

Ahwatukee Square



Ahwatukee Swim & Tennis Center



Warner Road - +/- 31,618 cpd

48th Street - +/- 27,750 cpd

Matt Milinovich
D 480 423 7959
C 602 885 9393
matt.milinovich@avisonyoung.com

James DeCremer
D 480 423 7958
C 602 909 0957
james.decremer@avisonyoung.com

Alec Miller
D 480 423 7955
C 480 531 0369
alec.miller@avisonyoung.com

2720 E Camelback Road
Suite 150
Phoenix, AZ 85016
avisonyoung.com



AVAILABILITY

- ±17,500 SF

BENEFITS

- Increase branding opportunity through anchoring own affordable center with high visibility, signage and design elements focused on your anchor space.
- Grow strong 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 Phoenix New Times winner Hillside Spot, and Best of Ahwatukee winner Nello's.



TRAFFIC COUNTS

48th Street: ±27,750 CPD
 Warner Road: ±31,618 CPD

NOTABLE TENANTS



2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	15,721	95,946	229,838
Avg. Household Income	\$86,756	\$115,218	\$106,578
Daytime Employment	7,657	56,041	118,404





Lat/Lon: 33.3308/-111.9808

RFS

Warner Rd & S 48th St	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	15,721	95,946	229,838
Projected Population (2025)	17,069	104,291	249,851
Census Population (2010)	13,543	84,498	202,961
Census Population (2000)	12,830	85,134	202,781
Projected Annual Growth (2020 to 2025)	1,348 1.7%	8,345 1.7%	20,013 1.7%
Historical Annual Growth (2010 to 2020)	2,178 1.6%	11,448 1.4%	26,877 1.3%
Historical Annual Growth (2000 to 2010)	713 0.6%	-636 -	180 -
Estimated Population Density (2020)	5,007 psm	3,395 psm	2,927 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	7,374	39,741	92,771
Projected Households (2025)	7,680	41,426	96,819
Census Households (2010)	6,386	34,876	81,100
Census Households (2000)	5,799	33,223	76,768
Estimated Households with Children (2020)	1,806 24.5%	11,921 30.0%	27,802 30.0%
Estimated Average Household Size (2020)	2.13	2.41	2.47
Average Household Income			
Estimated Average Household Income (2020)	\$86,756	\$115,218	\$106,578
Projected Average Household Income (2025)	\$98,216	\$134,133	\$122,504
Estimated Average Family Income (2020)	\$111,731	\$138,404	\$130,674
Median Household Income			
Estimated Median Household Income (2020)	\$71,395	\$89,539	\$84,680
Projected Median Household Income (2025)	\$82,818	\$104,068	\$98,511
Estimated Median Family Income (2020)	\$90,534	\$109,415	\$103,239
Per Capita Income			
Estimated Per Capita Income (2020)	\$40,718	\$47,742	\$43,040
Projected Per Capita Income (2025)	\$44,215	\$53,297	\$47,491
Estimated Per Capita Income 5 Year Growth	\$3,497 8.6%	\$5,555 11.6%	\$4,451 10.3%
Estimated Average Household Net Worth (2020)	\$765,942	\$1,120,800	\$1,020,505
Daytime Demos (2020)			
Total Businesses	689	4,162	9,355
Total Employees	7,657	56,041	118,404
Company Headquarter Businesses	3 0.4%	54 1.3%	103 1.1%
Company Headquarter Employees	176 2.3%	5,956 10.6%	8,956 7.6%
Employee Population per Business	11.1	13.5	12.7
Residential Population per Business	22.8	23.1	24.6

