

Colliers

T THUNDERBIRD
SQUARE II



SOL FLOWER

FOR SALE

13650 N 99TH AVENUE

SUN CITY, AZ 85351

Brian Ackerman

Executive Vice President

+1 602 418 8821

brian.ackerman@colliers.com

Andrei Sirota

Associate

+1 602 222 5030

andrei.sirota@colliers.com

PROPERTY SUMMARY

Address	13650 N 99th Avenue Sun City, AZ 85351
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Rentable SF	±15,216
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Lot Size	±1.78 acres
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Year Built	2014
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Parking	5.8 : 1,000 SF
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Zoning	C-2, Maricopa County
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Parcel #	200-80-287H
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SITE PLAN





INVESTMENT HIGHLIGHTS

- ±15,216 SF medical office building
100% occupied by dedicated
tenants
- Stabilized asset providing long-term
in-place income
- 2 minutes down the street from
Banner Boswell Medical Center
Hospital and Medical Plaza
- Surrounded by affluent residential
neighborhoods boasting over
\$110,000 average household
income within a 3-mile radius
- Walkable amenities inside the
property's retail center including
CVS, Wells Fargo, and Jack in the Box
across the street
- Excellent frontage and visibility from
99th Ave, one of the main arteries off
the US-60 in the area
- Located nearby both highways US
60 and Loop 101 in the heart of the
rapidly growing Northwest Valley

Banner Health
Boswell Medical Center

Royal
Oaks Plaza

Lake
Medical Plaza

City of El Mirage

City of Surprise

60

View Point Lake

Sun City
Lake Estates

THUNDERBIRD BLVD

Royal Oaks
Village

Medical Office Building
Multi-Tenant ±35,419 SF

Dawn Lake

CVS
caremark

Edward Jones
MAKING SENSE OF INVESTING

EXCELLENCE IN
DENTISTRY

THUNDERBIRD
SQUARE II

WELLS
FARGO

99TH AVE

5 | Colliers



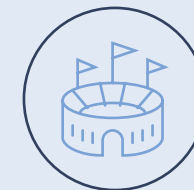


LOCATION FEATURES

- 2 miles from Loop 101 and US 60 connecting to the entire Phoenix Metro freeway system
- 10 minutes to State Farm Stadium and Westgate including over ± 1.2 million square feet of retail
- 5 miles from Arrowhead Towne Center boasting ± 3.5 million retail square feet of restaurants, department store malls, dealerships, entertainment, and sports stadiums
- 1 mile from Banner Boswell Medical Center and surrounded by affluent medical centers
- Nearly \$110,000 average household income across the neighboring golf club residential communities within a 3-mile radius
- Over 280,000 residents within a 5-mile radius, some of the densest across the valley



