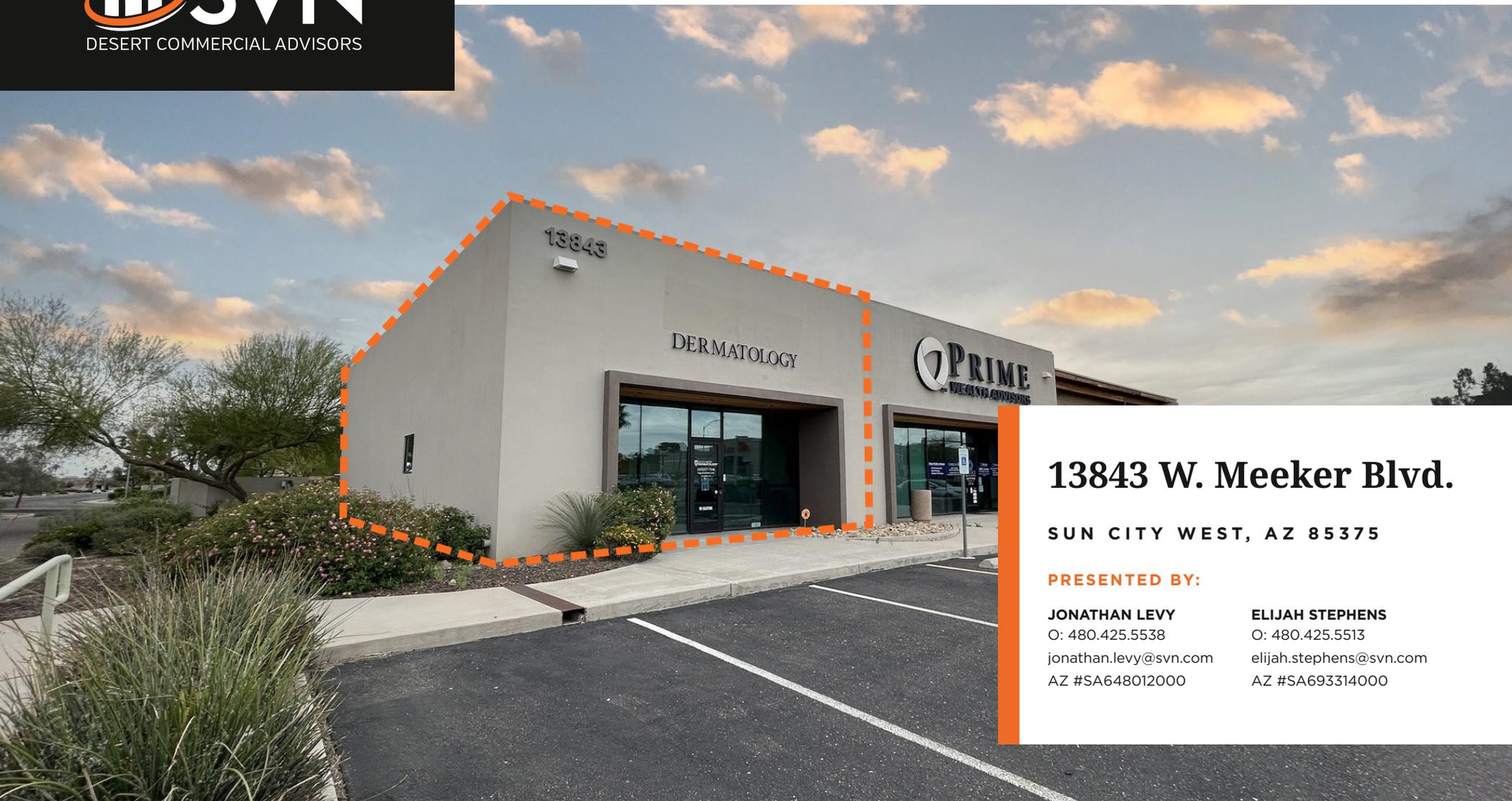




For Lease: Medical Office



13843 W. Meeker Blvd.

SUN CITY WEST, AZ 85375

PRESENTED BY:

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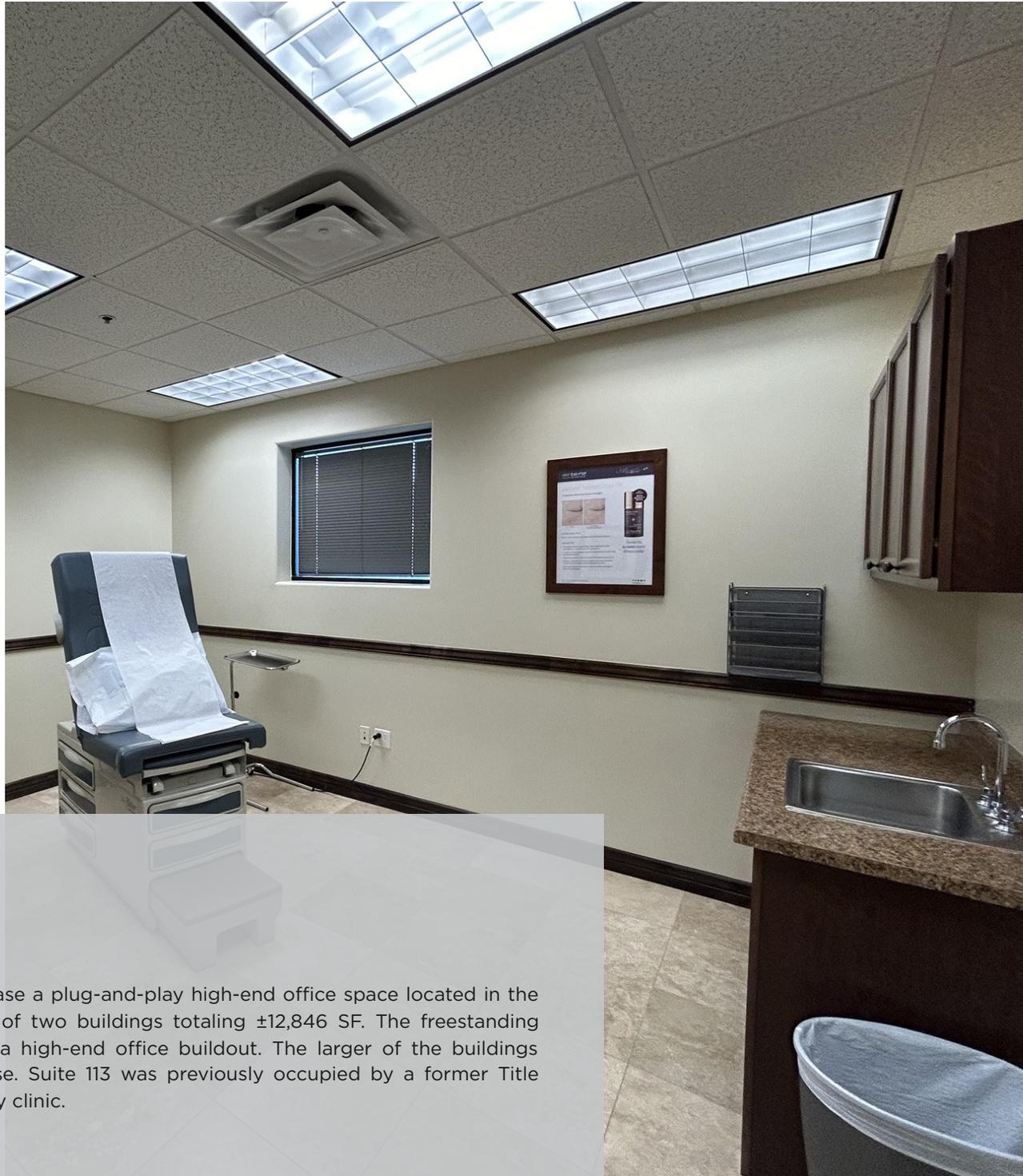
PROPERTY SUMMARY

13843 W. MEEKER BLVD.

SUN CITY WEST, AZ 85375

OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
ESTIAMTED NNN'S	±\$5.19 SF/yr
BUILDING SIZE:	12,846 SF
AVAILABLE SF:	1,995 SF
TENANT RESPONSIBILITIES:	Rent + Expenses
AVAILABLE:	May 1st, 2026

