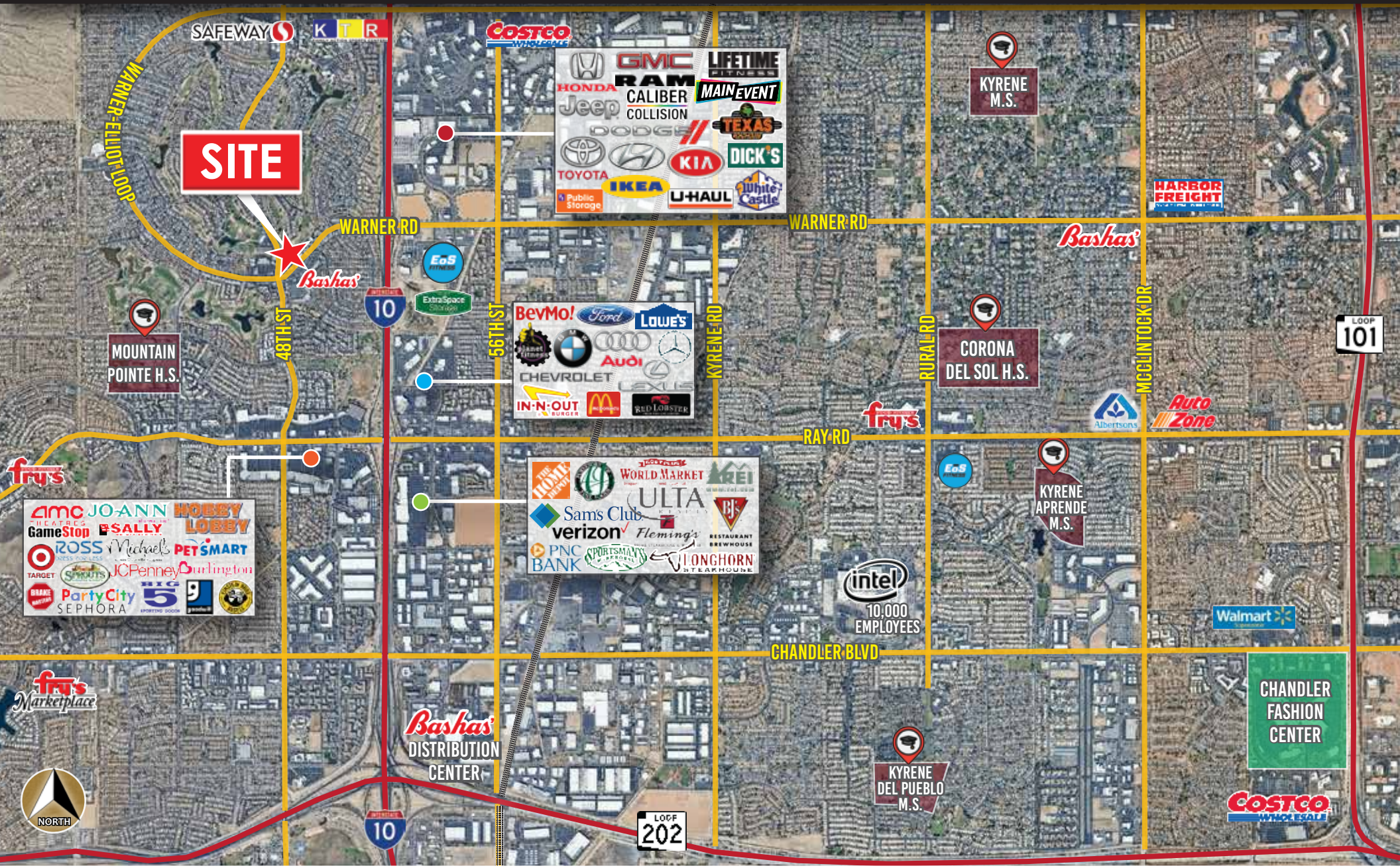

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