

COMMERCIAL PAD | TURNKEY RESTAURANT AVAILABLE

SEC 99th Ave & Bell Road | Sun City, AZ



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WE ARE
THE CENTER
OF RETAIL

COMMERCIAL PAD | TURNKEY RESTAURANT AVAILABLE

High Profile Bell Road Location

CONTACT SHANE CARTER FOR PRICING DETAILS

Highlights

- ±1.41 AC PAD Available
- **Price: Please Call**
- ±5,143 SF Turnkey Restaurant (all restaurant FF & E included)
- APN 200-55-926D
- Zoning: C-2
- Highly visible along Bell Rd (54,896 VPD)
- Other nearby national tenants include Chase Bank, Wells Fargo, Starbucks, McDonald's, Arby's, ACE Hardware, Big O Tires and UPS

Demographics (ESRI 2019)

	1 Mile	3 Mile	5 Mile
Population	9,704	90,054	280,386
AVG. HH Income	\$54,689	\$68,296	\$76,403
Households	5,941	44,680	115,164

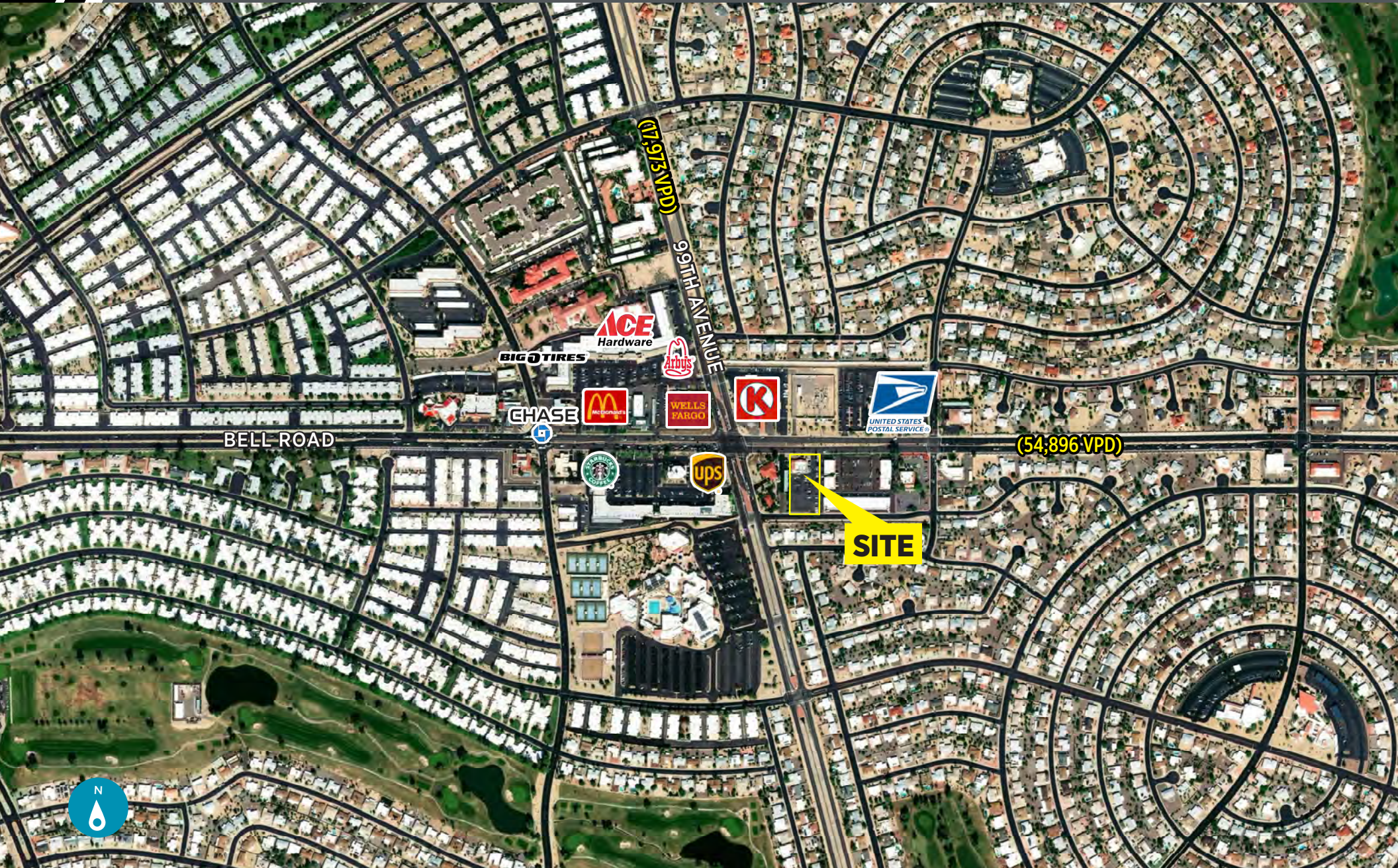
Traffic Counts (CoStar 2019)