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

Lat/Lon: 33.3308/-111.9808

RFS

Warner Rd & S 48th St	1 mi radius	3 mi radius	5 mi radius
Race & Ethnicity			
White (2020)	10,788 68.6%	65,942 68.7%	153,929 67.0%
Black or African American (2020)	1,749 11.1%	7,567 7.9%	19,614 8.5%
American Indian or Alaska Native (2020)	420 2.7%	3,167 3.3%	6,383 2.8%
Asian (2020)	1,092 6.9%	8,194 8.5%	17,323 7.5%
Hawaiian or Pacific Islander (2020)	35 0.2%	190 0.2%	552 0.2%
Other Race (2020)	875 5.6%	6,074 6.3%	21,273 9.3%
Two or More Races (2020)	762 4.8%	4,811 5.0%	10,764 4.7%
Not Hispanic or Latino Population (2020)	12,724 80.9%	76,584 79.8%	173,691 75.6%
Hispanic or Latino Population (2020)	2,997 19.1%	19,362 20.2%	56,147 24.4%
Not Hispanic or Latino Population (2025)	13,680 80.1%	82,550 79.2%	187,279 75.0%
Hispanic or Latino Population (2025)	3,389 19.9%	21,741 20.8%	62,571 25.0%
Not Hispanic or Latino Population (2010)	11,398 84.2%	70,556 83.5%	159,123 78.4%
Hispanic or Latino Population (2010)	2,145 15.8%	13,941 16.5%	43,838 21.6%
Not Hispanic or Latino Population (2000)	11,445 89.2%	73,829 86.7%	168,738 83.2%
Hispanic or Latino Population (2000)	1,385 10.8%	11,305 13.3%	34,043 16.8%
Projected Hispanic Annual Growth (2020 to 2025)	392 2.6%	2,379 2.5%	6,424 2.3%
Historic Hispanic Annual Growth (2000 to 2020)	1,613 5.8%	8,057 3.6%	22,104 3.2%
Age Distribution (2020)			
Age Under 5	890 5.7%	5,297 5.5%	12,838 5.6%
Age 5 to 9 Years	856 5.4%	5,543 5.8%	13,467 5.9%
Age 10 to 14 Years	902 5.7%	6,292 6.6%	14,956 6.5%
Age 15 to 19 Years	853 5.4%	5,996 6.2%	15,009 6.5%
Age 20 to 24 Years	1,105 7.0%	6,278 6.5%	16,894 7.4%
Age 25 to 29 Years	1,590 10.1%	7,853 8.2%	19,413 8.4%
Age 30 to 34 Years	1,278 8.1%	7,248 7.6%	17,079 7.4%
Age 35 to 39 Years	1,067 6.8%	6,547 6.8%	15,563 6.8%
Age 40 to 44 Years	907 5.8%	6,166 6.4%	14,484 6.3%
Age 45 to 49 Years	946 6.0%	6,955 7.2%	16,141 7.0%
Age 50 to 54 Years	951 6.0%	6,928 7.2%	16,095 7.0%
Age 55 to 59 Years	899 5.7%	6,720 7.0%	15,799 6.9%
Age 60 to 64 Years	820 5.2%	5,367 5.6%	12,840 5.6%
Age 65 to 74 Years	1,412 9.0%	7,553 7.9%	17,586 7.7%
Age 75 to 84 Years	915 5.8%	3,842 4.0%	8,550 3.7%
Age 85 Years or Over	331 2.1%	1,363 1.4%	3,123 1.4%
Median Age	37.7	37.6	36.6
Gender Age Distribution (2020)			
Female Population	8,148 51.8%	48,832 50.9%	115,910 50.4%
Age 0 to 19 Years	1,687 20.7%	11,186 22.9%	27,274 23.5%
Age 20 to 64 Years	4,959 60.9%	30,624 62.7%	72,545 62.6%
Age 65 Years or Over	1,502 18.4%	7,022 14.4%	16,091 13.9%
Female Median Age	39.2	38.5	37.7
Male Population	7,573 48.2%	47,114 49.1%	113,928 49.6%
Age 0 to 19 Years	1,813 23.9%	11,942 25.3%	28,996 25.5%
Age 20 to 64 Years	4,604 60.8%	29,436 62.5%	71,764 63.0%
Age 65 Years or Over	1,156 15.3%	5,736 12.2%	13,168 11.6%
Male Median Age	36.3	36.7	35.5

