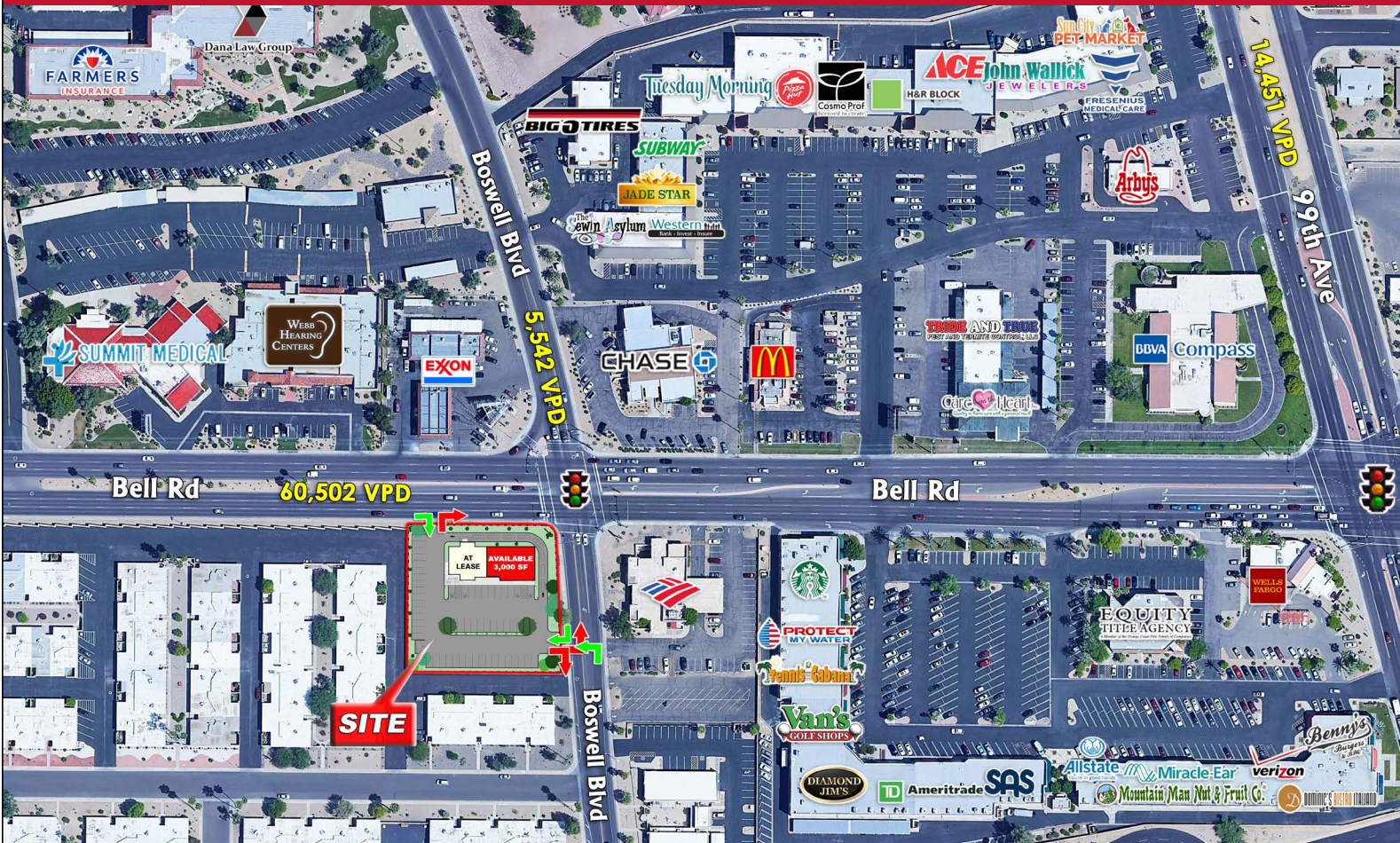




SWC OF BELL & BOSWELL

10101 W BELL RD | SUN CITY, AZ 85351

AVAILABLE: UP TO 3,000 SF END CAP FOR LEASE



PROJECT HIGHLIGHTS:

- Signalized Intersection, Hard Corner End Cap
- Dynamic Bell Road Corridor with Exposure to Over 60k cars per day
- Drive-thru End Cap At Lease with a National Tenant
- +/- 3,000 SF Available (Divisible)
- Call For Pricing

