

# AHWATUKEE PLAZA

5009-5055 EAST ELLIOT RD.  
PHOENIX, AZ 85044

RETAIL PROPERTY FOR LEASE

**INGRID TUCKER**

SENIOR LEASING REPRESENTATIVE  
itucker@whitestonereit.com  
p: 480.397.1941



# AHWATUKEE PLAZA

5031 EAST ELLIOT RD., PHOENIX, AZ 85044



## PROPERTY DESCRIPTION

Ahwatukee Plaza is located on the SWC of Elliot Road & 51st Street, providing visibility and high traffic counts. Excellent demographics and high average household incomes in the surrounding area. The tenants KTR, Millie's Hallmark, O'Reilly Auto Parts, The Bagel Man, Frosted Bakehouse, and Café Boa support the affluent Ahwatukee Foothills community.

## PROPERTY HIGHLIGHTS

- KTR Indoor Action Sports Playground
- Dollar Tree - Now Open!
- Community & Family Centered Property in the Retail Corridor
- Millie's Hallmark Gifts and Collectibles carries regionally sourced seasonal and collector's items
- Property is not subject to City of Phoenix sales tax on the sale of goods and services

## INGRID TUCKER

SENIOR LEASING REPRESENTATIVE  
itucker@whitestonereit.com  
p: 480.397.1941

## OFFERING SUMMARY

Available SF:	900 - 4,300 SF
Building Size:	72,650 SF
Vehicles Per Day:	36,908 VPD via E. Elliot Road 10,000 VPD via 51st Street
Major Tenants:	KTR Indoor Action Sports Playground, Hallmark, O'Reilly Auto Parts

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$119,815	\$121,592	\$126,072
Total Population	10,531	98,570	255,066
Total Households	5,294	41,107	101,718



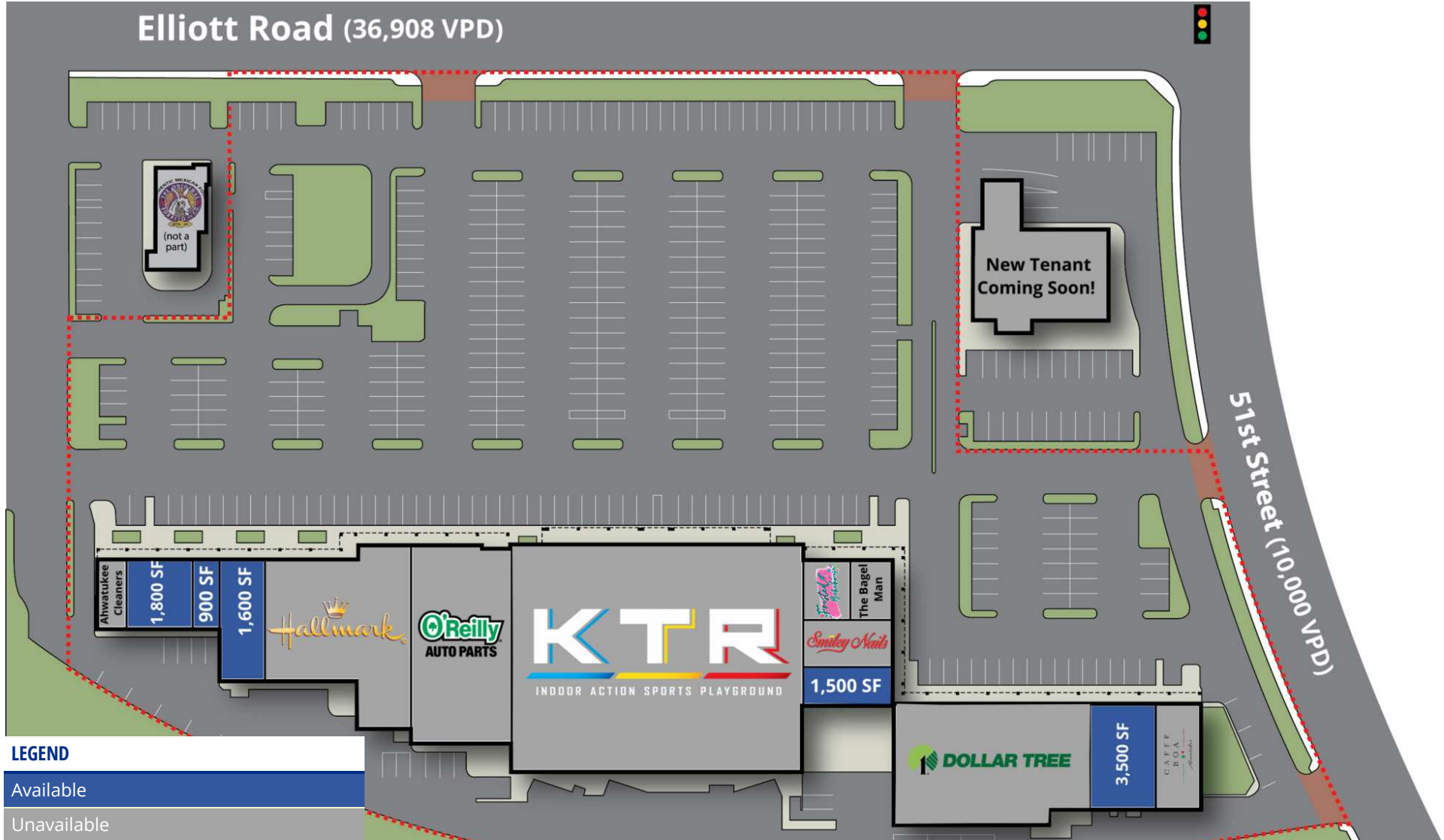
WHITESTONE REIT

WHITESTONEREIT.COM



# AHWATUKEE PLAZA

5031 EAST ELLIOT RD., PHOENIX, AZ 85044



## INGRID TUCKER

SENIOR LEASING REPRESENTATIVE  
itucker@whitestonereit.com  
p: 480.397.1941

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.





