



SUN CITY WEST PLAZA | RARE BOX OPPORTUNITY



# R H JOHNSON BLVD & MEEKER BLVD

SUN CITY WEST, AZ



# property summary

<b>AVAILABLE</b>	±45,708 SF / ± 971 SF	<b>LEASE RATE</b>	Call for Rate
<b>JURISDICTION</b>	County Island	<b>ZONING</b>	C-2

## LOCATION HIGHLIGHTS

- » ±45,708 SF Single Tenant Building (can be demised), ±971 SF endcap.
- » Two (2) Double Sided Monument Signs
- » Less than 1 mile East of Grand Ave.
- » Neighboring the new Victory Autism Academy.
- » Located across the street from RH Johnson Recreation Center.
- » Less than 4 miles Away from Asante, new 14,000 Home Master Plan Community
- » Less than 5 miles away from Vistancia, new 10,500 Home Master Plan Community.
- » Strong residential demos:  
±204,771 Residence Within 5-miles.



## TRAFFIC COUNTS ADOT 2024

R H Johnson Blvd

**N** ±9,942 VPD (NB & SB)

**S** ±10,125 VPD (NB & SB)

Meeker Blvd

**E** ±3,941 VPD (EB & WB)

**W** ±14,189 VPD (EB & WB)

## NEIGHBORING TENANTS

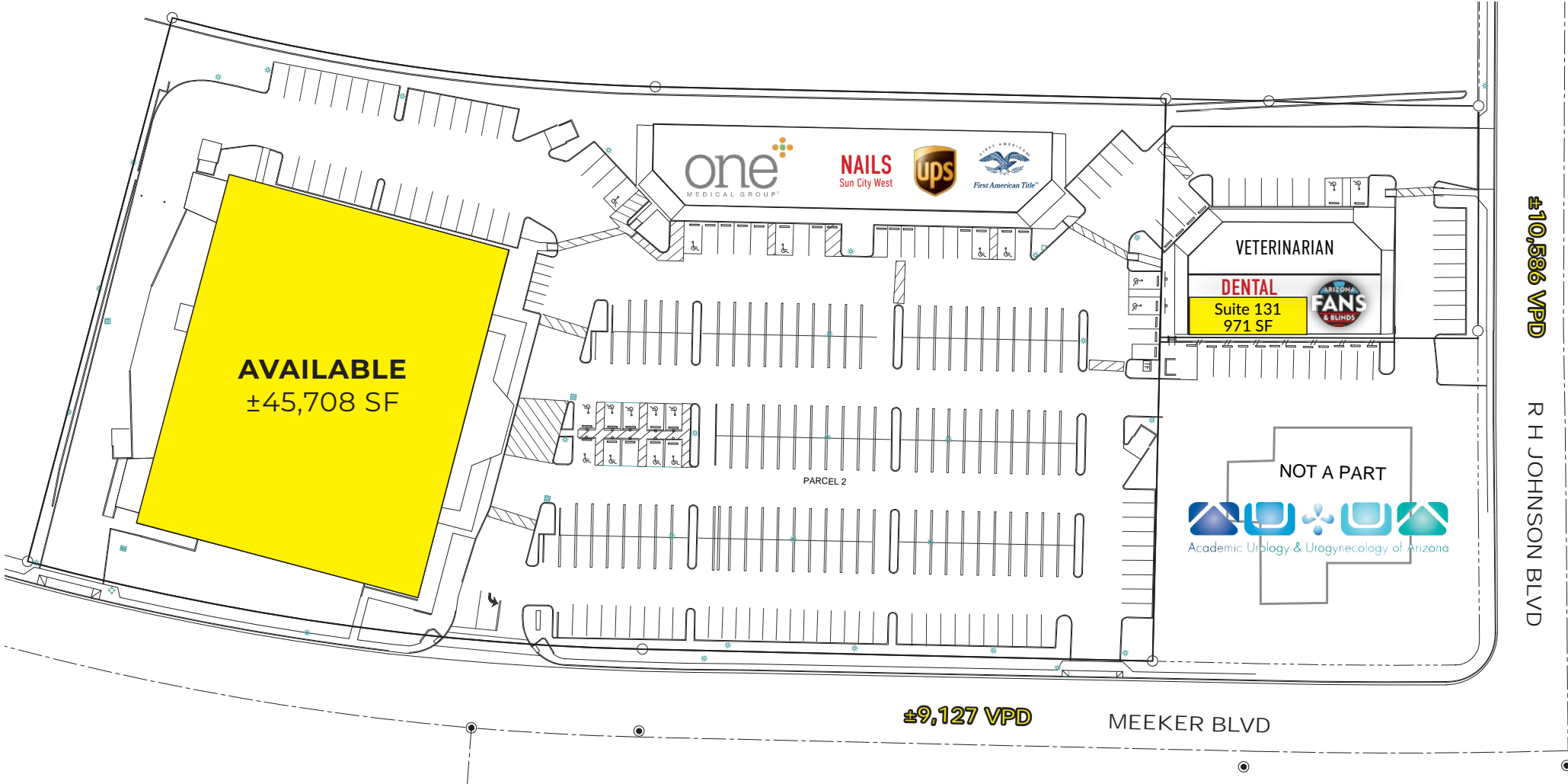


SWC

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# site plan

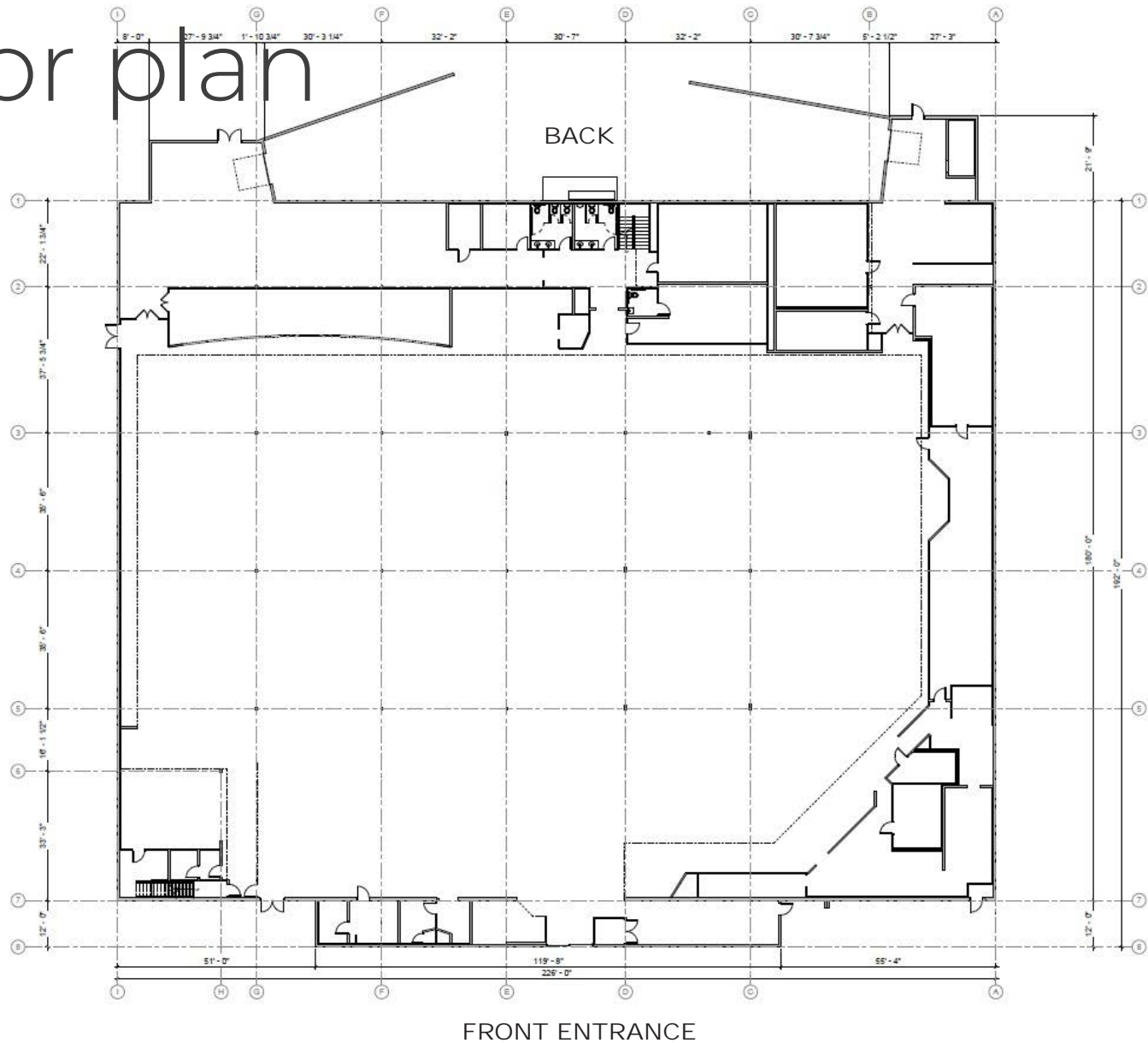


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# anchor floor plan

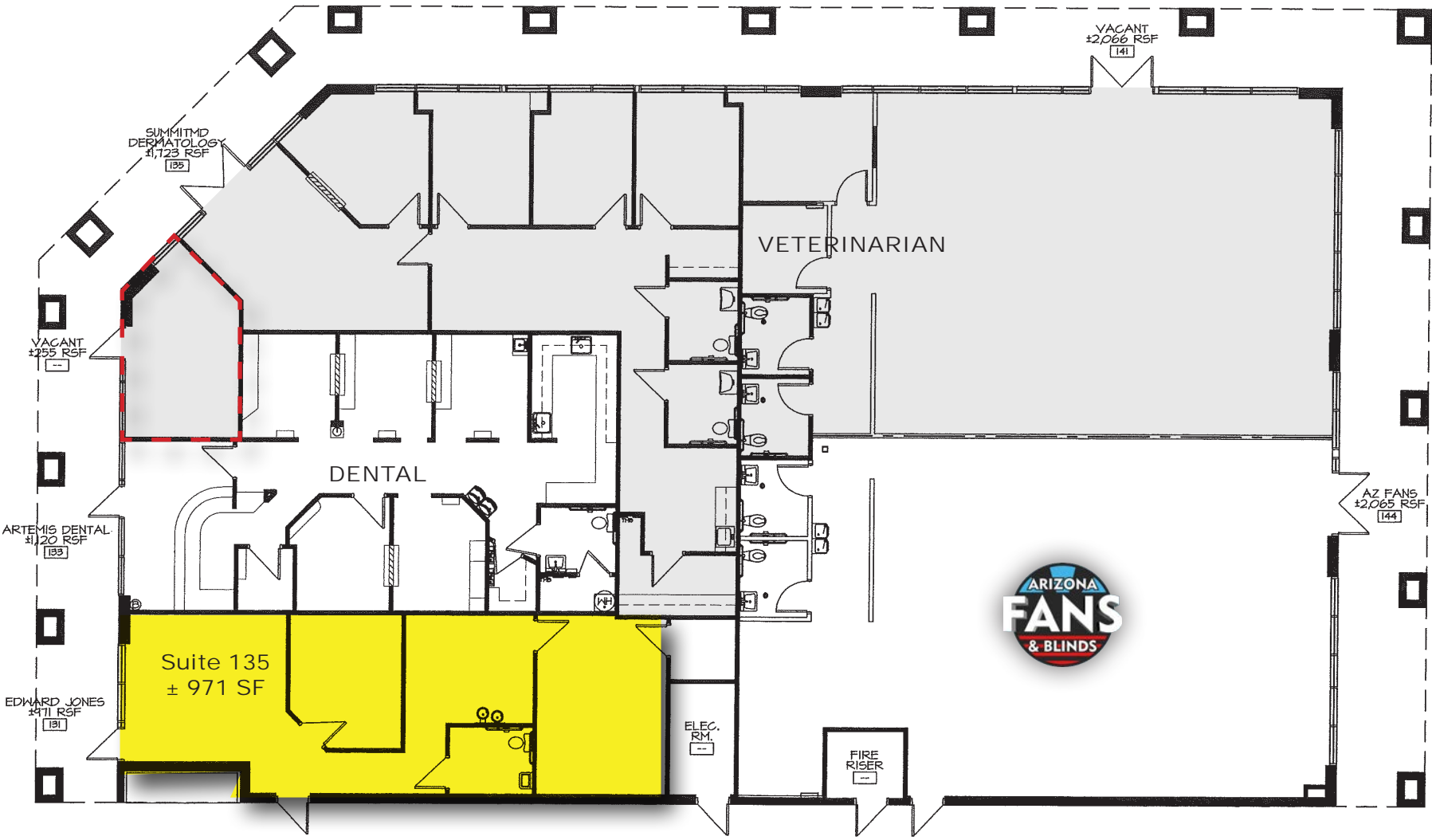
BOX DETAILS	
Ceiling Heights	22.5' To Roof
Power	2,000a @ 277/480v + Natural Gas
Column Spacing	±30' – 35' Depending On Location
Loading Docks	2 Truck Wells



