



±2,066 SF | **New!** Spec Suite



RH JOHNSON BLVD & MEEKER BLVD

SUN CITY WEST, AZ



property summary

AVAILABLE

Suite 141 : ±2,066 SF

LEASE RATE

Call for Rate

CONDITION

Updated Spec Suite

JURISDICTION

County Island

LOCATION HIGHLIGHTS

- » Strong senior community | 9 senior care facilities within 2-miles.
- » Strong residential infill demos: population ±204,771 in 5-miles.
- » 1-mile from the 8th largest hospital in the Valley Banner Del E Webb Medical Center | 404 beds.
- » ±218 Feet of frontage on R.H. Johnson Blvd
- » Center is anchored by well-known grocer.
- » Located at one of Sun City West's most prominent lighted intersections.
- » Significant improvements to the space with new HVAC, 2 restrooms, infrastructure for a kitchen, etc.

TRAFFIC COUNTS INRIX 2023

RH Johnson Blvd

Meeker Blvd

N ±13,674 VPD (NB & SB)

E ±9,228 VPD (EB & WB)

S ±20,238 VPD (NB & SB)

W ±11,445 VPD (EB & WB)



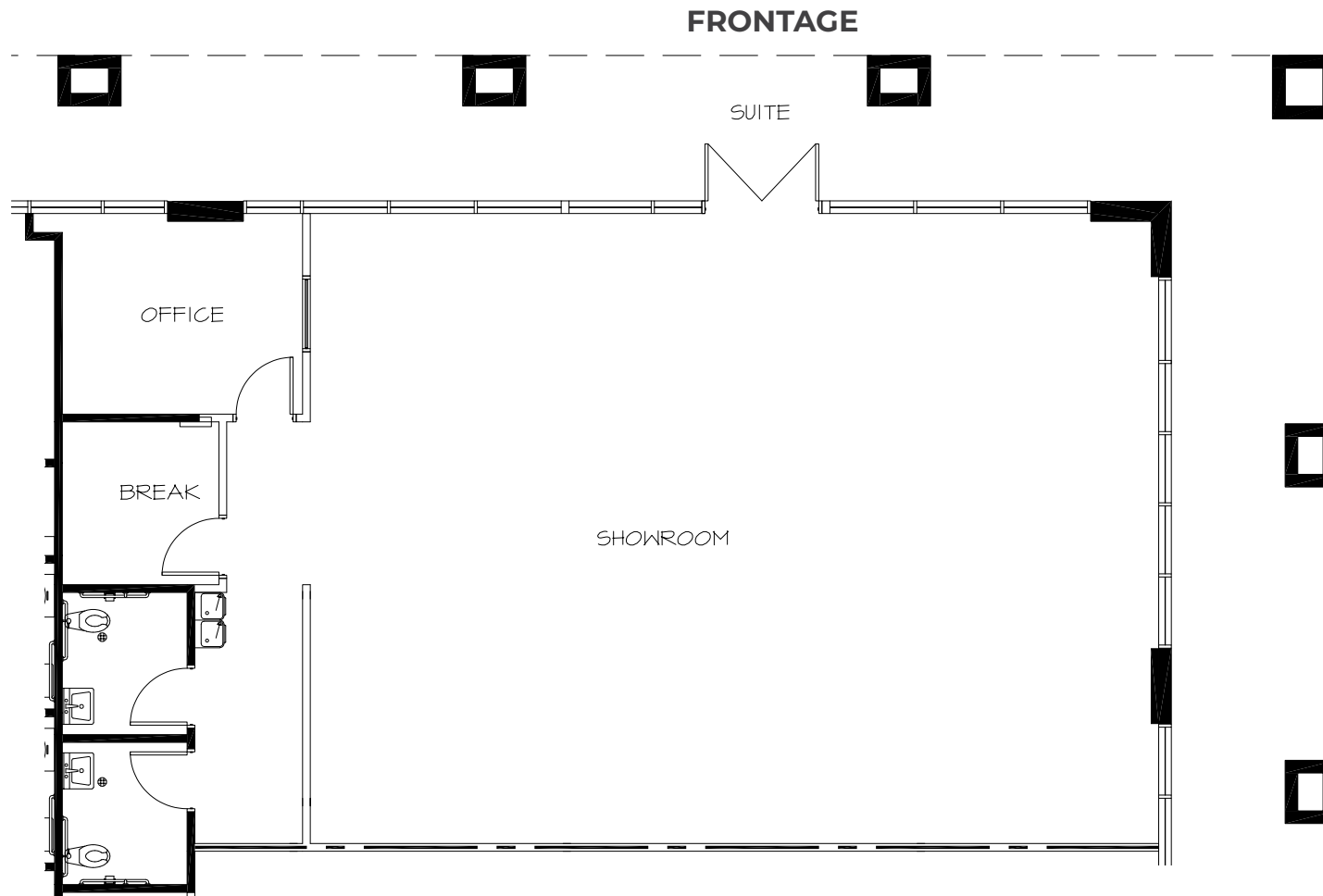
