



SUN CITY WEST PLAZA | RARE BOX & ENDCAP OPPORTUNITY



R H JOHNSON BLVD & MEEKER BLVD

SUN CITY WEST, AZ



property summary

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

LOCATION HIGHLIGHTS

- » ±45,708 SF Single Tenant Building (can be demised), ±1,000 SF endcap, and ±1,280 SF space that can be combined to ±2,280 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

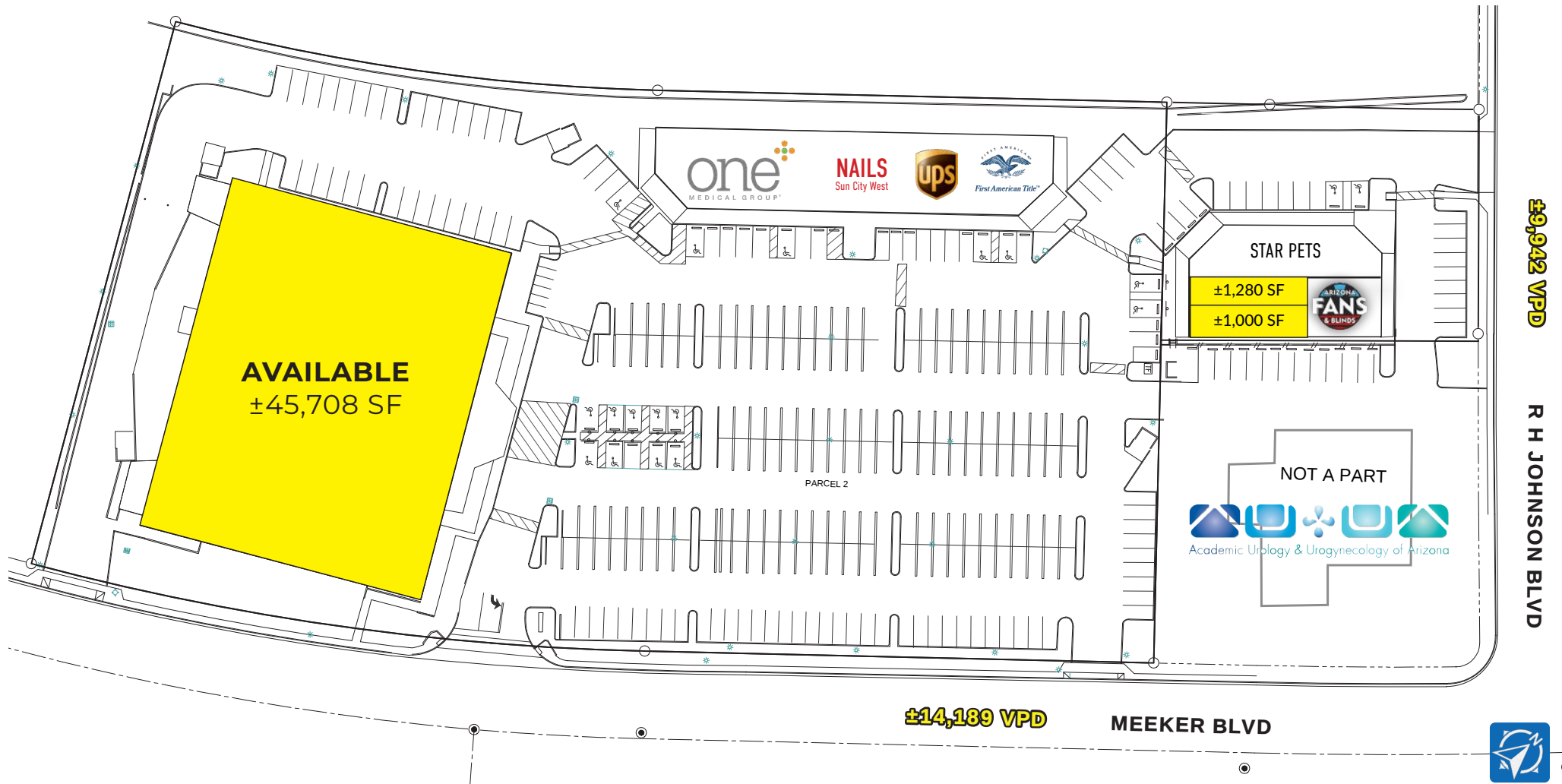


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site plan



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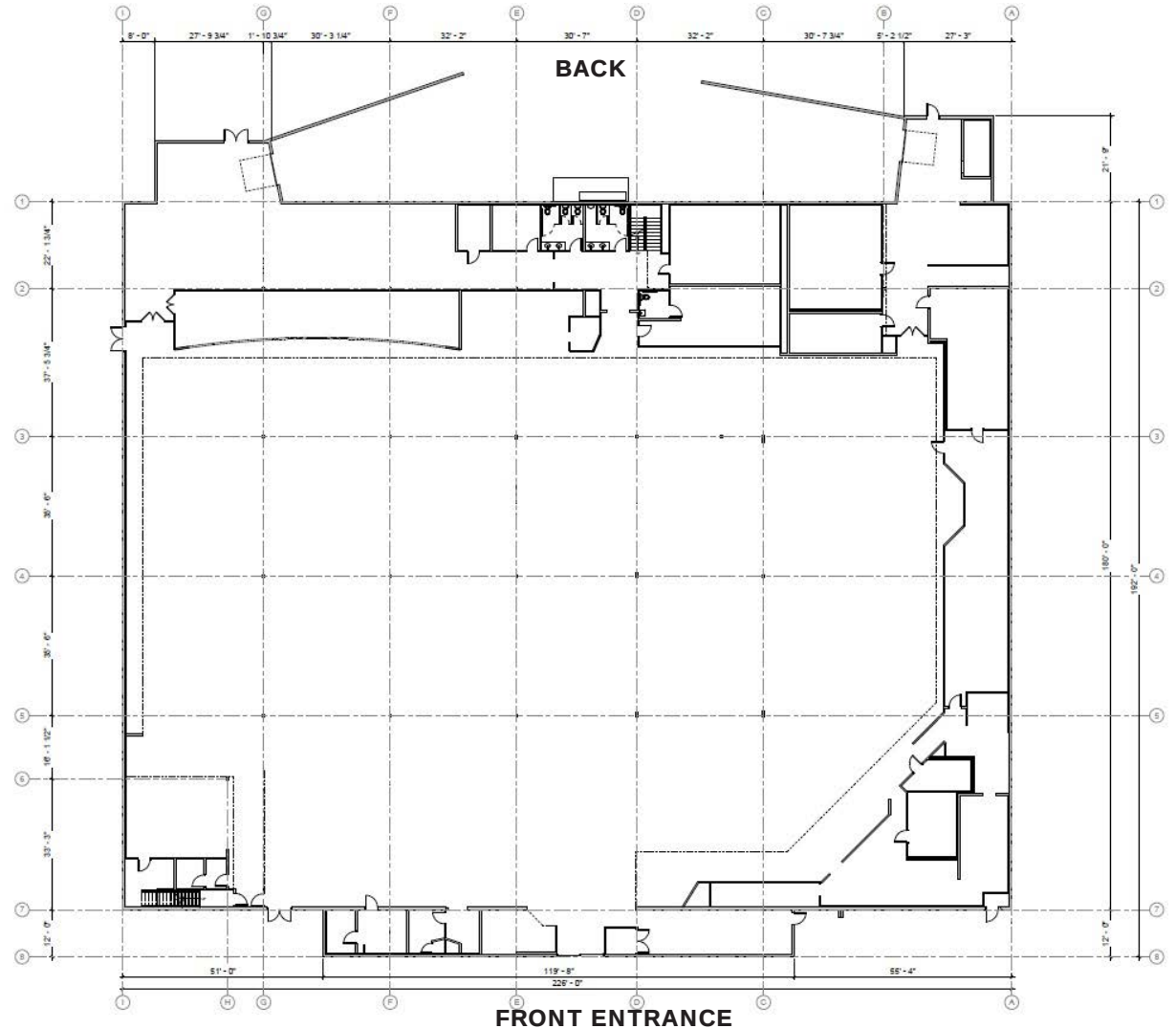
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anchor floor plan

