

Ahwatukee COMMONS

4902 East Warner Road
Phoenix, AZ 85044



SUITE	SIZE	RATE
1	1,010 SF	Negotiable
11	700 SF	Negotiable
12	1,096 SF	Negotiable

LEASE RATE	Negotiable
AVAILABLE SPACES	700 - 1,096 SF
BUILDING SIZE	18,640 SF
OCCUPANCY	85%
PARCEL SIZE	1.29 Acres
YEAR BUILT	1988
PARKING RATIO	3.37/1,000 SF
CROSS STREETS	48th St & Warner Rd
TRAFFIC COUNT	32,831 VPD (Warner)

HIGHLIGHTS

- *Located in the Affluent Ahwatukee Foothills submarket*
- *Easy Access to the I-10 Freeway*
- *Monument Signage Available*
- *Aggressive Rental Rates for the Trade Area*



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SUITE	SIZE	NOTES
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NORTH

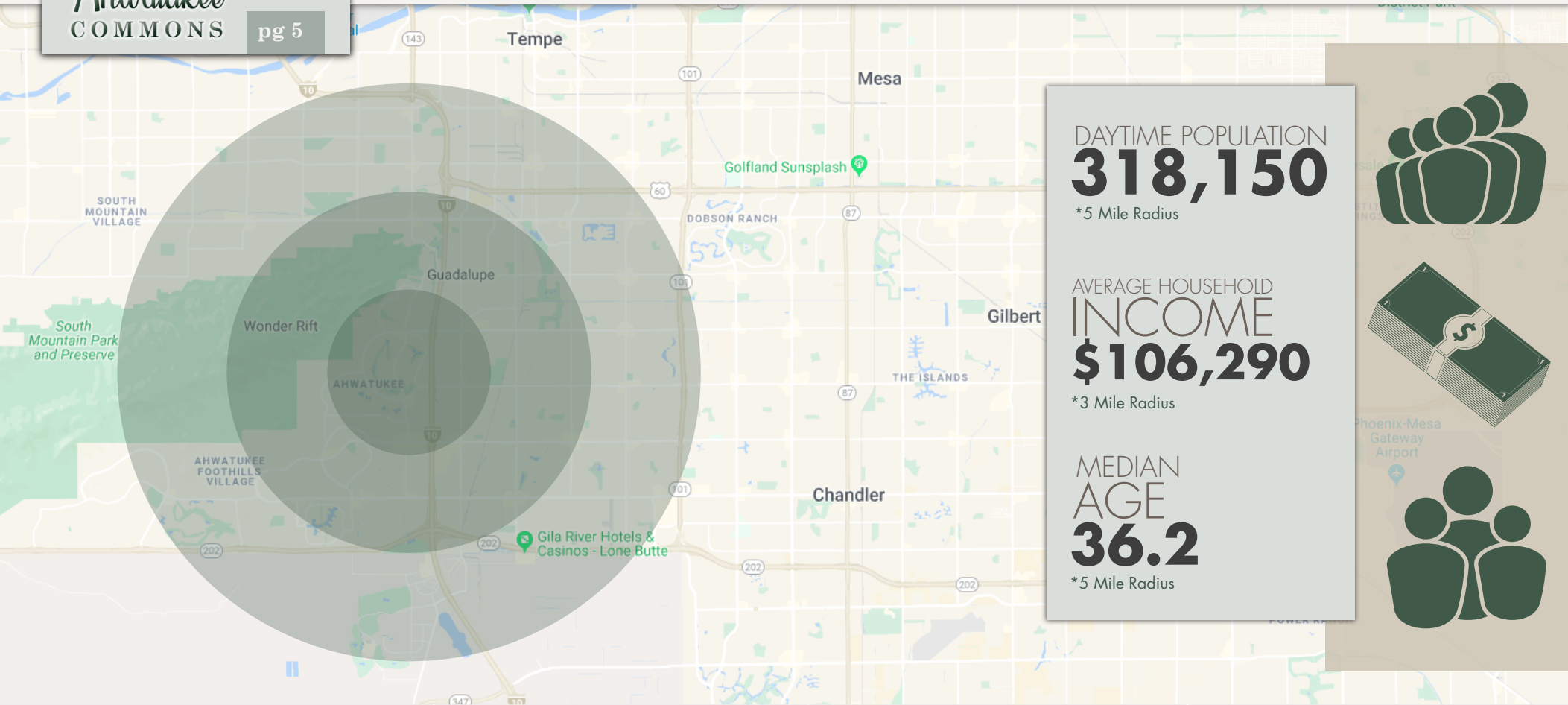
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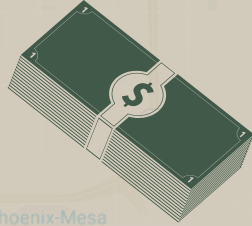
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DAYTIME POPULATION
318,150
*5 Mile Radius

AVERAGE HOUSEHOLD INCOME
\$106,290
*3 Mile Radius

MEDIAN AGE
36.2
*5 Mile Radius



2019 SUMMARY (SOURCE: ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	19,645	133,713	318,150
POPULATION	13,136	94,671	227,206
AVG HOUSEHOLD SIZE	2.01	2.42	2.49
AVG HOUSEHOLD INCOME	\$82,391	\$106,290	\$100,991
MEDIAN AGE	37.9	37.4	36.2