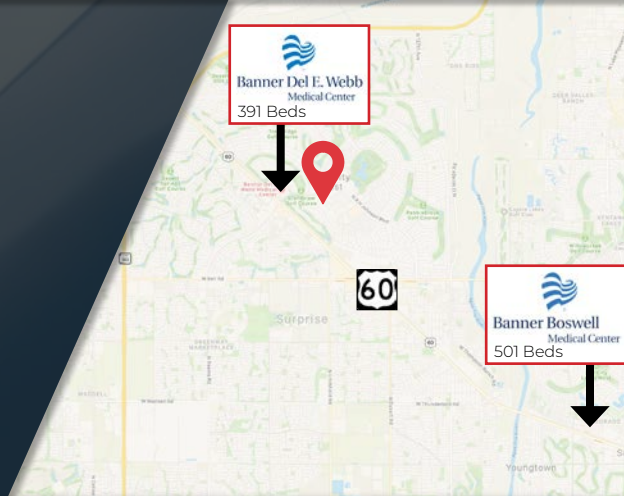


VILLAGE MEDICAL PLAZA

13907-13909 West Camino Del Sol | Sun City West, Arizona 85355



- Second Generation Medical Office Space Occupation Ready (Suite 1)
- Physical Therapy or Clinic Space (Suite 2-3)
- Excellent Plumbing throughout all suites
- Suites can be combined +/- 6,500 or 8,900 SF
- Less than One Mile from Banner Del E Webb
- Building and Monument Signage Opportunity



Lease Rate:	\$22 - \$24 NNN
Availability:	Suite 1: 4,100 SF Suite 2: 1,800 - 3,000 SF Suite 3: 1,800 - 2,400 SF *Potential to Combine all 3 Suites
Zoning:	C-2
Parking:	5.00/1,000 SF
Cross Streets:	S/SWC Camino Del Sol & Meeker Boulevard

J.T. Taylor

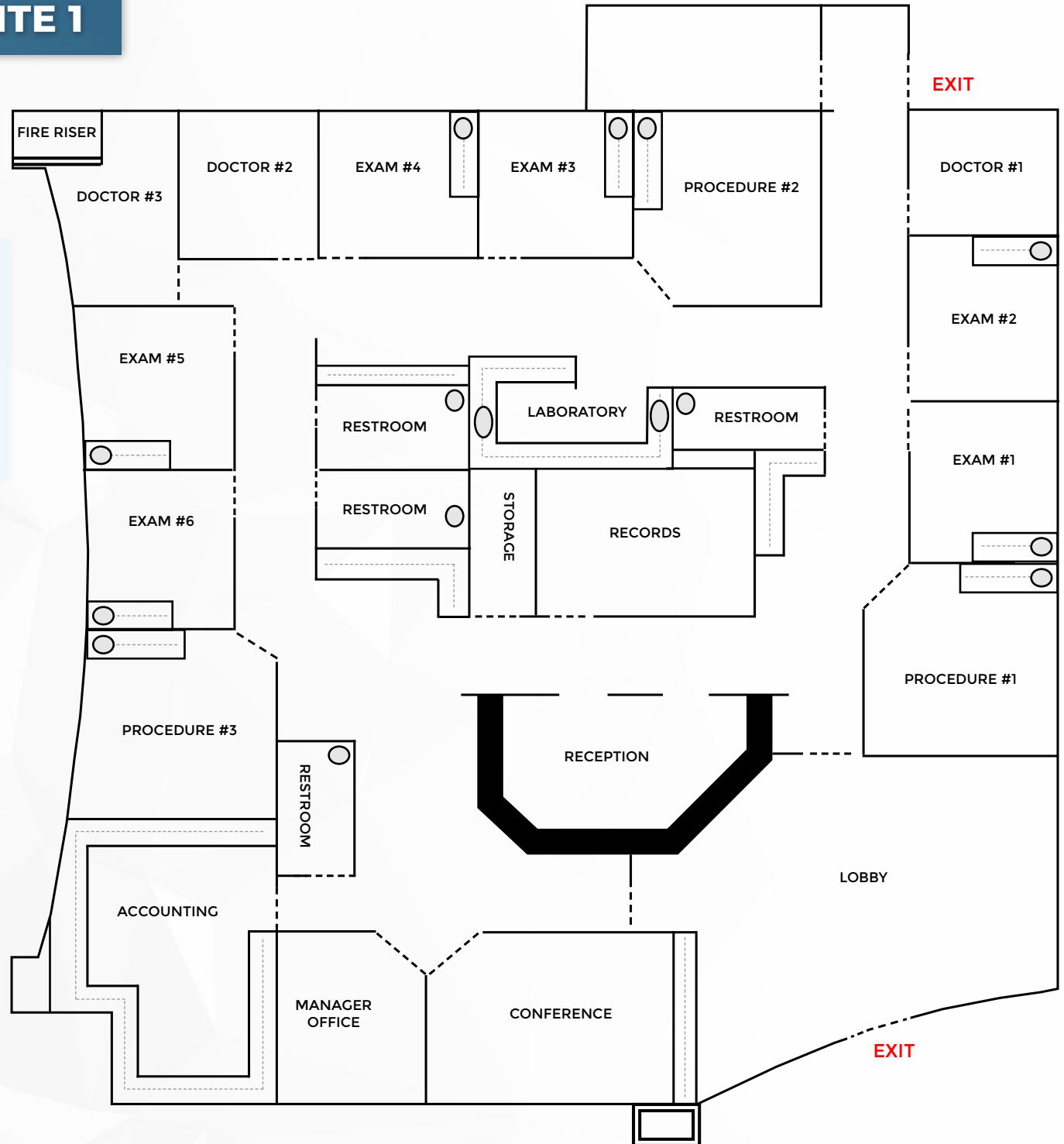
Direct Phone: (480) 868-2671 | Mobile Phone: (480) 225-6484

