



**FOR SALE:**  
**\$2,995,000**

# Sun Bell Plaza

**9421 West Bell Road** | Sun City, Arizona 85351

**ORION**   
INVESTMENT REAL ESTATE



Offering Price:	<b>\$2,995,000</b>
Price Per SF:	<b>\$285.57</b>
Building Size:	<b>10,113 SF</b>
Year Built:	<b>1983</b>
Zoning:	<b>C-2, Phoenix</b>
Lot Size:	<b>0.91 Acres</b>
Parking:	<b>56 Spaces (2.76/1,000 SF)</b>
Traffic Counts:	<b>Bell Road: 65,738 VPD</b> <b>91st Avenue: 11,666 VPD</b> <b>99th Avenue: 17,818 VPD</b>

## Sun City, Arizona

Sun City is in the “west valley” of the Phoenix metropolitan area and is an unincorporated, age-restricted city. There is no city sales tax and the cost to operate Sun City, Arizona is considerably less than other cities with a higher population.

**The Phoenix metropolitan area ranks 61st in cost of living among U.S. cities.**

**With lower sales and property taxes, Sun City, Arizona is even more affordable.**

Sun City is host to a number of arts festivals, neighborhood parties, musical concerts, and special events. The city has parks, trails, recreation centers, golf courses, an open-air amphitheater, and dozens of activities and social clubs.



Suite	Tenant Name	% of Project (SF)	Lease Term	Rent PSF Annually & Monthly	Base Rent Monthly	Base Rent Annually	Lease Type Amount PSF	NNN Monthly	NNN Annually	Next Increase	Base Rent Amount
101-103	EZ Pawn	3,742 37.7%	01/01/2011 thru 12/31/2025	\$20.77 \$1.73	\$6,476.78	\$77,721.36	NNN \$4.52	\$1,410.00	\$16,920.00	1/1/24 1/1/25	\$6,673.23 \$6,872.81
<i>Notes:</i>											
104	Massage & Spa	1,105 11.1%	05/01/2006 thru 05/31/2024	\$23.74 \$1.98	\$2,186.04	\$26,232.48	NNN \$4.52	\$416.00	\$4,992.00	6/1/23	\$2,251.62
<i>Notes: One 5 year renewal</i>											
105	Arcadia Foot & Ankle	1,070 10.8%	06/01/1998 thru 12/31/2025	\$18.00 \$1.50	\$1,605.00	\$19,260.00	NNN \$3.77	\$336.00	\$4,032.00	1/1/24	\$1,649.58
<i>Notes: Two 5 year renewal options</i>											
106	Sun City Tattoo	1,070 10.8%	10/15/2022 thru 02/29/2028	\$16.00 \$1.33	\$1,426.66	\$17,119.92	NNN \$3.77	\$336.00	\$4,032.00	3/1/24 3/1/25 3/1/26 3/1/27	\$1,469.47 \$1,514.05 \$1,559.53 \$1,605.89
<i>Notes: Two 5 year renewal options</i>											
107-108	LSCVA	2,937 29.6%	12/01/2020 thru 09/30/2026	\$15.30 \$1.28	\$3,744.74	\$44,936.88	NNN \$4.32	\$1,058.00	\$12,696.00	10/1/23 10/1/24 101/12025	\$3,910.98 \$4,003.42 \$4,064.61
<i>Notes: Tenant has a one time right to terminate with notice no later than 9/1/2023.</i>											
TOTAL		9,924			\$15,439.22	\$185,271		\$3,556	\$42,672		
OCCUPIED SPACE		9,924	100%	\$18.67	\$15,439.22	\$185,271		\$3,556	\$42,672		
VACANT SPACE		0	0%								

