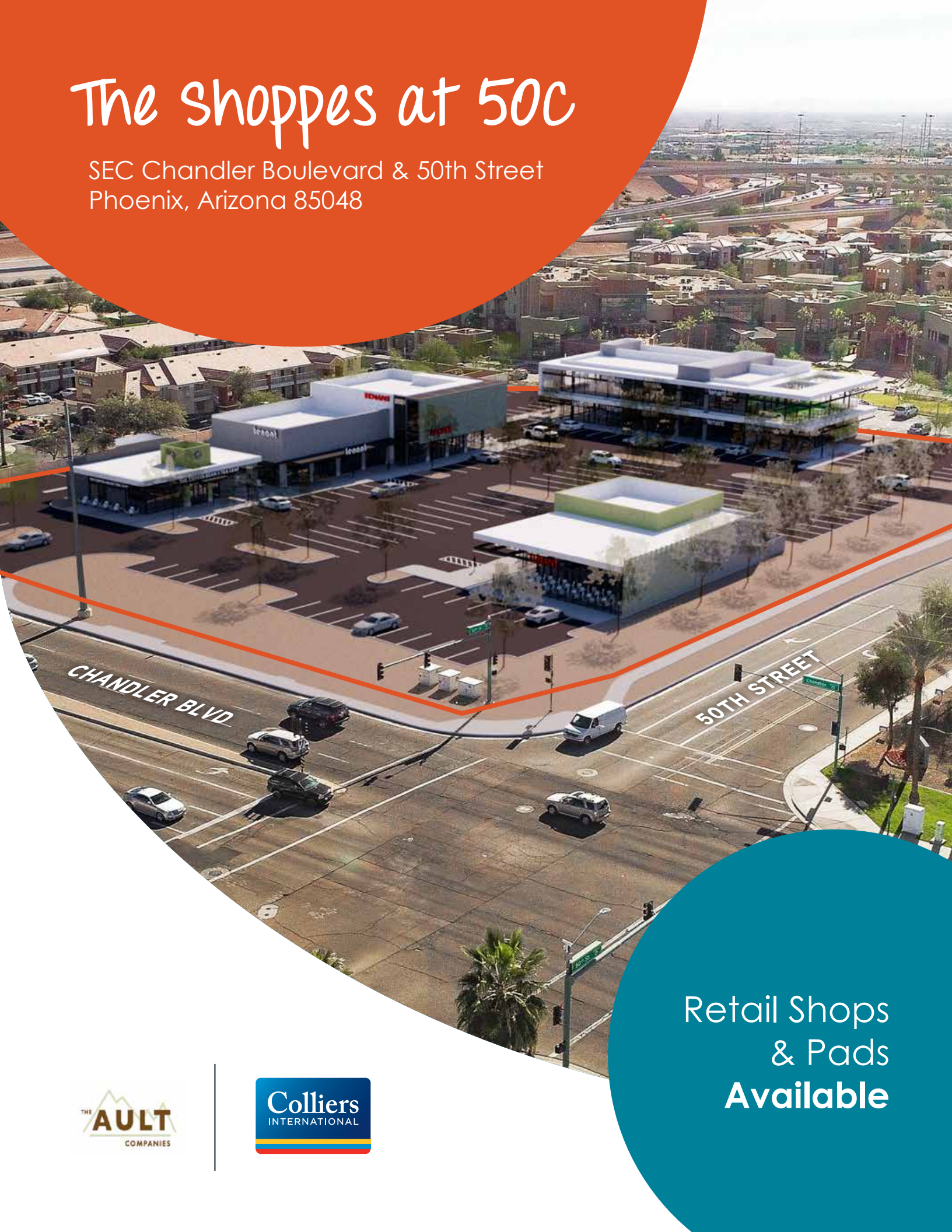


The Shoppes at 50c

SEC Chandler Boulevard & 50th Street
Phoenix, Arizona 85048



Retail Shops
& Pads
Available



Welcome to the Ahwatukee Neighborhood.

Ahwatukee Area Overview

The Ahwatukee neighborhood is located in the South Phoenix suburbs and has expanded as the population in the Valley of the Sun has grown. The Ahwatukee area is located south and east of South Mountain Park and is connected to the rest of the Greater Phoenix metro area by the Interstate 10, the Loop 101 and the Loop 202.