jt.taylor@orionprop.com

FLOOR PLAN

± 4,099-square-feet

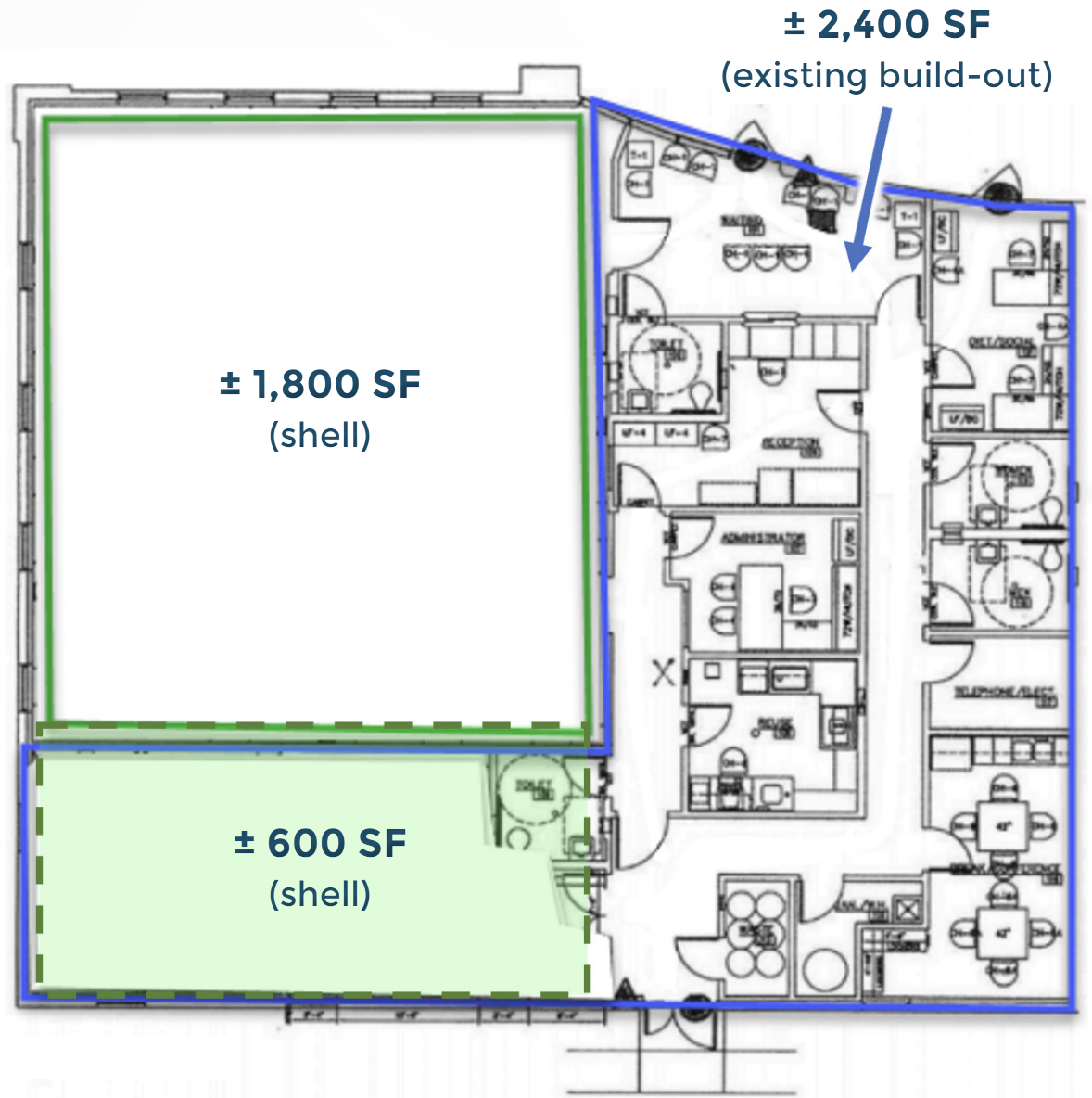
13907-13909 West Camino Del Sol
Sun City West, Arizona 85355



