

Ahwatukee Square

NORTHWEST CORNER OF 48TH STREET & WARNER ROAD, PHOENIX, AZ



Ahwatukee Swim & Tennis Center



Pritchette Physical Therapy



Warner Road +/- 31,618 cpd

48th Street +/- 27,750 cpd

EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM



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AVAILABILITY

- +/- 1,076 SF
- +/- 1,300 SF
- +/- 2,617 SF
- +/- 17,500 SF

BENEFITS

- Grow profits by developing strong relationships with consumers in the affluent neighborhoods of Ahwatukee.
- Enhance sales with the strong consumer traffic from local favorite sports grill Zipps, Best of Ahwatukee winner Nello's, and Best of Phoenix New Times winner of Hillside Spot.
- Reduce expenses with more affordable rental rates than regional power center sites along Ray Rd corridor.

TRAFFIC COUNTS

48TH STREET (±27,750 VPD)

WARNER ROAD (±31,618 VPD)

[Click to view](#) [Property Video](#)

NOTABLE TENANTS



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	14,842	92,861	220,628
Avg. Household Income	\$88,268	\$113,957	\$107,919
Daytime Employment	7,865	58,254	121,834

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3308/-111.9808

RF5

Warner Rd & S 48th St	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	14,842	92,861	220,628
Projected Population (2023)	16,007	100,343	238,407
Census Population (2010)	13,543	84,405	203,199
Census Population (2000)	12,830	85,080	203,033
Projected Annual Growth (2018 to 2023)	1,165 1.6%	7,482 1.6%	17,779 1.6%
Historical Annual Growth (2010 to 2018)	1,299 1.2%	8,456 1.3%	17,429 1.1%
Historical Annual Growth (2000 to 2010)	713 0.6%	-675 -0.1%	166 -
Estimated Population Density (2018)	4,727 <i>psm</i>	3,286 <i>psm</i>	2,810 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2018)	7,046	38,831	89,658
Projected Households (2023)	7,363	40,622	93,898
Census Households (2010)	6,386	34,834	81,199
Census Households (2000)	5,799	33,202	76,868
Estimated Households with Children (2018)	1,688 24.0%	11,676 30.1%	27,166 30.3%
Estimated Average Household Size (2018)	2.10	2.39	2.45
Average Household Income			
Estimated Average Household Income (2018)	\$88,268	\$113,957	\$107,919
Projected Average Household Income (2023)	\$99,604	\$132,049	\$125,116
Estimated Average Family Income (2018)	\$115,426	\$137,595	\$131,189
Median Household Income			
Estimated Median Household Income (2018)	\$72,585	\$87,925	\$83,404
Projected Median Household Income (2023)	\$83,928	\$102,595	\$96,956
Estimated Median Family Income (2018)	\$92,409	\$108,571	\$101,647
Per Capita Income			
Estimated Per Capita Income (2018)	\$41,932	\$47,670	\$43,876
Projected Per Capita Income (2023)	\$45,842	\$53,473	\$49,297
Estimated Per Capita Income 5 Year Growth	\$3,910 9.3%	\$5,803 12.2%	\$5,421 12.4%
Estimated Average Household Net Worth (2018)	\$746,314	\$1,125,363	\$1,038,506
Daytime Demos (2018)			
Total Businesses	730	4,239	9,631
Total Employees	7,865	58,254	121,834
Company Headquarter Businesses	3 0.5%	54 1.3%	98 1.0%
Company Headquarter Employees	191 2.4%	5,985 10.3%	9,223 7.6%
Employee Population per Business	10.8	13.7	12.6
Residential Population per Business	20.3	21.9	22.9

