

# ±3,135 SF Sub-Lease Available Ahwatukee Mercado

SWC 48th St & Elliot Rd | Phoenix, AZ



## OFFERING SUMMARY

Available SF: ±3,135 SF  
 Lease Rate: Please Call for Rate  
 Zoning: C-2, City of Phoenix

## PROPERTY HIGHLIGHTS

- 1/2 mile west of I-10 on Elliot Road
- Located in established Ahwatukee trade area
- Traffic counts exceed 35,000 VPD

## TRAFFIC COUNTS

N: ±21,319 VPD (NB & SB)      S: ±21,287 VPD (NB & SB)

E: ±38,028 VPD (EB & WB)      W: ±12,541 VPD (EB & WB)

\*ADOT 2006, 2017

## JOIN



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Population	16,686	89,800	202,669
2023 Population	17,524	95,701	216,227
2018 Median HH Income	\$61,976	\$77,888	\$71,502
Daytime Population	20,106	103,134	207,515
Workers	13,398	65,068	119,444
Residents	6,708	38,066	88,071

\*ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

## Contact

Zachary Pace  
602.734.7212

Greg Laing  
602.734.7207

Michelle Gatti  
602.734.7205

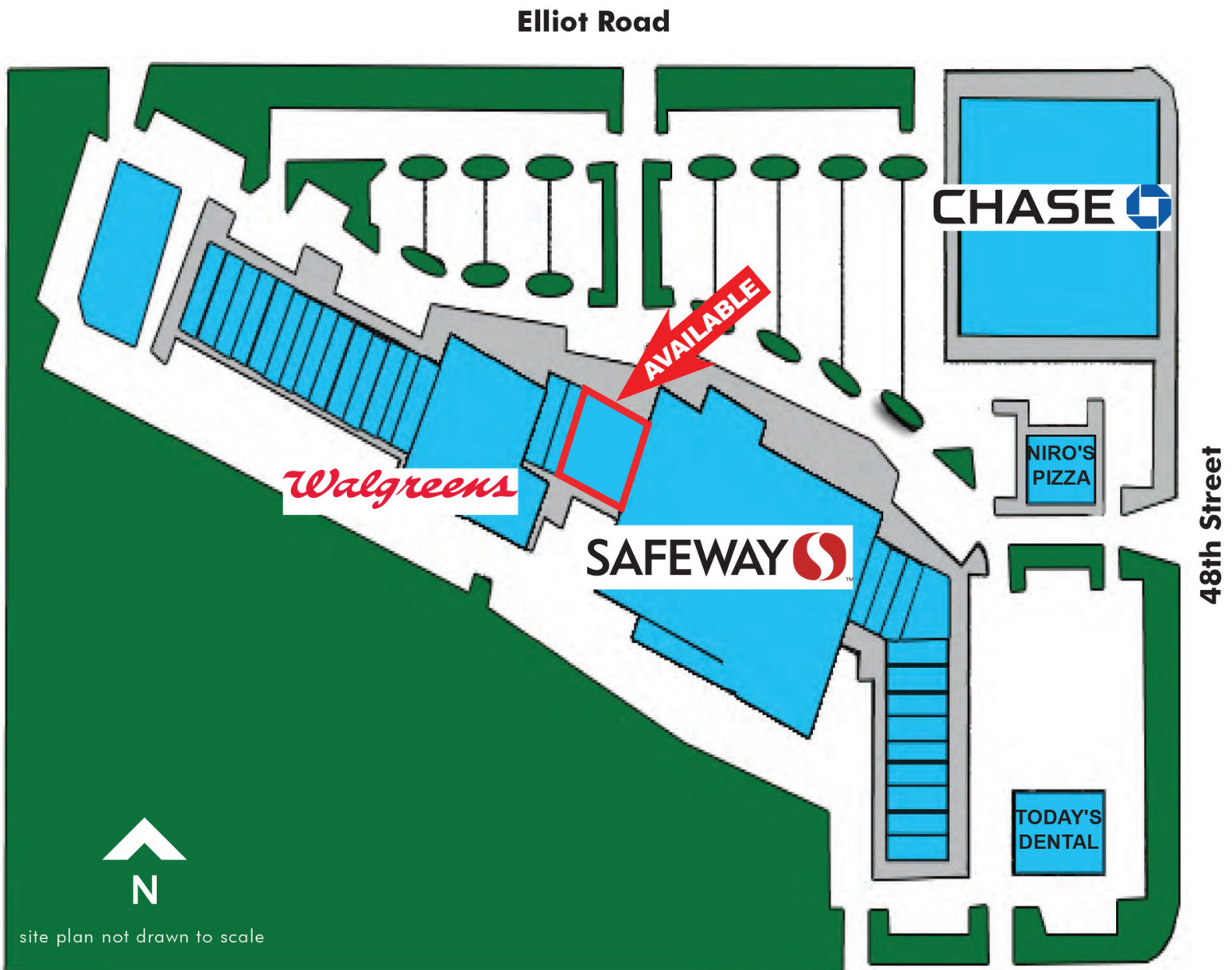
zpace@pcaemail.com glaing@pcaemail.com mgatti@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# ±3,135 SF Sub-Lease Available Ahwatukee Mercado

SWC 48th St & Elliot Rd | Phoenix, AZ



WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

## Contact

**Zachary Pace**  
602.734.7212

**Greg Laing**  
602.734.7207

**Michelle Gatti**  
602.734.7205

zpace@pcaemail.com glaing@pcaemail.com mgatti@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