BOX DETAILS	
Ceiling Heights	22.5' To Roof
Power	2,000a @ 277/480v + Natural Gas
Column Spacing	±30' – 35' Depending On Location
Loading Docks	2 Truck Wells

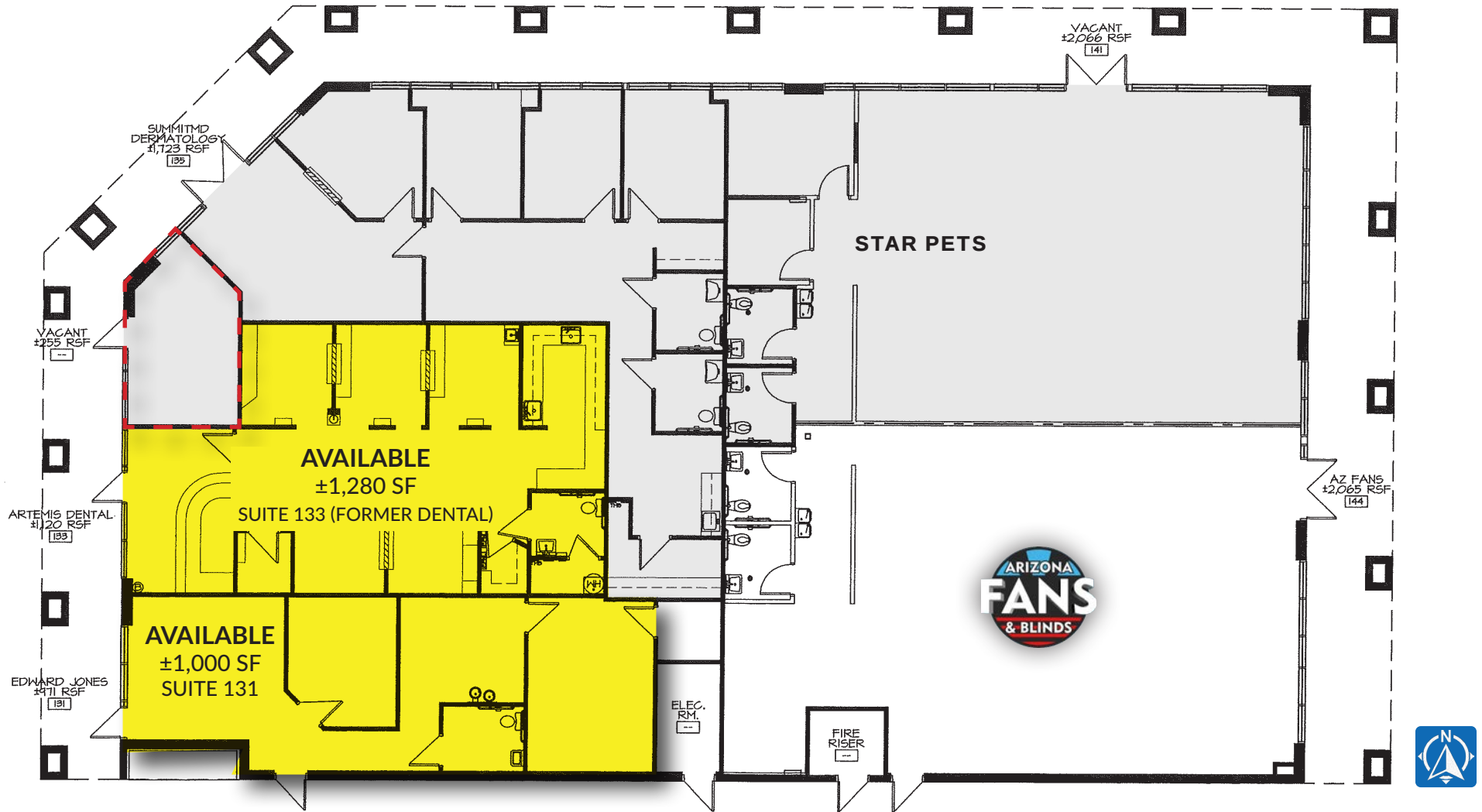


