

CAMPANA SQUARE

9803-9837 W. BELL ROAD, SUN CITY, AZ 85351

ZELL
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE



PROPERTY DESCRIPTION

E/SEC 99th Ave & Bell Rd
Neighborhood Center | Sun City

PROPERTY HIGHLIGHTS

- The Neighborhood Retail Center includes 39,434 SF of retail shop space.
- Excellent monument signage, visibility to capture the attention of 100,000 + drivers along Bell Road
- Located 2 miles west of the Loop 101
- In the heart of the Del Webb's Sun City community
- Excellent and eclectic tenant mix of restaurant, service, and retail users.
- Sun City Visitors Center, Ace Hardware and the US Post Office located within a half mile of the center.

OFFERING SUMMARY

LEASE RATE:	Call for details
AVAILABLE SF:	1,286 - 6,660 SF
LOT SIZE:	14.85 Acres
BUILDING SIZE:	39,434 SF

SPACES	LEASE RATE	SPACE SIZE
9833	Call for details	1,286 SF
9887	Call for details	1,632 SF
9803	Call for rates	6,660 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,713	42,509	99,953
TOTAL POPULATION	8,247	84,079	235,621
AVERAGE HH INCOME	\$49,670	\$59,374	\$63,281

DENA ZELL

Vice President

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JENNIFER GABRYCH

Associate

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SITE SOURCE
RETAIL BROKER NETWORK



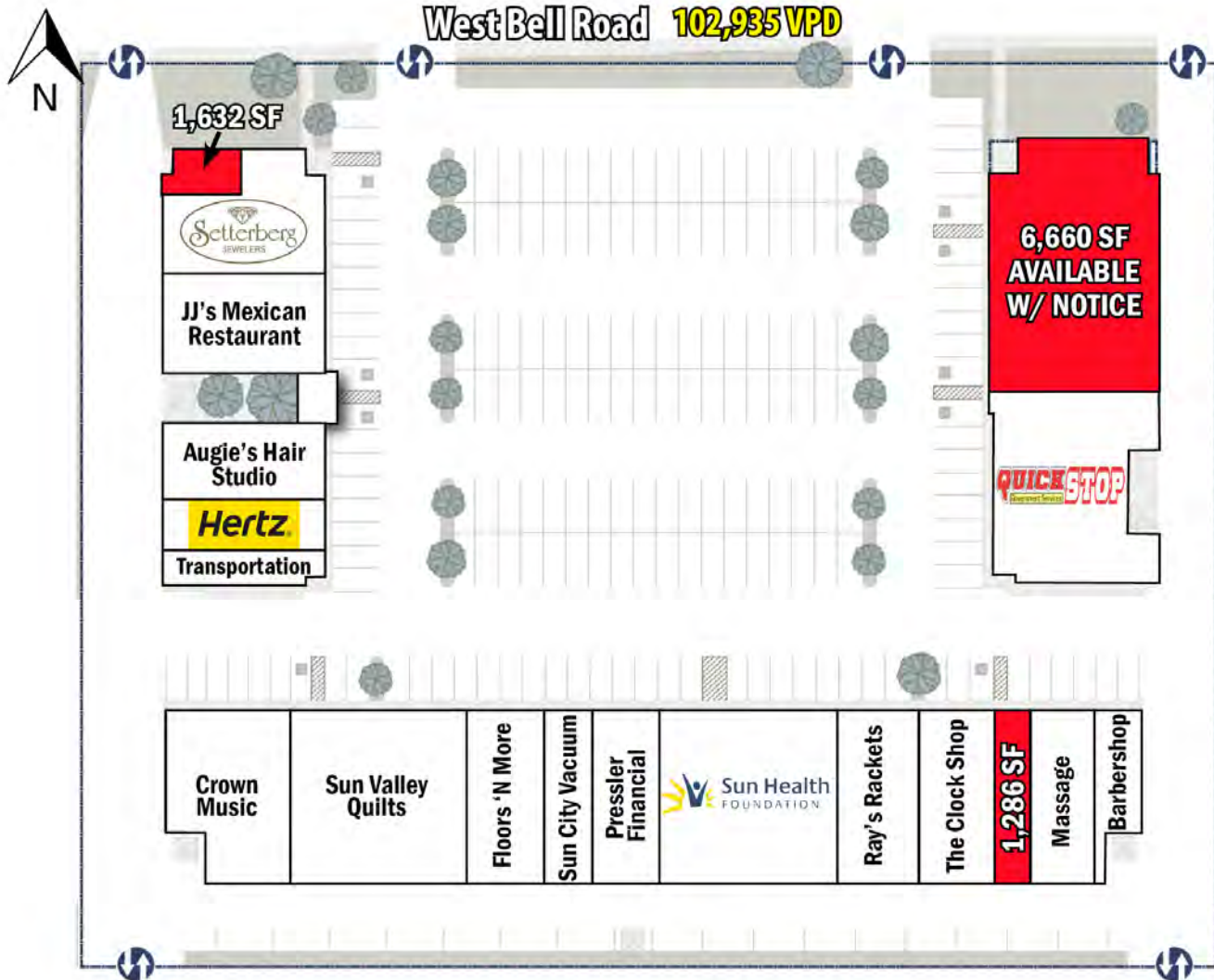
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Suite	Tenant	SF
9803	AVAILABLE w/ NOTICE	6,660
9817	Quick Stop	2,552
9827	Barbershop	580
9829	Massage	1,414
9833	AVAILABLE	1,286
9835	The Clock Shop	1,980
9837	Ray's Rackets	1,500
9839-9845	Sun Health Resale Boutique	4,200
9849	Pressler Financial	1,800
9851	Sun City Vacuum	1,020