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RFS

Warner Rd & S 48th St	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	10,273	69.2%	64,368	69.3%	148,813	67.4%
Black or African American (2018)	1,661	11.2%	7,207	7.8%	18,750	8.5%
American Indian or Alaska Native (2018)	402	2.7%	3,134	3.4%	6,201	2.8%
Asian (2018)	960	6.5%	7,526	8.1%	15,854	7.2%
Hawaiian or Pacific Islander (2018)	34	0.2%	181	0.2%	525	0.2%
Other Race (2018)	808	5.4%	5,889	6.3%	20,335	9.2%
Two or More Races (2018)	703	4.7%	4,555	4.9%	10,149	4.6%
Not Hispanic or Latino Population (2018)	12,103	81.5%	74,579	80.3%	167,529	75.9%
Hispanic or Latino Population (2018)	2,739	18.5%	18,282	19.7%	53,099	24.1%
Not Hispanic or Latino Population (2023)	12,921	80.7%	79,800	79.5%	179,442	75.3%
Hispanic or Latino Population (2023)	3,087	19.3%	20,544	20.5%	58,965	24.7%
Not Hispanic or Latino Population (2010)	11,398	84.2%	70,451	83.5%	159,310	78.4%
Hispanic or Latino Population (2010)	2,145	15.8%	13,954	16.5%	43,889	21.6%
Not Hispanic or Latino Population (2000)	11,445	89.2%	73,788	86.7%	168,951	83.2%
Hispanic or Latino Population (2000)	1,385	10.8%	11,292	13.3%	34,082	16.8%
Projected Hispanic Annual Growth (2018 to 2023)	348	2.5%	2,262	2.5%	5,867	2.2%
Historic Hispanic Annual Growth (2000 to 2018)	1,354	5.4%	6,990	3.4%	19,017	3.1%
Age Distribution (2018)						
Age Under 5	873	5.9%	5,305	5.7%	12,828	5.8%
Age 5 to 9 Years	813	5.5%	5,434	5.9%	13,127	5.9%
Age 10 to 14 Years	852	5.7%	6,224	6.7%	14,604	6.6%
Age 15 to 19 Years	805	5.4%	5,873	6.3%	14,618	6.6%
Age 20 to 24 Years	1,055	7.1%	6,099	6.6%	16,397	7.4%
Age 25 to 29 Years	1,534	10.3%	7,690	8.3%	18,879	8.6%
Age 30 to 34 Years	1,168	7.9%	6,836	7.4%	16,027	7.3%
Age 35 to 39 Years	1,001	6.7%	6,322	6.8%	14,949	6.8%
Age 40 to 44 Years	840	5.7%	5,964	6.4%	13,886	6.3%
Age 45 to 49 Years	917	6.2%	6,995	7.5%	16,072	7.3%
Age 50 to 54 Years	914	6.2%	6,908	7.4%	15,883	7.2%
Age 55 to 59 Years	847	5.7%	6,531	7.0%	15,204	6.9%
Age 60 to 64 Years	760	5.1%	5,049	5.4%	11,974	5.4%
Age 65 to 74 Years	1,305	8.8%	6,906	7.4%	15,868	7.2%
Age 75 to 84 Years	842	5.7%	3,431	3.7%	7,468	3.4%
Age 85 Years or Over	316	2.1%	1,293	1.4%	2,843	1.3%
Median Age	37.6		37.4		36.2	
Gender Age Distribution (2018)						
Female Population	7,698	51.9%	47,304	50.9%	111,323	50.5%
Age 0 to 19 Years	1,608	20.9%	11,062	23.4%	26,795	24.1%
Age 20 to 64 Years	4,688	60.9%	29,817	63.0%	70,119	63.0%
Age 65 Years or Over	1,402	18.2%	6,425	13.6%	14,410	12.9%
Female Median Age	39.1		38.3		37.3	
Male Population	7,144	48.1%	45,557	49.1%	109,305	49.5%
Age 0 to 19 Years	1,735	24.3%	11,774	25.8%	28,383	26.0%
Age 20 to 64 Years	4,348	60.9%	28,578	62.7%	69,152	63.3%
Age 65 Years or Over	1,061	14.8%	5,205	11.4%	11,769	10.8%
Male Median Age	36.2		36.4		35.1	

