



# EMERALD CENTER

RETAIL / LIFESTYLE CENTER

JUNIOR BOX, SHOPS  
& RESTAURANTS

16.81 ACRES  
AVAILABLE



## I-10 & WARNER RD

TEMPE, AZ





# property summary

AVAILABLE

± 16.81 Acres  
Mixed-Use Development

PRICING

Call for Rates

## LOCATION HIGHLIGHTS

- » Emerald Center is super regional with IKEA, Lifetime Fitness, Dick's Sporting Goods, Main Event, Guitar Center, and Total Wine, all driving traffic from a wide radius.
- » 1.1 million square feet of existing space.
- » Easy access off I-10.
- » Two 70' pylon signs, with over 6 million views per month.
- » High traffic counts with over 213,000 CPD on I-10 and over 34,000 CPD on Warner Road.
- » Solid demographics make up the trade area with an average income of over \$127,000 in a 3-mile radius and over 77,000 employees within a 3-mile radius.

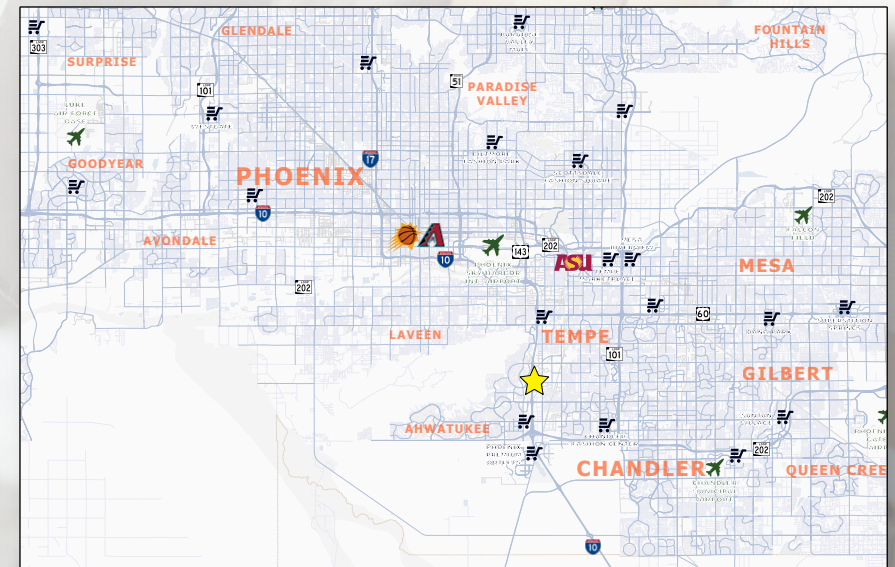
## EMERALD CENTER INCLUDES:



## TRAFFIC COUNTS

**N** ±213,535 VPD (NB & SB)    **E** ±34,278 VPD (EB & WB)  
**S** ±179,627 VPD (NB & SB)    **W** ±27,069 VPD (EB & WB)