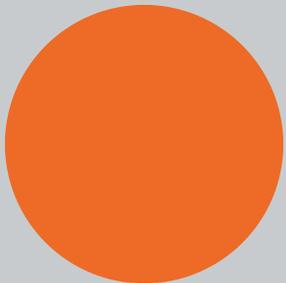
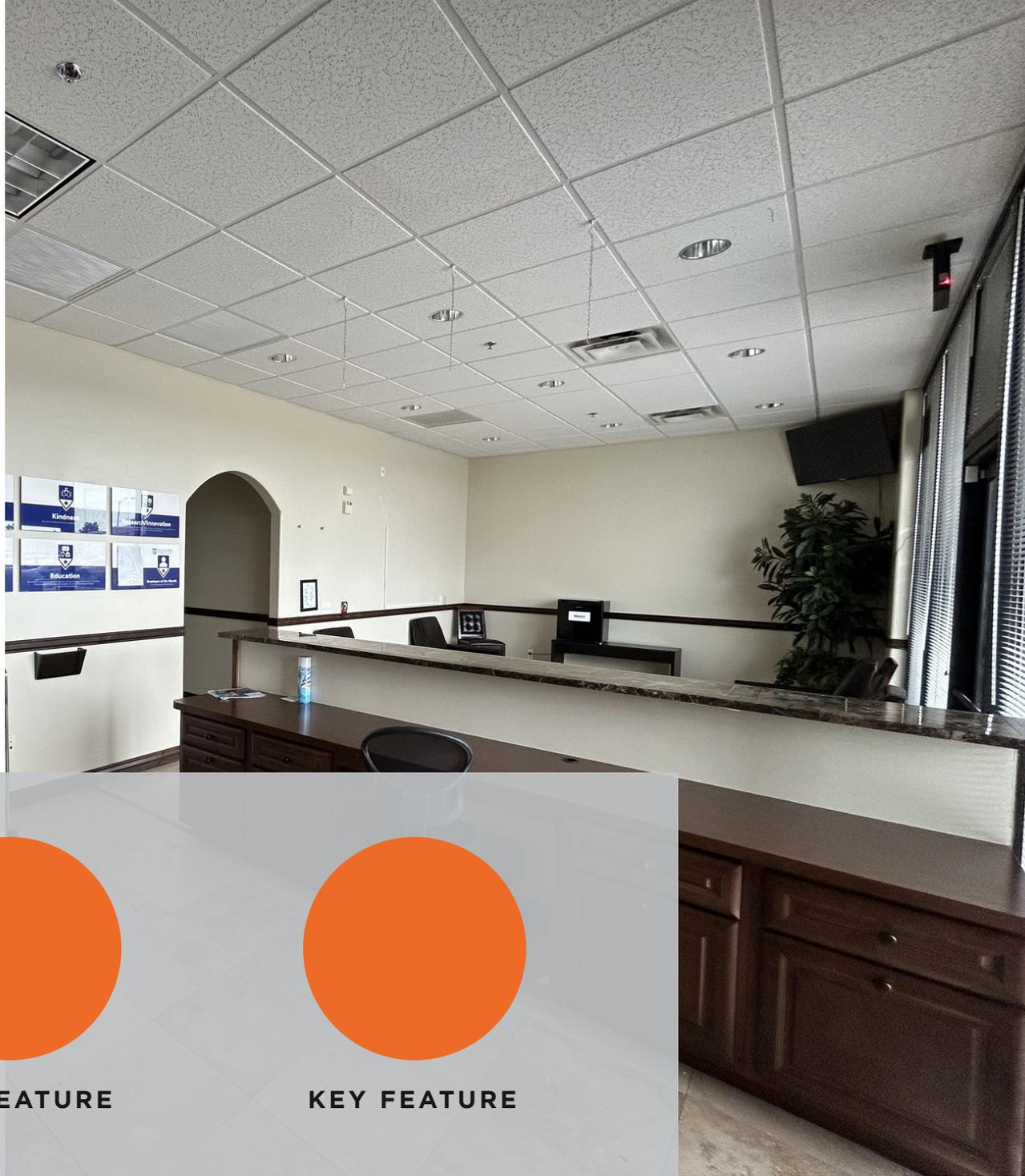


PROPERTY SUMMARY

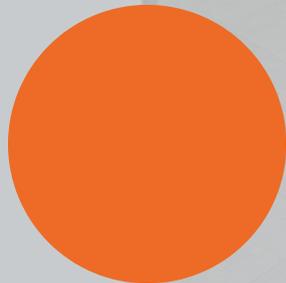
SVN Desert Commercial Advisors is pleased to present for lease a plug-and-play high-end office space located in the heart of Sun City West. The subject property is comprised of two buildings totaling ±12,846 SF. The freestanding building consists of ±5,538-square-foot building along with a high-end office buildout. The larger of the buildings feature multi-tenant office and medical office space for lease. Suite 113 was previously occupied by a former Title Company, and suite 101 was occupied by a former Dermatology clinic.