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Lat/Lon: 33.3308/-111.9808

Warner Rd & S 48th St			
	1 mi radius	3 mi radius	5 mi radius
Household Income Distribution (2020)			
HH Income \$200,000 or More	491 6.7%	4,421 11.1%	8,824 9.5%
HH Income \$150,000 to \$199,999	376 5.1%	3,609 9.1%	8,074 8.7%
HH Income \$100,000 to \$149,999	1,230 16.7%	7,913 19.9%	17,415 18.8%
HH Income \$75,000 to \$99,999	1,055 14.3%	5,854 14.7%	13,644 14.7%
HH Income \$50,000 to \$74,999	1,626 22.0%	7,318 18.4%	17,927 19.3%
HH Income \$35,000 to \$49,999	1,066 14.5%	4,585 11.5%	10,938 11.8%
HH Income \$25,000 to \$34,999	625 8.5%	2,160 5.4%	5,467 5.9%
HH Income \$15,000 to \$24,999	462 6.3%	2,034 5.1%	5,311 5.7%
HH Income Under \$15,000	443 6.0%	1,847 4.6%	5,171 5.6%
HH Income \$35,000 or More	5,844 79.3%	33,701 84.8%	76,822 82.8%
HH Income \$75,000 or More	3,152 42.7%	21,797 54.8%	47,957 51.7%
Housing (2020)			
Total Housing Units	7,578	40,935	95,386
Housing Units Occupied	7,374 97.3%	39,741 97.1%	92,771 97.3%
Housing Units Owner-Occupied	3,192 43.3%	22,102 55.6%	53,185 57.3%
Housing Units, Renter-Occupied	4,181 56.7%	17,639 44.4%	39,586 42.7%
Housing Units, Vacant	204 2.8%	1,194 3.0%	2,616 2.8%
Marital Status (2020)			
Never Married	5,027 38.5%	27,586 35.0%	70,318 37.3%
Currently Married	4,894 37.4%	34,787 44.1%	78,456 41.6%
Separated	398 3.0%	3,022 3.8%	7,695 4.1%
Widowed	949 7.3%	3,495 4.4%	7,319 3.9%
Divorced	1,806 13.8%	9,924 12.6%	24,789 13.1%
Household Type (2020)			
Population Family	11,372 72.3%	75,988 79.2%	180,490 78.5%
Population Non-Family	4,299 27.3%	19,788 20.6%	48,701 21.2%
Population Group Quarters	50 0.3%	170 0.2%	647 0.3%
Family Households	3,908 53.0%	24,309 61.2%	56,688 61.1%
Non-Family Households	3,466 47.0%	15,432 38.8%	36,083 38.9%
Married Couple with Children	921 18.8%	7,322 21.0%	16,781 21.4%
Average Family Household Size	2.9	3.1	3.2
Household Size (2020)			
1 Person Households	2,692 36.5%	11,621 29.2%	26,029 28.1%
2 Person Households	2,603 35.3%	13,404 33.7%	31,154 33.6%
3 Person Households	1,022 13.9%	6,420 16.2%	15,295 16.5%
4 Person Households	683 9.3%	5,091 12.8%	11,893 12.8%
5 Person Households	257 3.5%	1,990 5.0%	4,982 5.4%
6 or More Person Households	118 1.6%	1,214 3.1%	3,419 3.7%
Household Vehicles (2020)			
Households with 0 Vehicles Available	418 5.7%	1,481 3.7%	3,925 4.2%
Households with 1 Vehicles Available	3,130 42.4%	14,163 35.6%	32,579 35.1%
Households with 2 or More Vehicles Available	3,827 51.9%	24,098 60.6%	56,267 60.7%
Total Vehicles Available	12,268	73,077	171,447
Average Vehicles Per Household	1.7	1.8	1.8

