

Sun City Promenade

RETAIL NEIGHBORHOOD SPACE

10001 W BELL RD | SUN CITY, AZ 85351



AVAILABLE
SUITE 131
±3,656 SF

AVAILABLE
SUITE 125
±1,053 SF



99TH AVE

BELL RD

**AVAILABLE
FOR LEASE**

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COMMERCIAL PROPERTIES INC.

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Retail Neighborhood Center Space in a Prime Sun City, AZ Location

AVAILABLE FOR LEASE

Constructed in 1984, **Sun City Promenade** is a prominent ±70,035 square foot retail neighborhood center situated at the highly visible, signalized intersection of 99th Avenue and Bell Road. The property is comprised of two distinct buildings that provide scalable suites to accommodate diverse retail, medical, and service-oriented concepts.

Supported by General Commercial (GC) zoning and an established presence within the community, this integrated center offers incoming tenants strong co-tenancy alongside recognizable national brands and excellent customer convenience with four dedicated access points.

Property Summary

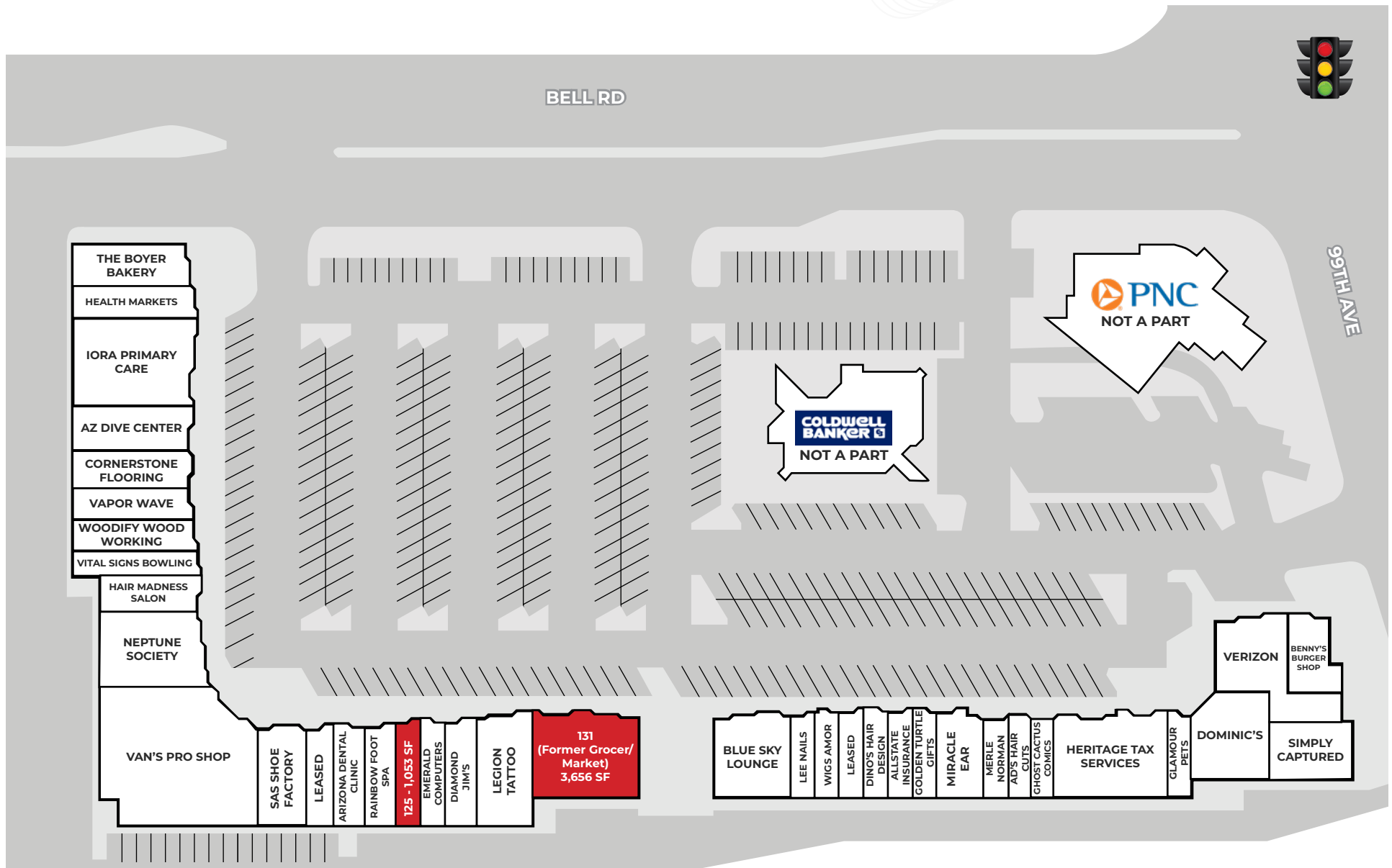
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|--------------|---------------------------------------|-------------------|
| Address | 10001 W Bell Rd Sun City, AZ 85351 | |
| Project Size | Bldg 1 | ±45,771 SF |
| | Bldg 2 | ±24,264 SF |
| | Total: | ±70,035 SF |
| Year Built | 1984 | |
| Zoning | GC | |

