



SUN CITY WEST PLAZA | RARE BOX & ENDCAP OPPORTUNITY



# R H JOHNSON BLVD & MEEKER BLVD

SUN CITY WEST, AZ



# property summary

<b>AVAILABLE</b>	±1,000 SF / ±1,280 SF / ±2,280 SF / ±45,708 SF	<b>LEASE RATE</b>	Call for Rate
<b>JURISDICTION</b>	County Island	<b>ZONING</b>	C-2

## LOCATION HIGHLIGHTS

- » ±45,708 SF Single Tenant Building (can be demised), ±971 SF endcap, and ±1,120 SF space that can be combined to ±2,091 SF.
- » Two (2) Double Sided Monument Signs
- » Less than 1 mile East of Grand Ave.
- » Neighboring the new Victory Autism Academy.
- » Located across the street from RH Johnson Recreation Center.
- » Less than 4 miles Away from Asante, new 14,000 Home Master Plan Community
- » Less than 5 miles away from Vistancia, new 10,500 Home Master Plan Community.
- » Strong residential demos:  
±204,771 Residence Within 5-miles.



## TRAFFIC COUNTS ADOT 2024

R H Johnson Blvd

**N** ±9,942 VPD (NB & SB)

**S** ±10,125 VPD (NB & SB)

Meeker Blvd

**E** ±3,941 VPD (EB & WB)

**W** ±14,189 VPD (EB & WB)

## NEIGHBORING TENANTS



SWC

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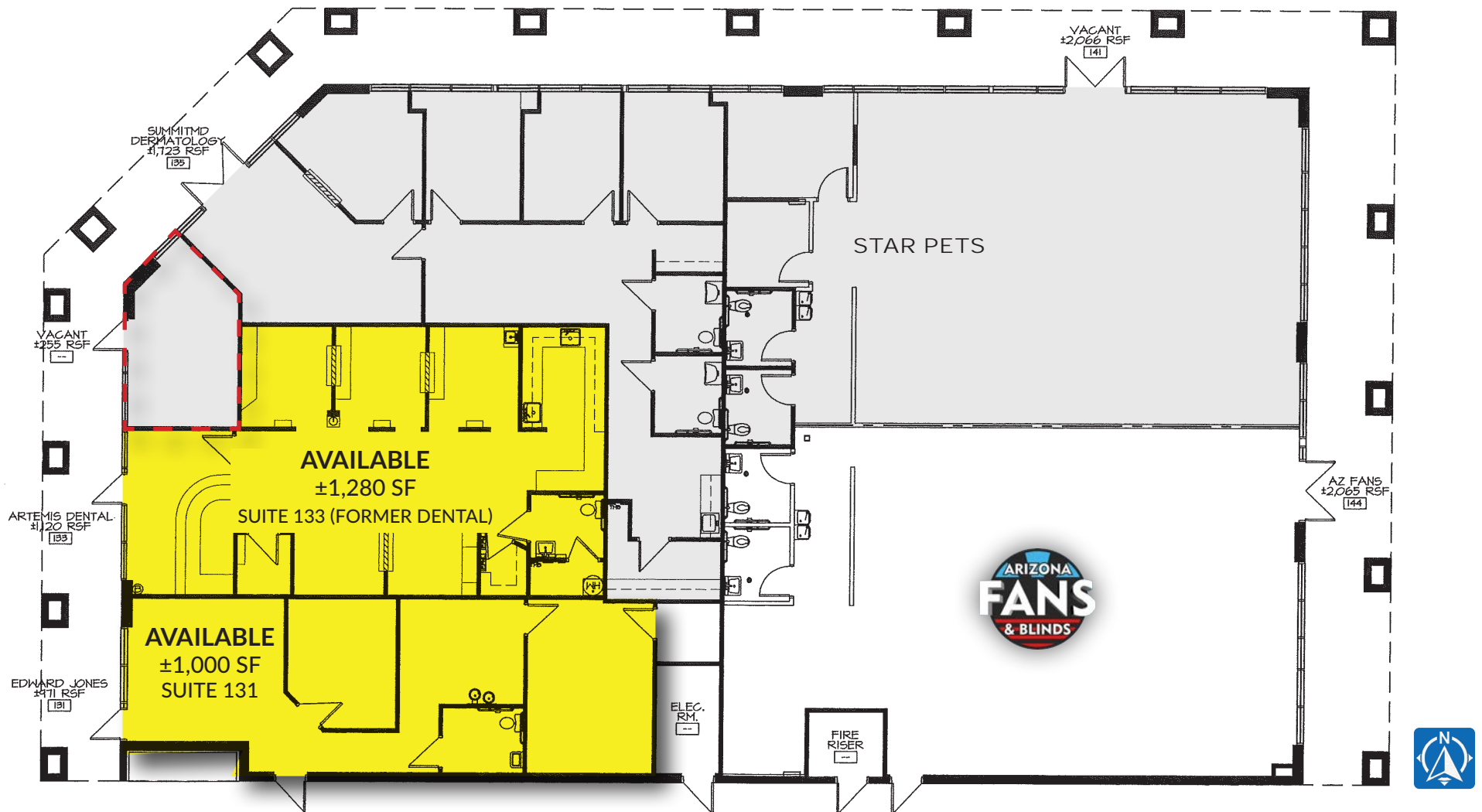
# site plan



