

AHWATUKEE PALMS

4855 WARNER ROAD, PHOENIX, AZ 85044



RETAIL & SERVICE SPACES AVAILABLE



OFFERING SUMMARY

LEASE RATE:	Call for rates
BUILDING SIZE:	142,337 SF
AVAILABLE SF:	990 - 5,646 SF
LOT SIZE:	15.85 Acres
YEAR BUILT:	1988
RENOVATED:	2004
ZONING:	C-1, Phoenix
MARKET:	Phoenix
SUBMARKET:	Ahwatukee Foothills
TRAFFIC COUNT:	124,529

PROPERTY OVERVIEW

Sizes from 990 SF - 6,590 SF
Retail - Neighborhood Center

PROPERTY HIGHLIGHTS

- Dynamic Grocery Anchored Center in the Heart of Ahwatukee
- Well situated with excellent visibility along Warner Road
- Strong Tenant Mix including Ace Hardware, Andy's Frozen Custard, Dunn Edwards, etc.
- Monument Signage Available Along Both Thoroughfares
- Former Fitness Space Available Containing 5,646 SF
- Former DayCare Space Available Containing 3,599 SF
- Services the Surrounding Office Users and Residential Density in the Trade Area

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SUITE	TENANT	SF
Anchor	Basha's	44,505 SF
A13	Dunn Edwards	7,890 SF
A14-15	TitleMax of Arizona	3,050 SF
A16	Taste of Thai	1,441 SF
A17	Merle Norman	689 SF
A18	Box Seat Collectibles	1,100 SF
A19	Checkmate Loans	1,100 SF
A20	Water & Ice	990 SF
A21	Ahwatukee Jewelers	990 SF
A22	Body Contouring	880 SF
A23	AVAILABLE	1,200 SF
A24-25	AVAILABLE	2,200 SF
A26-27	AVAILABLE	2,200 SF
A28	AVAILABLE	990 SF
A29-30	La Stalla Cucina Rustica	3,411 SF
A31	Philly's Sports Bar	6,495 SF
B8-9	Dental by Design	2,870 SF
B10-11	Curbside Cyclery	2,560 SF
B12	Bagel Nosh	1,540 SF
C16	Ace Hardware	15,208 SF
C17	Eyebrow Threading	860 SF
C18-19	AVAILABLE	3,599 SF
C20	AVAILABLE	1,080 SF
C21	Paws with Claws	1,080 SF
D1-2	Zeek's Pizza Factory	2,400 SF
D3	Dry Cleaner	2,400 SF
D5	AVAILABLE	1,160 SF
D6	Maskadores Taco Shop	1,200 SF
D7	Arizona Hair Company	1,200 SF
D8	Presto Nails	1,200 SF
D9	AVAILABLE	1,200 SF
D11	Copper Moon Yoga	4,006 SF
D13-15	AVAILABLE	5,646 SF
PAD A	Taco Bell (NAP)	2,592 SF
PAD B	Burger King (NAP)	3,933 SF
PAD C	BMO Harris Bank (NAP)	(NAP)
PAD D	Andy's Frozen Custard	

