



**ACE**  
Hardware

**SUBWAY**

**SUN DEVIL**  
AUTO

**Sun Lakes**  
Animal Clinic

**BURGER**  
**KING**

**BANK OF AMERICA**

**Fantasticks**  
MEXICAN FOOD

**Dobson Road**  
**2,028 VPD '23**

**Riggs Road**  
**23,311 VPD '23**

**FOR LEASE**

**Ace Plaza**

**NEC Riggs Rd & Dobson Rd | Sun Lakes, AZ**

**SRS**



# Ace Plaza

NEC Riggs Rd & Dobson Rd | Sun Lakes, AZ



1,865 -  
14,800 SF  
Available

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- Busy neighborhood center located in the heart of Sun Lakes active adult community
- Anchor Space available including dock high loading in rear with roll up door
- Monument signage on Riggs Road
- Wide range of space available including built out office space (suite #112)
- Flexible lease terms with motivated landlord
- Located 2 miles from the Intel Ocotillo Campus with 13,000 employees

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

Riggs Road  
Dobson Road

Year: 2023 | Source: ADOT

23,311 VPD  
2,028 VPD

# Ace Plaza

NEC Riggs Rd & Dobson Rd | Sun Lakes, AZ



## Shops - 9666

101-103	Adarsha STEM Academy	3,746 SF
105	Teresa Hagen Hair Salon	985 SF
106	Edward Jones	1,462 SF
107	Orbitel Communications	4,230 SF
111	Infiniti Insurance	2,777 SF
<b>112</b>	<b>AVAILABLE</b>	<b>1,820 SF</b>
114	Ace Hardware	8,515 SF
<b>116</b>	<b>AVAILABLE</b>	<b>3,500 SF</b>
118	B&R Engineering	8,340 SF
<b>120</b>	<b>AVAILABLE</b>	<b>14,800 SF</b>
125	Sun Lakes Design Center	4,790 SF
129	Robson Publishing	2,130 SF
130	Krystal Accounting	631 SF
131	Krystal Accounting	557 SF
132	Barbershop	590 SF
135	Robson Newspapers - Splash	3,022 SF
136	The Charles Company	2,336 SF
141	Robson Design	2,331 SF
143	Fresenius Medical Care	5,419 SF
<b>145</b>	<b>AVAILABLE</b>	<b>1,865 SF</b>
146	Subway	1,395 SF



## Shops - 9670

105	Desert Hearing Care	1,400 SF
106	Kelly's Kritter's Clips	1,260 SF
109	Sun Lakes Animal Clinic	3,500 SF
111	San Tan Golf Carts	2,800 SF

## Pads

A	Fantastico's Mexican Food	1,639 SF
B	Bank of America	5,983 SF
C	Burger King	2,820 SF
E	Sun Devil Auto Parts	6,665 SF



**NEC Riggs Road & Dobson Road | Sun Lakes, Arizona 85248**





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## DEMOGRAPHIC HIGHLIGHTS 2024

### 1 MILE

8,708	8,564	\$101,426	8,805
2024 Population	2029 Population	Average Household Income	Daytime Population

### 3 MILES

43,990	44,300	\$147,657	40,921
2024 Population	2029 Population	Average Household Income	Daytime Population

### 5 MILES

106,970	108,229	\$154,314	92,833
2024 Population	2029 Population	Average Household Income	Daytime Population

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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