E/W Bell Road	54,896 VPD
N/S 99th Avenue	17,973 VPD



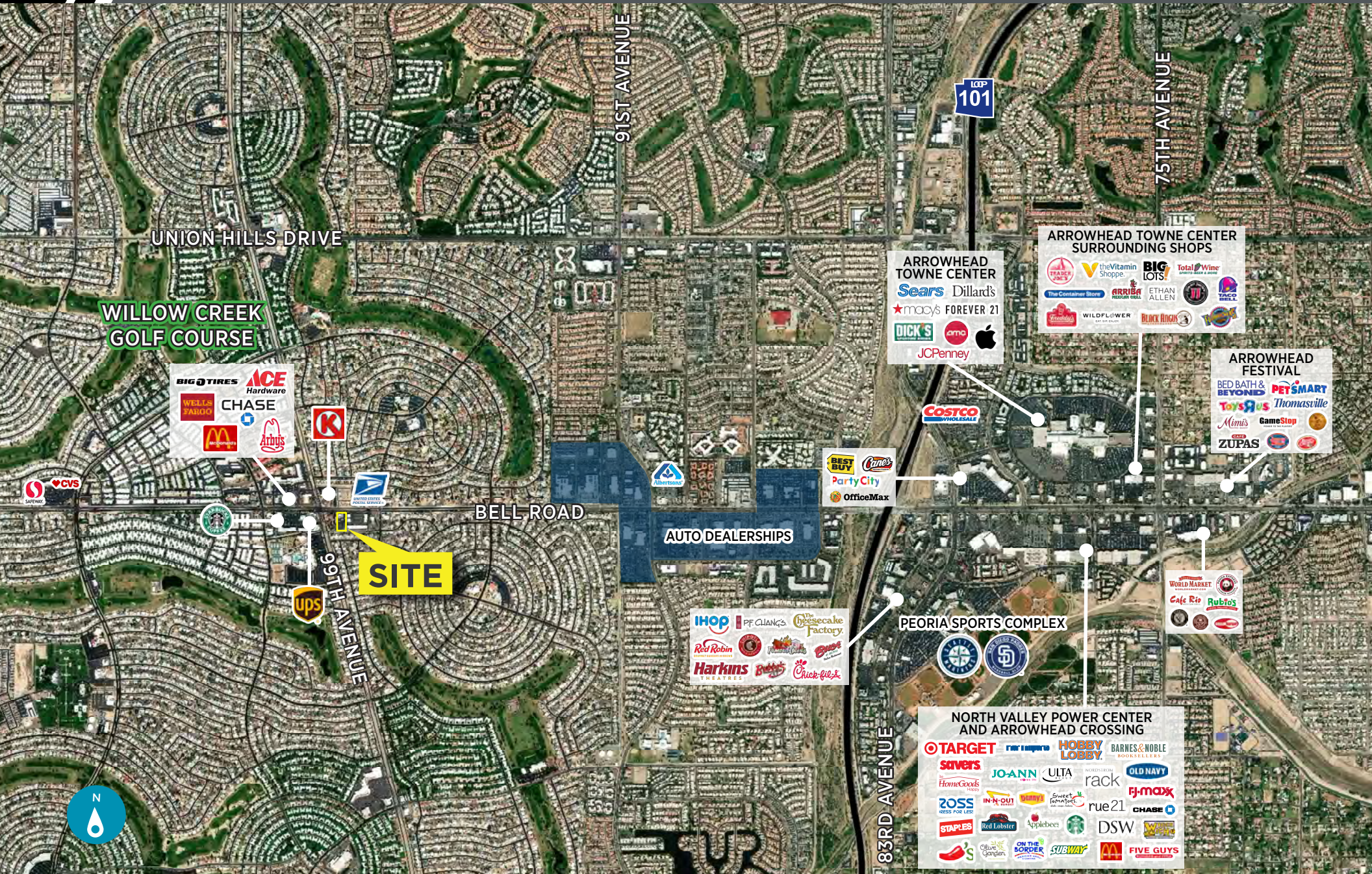
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UNION HILLS DRIVE

WILLOW CREEK GOLF COURSE

91ST AVENUE

75TH AVENUE

I-101

96TH AVENUE

SITE

BELL ROAD

AUTO DEALERSHIPS

83RD AVENUE

ARROWHEAD TOWNE CENTER
 Sears Dillard's
 macy's FOREVER 21
 DICK'S JC Penney

ARROWHEAD TOWNE CENTER SURROUNDING SHOPS
 the Vitamin Shoppe
 BIG LOTS!
 Total Wine
 Ethan Allen
 The Container Store
 ARRIA
 WILDFLOWER
 BLACK FLAG