Major employers in the Ahwatukee area include Liberty Mutual Insurance, US Food, The Arizona Grand Resort, BAE Systems, Cyracon, Xerox Consumer Cellular and Dish Networks. Collectively, the 10 largest employers in Ahwatukee combine to employ more than 4,500 workers.

The local population in Ahwatukee is approximately 90,000 residents. There is a significant amount of retail space in the area to serve the large, affluent population. There is more than 10 million square feet of retail space, including the only IKEA in Greater Phoenix, the Groves Center on Elliott Road, and the Ahwatukee Foothills center on Ray Road.

The submarket is home to several big-box retailers, including IKEA, Petsmart, Wal-Mart, Costco, Sam's Club, Target and Lowe's. Vacancy in the submarket is 7.3 percent, down from 8 percent one year ago. Net absorption has been positive in each of the past two years, totaling nearly 150,000 square feet. Preliminary estimates for the first quarter 2017 show tenants moving into a net of more than 50,000 square feet.

The Ahwatukee trade area is a dynamic neighborhood with groups of residents that fall into all the demographic spectrum. Population income is higher than average and consists of many growing families. The proximity to higher daytime population in Chandler and Tempe makes this trade area very desirable to families and young professionals.





81,200 TOTAL
AHWATUKEE RESIDENTS



\$80,500
MEDIAN HOUSEHOLD INCOME



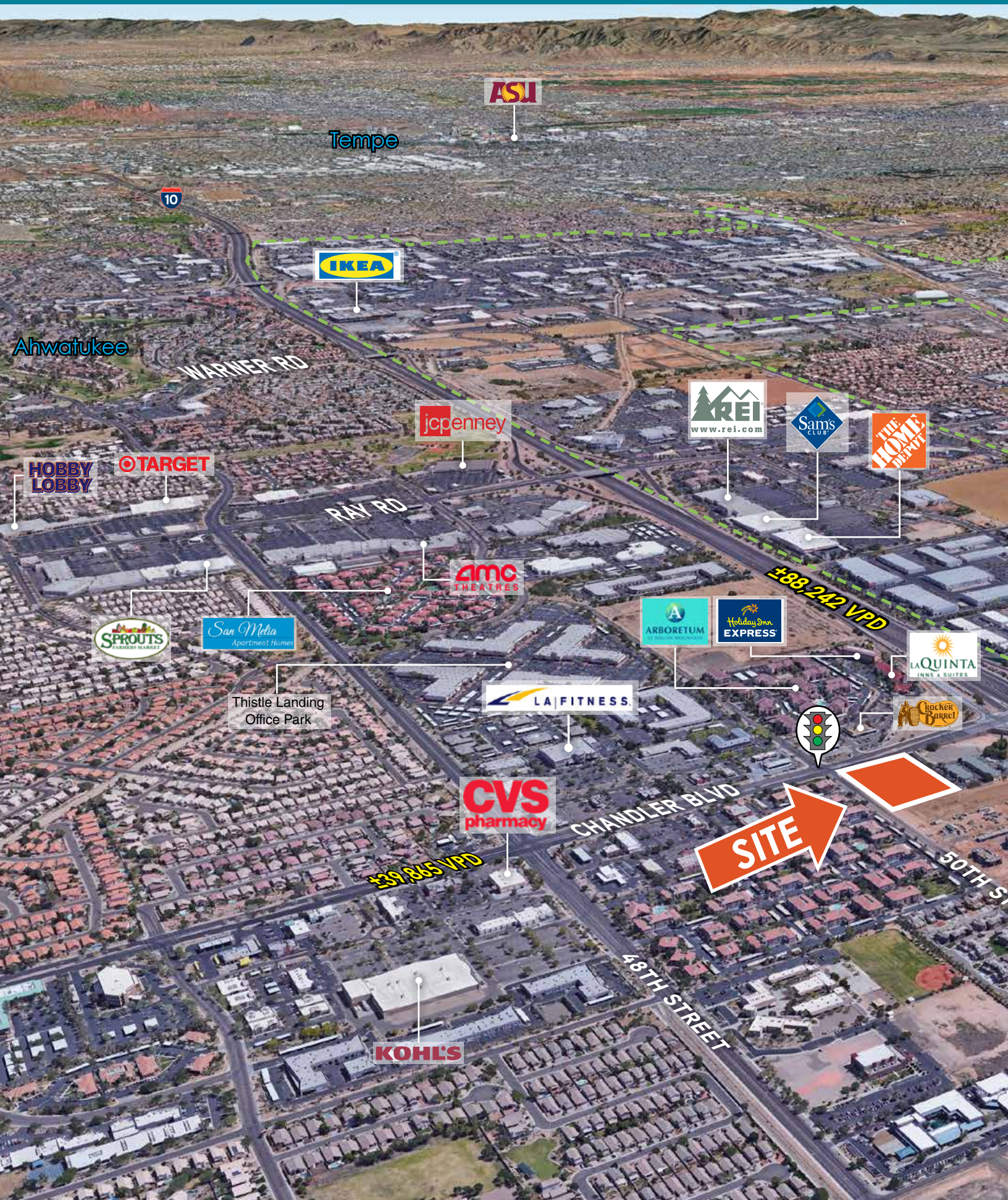
\$267,500
MEDIAN HOME VALUE



31,250 TOTAL
AHWATUKEE HOUSEHOLDS



Major Employers & Retail



View Facing Northeast



Mesa



SOUTH CHANDLER
INDUSTRIAL/OFFICE CORRIDOR
±66,074 Employees



Bashas'
Distribution
Center



202

±90,819 VPD

202



Major Employers & Retail



View Facing Northwest



Phoenix



AHWATUKEE TRADE AREA

2016 Population: ±87,364

