

Ahwatukee COMMONS

4902 East Warner Road
Phoenix, AZ 85044



Suite:	Size:	Rate:
12	1,010 SF	Negotiable

Lease Rate: **Negotiable**

Available Space: **1,010 SF**

Building Size: **18,640 SF**

Lot Size: **1.29 Acres**

Year Built: **1988**

Parking Ratio: **3.37/1,000 SF**

Cross Streets: **48th Street & Warner Road**

Traffic Count: **32,831 VPD (Warner Road)**

- Last Remaining Vacancy
- Recently Completed Capital Improvements:
 - » Re-Seal & Striping of Parking Lot
 - » LED Parking Lot Lighting
 - » Facade Upgrades and Paint
- Aggressive TI Packages for Qualified Tenants
- Located in the Affluent Ahwatukee Foothills Submarket
- Easy Access to the I-10 Freeway
- Monument Signage Available



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SITE PLAN

NORTH

Opening Soon!



GROOMER



AVAILABLE
Suite 12
1,010 SF

BEAUTY BAR

SMOKE SHOP

Da Kitchen
Grill

THE SHAVE
CORNER

Chiropractor



Joe's Auto

MONUMENT SIGNAGE

Warner Road: 32,831 VPD

The Farm
AT SOUTH MOUNTAIN

ANGELS BASEBALL
INTERNATIONAL AIRPORT

ASU Arizona State University
100,000+ ENROLLMENT

669 BEDS
Banner Health
Desert Medical Center

MESA COMMUNITY COLLEGE
OVER 180 CREDIT PROGRAMS AND
40,000 STUDENTS

ARIZONA MILLS
1,238,193 SF Retail Space
Harkins Theatres
SEALIFE IMAX

ARIZONA US 60

ARIZONA GRAND RESORT & SPA
RUSTLER'S WATERPARK & GOLF COURSE
the oasis

INTERSTATE 10

BASELINE RD

KIWANIS PARK

Banner Urgent Care
frys DOLLAR TREE
CHASE TRADER JOE'S

DOBSON RANCH

SOUTH MOUNTAIN PARK AND PRESERVE

TEMPE AUTOPLEX
AutoNation
HORNE MINI
BILL LUKE

GUADALUPE RD

Walmart

Kwik Fill Dairy Queen

ASU Research Park
Arizona State University
Iridium
GoDaddy
Amkor Technology
PADT

ALMA SCHOOL RD

IKEA
MAIN EVENT
C2 TACTICAL

COSTCO WHOLESALE

SAFeway AutoZone

TEMPE SPORTS COMPLEX

Ahwatukee COMMONS

ELLIOTT RD

UNITED STATES POSTAL SERVICE
frys WELLS FARGO
Xtreme

LOOP 101

LOWE'S BevMo! OUTBACK

WARNER RD

RAY RD

Sams Club BED BATH & BEYOND THE HOME DEPOT

intel 10,000+ EMPLOYEES

Walmart

CHANDLER FASHION CENTER
1,300,000 SF Retail Space
NORDSTROM
Harkins Theatres macy's Dillard's

