



700 SF - 1,800 SF AVAILABLE FOR LEASE

# CAMPANA SQUARE

9803-9837 W. BELL ROAD  
SUN CITY, AZ 85351

**KING RED CRAWFISH  
& PHO COMING SOON!**



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# PROPERTY SUMMARY

AVAILABLE 700 - 1,800 SF

## PROPERTY HIGHLIGHTS

- The Neighborhood Retail Center includes 39,434 SF of retail shop space.
- Excellent monument signage, visibility to capture the attention of 100,000 + drivers along Bell Road
- Located 2 miles west of the Loop 101
- In the heart of the Del Webb's Sun City community
- Excellent and eclectic tenant mix of restaurant, service, and retail users.
- Sun City Visitors Center, Ace Hardware and the US Post Office located within a half mile of the center.

## TENANTS



## TRAFFIC COUNTS

N 99th Avenue: 14,451 VPD

S 99th Avenue: 16,994 VPD

E Bell Road: 50,911 VPD

W Bell Road: 54,725 VPD



E/SEC 99TH AVENUE & BELL ROAD



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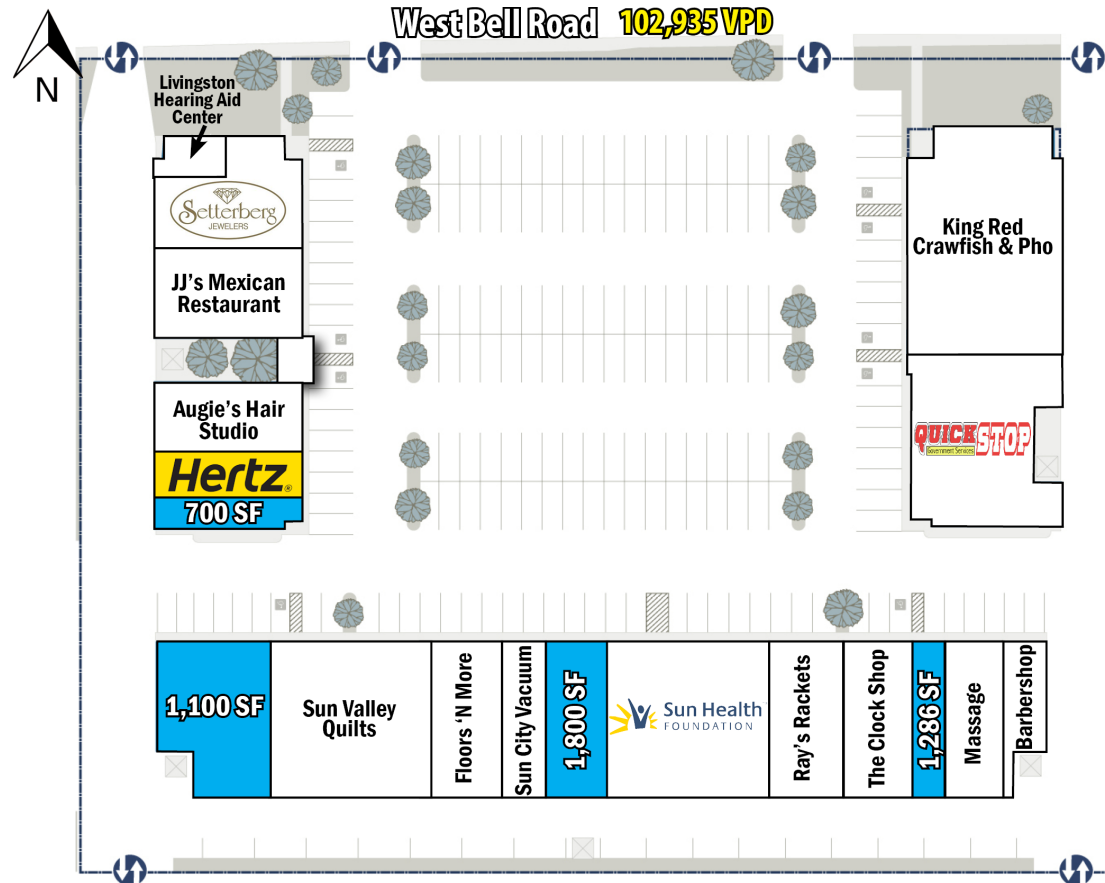
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# SITE PLAN

