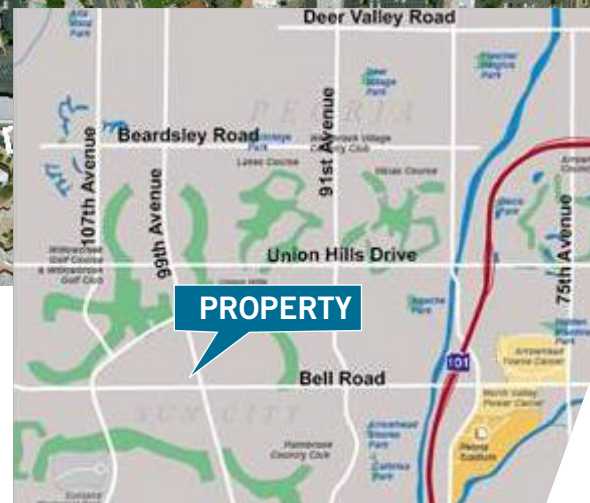


Available For Lease

NWC 99th Avenue & Bell Road
Sun City, Arizona

**Cassidy
Turley** / Commercial
Real Estate Services



Zoning: C-2

Availability:

± 210 SF	±1,053 SF
±1,000 SF	±1,306 SF
±1,045 SF	±1,307 SF
* ±1,045 SF	(former restaurant)
±1,045 SF	±1,318 SF
±1,045 SF	±2,362 SF
±1,045 SF	±4,348 SF

* Please do not disturb Tenant

Population:

1 mile:	8,217
3 miles:	75,814
5 miles:	242,876

Average Income:

1 mile:	\$47,054
3 miles:	\$58,951
5 miles:	\$64,607

Traffic Counts:

North:	13,000
South:	9,000
East:	44,000
West:	48,000

Area Highlights:

Bell Road exposure
Densely populated, mature trade area
Close proximity to Loop 101 Freeway
Strong co-tenant mix

For more information, please contact:

Brent Mallonee

Vice President
602.224.4437

Brent.Mallonee@cassidyurley.com

2375 E. Camelback Rd, Suite 300
Phoenix, Arizona 85016

ph: 602.954.9000
fx: 602.468.8588

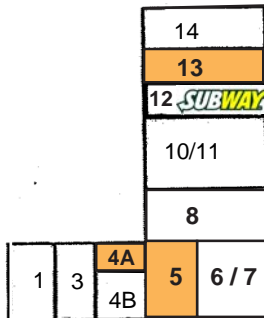
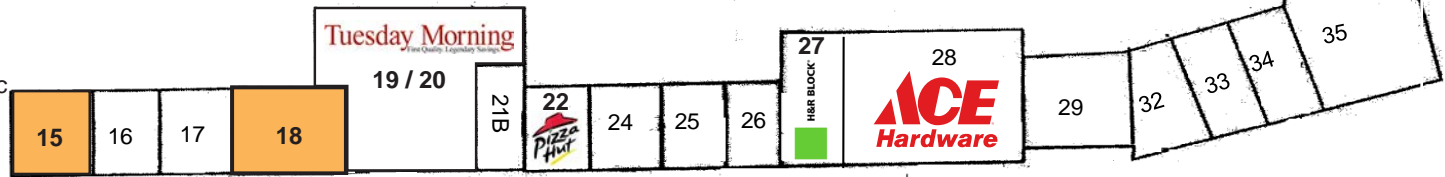
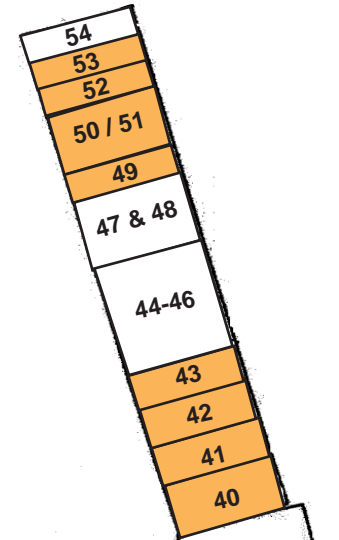
cassidyurley.com

Available For Lease

NWC 99th Avenue and Bell Road, Sun City, Arizona

Suite 34 / 35	Estate Resale
Suite 33	Water & Ice
Suite 32	John Walick Jewelers
Suite 29	Renal West, Inc.
Suite 28	Ace Hardware
Suite 27	H&R Block
Suite 26	AP Nails
Suite 25	Gammon Hearing Aid
Suite 24	Bakery Outlet
Suite 22	Pizza Hut
Suite 21B	Cosmoprof
Suite 19 / 20	Tuesday Morning
Suite 18	Available - 4,348 SF
Suite 17	Coin Shop
Suite 16	Coin Shop
Suite 15	Available - 1,045 SF
Suite 14	Sun Shadow Chiropractic
Suite 13	Available - 1,307 SF (former restaurant)

Suite 54	Foot Massage
Suite 53	Available - 1,053 SF
Suite 52	Available - 1,045 SF
Suite 50 / 51	Available - 2,362 SF
Suite 49	Available - 1,045 SF
Suite 47 / 48	SunSational Hair Design
Suite 44-46	Sun City Pet Market
Suite 43	Available - 1,318 SF
Suite 42	Available - 1,045 SF
Suite 41	Available - 1,045 SF
Suite 40	Available - 1,306 SF



Suite 1	The Sewin Asylum
Suite 3	The Barber Shoppe
Suite 4A	Available - 210 SF
Suite 4B	Personal Touch Massage
Suite 5	Available - 1,000 SF
Suite 6 / 7	Western State Bank
Suite 8	Jade & Y Chinese Bistro
Suite 10	Tempe Paint & Decorating
Suite 12	Subway

For more information, please contact:

Brent Mallonee
 Vice President
 602.224.4437
 Brent.Mallonee@cassidyurley.com

2375 E. Camelback Rd, Suite 300
 Phoenix, Arizona 85016
 ph: 602.954.9000
 fx: 602.468.8588
cassidyurley.com

**Cassidy
 Turley** / Commercial
 Real Estate Services