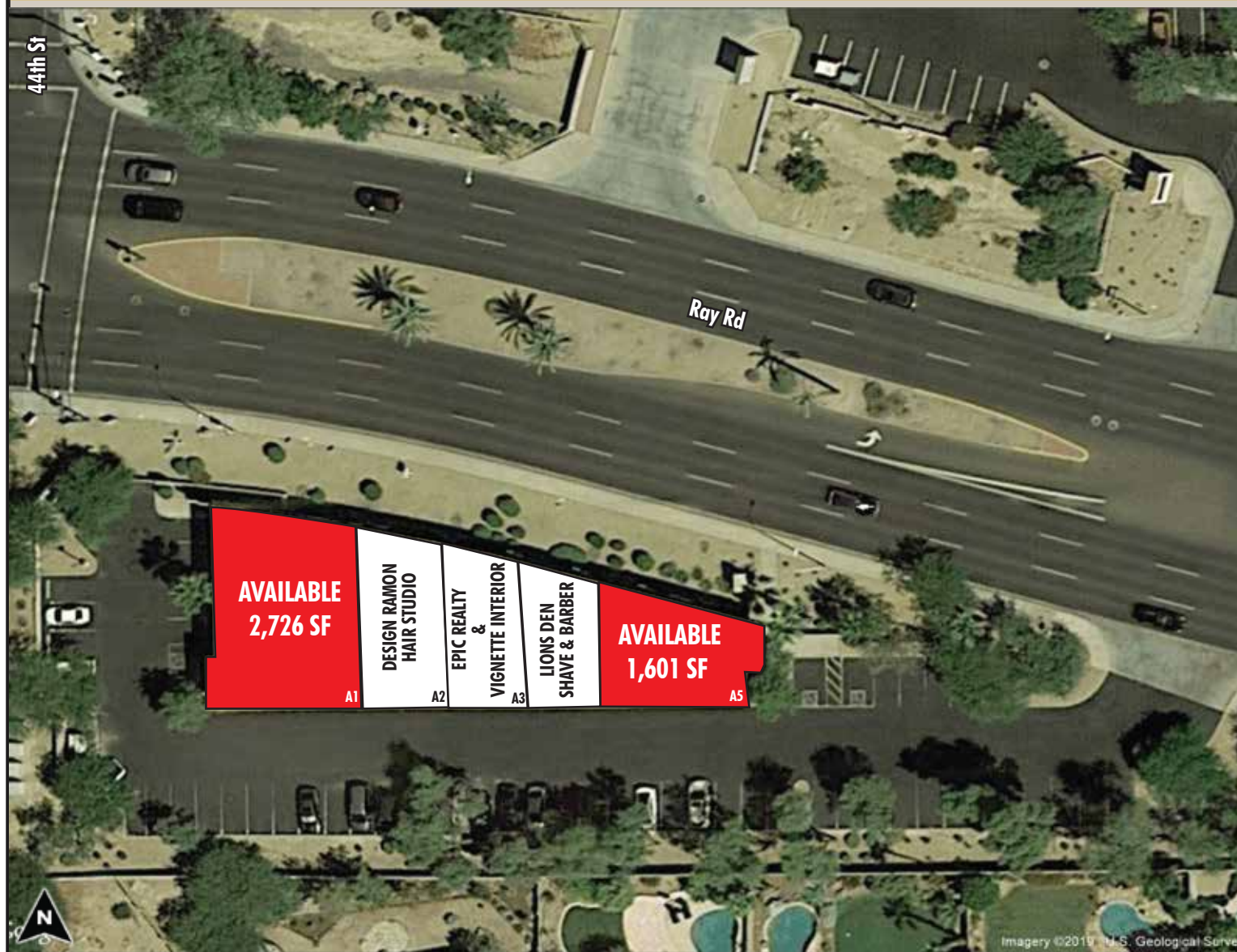


Southeast Corner of 44th Street & Ray Road - Phoenix, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2019)	19,416	79,989	185,734
Projected Population (2024)	20,981	86,375	200,692
Estimated Avg. Household Income (2019)	\$103,447	\$115,255	\$108,997
Projected Avg. Household Income (2024)	\$119,052	\$134,635	\$126,168
Average Household Size (2019)	2.25	2.36	2.46
Total Daytime Employees (2019)	6,553	53,389	93,848
Median Age (2019)	35.3	38.5	36.8

TRAFFIC COUNTS (2018 Source: CoStar)

Ray Road	33,592
44th Street	7,918
Total Cars Per Day	41,510



DE RITO PARTNERS, INC

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AHWATUKEE OFFICE/RETAIL BUILDING AVAILABILITY

Southeast Corner of 44th Street & Ray Road - Phoenix, Arizona

GREAT VISIBILITY / RAY ROAD OFFICE / RETAIL BUILDING



For further information contact:

