

Ahwatukee Commons

RETAIL STRIP CENTER SPACE

4902 E WARNER RD | PHOENIX, AZ 85044



**AVAILABLE
FOR LEASE**

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

Caleb Allen
D 480.621.3290
M 480.622.4174
callen@cpiaz.com

Jack Elder
D 480.968.9618
M 602.573.3210
jelder@cpiaz.com



COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



Retail Strip Center Space in a Prime Ahwatukee, AZ Location

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Ahwatukee Commons is a well-established, ±18,240 SF retail strip center prominently positioned in a highly desirable Ahwatukee location. Originally built in 1988, this dynamic center offers versatile storefront configurations, making it an ideal fit for a wide variety of retail, dining, and service-oriented operators. Zoned C-2, the property benefits from excellent visibility along E Warner Road, capturing high traffic counts of 27,693 vehicles per day.

Tenants will enjoy a strong synergistic environment alongside complementary local businesses. Furthermore, the site provides exceptional accessibility and customer convenience with two dedicated access points from E Warner Road, available monument and building signage, and an accommodating parking ratio of 3.51/1,000.

Property Summary

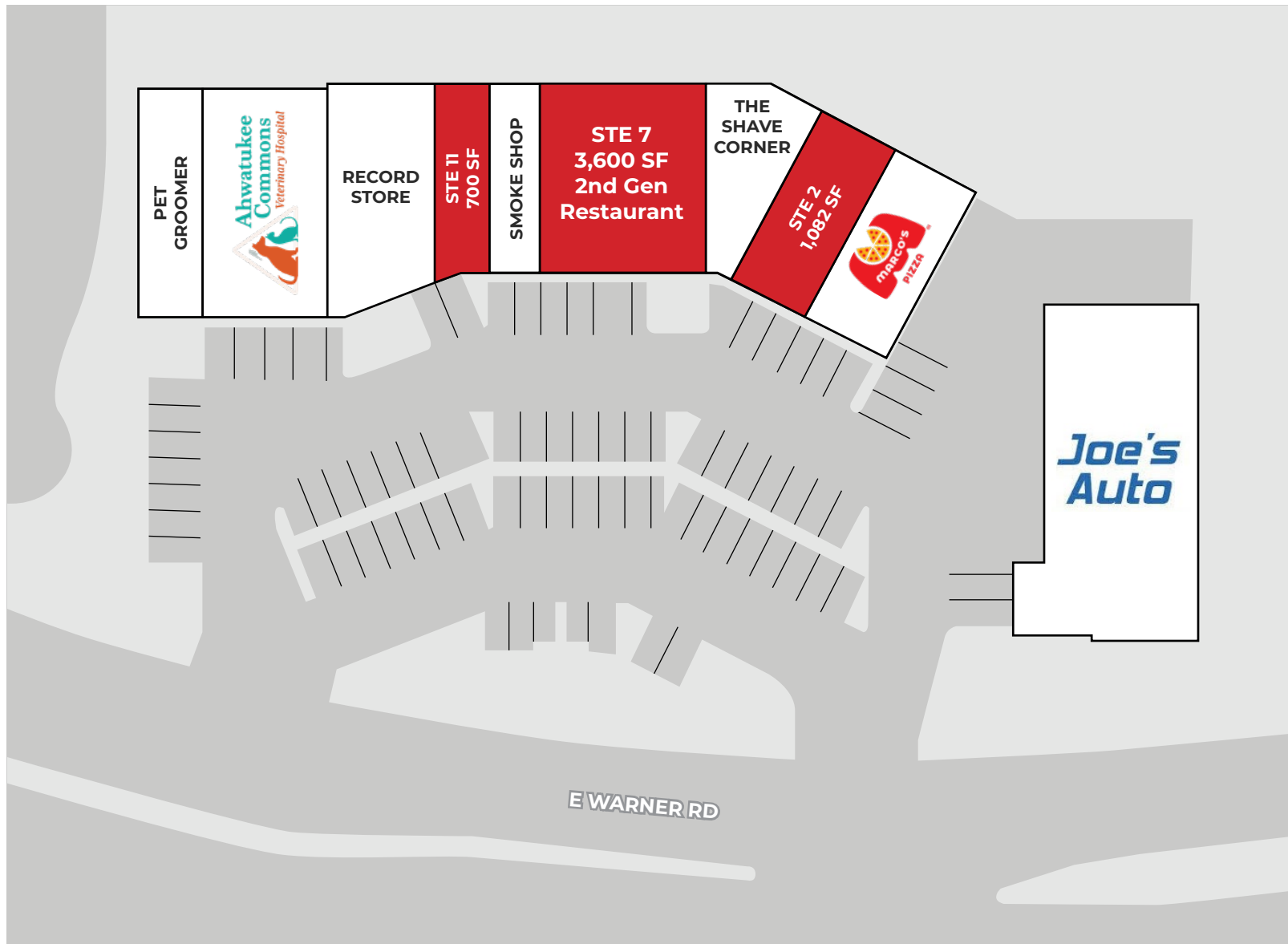
Address	4902 E Warner Rd Phoenix, AZ 85201
Project Size	±18,240 SF
Year Built	1988
Zoning	C-2
Parking Ratio	3.51/1,000

