



# For Lease: Medical Office



**13843 W. Meeker Blvd.**

**SUN CITY WEST, AZ 85375**

**PRESENTED BY:**

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## PROPERTY SUMMARY

**13843 W. MEEKER BLVD.**

SUN CITY WEST, AZ 85375

### OFFERING SUMMARY

|                                 |                  |
|---------------------------------|------------------|
| <b>LEASE RATE:</b>              | \$22 SF/yr (NNN) |
| <b>ESTIAMTED NNN'S</b>          | ±\$5.19 SF/yr    |
| <b>BUILDING SIZE:</b>           | 12,846 SF        |
| <b>AVAILABLE SF:</b>            | 1,995 SF         |
| <b>TENANT RESPONSIBILITIES:</b> | Rent + Expenses  |
| <b>AVAILABLE:</b>               | May 1st, 2026    |



## PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to present for lease a plug-and-play high-end office space located in the heart of Sun City West. The subject property is comprised of two buildings totaling ±12,846 SF. The freestanding building consists of ±5,538-square-foot building along with a high-end office buildout. The larger of the buildings feature multi-tenant office and medical office space for lease. Suite 113 was previously occupied by a former Title Company, and suite 101 was occupied by a former Dermatology clinic.

## PROPERTY HIGHLIGHTS

- Medical Office Space For Lease
- Fully Furnished At No Cost. Furniture Can Remain Or Be Removed
- X-Ray Radiation Room With Lead Door
- Asking \$22.00 PSF NNN
- Generous Parking Ratio Of 8.10:1,000 SF
- Reserved Parking Spaces Available
- Frontage Along Meeker Blvd
- Located In The Heart Of Sun City West's Business Core
- Close Proximity To US-60 Grand Ave And Loop 303 Freeways
- Close Proximity To Surprise, AZ And Its Retail/Entertainment District