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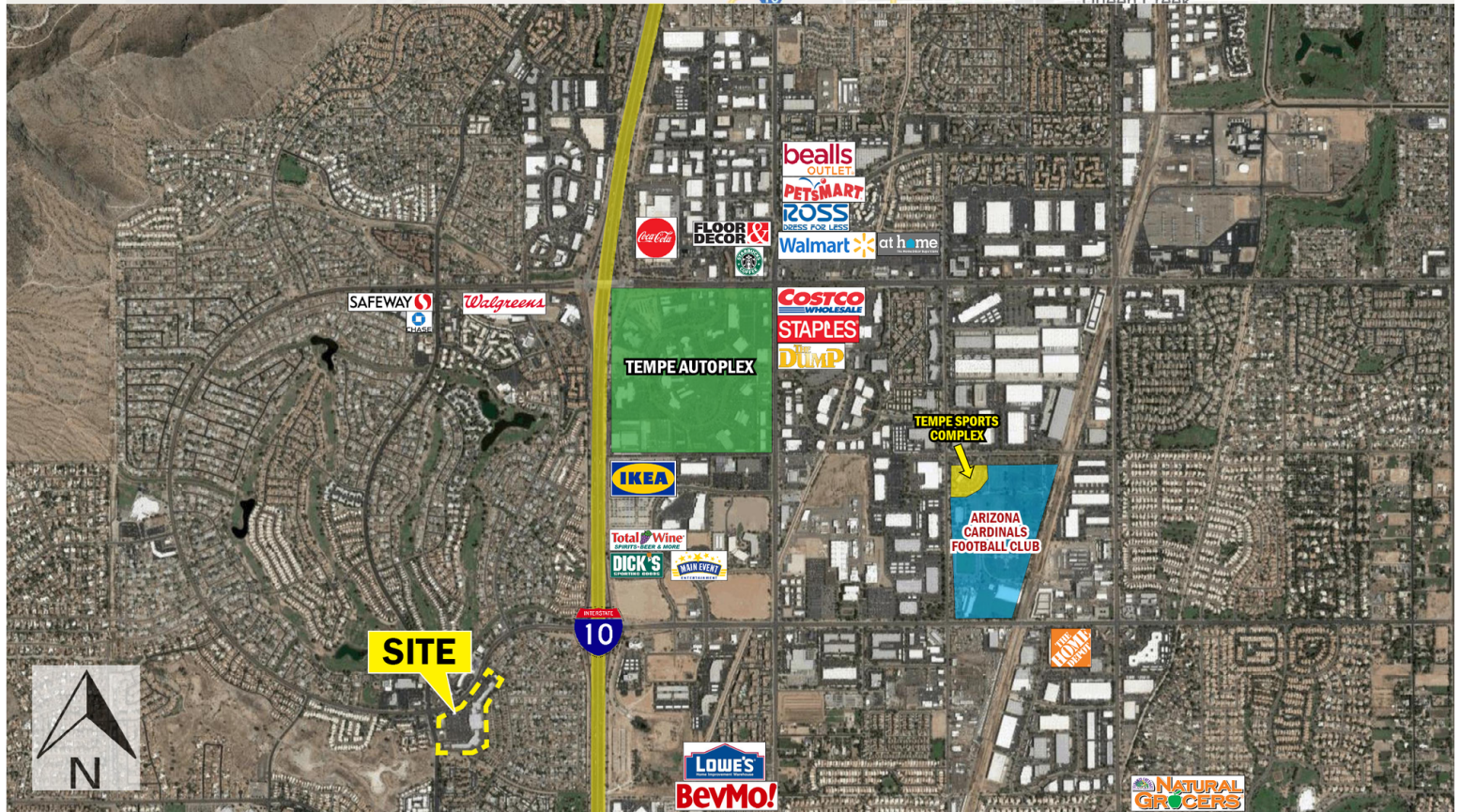