Highlights

- 2 access points from E Warner Rd
- Ample Parking
- Monument & Building Signage Available
- High Traffic Counts (27,693 VPD)
- Close Proximity to I-10 Freeway



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 04 24 26

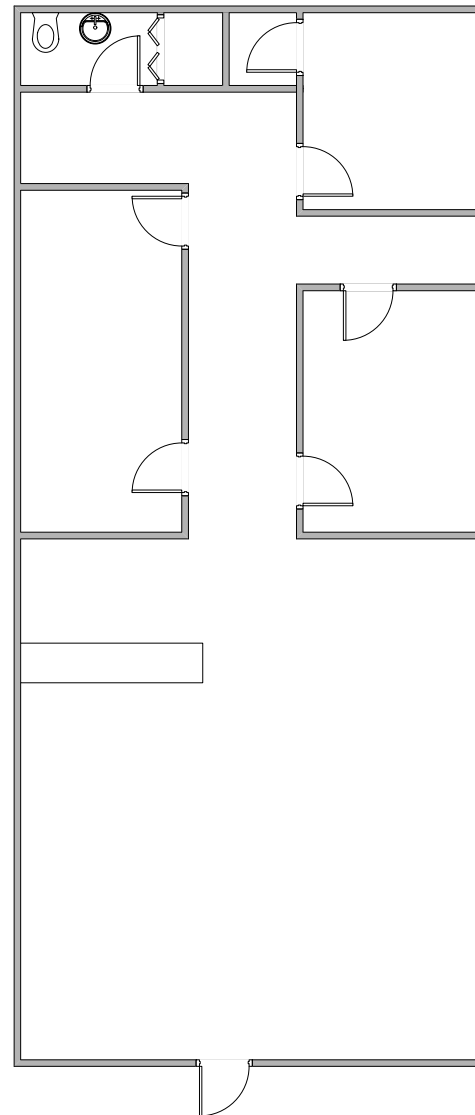
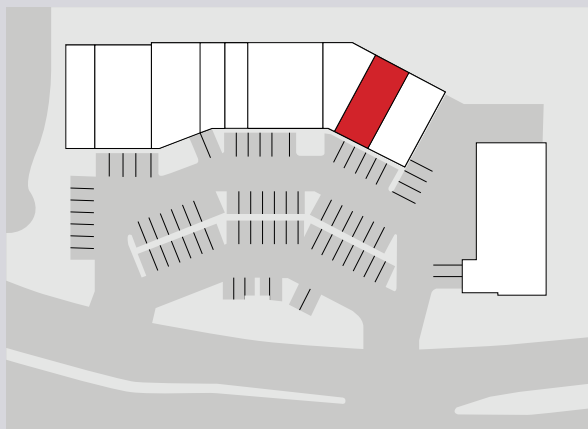


AVAILABLE

Suite 2

±1,082 SF | \$21.00/SF/Yr (NNN)