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endcap floor plan



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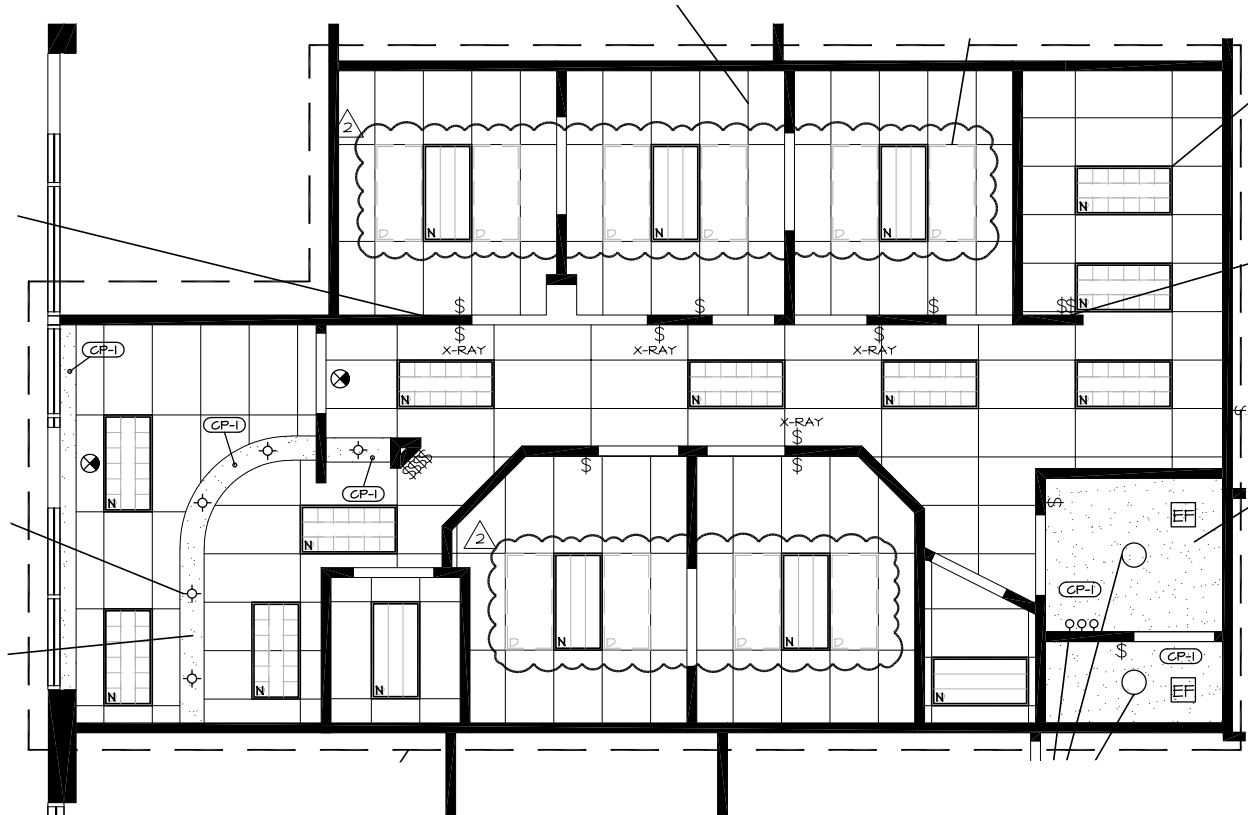
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suite 133 floor plan