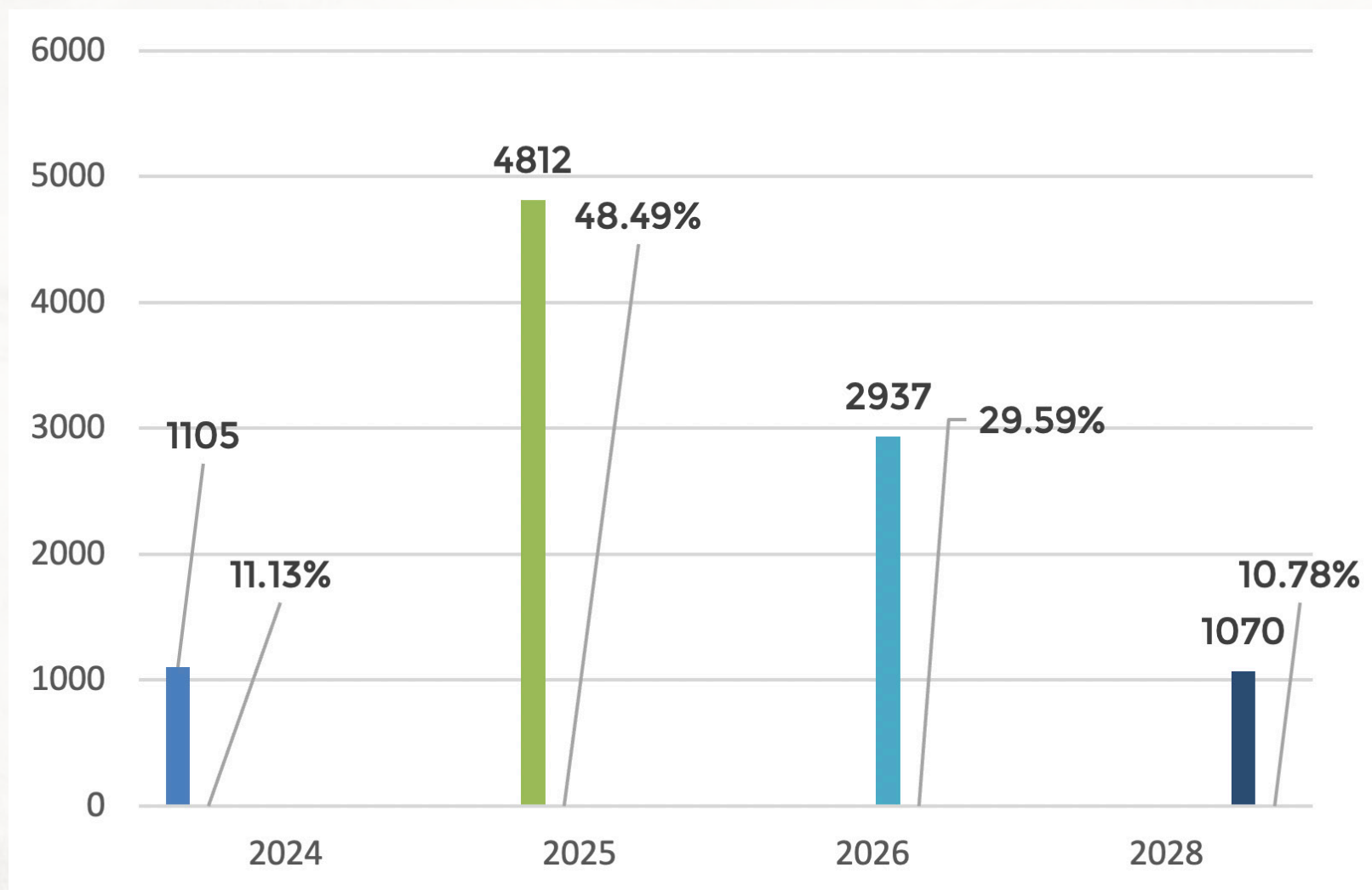
Projections:

Suite	Tenant	SF	2023 Apr	2023 May	2023 Jun	2023 July	2023 Aug	2023 Sept	2023 Oct	2023 Nov	2023 Dec	2024 Jan	2024 Feb	2024 Mar	Full Year Total	PSF
101-103	EZ Pawn	3,742	\$6,477	\$6,477	\$6,477	\$6,477	\$6,477	\$6,477	\$6,477	\$6,477	\$6,477	\$6,673	\$6,673	\$6,673	\$78,311	\$20.93
104	Massage & Spa	1,105	\$2,186	\$2,186	\$2,252	\$2,252	\$2,252	\$2,252	\$2,252	\$2,252	\$2,252	\$2,252	\$2,252	\$2,252	\$26,888	\$24.33
105	Arcadia Foot & Ankle	1,070	\$1,605	\$1,605	\$1,605	\$1,605	\$1,605	\$1,605	\$1,605	\$1,605	\$1,605	\$1,650	\$1,650	\$1,650	\$19,394	\$18.12
106	Sun City Tattoo	1,070	\$1,427	\$1,427	\$1,427	\$1,427	\$1,427	\$1,427	\$1,427	\$1,427	\$1,427	\$1,427	\$1,427	\$1,469	\$17,163	\$16.04
107-108	LSCVA	2,937	\$3,745	\$3,745	\$3,745	\$3,745	\$3,745	\$3,745	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$45,934	\$15.64
	Totals	9,924	\$15,439	\$15,439	\$15,505	\$15,505	\$15,505	\$15,505	\$15,671	\$15,671	\$15,671	\$15,912	\$15,912	\$15,955	\$187,690	\$18.91



INCOME ANALYSIS	2021 Income & Expense	2022 Income & Expense	12 Month Projected Income*
Base Rent - Occupied Suites	\$161,662	\$172,944	\$187,690
Base Rent - Vacant Suites			actual
<b>Total Base Rent</b>	<b>\$161,662</b>	<b>\$172,944</b>	<b>\$187,690</b>
Estimated CAM Recapture - Occupied	\$28,896	\$43,494	\$42,672
Estimated CAM Recapture - Vacant			actual
<b>Total CAM Recapture</b>	<b>\$28,896</b>	<b>\$43,494</b>	<b>\$42,672</b>
<b>Gross Operating Income</b>	<b>\$190,558</b>	<b>\$216,438</b>	<b>\$230,362</b>
Less Vacancy Reserve			actual
Less Operating Expenses	(\$38,505)	(\$44,891)	(\$44,891)
<b>Net Operating Income (NOI)</b>	<b>\$152,052</b>	<b>\$171,547</b>	<b>\$185,471</b>
<b>Cap Rate</b>			<b>6.19%</b>

2023 Estimated Expenses	Amount	psf	%
Real Estate Taxes (2023)	\$11,845	\$1.19	26.4%
Property Insurance (2023)	\$4,246	\$0.43	9.5%
CAMs	\$19,797	\$1.99	44.1%
Management Fee	\$9,003	\$0.91	20.1%
<b>Total Expenses:</b>	<b>\$44,890.58</b>	<b>\$4.52</b>	<b>100%</b>











Banner Del E. Webb  
Medical Center  
391 Beds

SAFeway  
True Value bealls  
OUTLET  
CHASE

fray's  
Walgreens  
goodwill

COYOTE LAKES  
GOLF CLUB  
SURPRISE, ARIZONA

WAL\*MART  
SUPERCENTER

WBVGC

sam's club AQUA-TOTS WAL\*MART  
SWIM SCHOOLS SUPERCENTER

SURPRISE  
TOWNE CENTER & MARKETPLACE

WAL\*MART  
sam's club

COSTCO WHOLESALE Dillard's AMC  
THEATRES  
DICK'S SPORTING GOODS BEST BUY Total Wine JCPenney  
sears  
TRADER JOE'S macy's BIG  
LOTS! Office DEPOT OfficeMax The Container Store

Union Hills Drive

TRADER JOE'S  
BIG  
LOTS!  
Albertsons

Subject

Bell Road: 65,738 VPD

THE HOME  
DEPOT  
SAJAD AND  
GO  
FIVE GUYS  
BURGERS and FRIES  
Michael's  
PET SMART

FLOOR  
DECOR Bowlers SPROUTS  
FARMERS MARKET WAL\*MART  
SUPERCENTER WinCo  
FOODS

SURPRISE  
ARIZONA  
SURPRISE STADIUM

TARGET BEST BUY  
Bath & Body Works ROSS  
DRESS FOR LESS BED BATH &  
BEYOND ULTA  
BEAUTY  
Lowe's Olive Garden  
Chick-fil-d