ARROWHEAD FESTIVAL
 BED BATH & BEYOND
 PET SMART
 Toys R Us
 Thomasville
 Mimi's
 GameStop
 ZUPAS

COSTCO WHOLESALE

BEST BUY
 Party City
 OfficeMax

PEORIA SPORTS COMPLEX

ihop
 PF CHANG'S
 The Cheesecake Factory
 Red Robin
 Harkins
 Chick-fil-A

NORTH VALLEY POWER CENTER AND ARROWHEAD CROSSING
 TARGET
 savers
 HomeGoods
 ZOSS
 STAPLES
 JO-ANN
 ULTA
 rack
 rue21
 CHASE
 DSW
 FIVE GUYS
 HOBBY LOBBY
 BARNES & NOBLE
 OLD NAVY
 TJ-MAXX

WORLD MARKET
 Safe Rio
 Rubio's

BIG TIRES
 ACE Hardware
 WELLS FARGO
 CHASE
 McDonald's
 Arby's

K

UNITED STATES POSTAL SERVICE

ups

CVS



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Location & Market Summary - Phoenix

Population

Metro Phoenix is the fifth largest city in the United States and anchors the nation's 11th largest metropolitan area, with 4.8 million residents. Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa, and is the financial, commercial, cultural, entertainment and government center of Arizona.

- Median age is 35.9 years (2019)
- Median household income is \$81,724 (2019)

Maricopa County, in which Phoenix is located, covers more than 9,000 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bioscience and sustainable technology companies.

Phoenix is a large desert city. Its elevation is 1,117 feet above sea level. The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American

tradition. Numerous golf courses stay emerald green all year. Mountain parks are crisscrossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year.

Employment

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical work force, with service employment increasing as well. Arizona is nationally ranked #2 as a top state for workforce quality and availability, and #1 in higher education degree opportunities. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Phoenix

has recently seen many companies move or expand from California including Google-Waymo, McKesson, Dexcom, DoubleDutch, Entertainment Partners, Uber, and ZipRecruiter. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk – no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation. In addition, Metro Phoenix also attracts major software development and internet employers such as Yelp, GoDaddy, PayPal, Zenefits, Infusionsoft, Weebly and Clearlink.

Education

The number of units in the area is set to increase with the completion of Agave (365-units), Tempo at McClintock Station (423-units) and Skyview (429-units). The 349-unit Crescent Highland, 367-



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Location & Market Summary - Phoenix (Continued)

unit The Muse, and the 399-unit Nexa are the most recent multifamily developments to be completed, adding more than 1,100 units throughout the Phoenix area. Because the City of Phoenix covers many square miles, it is served by 30 unique school districts with more than 325 schools, as well as 200 charter and private schools. Many school districts feature open enrollment, which increases parents' ability to choose the best school for their child. Phoenix is home to the only high school dedicated to bioscience in the country.

There are five community colleges with campuses within city limits, a downtown campus of Arizona State University, a satellite campus of the University of Arizona of Medicine, and two branch campuses of Northern Arizona University. Additionally, Phoenix is home to private colleges such as Grand Canyon University, Arizona Christian University, University of Phoenix, Phoenix School of Law and DeVry University. There are also many trade, vocational and online schools covering a variety of professional fields.

Lifestyle & Entertainment

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Some of Greater Phoenix's most notable outdoor attractions are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain, Desert Botanical Garden, the Tournament Players Club (TPC) and the Phoenix Zoo. Phoenix is also a gateway to the Grand

Canyon, just a short three and a half hour drive to America's greatest natural wonder.

Live music including classical, blues, local bands and major concerts are easy to come by, and Downtown Phoenix's First Friday Artwalk is a popular event each month with thousands of attendees. Phoenix is chock-full of local galleries, boutiques and studios.

Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open at the TPC, NASCAR's March and November events at Phoenix International Raceway, the Rock 'n' Roll Marathon and college football's PlayStation Fiesta Bowl and Cactus Bowl. Phoenix has played host to the Super Bowl in 2015 and 2007 at University of Phoenix Stadium, the College Football Playoff National Championship Game in 2016 and the 2017 NCAA Men's Basketball Final Four. Phoenix is one of 13 U.S. cities with franchises in all four major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB), Arizona Cardinals (NFL) and Arizona Coyotes (NHL).

MAJOR PHOENIX EMPLOYERS

Banner Health State of Arizona	Mayo Clinic
Walmart	U Haul
Frys	Dignity Health
Maricopa County	USAA
Wells Fargo	Vanguard
City of Phoenix	General Dynamics
Intel	Amazon
Arizona State University	HonorHealth
Bank of America	Cox
Honeywell	JP Morgan
American Express	PayPal
State Farm Insurance	Grand Canyon University

