



SUN SHADOW SQUARE

10050 W. BELL ROAD, SUN CITY, ARIZONA 85531

RETAIL SPACE FOR LEASE



For more information, please contact
exclusive listing agents:

David Carroll

DavidC@PaulAshCRE.com

John Yarborough

JohnY@PaulAshCRE.com

Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907

Tucson, AZ 85719

Main 520.795.2100

www.PaulAshCRE.com

License #LC509321000

Owner/Agent:

Arizona licensed real estate agent(s)
or broker(s) at Paul Ash Commercial
Real Estate have an ownership
interest in this property.

PROPERTY HIGHLIGHTS:

- Located at the signalized intersection of Bell Road & 99th Avenue in the heart of Sun City, AZ.
- Convenient access and great visibility to both Bell Road & 99th Avenue.
- Abundant Parking
- Population of over 142,000 in a 3 mile radius.
- **Mixed use center with prominent retailers, spas & salons, restaurants, service businesses, and both medical and professional office users.**



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



SUN SHADOW SQUARE

10050 W. BELL ROAD, SUN CITY, ARIZONA 85531

RETAIL SPACE FOR LEASE



For more information, please contact
exclusive listing agents:

David Carroll

DavidC@PaulAshCRE.com

John Yarborough

JohnY@PaulAshCRE.com

Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907

Tucson, AZ 85719

Main 520.795.2100

www.PaulAshCRE.com

License #LC509321000

The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



SUN SHADOW SQUARE

10050 W. BELL ROAD, SUN CITY, ARIZONA 85531

RETAIL SPACE FOR LEASE

For more information, please contact
exclusive listing agents:

