



SUN SHADOW SQUARE

10050 W. BELL ROAD, SUN CITY, ARIZONA 85531

RETAIL SPACE FOR LEASE

For more information, please contact
exclusive listing agents:

David Carroll

DavidC@PaulAshCRE.com

John Yarborough

JohnY@PaulAshCRE.com

Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907

Tucson, AZ 85719

Main 520.795.2100

www.PaulAshCRE.com

License #LC509321000

Owner/Agent:

Arizona licensed real estate agent(s)
or broker(s) at Paul Ash Commercial Real Estate have an ownership
interest in this property.



PROPERTY HIGHLIGHTS:

- Located at the signalized intersection of Bell Road & 99th Avenue in the heart of Sun City, AZ.
- Convenient access and great visibility to both Bell Road & 99th Avenue.
- Abundant Parking
- Population of over 142,000 in a 3 mile radius.
- **Mixed use center with prominent retailers, spas & salons, restaurants, service businesses, and both medical and professional office users.**



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



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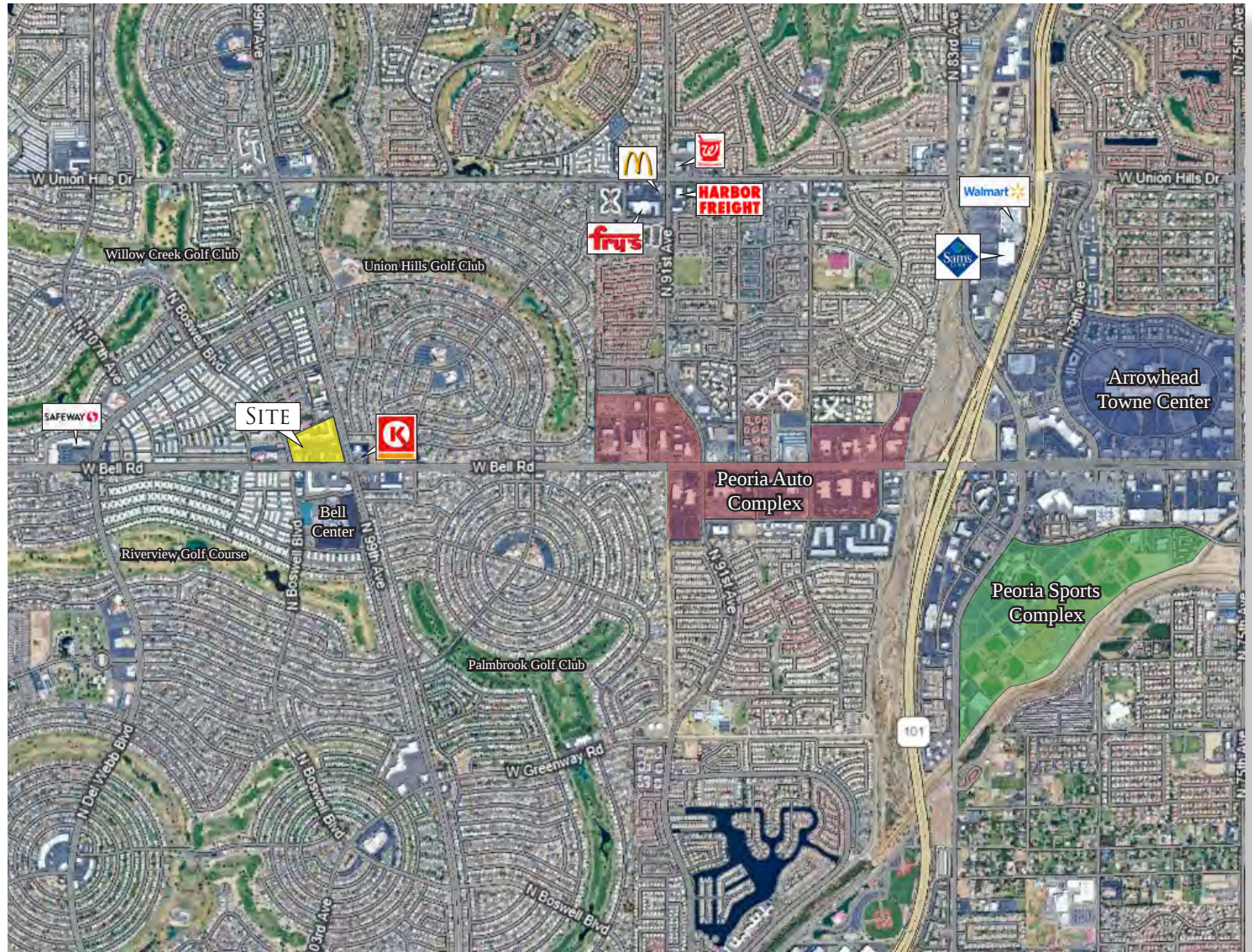
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DEMOGRAPHICS & TRAFFIC COUNTS