SUITE 133 DETAILS

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



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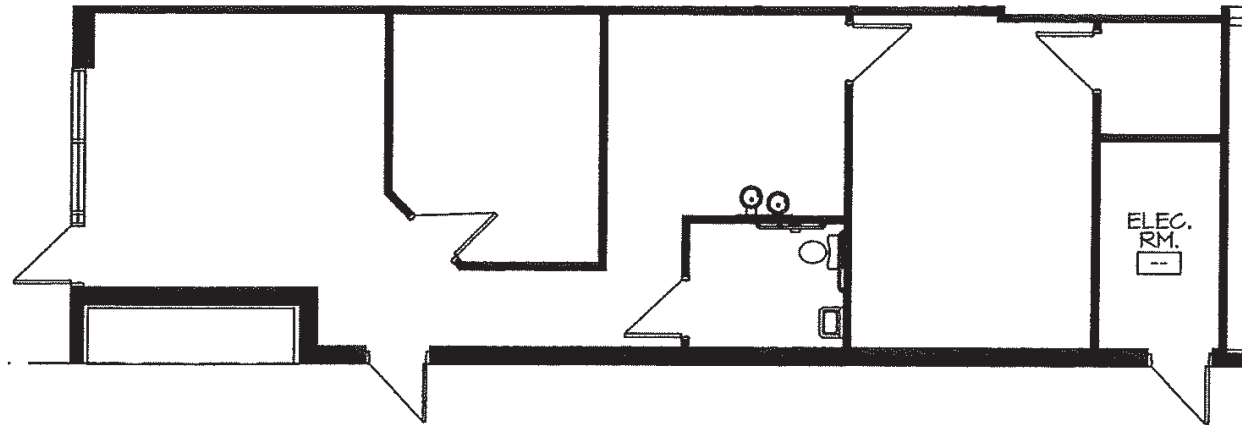
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suite 131 floor plan