Median Income: \$80,412

Ahwatukee

RAY RD

CVS
pharmacy

#39,865 VPD

LA FITNESS

ROCKY BARREL



EXTENDED
STAYAMERICA

ARBORETUM

San Melia
Apartment Homes

SITE

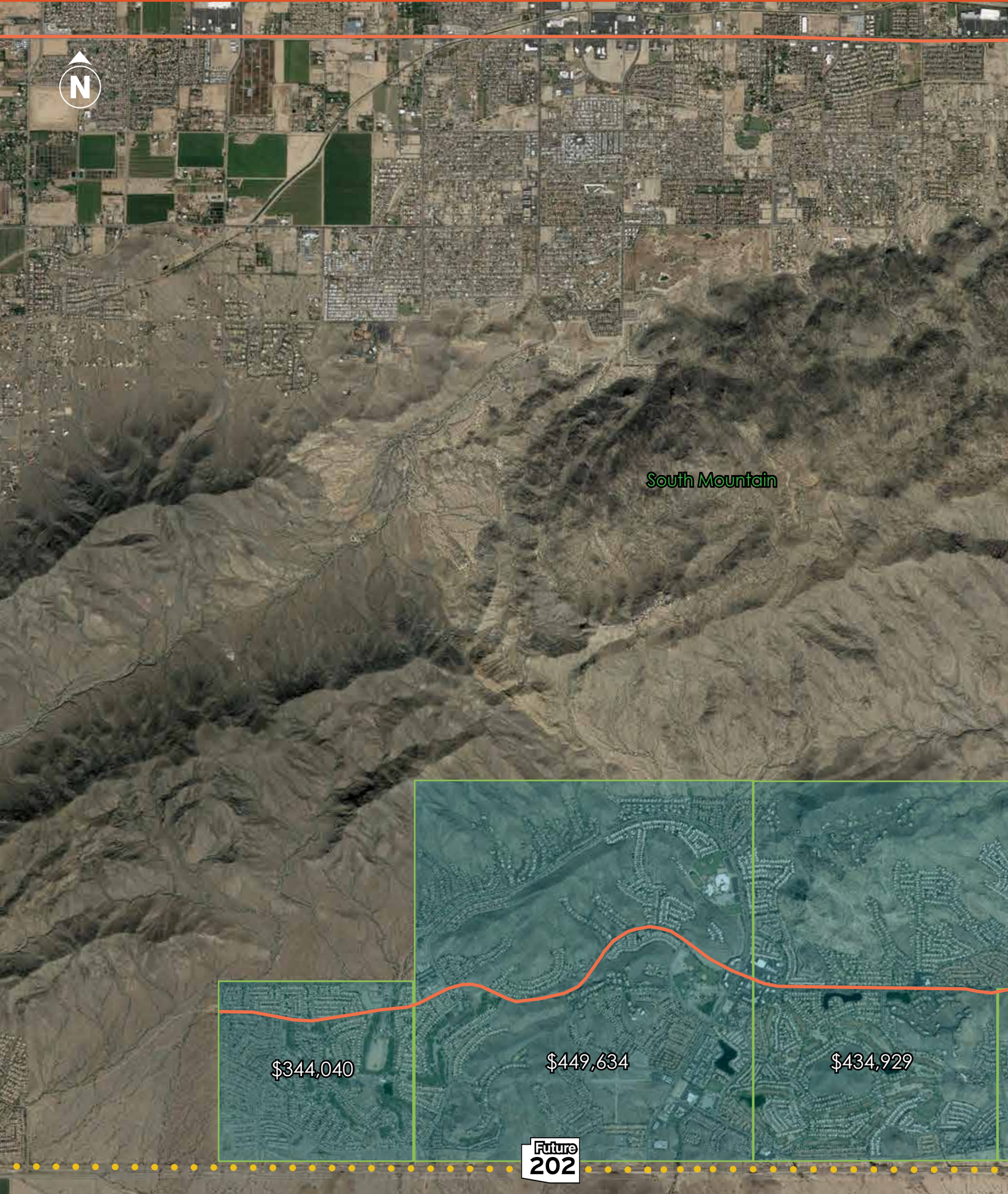
liv
ahwatukee

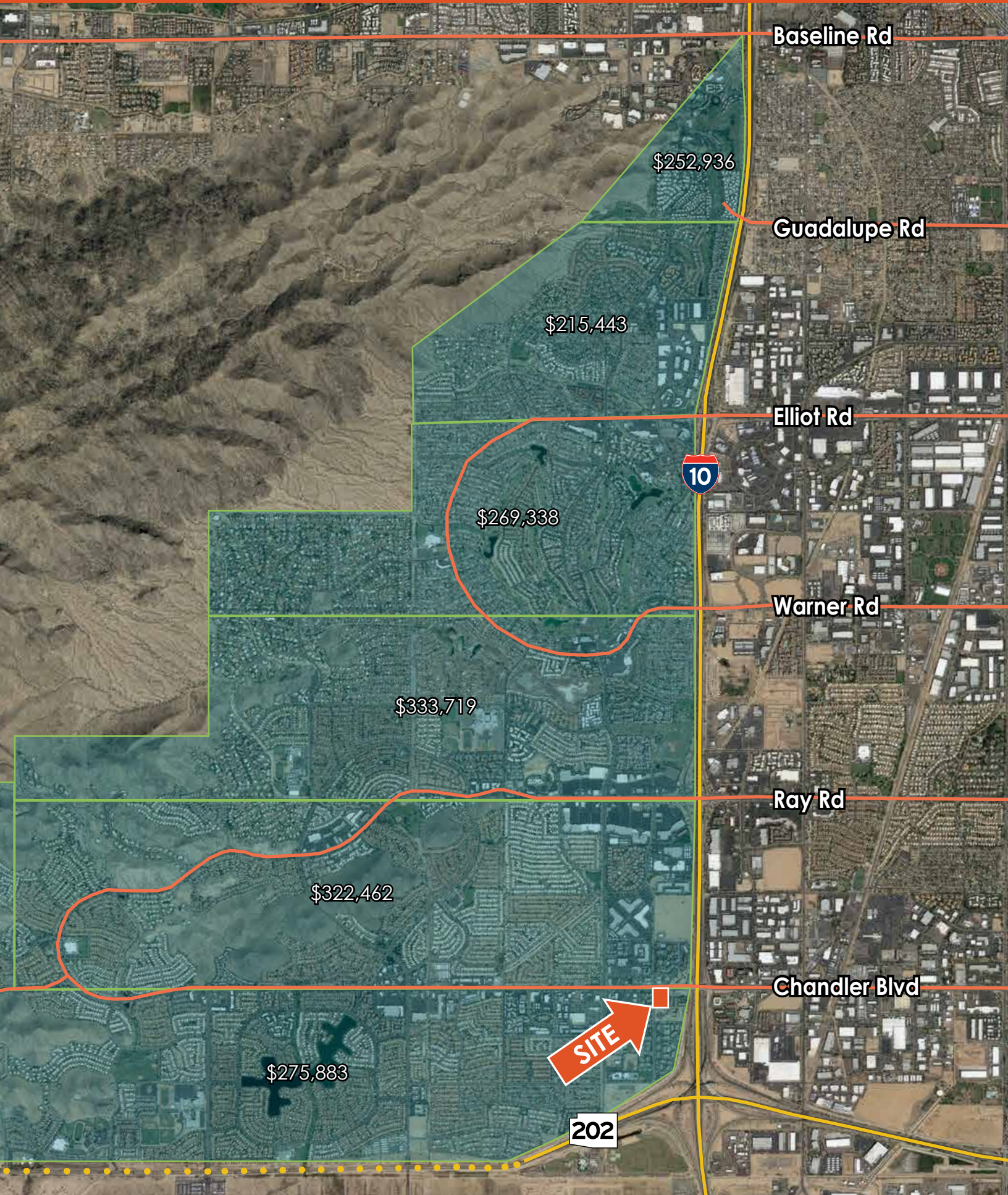
GENERATIONS
AT AHWATUKEE

10

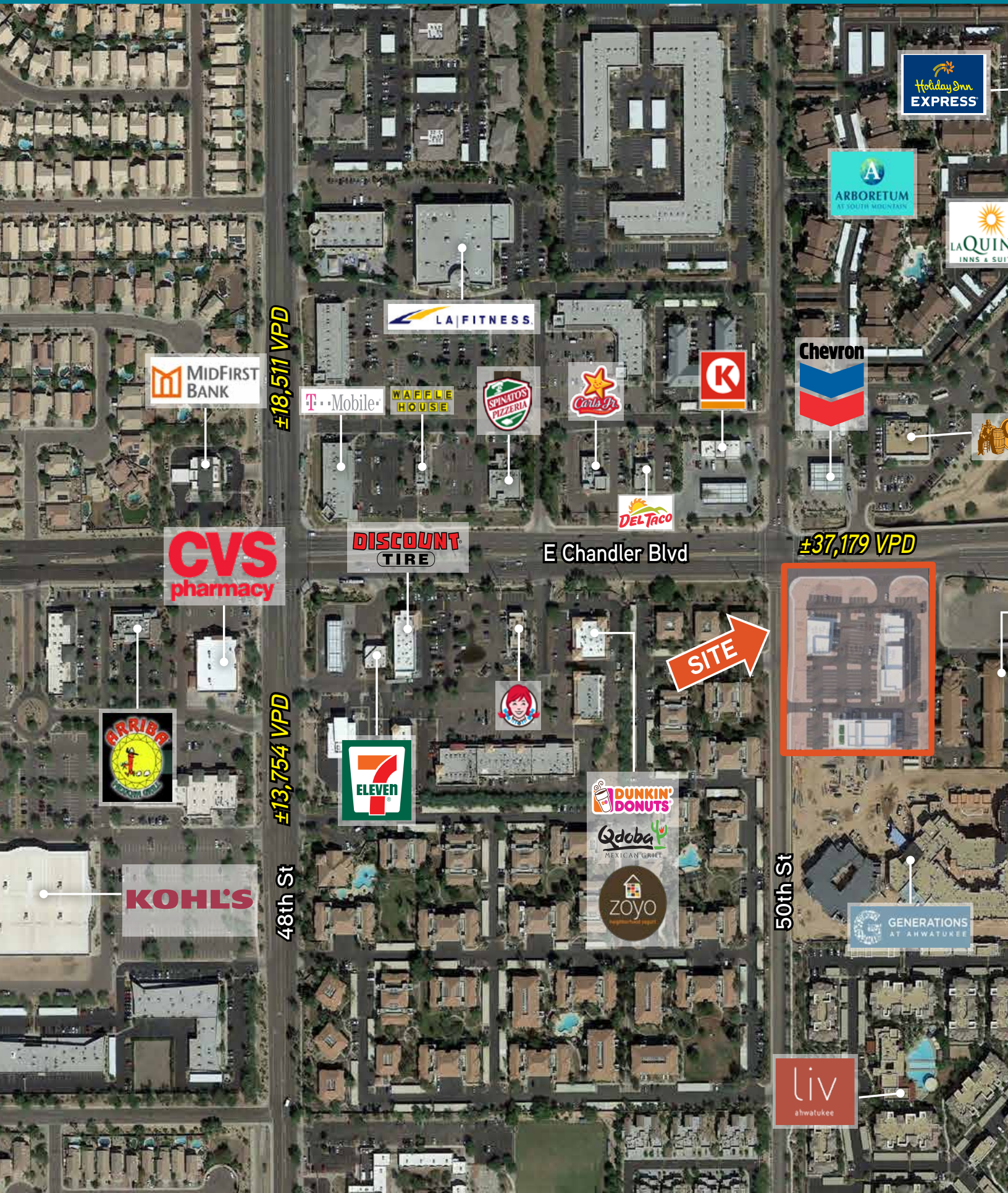
#88,242 VPD

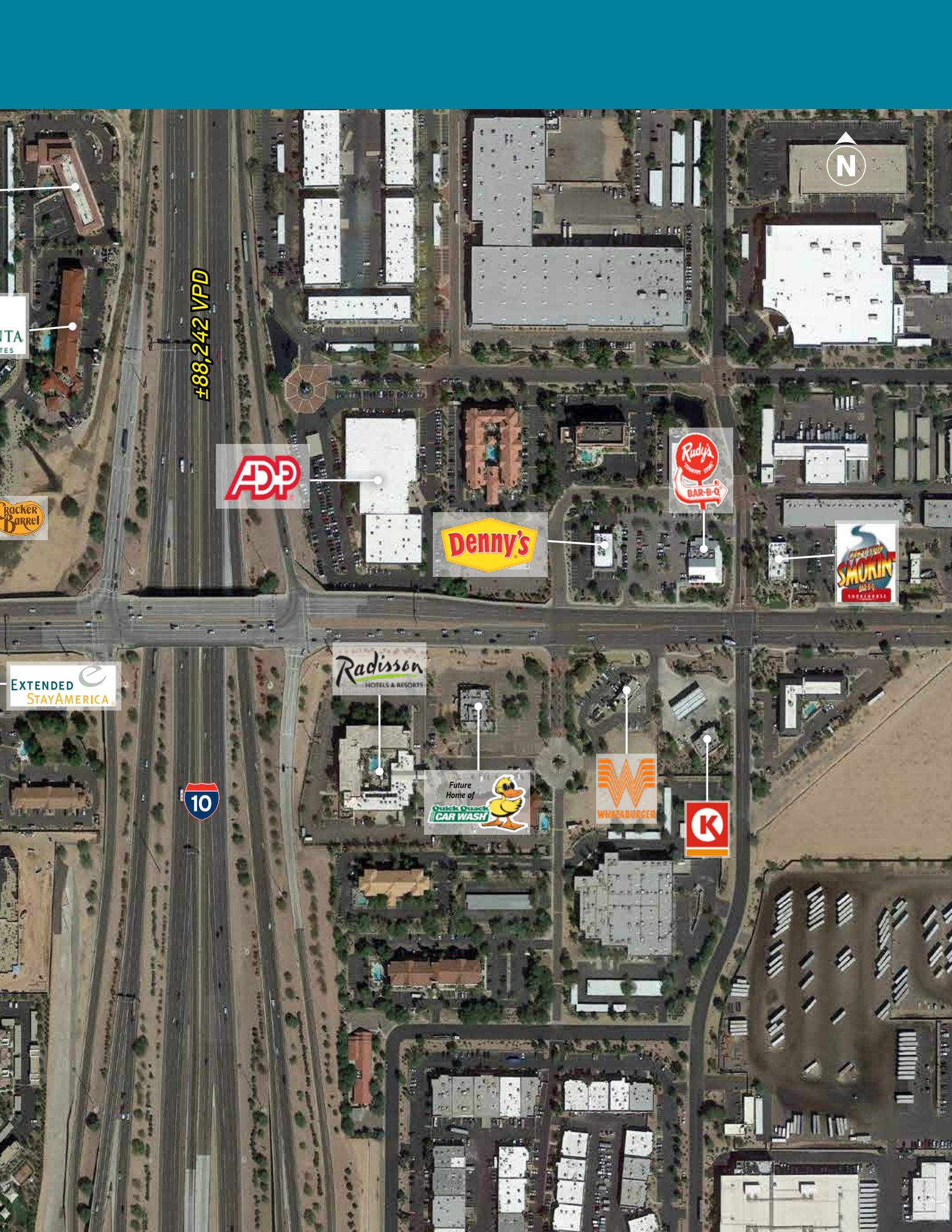
Ahwatukee Average Home Values





Nearby Tenants

