

Ahwatukee Square

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



Ahwatukee Swim & Tennis Center



Warner Road +/- 31,618 cpd

48th Street +/- 27,750 cpd

EXCLUSIVELY REPRESENTED BY

WWW.STRATEGICRETAILGROUP.COM



STRATEGIC

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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



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	13,829	90,331	215,514
Avg. Household Income	\$74,714	\$97,359	\$92,309
Daytime Employment	9,807	56,520	122,637

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EXPANDED PROFILE

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Lat/Lon: 33.3309/-111.9809

RF5

S 48th St & Warner Rd

Phoenix, AZ 85044

1 mi radius 3 mi radius 5 mi radius

Population

Estimated Population (2016)	13,628	89,293	215,156
Projected Population (2021)	14,925	97,439	234,901
Census Population (2010)	13,390	84,147	203,190
Census Population (2000)	12,671	84,798	202,904
Projected Annual Growth (2016 to 2021)	1,297 1.9%	8,146 1.8%	19,745 1.8%
Historical Annual Growth (2010 to 2016)	238 0.3%	5,146 1.0%	11,966 1.0%
Historical Annual Growth (2000 to 2010)	719 0.6%	-651 -0.1%	287 -
Estimated Population Density (2016)	4,340 <i>psm</i>	3,159 <i>psm</i>	2,741 <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 (2016)	6,529	37,278	87,165
Projected Households (2021)	6,913	39,289	91,970
Census Households (2010)	6,328	34,714	81,107
Census Households (2000)	5,739	33,098	76,744
Estimated Households with Children (2016)	1,539 23.6%	11,291 30.3%	26,681 30.6%
Estimated Average Household Size (2016)	2.08	2.39	2.46

Average Household Income

Estimated Average Household Income (2016)	\$73,609	\$94,895	\$89,771
Projected Average Household Income (2021)	\$85,574	\$112,290	\$106,028
Estimated Average Family Income (2016)	\$87,923	\$112,534	\$105,465

Median Household Income

Estimated Median Household Income (2016)	\$64,902	\$79,561	\$75,539
Projected Median Household Income (2021)	\$71,887	\$88,899	\$84,106
Estimated Median Family Income (2016)	\$78,762	\$97,823	\$92,204

Per Capita Income

Estimated Per Capita Income (2016)	\$35,290	\$39,633	\$36,389
Projected Per Capita Income (2021)	\$39,664	\$45,293	\$41,532
Estimated Per Capita Income 5 Year Growth	\$4,374 12.4%	\$5,660 14.3%	\$5,143 14.1%
Estimated Average Household Net Worth (2016)	\$638,344	\$990,006	\$931,020

Daytime Demos (2016)

Total Businesses	691	4,525	10,794
Total Employees	6,858	73,306	147,984
Company Headquarter Businesses	6 0.9%	64 1.4%	115 1.1%
Company Headquarter Employees	177 2.6%	6,059 8.3%	10,068 6.8%
Employee Population per Business	9.9	16.2	13.7
Residential Population per Business	19.7	19.7	19.9

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Race & Ethnicity

White (2016)	9,523	69.9%	62,779	70.3%	147,039	68.3%
Black or African American (2016)	1,508	11.1%	6,583	7.4%	17,536	8.2%
American Indian or Alaska Native (2016)	371	2.7%	2,934	3.3%	5,931	2.8%
Asian (2016)	831	6.1%	7,209	8.1%	15,336	7.1%
Hawaiian or Pacific Islander (2016)	31	0.2%	163	0.2%	490	0.2%
Other Race (2016)	739	5.4%	5,460	6.1%	19,384	9.0%
Two or More Races (2016)	626	4.6%	4,166	4.7%	9,440	4.4%
Not Hispanic or Latino Population (2016)	11,242	82.5%	72,941	81.7%	165,882	77.1%
Hispanic or Latino Population (2016)	2,386	17.5%	16,352	18.3%	49,274	22.9%
Not Hispanic or Latino Population (2021)	12,057	80.8%	77,912	80.0%	177,196	75.4%
Hispanic or Latino Population (2021)	2,868	19.2%	19,527	20.0%	57,706	24.6%
Not Hispanic or Latino Population (2010)	11,264	84.1%	70,227	83.5%	159,152	78.3%
Hispanic or Latino Population (2010)	2,126	15.9%	13,920	16.5%	44,038	21.7%
Not Hispanic or Latino Population (2000)	11,300	89.2%	73,543	86.7%	168,710	83.1%
Hispanic or Latino Population (2000)	1,371	10.8%	11,255	13.3%	34,194	16.9%
Projected Hispanic Annual Growth (2016 to 2021)	482	4.0%	3,175	3.9%	8,432	3.4%
Historic Hispanic Annual Growth (2000 to 2016)	1,015	4.6%	5,097	2.8%	15,080	2.8%