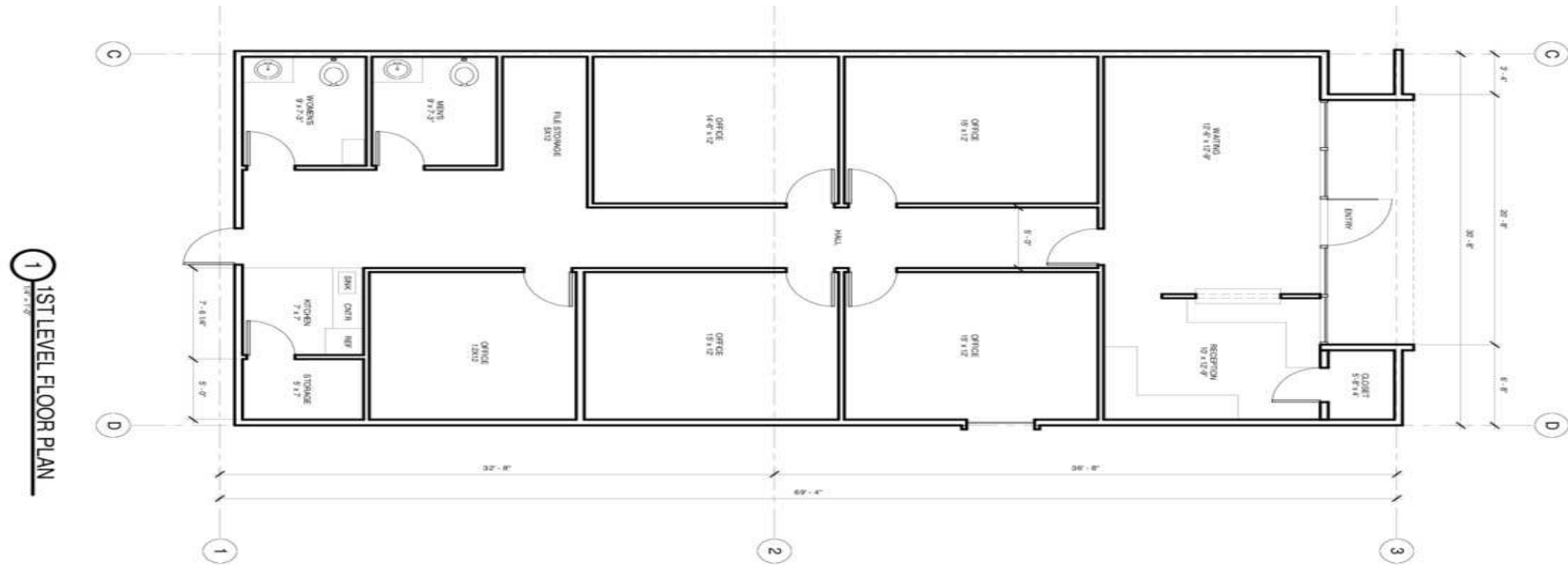
**Large Exam Rooms**



**End Cap Suite**