SUITE 131 DETAILS

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



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zoom aerial

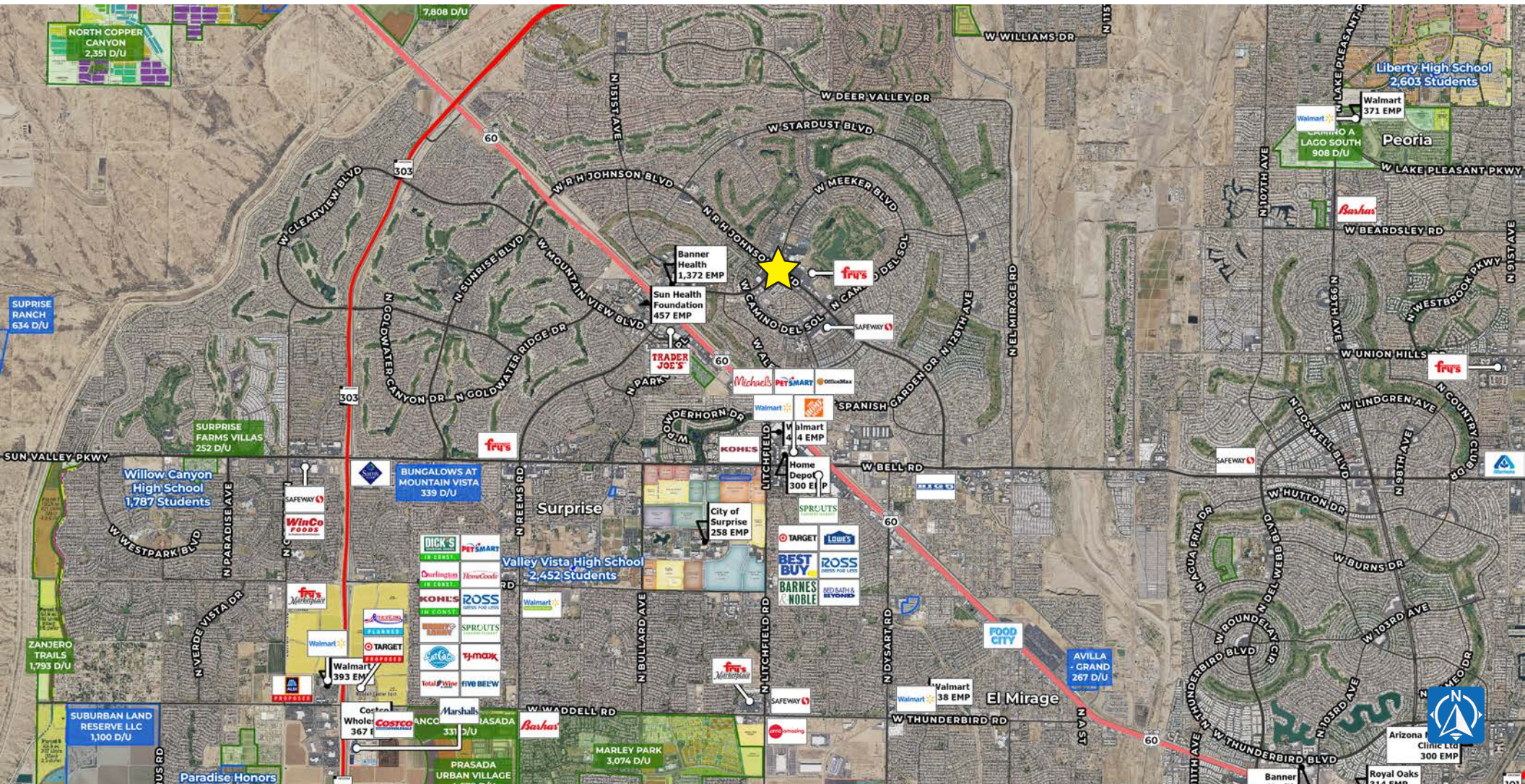


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PCA
PHOENIX COMMERCIAL ADVISORS

