

SUN SHADOW SQUARE

10050 W BELL ROAD, SUN CITY, AZ 85351



1,045 SF - 7,483 SF AVAILABLE

PROPERTY DESCRIPTION

Retail - Neighborhood Center | Sun City

PROPERTY HIGHLIGHTS

- Located on Bell Road, a major East/West thoroughfare
- Signalized intersection
- Excellent Signage and Exposure on Bell Road
- Densely populated, mature trade area
- 400 surface parking spaces available - ratio of 5.0/1,000 SF

OFFERING SUMMARY

LEASE RATE:	Call for rates
AVAILABLE SF:	1,045 - 4,449 SF
LOT SIZE:	10.51 Acres
BUILDING SIZE:	82,891 SF



DENA ZELL

Partner

602.386.5691

dzell@camcre.com

JENNIFER GABRYCH

Associate

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jgabrych@camcre.com



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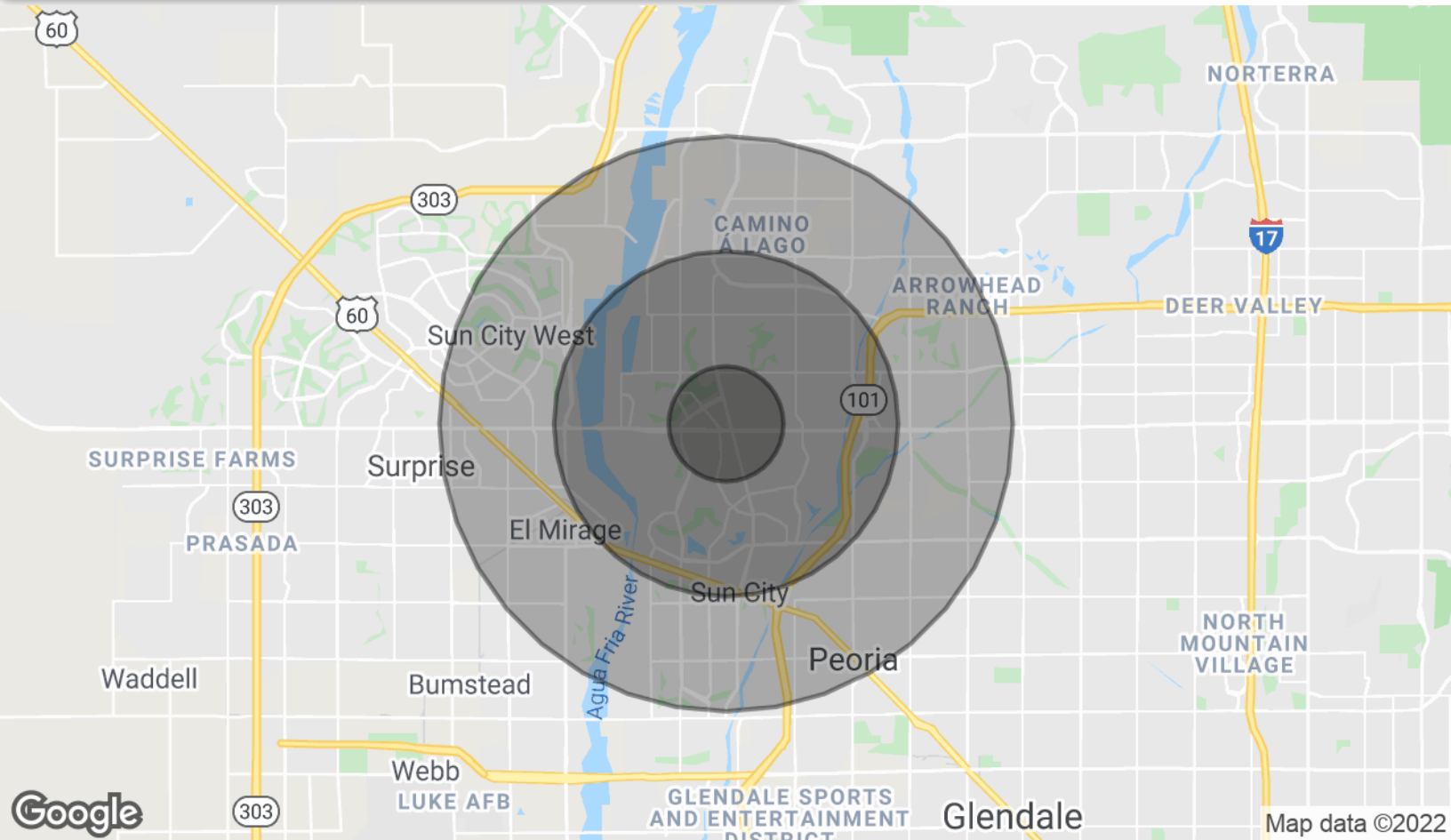


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<p>POPULATION</p>	<p>1 MILE 8,250</p> <p>3 MILES 82,062</p> <p>5 MILES 228,043</p>	<p>HOUSEHOLDS</p>	<p>1 MILE 4,699</p> <p>3 MILES 41,457</p> <p>5 MILES 97,786</p>	<p>AVG. HH INCOME</p>	<p>1 MILE \$49,194</p> <p>3 MILES \$58,526</p> <p>5 MILES \$62,224</p>
<p>MEDIAN AGE</p>	<p>1 MILE 70.9</p> <p>3 MILES 57.9</p> <p>5 MILES 46.6</p>	<p>DAYTIME POPULATION</p>	<p>1 MILE 2,844</p> <p>3 MILES 30,130</p> <p>5 MILES 69,752</p>	<p>TRAFFIC COUNTS</p>	<p>BELL RD 105,636</p> <p>99TH AVE 31,445</p>

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CAPITAL ASSET MANAGEMENT | 2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of Capital Asset Management. The information, while not guaranteed, has been secured from sources we believe to be reliable.