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Population	8,435	87,672	270,106
Daytime Population	11,486	99,453	257,730
Average HH Income	\$48,248	\$60,306	\$68,161

TRAFFIC COUNTS:

Bell Rd: 60,502 VPD | Boswell Blvd: 5,542 VPD



Jesse Rozio - Associate
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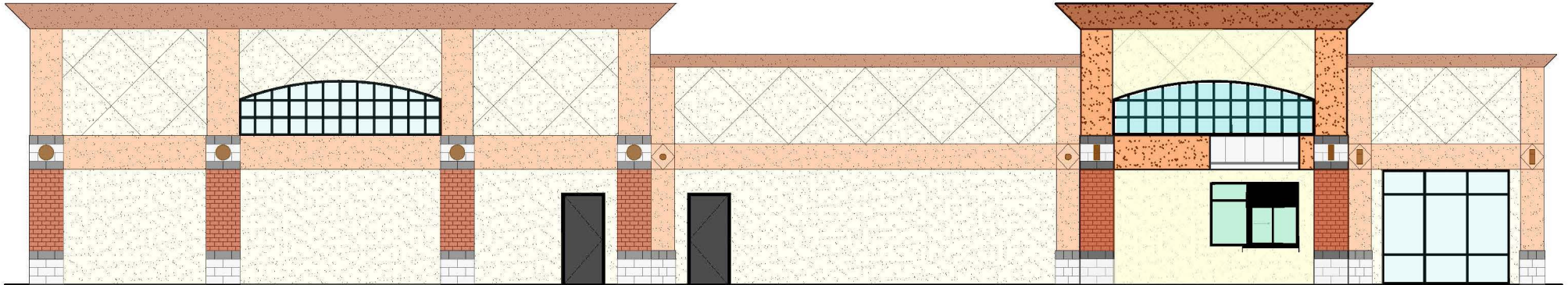
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Exterior Elevation - South

Scale: 1/8" = 1'-0"



Exterior Elevation - North

Scale: 1/8" = 1'-0"

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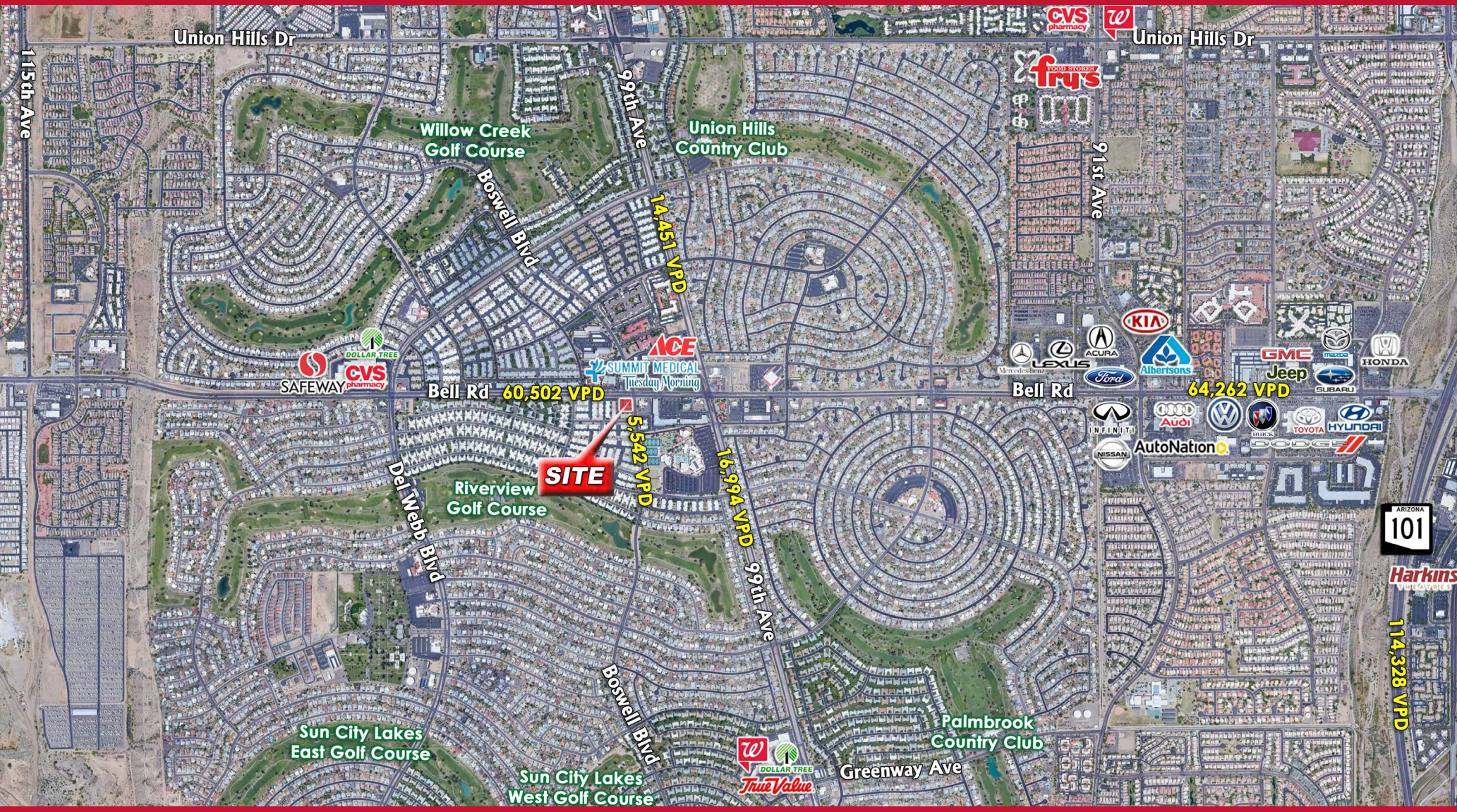


