

# THUNDERBIRD SQUARE

SWC Thunderbird Road & 99th Avenue | Sun City, AZ



Conceptual Rendering

**SECOND GENERATION  
RESTAURANT FOR LEASE  
3,680 S.F.**

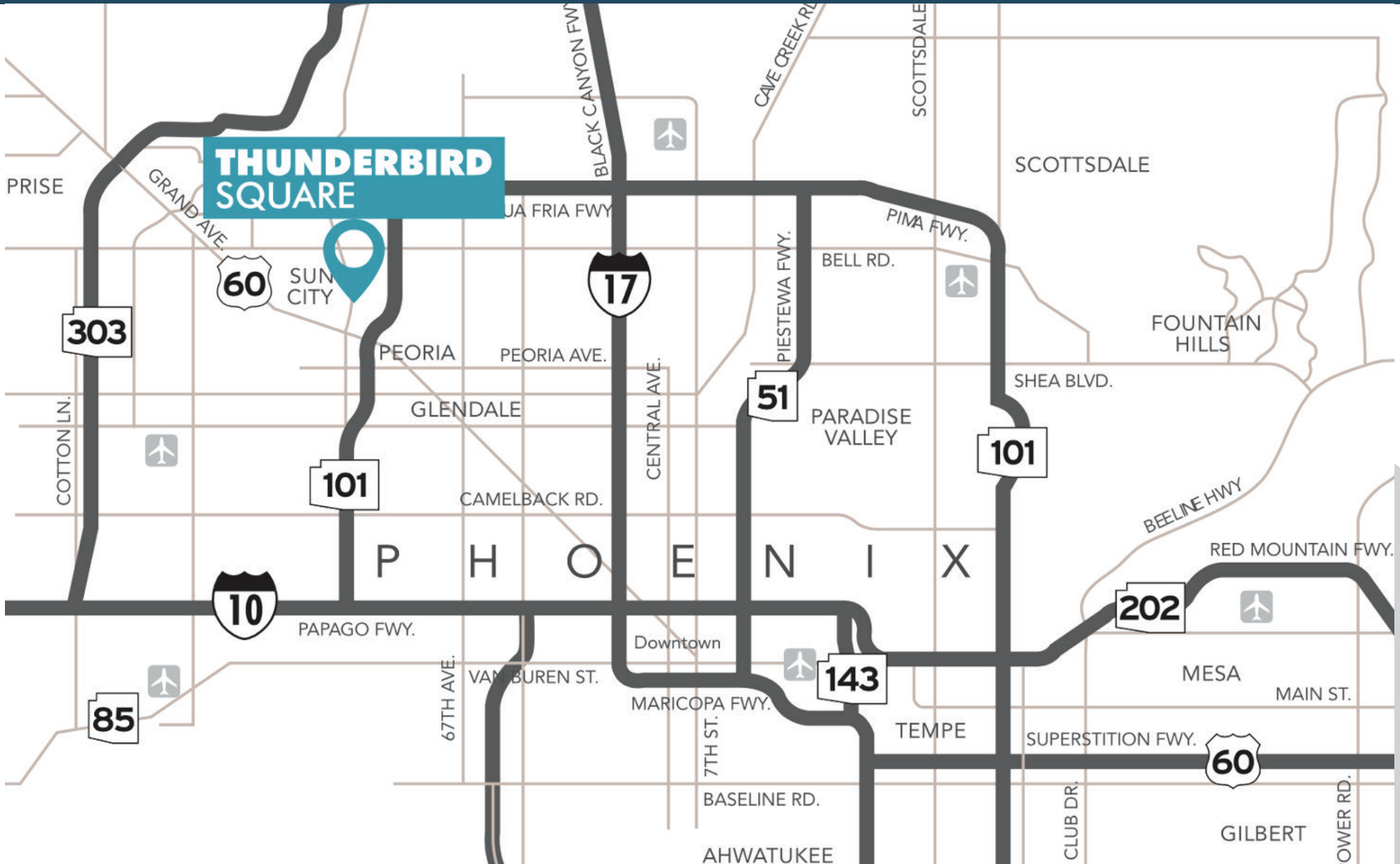
## PROPERTY HIGHLIGHTS

- Newly Renovated High Image Retail Center
- New Construction Medical Office Buildings Located Adjacent to the Retail Center
- Monument Signage Available
- Easy Drive-In Access From Both Thunderbird Rd & 99th
- Surrounding Tenants Include: Family Dollar, CVS, Wells Fargo, Edward Jones, Numerous Medical Offices, and a Host of Other Small Retailers