SWC

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floor plan



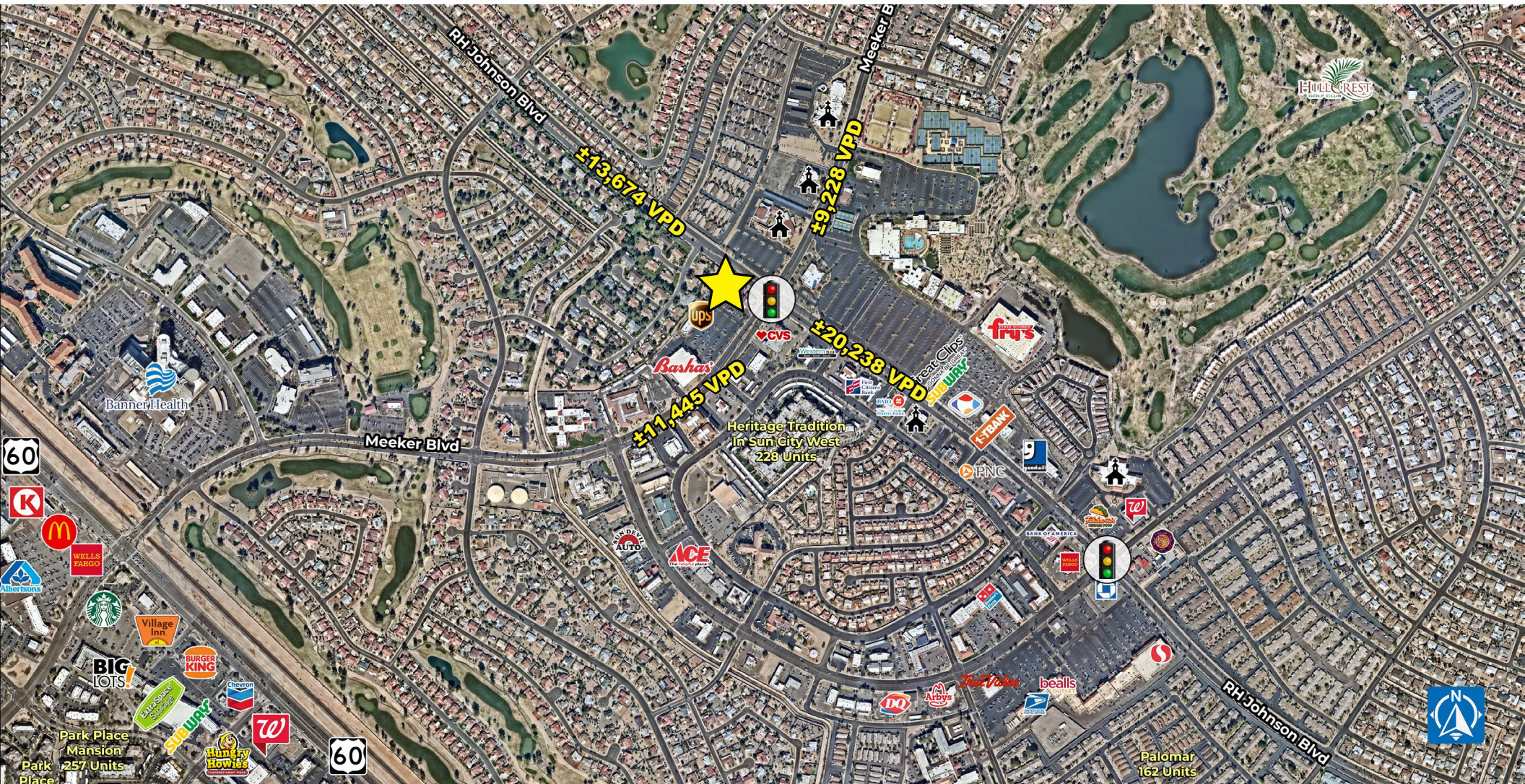
SWC

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zoom aerial



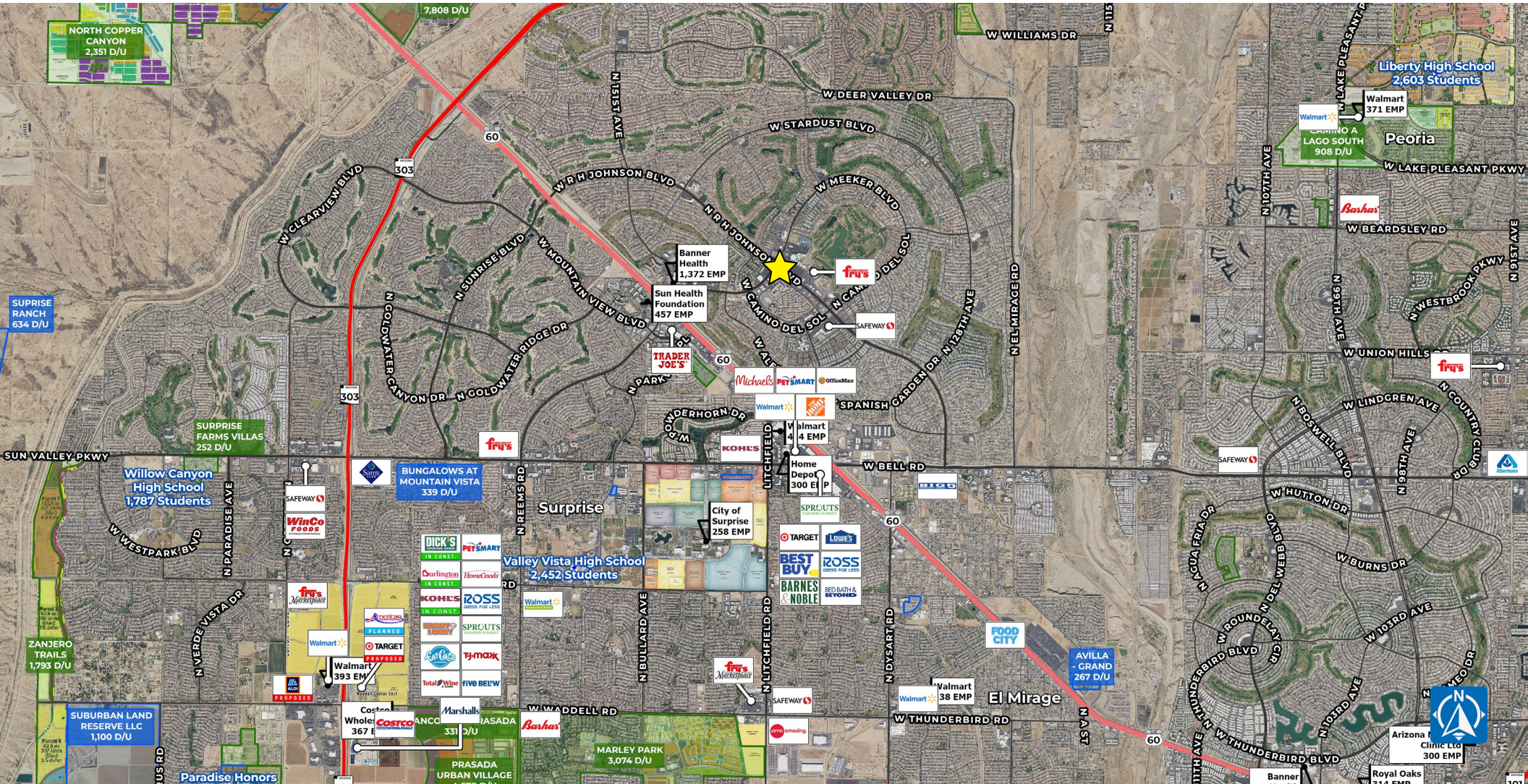
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wide aerial



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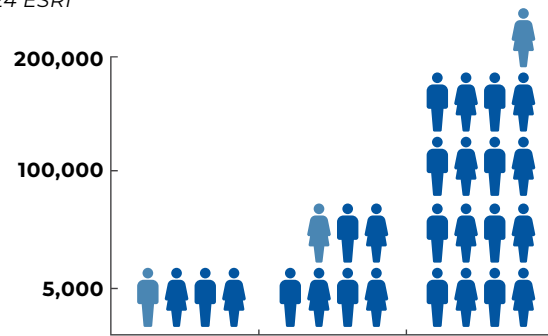
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demographics

