

# 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