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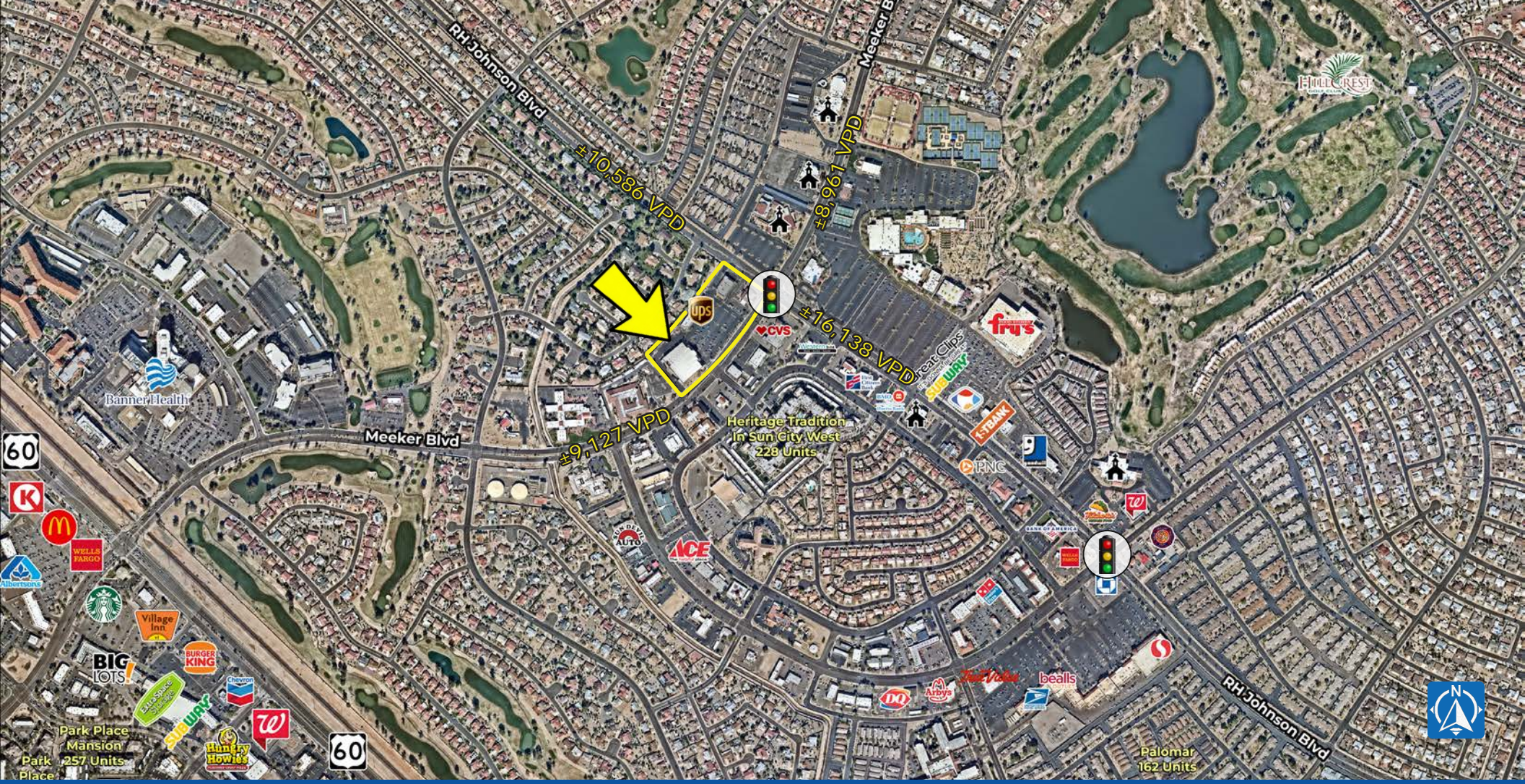
# endcap floor plan