wide aerial

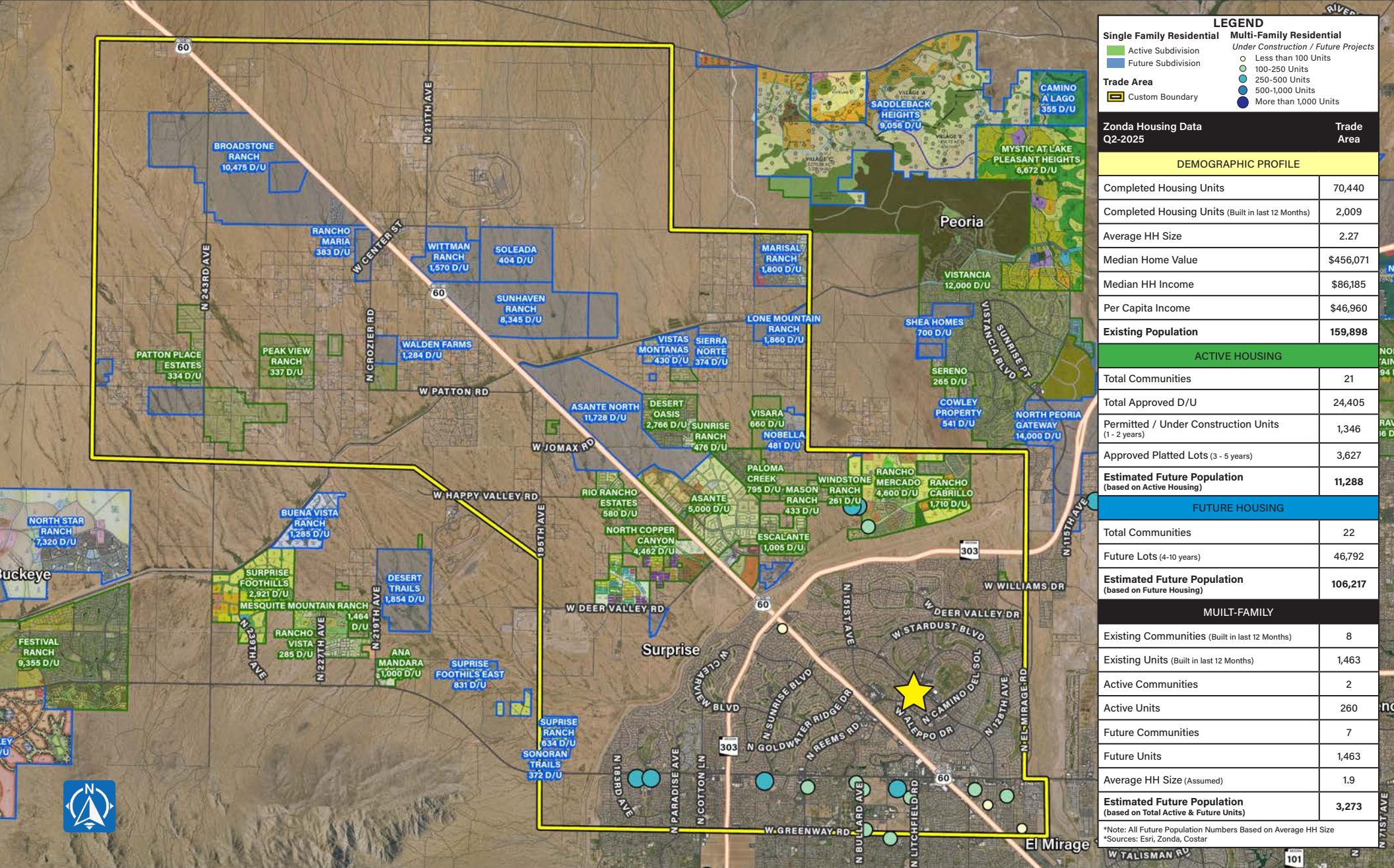


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LEGEND	
Single Family Residential	Multi-Family Residential
Active Subdivision	Under Construction / Future Projects
Future Subdivision	Less than 100 Units
	100-250 Units
	250-500 Units
	500-1,000 Units
	More than 1,000 Units
Trade Area	
Custom Boundary	

Zonda Housing Data Q2-2025 Trade Area

DEMOGRAPHIC PROFILE	
Completed Housing Units	70,440
Completed Housing Units (Built in last 12 Months)	2,009
Average HH Size	2.27
Median Home Value	\$456,071
Median HH Income	\$86,185
Per Capita Income	\$46,960
Existing Population	159,898

ACTIVE HOUSING	
Total Communities	21
Total Approved D/U	24,405
Permitted / Under Construction Units (1 - 2 years)	1,346
Approved Platted Lots (3 - 5 years)	3,627
Estimated Future Population (based on Active Housing)	11,288

FUTURE HOUSING	
Total Communities	22
Future Lots (4-10 years)	46,792
Estimated Future Population (based on Future Housing)	106,217

MULTI-FAMILY	
Existing Communities (Built in last 12 Months)	8
Existing Units (Built in last 12 Months)	1,463
Active Communities	2
Active Units	260
Future Communities	7
Future Units	1,463
Average HH Size (Assumed)	1.9
Estimated Future Population (based on Total Active & Future Units)	3,273

*Note: All Future Population Numbers Based on Average HH Size
*Sources: Esri, Zonda, Costar



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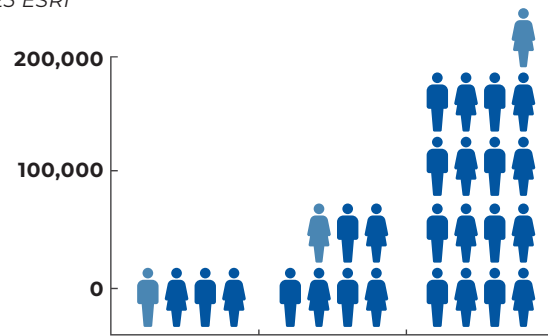
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demographics