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RF5

Warner Rd & S 48th St

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	402	5.7%	4,384	11.3%	9,013	10.1%
HH Income \$150,000 to \$199,999	435	6.2%	3,513	9.0%	7,592	8.5%
HH Income \$100,000 to \$149,999	1,248	17.7%	7,562	19.5%	16,390	18.3%
HH Income \$75,000 to \$99,999	893	12.7%	5,434	14.0%	12,535	14.0%
HH Income \$50,000 to \$74,999	1,589	22.5%	6,989	18.0%	16,512	18.4%
HH Income \$35,000 to \$49,999	1,174	16.7%	4,589	11.8%	10,760	12.0%
HH Income \$25,000 to \$34,999	550	7.8%	2,335	6.0%	6,044	6.7%
HH Income \$15,000 to \$24,999	362	5.1%	1,837	4.7%	5,228	5.8%
HH Income Under \$15,000	393	5.6%	2,188	5.6%	5,583	6.2%
HH Income \$35,000 or More	5,742	81.5%	32,471	83.6%	72,803	81.2%
HH Income \$75,000 or More	2,978	42.3%	20,893	53.8%	45,531	50.8%
Housing (2018)						
Total Housing Units	7,242		40,028		92,267	
Housing Units Occupied	7,046	97.3%	38,831	97.0%	89,658	97.2%
Housing Units Owner-Occupied	3,049	43.3%	21,595	55.6%	51,818	57.8%
Housing Units, Renter-Occupied	3,997	56.7%	17,236	44.4%	37,840	42.2%
Housing Units, Vacant	196	2.7%	1,197	3.0%	2,609	2.8%
Marital Status (2018)						
Never Married	4,688	38.1%	26,600	35.0%	65,772	36.5%
Currently Married	4,818	39.2%	34,302	45.2%	77,957	43.3%
Separated	402	3.3%	2,679	3.5%	7,047	3.9%
Widowed	723	5.9%	2,993	3.9%	7,033	3.9%
Divorced	1,673	13.6%	9,323	12.3%	22,260	12.4%
Household Type (2018)						
Population Family	10,636	71.7%	73,246	78.9%	173,218	78.5%
Population Non-Family	4,156	28.0%	19,445	20.9%	46,765	21.2%
Population Group Quarters	50	0.3%	170	0.2%	645	0.3%
Family Households	3,676	52.2%	23,555	60.7%	54,786	61.1%
Non-Family Households	3,371	47.8%	15,276	39.3%	34,872	38.9%
Married Couple with Children	852	17.7%	7,172	20.9%	16,468	21.1%
Average Family Household Size	2.9		3.1		3.2	
Household Size (2018)						
1 Person Households	2,660	37.8%	11,662	30.0%	25,457	28.4%
2 Person Households	2,468	35.0%	13,129	33.8%	30,260	33.8%
3 Person Households	956	13.6%	6,165	15.9%	14,634	16.3%
4 Person Households	619	8.8%	4,812	12.4%	11,281	12.6%
5 Person Households	234	3.3%	1,891	4.9%	4,766	5.3%
6 or More Person Households	109	1.5%	1,171	3.0%	3,259	3.6%
Household Vehicles (2018)						
Households with 0 Vehicles Available	359	5.1%	1,429	3.7%	3,741	4.2%
Households with 1 Vehicles Available	3,189	45.3%	14,211	36.6%	32,212	35.9%
Households with 2 or More Vehicles Available	3,498	49.6%	23,191	59.7%	53,705	59.9%
Total Vehicles Available	11,455		70,832		164,246	
Average Vehicles Per Household	1.6		1.8		1.8	

