

SINGLE-TENANT NET LEASED OPPORTUNITY

SUN BELL PLAZA NORTH | 9420 WEST BELL ROAD | SUN CITY, AZ 85351



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PROPERTY OVERVIEW

Sun Bell North in Sun City, Arizona is a prime retail-commercial opportunity in a high-visibility corridor, with a strategic location. This 10,308 sq. ft. multitenant retail property, now a single-tenant, net-leased, sits on nearly one acre. The property also includes a large billboard sign, that is under a long-term lease with Lamar Outdoor Signs.

Sale Price: \$4,175,000

NOI: \$316,328

Actual CAP Rate: 7.6%

Occupancy: 100%

Building Size: ± 10,308 SF

Lot Size: ± 40,002 SF

Year Built: 1984

Zoning Designation: C-C

Cross Streets: Bell Road: 47,066 VPD
Lindgren Avenue: 2,501 VPD

LINDGREN AVENUE: 2,501 VPD

BELL ROAD: 47,066 VPD