Banner Boswell  
Medical Center  
501 Beds

ASU ARIZONA STATE  
UNIVERSITY  
WEST CAMPUS

Thunderbird Road

Banner Thunderbird  
Medical Center  
595 Beds

fray's SAFeway  
SUBWAY AMC  
Cafe Rio THEATRES  
MEXICAN GRILL Walgreens

PUEBLO EL MIRAGE  
GOLF COURSE

THE HOME  
DEPOT  
PET SMART  
at home BIG  
5 SPORTING GOODS

WAL\*MART  
SUPERCENTER

Cactus Road

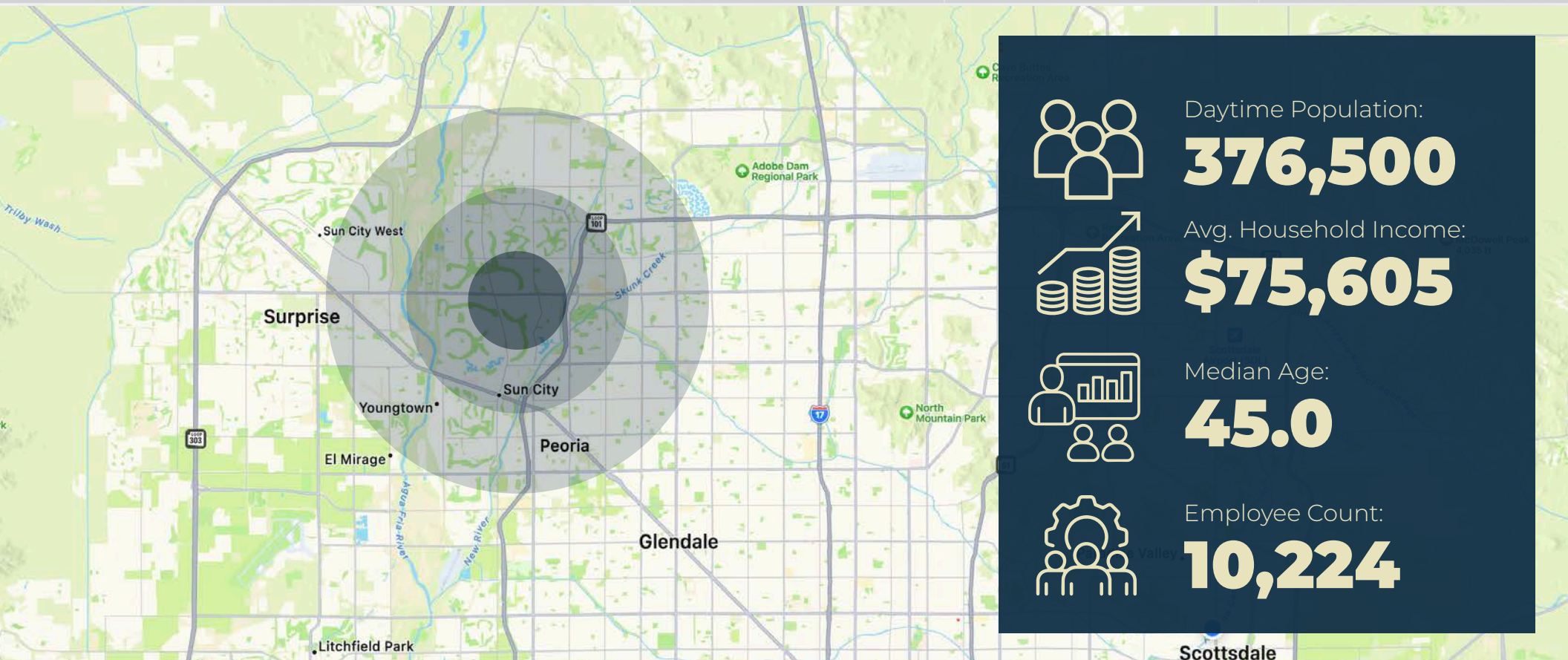
GLENDAL  
COMMUNITY  
COLLEGE


Peoria Avenue

Olive Avenue




2022 Summary (SitesUSA)	One Mile	Three Mile	Five Mile
Daytime Population:	17,373	142,271	<b>376,500</b>
Residential Population:	12,666	102,493	293,483