Suite	Tenant	SF
9855	Floors 'N More	1,980
9859-9863	Sun Valley Quilts	5,700
9865-9867	Crown Music	1,100
9873	Transportation	700
9875	Hertz	935
9877	Augie's Hair Studio	1,540
9881	JJ's Mexican Restaurant	1,430
9885	Setterberg Jewelers	1,485
9887	AVAILABLE	1,632

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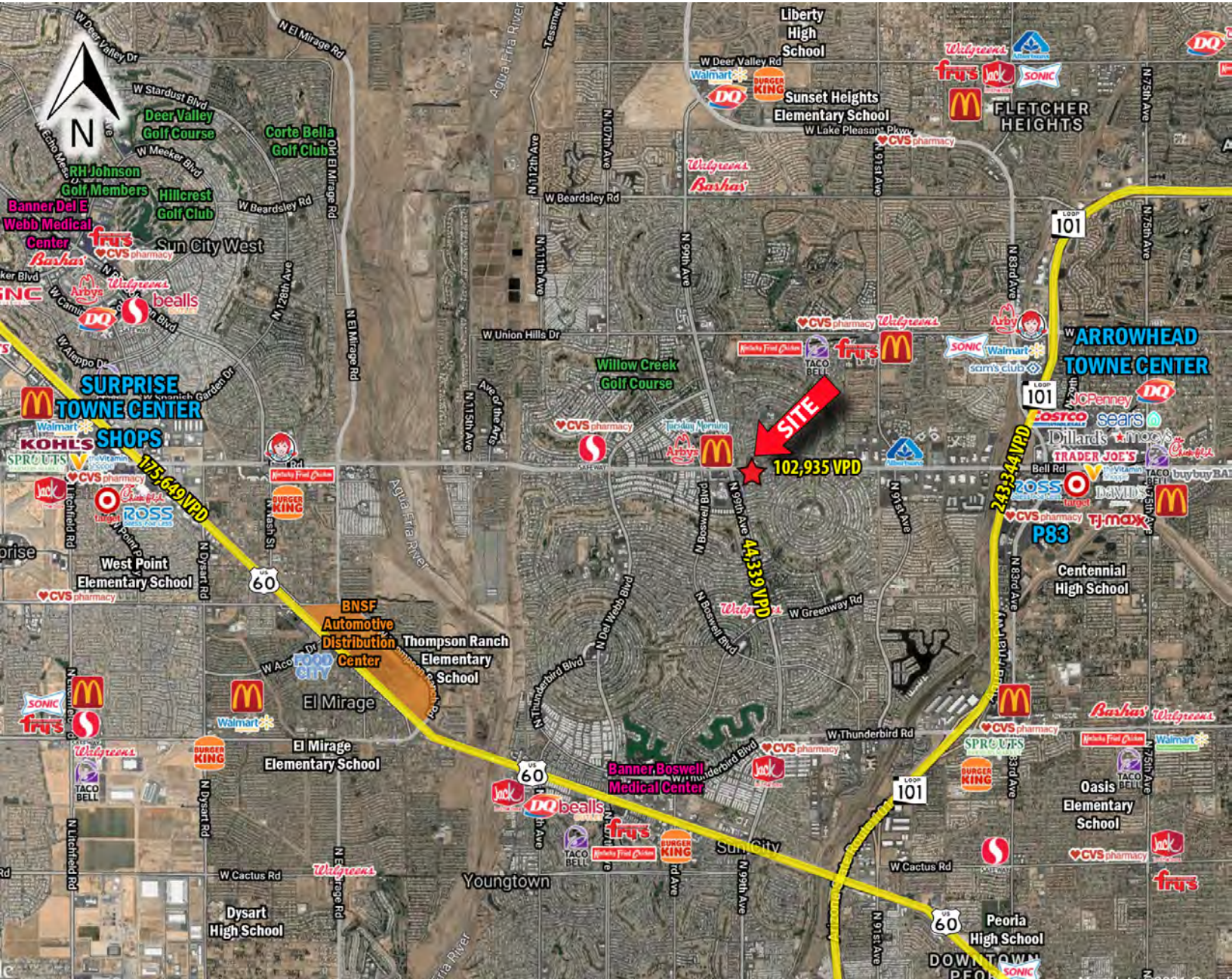
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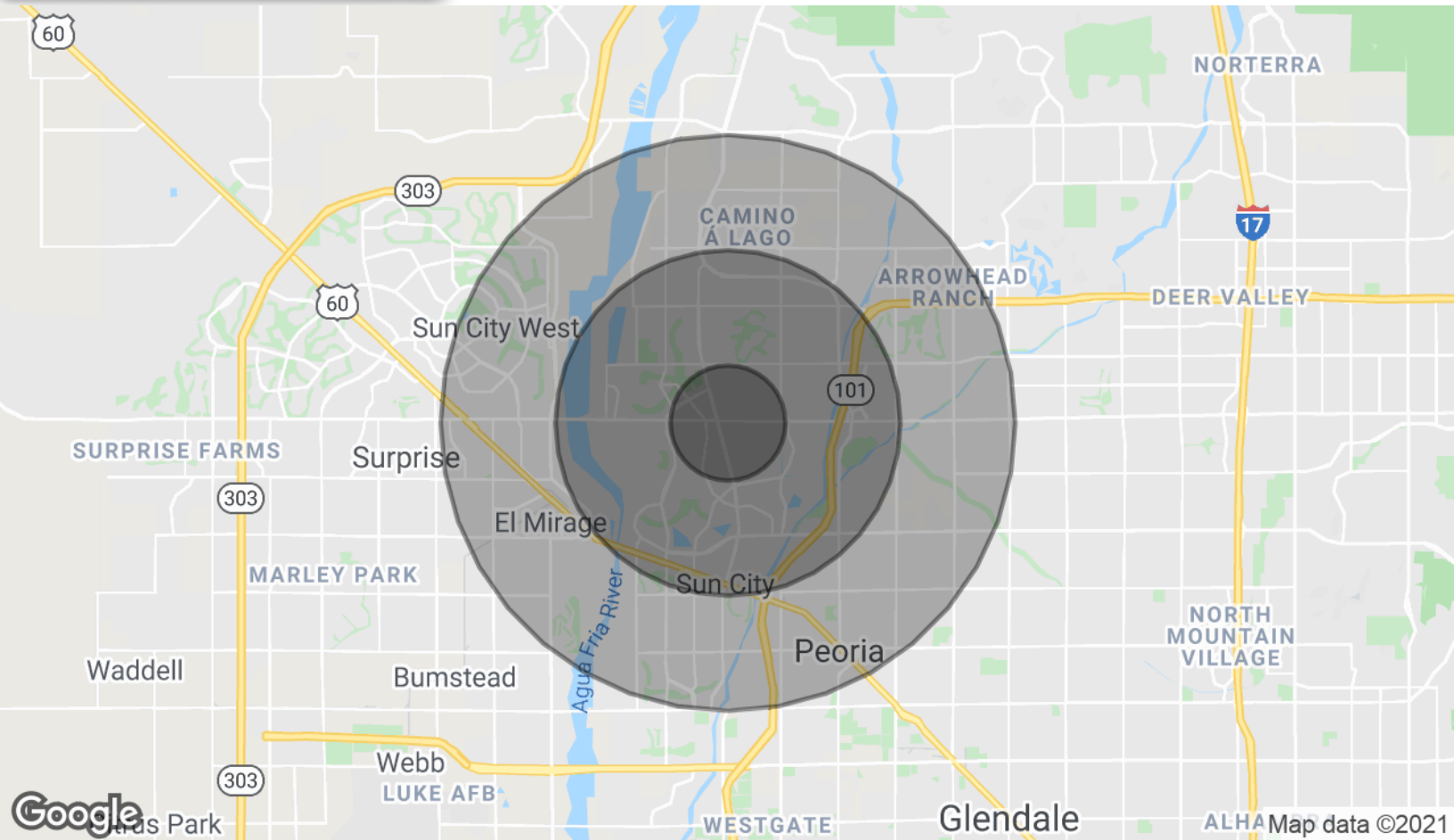
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 POPULATION	1 MILE	8,247	 HOUSEHOLDS	1 MILE	4,713	 AVG. HH INCOME	1 MILE	\$49,670
	3 MILES	84,079		3 MILES	42,509		3 MILES	\$59,374
	5 MILES	235,621		5 MILES	99,953		5 MILES	\$63,281
 MEDIAN AGE	1 MILE	71.2	 DAYTIME POPULATION	1 MILE	3,061	 TRAFFIC COUNTS	BELL ROAD	102,935
	3 MILES	57.5		3 MILES	32,884		99TH AVENUE	44,339
	5 MILES	46.0		5 MILES	71,390			

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SITE SOURCE
RETAIL BROKER NETWORK



ZELL COMMERCIAL REAL ESTATE SERVICES, INC. | 5343 NORTH 16TH STREET, SUITE 290, PHOENIX, AZ 85016 | 602.248.0600 | ZELLCRE.COM

This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.