PROPERTY HIGHLIGHTS

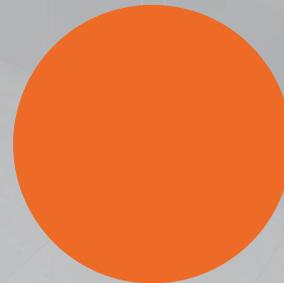
- Medical Office Space for Lease
- Asking \$22.00 PSF NNN
- Generous Parking Ratio of 8.10:1,000 SF
- Reserved Parking Spaces Available
- Frontage Along Meeker Blvd
- Located in the Heart of Sun City West's Business Core
- Close Proximity to US-60 Grand Ave and Loop 303 Freeways
- Close Proximity to Surprise, AZ and its Retail/Entertainment District



KEY FEATURE



KEY FEATURE



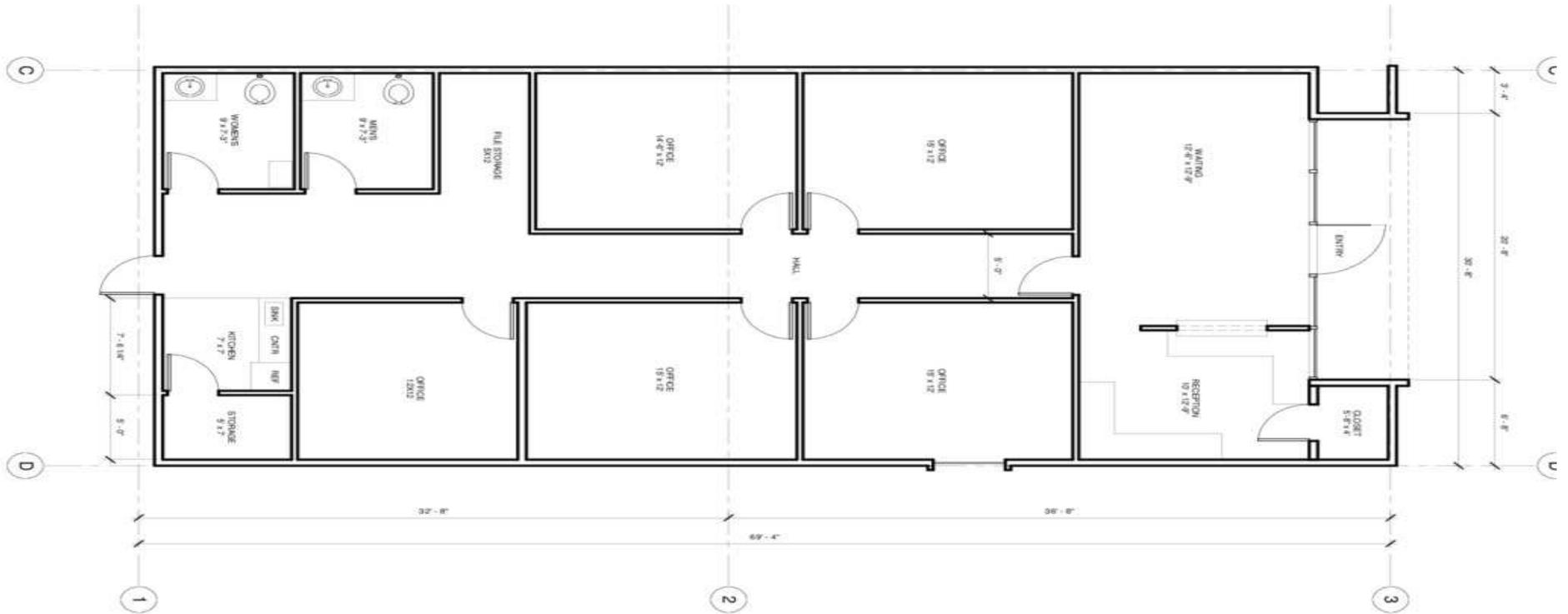
KEY FEATURE

PROPERTY PHOTOS



FLOOR PLAN

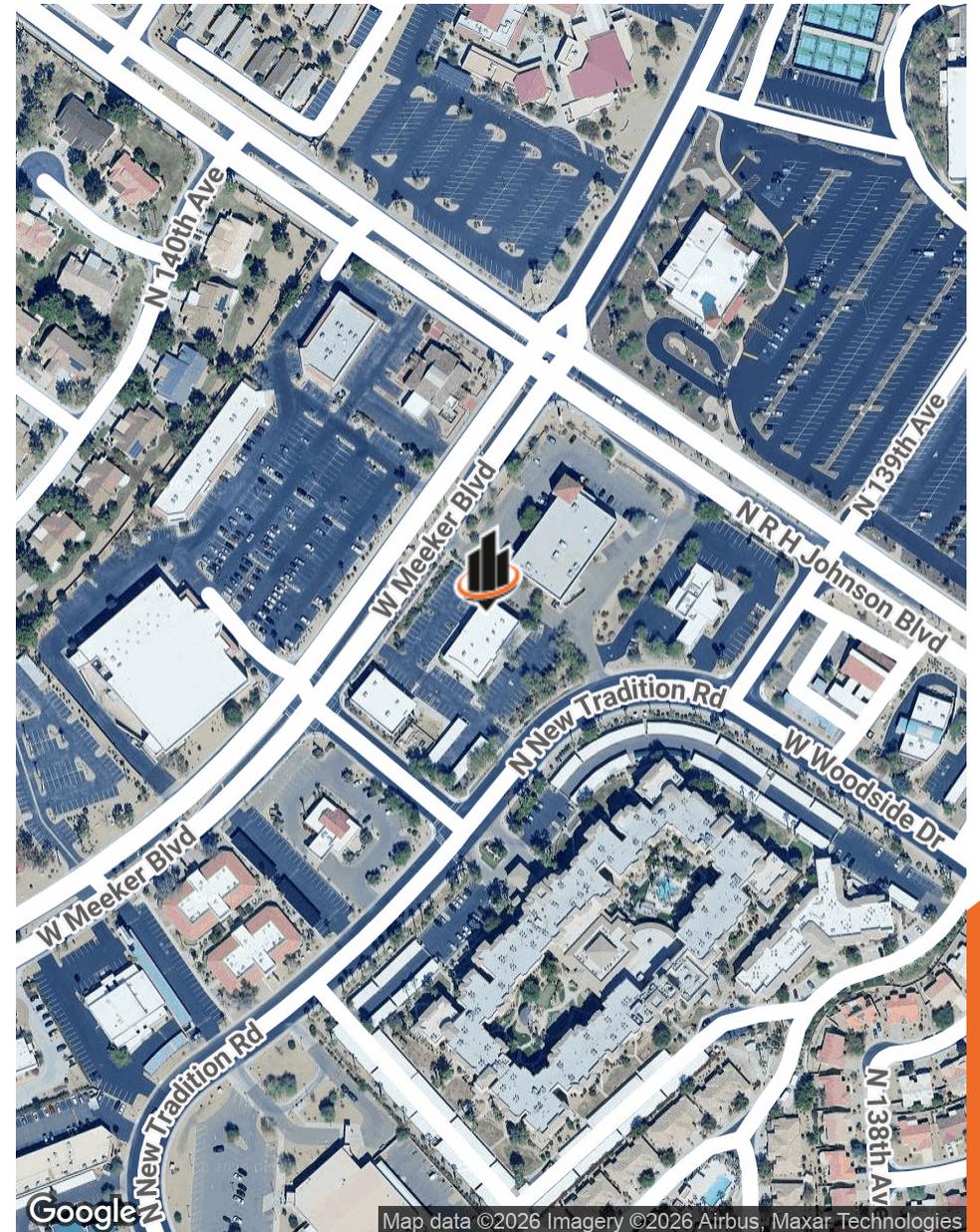
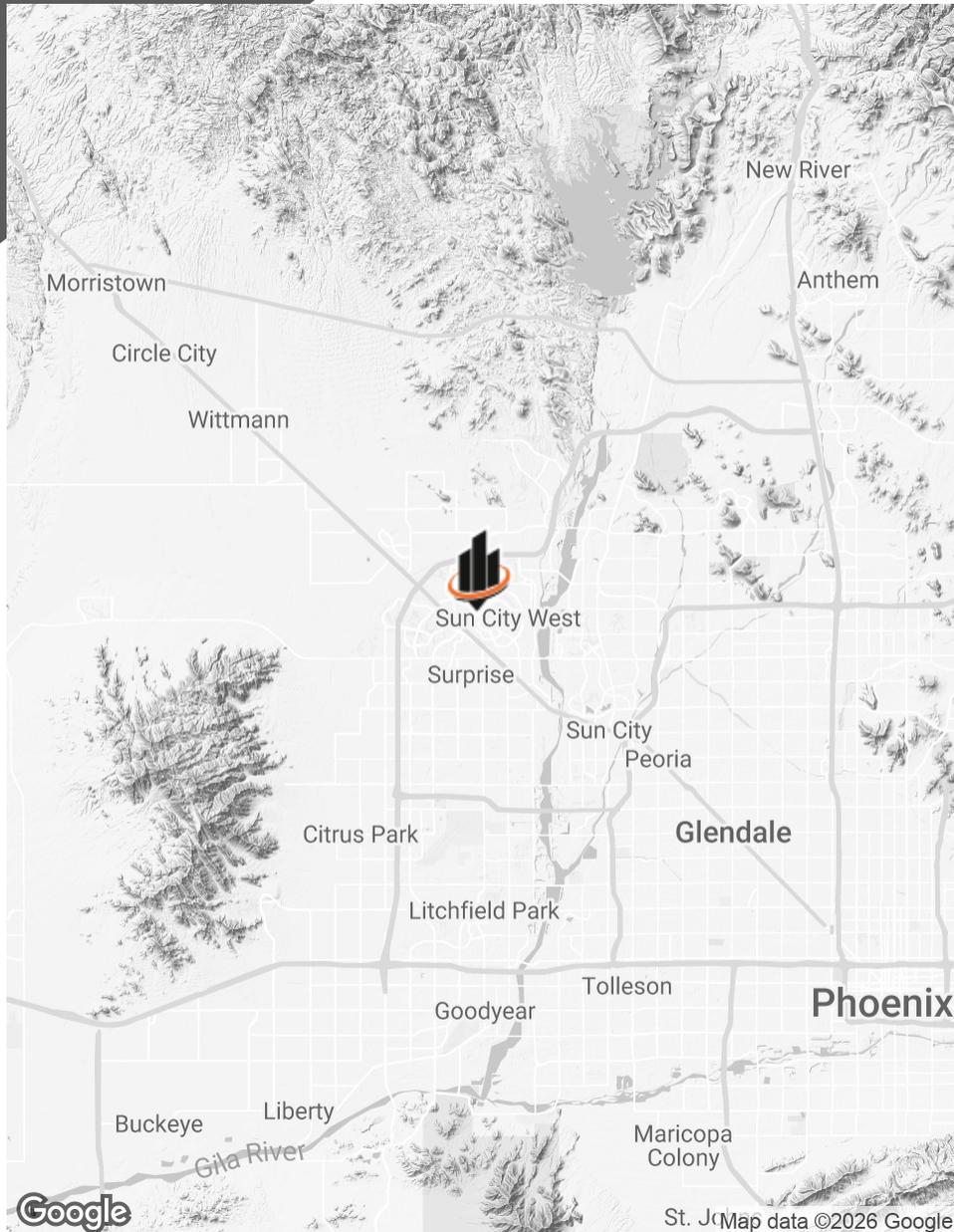
1ST LEVEL FLOOR PLAN



