



SUN CITY WEST PLAZA | RARE BOX & ENDCAP OPPORTUNITY



R H JOHNSON BLVD & MEEKER BLVD

SUN CITY WEST, AZ



property summary

AVAILABLE	±971 SF / ±1,120 SF / ±2,091 SF / ±45,708 SF	LEASE RATE	Call for Rate
JURISDICTION	County Island	ZONING	C-2

LOCATION HIGHLIGHTS

- » ±45,708 SF Single Tenant Building (can be demised), ±971 SF endcap, and ±1,120 SF space that can be combined to ±2,091 SF.
- » 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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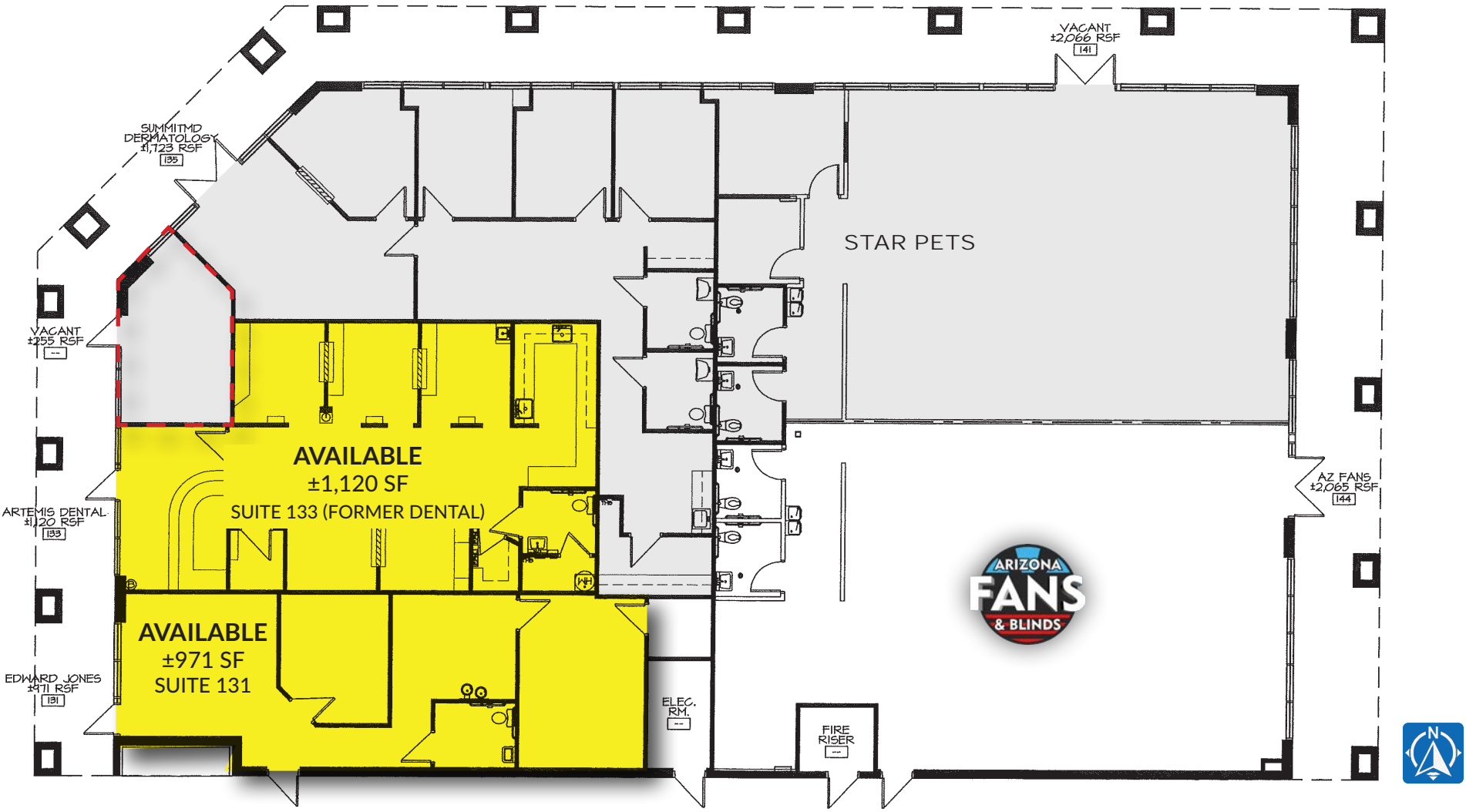
site plan