Highlights

- 4 access points from Bell Rd and 99th Ave
- Ample Parking
- Monument & Building Signage Available
- High Traffic Counts (60,337 VPD at Intersection)
- National Tenants (Verizon, Allstate, Miracle Ear & Van's Golf Shops)



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 04 23 26



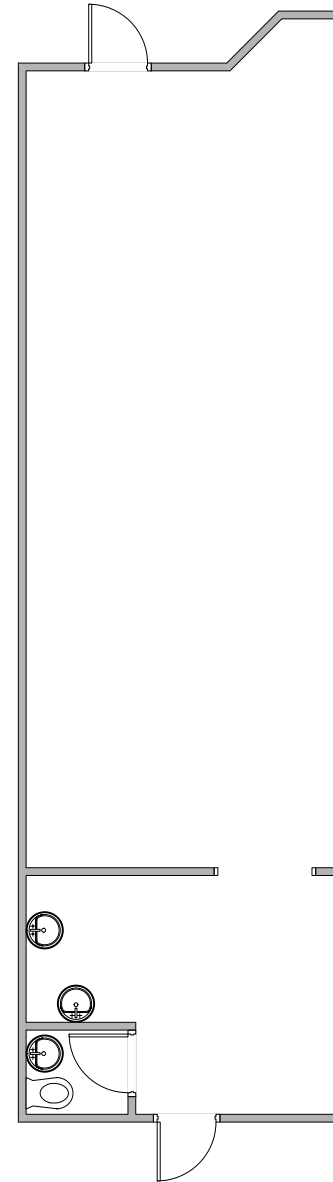
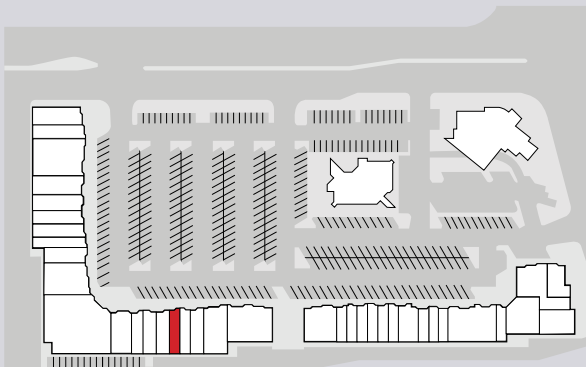
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AVAILABLE

Suite 125

±1,053 SF | \$19.95/SF/Yr (NNN)