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

Lat/Lon: 33.3308/-111.9808

Warner Rd & S 48th St			
	1 mi radius	3 mi radius	5 mi radius
Labor Force (2020)			
Estimated Labor Population Age 16 Years or Over	12,913	77,571	185,701
Estimated Civilian Employed	9,124 70.7%	55,027 70.9%	131,007 70.5%
Estimated Civilian Unemployed	279 2.2%	1,447 1.9%	4,173 2.2%
Estimated in Armed Forces	32 0.3%	33 -	36 -
Estimated Not in Labor Force	3,478 26.9%	21,064 27.2%	50,485 27.2%
Unemployment Rate	2.2%	1.9%	2.2%
Occupation (2020)			
Occupation: Population Age 16 Years or Over	9,124	55,027	131,007
Management, Business, Financial Operations	1,666 18.3%	10,759 19.6%	24,899 19.0%
Professional, Related	2,034 22.3%	15,002 27.3%	34,281 26.2%
Service	1,287 14.1%	7,572 13.8%	18,922 14.4%
Sales, Office	2,762 30.3%	13,435 24.4%	31,470 24.0%
Farming, Fishing, Forestry	22 0.2%	107 0.2%	250 0.2%
Construct, Extraction, Maintenance	514 5.6%	2,968 5.4%	7,197 5.5%
Production, Transport Material Moving	840 9.2%	5,183 9.4%	13,989 10.7%
White Collar Workers	6,462 70.8%	39,196 71.2%	90,650 69.2%
Blue Collar Workers	2,662 29.2%	15,831 28.8%	40,357 30.8%
Consumer Expenditure (2020)			
Total Household Expenditure	\$470.36 M	\$3.08 B	\$6.8 B
Total Non-Retail Expenditure	\$248.6 M 52.9%	\$1.63 B 52.9%	\$3.59 B 52.8%
Total Retail Expenditure	\$221.76 M 47.1%	\$1.45 B 47.1%	\$3.21 B 47.2%
Apparel	\$16.53 M 3.5%	\$109.93 M 3.6%	\$241.94 M 3.6%
Contributions	\$15.2 M 3.2%	\$103.24 M 3.3%	\$225.69 M 3.3%
Education	\$13.75 M 2.9%	\$97.68 M 3.2%	\$212.81 M 3.1%
Entertainment	\$26.38 M 5.6%	\$176.53 M 5.7%	\$388.29 M 5.7%
Food and Beverages	\$69.42 M 14.8%	\$451.02 M 14.6%	\$996.37 M 14.7%
Furnishings and Equipment	\$16.42 M 3.5%	\$109.51 M 3.6%	\$240.98 M 3.5%
Gifts	\$11.61 M 2.5%	\$78.76 M 2.6%	\$171.55 M 2.5%
Health Care	\$39.76 M 8.5%	\$255.23 M 8.3%	\$564.8 M 8.3%
Household Operations	\$18.34 M 3.9%	\$121.81 M 4.0%	\$267.91 M 3.9%
Miscellaneous Expenses	\$8.9 M 1.9%	\$58.51 M 1.9%	\$128.83 M 1.9%
Personal Care	\$6.31 M 1.3%	\$41.38 M 1.3%	\$91.22 M 1.3%
Personal Insurance	\$3.22 M 0.7%	\$22.29 M 0.7%	\$48.84 M 0.7%
Reading	\$1.03 M 0.2%	\$6.73 M 0.2%	\$14.81 M 0.2%
Shelter	\$99.92 M 21.2%	\$650.03 M 21.1%	\$1.43 B 21.1%
Tobacco	\$2.93 M 0.6%	\$17.48 M 0.6%	\$39.11 M 0.6%
Transportation	\$85.81 M 18.2%	\$562.21 M 18.2%	\$1.24 B 18.3%
Utilities	\$34.84 M 7.4%	\$220.69 M 7.2%	\$489.8 M 7.2%
Educational Attainment (2020)			
Adult Population Age 25 Years or Over	11,116	66,541	156,675
Elementary (Grade Level 0 to 8)	103 0.9%	1,222 1.8%	3,575 2.3%
Some High School (Grade Level 9 to 11)	341 3.1%	2,540 3.8%	6,773 4.3%
High School Graduate	1,787 16.1%	9,776 14.7%	25,717 16.4%
Some College	2,857 25.7%	14,951 22.5%	35,501 22.7%
Associate Degree Only	1,393 12.5%	6,145 9.2%	14,180 9.1%
Bachelor Degree Only	3,162 28.4%	19,256 28.9%	42,825 27.3%
Graduate Degree	1,473 13.3%	12,651 19.0%	28,103 17.9%