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# endcap floor plan



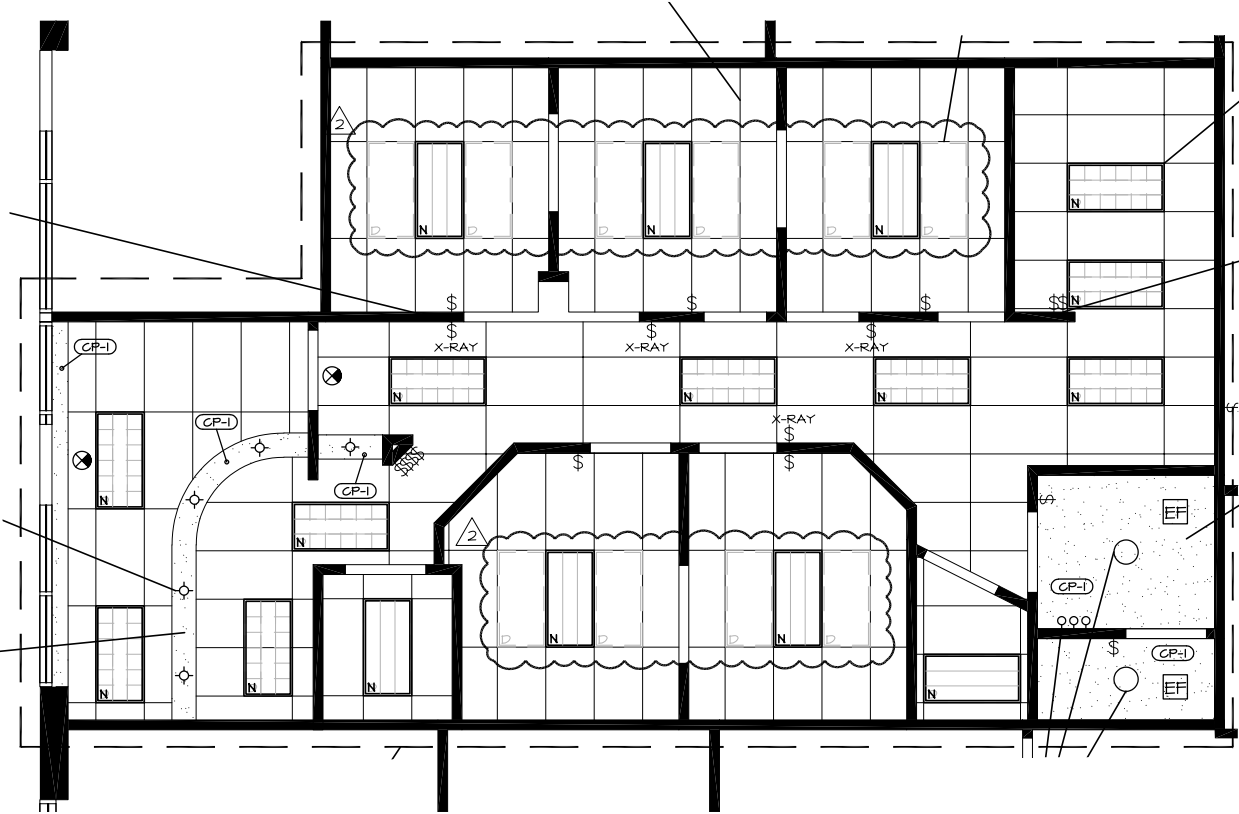
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# suite 133 floor plan

