

# SWC R H Johnson & Camino del Sol

Sun City West, Arizona

*D. L. Slaughter*  
**Company**

## SUNDOME PLAZA SHOPPING CENTER



**Banner Health**  
**Sun Health COMMUNITIES**  
**U.S. DERMATOLOGY**  
**THE CORE INSTITUTE**  
**FRESENIUS KIDNEY CARE**

**SUN DELL AUTO** **WELLS FARGO** **Bank of America** **FRY'S Marketplace** **SUPER WASH** **BMO** **Tim's Barber Shop** **Sun West Shoe Repair**  
**Discount Golf Cars of Az** **goodwill** **Bashas'** **ups** **Sun Cities TIRE & AUTO** **EZGO** **CVS** **SUN CITY WEST**  
**ACE Hardware** **Hospice Family Care** **CREDIT UNION WEST** **BBVA Compass** **CARRIE'S CAFE**  
**SUN CITY WEST ANIMAL HOSPITAL** **Ve-Za-Ve Hairstyling Etc** **Grand Groomin** **Great Clips** **Arizona Retinal Specialists**

**Penny's** **WELLS FARGO** **SHERWIN WILLIAMS**  
**K** **McDonald's** **W** **SALLY BEAUTY SUPPLY**  
**Chevron** **Hampton Inn** **Albertsons**  
**Hallmark** **SANTE** **BIG LOTS!**  
**SUBWAY** **goodwill** **QT** **QuikTrip**  
**TRADER JOE'S** **TEXAS** **OUTBACK STEAKHOUSE**

**SPROUTS FARMERS MARKET** **Olive Garden** **CIGNA**  
**LOWE'S** **Walmart Supercenter**  
**Applebee's** **BISCUITS CAFE**

**SAFeway** **BEALLS Outlet**  
**CHASE** **True Value**

**Available:**

**Pads & Shops Available**

**Traffic Counts:**

**R H Johnson Blvd: 17,880 VPD**  
**Camino del Sol: 10,807 VPD**

For more information please contact:

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**4742 North 24th Street**  
**Suite 315**  
**Phoenix, AZ 85016**  
**O: 602.957.3553**

**www.dlslaughterco.com**

The information contained herein has either been given to us by the property or obtained by sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are the arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN. 1/2024

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## Property Highlights:

- Located in the heart of Sun City West, which is home to approximately 32,000 residents
- Ideal for medical office users
- High volume Safeway grocery anchor



## Demographics:

• Average Income	1 mile \$61,083	3 mile \$76,854	5 mile \$79,873
• Population	1 mile 7,052	3 mile 75,917	5 mile 208,922

For more information please contact:

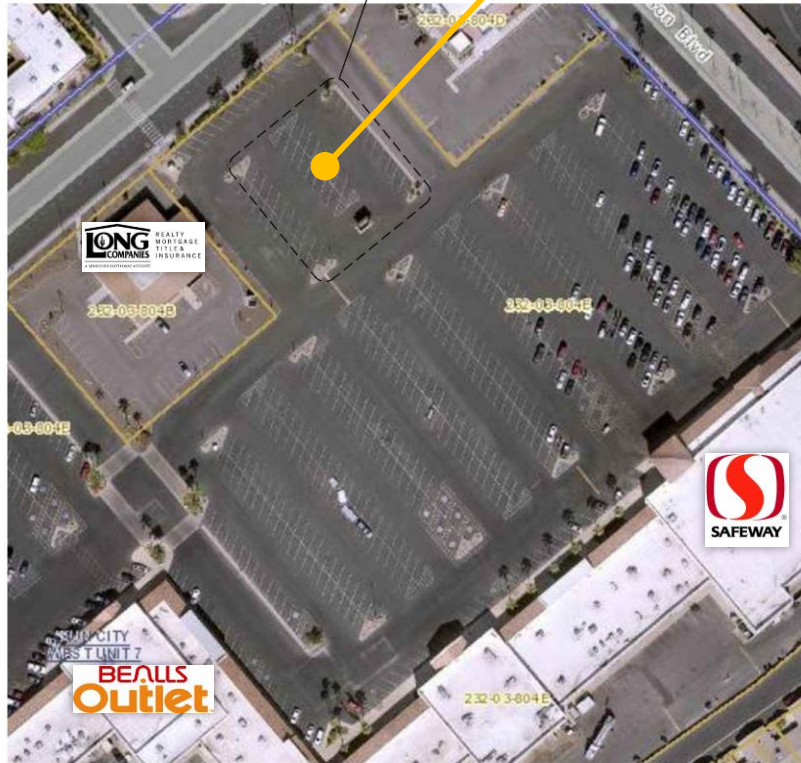
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PAD Available