David Carroll

DavidC@PaulAshCRE.com

John Yarborough

JohnY@PaulAshCRE.com

Paul Ash Commercial Real Estate

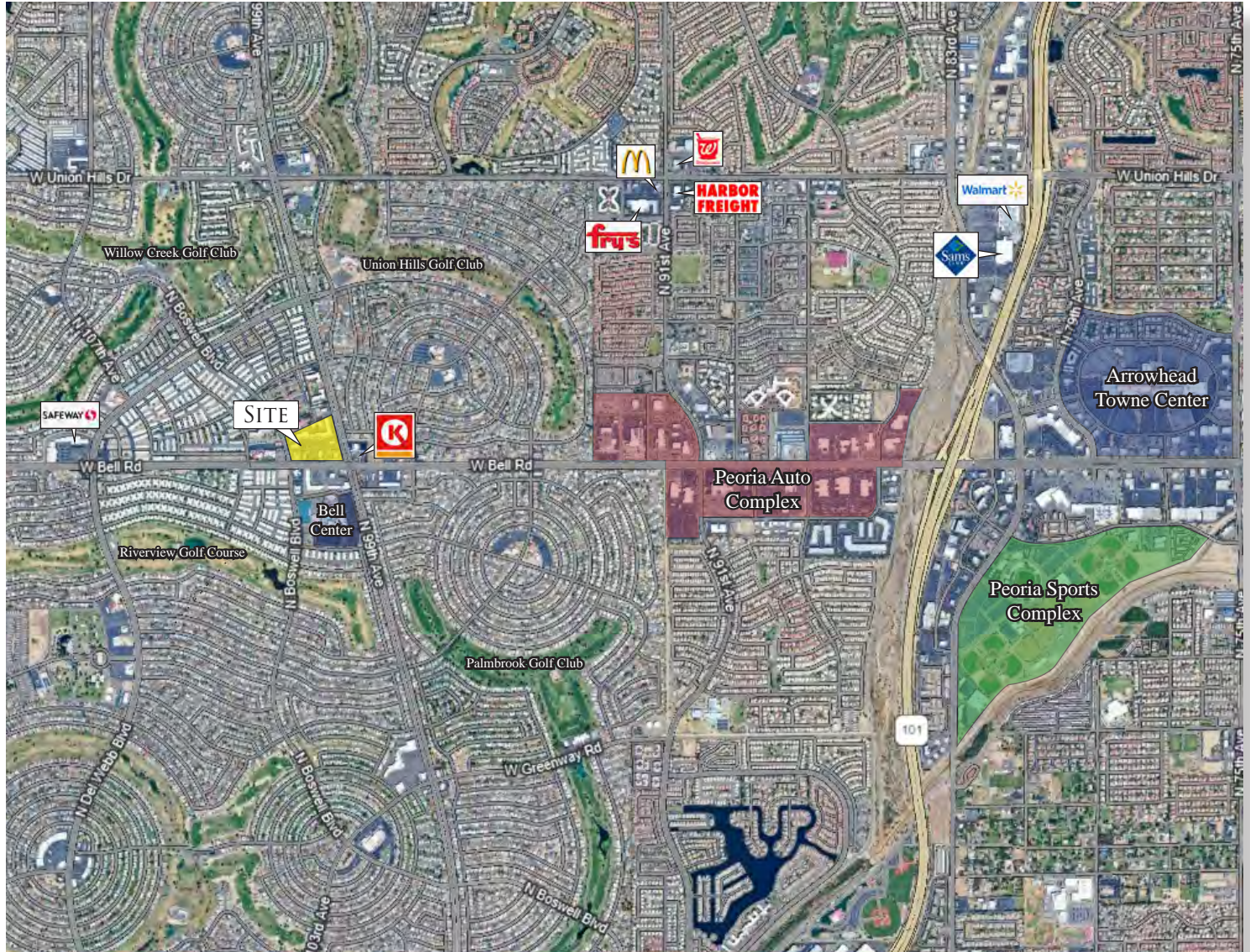
3499 N. Campbell Ave., Suite 907

Tucson, AZ 85719

Main 520.795.2100

www.PaulAshCRE.com

License #LC509321000



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



SUN SHADOW SQUARE

10050 W. BELL ROAD, SUN CITY, ARIZONA 85531

For more information, please contact
exclusive listing agents:

David Carroll
DavidC@PaulAshCRE.com

John Yarborough
JohnY@PaulAshCRE.com

Paul Ash Commercial Real Estate
3499 N. Campbell Ave., Suite 907
Tucson, AZ 85719
Main 520.795.2100
www.PaulAshCRE.com

License #LC509321000



Tenant Name	Suite #	Area
Frank's Mobility	1	833
Sewin Asylum	2	1,067
The Barber Shoppe	3	800
Personal Touch Massage	4	800
Western State Bank	6	2,900
Hanging Gardens Med. Rest.	8	2,578
Ram's Market	10	1,827
Subway	12	1,306
Rebel Grooming	13	1,315
Chiropractor	14	1,827
AVAILABLE	15	1,045
TCB Flooring	16	2,090
Track House Life	18	4,422
AVAILABLE	20	10,790
Cosmoprof	21	2,372
Pizza Hut	22	1,861
Oroweat Bakery Outlet	24	2,093
Beltone Hearing Aid Center	25	1,437
AP Nails	26	1,045
H&R Block	27	1,307
ACE Hardware	28	10,304
Fresenius Kidney Care	29	3,883
John Wallick Jewelers	32	1,050
Comfortable Living HVAC	33	1,045
Archwell Health	34	9,202
Farmers Insurance	42	1,045
Spirit Wind Healing Ministries	43	4,449
SunSational Hair Design	47	1,048
Fraternal Order of Eagles	48	2,358
Fortify Fight Boxing Gym	50	2,487
Lash Haven	52	1,315
Eden Boutique	53	1,048
Modality Skin	54	1,060

The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



SUN SHADOW SQUARE

10050 W. BELL ROAD, SUN CITY, ARIZONA 85531

DEMOGRAPHICS & TRAFFIC COUNTS

For more information, please contact
exclusive listing agents:

David Carroll

DavidC@PaulAshCRE.com

John Yarborough

JohnY@PaulAshCRE.com

Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907

Tucson, AZ 85719

Main 520.795.2100

www.PaulAshCRE.com

License #LC509321000

Demographics			
	1 Mile	3 Miles	5 Miles
2023 Population	22,461	142,472	357,261
2023 Median Income	\$56,998	\$70,247	\$76,736
2023 Median Age	72.3	54	45.6
Traffic Counts (ADOT 2023 Average Annual Daily Traffic)			
Bell Road	47,626 Vehicles/Day		
99th Avenue	11,602 Vehicles/Day		
Total Traffic:	59,228 Vehicles/Day		