ADOT 2022-2023



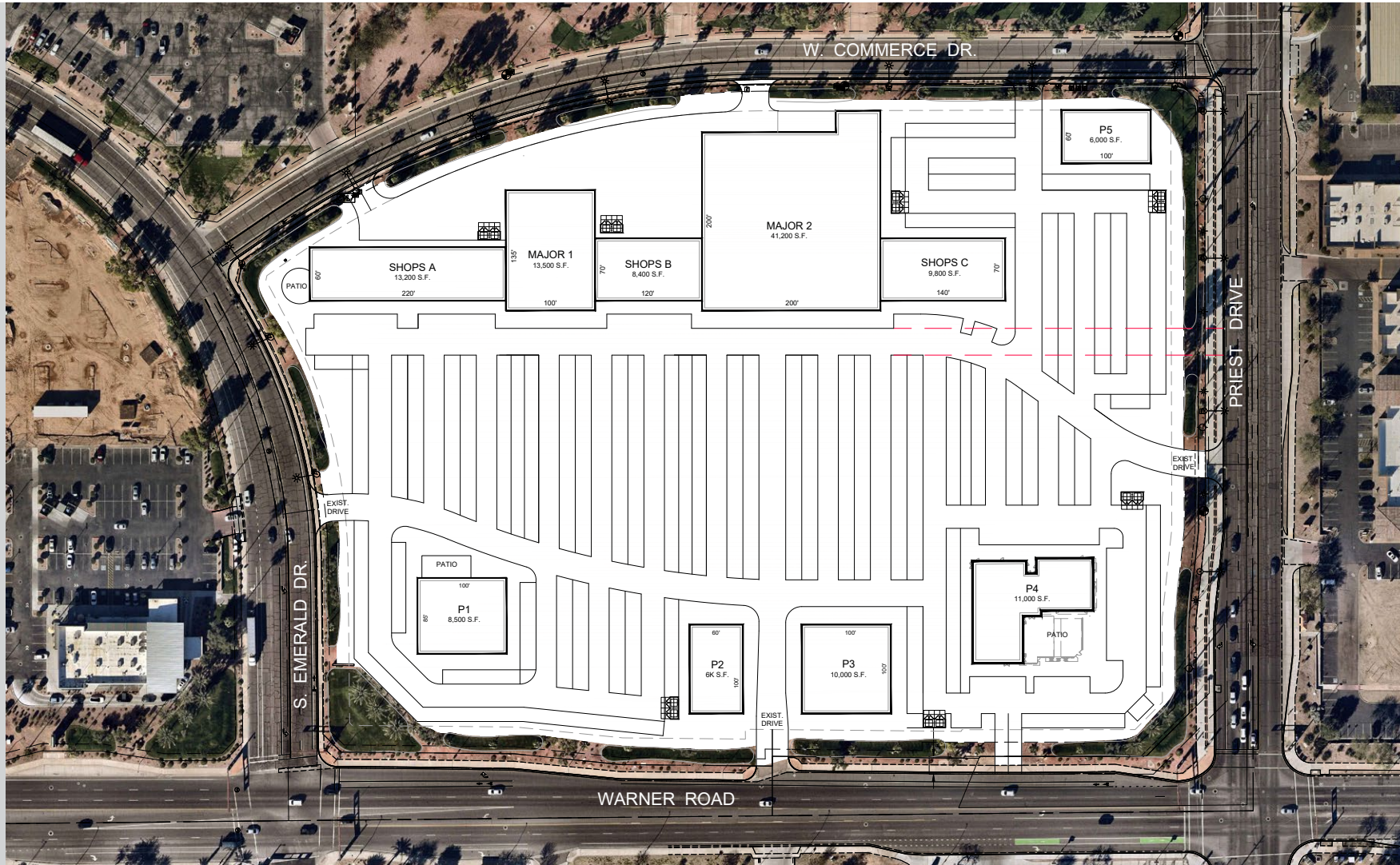
E  
NEC

**JUNIOR BOX, SHOPS & RESTAURANTS AVAILABLE**

I-10 & WARNER RD



# proposed site plan



E  
NEC

**JUNIOR BOX, SHOPS & RESTAURANTS AVAILABLE**

I-10 & WARNER RD