# AHWATUKEE PLAZA

5031 EAST ELLIOT RD., PHOENIX, AZ 85044



New Housing Development is Slated to Open Q1 2026

## INGRID TUCKER

SENIOR LEASING REPRESENTATIVE  
itucker@whitstonereit.com  
p: 480.397.1941

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



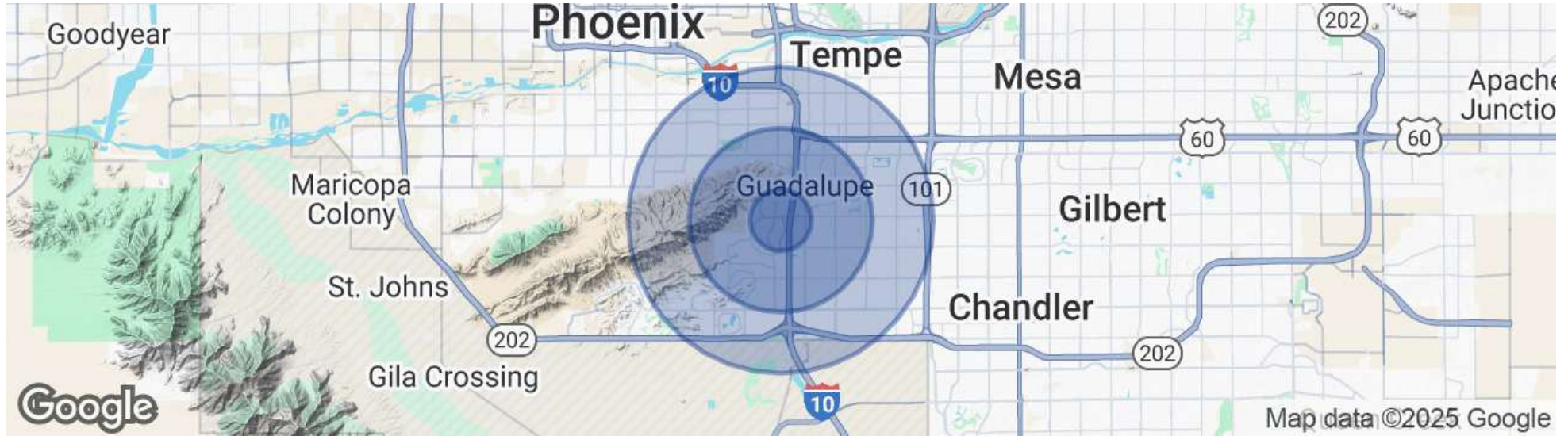
WHITESTONE REIT

WHITESTONEREIT.COM



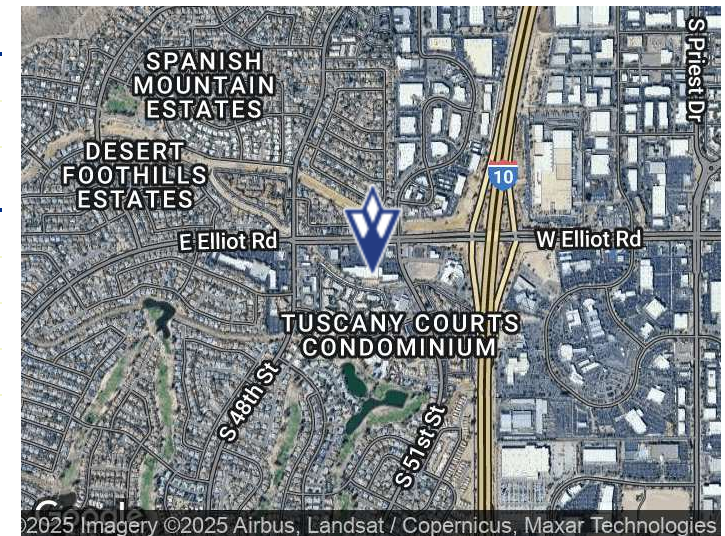
# AHWATUKEE PLAZA

5031 EAST ELLIOT RD., PHOENIX, AZ 85044



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,531	98,570	255,066
Median age	48.3	37.2	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,294	41,107	101,718
# of persons per HH	1.98	2.39	2.49
Average HH income	\$119,815	\$121,592	\$126,072
Average house value	\$438,564	\$464,578	\$474,727

\* Demographic data derived from 2020 ACS - US Census



## INGRID TUCKER

SENIOR LEASING REPRESENTATIVE  
itucker@whitestonereit.com  
p: 480.397.1941



WHITESTONE REIT

WHITESTONEREIT.COM