



Exclusively Listed by

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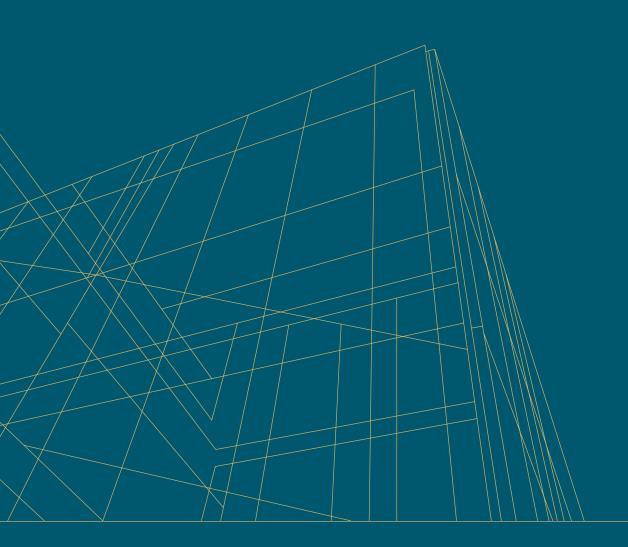


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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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## EXECUTIVE SUMMARY

Section 01

# 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.

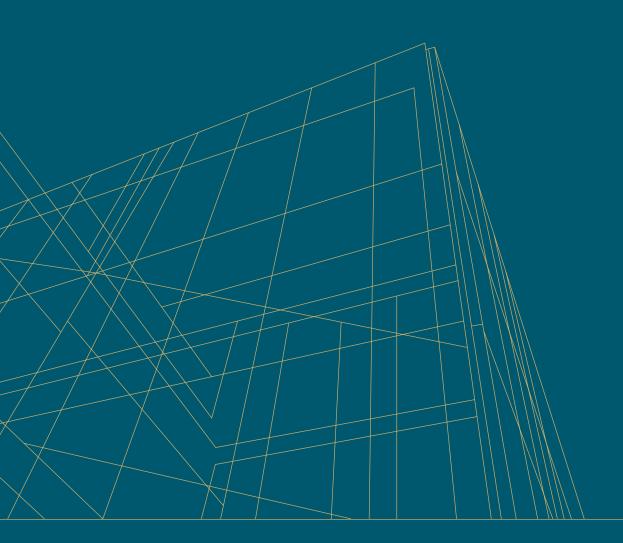
| ADDRESS    | 10220 W Bell Rd, Sun City, AZ 85351 |
|------------|-------------------------------------|
| TYPE       | Multi-Tenant Retail/Medical/Office  |
| SIZE       | ±27,861 SF                          |
| LAND       | ±2.15 Acres                         |
| ZONED      | C-2                                 |
| 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)      |
|            |                                     |