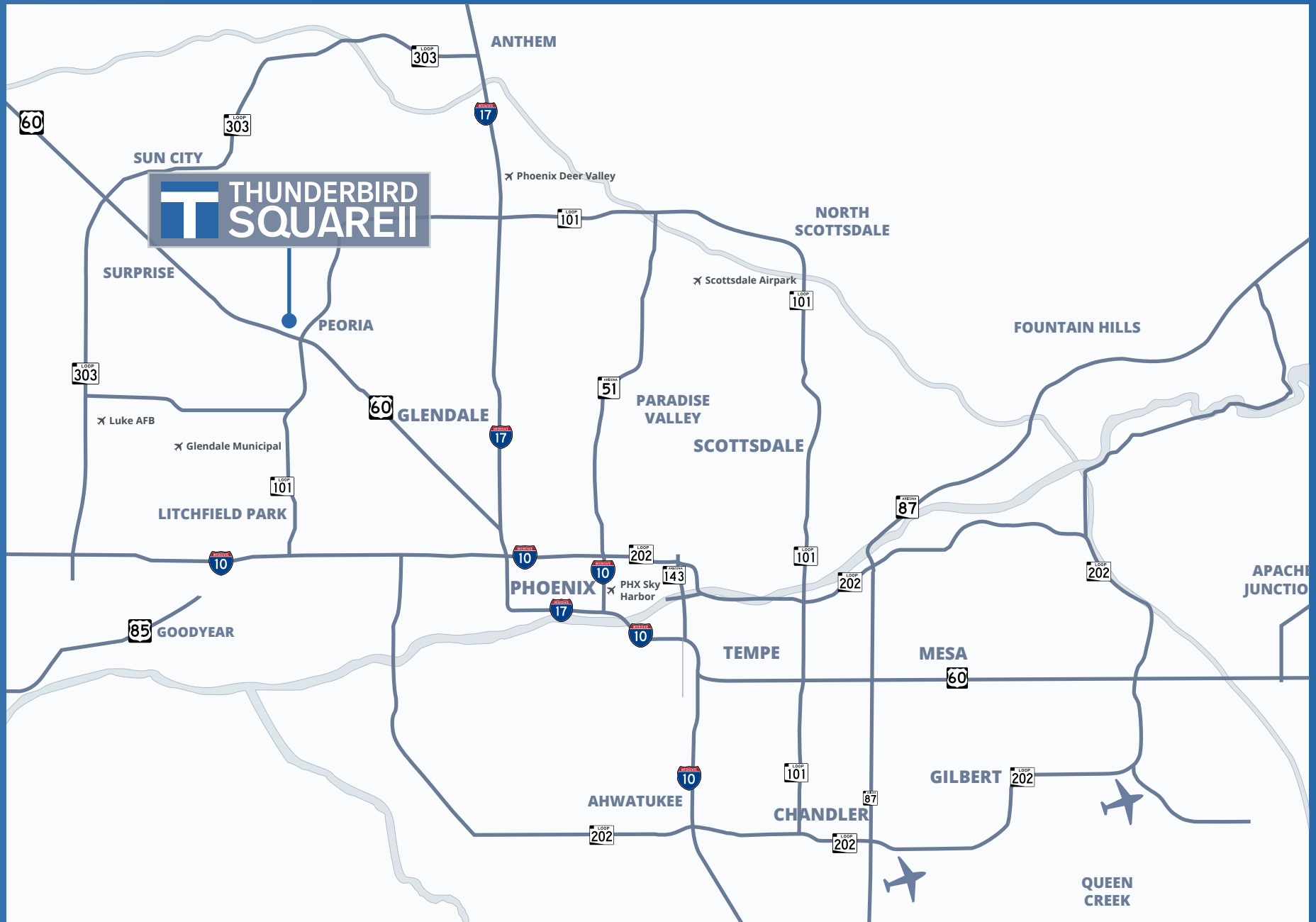
2 Miles
from Loop 101
and US 60



10 minutes
to Major Sports
and Entertainment



5 Miles
from Retail
Shopping Hub



PHOENIX OVERVIEW



Over **5.1 Million**
People



Arizona awarded
its fifth prestigious
“Gold Shovel” award



Phoenix metro increased its labor
force by **±33,500 employees**
from Nov-23 to Nov-24



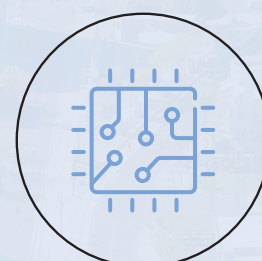
Ranked #4 County in
Net Migration in 2023



White House Selected
Phoenix as One of the **First
Five “Workforce Hubs”**



One of the **Fastest
Growing** Large
Cities in the U.S.