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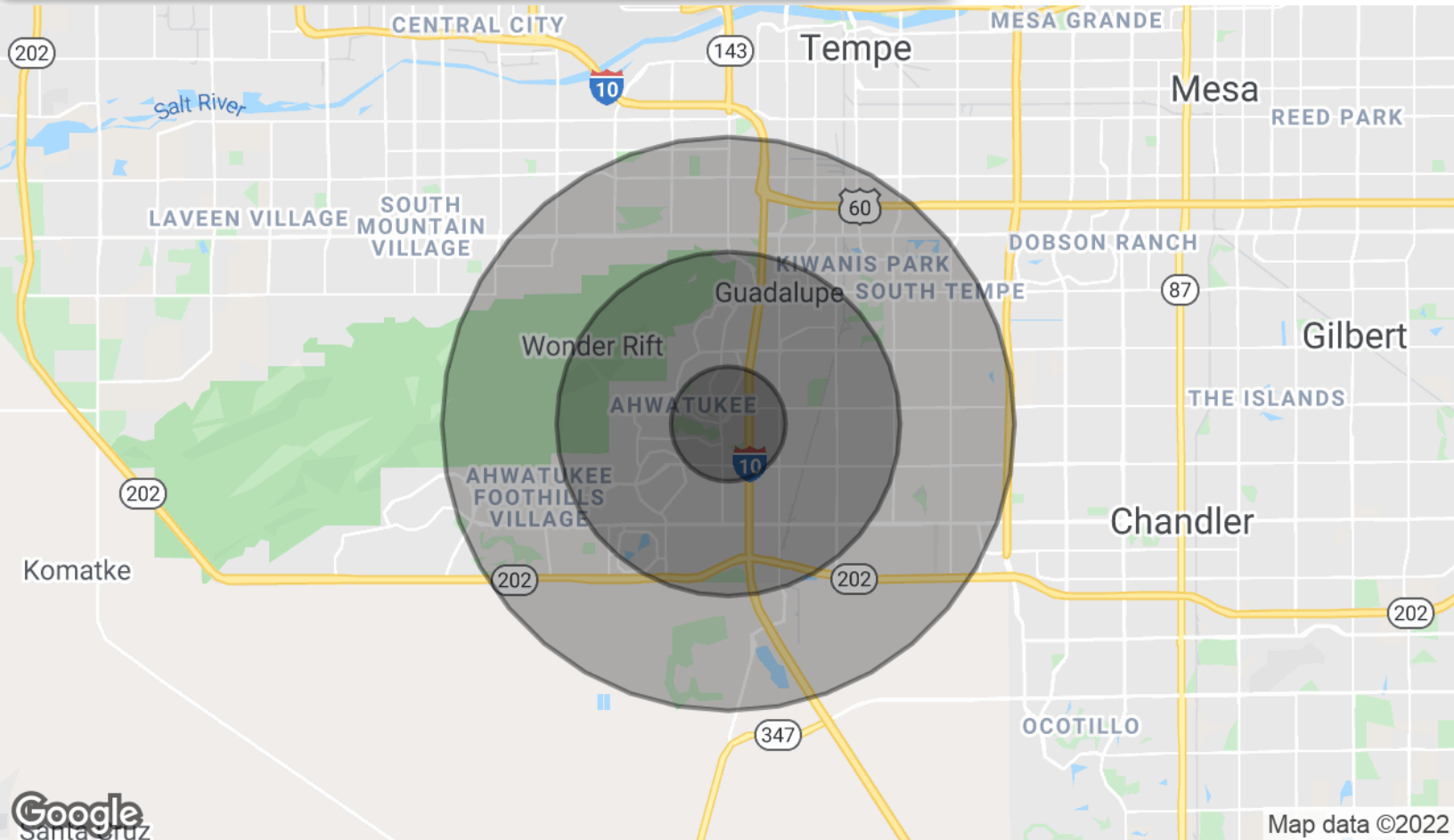








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 <p>POPULATION</p>	<p>1 MILE 14,901</p> <p>3 MILES 91,286</p> <p>5 MILES 204,642</p>	 <p>HOUSEHOLDS</p>	<p>1 MILE 7,025</p> <p>3 MILES 36,656</p> <p>5 MILES 79,514</p>	 <p>AVG. HH INCOME</p>	<p>1 MILE \$67,953</p> <p>3 MILES \$86,327</p> <p>5 MILES \$84,349</p>
 <p>MEDIAN AGE</p>	<p>1 MILE 36.6</p> <p>3 MILES 35.6</p> <p>5 MILES 34.7</p>	 <p>DAYTIME POPULATION</p>	<p>1 MILE 5,154</p> <p>3 MILES 76,998</p> <p>5 MILES 166,128</p>	 <p>TRAFFIC COUNTS</p>	<p>WARNER RD 48,107</p> <p>48TH ST 76,422</p>

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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of Capital Asset Management. The information, while not guaranteed, has been secured from sources we believe to be reliable.