

FOR LEASE

SUN SHADOW SQUARE

10050 W BELL ROAD | SUN CITY, AZ 85351
NWC 99TH AVENUE & BELL ROAD



1,045 SF - 4,449 SF AVAILABLE AT BUSY INTERSECTION

COMING SOON
Cut the Cake



FEATURES

- ZONING: C2, Sun City
- Project Size: 82,891 SF
- 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

DEMOS

2019	1 Mile	3 Mile	5 Mile
Population	8,430	85,519	267,382
Avg HH Income	\$53,355	\$64,320	\$75,445
Traffic Counts:	E/W on Bell Road VPD	54,596	
	N/S on 99th Avenue VPD	15,336	

JOIN



Tuesday Morning



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SITE SOURCE
REAL BROKER NETWORK
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ZELL COMMERCIAL REAL ESTATE SERVICES INC.
5343 N. 16TH STREET, SUITE 290
PHOENIX, AZ 85016
P. 602.248.0600 F. 602.248.0501

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 ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1	The Sewin Asylum	1,900	17	AVAILABLE w/ notice	1,045	35	Estate Resale	6,772
3	The Barber Shoppe	800	18	AVAILABLE w/ notice	4,348	40	Pawlor Pets	1,306
4A	Personal Touch Massage	210	20	Tuesday Morning	10,790	41	AVAILABLE	1,048
4B	Personal Touch Massage	590	21B	Cosmoprof	2,372	42	Farmers Insurance	1,045
5	azWHOLEistic	1,000	22	Pizza Hut	1,861	43-46	AVAILABLE	4,449
6	Western State Bank	1,900	24	Oroweat Bakery Outlet	2,093	47	SunSational Hair Design	1,048
8	Jade Star	2,578	25	Belton Hearing Aid Center	1,437	48	AVAILABLE	1,048
10-11	AVAILABLE w/ notice	1,827	26	AP Nails	1,045	49	Feed Right Pet Food	1,310
12	Subway	1,306	27	H&R Block	1,045	50-51	Republican Party	2,563
13	Cut the Cake	1,315	28	ACE Hardware	10,304	52	AVAILABLE	1,315
14	Sun Shadow Chiropractic	1,045	29	Fresenius Kidney Care	3,883	53	AVAILABLE	1,048
15	AVAILABLE w/ notice	1,045	32	John Wallick Jewelers	1,050	54	Sun West Spa	1,060
16	AVAILABLE w/ notice	1,045	33	Interior Innovations	1,045			

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