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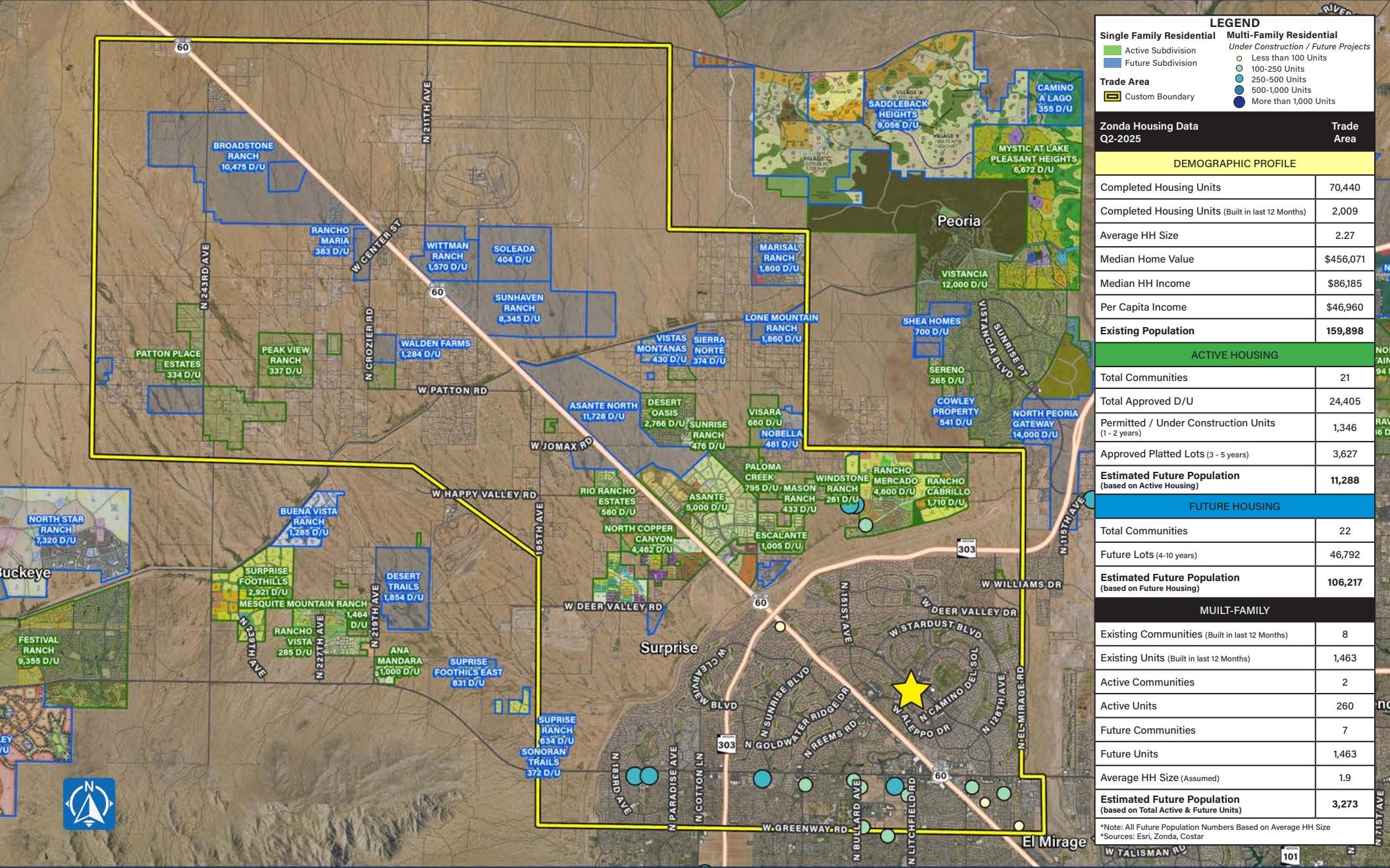


# zoom aerial



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**LEGEND**

Single Family Residential	Multi-Family Residential
Active Subdivision	Under Construction / Future Projects
Future Subdivision	Less than 100 Units
Trade Area	100-250 Units
Custom Boundary	250-500 Units
	500-1,000 Units
	More than 1,000 Units

Zonda Housing Data Q2-2025 Trade Area

**DEMOGRAPHIC PROFILE**

Completed Housing Units	70,440
Completed Housing Units (Built in last 12 Months)	2,009
Average HH Size	2.27
Median Home Value	\$456,071
Median HH Income	\$86,185
Per Capita Income	\$46,960
Existing Population	159,898

**ACTIVE HOUSING**

Total Communities	21
Total Approved D/U	24,405
Permitted / Under Construction Units (1 - 2 years)	1,346
Approved Platted Lots (3 - 5 years)	3,627
Estimated Future Population (based on Active Housing)	11,288

**FUTURE HOUSING**

Total Communities	22
Future Lots (4-10 years)	46,792
Estimated Future Population (based on Future Housing)	106,217

