



# EQUESTRIAN CENTRE

12020 S. WARNER - ELLIOT LOOP, AHWATUKEE FOOTHILLS  
RETAIL SPACE FOR LEASE



For more information, please contact  
exclusive listing agents:

**David Carroll**

DavidC@PaulAshCRE.com

**John Yarborough**

JohnY@PaulAshCRE.com

## Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000

### Owner/Agent:

Arizona licensed real estate agent(s)  
or broker(s) at Paul Ash Commercial Real Estate have an ownership  
interest in this property.

## PROPERTY HIGHLIGHTS:

- Neighborhood Shopping Center located in the heart of the highly affluent Phoenix area submarket of Ahwatukee.
- Only 1 Suite Available:  
Suite 111: ± 2,074 SF
- Convenient location 3.5 miles north of the south Loop 202 Freeway and less than 2 miles west of the I-10 Freeway.
- Contact Listing Agents for Pricing & Terms



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.

# SITE PLAN

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Tenant	Suite	SF
Akerson's Holistic Healthcare	123 - 124	2,100
Designs by Manross	122	850
Express Shoe Repair	121	850
Super Cleaners	119 - 120	1,700
Ahwatukee Barbers	118	655
JAB Fitness	116 - 117	3,477
Bagels & Coffee	115	1,227
Farmers Insurance	114	1,180
Phoenix Commercial Kitchen	112 - 113	1,227
<b>AVAILABLE</b>	<b>111</b>	<b>2,074</b>
Wagner Dance Arts	107 - 110	3,324
Emigos Mountain Bike Shop	104 - 106	2,944
Domino's Pizza	102	1,200
Tree of Life Exotic Pet Medical Center	101	2,992



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DEMOGRAPHICS & TRAFFIC COUNTS

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Demographics			
	1 Mile	3 Miles	5 Miles
<b>2023 Population</b>	21,878	128,062	287,989
<b>2023 Median Income</b>	\$101,159	\$95,822	\$92,206
<b>2023 Median Age</b>	46.2	38.6	36.1
Traffic Counts			
<b>N Warner Elliot Loop: 20,547 VPD</b>		<b>E Warner Road: 30,347 VPD</b>	
<b>S Warner Elliot Loop: 19,920 VPD</b>		<b>W Warner Road: 13,238 VPD</b>	



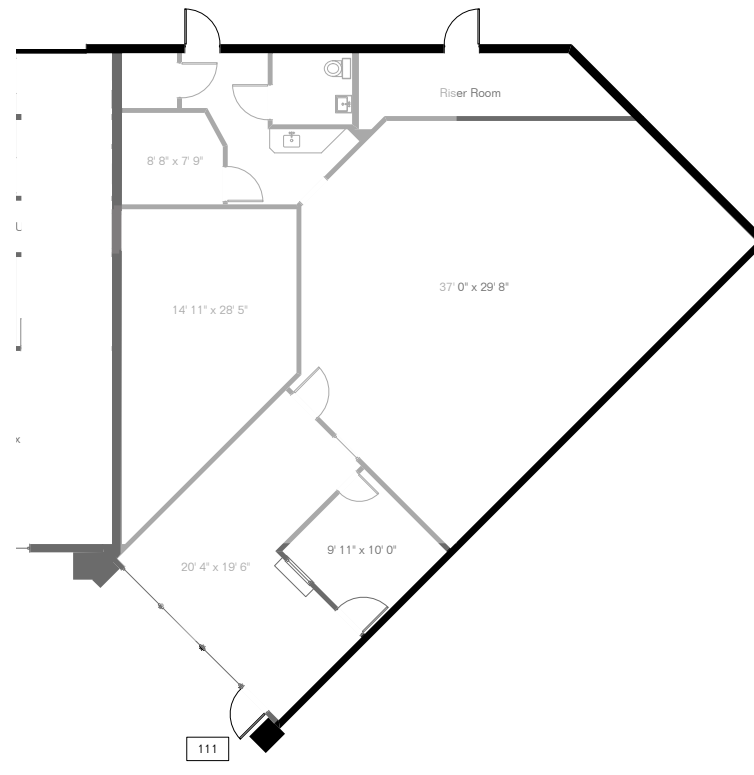
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SUITE 111 - 2,074 SF AVAILABLE



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