- Storefront Retail Space
- Multiple Sinks
- Restroom



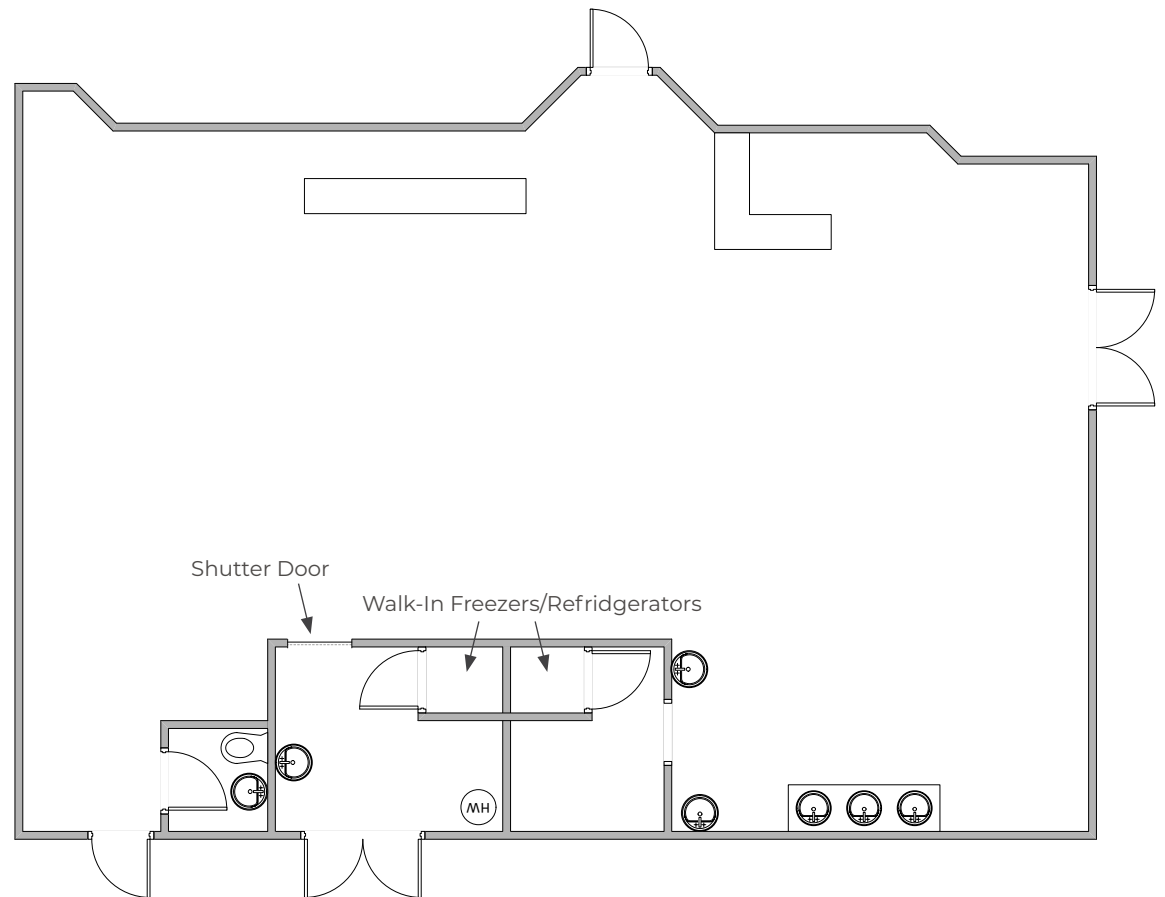
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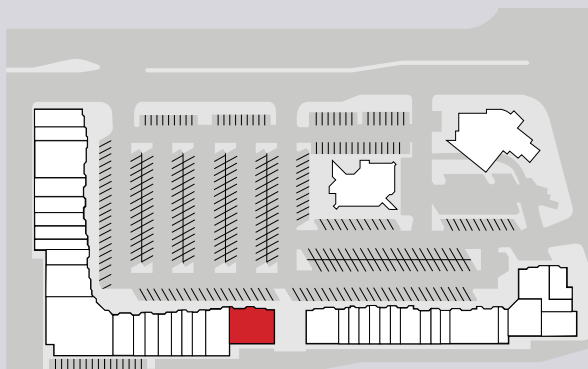
Suite 131

±3,656 SF | \$20.75/SF/Yr (NNN)

- Former Grocer/Market
- 2 Walk-In Freezers/Refridgerators
- Multiple Sinks
- Restroom
- Outdoor Patio Space with Common Restrooms



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Prime Sun City Location

Positioned in the heart of an established and dense active adult community, Sun City Promenade offers an exceptional retail environment with strong, localized consumer backing. Fronting the major arterial corridor of Bell Road, the property captures tremendous exposure to over 60,000 vehicles per day and provides outstanding connectivity to the broader West Valley via its immediate proximity to the Loop 101 freeway. This strategic placement sits just west of the vibrant Arrowhead Towne Center retail hub, offering tenants and their clients a wealth of surrounding amenities.

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|-----------|-----------|-----------|
| 2025 Population | 9,527 | 93,947 | 284,149 |
| Annual Growth 2020 - 2025 | 1.7% | 1.3% | 0.6% |
| 2025 Households | 5,717 | 46,261 | 116,924 |
| Median Age | 75.9 | 62.7 | 48.2 |
| Bachelor's Degree or Higher | 28% | 30% | 27% |
| Avg HH Income | \$67,596 | \$84,289 | \$96,510 |
| Total Consumer Spending | \$144.9M | \$1.3B | \$3.8B |
| Daytime Employment | 3,464 | 40,283 | 83,189 |
| Businesses | 429 | 5,269 | 11,275 |
| Median Home Value | \$316,258 | \$366,556 | \$385,302 |



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