

Sun Lakes Professional and Medical Plaza

25229 S SUN LAKES BLVD, SUN LAKES, AZ 85248

FOR LEASE

Sun Lakes Professional and Medical Plaza



FOR MORE INFORMATION

■ Megan Reeves, CPM
Executive Vice President
O 623.344.4532
C 623.261.1982
megan.reeves@theplazaco.com

Executive Summary



PROPERTY SUMMARY

Signage	Building Signage Available
Lease Rate:	\$16.00 SF/yr (NNN)
Built-out Med:	Fully built-out medical suite of 1,235 rsf
Building Size:	23,882 SF
Building Class:	Medical Class A Office property
Year Built:	2010
Sub Market:	Chandler / Sun Lakes

PROPERTY HIGHLIGHTS

- **Broker Incentive:** For every sf leased, receive a dollar for dollar gift card, i.e. lease 2,500 s.f. receive a \$2,500 gift card until September 30, 2018
- Medical and/or Class A Office property
- Suites from 1,235 up to 5,955 SF
- Aggressive tenant improvement allowances available



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Plaza Companies
theplazaco.com
PEORIA | SCOTTSDALE | TUCSON

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Available Spaces

Lease Rate:	\$16.00 SF/YR (NNN)	Total Space	7,190 SF
Lease Type:	NNN	Lease Term:	Negotiable

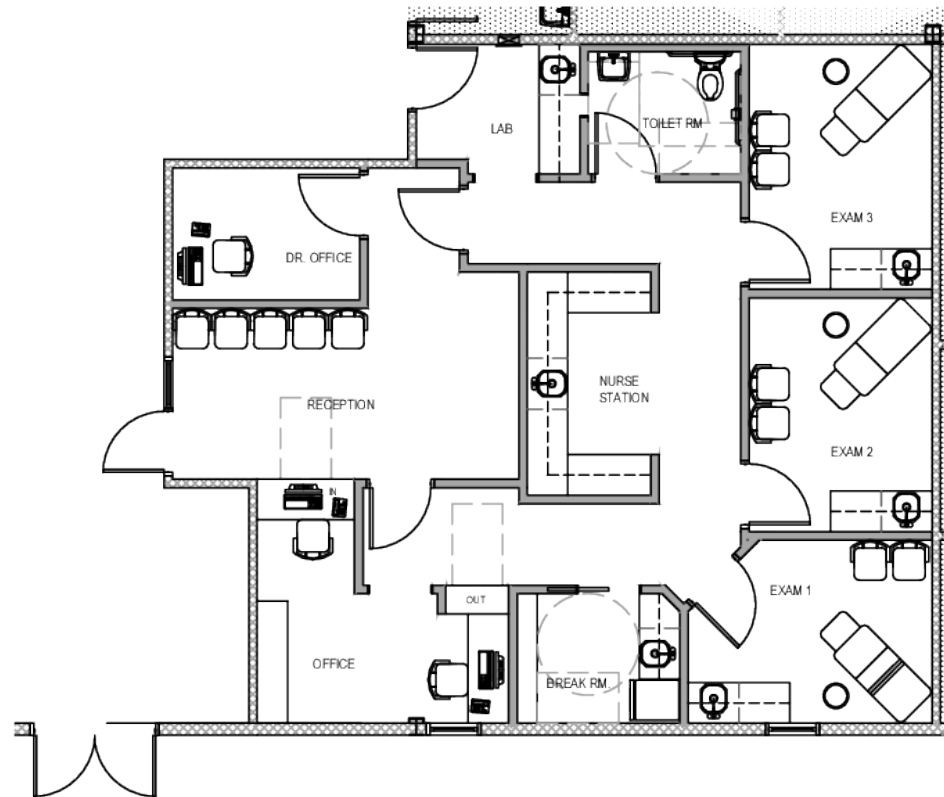
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite 101	\$16.00 SF/YR	NNN	1,235 SF	Medical build out
Suite 214	\$16.00 SF/YR	NNN	2,805 SF	Contiguous up to 5,955 rsf
Suite 219	\$16.00 SF/YR	NNN	3,150 SF	Shell space; contiguous up to 5,955 rsf




