

**NOW OPEN!**

**LA STALLA**  
CUCINA RUSTICA

BAKERY DELI LIQUOR PHARMACY

**Bashas'**

STARBUCKS  
COFFEE

WELLS  
FARGO

Made From  
Scratch  
every day  
RETURN CARTS  
HERE

**JOIN POPULAR TENANTS:**



AVAILABLE SF	990 - 3,599 SF
LEASE RATE	Negotiable
BUILDING SIZE	131,964 SF
YEAR BUILT	1991
YEAR RENOVATED	2001
ZONING	C-2, Phoenix
PARKING RATIO	5.25/ 1,000 SF
CROSS STREETS	48th Street & Warner Road
TRAFFIC COUNT	+/-53,556 VPD (Intersection)

Ahwatukee Palms is a Bashas' grocery store anchored neighborhood shopping center that serves the densely populated Ahwatukee area. It is the dominant center at the intersection and offers easy access to both the neighborhoods of Ahwatukee and the I-10 Freeway. Bashas' completed a \$2 million renovation in 2015, making the store more upscale to match the demographics of the neighborhood.

### HIGHLIGHTS

- » Renovated Bashas' Grocery Store Anchors the Center
- » New Roofs Installed 2017
- » Parking Lot Lighting was Recently Updated
- » Located on the Going to Work Side of the Street

### FOR MORE INFORMATION CONTACT

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# BIRD'S EYE VIEW: SITE PLAN



ANCHOR	BASHAS'	±44,505 SF
A13	DUNN EDWARDS	±7,890 SF
A14/15	TITLEMAX	±3,050 SF
A16	TASTE OF THAI	±1,441 SF
A17	MERLE NORMAN	±689 SF
A18	BOX SEAT COLLECTIBLES	±1,100 SF
A19	CHECKMATE PAYDAY LOANS	±1,100 SF
A20	WATER & ICE	±990 SF
A21/22	AHWATUKEE JEWELERS	±1,870 SF
<b>A23</b>	<b>VACANT</b>	<b>±1,200 SF</b>
<b>A24/25</b>	<b>VACANT</b>	<b>±2,200 SF</b>
<b>A26/27</b>	<b>VACANT</b>	<b>±2,200 SF</b>
<b>A28</b>	<b>VACANT</b>	<b>±990 SF</b>
A29/30	LA STALLA CUCINA RUSTICA	±3,560 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
<b>C18/19</b>	<b>VACANT</b>	<b>±3,599 SF</b>
<b>C20</b>	<b>VACANT</b>	<b>±1,080 SF</b>
C21	DOG GROOMER	±1,080 SF
D1/2	ZEEK'S PIZZA FACTORY	±2,400 SF
D3	DRY CLEANER	±2,400 SF
<b>D5</b>	<b>VACANT</b>	<b>±1,160 SF</b>
D6	EZEKIEL'S RESTAURANT	±1,200 SF
D7	ARIZONA HAIR COMPANY	±1,200 SF
D8	PRESTO NAILS	±1,200 SF
<b>D9</b>	<b>VACANT</b>	<b>±1,200 SF</b>
D11	YOGA	±4,006 SF
D13/14/15	PSYCHOSOMATIC FITNESS	±5,646 SF
PAD A	TACO BELL	±2,592 SF
PAD B	BURGER KING	±3,933 SF
PAD C	BMO HARRIS	NAP
PAD D	ANDY'S FROZEN CUSTARD	TBD

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# PROPERTY PHOTOS



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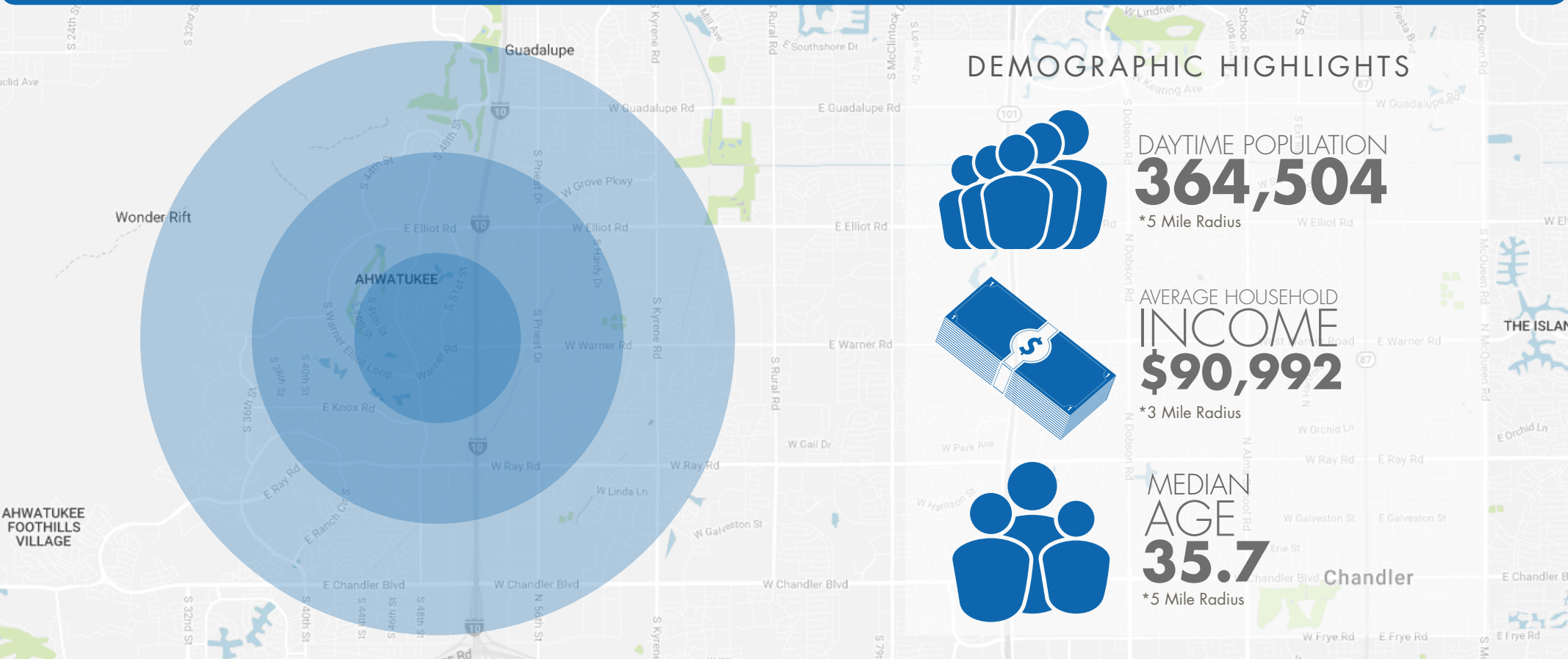
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# DEMOGRAPHICS



## DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION  
**364,504**

\*5 Mile Radius



AVERAGE HOUSEHOLD INCOME  
**\$90,992**

\*3 Mile Radius



MEDIAN AGE  
**35.7**

\*5 Mile Radius

Chandler

2017 SUMMARY	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	21,078	162,357	364,504
POPULATION	14,204	89,607	214,568
AVG HOUSE SIZE	2.11	2.42	2.49
AVG INCOME	\$68,524	\$90,992	\$86,820
MEDIAN AGE	36.5	37.0	35.7

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