

±2,937 SF Move-In Ready Retail/Office Space For Lease

9421 W Bell Rd, Suite 107-108, Sun City AZ





Nearly **±65,000 Cars Per Day** at Burns Dr and Bell Rd Intersection

Only **±7 minutes from Interstate-101** Highway, capturing morning and evening traffic on Bell Rd



Strong Density with nearly **142,000 Daytime Population** within 3 Miles

HIGHLIGHTS

- Adjacent to Strong Daytime Employment with over 17 Auto Dealerships within ±2 Miles
- Monument Signage Panels Available with High Traffic Intersection Visibility
- Owner is open to splitting up the space - Possible EndCap Drive-Thru If Feasible with City
- Good positioning capturing Burns Dr and Bell Rd vehicles with Ingress/Egress on Both
- Strong Co-Tenancy with a Podiatrist – Arcadia Foot being in the property
- Excellent business identity being positioned at the intersection





±2,937 - Suite 107-108

RETAIL BUILDING SF



\$18.00/NNN - Suite 107-108 - NNN's Estimated at \$4.32 - If a Drive-Thru EndCap - Then Market Rate For QSR's

ANNUAL ASKING RENT/SF



FLEXIBLE ON LEASE TERM

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	12,873	105,538	310,446
Current Year Estimate	12,451	101,457	293,445
2020 Census	12,111	98,821	284,658
Growth Current Year-Five-Year	3.39%	4.02%	5.79%
Growth 2020-Current Year	2.81%	2.67%	3.09%

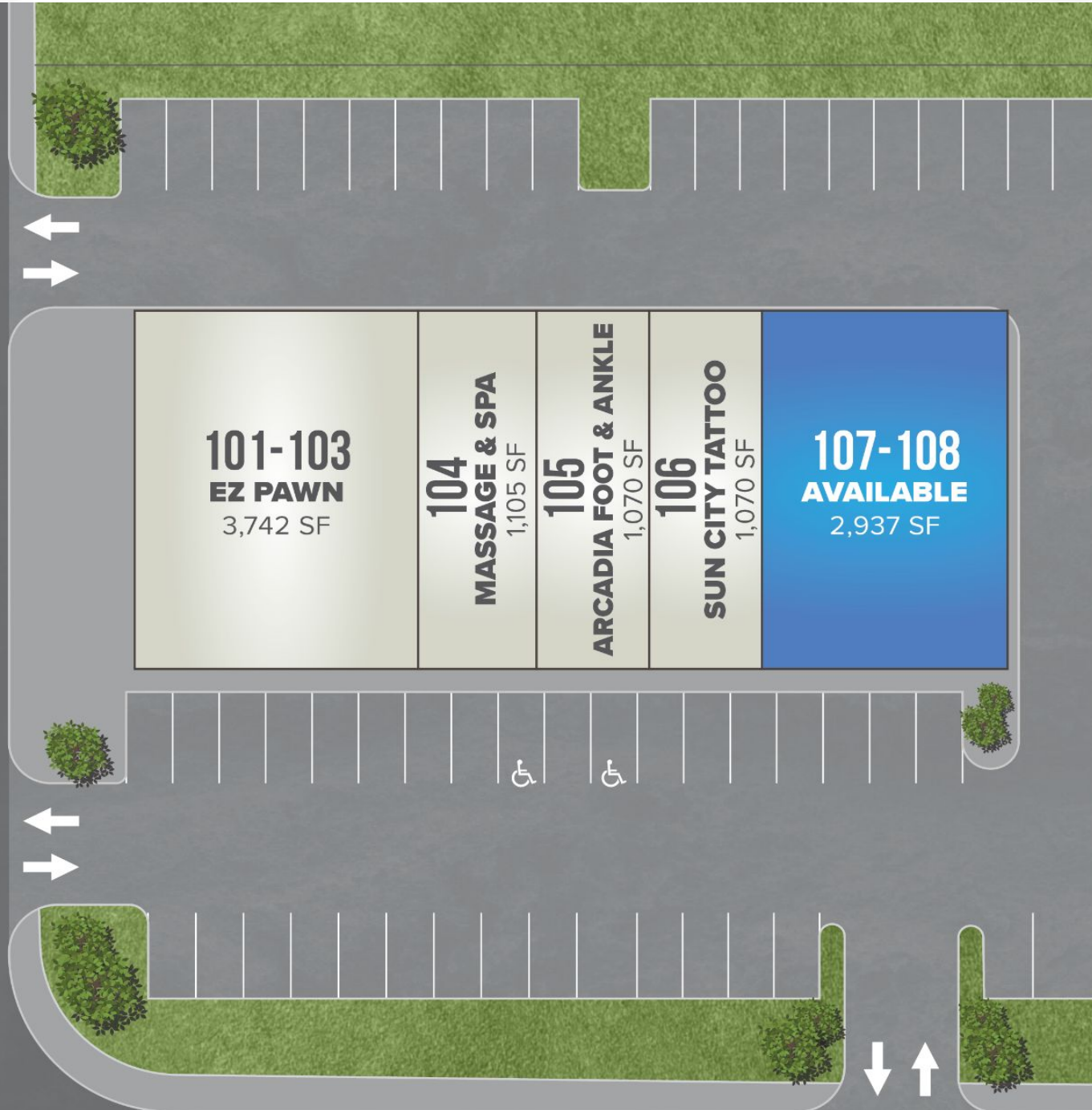
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,112	53,050	132,891
Current Year Estimate	6,619	49,140	121,311
2020 Census	6,340	47,188	116,051
Growth Current Year-Five-Year	7.46%	7.96%	9.55%
Growth 2020-Current Year	4.40%	4.14%	4.53%

INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$78,288	\$91,703	\$100,127

SITE PLAN



N LINDGREN AVE



4 | FOR LEASE





101
± 120,000 VPD



SUBJECT
PROPERTY

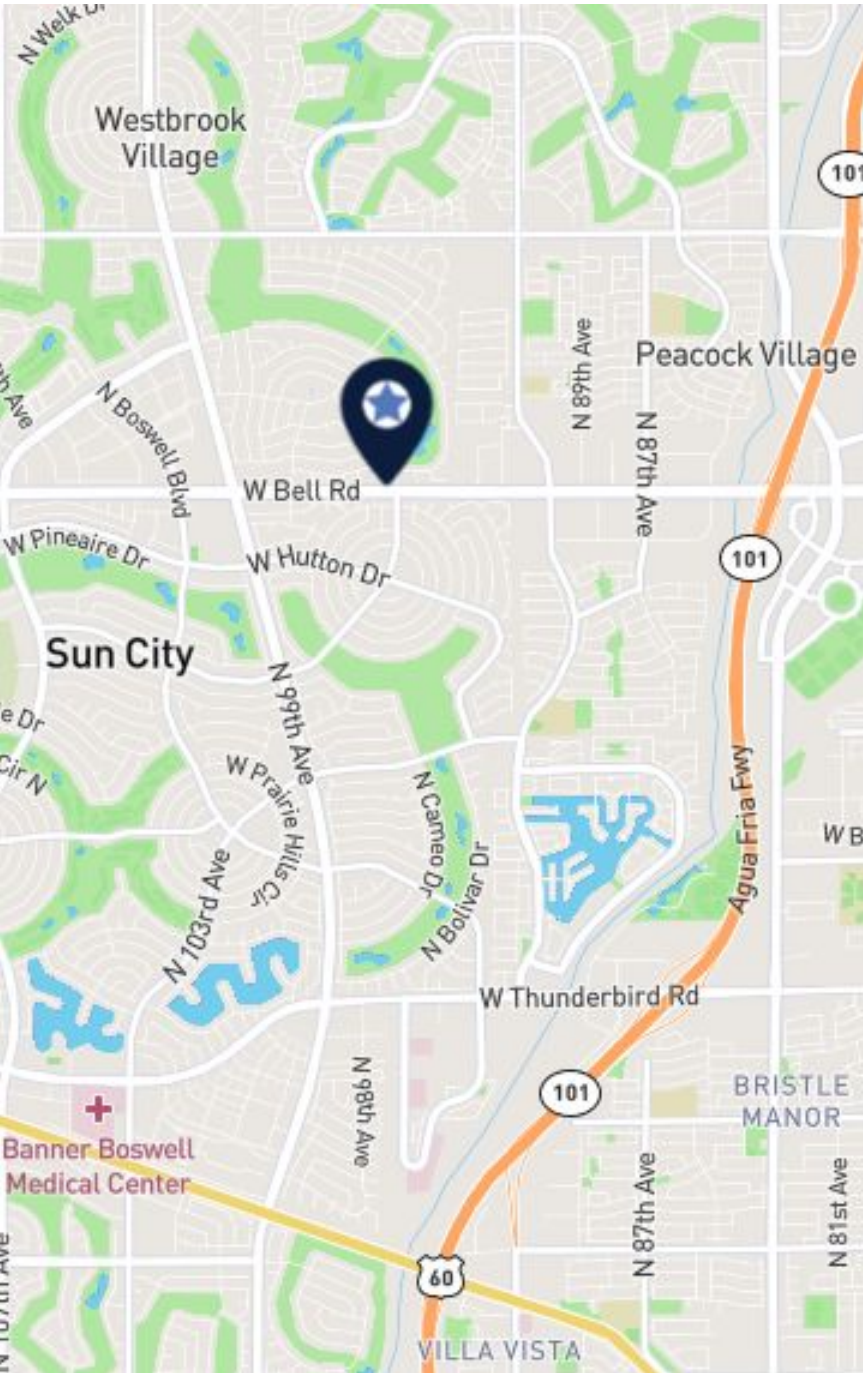


BELL RD ± 67,000 VPD



101

AREA OVERVIEW



SUN CITY, AZ

Within the Phoenix metro area's Maricopa County, Sun City, Arizona is a growing retirement community. Sun City, which was established in 1960 by real estate entrepreneur Del Webb, is renowned for its vibrant senior community, first-rate recreational amenities, and nice climate all year long. The community offers a wide variety of amenities and services that are geared for retirees and seniors with an emphasis on ensuring a good quality of life for its residents.

The total economic activity of the Phoenix metropolitan area and Sun City's economy are closely related. The local economy depends on services connected to healthcare, recreation, hospitality, and retail because it is a town that caters primarily to retirees. Numerous locals engage in active purchasing behavior and support the community's economy. Additionally, Sun City is a well-liked retirement community that draws seniors from all over the country, which boosts the regional economy.



SUN BELL PLAZA

9421 W Bell Rd, Suite 107-108, Sun City AZ

EXCLUSIVE LEASING AGENTS

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BROKER OF RECORD

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.