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Floor Plans



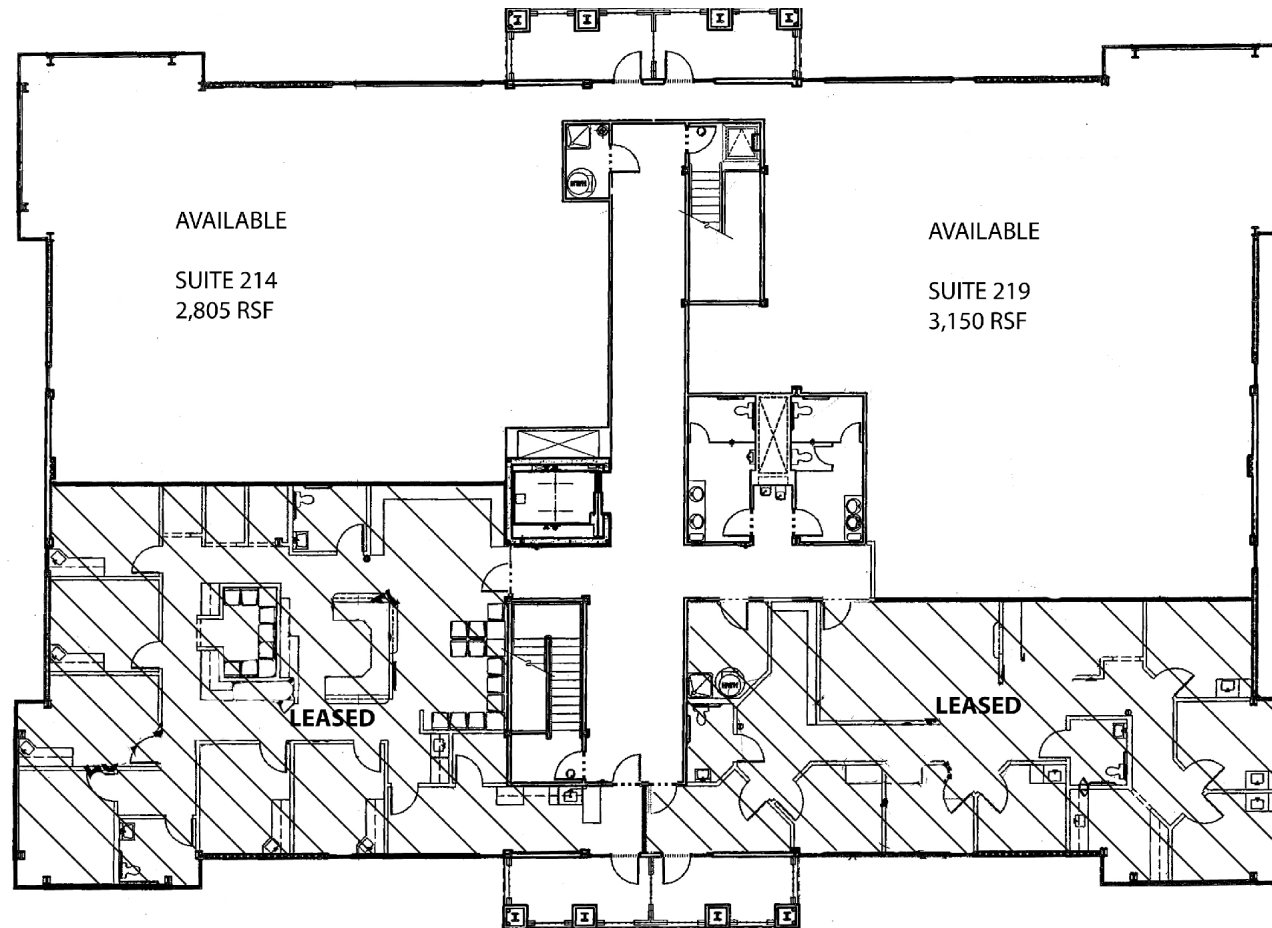
 SUITE 101 - 1,235 RSF



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SECOND FLOOR CONTIGUOUS FOR 5,955 RSF



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Demographics

	SUN LAKES & SUNBIRD	PEBBLECREEK	ROBSON RANCH ARIZONA	SADDLEBROOKE	SADDLEBROOKE RANCH	QUAIL CREEK	ROBSON RANCH TEXAS
AGE							
41-50	15%	5%	3%	0%	1%	3%	1%
51-65	54%	64%	58%	44%	56%	53%	62%
66+	31%	31%	39%	56%	43%	44%	37%
INCOME							
\$25k-74,999	26%	9%	22%	20%	21%	14%	6%
\$75k-124,999	34%	25%	40%	25%	33%	38%	35%
\$125k-175,000+	40%	66%	38%	55%	46%	48%	59%
RESIDENCE							
Permanent	75%	67%	55%	81%	89%	73%	95%
Winter Only	25%	33%	45%	19%	11%	27%	5%
MARITAL STATUS							
Married	70%	82%	82%	83%	86%	92%	91%
Single	30%	18%	18%	17%	14%	8%	9%
MARKET VALUE OF FORMER HOME							
\$101k-199,999	7%	8%	18%	0%	4%	0%	10%
\$200k-299,999	18%	5%	22%	26%	18%	32%	25%
\$300,000+	75%	87%	60%	74%	78%	68%	65%
EMPLOYMENT STATUS							
Full Time	44%	28%	24%	19%	25%	21%	35%
Part Time	5%	7%	7%	11%	7%	7%	15%
Business Owner	4%	4%	3%	0%	3%	4%	4%
Retired	47%	61%	66%	70%	65%	68%	46%
ZIP CODES							
	85248 (Sun Lakes)	85395	85131	85739 (SaddleBrooke)	85623	85614	76207
	85249 (SunBird)						

*Statistics from 2013 Home Buyer Survey

Retailer Map