- Storefront Retail Space
- Former Chiropractic



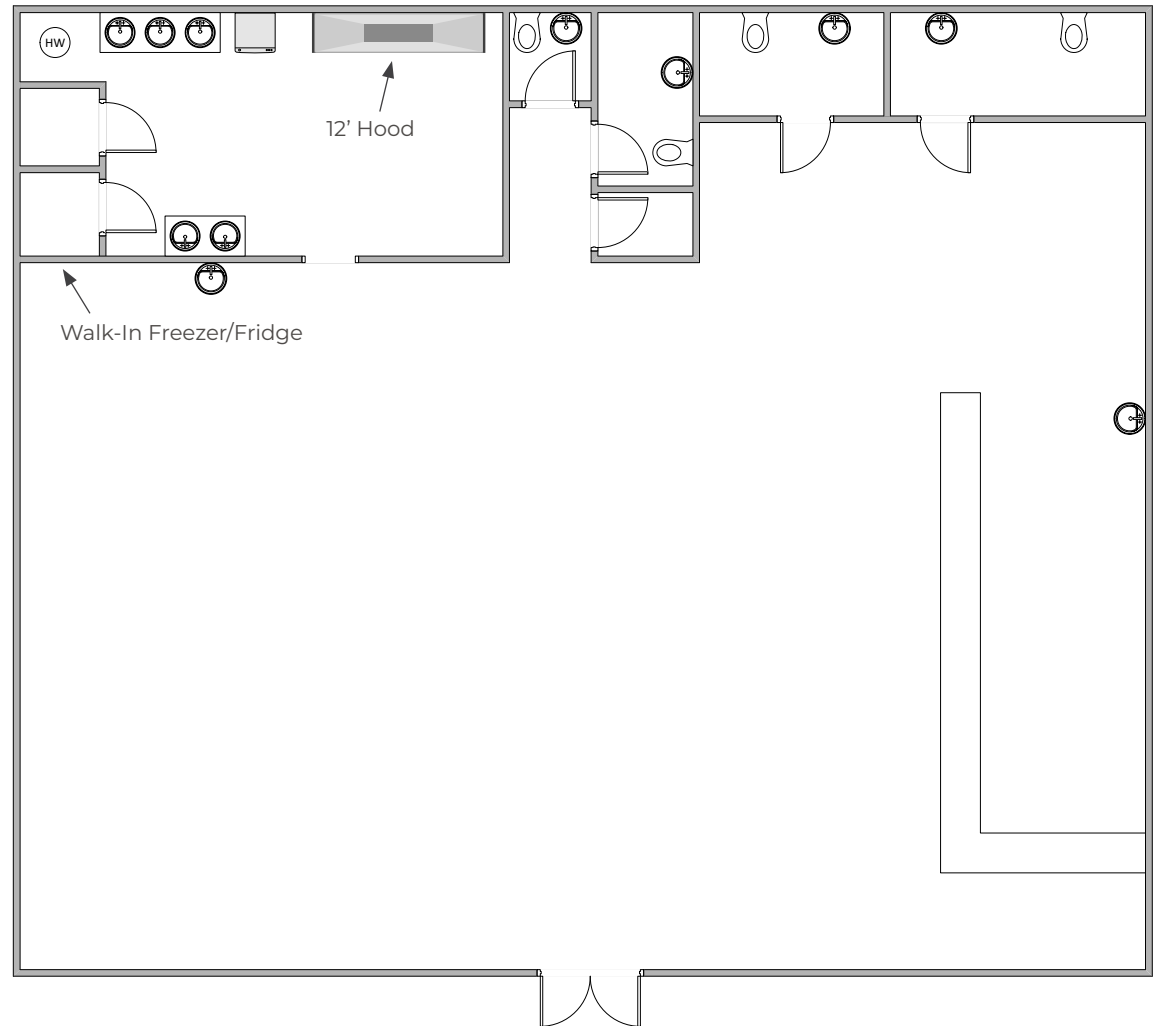
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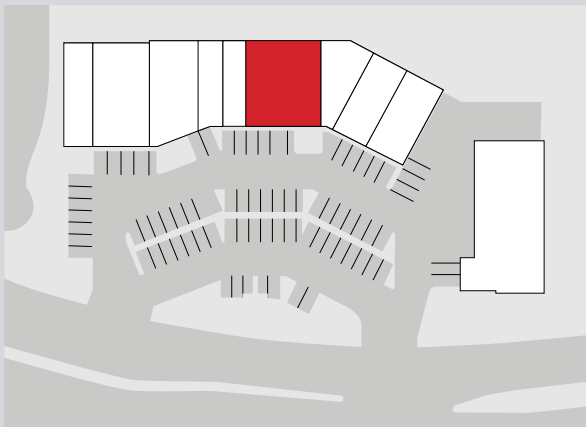
Suite 7

±3,600 SF | \$23.00/SF/Yr (NNN)

- 2nd Gen Restaurant
- 12' Hood
- Walk-In Freezer/Fridge



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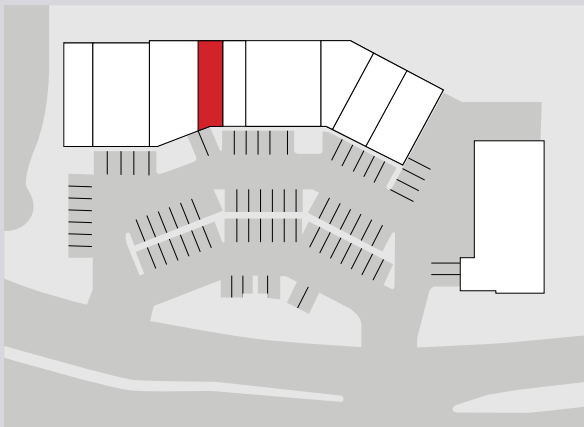


AVAILABLE

Suite 11

±700 SF | \$22.00/SF/Yr (NNN)