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Suite	Tenant	SF
9803	King Red Crawfish & Pho	6,660
9817	Quick Stop	2,552
9827	Barbershop	580
9829	Massage	1,414
9833	AVAILABLE	1,286
9835	The Clock Shop	1,980
9837	Ray's Rackets	1,500
9839-9845	Sun Health Resale Boutique	4,200
9849	AVAILABLE	1,800
9851	Sun City Vacuum	1,020

Suite	Tenant	SF
9855	Floors 'N More	1,980
9859-9863	Sun Valley Quilts	5,700
9865-9867	AVAILABLE w/ notice	1,100
9873	AVAILABLE	700
9875	Hertz	935
9877	Augie's Hair Studio	1,540
9881	JJ's Mexican Restaurant	1,430
9885	Setterberg Jewelers	1,485
9887	Livingston Hearing Aid	1,632



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# AERIAL MAP



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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,247	84,079	235,621
Average Age	71.2	57.5	46.0
Average Age (Male)	70.3	56.1	45.0
Average Age (Female)	72.0	58.3	46.7



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$49,670	\$59,374	\$63,281
Average House Value	\$187,069	\$208,460	\$218,758



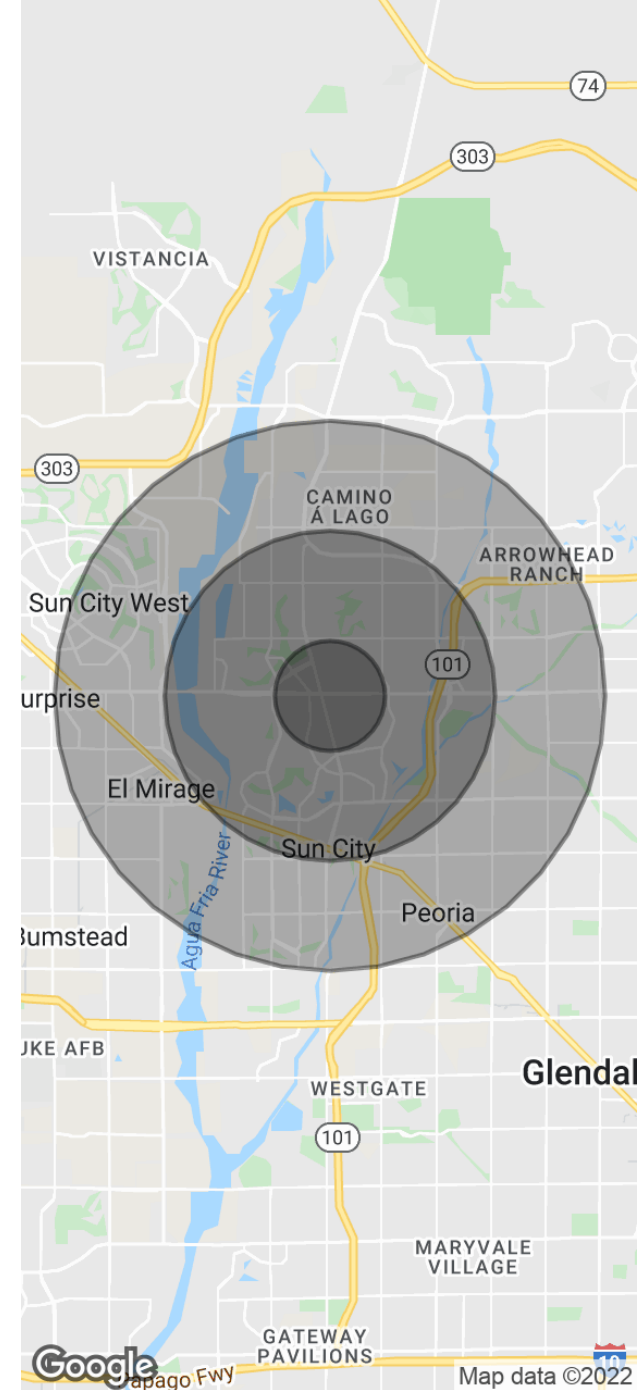
HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	4,713	42,509	99,953
# of Persons per HH	1.7	2.0	2.4



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	10,758	81,341	185,499
Workers	3,061	32,884	71,383
Residents	26.7	25.7	31.6



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Households	5,857	45,865	117,663
2026 Households	5,970	47,313	121,454



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