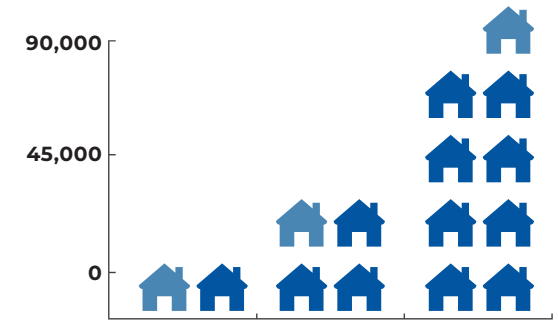
2025 ESRI



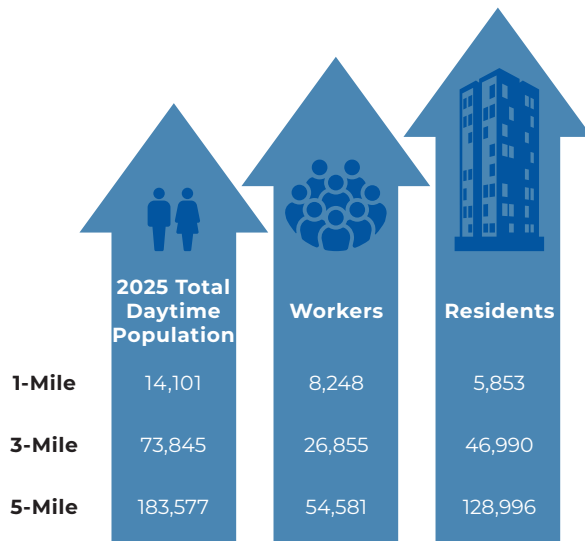
	1-Mile	3-Mile	5-Mile
2025 Total Population	6,658	67,538	212,195
2030 Total Population	6,639	70,134	218,528



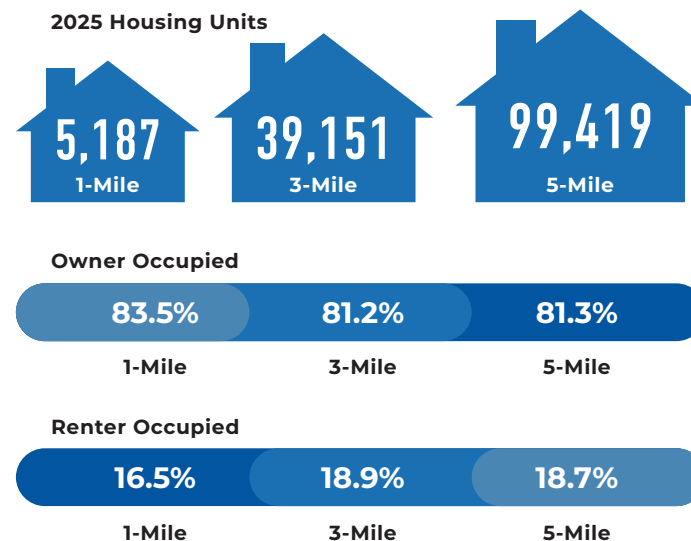
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$65,683	\$77,874	\$50,179
3-Mile	\$75,642	\$98,108	\$48,590
5-Mile	\$84,222	\$105,873	\$43,864



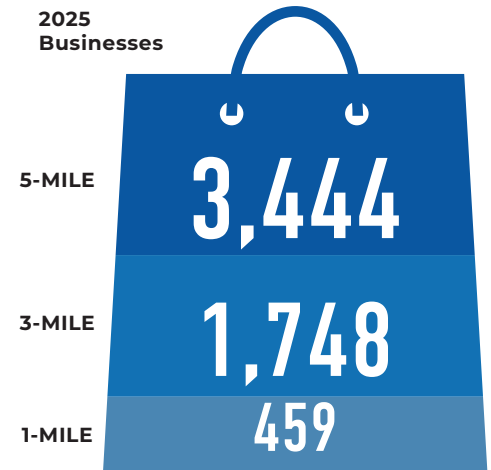
	1-Mile	3-Mile	5-Mile
2025 Households	4,346	33,571	87,733
2030 Households	4,378	34,724	90,630



	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



2025 Housing Units			
	1-Mile	3-Mile	5-Mile
2025 Housing Units	5,187	39,151	99,419
Owner Occupied	83.5%	81.2%	81.3%
Renter Occupied	16.5%	18.9%	18.7%



2025 Businesses	
5-MILE	3,444
3-MILE	1,748
1-MILE	459

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