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RF5

Warner Rd & S 48th St

	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	12,155	74,682	177,286
Estimated Civilian Employed	8,627 71.0%	53,113 71.1%	125,411 70.7%
Estimated Civilian Unemployed	315 2.6%	1,728 2.3%	4,312 2.4%
Estimated in Armed Forces	35 0.3%	41 0.1%	51 -
Estimated Not in Labor Force	3,178 26.1%	19,800 26.5%	47,511 26.8%
Unemployment Rate	2.6%	2.3%	2.4%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	8,185	53,066	125,795
Management, Business, Financial Operations	1,444 17.6%	10,389 19.6%	23,624 18.8%
Professional, Related	1,735 21.2%	14,398 27.1%	33,338 26.5%
Service	1,363 16.7%	7,550 14.2%	18,173 14.4%
Sales, Office	2,482 30.3%	13,720 25.9%	32,918 26.2%
Farming, Fishing, Forestry	12 0.1%	92 0.2%	209 0.2%
Construct, Extraction, Maintenance	453 5.5%	2,773 5.2%	6,997 5.6%
Production, Transport Material Moving	695 8.5%	4,144 7.8%	10,536 8.4%
White Collar Workers	5,661 69.2%	38,506 72.6%	89,879 71.4%
Blue Collar Workers	2,524 30.8%	14,560 27.4%	35,915 28.6%
Consumer Expenditure (2018)			
Total Household Expenditure	\$454 M	\$2.99 B	\$6.62 B
Total Non-Retail Expenditure	\$236 M 52.0%	\$1.58 B 52.6%	\$3.48 B 52.5%
Total Retail Expenditure	\$218 M 48.0%	\$1.42 B 47.4%	\$3.14 B 47.5%
Apparel	\$15.9 M 3.5%	\$105 M 3.5%	\$233 M 3.5%
Contributions	\$20.0 M 4.4%	\$146 M 4.9%	\$318 M 4.8%
Education	\$17.2 M 3.8%	\$124 M 4.1%	\$270 M 4.1%
Entertainment	\$25.5 M 5.6%	\$170 M 5.7%	\$375 M 5.7%
Food and Beverages	\$66.2 M 14.6%	\$427 M 14.3%	\$948 M 14.3%
Furnishings and Equipment	\$15.8 M 3.5%	\$107 M 3.6%	\$235 M 3.6%
Gifts	\$11.5 M 2.5%	\$80.9 M 2.7%	\$177 M 2.7%
Health Care	\$35.9 M 7.9%	\$227 M 7.6%	\$505 M 7.6%
Household Operations	\$13.1 M 2.9%	\$92.0 M 3.1%	\$202 M 3.0%
Miscellaneous Expenses	\$6.75 M 1.5%	\$43.0 M 1.4%	\$95.3 M 1.4%
Personal Care	\$5.90 M 1.3%	\$38.7 M 1.3%	\$85.5 M 1.3%
Personal Insurance	\$3.41 M 0.7%	\$24.2 M 0.8%	\$52.9 M 0.8%
Reading	\$1.02 M 0.2%	\$6.72 M 0.2%	\$14.8 M 0.2%
Shelter	\$93.3 M 20.5%	\$618 M 20.6%	\$1.37 B 20.6%
Tobacco	\$2.68 M 0.6%	\$16.0 M 0.5%	\$36.0 M 0.5%
Transportation	\$86.0 M 18.9%	\$554 M 18.5%	\$1.23 B 18.6%
Utilities	\$33.9 M 7.5%	\$214 M 7.1%	\$476 M 7.2%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	10,444	63,926	149,053
Elementary (Grade Level 0 to 8)	105 1.0%	1,141 1.8%	3,975 2.7%
Some High School (Grade Level 9 to 11)	459 4.4%	2,504 3.9%	7,147 4.8%
High School Graduate	1,905 18.2%	10,278 16.1%	25,766 17.3%
Some College	2,583 24.7%	13,553 21.2%	32,246 21.6%
Associate Degree Only	1,450 13.9%	6,551 10.2%	14,197 9.5%
Bachelor Degree Only	2,720 26.0%	18,441 28.8%	40,440 27.1%
Graduate Degree	1,221 11.7%	11,459 17.9%	25,283 17.0%