EXISTING PARTIAL SITE PLAN  
SCALE: 1"=40' 0"



PROPOSED DRIVE-THRU CONCEPT  
SCALE: 3/32"=1' 0"



VICINITY MAP  
SCALE: 1/8"=1'

PROJECT DATA	
OWNER:	PATTERSON FARMS, INC.
PROJECT ADDRESS:	6855 W. CAMINO DEL SOL
PARCEL NO.:	232-03-804E
ZONING:	C-2
LAND SITE AREA:	1.87 ACRES (ACROSS) 871 SF
USE:	RESTAURANT
BUILDING AREA:	3,225 SF
PATIO AREA:	1,080 SF
TOTAL:	4,305 SF
LOT COVERAGE:	4,305/8,610 = 50% N
PARKING REQ'D:	RESTAURANT: 3,225 SF = 1,075 SPACES
PATIO: 1,080 SF = 360 SPACES	
TOTAL:	1,435 REGULAR SPACES REQ'D
PARKING PROVIDED:	1,435 REGULAR SPACES PROVIDED
	2 ACCESSIBLE SPACES PROVIDED

taylorpractices  
architecture

1422 East Agave Road, Suite #122  
Phoenix, Arizona 85044  
Tel: 480.459.4740  
www.taylorpractices.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

RESTAURANT PAD ANALYSIS  
13553 W. CAMINO DEL SOL  
SUN CITY WEST, AZ 85375

revisions:

ISSUE DATE:	04.24.21
ISSUE NUMBER:	01-034
SCALE:	AS NOTED
DRAWN BY:	BT
CHECKED BY:	BT
TITLE:	SITE PLAN, NOTES

A0.2

PRELIMINARY NOT FOR CONSTRUCTION

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2028 Projection	7,081		76,346		211,945	
2023 Estimate	7,052		75,917		208,922	
2010 Census	6,618		70,549		182,963	
Growth 2023 - 2028	0.41%		0.57%		1.45%	
Growth 2010 - 2023	6.56%		7.61%		14.19%	
<b>2023 Population by Hispanic Origin</b>						
2023 Population	163		13,175		43,630	
2023 Population	7,052		75,917		208,922	
White	6,820	96.71%	67,121	88.41%	181,339	86.80%
Black	101	1.43%	4,043	5.33%	11,956	5.72%
Am. Indian & Alaskan	15	0.21%	763	1.01%	2,587	1.24%
Asian	48	0.68%	1,743	2.30%	6,027	2.88%
Hawaiian & Pacific Island	7	0.10%	166	0.22%	479	0.23%
Other	62	0.88%	2,081	2.74%	6,535	3.13%
U.S. Armed Forces	0		241		720	

<b>Households</b>						
2028 Projection	4,551		35,714		88,724	
2023 Estimate	4,527		35,468		87,483	
2010 Census	4,215		32,693		76,800	
Growth 2023 - 2028	0.53%		0.69%		1.42%	
Growth 2010 - 2023	7.40%		8.49%		13.91%	
Owner Occupied	3,715	82.06%	28,234	79.60%	70,140	80.18%
Renter Occupied	812	17.94%	7,233	20.39%	17,344	19.83%

<b>2023 Households by HH Income</b>						
Income: <\$25,000	742	16.39%	5,116	14.42%	11,841	13.54%
Income: \$25,000 - \$50,000	1,218	26.91%	8,547	24.10%	19,257	22.01%
Income: \$50,000 - \$75,000	1,227	27.10%	8,158	23.00%	19,697	22.52%
Income: \$75,000 - \$100,000	721	15.93%	5,182	14.61%	13,670	15.63%
Income: \$100,000 - \$125,000	420	9.28%	3,184	8.98%	9,150	10.46%
Income: \$125,000 - \$150,000	102	2.25%	2,210	6.23%	6,031	6.89%
Income: \$150,000 - \$200,000	54	1.19%	1,764	4.97%	4,563	5.22%
Income: \$200,000+	43	0.95%	1,306	3.68%	3,274	3.74%
2023 Avg Household Income	\$61,083		\$76,854		\$79,873	
2023 Med Household Income	\$55,008		\$61,311		\$65,486	

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