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Demographics			
	1 Mile	3 Miles	5 Miles
2023 Population	22,461	142,472	357,261
2023 Median Income	\$56,998	\$70,247	\$76,736
2023 Median Age	72.3	54	45.6
Traffic Counts (ADOT 2023 Average Annual Daily Traffic)			
Bell Road	47,626 Vehicles/Day		
99th Avenue	11,602 Vehicles/Day		
Total Traffic:	59,228 Vehicles/Day		



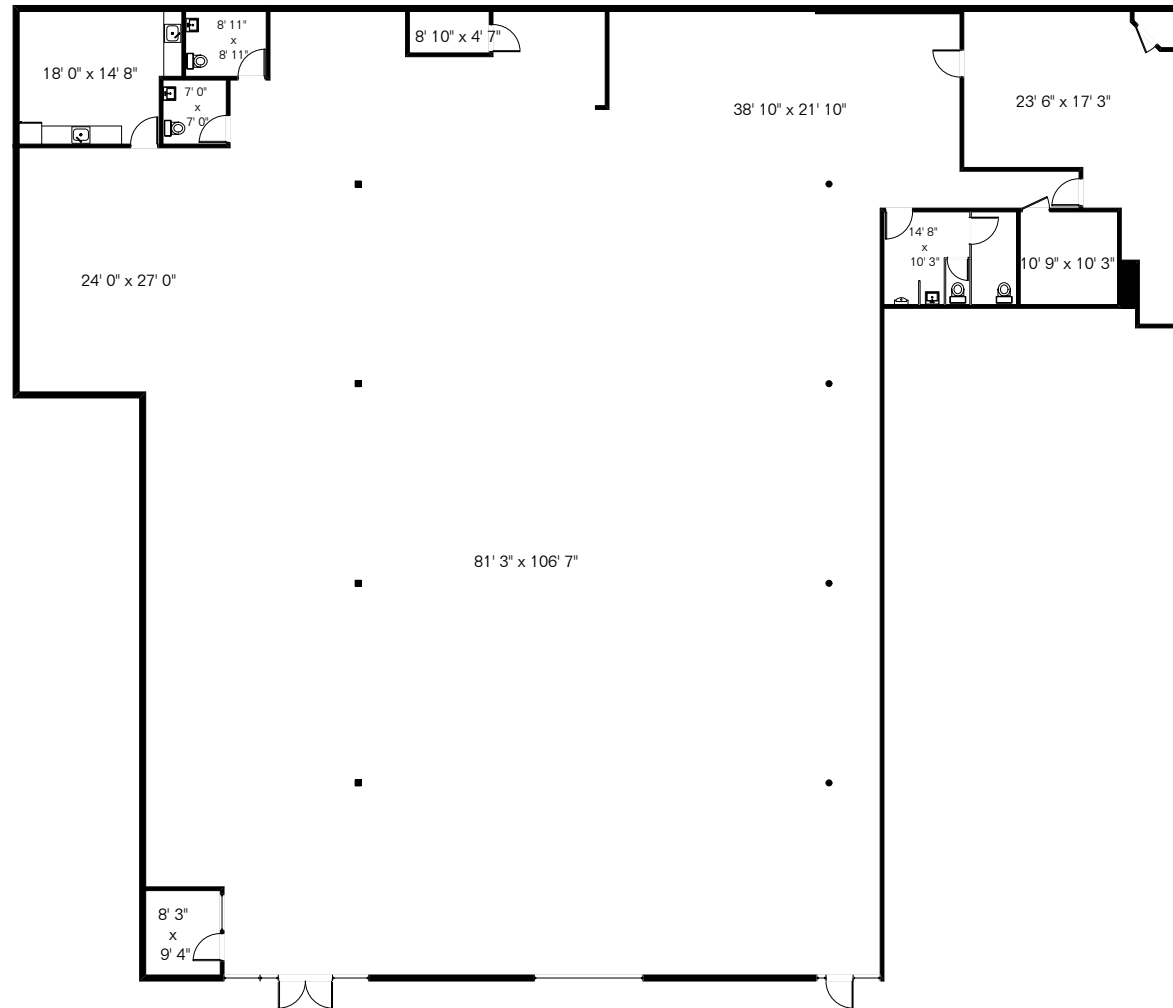
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FLOOR PLAN - SUITE 20: 10,790 SF



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