

Sun West Medical Complex

13920 West Camino Del Sol | Sun City West, AZ 85375

Great Medical Office Space For Lease



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COMMERCIAL PROPERTIES INC.

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SUN WEST MEDICAL COMPLEX

Located in the heart of Sun City West's commercial core, two minutes from Boswell Hospital and across the street from the US Post Office.

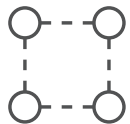
PROPERTY OVERVIEW

LEASE AVAILABILITY



ADDRESS

13920 W Camino Del Sol
Sun City West, AZ 85375



BLDG SQ FT

±17,800 SF



TENANCY

Multi-Tenant



CONSTRUCTION

Built 2001 / Block



PARKING

5/1,000 SF



APN

232-12-019A

- Suite 5: ±1,460 SF **\$20 PSF/NNN**
Clinical Buildout (Includes Bonus Mezzanine of ±425 SF)
- Suite 7: ±450 SF **\$1,200/Mo Net Janitorial & Electric**
April 1 Spec Suite (Includes Bonus Mezzanine of ±275 SF)
- Suite 8: ±1,460 SF **\$20 PSF/NNN**
Landlord to deliver in Vanilla Shell Condition (previous dental office)



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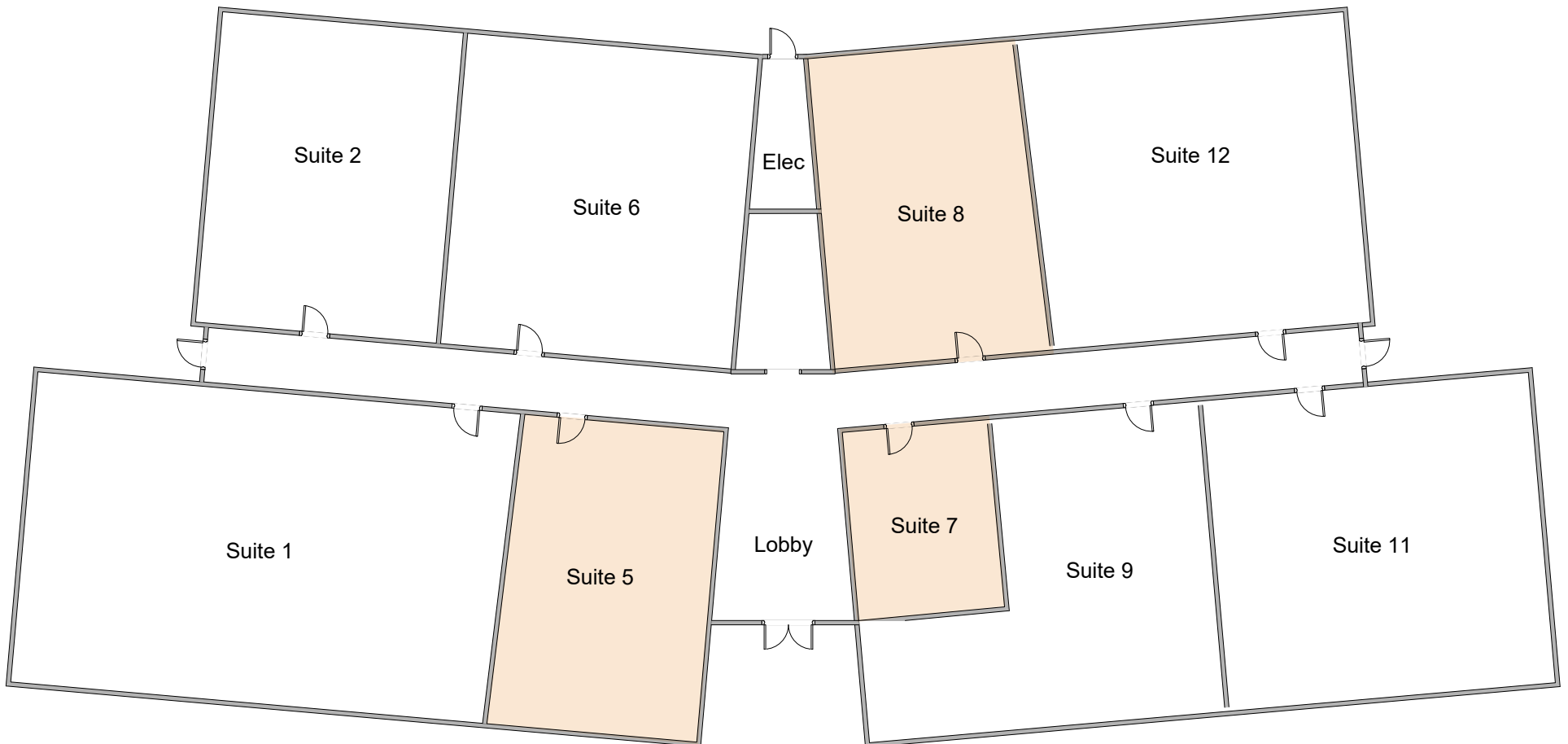
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LEASE AVAILABILITY