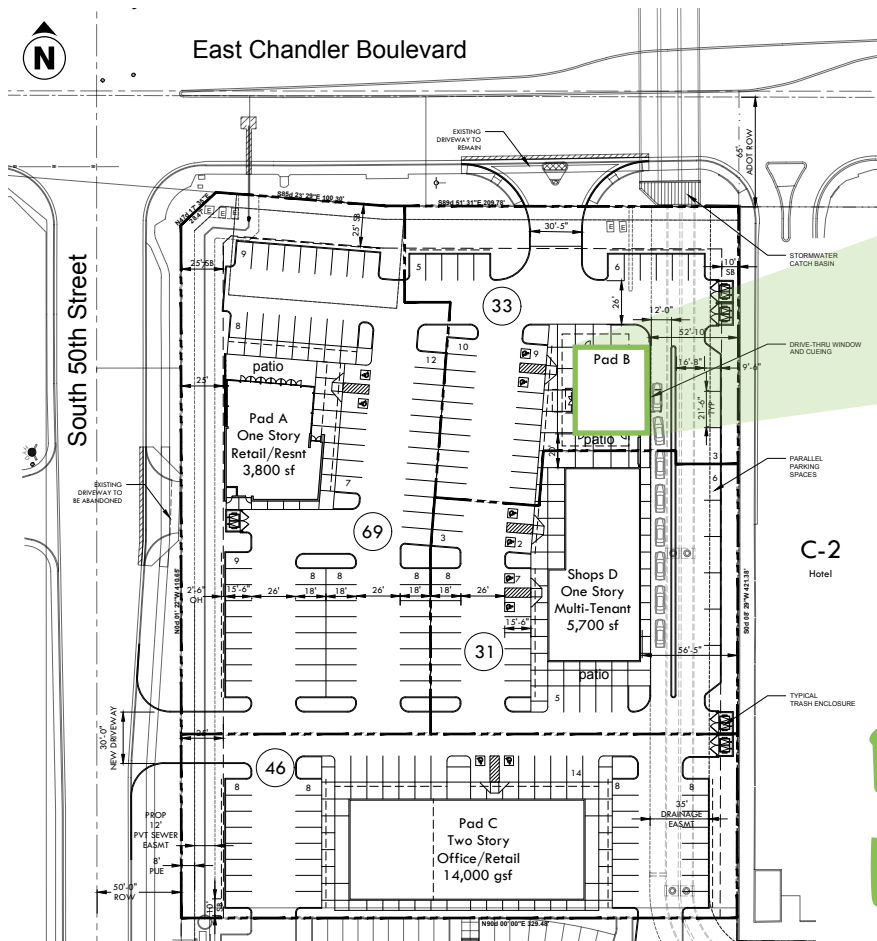




±88,242 VPD



Proposed Site Plan



THE COFFEE BEAN & TEA LEAF
 Pad B | 2,000 sf
 (lease pending)

Parking Information

North Lot

Restaurant (9,200 x 65)/50	120 spaces
Patio 1,200/200	6 spaces
Retail 2,000/300	7 spaces
Total Required:	180 spaces (11.1/1,000)

Options for South Lot

(based on remaining 47 spaces)

Retail 47x300	14,100 SF
Medical 47x200	9,400 SF
Restaurant 45x50/.65	±3,400 SF
Patio 1,200/200 (400 SF)	400 SF

