

PITIC CENTER

5030 E Warner Road, Phoenix, AZ 85044



SITE SOURCE



HORTH HONG

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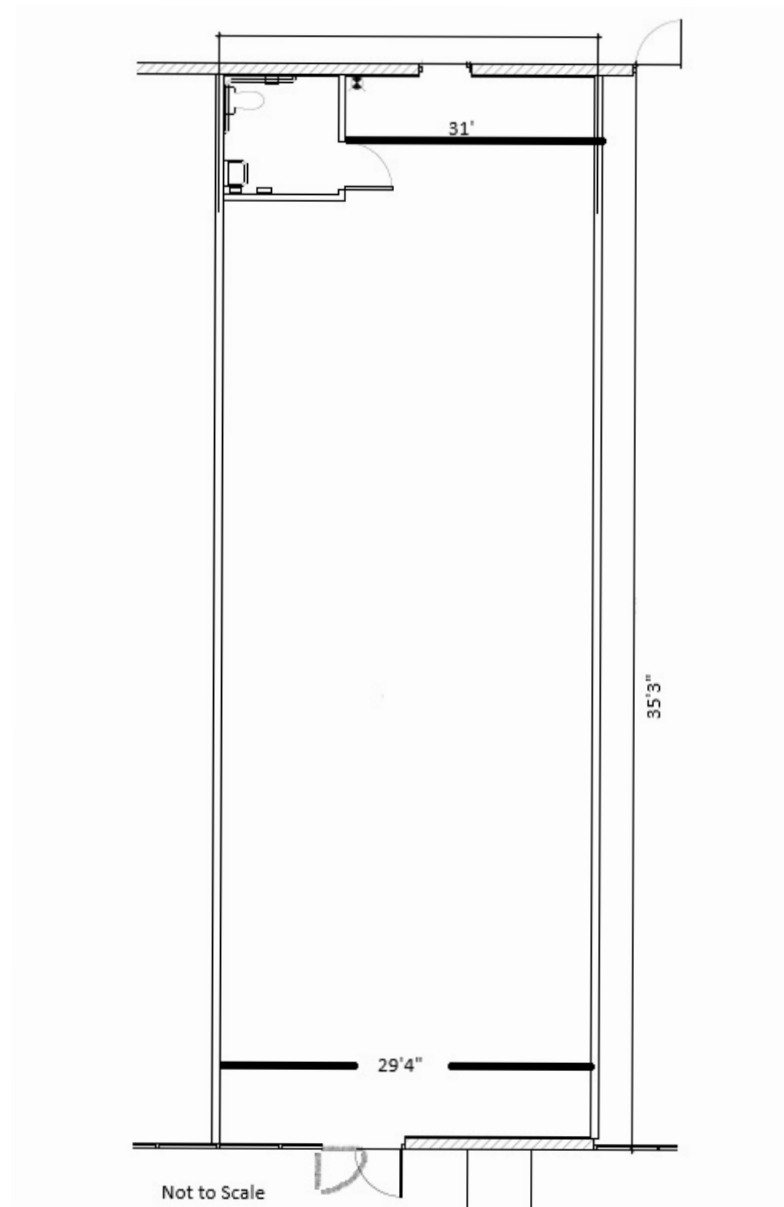
PROPERTY HIGHLIGHTS

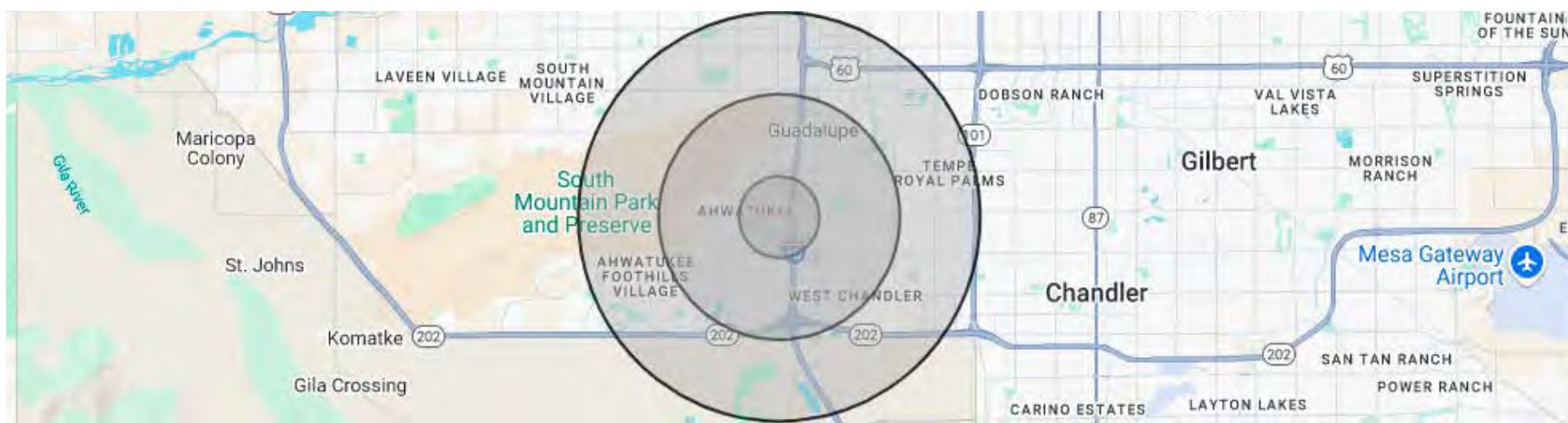
- 1,517 SF endcap available — second-generation retail or office use
- Located in the Phoenix market, within the Ahwatukee submarket
- Center renovated in 2023
- Conveniently located off the I-10 Freeway and near the I-60 and I-143 freeways
- Just west of IKEA, Dick's Sporting Goods, Electric Pickleball Court, and Main Event Entertainment Center
- Multi-tenant neighborhood center featuring The Cellar | Wine & Tapas and Twelve 28 Ink Studio

INTERIOR PHOTOS



FLOOR PLAN





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	15,144	95,304	237,879
Current Year	14,034	88,641	221,174
2020 Population	13,935	89,908	223,924
Growth Current Year - 2029	1.6%	1.5%	1.5%
Growth 2020 - Current Year	0.2%	-0.4%	-0.3%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	7,153	39,271	94,763
Current Year	6,625	36,480	88,02
2020 Population	6,630	37,148	89,690
Growth Current Year - 2029	1.6%	1.5%	1.5%
Growth 2020-Current Year	0.5%	0.1%	0.1%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$89,472	\$112,666	\$111,084
Median Household Income	\$70,745	\$88,660	\$86,621

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