Age Distribution (2016)

Age Under 5	808	5.9%	5,078	5.7%	12,446	5.8%
Age 5 to 9 Years	751	5.5%	5,368	6.0%	13,171	6.1%
Age 10 to 14 Years	761	5.6%	6,040	6.8%	14,350	6.7%
Age 15 to 19 Years	746	5.5%	5,843	6.5%	14,765	6.9%
Age 20 to 24 Years	1,045	7.7%	6,094	6.8%	16,754	7.8%
Age 25 to 29 Years	1,415	10.4%	7,108	8.0%	17,688	8.2%
Age 30 to 34 Years	1,094	8.0%	6,556	7.3%	15,559	7.2%
Age 35 to 39 Years	885	6.5%	5,873	6.6%	14,110	6.6%
Age 40 to 44 Years	773	5.7%	5,953	6.7%	14,075	6.5%
Age 45 to 49 Years	805	5.9%	6,717	7.5%	15,631	7.3%
Age 50 to 54 Years	871	6.4%	7,041	7.9%	16,370	7.6%
Age 55 to 59 Years	764	5.6%	6,298	7.1%	14,788	6.9%
Age 60 to 64 Years	677	5.0%	4,723	5.3%	11,300	5.3%
Age 65 to 74 Years	1,158	8.5%	6,309	7.1%	14,650	6.8%
Age 75 to 84 Years	768	5.6%	3,079	3.4%	6,734	3.1%
Age 85 Years or Over	307	2.3%	1,214	1.4%	2,764	1.3%
Median Age	37.5		37.3		36.0	

Gender Age Distribution (2016)

Female Population	7,081	52.0%	45,473	50.9%	108,553	50.5%
Age 0 to 19 Years	1,474	20.8%	10,835	23.8%	26,559	24.5%
Age 20 to 64 Years	4,340	61.3%	28,814	63.4%	68,715	63.3%
Age 65 Years or Over	1,267	17.9%	5,824	12.8%	13,280	12.2%
Female Median Age	39.0		38.1		37.1	
Male Population	6,547	48.0%	43,820	49.1%	106,603	49.5%
Age 0 to 19 Years	1,592	24.3%	11,494	26.2%	28,175	26.4%
Age 20 to 64 Years	3,989	60.9%	27,549	62.9%	67,560	63.4%
Age 65 Years or Over	966	14.8%	4,777	10.9%	10,869	10.2%
Male Median Age	35.9		36.4		35.0	

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Household Income Distribution (2016)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	184	2.8%	3,302	8.9%	6,912	7.9%
HH Income \$150,000 to \$199,999	312	4.8%	2,691	7.2%	6,047	6.9%
HH Income \$100,000 to \$149,999	1,015	15.6%	6,703	18.0%	14,567	16.7%
HH Income \$75,000 to \$99,999	842	12.9%	5,259	14.1%	11,649	13.4%
HH Income \$50,000 to \$74,999	1,481	22.7%	6,858	18.4%	16,722	19.2%
HH Income \$35,000 to \$49,999	1,347	20.6%	5,029	13.5%	11,831	13.6%
HH Income \$25,000 to \$34,999	590	9.0%	2,721	7.3%	6,938	8.0%
HH Income \$15,000 to \$24,999	399	6.1%	2,097	5.6%	5,811	6.7%
HH Income Under \$15,000	358	5.5%	2,617	7.0%	6,688	7.7%
HH Income \$35,000 or More	5,182	79.4%	29,843	80.1%	67,728	77.7%
HH Income \$75,000 or More	2,354	36.1%	17,955	48.2%	39,175	44.9%

Housing (2016)

Total Housing Units	6,800		38,835		90,535	
Housing Units Occupied	6,529	96.0%	37,278	96.0%	87,165	96.3%
Housing Units Owner-Occupied	2,795	42.8%	21,047	56.5%	51,354	58.9%
Housing Units, Renter-Occupied	3,733	57.2%	16,230	43.5%	35,811	41.1%
Housing Units, Vacant	271	4.0%	1,557	4.0%	3,370	3.7%

Marital Status (2016)

Never Married	4,390	38.8%	26,444	36.3%	66,663	38.1%
Currently Married	4,764	42.1%	32,708	44.9%	74,392	42.5%
Separated	366	3.2%	2,602	3.6%	7,199	4.1%
Widowed	505	4.5%	2,823	3.9%	6,376	3.6%
Divorced	1,282	11.3%	8,231	11.3%	20,558	11.7%

Household Type (2016)