AHWATUKEE FOOTHILLS

AMC THEATRES
TARGET
HOBBY LOBBY
HomeGoods

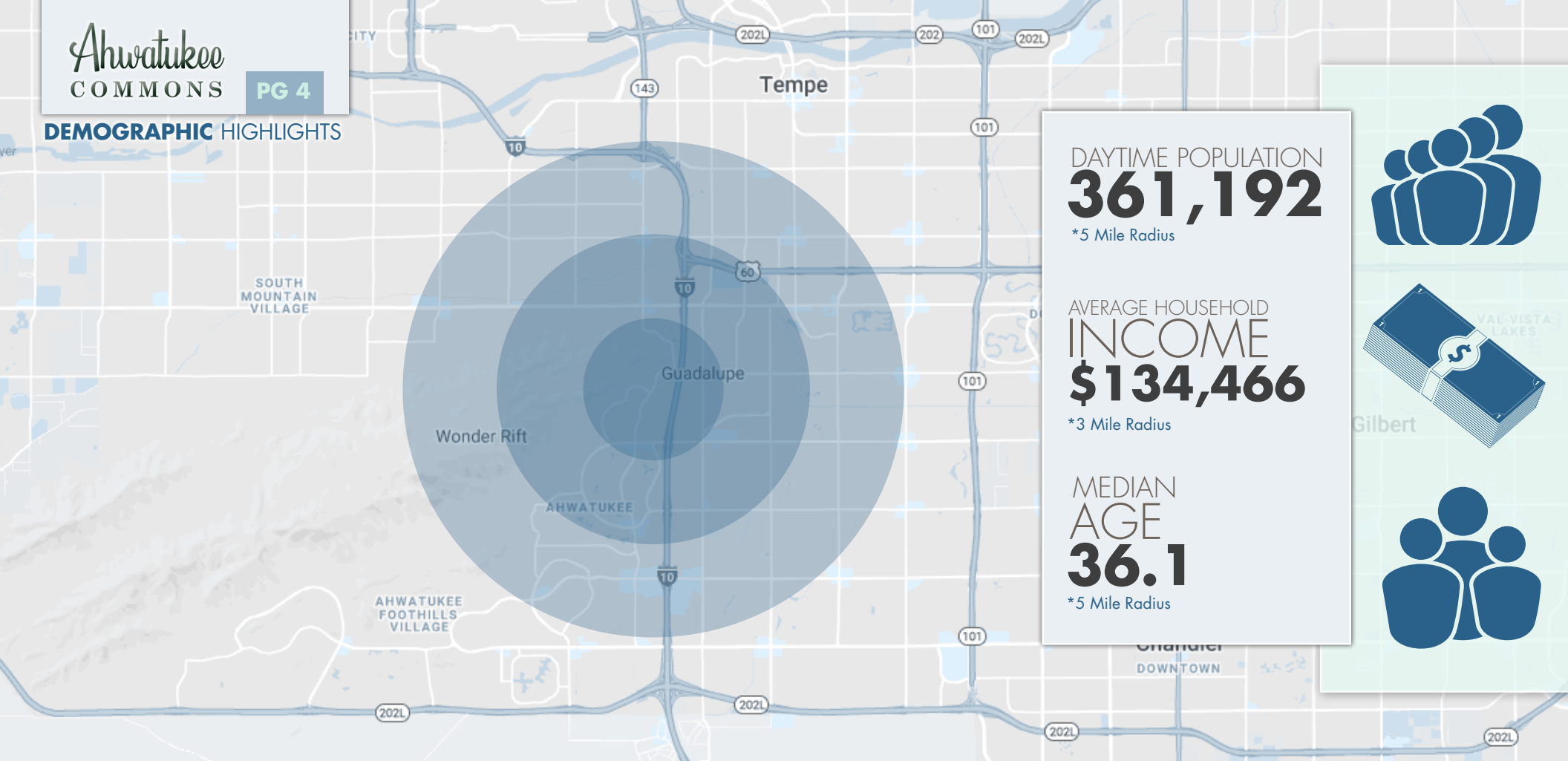
CHANDLER BLVD

LOOP 202

COSTCO WHOLESALE

DOBSON RD

DEMOGRAPHIC HIGHLIGHTS



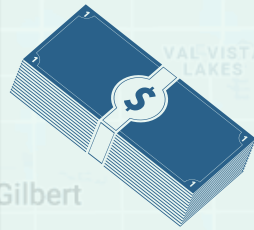
DAYTIME POPULATION
361,192

*5 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$134,466

*3 Mile Radius



MEDIAN
AGE
36.1

*5 Mile Radius



2023 SUMMARY (SOURCE: SitesUSA)	ONE MILE	THREE MILE	FIVE MILE
Daytime Population:	22,085	152,760	361,192
Residential Population:	14,441	95,879	230,863
Average Household Size:	2.0	2.4	2.4
Average Household Income:	\$95,281	\$134,466	\$131,083
Median Age:	39.0	37.5	36.4