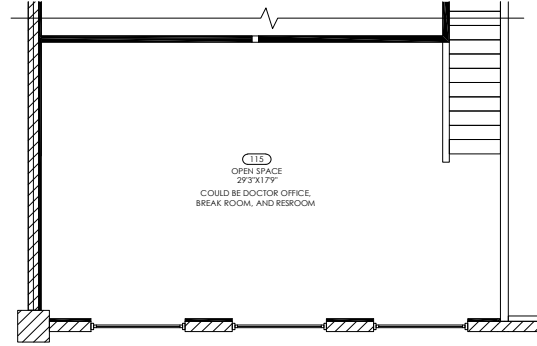
Suite 5: ±1,460 SF (includes ±425 SF Mezzanine)

Suite 7: ±450 SF (includes ±275 SF Mezzanine)

Suite 8: ±1,460 SF (previous dental office)

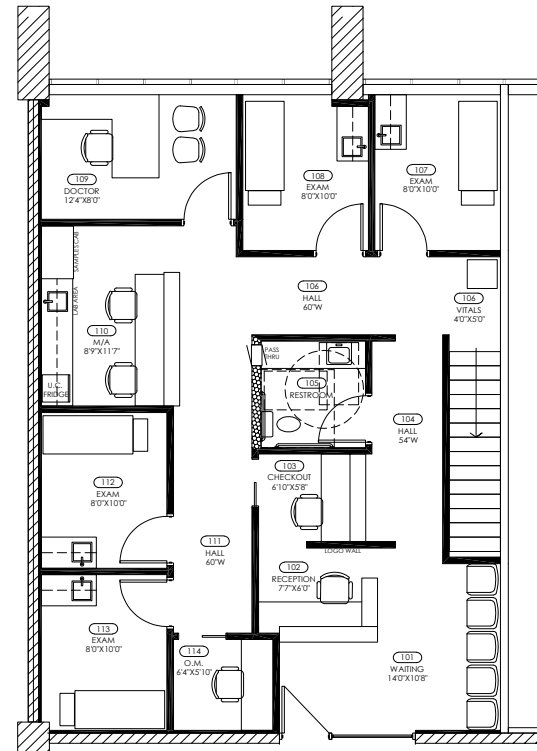


Suite 5 - Proposed Floor Plan
±1,460 SF
(includes ±425 SF Mezzanine)



