

OFFERING MEMORANDUM

WEST BELL PROFESSIONAL CENTER

*+27,861 SF premier multi-tenant retail/
medical office investment opportunity
centrally located in Sun City, AZ*

10220 W BELL ROAD, SUN CITY, AZ 85351

SUBJECT
PROPERTY

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TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

LOCATION
OVERVIEW

04

FINANCIALS

*Exclusively
Listed by*

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EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF SUN CITY

Stable multi-tenant mixed-use commercial property for sale in Sun City, Az. Built in 1983 and 2004 (Phase II), this stylish C-2 zoned single-story garden style property fronts the busy main east/west thoroughfare, Bell Rd., offering tenants prime building and/or monument signage for premier visibility. High traffic counts 54,245 VPD, abundant parking and easy access complete the package, which has made Bell Road Professional Center a premiere, high-demand property for NW Valley tenants.

ADDRESS	10220 W Bell Rd, Sun City, AZ 85351
TYPE	Multi-Tenant Retail/Medical/Office
SIZE	±27,861 SF
LAND	±2.15 Acres
ZONED	C-2
APN	230-04-372A
YEAR BUILT	1983/ Renovated 2004
SALE PRICE	\$5,509,914
CAP	7.75%
YEAR 1 NOI	\$427,018 (includes Pro Forma)

±27,861
TOTAL SQUARE FEET

±2.15 AC
GROSS LAND SIZE

\$5.5M
LISTING PRICE

7.75%
CAP RATE



INVESTMENT HIGHLIGHTS

Over 5,1,000 Parking

Abundant parking, including uncovered as well as covered/reserved stalls. Uncovered parking is cost-effective and provides flexibility for larger parking areas, while covered parking offers added protection from weather, enhancing the tenant or customer experience. Covered spaces can also increase property value and attract tenants willing to pay higher rent for added convenience and protection.

C-2 Zoning

Allows for multiple uses and a healthy mixed-use tenant base. C-2 zoning promotes economic growth by allowing diverse commercial activities, boosting property values, and concentrating development in high-traffic areas. It also supports infrastructure improvements and reduces urban sprawl.

87% Occupancy

Stable, mostly long term tenant base with some upside available. Long-term tenants offer stable income, reduce vacancy risks, and lower turnover costs, benefiting both landlords and tenants with secure, predictable spaces.



 **54,245+ VEHICLES**
Average Daily Traffic

 **4,900+ VEHICLES**
Average Daily Traffic

W BELL RD



PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	10220 W Bell Road, Sun City, AZ
PARCEL NUMBERS	230-04-372A
COUNTY	Maricopa
MUNICIPALITY	Sun City

BUILDING INFORMATION

YEAR BUILT	1983/ Renovated 2004
TOTAL BUILDING SF	±27,861
GROSS LEASABLE SF	±27,219
STORIES	Single-story

SITE INFORMATION








LAND AREA	76,230 SF
ACCESS	Access via Bell Road & N Boswell Road
ZONING	C-2
SIGNAGE	Monument signage available

TAX INFORMATION

2024 PROPERTY TAX	\$36,333
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CURRENT TENANTS

87%
OCCUPANCY

PROPERTY OVERVIEW





LOCATION OVERVIEW



THE *SUN CITY* OFFICE MARKET IS THRIVING

The medical office market in Sun City, Arizona, is thriving due to the area's large senior population and growing healthcare needs.

Known for its retirement communities, Sun City presents a consistent demand for healthcare services, ranging from general practitioners to specialists catering to age-related health concerns. The area's proximity to established hospitals and healthcare facilities enhances the appeal of medical office spaces for providers seeking to serve local residents. Additionally, as more seniors prioritize convenience and accessibility in healthcare, medical offices in Sun City offer opportunities for long-term tenants and stable rental income. With population growth and the increasing need for healthcare services, the medical office market in Sun City is expected to continue thriving, attracting both healthcare professionals and investors looking for reliable returns in a high-demand sector.

SEVEN

GOLF COURSES IN
SUN CITY

50%

AGE 65 OR OLDER

FIRST

PLANNED ACTIVE
ADULT CITY

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	40,996	276,976	953,115
2029 PROJECTION	44,543	299,803	1,033,741
2020 CENSUS	39,087	270,227	918,802
PROJECTED GROWTH 2024 - 2029	1.7%	1.6%	1.7%
AVERAGE AGE	70.01	48.2	40.7

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2022 AVERAGE HH INCOME	\$62,039	\$75,334	\$94,964
TOTAL BUSINESSES	424	4,744	11,079
TOTAL EMPLOYEES	3,417	37,893	84,024

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.9%	4.3%	5.3%
HIGH SCHOOL DIPLOMA	26.8%	26.3%	26.4%
SOME COLLEGE	27.2%	25.8%	24.9%
ASSOCIATE	10.5%	9.9%	10.2%
BACHELOR'S	18.6%	19.0%	18.3%
GRADUATE	10.6%	12.3%	11.4%

