

SUN BELL PLAZA
9421 W. BELL ROAD, SUN CITY, ARIZONA 85351

2,937 SF AVAILABLE



SITE SOURCE
RETAIL BROKER NETWORK



HORTH HONG
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2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE 2,937 SF

- Suite 107-108 Available
- Space can be demised to 1,500 SF
- Possible end-cap drive thru if feasible through city
- Monument signage panels available with high traffic intersection/visibility
- Good positioning off Burns Drive & Bell Road, ingress/ egress on both streets
- Strong co-tenancy

NEABY RETAIL:



TRAFFIC COUNTS

N 91st Ave: 4,901 VPD

E Bell Rd: 28,667 VPD

S 91st Ave: 4,558 VPD

W Bell Rd: 29,313 VPD



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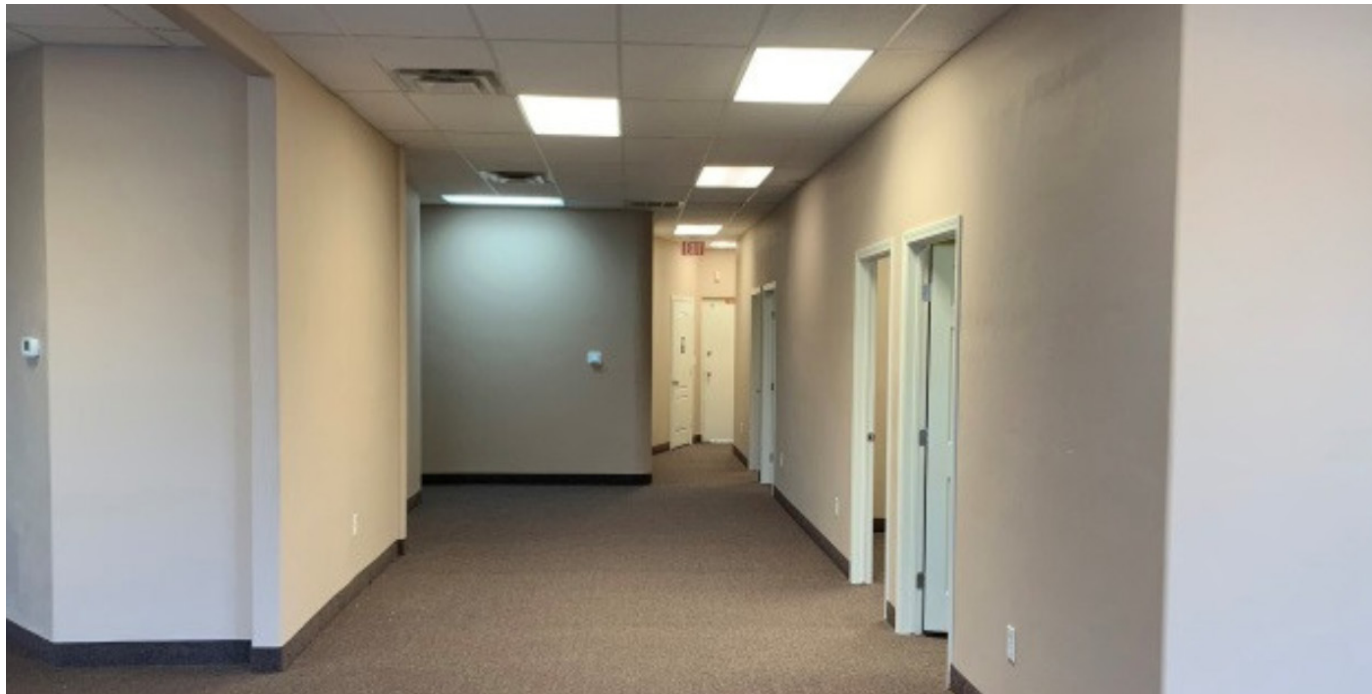
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SITE PLAN



PHOTOS



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,893	91,509	266,429
Average Age	59.0	53.4	46.1
Average Age (Male)	58.9	52.3	44.7
Average Age (Female)	58.9	54.3	47.5



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$59,029	\$62,034	\$68,603
Average House Value	\$209,247	\$231,168	\$229,096



HH UNITS	1 MILE	3 MILES	5 MILES
# of Persons per HH	1.7	1.8	2.2



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Employees	3,918	32,613	70,660
Total Businesses	532	4,343	10,163



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	6,605	49,079	118,178
2028 Households	6,844	51,304	123,513