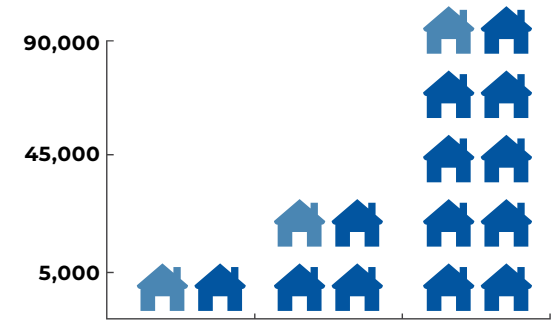
2024 ESRI



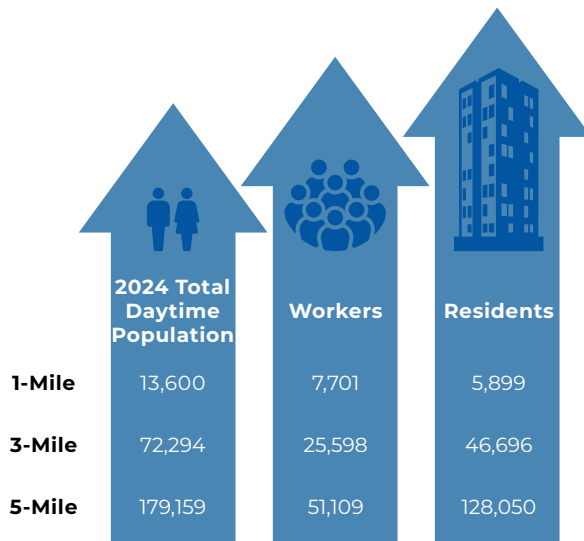
	1-Mile	3-Mile	5-Mile
2024 Total Population	6,711	66,303	208,652
2029 Total Population	6,726	69,078	217,164



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$62,914	\$76,656	\$48,818
3-Mile	\$72,155	\$93,953	\$46,457
5-Mile	\$79,639	\$99,385	\$40,955

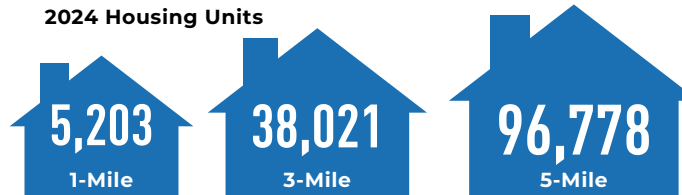


	1-Mile	3-Mile	5-Mile
2024 Households	4,356	32,949	85,914
2029 Households	4,424	34,364	90,101

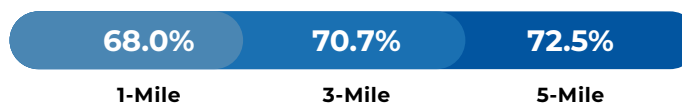


	2024 Total Daytime Population	Workers	Residents
1-Mile	13,600	7,701	5,899
3-Mile	72,294	25,598	46,696
5-Mile	179,159	51,109	128,050

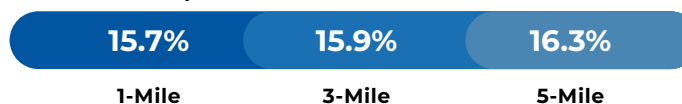
2024 Housing Units



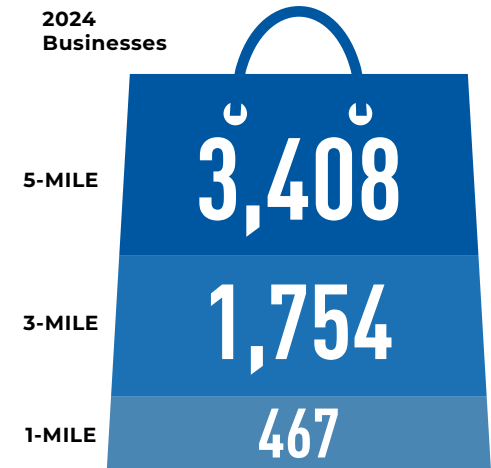
Owner Occupied



Renter Occupied



2024 Businesses



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