## SUITE 133 DETAILS

- » ±1,280 SF
- » 1 restroom
- » Infrastructure for kitchenett
- » 5 operating stations
- » Reception area



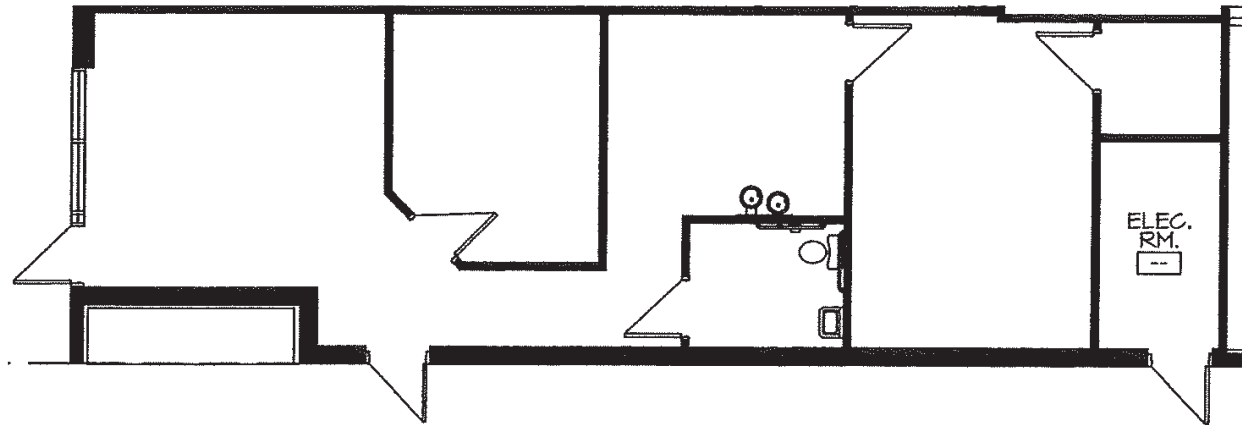
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# suite 131 floor plan

## SUITE 131 DETAILS

- » ±1,000 SF
- » 1 restroom
- » Reception area
- » Conference room
- » Bull pen
- » Executive office