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endcap floor plan



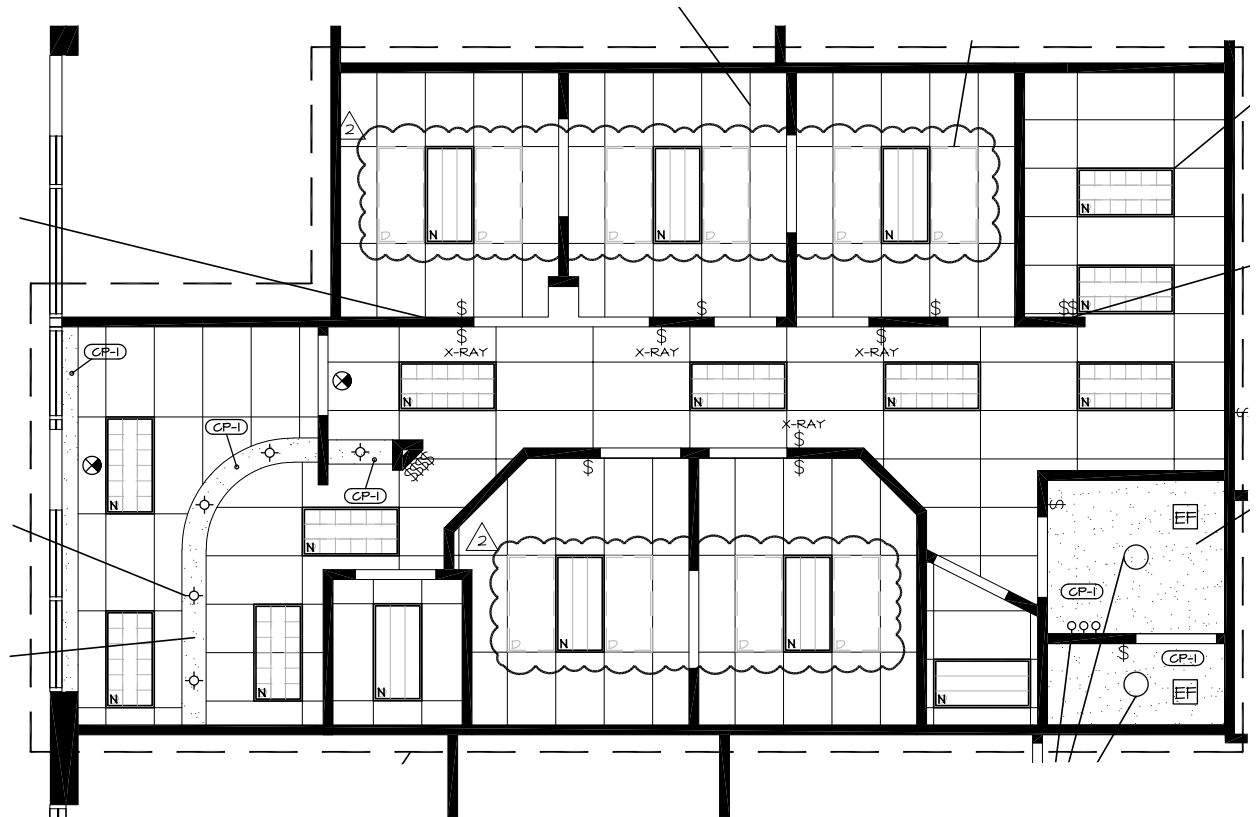
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suite 133 floor plan

SUITE 133 DETAILS

- » ±1,120 SF
- » 1 restroom
- » Infrastructure for kitchenett
- » 5 operating stations
- » Reception area