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Lat/Lon: 33.3308/-111.9808

Warner Rd & S 48th St				
	1 mi radius	3 mi radius	5 mi radius	
Units In Structure (2020)				
1 Detached Unit	3,604 56.4%	24,566 70.4%	57,320 70.7%	
1 Attached Unit	326 5.1%	1,857 5.3%	5,420 6.7%	
2 to 4 Units	340 5.3%	1,438 4.1%	3,747 4.6%	
5 to 9 Units	665 10.4%	2,672 7.7%	5,804 7.2%	
10 to 19 Units	1,100 17.2%	3,974 11.4%	8,240 10.2%	
20 to 49 Units	420 6.6%	1,471 4.2%	2,851 3.5%	
50 or More Units	856 13.4%	3,191 9.2%	6,385 7.9%	
Mobile Home or Trailer	62 1.0%	536 1.5%	2,940 3.6%	
Other Structure	2 -	36 0.1%	63 -	
Homes Built By Year (2020)				
Homes Built 2010 or later	543 8.5%	2,527 7.2%	5,022 6.2%	
Homes Built 2000 to 2009	576 9.0%	3,814 10.9%	9,334 11.5%	
Homes Built 1990 to 1999	2,521 39.5%	14,271 40.9%	27,435 33.8%	
Homes Built 1980 to 1989	2,033 31.8%	11,972 34.3%	26,612 32.8%	
Homes Built 1970 to 1979	1,318 20.6%	4,878 14.0%	17,516 21.6%	
Homes Built 1960 to 1969	280 4.4%	1,311 3.8%	4,228 5.2%	
Homes Built 1950 to 1959	63 1.0%	512 1.5%	1,537 1.9%	
Homes Built Before 1949	42 0.7%	457 1.3%	1,087 1.3%	
Home Values (2020)				
Home Values \$1,000,000 or More	13 0.4%	126 0.6%	460 0.9%	
Home Values \$500,000 to \$999,999	158 5.4%	2,422 11.9%	5,845 12.0%	
Home Values \$400,000 to \$499,999	265 9.1%	2,719 13.3%	6,330 13.0%	
Home Values \$300,000 to \$399,999	783 26.9%	6,417 31.4%	13,740 28.3%	
Home Values \$200,000 to \$299,999	1,344 46.2%	7,367 36.1%	16,634 34.3%	
Home Values \$150,000 to \$199,999	370 12.7%	1,646 8.1%	4,908 10.1%	
Home Values \$100,000 to \$149,999	127 4.4%	585 2.9%	2,018 4.2%	
Home Values \$70,000 to \$99,999	18 0.6%	153 0.7%	773 1.6%	
Home Values \$50,000 to \$69,999	32 1.1%	104 0.5%	424 0.9%	
Home Values \$25,000 to \$49,999	13 0.5%	162 0.8%	476 1.0%	
Home Values Under \$25,000	35 1.2%	246 1.2%	1,235 2.5%	
Owner-Occupied Median Home Value	\$281,133	\$323,766	\$311,287	
Renter-Occupied Median Rent	\$1,030	\$1,081	\$1,055	
Transportation To Work (2020)				
Drive to Work Alone	5,993 77.0%	37,089 78.0%	88,528 77.7%	
Drive to Work in Carpool	833 10.7%	4,308 9.1%	10,916 9.6%	
Travel to Work by Public Transportation	279 3.6%	1,305 2.7%	3,427 3.0%	
Drive to Work on Motorcycle	18 0.2%	130 0.3%	309 0.3%	
Walk or Bicycle to Work	93 1.2%	801 1.7%	2,391 2.1%	
Other Means	64 0.8%	629 1.3%	1,526 1.3%	
Work at Home	506 6.5%	3,293 6.9%	6,842 6.0%	
Travel Time (2020)				
Travel to Work in 14 Minutes or Less	2,396 30.8%	14,480 30.4%	34,248 30.1%	
Travel to Work in 15 to 29 Minutes	3,534 45.4%	21,082 44.3%	53,995 47.4%	
Travel to Work in 30 to 59 Minutes	2,192 28.2%	13,217 27.8%	29,549 25.9%	
Travel to Work in 60 Minutes or More	393 5.1%	2,304 4.8%	5,133 4.5%	
Average Minutes Travel to Work	21.6	21.0	20.8	

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