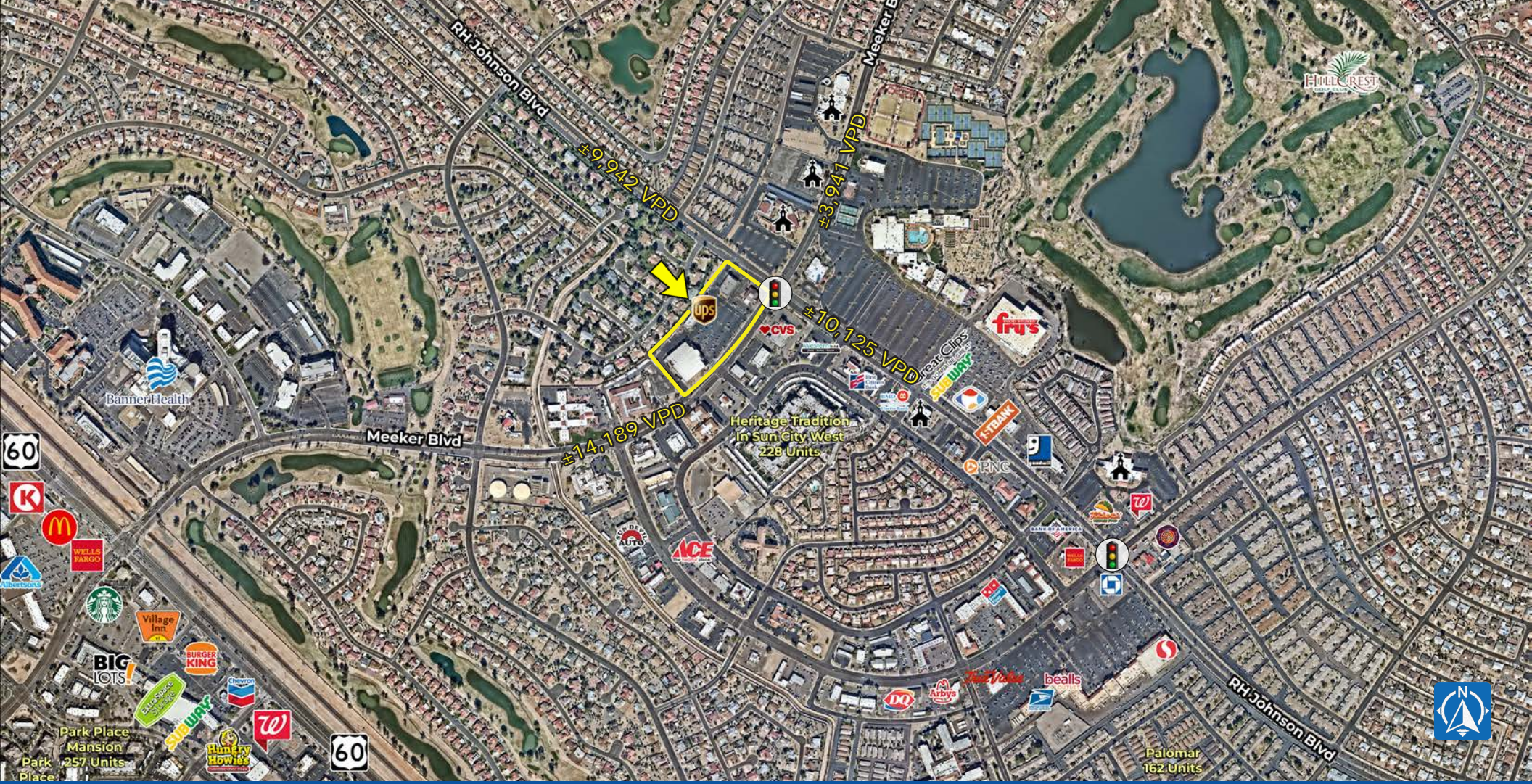


SWC

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**PCA**  
PHOENIX COMMERCIAL ADVISORS

