



# Sun City Medical Center

13041 N Del Webb Blvd Sun City, AZ 85351

# Features

- Available for lease with a generous 6/1,000 parking ratio
- Located in the heart of Sun City, Arizona, a Del E. Webb master-planned retirement community
- Landlord invested over \$1M in common area renovations
- On the campus of Banner Boswell Medical Center, a 501-bed hospital and ranked the second-best in Arizona by U.S. News and World Report for 2024
- Great visibility and access from Thunderbird Road and Del Webb Boulevard off Grand Avenue

## Doctor Demand

Service Line	2023 Volume	2028 Volume	2033 Volume	2024 Volume Estimate	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)
Cardiology	110,382	126,846	139,990	113,494	116,694	119,984	123,367	14.9%	26.8%	2.82%
Cosmetic Procedures	6,709	7,155	7,694	6,795	6,883	6,972	7,063	6.6%	14.7%	1.29%
Dermatology	42,988	46,806	50,311	43,725	44,476	45,239	46,016	8.9%	17.0%	1.72%
Endocrinology	1,895	2,417	2,855	1,989	2,088	2,192	2,301	27.5%	50.7%	4.98%
ENT	30,151	34,326	38,391	30,943	31,756	32,590	33,447	13.8%	27.3%	2.63%
Evaluation and Management	1,007,563	1,122,247	1,220,849	1,029,521	1,051,959	1,074,885	1,098,311	11.4%	21.2%	2.18%
Gastroenterology	24,162	25,671	27,067	24,456	24,754	25,056	25,361	6.2%	12.0%	1.22%
General Surgery	5,764	6,198	6,675	5,848	5,934	6,021	6,109	7.5%	15.8%	1.46%
Gynecology	8,035	8,440	8,960	8,114	8,194	8,275	8,357	5.0%	11.5%	0.99%
Lab	451,303	516,083	572,054	463,573	476,177	489,123	502,422	14.4%	26.8%	2.72%