#### INVESTMENT HIGHLIGHTS







## 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 singage available            |

#### TAX INFORMATION

| 2024 | PROPERTY TAX | \$36,333 |  |
|------|--------------|----------|--|
| 2024 | INOILNIIIAA  | 430,333  |  |

#### **CURRENT TENANTS**











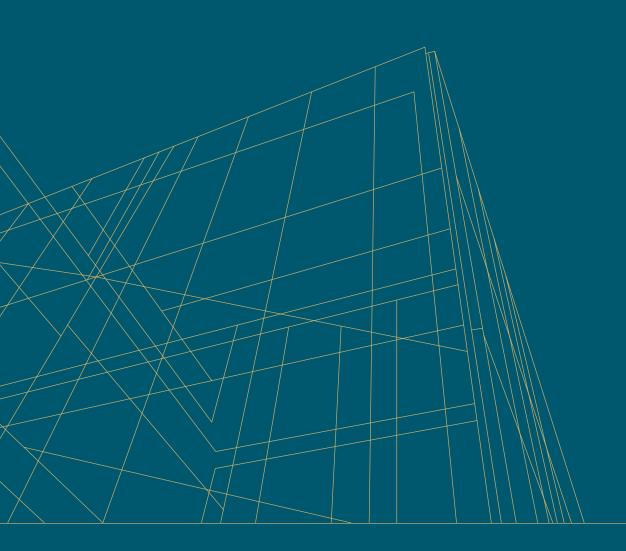












## LOCATION OVERVIEW



## 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

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

44,184

114,342 5 MILES

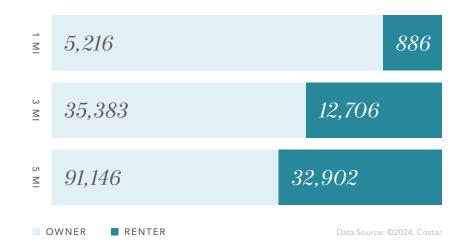
#### 2029 PROJECTED GROWTH

1.9%

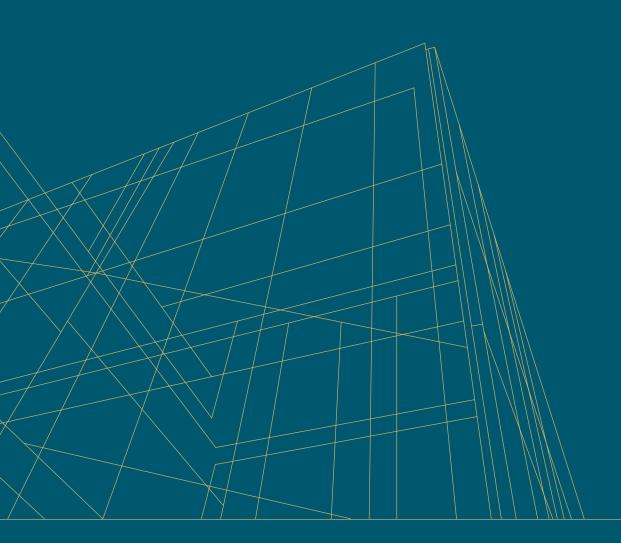
1.8% 3 MILES

5 MILES

#### **OWNER VS. RENTER OCCUPIED**







## FINANCIALS

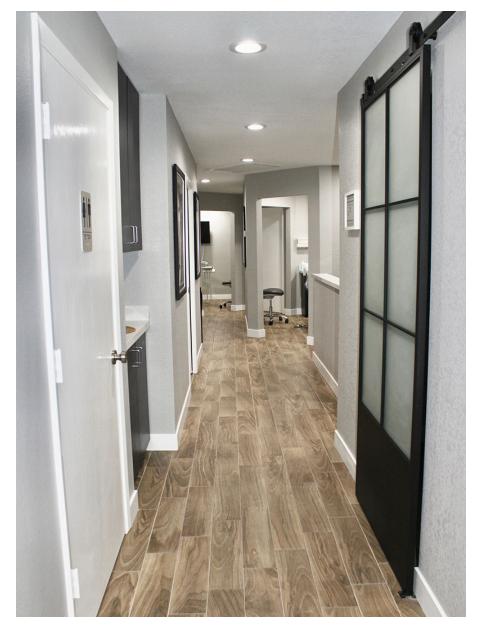
### RENT ROLL

| Tenant   | Suite #     | SF    | Term<br>Length | Commecement<br>Date | Expiration<br>Date | Rent/Mo | Rent/Year |      | Esc. | Туре | Security<br>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 &<br>Robert Jeckel PLLC        | Boswell     | 5,000 | 5 years        | 8/1/2024            | 9/30/2029          | \$7,500 | \$90,000  | \$18 | 3%   | NNN  | \$8,500             |

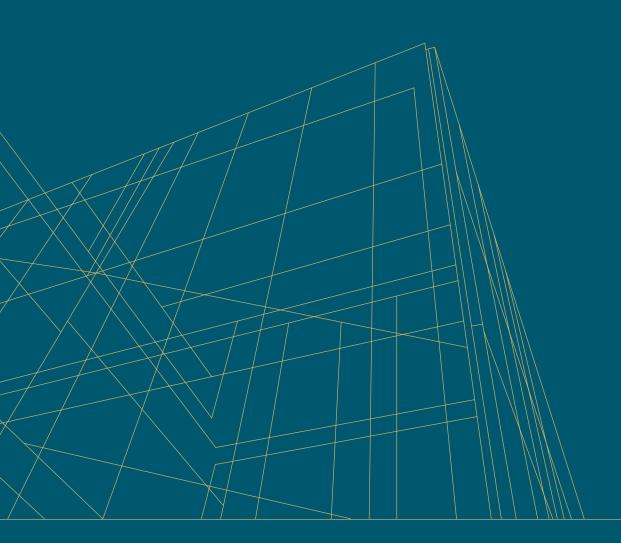
### NET OPERATING INCOME

| 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





**D**A

Dental Aesthetic

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 fullservice 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



**ROBERT F. JECKEL, PLLC** 



MyAdultHomeCare

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 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.

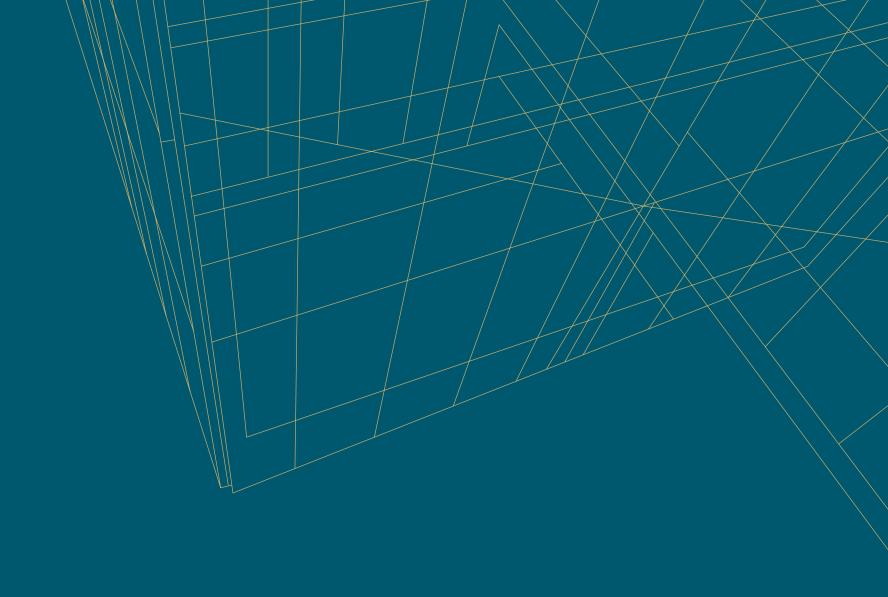
Hasslacher Tax & Financial, LLC was created to help individuals and businesses better manage their financial lives through strategic tax planning and management along with core financial planning and active estate planning. Covering all areas of financial life. A true wealth planning firm all under one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