SWC

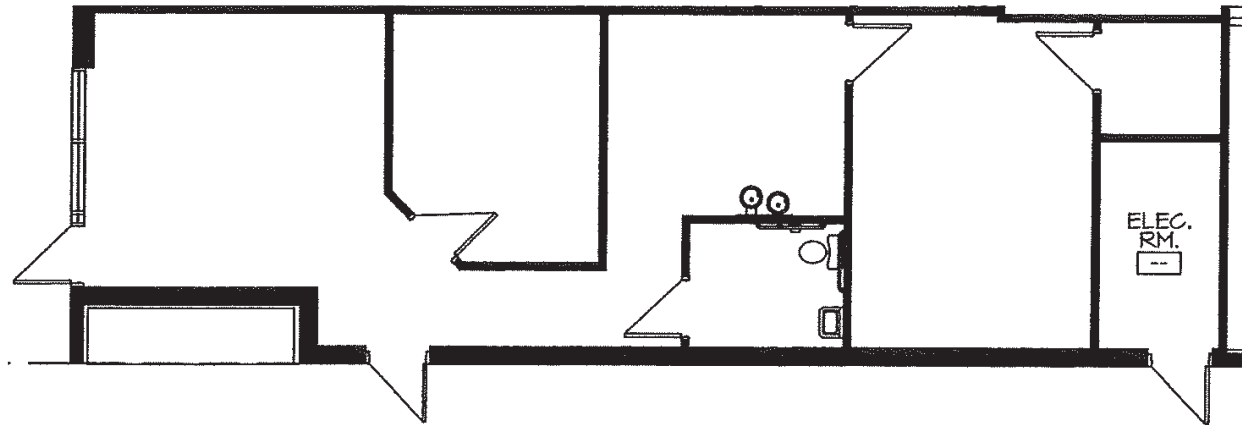
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suite 131 floor plan

SUITE 131 DETAILS

- » ±971 SF
- » 1 restroom
- » Reception area
- » Conference room
- » Bull pen
- » Executive office

