



FRESENIUS
KIDNEY CARE

ACE
Hardware

SUBWAY

SUN DEVIL
AUTO

Sun Lakes
Animal Clinic

BURGER
KING

BANK OF AMERICA

Dobson Road
3,068 VPD '25

Riggs Road
24,158 VPD '25

FOR LEASE

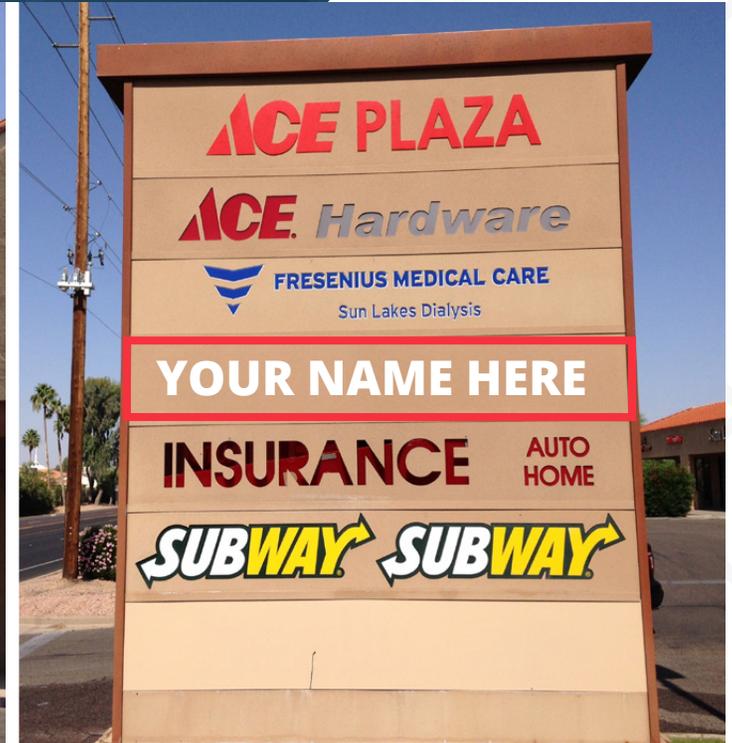
Ace Plaza

NEC Riggs Rd & Dobson Rd | Sun Lakes, AZ



Ace Plaza

NEC Riggs Rd & Dobson Rd | Sun Lakes, AZ



±1,639 - 26,640 SF
Available

ABOUT THE PROPERTY

- Busy neighborhood center located in the heart of Sun Lakes active adult community
- Anchor Space available including dock high loading in rear with roll up door
- Monument signage on Riggs Road
- Wide range of space available including built out office space (suite #112)
- Flexible lease terms with motivated landlord
- Located 2 miles from the Intel Ocotillo Campus with 13,000 employees

Contact Broker

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JOIN THESE RETAILERS



TRAFFIC COUNTS

Riggs Road	24,158 VPD
Dobson Road	3,068 VPD
Year: 2025 Source: ADOT	

Shops - 9666

101	AVAILABLE	1,046 SF
102 -103	AVAILABLE - Do Not Disturb	2,700 SF
105	Teresa Hagen Hair Salon	985 SF
106	Edward Jones	1,462 SF
107	Orbitel Communications	4,230 SF
111	Infiniti Insurance	2,777 SF
112	AVAILABLE	1,820 SF
114	Ace Hardware	8,515 SF
116	AVAILABLE	3,500 SF
118	AVAILABLE - Do Not Disturb	8,340 SF
120	AVAILABLE	14,800 SF
125	Sun Lakes Design Center	4,790 SF
129	Robson Publishing	2,130 SF
130	Krystal Accounting	631 SF
131	Krystal Accounting	557 SF
132	Barbershop	590 SF
135	Robson Newspapers - Splash	3,022 SF
136	The Charles Company	2,336 SF
141	Robson Design	2,331 SF
143	Fresenius Medical Care	5,419 SF
145	AVAILABLE	1,865 SF
146	Subway	1,395 SF

Shops - 9670

105	Desert Hearing Care	1,400 SF
106	Kelly's Kritter's Clips	1,260 SF
109	Sun Lakes Animal Clinic	3,500 SF
111	AVAILABLE	2,800 SF



Pads

A	AVAILABLE - Former Restaurant with Drive-Thru	1,639 SF
B	Bank of America	5,983 SF
C	Burger King	2,820 SF
E	Sun Devil Auto Parts	6,665 SF

Ace Plaza

NEC Riggs Road & Dobson Road | Sun Lakes, Arizona 85248



DEMOGRAPHIC HIGHLIGHTS 2025

1 MILE

8,763	8,559	\$96,147	9,005
2025 Population	2030 Population	Average Household Income	Daytime Population

3 MILES

41,473	41,692	\$158,642	41,343
2025 Population	2030 Population	Average Household Income	Daytime Population

5 MILES

100,727	102,027	\$171,219	91,316
2025 Population	2030 Population	Average Household Income	Daytime Population

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri





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