TSMC's initial \$12 billion
investment has now rolled into
a **\$165 billion investment**



No. 1 Most
Innovative College
9 Years Running

PRIME LOCATION



Over **3,400** daytime population per square mile



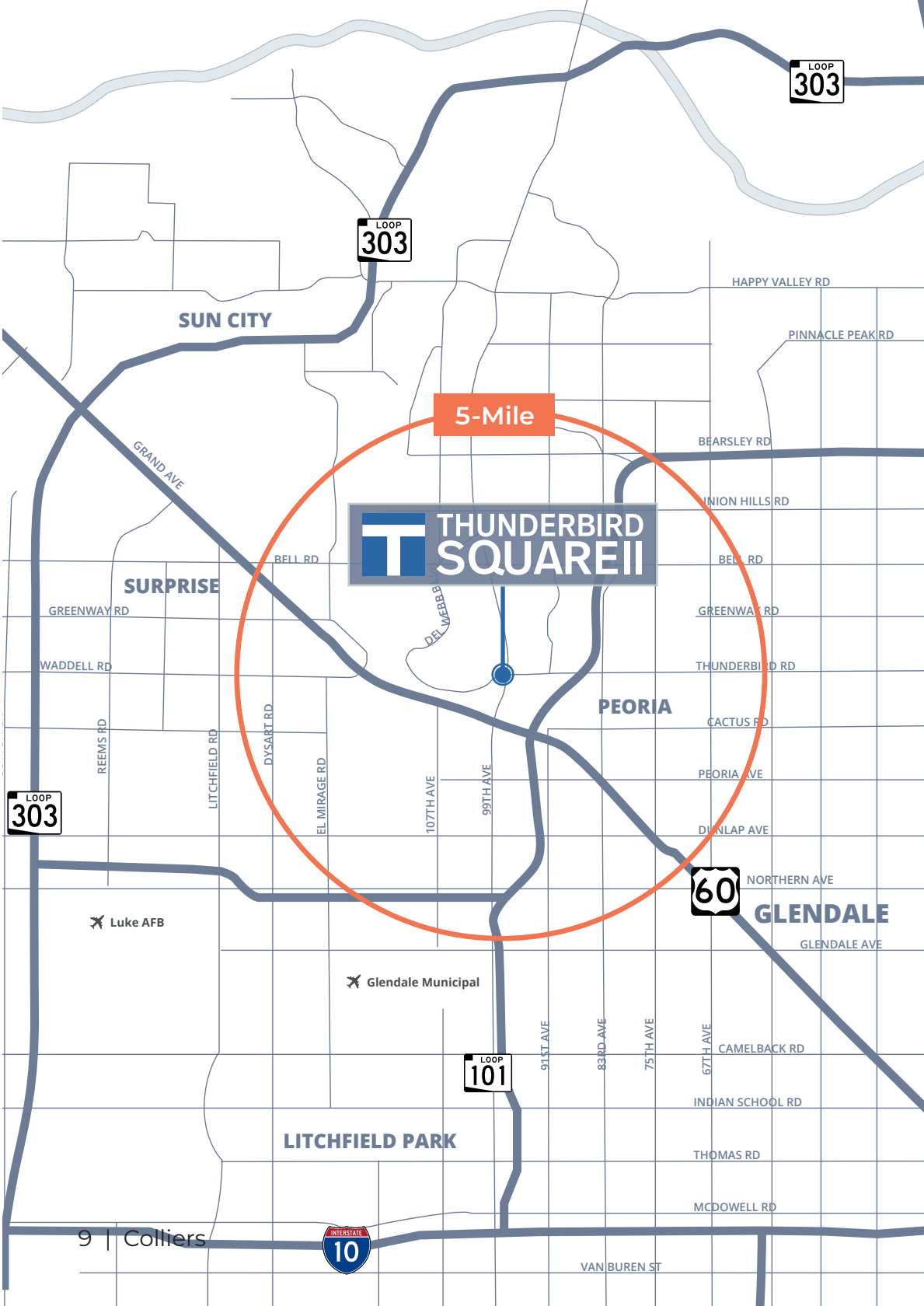
\$375k median home value



Over **3,150** businesses within this area



Largest employers include **Banner Health, TYR Tactical** and **USPS**





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sources: colliers research, bls.gov, ESRI, azmag.gov, suncityaz.org, azbigmedia.com

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