**MULTI-FAMILY**

Existing Communities (Built in last 12 Months)	8
Existing Units (Built in last 12 Months)	1,463
Active Communities	2
Active Units	260
Future Communities	7
Future Units	1,463
Average HH Size (Assumed)	1.9
Estimated Future Population (based on Total Active & Future Units)	3,273

\*Note: All Future Population Numbers Based on Average HH Size  
\*Sources: Esri, Zonda, Costar



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# wide aerial



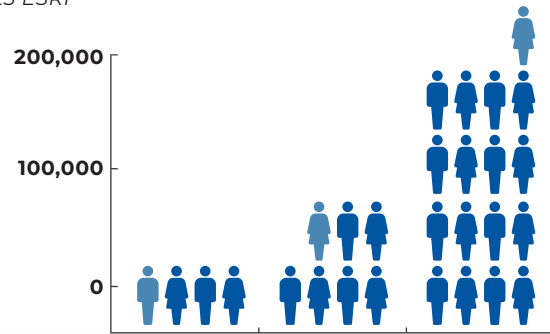
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PHOENIX COMMERCIAL ADVISORS

# demographics

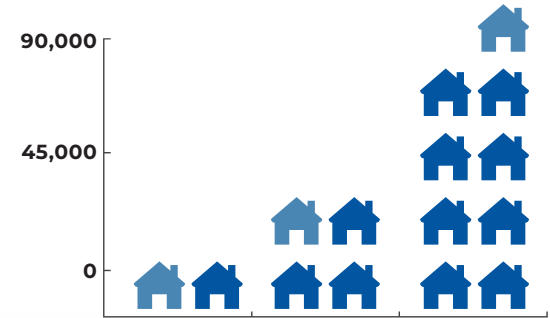
2025 ESRI



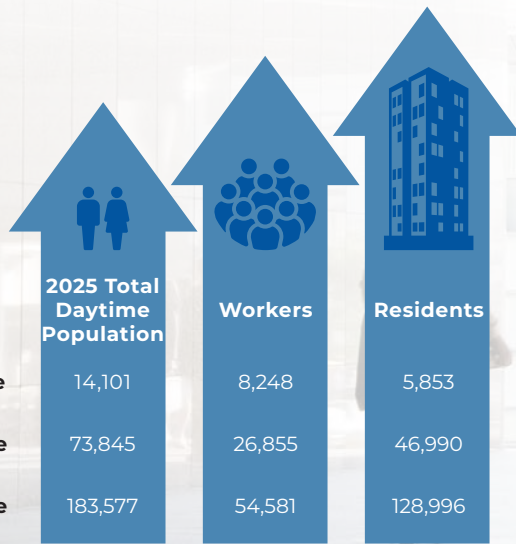
	1-Mile	3-Mile	5-Mile
2025 Total Population	6,658	67,538	212,195
2030 Total Population	6,639	70,134	218,528



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$65,683	\$77,874	\$50,179
3-Mile	\$75,642	\$98,108	\$48,590
5-Mile	\$84,222	\$105,873	\$43,864

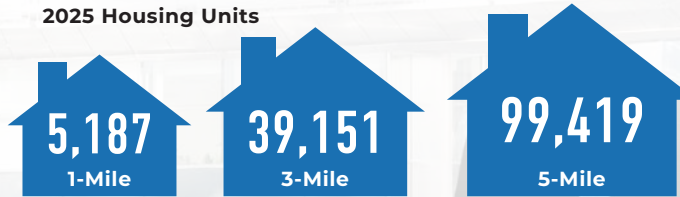


	1-Mile	3-Mile	5-Mile
2025 Households	4,346	33,571	87,733
2030 Households	4,378	34,724	90,630

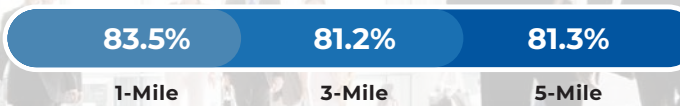


	2025 Total Daytime Population	Workers	Residents
1-Mile	14,101	8,248	5,853
3-Mile	73,845	26,855	46,990
5-Mile	183,577	54,581	128,996

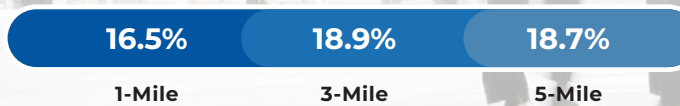
## 2025 Housing Units



## Owner Occupied



## Renter Occupied



## 2025 Businesses



SWC

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**PCA**  
PHOENIX COMMERCIAL ADVISORS



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