

FOR LEASE

AHWATUKEE PALMS

SEC OF WARNER ROAD & 48TH STREET
4855 E WARNER ROAD, PHOENIX, AZ

PROPERTY INFO

- ±1,090 - ±9,652 SF Available
- Grocery anchored neighborhood shopping center in the heart of Ahwatukee
- Located just off the I-10 Freeway surrounded by high income rooftops
- Monument signage available along both thoroughfares
- Major tenants include Bashas, ACE Hardware, Dunn Edwards, Andy's Frozen Custard, Taco Bell & more

DEMOGRAPHICS

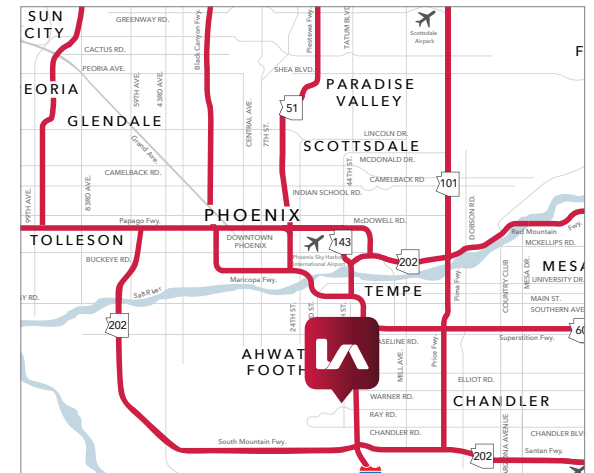
| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 15,659 | 91,421 | 219,519 |
| Avg HH Income | \$105,598 | \$129,278 | \$124,302 |
| No. of Households | 7,702 | 40,033 | 93,154 |

TRAFFIC COUNTS

| | |
|-------------|-------------|
| Warner Rd | ±31,618 VPD |
| 48th Street | ±26,545 VPD |
| | ±58,163 VPD |



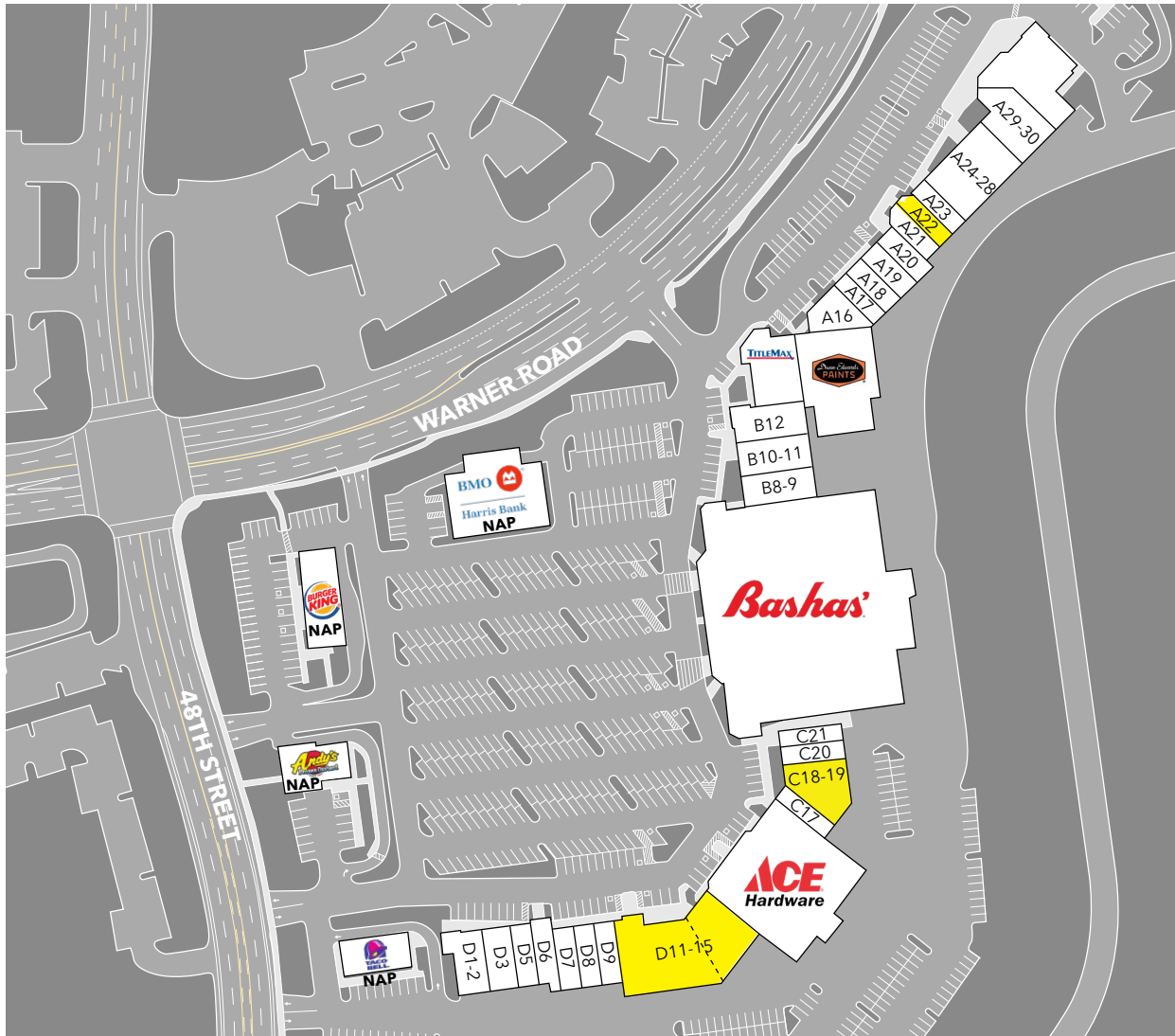
OWNED & MANAGED BY:



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AVAILABILITY

| | |
|------------|----------------------------|
| A22 | ±1,090 SF |
| C18 & C19* | ±3,599 SF (former daycare) |
| D11** | ±4,006 SF |
| D13/15** | ±5,646 SF |

*Contiguous up to ±4,459 SF **Contiguous up to ±9,652 SF

| SUITE | TENANT | SF |
|---------------|------------------------------|--------------|
| Anchor | Bashas' | 44,505 |
| A13 | Dunn Edwards | 7,890 |
| A14-15 | TitleMax of Arizona | 3,050 |
| A16 | Taste of Thai | 1,441 |
| A17 | Merle Norman | 689 |
| A18 | Box Seat Collectibles | 1,100 |
| A19 | Checkmate Loans | 1,100 |
| A20 | Water & Ice | 990 |
| A21 | Jeweler | 1,000 |
| A22 | AVAILABLE | 1,090 |
| A23 | Encore School of Music | 1,210 |
| A24-28 | Anytime Fitness | 5,390 |
| A29-30 | La Stalla Cucina Rustica | 3,411 |
| A31 | Philly's Sports Bar | 6,495 |
| B8-9 | Dentist | 2,870 |
| B10-11 | Curbside Cyclery | 2,560 |
| B12 | Bagel Nosh | 1,540 |
| C16 | Ace Hardware | 15,208 |
| C17 | Barbershop | 860 |
| C18-19 | AVAILABLE | 3,599 |
| C20 | Paws with Claws | 1,080 |
| C21 | Paws with Claws | 1,080 |
| D1-2 | Zeek's Pizza Factory | 2,400 |
| D3 | Dry Cleaner | 2,400 |
| D5 | Foot Spa | 1,160 |
| D6 | Maskadores Taco Shop | 1,200 |
| D7 | Arizona Hair Company | 1,200 |
| D8 | Presto Nails | 1,200 |
| D9 | Stretch Zone | 1,200 |
| D11 | AVAILABLE (Divisible) | 4,006 |
| D13/15 | AVAILABLE (Divisible) | 5,646 |
| PAD A | Taco Bell (NAP) | 2,592 |
| PAD B | Burger King (NAP) | 3,933 |
| PAD C | BMO Harris Bank (NAP) | -- |
| PAD D | Andy's Frozen Custard (NAP) | -- |

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