HOUSEHOLDS

5,578
1 MILE

44,184
3 MILES

114,342
5 MILES

2029 PROJECTED GROWTH

1.9%
1 MILE

1.8%
3 MILES

1.7%
5 MILES

OWNER VS. RENTER OCCUPIED



■ OWNER ■ RENTER

Data Source: ©2024, Costar



FINANCIALS

Section 04

RENT ROLL

Tenant	Suite #	SF	Term Length	Commecement Date	Expiration Date	Rent/Mo	Rent/Year		Esc.	Type	Security Deposit
Vacant/Pro Forma Rent	101	2,100				\$3,150	\$37,800	\$18		NNN	
Blueink Title Agency, LLC	103/121/131	3,500	5 years	4/19/2024	7/31/2027	\$5,104	\$61,250	\$18	3%	NNN	\$7,546
Dental Aesthetic, PLLC	104	1,005	5 years	9/1/2021	8/31/2026	\$1,376	\$16,513	\$16	3%	NNN	\$2,000
Advanced Independence, LLC		5,942	5 years	9/1/2016	12/31/2026	\$7,575	\$90,905	\$15	3%	NNN	\$5,942
Advance Independence Charity	116	3,330		2/1/2022	3/31/2025	\$3,300	\$39,600	\$12	3%	NNN	\$3,300
Empowerment Home Health, LLC (dba Assisting Hands)	111	1,000	3 year	12/1/2022	2/28/2026	\$1,387	\$16,640	\$17	4%	NNN	\$2,000
Sunshine Massage Therapy	112	1,000	3 Years	2/3/2014	1/31/2026	\$1,672	\$20,063	\$20	3%	NNN	\$3,458
Hasslacher Tax & Financial, LLC	108A	1,793	3 Years	4/1/2008	MTM	\$3,124	\$37,486	\$21	3%	NNN	\$3,626
Vacant	108B	1,563					\$-	\$-			
Edward Jones	125	986	5 year	4/1/2021	3/31/2026	\$1,397	\$16,762	\$17	3%	NNN	\$-
Wayne P. Marsh, PLC & Robert Jeckel PLLC	Boswell	5,000	5 years	8/1/2024	9/30/2029	\$7,500	\$90,000	\$18	3%	NNN	\$8,500

NET OPERATING INCOME

RENT ROLL SF	27,219
UTILITY/Common ADDL SF	642
TOTAL SQUARE FOOTAGE (TAX RECORDS)	27,861
TRIPLE NET ESTIMATES ARE APPROX \$6.75/SF/YR	





TENANT PROFILES

Section 05

TENANT PROFILES



Advanced Independence provides a comprehensive day program for adults, as well as teaching and direct care services for children to help them reach their potential.

Advanced Independence was founded in February 2006 to provide support for individuals with disabilities who receive services from the Division of Developmental Disabilities long term care system. They offer quality care and support for individuals and their families in Maricopa County, backed by commitment to help them find the best methods for teaching language, social, and behavioral skills.



BlueInk Title Agency is a full-service title and real estate settlement provider that operates in Arizona.

At BlueInk Title Agency, the goal is to make the closing process a smooth one. It should be as easy as possible for all parties involved. Their experienced staff has handled thousands of closings. They handle residential home, investment property, commercial building, or vacant land transactions. They will ensure the closing process is handled properly and in a professional manner. BlueInk Title Agency is owned and operated by Valentin Guzman.



With state-of-the-art technology and a commitment to patient comfort, Dental Aesthetic is here to ensure that every visit is a pleasant experience.

From routine check-ups and preventive care to restorative treatments and cosmetic enhancements, they tailor their services to meet your unique requirements and desires. Dr. AL is not only an expert in dental aesthetics but also a compassionate professional dedicated to providing comprehensive dental services for all oral health needs.

TENANT PROFILES



Edward Jones, is a financial services firm headquartered in St. Louis, Missouri.

Edward Jones was founded by Edward D. Jones in St. Louis, Missouri in 1922. Edward Jones serves investment clients in the U.S. and Canada, through its branch network of more than 15,000 location and 19,000 financial advisors. The company currently has relationships with nearly 8 million clients and \$1.8 trillion in assets under management worldwide. The firm focuses solely on individual investors and business owners.

ROBERT F. JECKEL, PLLC

Robert F. Jeckel PLLC is law firm that has been providing legal advice and assistance since 1974.

Their services include estate planning and estate administration, trust advice and creation, wills, probate, and legal assistance concerning guardianships. They also work with premarital agreements, and conservatorships, and can help you with ALTCS planning.



Hasslacher Tax & Financial, LLC manages assets for individuals and families, providing investment management, and financial planning.

Hasslacher Tax & Financial, LLC was created to help individuals and businesses better manage their financial lives through strategic tax planning and management along with core financial planning and active estate planning. Covering all areas of financial life. A true wealth planning firm all under one roof to assist with coordinated planning.

With over 25 years of experience, they have a deep level of understanding of these areas that we are able to assist individuals, families and business clients specifically to their own unique needs.



My Adult Home Care provides services to individuals with developmental disabilities.

They provide Residential Habilitation Services (Group Home) and Respite Care and many other services to persons with disabilities.

With many years of experience, My Home Adult Home Care provides quality care, ensuring services that promote education, new experiences, and exposure. All staff meets and/or exceeds state requirements including passing of background screening, required experience, education, and reference checks.

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