# zoom aerial

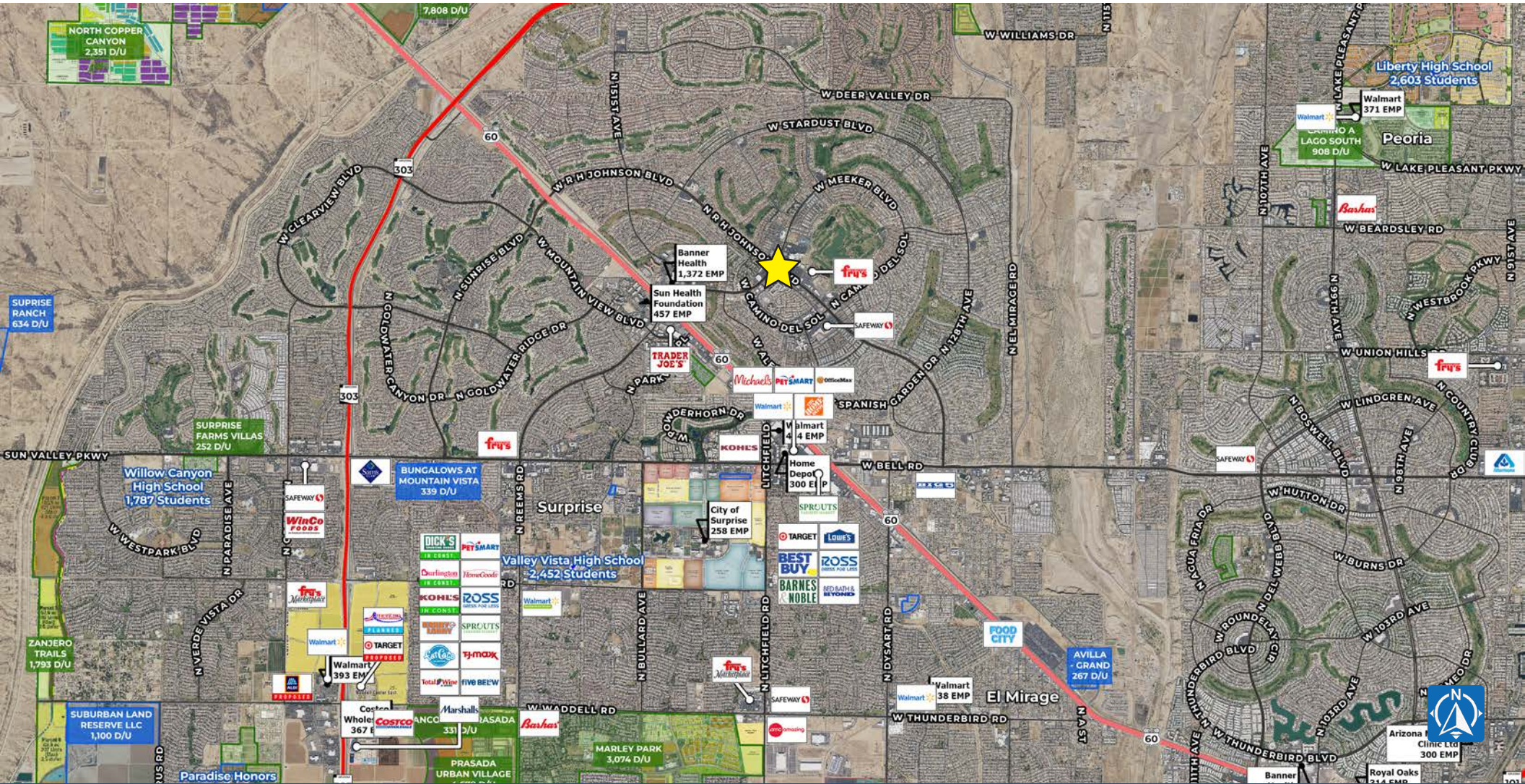


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# wide aerial

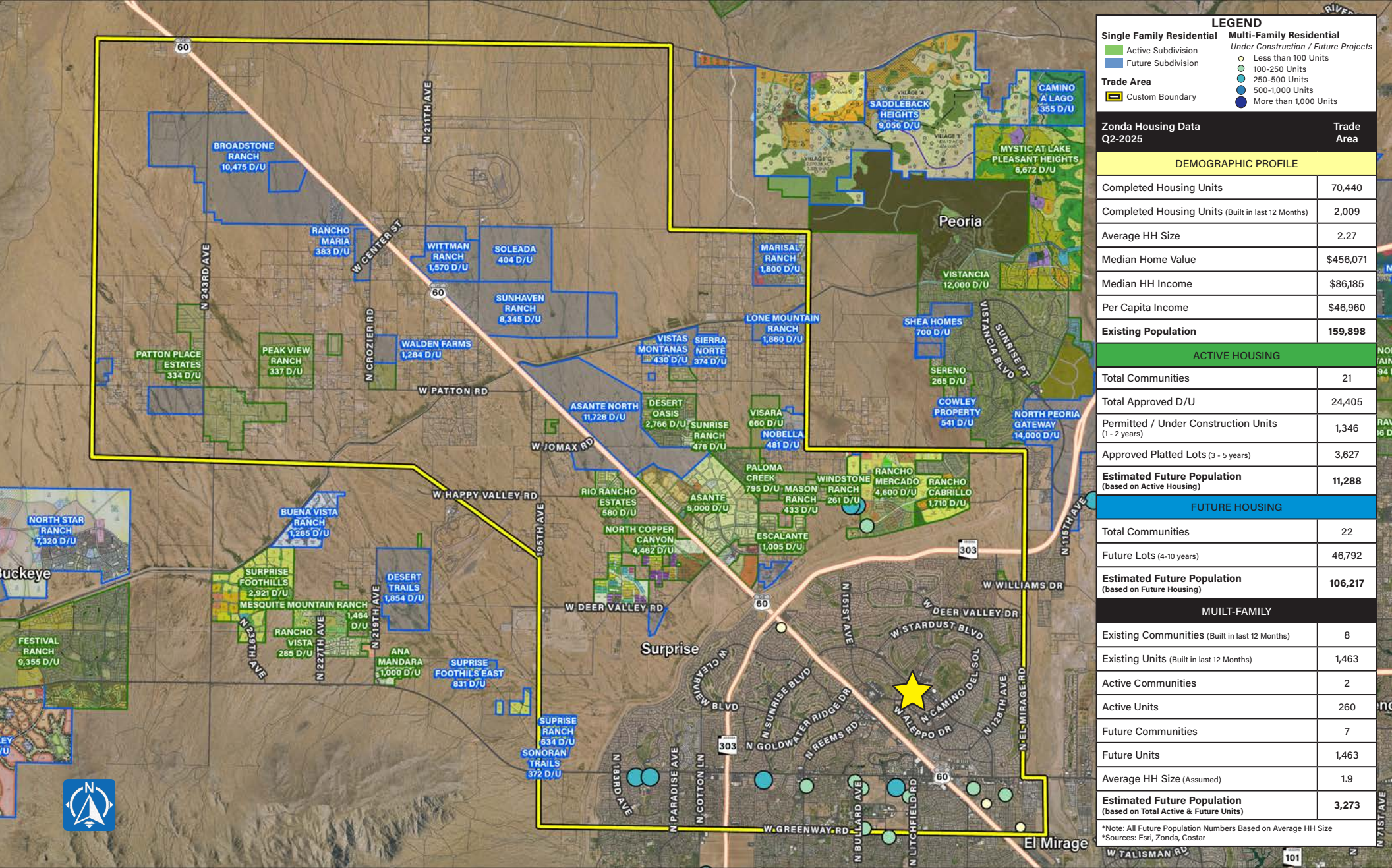


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PHOENIX COMMERCIAL ADVISORS



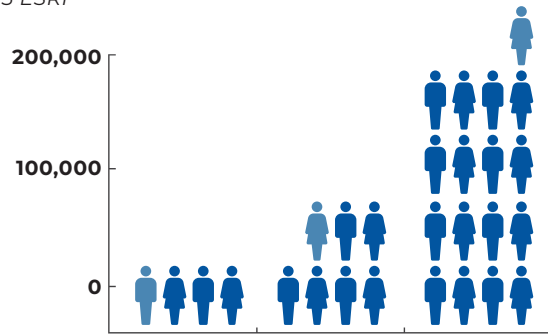
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# demographics