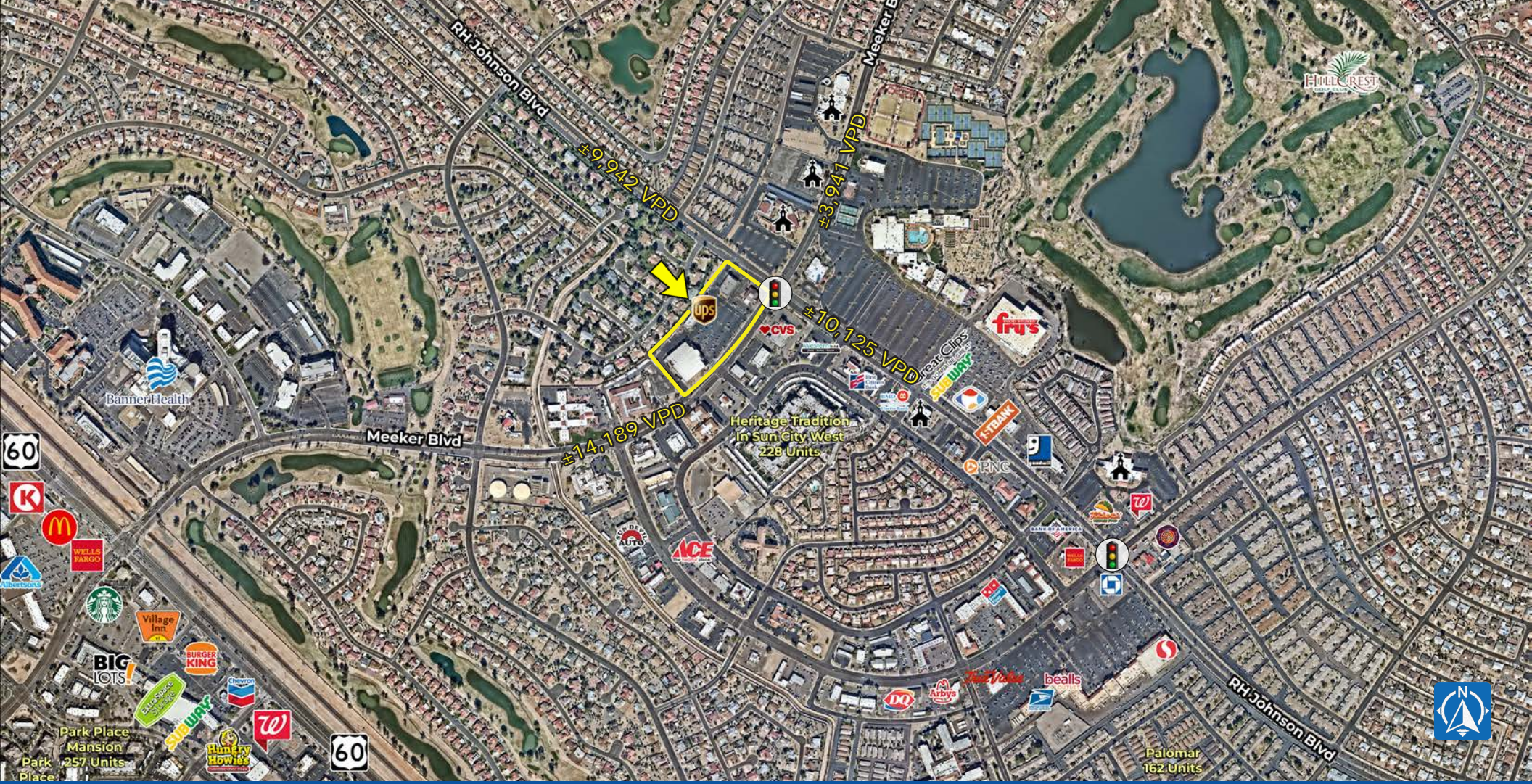


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zoom aerial

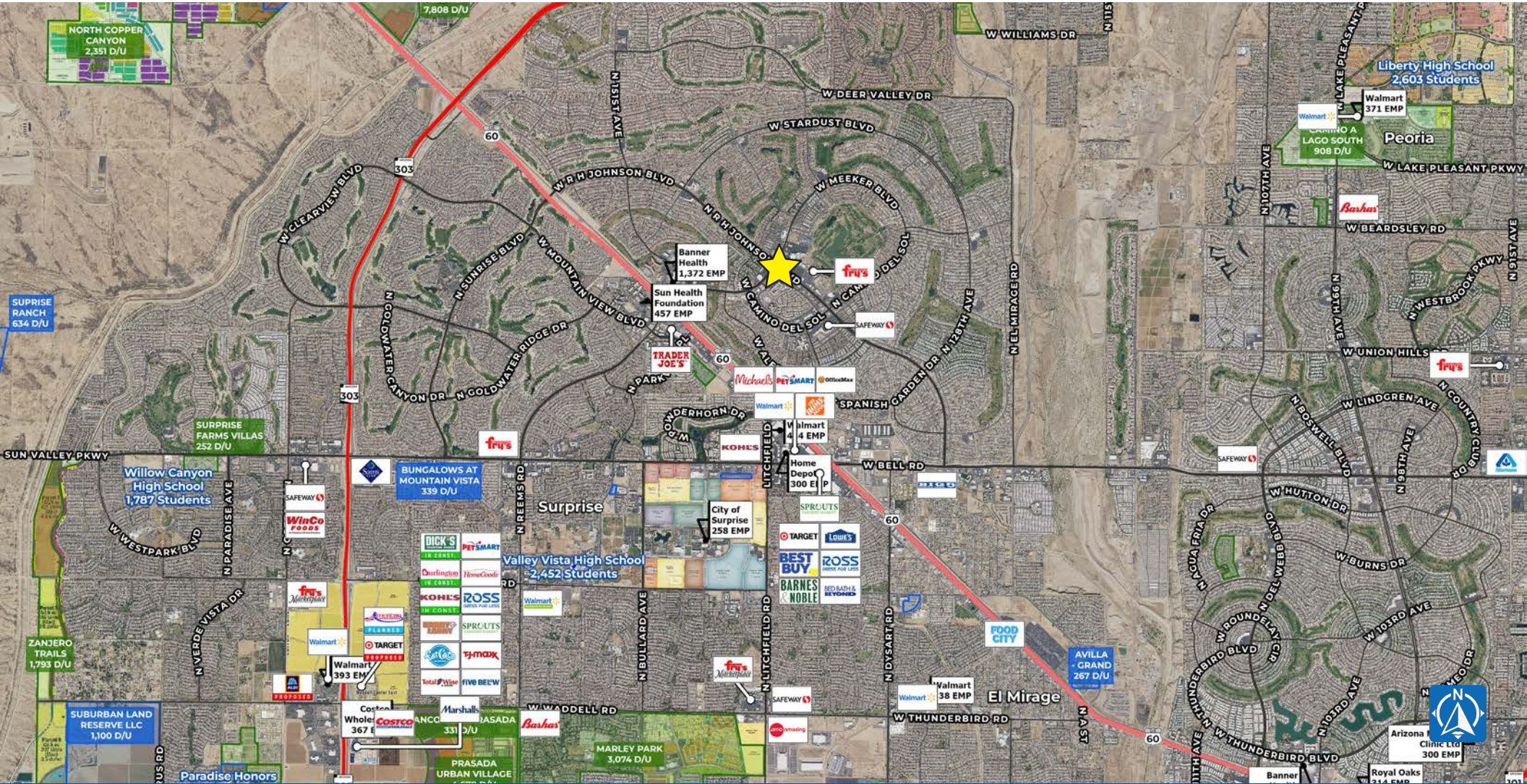


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wide aerial

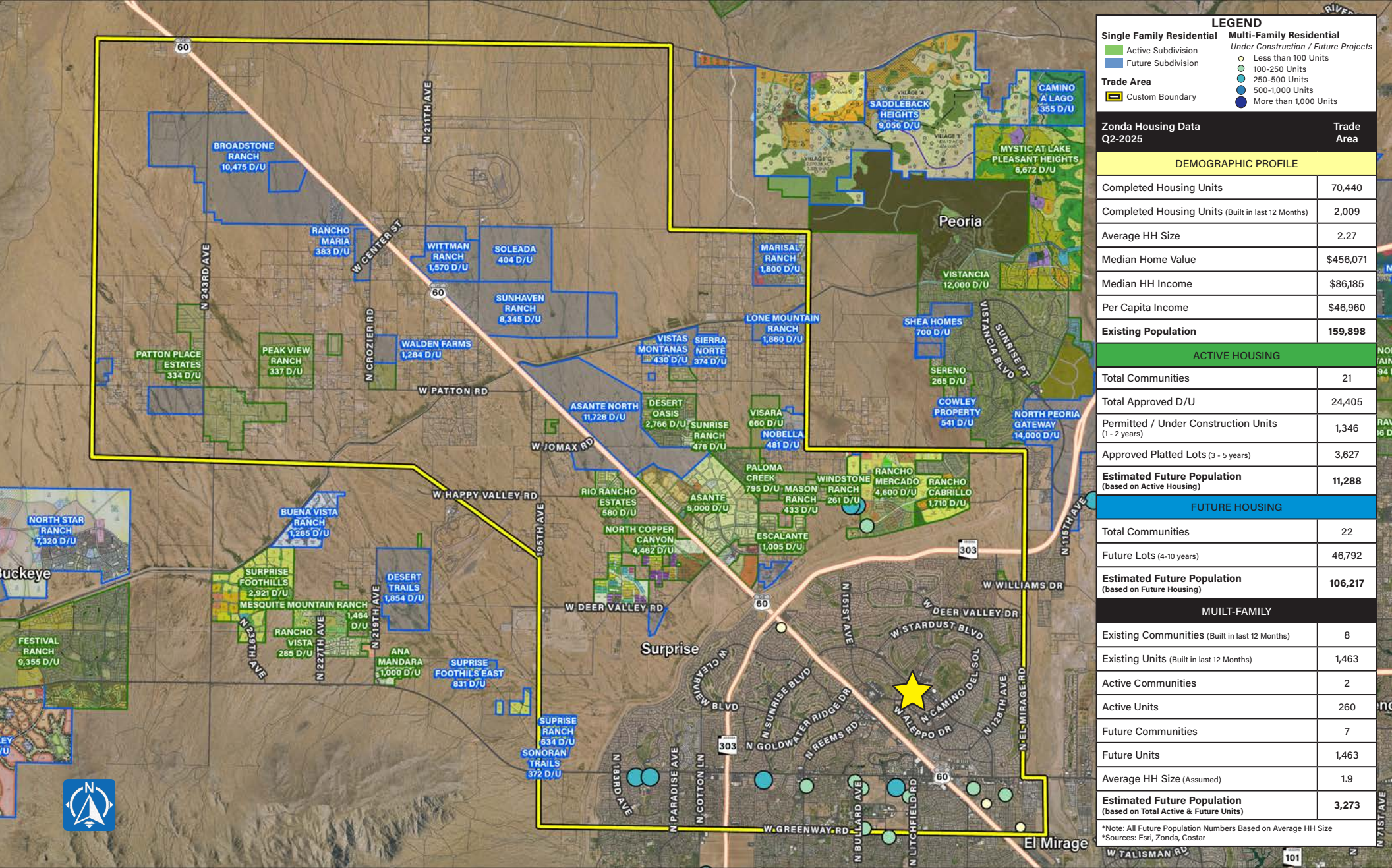


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PHOENIX COMMERCIAL ADVISORS



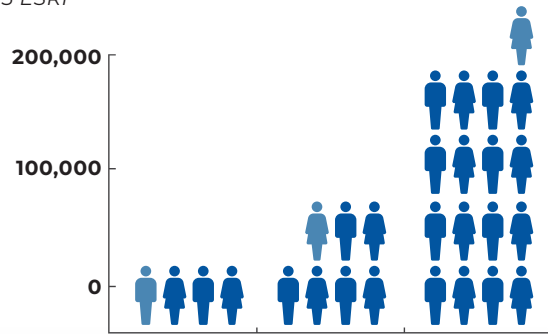