Population Family	9,645	70.8%	70,405	78.8%	169,292	78.7%
Population Non-Family	3,933	28.9%	18,719	21.0%	45,206	21.0%
Population Group Quarters	50	0.4%	169	0.2%	658	0.3%
Family Households	3,365	51.5%	22,692	60.9%	53,561	61.4%
Non-Family Households	3,163	48.5%	14,586	39.1%	33,604	38.6%
Married Couple with Children	761	16.0%	7,005	21.4%	16,352	22.0%
Average Family Household Size	2.9		3.1		3.2	

Household Size (2016)

1 Person Households	2,507	38.4%	11,165	30.0%	24,565	28.2%
2 Person Households	2,285	35.0%	12,585	33.8%	29,435	33.8%
3 Person Households	869	13.3%	5,913	15.9%	14,242	16.3%
4 Person Households	556	8.5%	4,667	12.5%	11,063	12.7%
5 Person Households	211	3.2%	1,825	4.9%	4,661	5.3%
6 or More Person Households	101	1.5%	1,122	3.0%	3,199	3.7%

Household Vehicles (2016)

Households with 0 Vehicles Available	315	4.8%	1,359	3.6%	3,906	4.5%
Households with 1 Vehicles Available	3,300	50.6%	14,397	38.6%	31,872	36.6%
Households with 2 or More Vehicles Available	2,914	44.6%	21,521	57.7%	51,387	59.0%
Total Vehicles Available	9,957		65,690		155,800	
Average Vehicles Per Household	1.5		1.8		1.8	

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1 mi radius 3 mi radius 5 mi radius

Labor Force (2016)

Estimated Labor Population Age 16 Years or Over	11,175		71,598		172,371
Estimated Civilian Employed	7,909	70.8%	50,336	70.3%	120,786
Estimated Civilian Unemployed	295	2.6%	1,560	2.2%	4,105
Estimated in Armed Forces	7	0.1%	19	-	44
Estimated Not in Labor Force	2,964	26.5%	19,684	27.5%	47,436
Unemployment Rate	2.6%		2.2%		2.4%

Occupation (2010)

Occupation: Population Age 16 Years or Over	7,338		44,014		104,679
Management, Business, Financial Operations	1,360	18.5%	8,799	20.0%	19,109
Professional, Related	1,686	23.0%	12,184	27.7%	28,513
Service	1,105	15.1%	5,739	13.0%	15,244
Sales, Office	2,332	31.8%	12,483	28.4%	28,259
Farming, Fishing, Forestry	2	-	83	0.2%	247
Construct, Extraction, Maintenance	319	4.4%	1,853	4.2%	5,176
Production, Transport Material Moving	534	7.3%	2,873	6.5%	8,131
White Collar Workers	5,377	73.3%	33,466	76.0%	75,880
Blue Collar Workers	1,961	26.7%	10,548	24.0%	28,798

Consumer Expenditure (2016)

Total Household Expenditure	\$371 M		\$2.52 B		\$5.66 B
Total Non-Retail Expenditure	\$201 M	54.2%	\$1.38 B	54.6%	\$3.09 B
Total Retail Expenditure	\$170 M	45.8%	\$1.15 B	45.4%	\$2.57 B
Apparel	\$12.9 M	3.5%	\$88.6 M	3.5%	\$199 M
Contributions	\$15.5 M	4.2%	\$118 M	4.7%	\$261 M
Education	\$13.3 M	3.6%	\$100 M	4.0%	\$222 M
Entertainment	\$20.8 M	5.6%	\$143 M	5.7%	\$319 M
Food and Beverages	\$54.7 M	14.8%	\$364 M	14.4%	\$819 M
Furnishings and Equipment	\$12.7 M	3.4%	\$89.1 M	3.5%	\$199 M
Gifts	\$9.06 M	2.4%	\$66.1 M	2.6%	\$147 M
Health Care	\$30.0 M	8.1%	\$195 M	7.7%	\$440 M
Household Operations	\$10.3 M	2.8%	\$75.6 M	3.0%	\$168 M
Miscellaneous Expenses	\$5.58 M	1.5%	\$36.6 M	1.5%	\$82.3 M
Personal Care	\$4.83 M	1.3%	\$32.7 M	1.3%	\$73.3 M
Personal Insurance	\$2.68 M	0.7%	\$19.8 M	0.8%	\$43.9 M
Reading	\$833 K	0.2%	\$5.66 M	0.2%	\$12.6 M
Shelter	\$75.8 M	20.5%	\$520 M	20.6%	\$1.17 B
Tobacco	\$2.31 M	0.6%	\$14.2 M	0.6%	\$32.4 M
Transportation	\$71.0 M	19.2%	\$472 M	18.7%	\$1.06 B
Utilities	\$28.2 M	7.6%	\$184 M	7.3%	\$415 M