FLOOR PLAN

± 2,000 - ± 2,800-square-feet

13907-13909 West Camino Del Sol
Sun City West, Arizona 85355







Meeker Boulevard

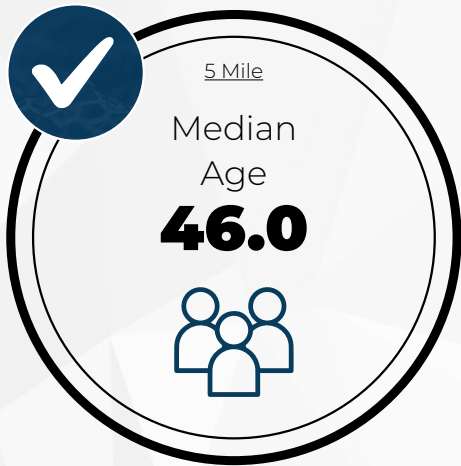
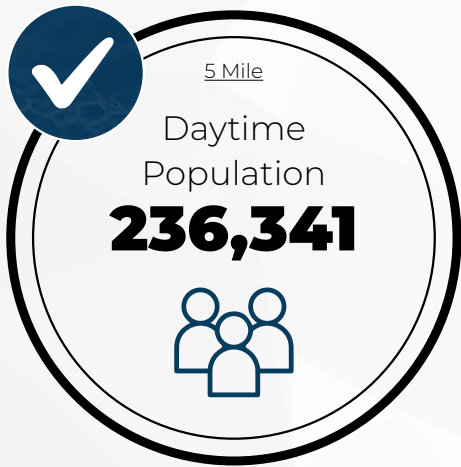
West Camino Del Sol

Meeker Medical Professional Building



SUITE 2-3 AVAILABLE IMMEDIATELY SUITE 1 AVAILABLE 1/01/2024





2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	11,232	94,318	236,341
Residential Population:	8,018	77,156	206,913
2028 Proj. Residential Population:	8,944 (2.3%)	82,279 (1.3%)	219,821 (1.2%)
Average Household Income:	\$70,783	\$94,487	\$100,101
Annual Consumer Health Care Expenditures:	\$23.28 M	\$220.38 M	\$518.72 M
Median Age:	70.5	54.9	46.0
Average Household Size:	1.6	2.1	2.4
Housing Units:	6,031	43,550	96,881
Total Households:	4,649	37,051	85,274
Total Businesses:	465	2,155	4,457