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demographics

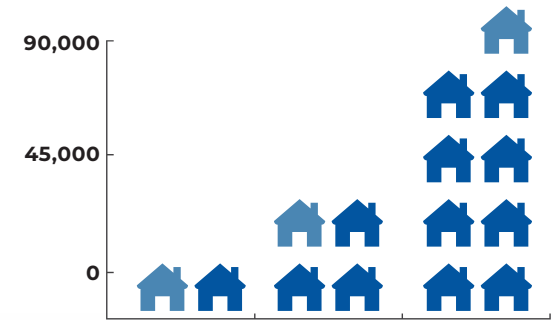
2025 ESRI



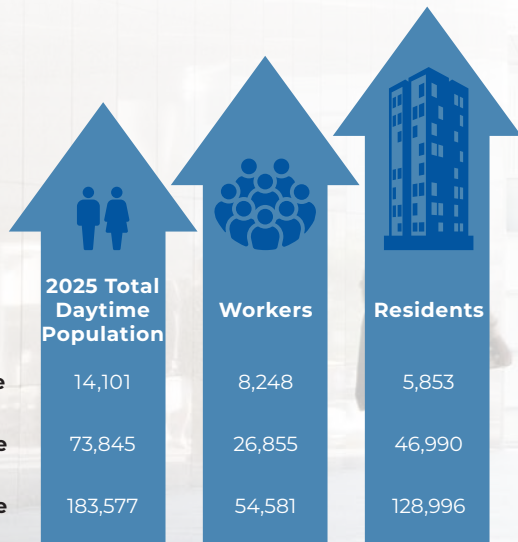
	1-Mile	3-Mile	5-Mile
2025 Total Population	6,658	67,538	212,195
2030 Total Population	6,639	70,134	218,528



	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

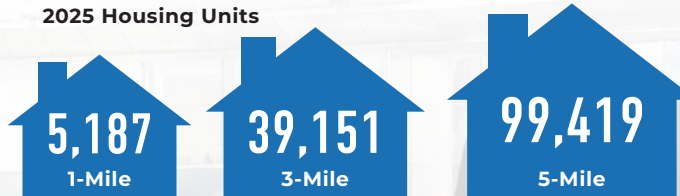


	1-Mile	3-Mile	5-Mile
2025 Households	4,346	33,571	87,733
2030 Households	4,378	34,724	90,630

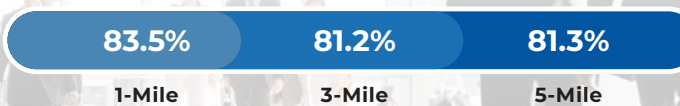


	2025 Total Daytime Population	Workers	Residents
1-Mile	14,101	8,248	5,853
3-Mile	73,845	26,855	46,990
5-Mile	183,577	54,581	128,996

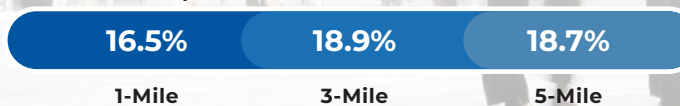
2025 Housing Units



Owner Occupied



Renter Occupied



2025 Businesses



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