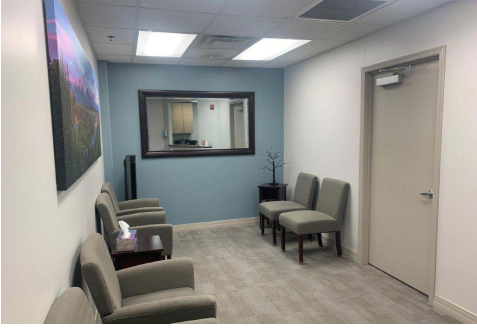
SECOND FLOOR PLAN

NOT TO SCALE

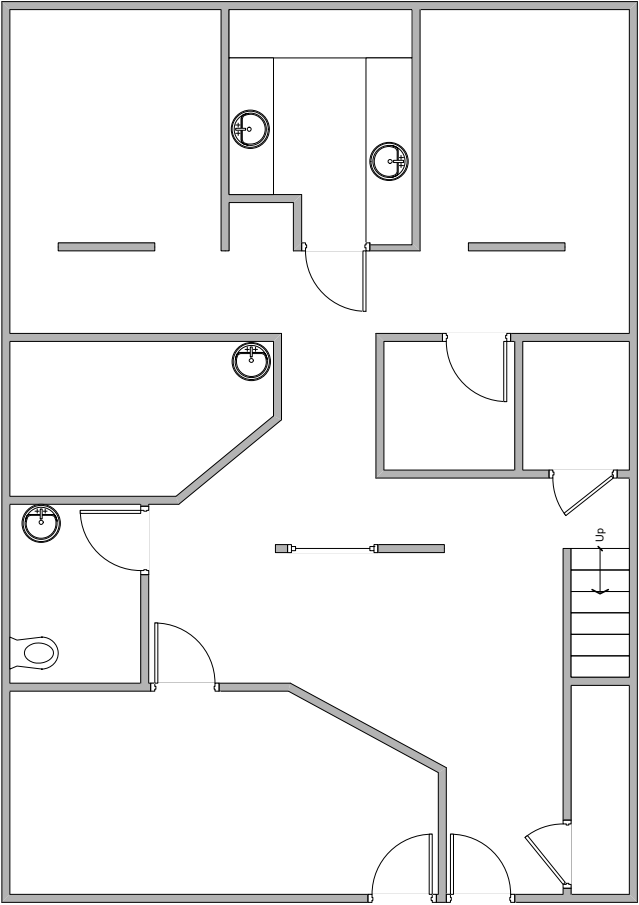


FIRST FLOOR PLAN

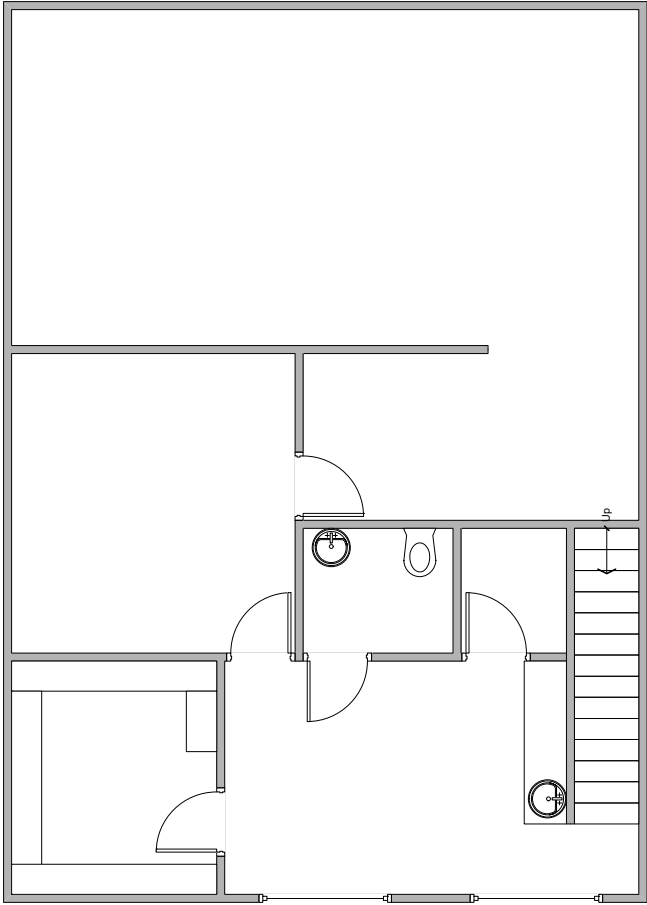
NOT TO SCALE



Suite 8
±1,460 SF
Previous Dentist Office



First Floor



Second Floor

SUN WEST MEDICAL COMPLEX

Demographics (CoStar 2021)	1 MI	3 MI
Total Population:	7,926	76,144
Pop Growth 2021-2026:	6.95%	6.08%
Households	4,820	36,489
Average HH Income	\$55,609	\$59,543

SUN WEST MEDICAL COMPLEX

TRADER JOE'S **BIG LOTS!** **McDonald's**

OUTBACK STEAKHOUSE **GNC LIVE WELL** **Village Inn** **SALLY'S**

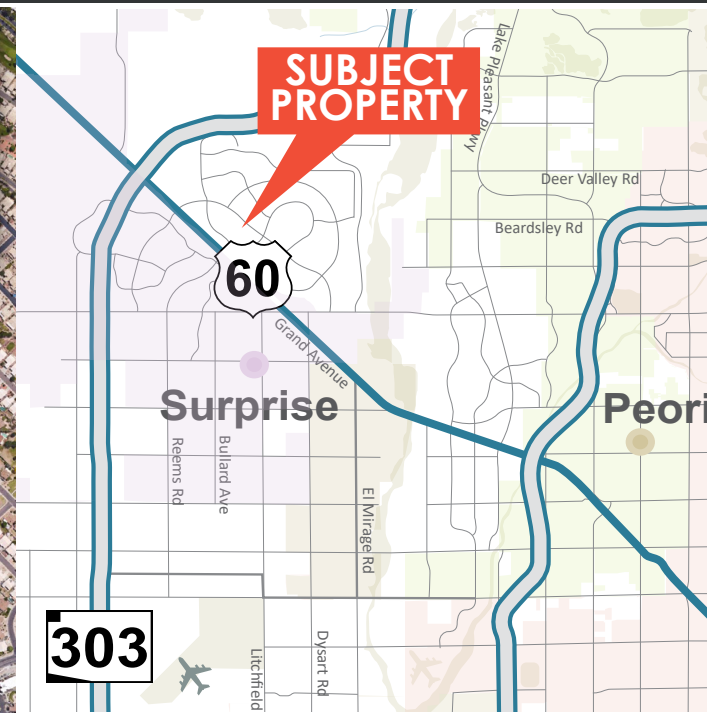
TEXAS ROADHOUSE **BURGER KING** **Starbucks** **Albertsons**

Walgreens **Subway** **Leslie's Swimming Pool Supplies** **Wells Fargo**

Banner Health

Bashas'

Logos included in the complex area: Dunkin' Donuts, Coldwell Banker, Wells Fargo, Chase, BBVA Compass, Bank of America, FirstBank, Great Clips, Walgreens, Credit Union West, BMO, Harris Bank, Fry's, Northern Trust, Washington Mutual.



HIGHLIGHTS

- Relaxing seating areas
- Upgraded bathrooms and common areas
- Lush and mature landscape
- Prime frontage on Camino Del Sol
- Minutes from Del E. Webb Memorial Hospital
- Close proximity to banks, retail and restaurants
- Near multiple golf courses