# Available



Professional Property Management and Engineering Services



On Banner Boswell Hospital campus

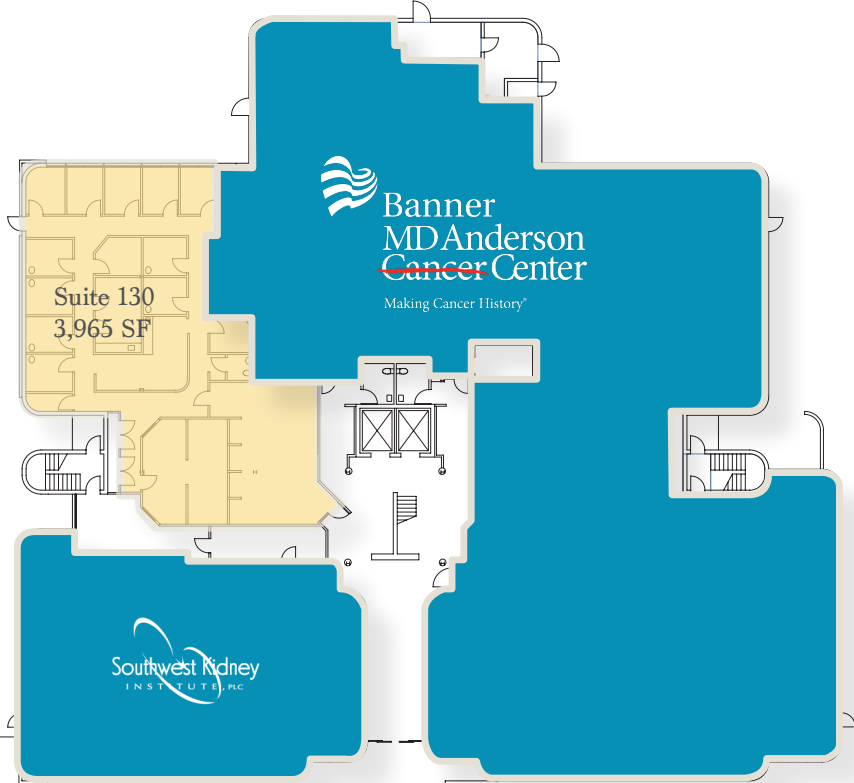


Join Banner MD Anderson Cancer Center



Abundant parking

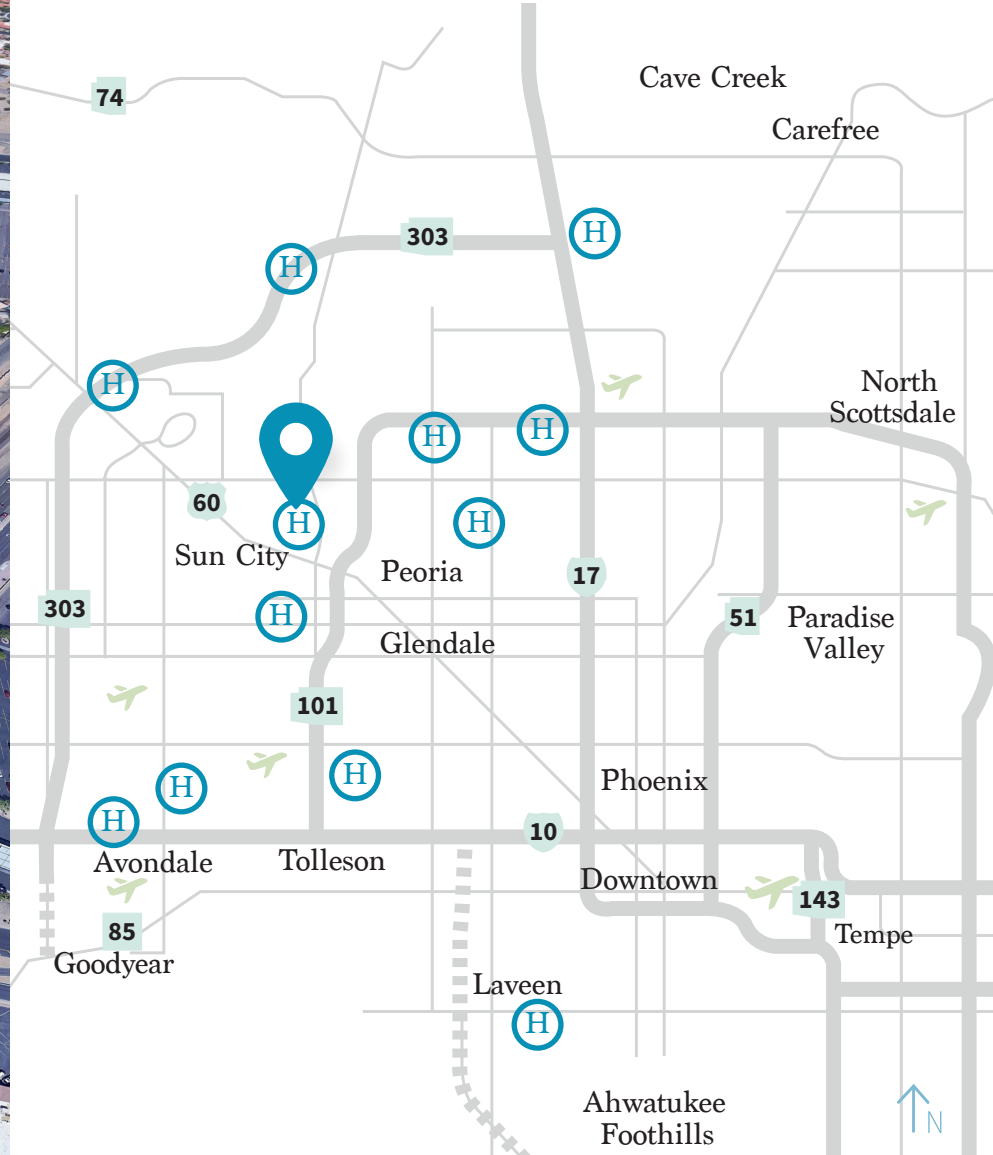
## First Floor Available



## Second Floor



Plans show current build out with potential suites demised. Suites can be customized to fit your needs.



## Contact



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