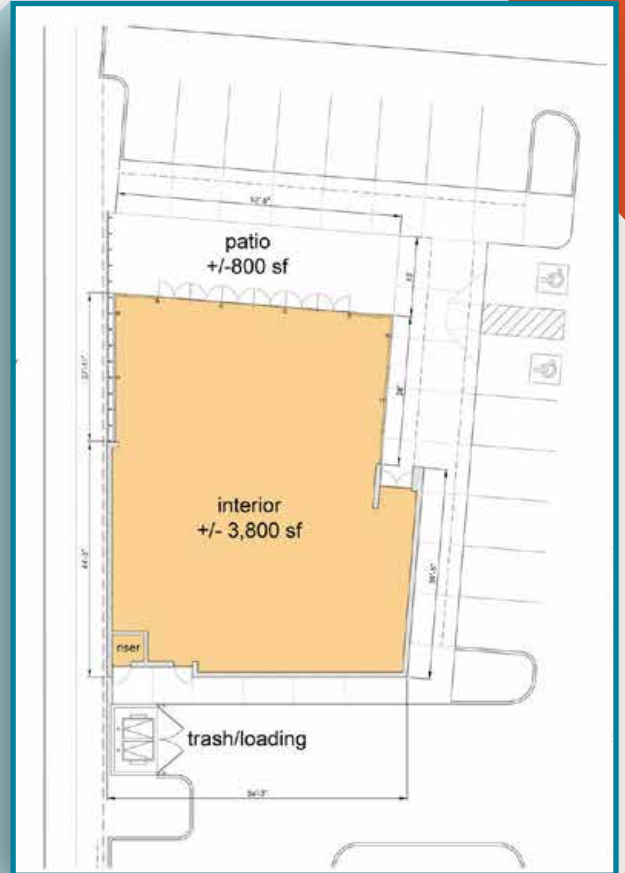
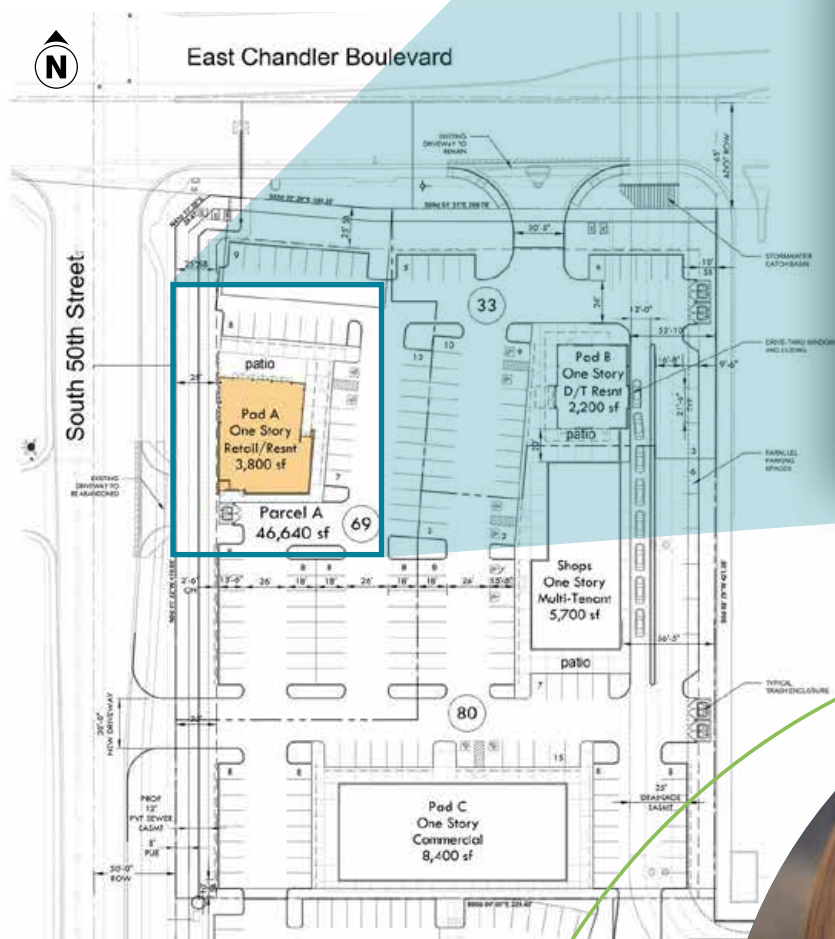
Site Data

Site Area	±139,609 SF (±3.2 acres)
Building Area	±16,200 SF
Lot Coverage	11.6%

Conceptual Renderings



Pad A Site Plan



A circular inset image showing two women from behind as they walk away. The woman on the left is wearing a black jacket and blue jeans, carrying a large white shopping bag and a black handbag. The woman on the right is wearing a black coat and carrying a large orange shopping bag. The background is blurred, suggesting a busy shopping environment.



The Shoppes at 50c



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