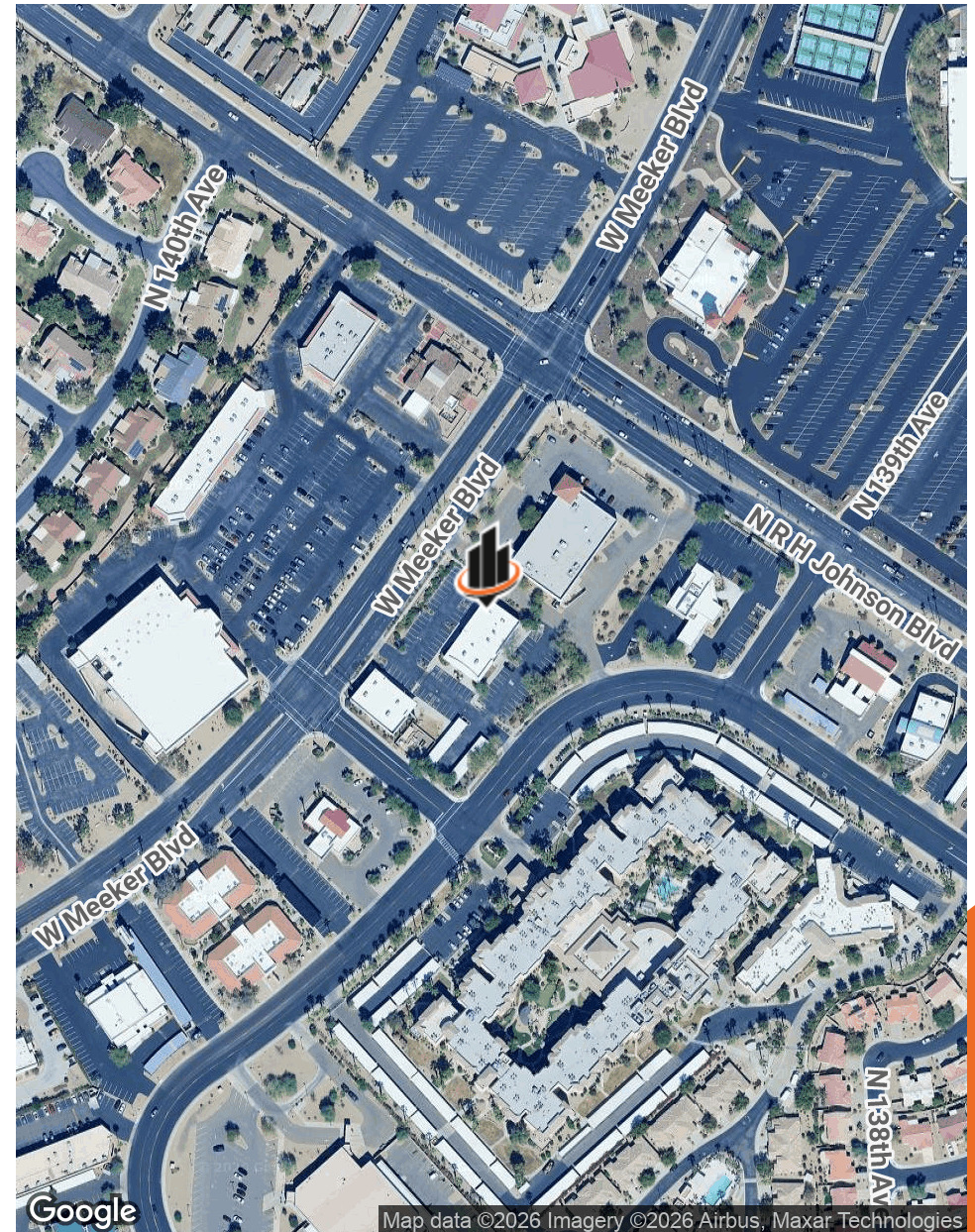
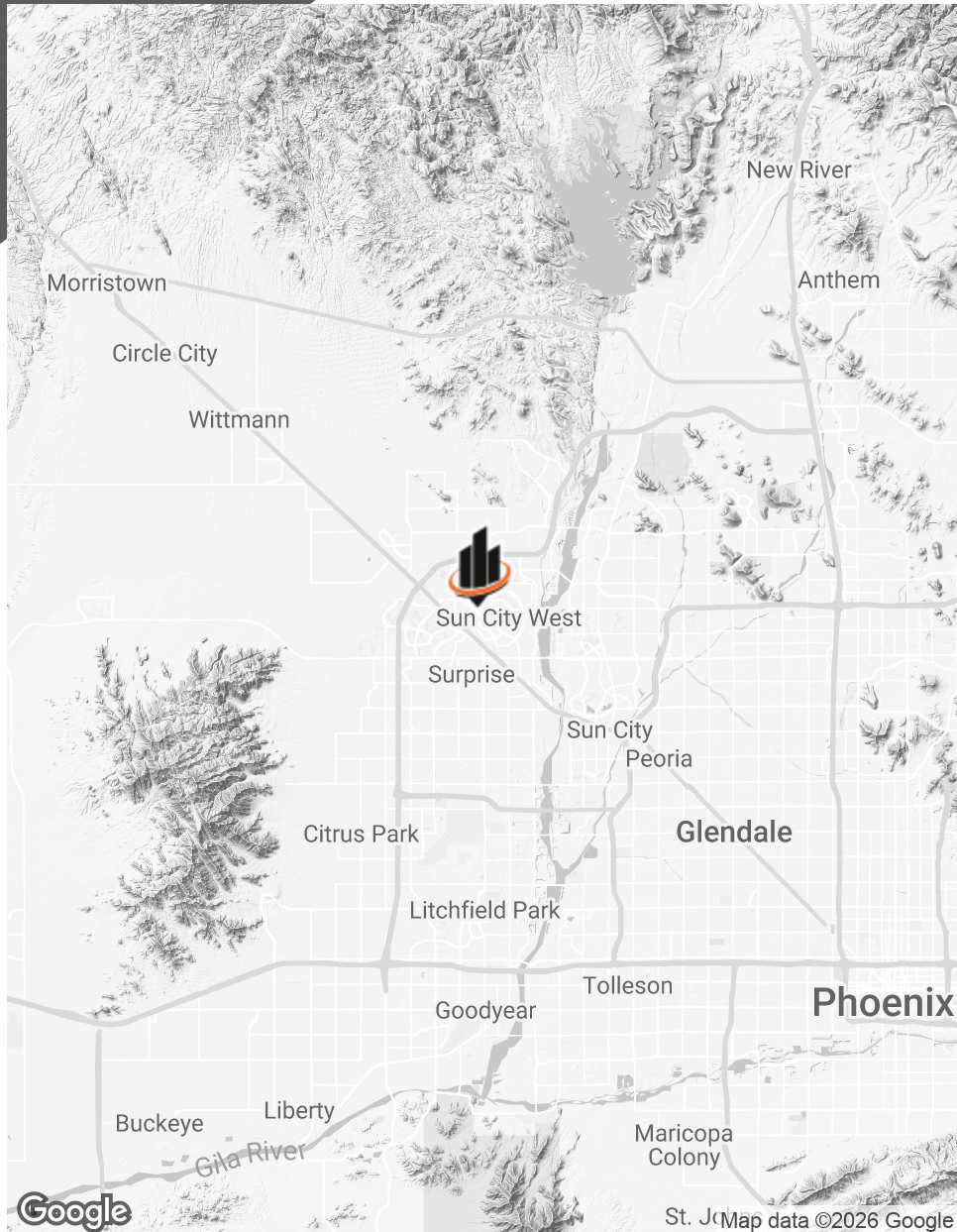
**Strong Demos**