LOCATION DESCRIPTION

The subject property is located south of the southeast corner of RH Johnson Blvd and Meeker Blvd in Sun City West, AZ. This property's Northwest Valley location is strategically located close to the US-60 Grand Ave and Loop 303 Freeways. Among this submarket's many small and regional businesses, the medical field dominates much of the employment sector. Banner Del Webb Medical Center is located in the immediate area. In addition to the many retail amenities, RH Johnson Recreational Center and Hillcrest Golf Club are located within close proximity to the subject property.

LOCATION MAPS

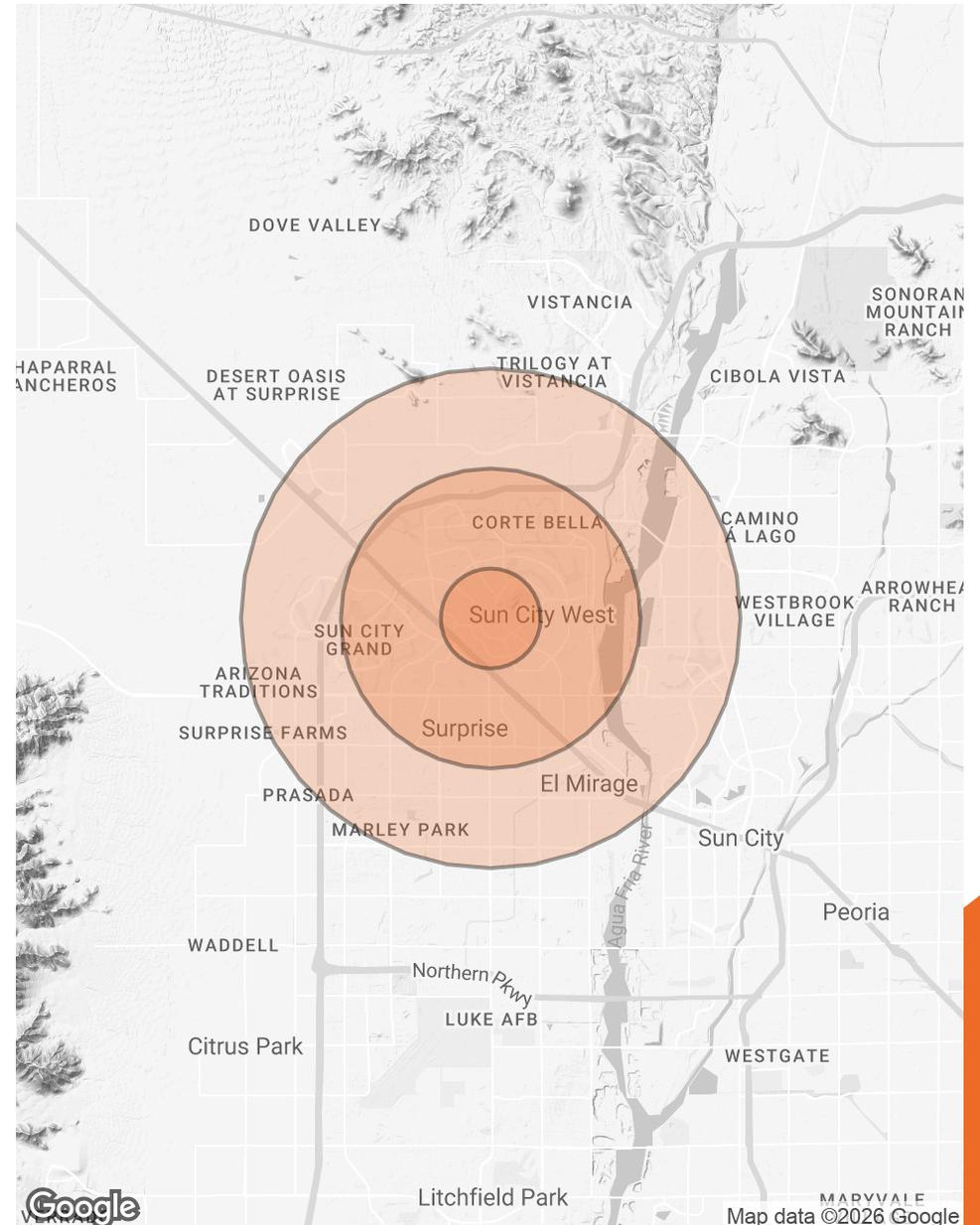


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,020	70,430	196,503
AVERAGE AGE	75	59	49
AVERAGE AGE (MALE)	75	58	48
AVERAGE AGE (FEMALE)	75	59	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,340	34,354	81,053
# OF PERSONS PER HH	1.6	2.1	2.4
AVERAGE HH INCOME	\$73,912	\$89,132	\$97,580
AVERAGE HOUSE VALUE	\$352,815	\$414,862	\$410,079

Demographics data derived from AlphaMap



DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All SVN offices are independently owned and operated.

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