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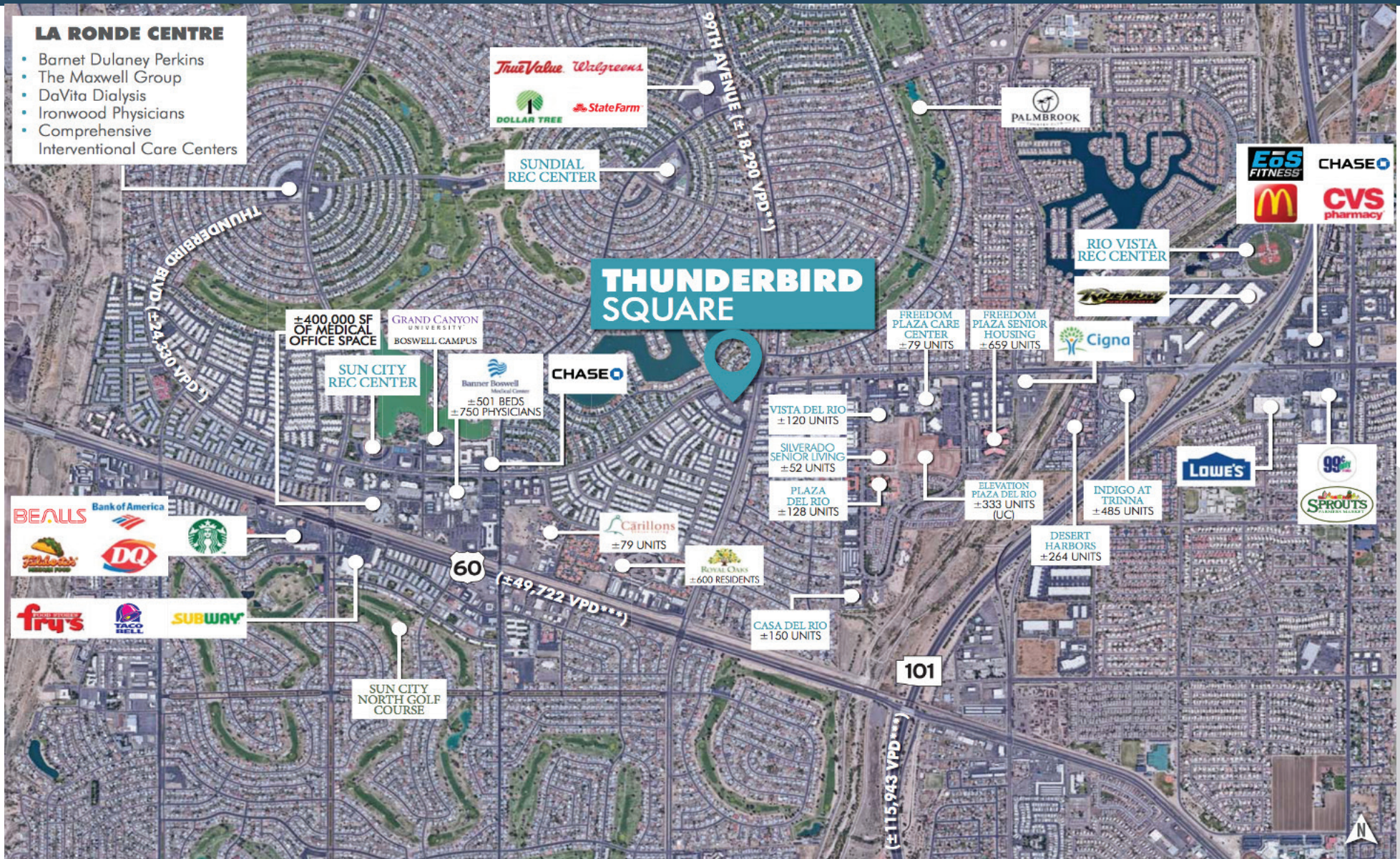
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Sources: \*City of Peoria 2017, \*\*Maricopa County 2016, \*\*\*ADOT 2016