Educational Attainment (2016)

Adult Population Age 25 Years or Over	9,517		60,870		143,669
Elementary (Grade Level 0 to 8)	120	1.3%	1,404	2.3%	5,063
Some High School (Grade Level 9 to 11)	365	3.8%	2,023	3.3%	6,255
High School Graduate	2,093	22.0%	9,831	16.2%	24,985
Some College	2,490	26.2%	13,994	23.0%	33,377
Associate Degree Only	1,124	11.8%	6,107	10.0%	13,744
Bachelor Degree Only	2,248	23.6%	16,979	27.9%	36,942
Graduate Degree	1,076	11.3%	10,530	17.3%	23,304

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,091	48.8%	22,271	64.2%	51,965	64.1%
1 Attached Unit	180	2.8%	1,508	4.3%	4,080	5.0%
2 to 4 Units	307	4.9%	1,368	3.9%	3,383	4.2%
5 to 9 Units	878	13.9%	2,955	8.5%	5,845	7.2%
10 to 19 Units	1,004	15.9%	3,602	10.4%	7,371	9.1%
20 to 49 Units	221	3.5%	1,092	3.1%	2,420	3.0%
50 or More Units	564	8.9%	1,520	4.4%	3,555	4.4%
Mobile Home or Trailer	83	1.3%	385	1.1%	2,442	3.0%
Other Structure	2	-	14	-	46	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	229	3.6%	1,409	4.1%	4,028	5.0%
Homes Built 2000 to 2004	410	6.5%	2,311	6.7%	5,671	7.0%
Homes Built 1990 to 1999	2,206	34.9%	13,949	40.2%	26,312	32.4%
Homes Built 1980 to 1989	2,007	31.7%	10,763	31.0%	23,786	29.3%
Homes Built 1970 to 1979	1,151	18.2%	4,121	11.9%	14,440	17.8%
Homes Built 1960 to 1969	178	2.8%	978	2.8%	3,786	4.7%
Homes Built 1950 to 1959	113	1.8%	798	2.3%	1,995	2.5%
Homes Built Before 1949	72	1.1%	410	1.2%	1,095	1.3%

Home Values (2010)

Home Values \$1,000,000 or More	33	1.2%	318	1.6%	726	1.5%
Home Values \$500,000 to \$999,999	113	4.2%	1,425	7.0%	3,201	6.6%
Home Values \$400,000 to \$499,999	121	4.5%	1,376	6.8%	3,044	6.2%
Home Values \$300,000 to \$399,999	339	12.5%	2,778	13.7%	6,357	13.0%
Home Values \$200,000 to \$299,999	759	28.1%	5,216	25.7%	11,651	23.9%
Home Values \$150,000 to \$199,999	585	21.7%	3,432	16.9%	8,552	17.5%
Home Values \$100,000 to \$149,999	411	15.2%	2,758	13.6%	7,139	14.6%
Home Values \$70,000 to \$99,999	140	5.2%	1,294	6.4%	3,465	7.1%
Home Values \$50,000 to \$69,999	60	2.2%	529	2.6%	1,362	2.8%
Home Values \$25,000 to \$49,999	63	2.3%	501	2.5%	1,372	2.8%
Home Values Under \$25,000	78	2.9%	660	3.3%	1,865	3.8%
Owner-Occupied Median Home Value	\$209,905		\$225,573		\$213,896	
Renter-Occupied Median Rent	\$828		\$872		\$846	

Transportation To Work (2010)

Drive to Work Alone	5,866	81.8%	34,357	79.3%	81,309	78.8%
Drive to Work in Carpool	673	9.4%	3,757	8.7%	9,514	9.2%
Travel to Work by Public Transportation	131	1.8%	811	1.9%	2,235	2.2%
Drive to Work on Motorcycle	7	0.1%	100	0.2%	273	0.3%
Walk or Bicycle to Work	150	2.1%	928	2.1%	2,549	2.5%
Other Means	31	0.4%	381	0.9%	1,200	1.2%
Work at Home	317	4.4%	2,998	6.9%	6,062	5.9%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,637	23.9%	11,253	27.9%	28,276	29.1%
Travel to Work in 15 to 29 Minutes	3,121	45.5%	17,156	42.5%	40,320	41.5%
Travel to Work in 30 to 59 Minutes	1,831	26.7%	10,858	26.9%	25,488	26.3%
Travel to Work in 60 Minutes or More	268	3.9%	1,066	2.6%	2,996	3.1%
Average Minutes Travel to Work	20.7		20.5		20.1	

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