# aerial

## EMERALD CENTER



E  
NEC

**JUNIOR BOX, SHOPS & RESTAURANTS AVAILABLE**

I-10 & WARNER RD





# wide aerial



E  
NEC

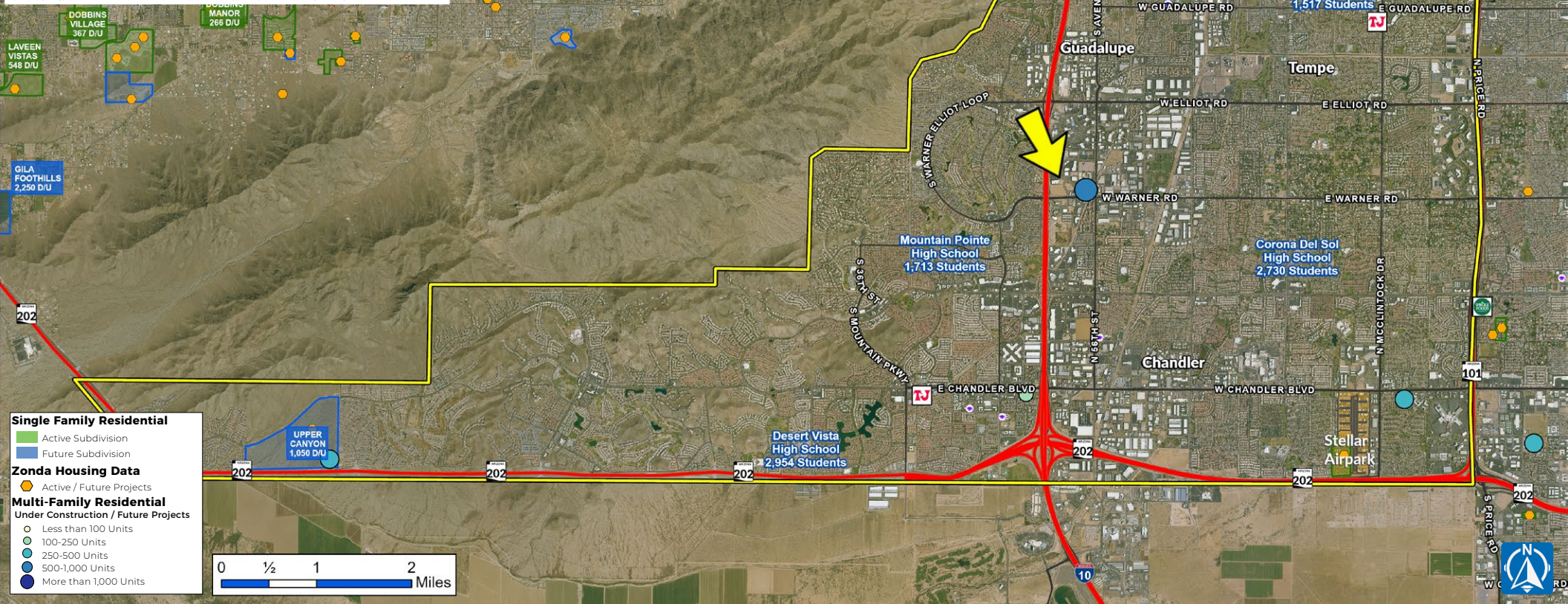
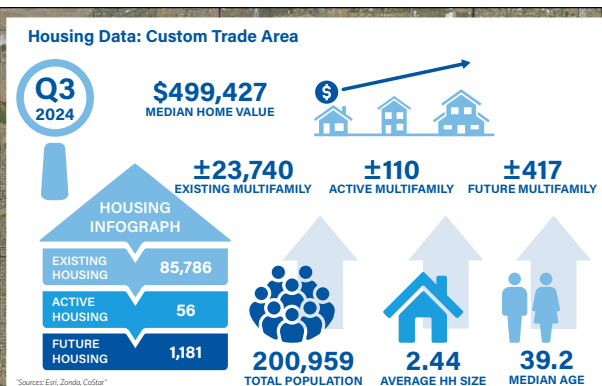
**JUNIOR BOX, SHOPS & RESTAURANTS AVAILABLE**