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	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	3,421	53.6%	25,012	71.8%	57,668	71.0%
1 Attached Unit	328	5.1%	1,971	5.7%	5,268	6.5%
2 to 4 Units	321	5.0%	1,169	3.4%	3,269	4.0%
5 to 9 Units	461	7.2%	2,686	7.7%	5,758	7.1%
10 to 19 Units	1,248	19.5%	4,044	11.6%	8,561	10.5%
20 to 49 Units	262	4.1%	1,133	3.3%	2,256	2.8%
50 or More Units	675	10.6%	2,260	6.5%	4,657	5.7%
Mobile Home or Trailer	53	0.8%	503	1.4%	2,433	3.0%
Other Structure	2	-	16	-	27	-
Homes Built By Year (2015)						
Homes Built 2010 or later	80	1.2%	778	2.2%	1,378	1.7%
Homes Built 2000 to 2009	625	9.8%	4,057	11.6%	9,812	12.1%
Homes Built 1990 to 1999	2,353	36.9%	14,360	41.2%	26,965	33.2%
Homes Built 1980 to 1989	1,997	31.3%	12,314	35.4%	26,853	33.1%
Homes Built 1970 to 1979	1,215	19.0%	4,606	13.2%	16,937	20.9%
Homes Built 1960 to 1969	206	3.2%	955	2.7%	3,510	4.3%
Homes Built 1950 to 1959	55	0.9%	521	1.5%	1,454	1.8%
Homes Built Before 1949	45	0.7%	384	1.1%	982	1.2%
Home Values (2015)						
Home Values \$1,000,000 or More	18	0.7%	156	0.8%	461	0.9%
Home Values \$500,000 to \$999,999	159	5.8%	1,939	9.5%	4,465	9.2%
Home Values \$400,000 to \$499,999	153	5.6%	1,886	9.3%	4,613	9.5%
Home Values \$300,000 to \$399,999	454	16.5%	4,466	21.9%	9,954	20.5%
Home Values \$200,000 to \$299,999	1,011	36.8%	7,315	35.9%	16,365	33.6%
Home Values \$150,000 to \$199,999	670	24.4%	3,370	16.6%	7,855	16.1%
Home Values \$100,000 to \$149,999	268	9.8%	1,251	6.1%	3,945	8.1%
Home Values \$70,000 to \$99,999	75	2.7%	399	2.0%	1,358	2.8%
Home Values \$50,000 to \$69,999	29	1.0%	163	0.8%	687	1.4%
Home Values \$25,000 to \$49,999	11	0.4%	140	0.7%	533	1.1%
Home Values Under \$25,000	46	1.7%	313	1.5%	1,250	2.6%
Owner-Occupied Median Home Value	\$245,070		\$283,388		\$270,618	
Renter-Occupied Median Rent	\$910		\$998		\$972	
Transportation To Work (2015)						
Drive to Work Alone	5,292	76.6%	34,692	76.1%	83,593	77.0%
Drive to Work in Carpool	788	11.4%	4,863	10.7%	11,298	10.4%
Travel to Work by Public Transportation	175	2.5%	1,054	2.3%	2,696	2.5%
Drive to Work on Motorcycle	26	0.4%	182	0.4%	494	0.5%
Walk or Bicycle to Work	216	3.1%	1,237	2.7%	2,797	2.6%
Other Means	82	1.2%	550	1.2%	1,366	1.3%
Work at Home	329	4.8%	3,034	6.7%	6,251	5.8%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	2,322	35.3%	14,618	34.3%	34,912	34.1%
Travel to Work in 15 to 29 Minutes	3,179	48.3%	19,859	46.6%	49,833	48.7%
Travel to Work in 30 to 59 Minutes	1,970	29.9%	12,960	30.4%	28,601	28.0%
Travel to Work in 60 Minutes or More	329	5.0%	2,054	4.8%	5,081	5.0%
Average Minutes Travel to Work	20.5		20.7		20.5	

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