- Storefront Retail Space
- Former Beauty Salon



FLOOR PLAN UNAVAILABLE



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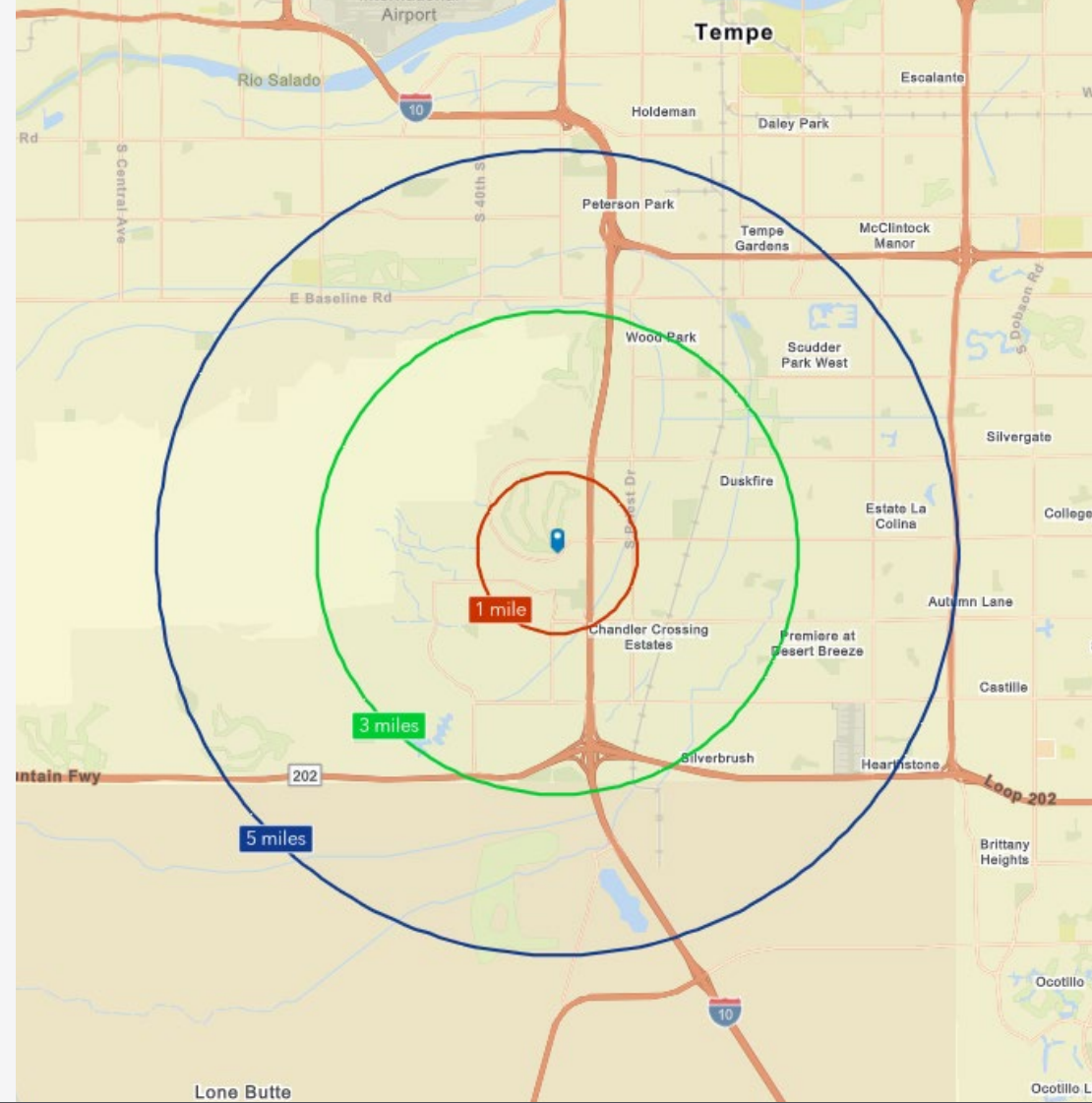


Prime Ahwatukee Retail Location

Strategically located along E Warner Road, the property sits in close proximity to the I-10 Freeway, ensuring regional accessibility and a steady flow of commuter traffic. The center thrives in a vibrant retail node surrounded by a wealth of everyday amenities and major traffic drivers, including a neighboring Bashas'-anchored shopping center, Anytime Fitness, and the Phoenix Fire Department situated directly adjacent to the site. This premier placement provides incoming tenants with outstanding exposure and access to a strong daytime employment base of 54,936 professionals within a 3-mile radius.

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	14,195	88,089	218,938
Projected Growth 2025 - 2030	0.5%	0.5%	0.6%
2025 Households	6,486	36,298	87,437
Median Age	39.1	39.8	38.5
Bachelor's Degree or Higher	43%	46%	43%
Avg HH Income	\$110,631	\$127,064	\$126,307
Total Consumer Spending	\$205.4M	\$1.3B	\$3.1B
Daytime Employment	8,599	54,936	119,191
Businesses	958	5,084	11,628
Median Home Value	\$459,004	\$515,921	\$490,658



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