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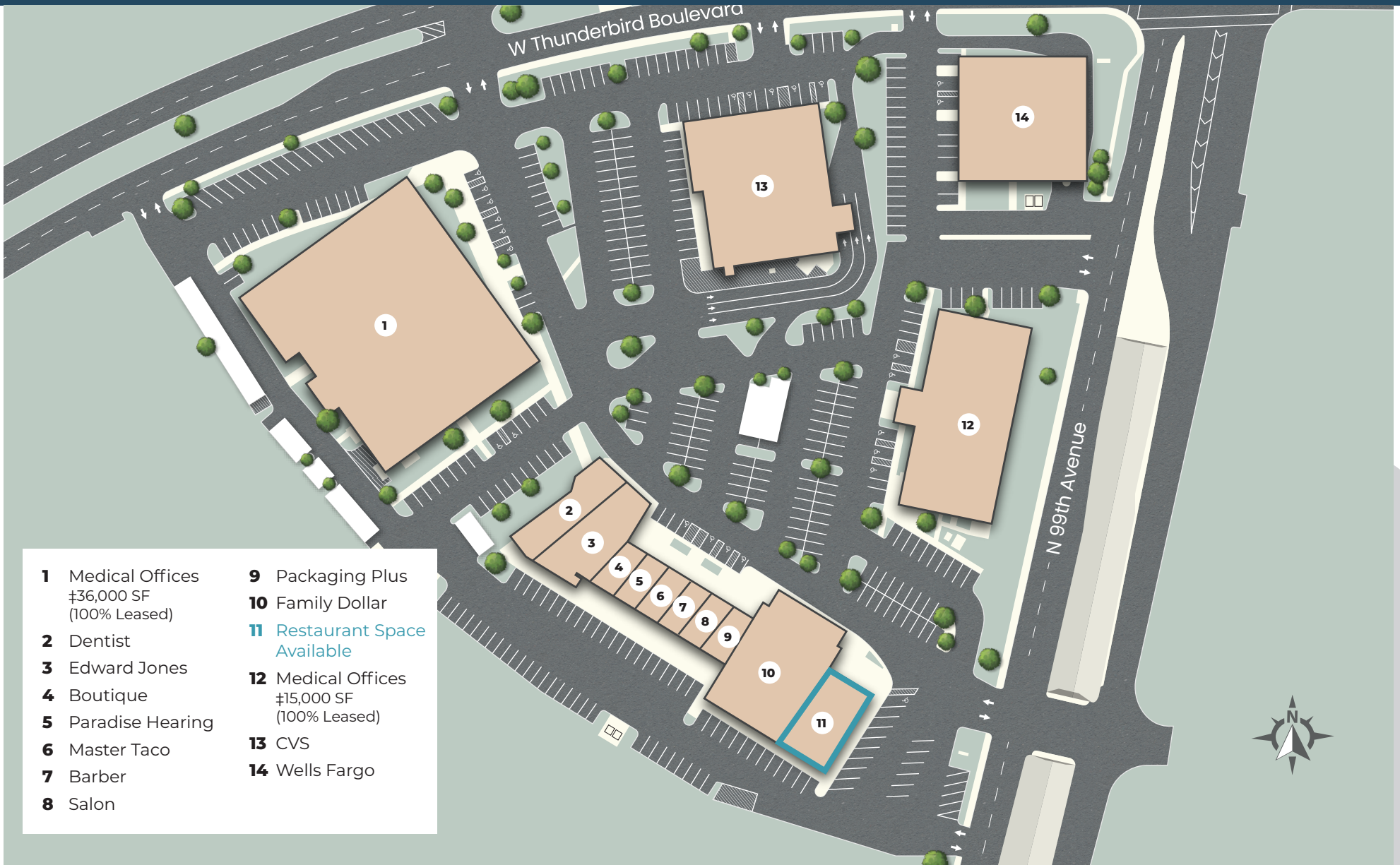
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- |   |  |
|---|--|
| <b>1</b> Medical Offices<br>±36,000 SF<br>(100% Leased) | <b>9</b> Packaging Plus                                  |
| <b>2</b> Dentist  | <b>10</b> Family Dollar                                  |
| <b>3</b> Edward Jones                                   | <b>11</b> Restaurant Space Available                     |
| <b>4</b> Boutique                                       | <b>12</b> Medical Offices<br>±15,000 SF<br>(100% Leased) |
| <b>5</b> Paradise Hearing                               | <b>13</b> CVS  |
| <b>6</b> Master Taco                                    | <b>14</b> Wells Fargo                                    |
| <b>7</b> Barber   |  |
| <b>8</b> Salon  |  |

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## SUN CITY OVERVIEW

Sun City is recognized as the first 55+ active adult community in the United States. What started out in 1960 as a few model homes and a wave of uncertainty on Del Webb's new concept of "active retirement" has since turned into a flourishing community home to approximately 40,000 full and part-time residents, 120 special-interest clubs, eight golf courses, two bowling centers and seven recreation centers. After more than 50 years, Sun City remains a desirable self-contained community where residents can meet all their needs without having to leave its boundaries. Above all, Sun City is renowned for its healthcare amenities, incredible home values, low property taxes and minimal association fees.

The Baby Boomer generation, who began entering the retirement age over the last decade, is set to redefine traditional retirement, and Sun City is positioned perfectly to draw these Baby Boomers in with the vast amount of amenities conveniently located within the community. Despite the construction of more newly established active adult communities in Arizona, Sun City Arizona remains a popular retirement destination.

Preferred by buyers who want low property taxes, reasonably priced homes and mature landscaping in a good location near extensive shopping and close to the highway. These attributes, along with newly remodeled homes and recreation centers, make this 55+ community a value that cannot be ignored. With new senior housing and single-family residential development underway, Sun City continues to be a hotspot for active adults entering their retirement years.

Within six miles, Sun City residents can enjoy: Arrowhead Mall, Challenger Space Center, West Valley Art Museum, Wildlife World Zoo, Arizona State University-West, Rio Salado College and Lake Pleasant. Plus, sports enthusiasts will enjoy the proximity to sporting venues hosting local teams such as the Cardinals (NFL), Coyotes (NHL) and several Major League Baseball spring training camps.



## LARGEST EMPLOYERS IN SUN CITY

- Banner Health: ‡1,980 Employees
- Brookdale Senior Living: #470 Employees
- Royal Oaks Retirement Communities: ‡380 Employees
- Immanuel Campus of Care: #320 Employees
- Arizona Medical Clinic Ltd: ‡300 Employees
- Peoria Unified School District: ‡210 Employees



## LEARN MORE ABOUT THIS PROPERTY

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