

SUN SHADOW SQUARE

10050 W. BELL ROAD, SUN CITY, ARIZONA 85531

1,045 - 10,790 SF
RETAIL SPACES AVAILABLE



DENA ZELL
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2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE 1,045 - 10,790 SF

- Located on Bell Road, a major East/West thoroughfare
- Signalized intersection
- Excellent Signage and Exposure on Bell Road
- Densely populated, mature trade area
- 400 surface parking spaces available - ratio of 5.0/1,000 SF



TENANTS:



H&R BLOCK®



TRAFFIC COUNTS

N 99th Ave: 14,451 VPD

E Bell Rd: 50,911 VPD

S 99th Ave: 16,994 VPD

W Bell Rd: 54,725 VPD



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Suite	Tenant	SF
1	AVAILABLE	1,100
3	The Barber Shoppe	800
4A	Personal Touch Massage	210
4B	Personal Touch Massage	590
5	azWHOLEistic	1,000
6	Western State Bank	1,900
8	Mediterranean Madness	2,578
10-11	Ram's Market	1,827
12	Subway	1,306
13	AVAILABLE	1,315
14	AVAILABLE W/ NOTICE (DND)	1,045
15	AVAILABLE	1,045

Suite	Tenant	SF
16-17	TCB Flooring	2,090
18	AVAILABLE	4,348
20	AVAILABLE	10,790
21B	Cosmoprof	2,372
22	Pizza Hut	1,861
24	Oroweat Bakery Outlet	2,093
25	Beltone Hearing Aid Center	1,437
26	AP Nails	1,045
27	H&R Block	1,045
28	ACE Hardware	10,304
29	Fresenius Kidney Care	3,883
32	John Wallick Jewelers	1,050

Suite	Tenant	SF
33	AVAILABLE	1,045
35-41	Archwell Health	9,202
42	Farmers Insurance	1,045
43-46	Arizona Element Elite Cheer	4,449
47	SunSational Hair Design	1,048
48	AVAILABLE	1,048
49	AVAILABLE	1,310
50-51	Fortify Fight Boxing Gym	2,487
52	Lash Haven	1,315
53	Eden Boutique	1,048
54	AVAILABLE	1,060



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,565	82,417	261,866
Average Age	74.5	55.3	46.8
Average Age (Male)	74.1	54.6	45.5
Average Age (Female)	74.4	56.1	47.9



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$48,167	\$57,563	\$67,073
Average House Value	\$249,226	\$217,610	\$226,602



HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	6,116	47,838	122,066
# of Persons per HH	1.4	1.7	2.1



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Employees	2,107	26,712	65,376
Total Businesses	364	3,425	9,274



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	5,334	45,640	118,638
2029 Households	5,627	46,124	120,011