## LOCATION DESCRIPTION

The subject property is located south of the southeast corner of RH Johnson Blvd and Meeker Blvd in Sun City West, AZ. This property's Northwest Valley location is strategically located close to the US-60 Grand Ave and Loop 303 Freeways. Among this submarket's many small and regional businesses, the medical field dominates much of the employment sector. Banner Del Webb Medical Center is located in the immediate area. In addition to the many retail amenities, RH Johnson Recreational Center and Hillcrest Golf Club are located within close proximity to the subject property.

## LOCATION MAPS

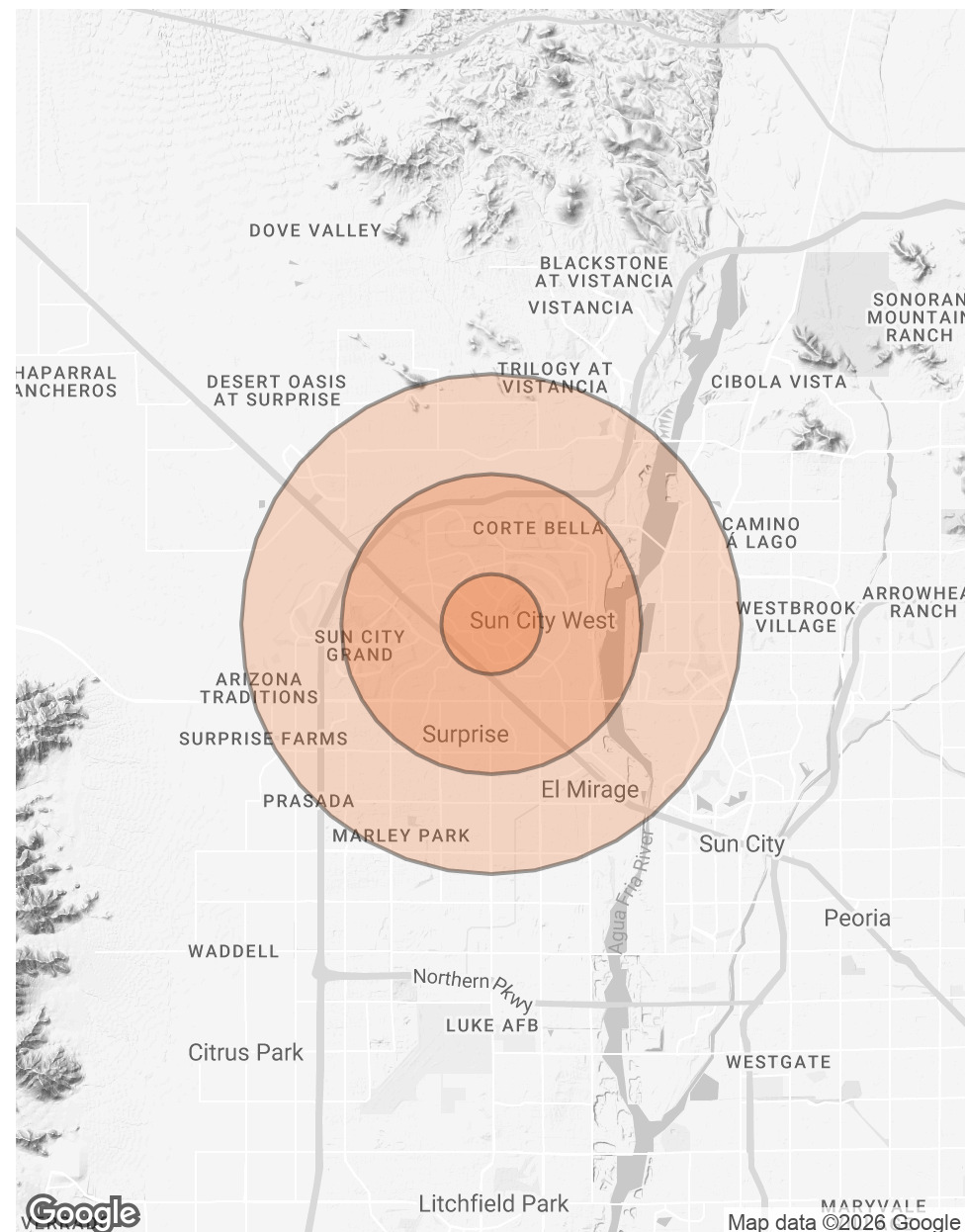


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 7,020  | 70,430  | 196,503 |
| AVERAGE AGE          | 75     | 59      | 49      |
| AVERAGE AGE (MALE)   | 75     | 58      | 48      |
| AVERAGE AGE (FEMALE) | 75     | 59      | 50      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 4,340     | 34,354    | 81,053    |
| # OF PERSONS PER HH | 1.6       | 2.1       | 2.4       |
| AVERAGE HH INCOME   | \$73,912  | \$89,132  | \$97,580  |
| AVERAGE HOUSE VALUE | \$352,815 | \$414,862 | \$410,079 |

2020 American Community Survey (ACS)



## DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All SVN offices are independently owned and operated.

## FOR MORE INFORMATION:



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