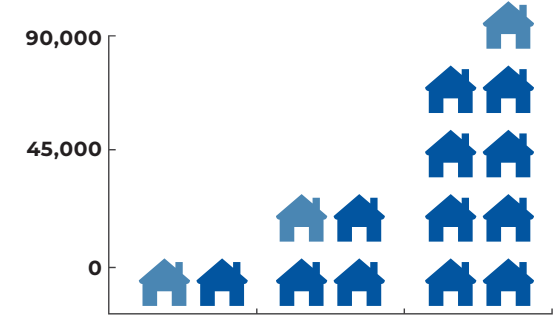
2025 ESRI



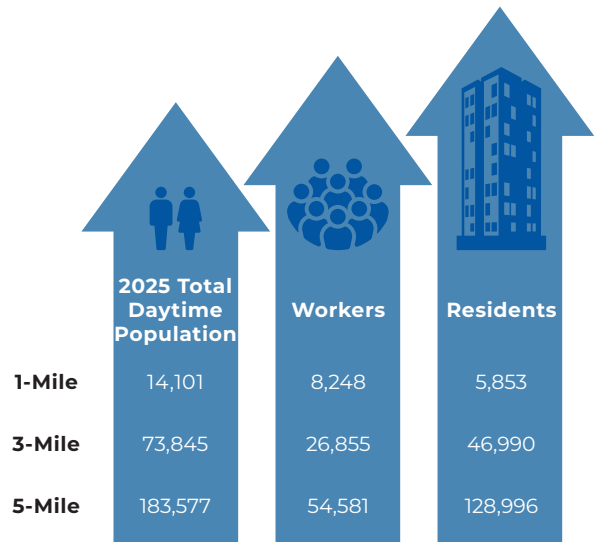
	1-Mile	3-Mile	5-Mile
2025 Total Population	6,658	67,538	212,195
2030 Total Population	6,639	70,134	218,528



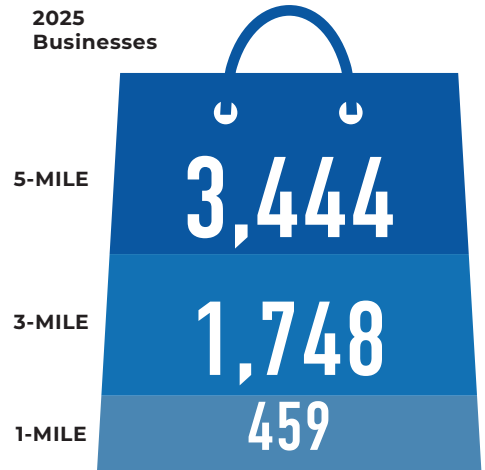
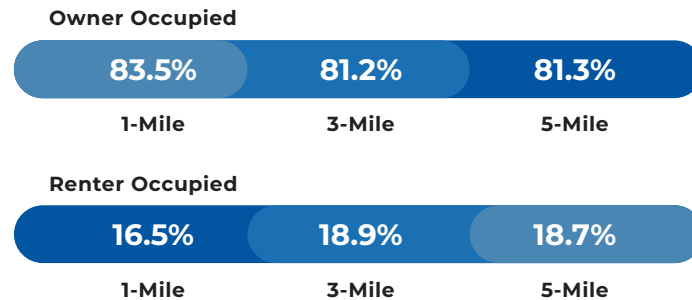
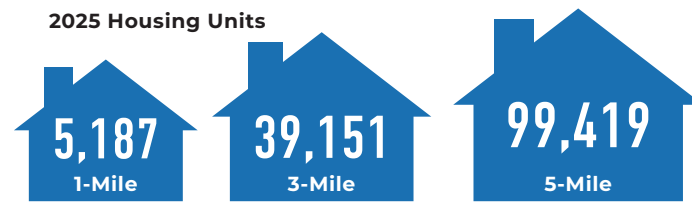
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$65,683	\$77,874	\$50,179
3-Mile	\$75,642	\$98,108	\$48,590
5-Mile	\$84,222	\$105,873	\$43,864



	1-Mile	3-Mile	5-Mile
2025 Households	4,346	33,571	87,733
2030 Households	4,378	34,724	90,630



	2025 Total Daytime Population	Workers	Residents
1-Mile	14,101	8,248	5,853
3-Mile	73,845	26,855	46,990
5-Mile	183,577	54,581	128,996



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