JUSTIN RIHS
 (602) 553-2944
 justin.rihs@derito.com

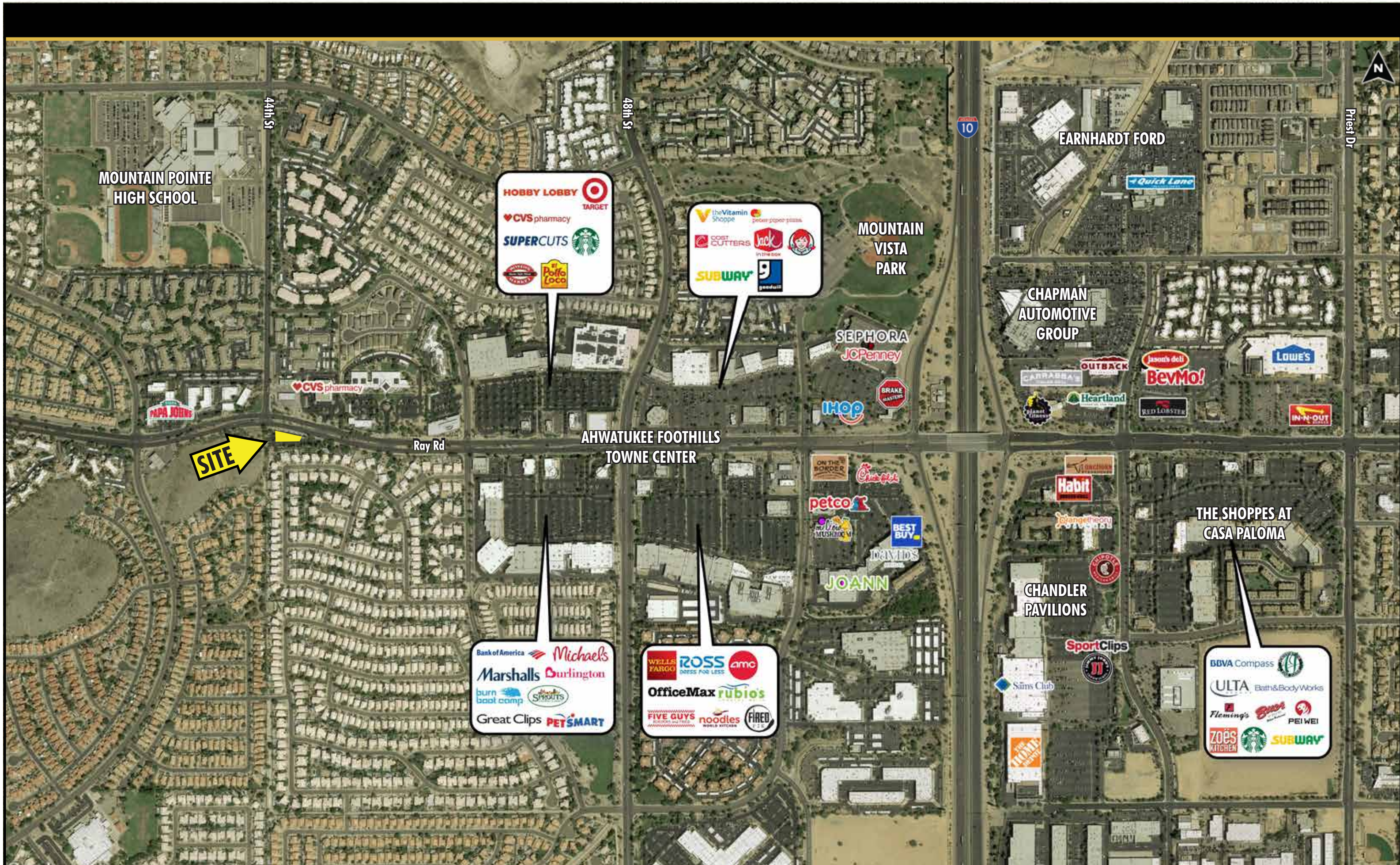
PROJECT HIGHLIGHTS

- Visible Ahwatukee office and retail building
- Great visibility
- 1,300 sf to 2,700 sf available
- Former 2,700 sf doctors' office
- Former 1,601 sf gym

9120 E. Talking Stick Way, Suite E-1
 Scottsdale, AZ 85250
 o. 480.834.8500 | f. 602.381.1981
 www.derito.com

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MOUNTAIN POINTE HIGH SCHOOL

44th St

48th St

10

EARNHARDT FORD

Priest Dr

HOBBY LOBBY TARGET
 CVS pharmacy
 SUPERCUTS Starbucks
 Pollo Loco

the Vitamin Shoppe
 COST CUTTERS Jack in the Box
 SUBWAY 9 goodwill

MOUNTAIN VISTA PARK

SEPHORA JCPenney

CHAPMAN AUTOMOTIVE GROUP

PAPA JOHN'S

CVS pharmacy

Ray Rd

AHWATUKEE FOOTHILLS TOWNE CENTER

IHOP

BRAKE BAKERS

CARRABBA'S OUTBACK

Jason's deli BevMo!

LOWE'S

IN-N-OUT

SITE

ON THE BORDER

petco

MUSHROOM

BEST BUY

DAVID'S

JOANN

THE SHOPPES AT CASA PALOMA

Habit

CHANDLER PAVILIONS

SportClips

Sams Club

Bank of America Michaels
 Marshalls Burlington
 burn boot camp Sprouts
 Great Clips PETSMART

WELLS FARGO ROSS amc
 OfficeMax rubio's
 FIVE GUYS noodles FIRED

BBVA Compass
 ULTA Bath & Body Works
 Fleming's Pei Wei
 ZOES KITCHEN Starbucks SUBWAY