Average Household Income:	\$61,500	\$68,917	<b>\$75,605</b>
Average Household Size:	1.8	2.0	2.4
Median Age:	59.4	52.4	<b>45.0</b>
Housing Units:	7,331	54,656	131,923
Total Households:	6,582	49,067	120,193
Total Businesses:	543	4,411	10,224






Daytime Population:

**376,500**




Avg. Household Income:

**\$75,605**



Median Age:

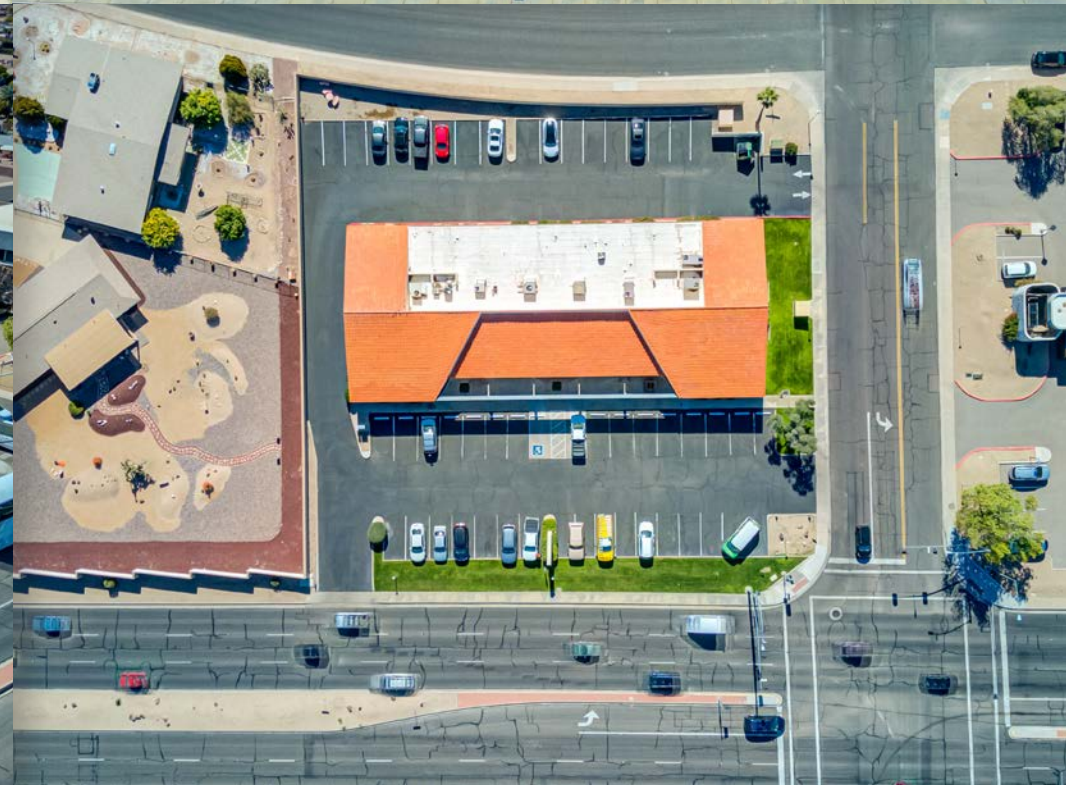
**45.0**



Employee Count:

**10,224**







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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

**Exclusively Listed by:**



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