I-10 & WARNER RD





# housing aerial trade area



**JUNIOR BOX, SHOPS & RESTAURANTS AVAILABLE**

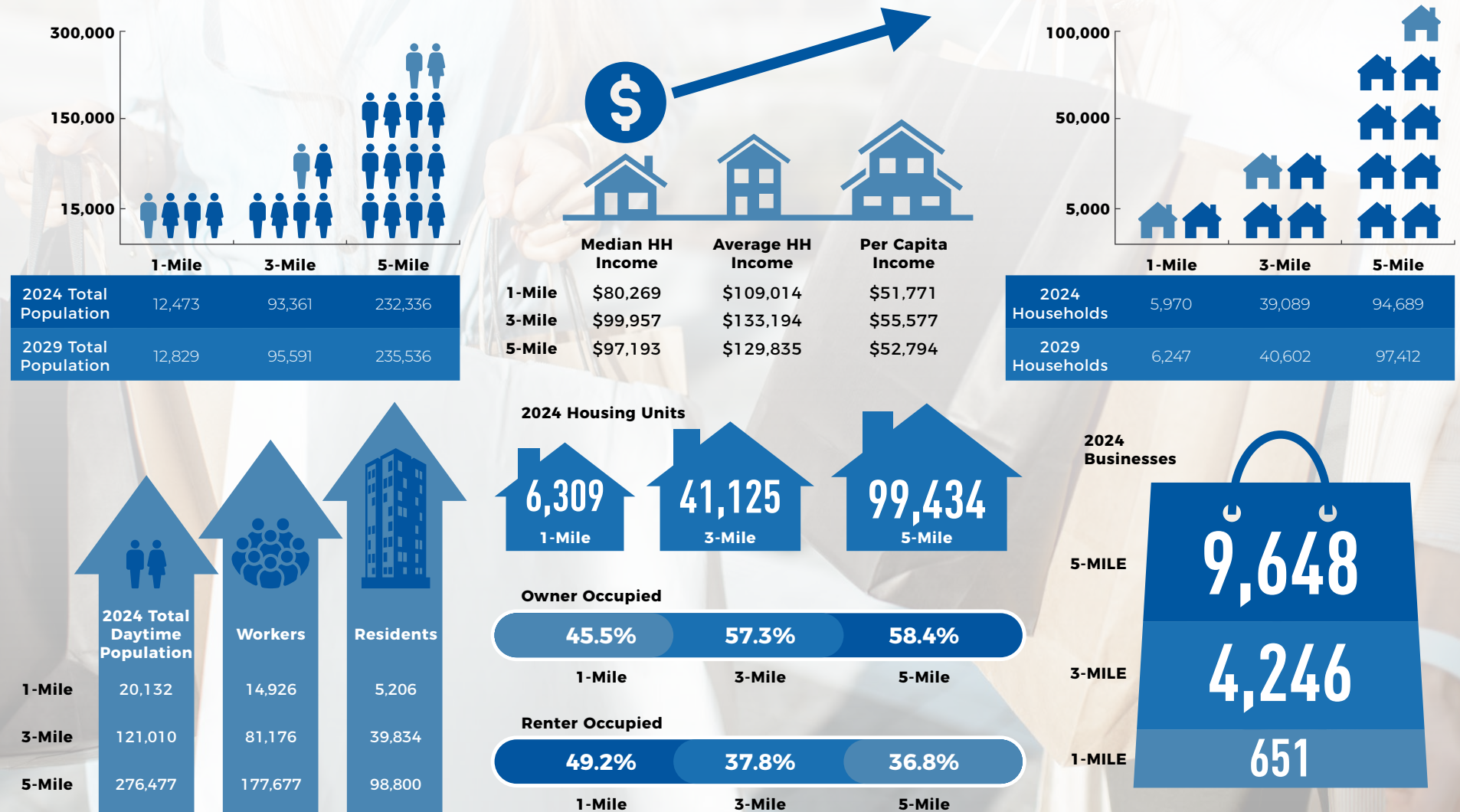
I-10 & WARNER RD





# demographics

2024 ESRI



E  
NEC

**JUNIOR BOX, SHOPS & RESTAURANTS AVAILABLE**

I-10 & WARNER RD







## LISTING BROKER:

**ZACH PACE**  
(602) 734-7212  
zpace@pcaemail.com

**GREG LAING**  
(602) 734-7207  
glaing@pcaemail.com



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. March 28, 2025 12:21 PM

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
phoenixcommercialadvisors.com