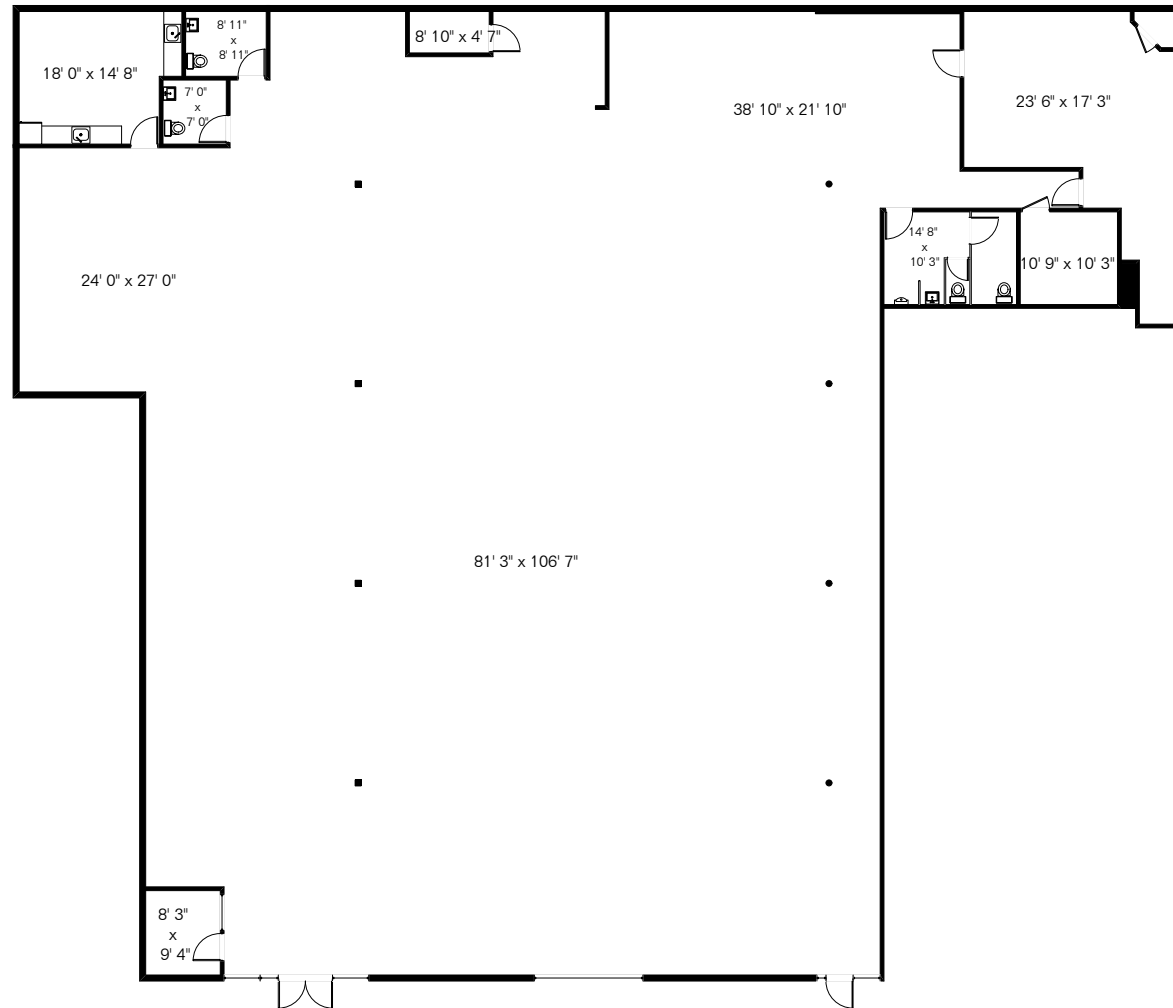
The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



SUN SHADOW SQUARE

10050 W. BELL ROAD, SUN CITY, ARIZONA 85531

FLOOR PLAN - SUITE 20: 10,790 SF



For more information, please contact
exclusive listing agents:

David Carroll

DavidC@PaulAshCRE.com

John Yarborough

JohnY@PaulAshCRE.com

Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907

Tucson, AZ 85719

Main 520.795.2100

www.PaulAshCRE.com

License #LC509321000

The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.