GPS RETAIL ADVISORS
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,259	67,418	189,000
2010 Total Population	8,055	79,908	246,766
2017 Total Population	8,435	87,672	270,106
2017 Group Quarters	204	1,464	2,463
2022 Total Population	8,820	94,038	289,426
2017-2022 Annual Rate	0.90%	1.41%	1.39%
2017 Total Daytime Population	11,486	99,453	257,730
Workers	4,267	40,599	95,285
Residents	7,219	58,854	162,445
Household Summary			
2000 Households	5,105	34,099	80,885
2000 Average Household Size	1.60	1.93	2.30
2010 Households	5,015	40,269	103,582
2010 Average Household Size	1.57	1.95	2.36
2017 Households	5,204	43,416	111,926
2017 Average Household Size	1.58	1.99	2.39
2022 Households	5,426	46,258	119,413
2022 Average Household Size	1.59	2.00	2.40
2017-2022 Annual Rate	0.84%	1.28%	1.30%
2010 Families	2,479	22,655	66,246
2010 Average Family Size	2.07	2.54	2.94
2017 Families	2,528	24,073	70,768
2017 Average Family Size	2.09	2.59	2.99
2022 Families	2,617	25,489	75,114
2022 Average Family Size	2.10	2.62	3.01
2017-2022 Annual Rate	0.69%	1.15%	1.20%
Housing Unit Summary			
2000 Housing Units	5,949	40,079	92,328
Owner Occupied Housing Units	77.0%	71.3%	73.8%
Renter Occupied Housing Units	8.8%	13.8%	13.8%
Vacant Housing Units	14.2%	14.9%	12.4%
2010 Housing Units	6,097	48,170	120,885
Owner Occupied Housing Units	69.9%	61.8%	63.8%
Renter Occupied Housing Units	12.4%	21.8%	21.9%
Vacant Housing Units	17.7%	16.4%	14.3%
2017 Housing Units	6,162	50,478	127,790
Owner Occupied Housing Units	69.8%	60.5%	62.2%
Renter Occupied Housing Units	14.7%	25.5%	25.4%
Vacant Housing Units	15.5%	14.0%	12.4%
2022 Housing Units	6,247	52,956	134,817
Owner Occupied Housing Units	71.8%	61.2%	62.8%
Renter Occupied Housing Units	15.1%	26.2%	25.8%
Vacant Housing Units	13.1%	12.6%	11.4%
Median Household Income			
2017	\$38,080	\$46,668	\$52,651
2022	\$40,889	\$51,597	\$57,115
Median Home Value			
2017	\$158,447	\$178,135	\$186,533
2022	\$192,697	\$215,099	\$226,523
Per Capita Income			
2017	\$30,421	\$30,330	\$28,542
2022	\$34,341	\$33,967	\$31,950
Median Age			
2010	74.6	61.4	45.0
2017	76.1	63.4	46.9
2022	76.5	64.7	47.2

Source Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.