19232 North R H Johnson Boulevard

D.L. Slaughter Company

Sun City West, Arizona

FREESTANDING BUILDING – FOR LEASE



Available:

Freestanding Building w/ Drive-Thru 6,330 SF

FOR LEASE ONLY



For more information please contact:

Mike Ord mike@dlslaughter.com C: 602.421.2788

4742 North 24th Street Suite 315 Phoenix, Arizona 85016

O: 602.957.3553

www.dlslaughterco.com

The information contained herein has either been given to us by the property or obtained by sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are the arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN. 3/2024 3/2024

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Sun City West, Arizona



Property Highlights:

- Freestanding Office/Retail building directly across from high-volume Fry's Marketplace
- Incredibly visible to 21,228 cars per day on RH ٠ Johnson Blvd
- Located at the commercial epicenter of the Sun City West trade area
- Site enjoys full turning access on RH Johnson and convenient frontage/collector road access behind site on Woodside Dr
- Functional, office build-out with large parking field
- Perfect for medical, retail, office, and pharmacy users
- Only one mile from Banner Del Webb Medical Center
- 35 Parking Spaces Available

Demographics:

• Average Income	1 mile	3 mile	5 mile
	\$61,931	\$76,756	\$80,135
• Population	1 mile	3 mile	5 mile
	6,881	71,417	206,817



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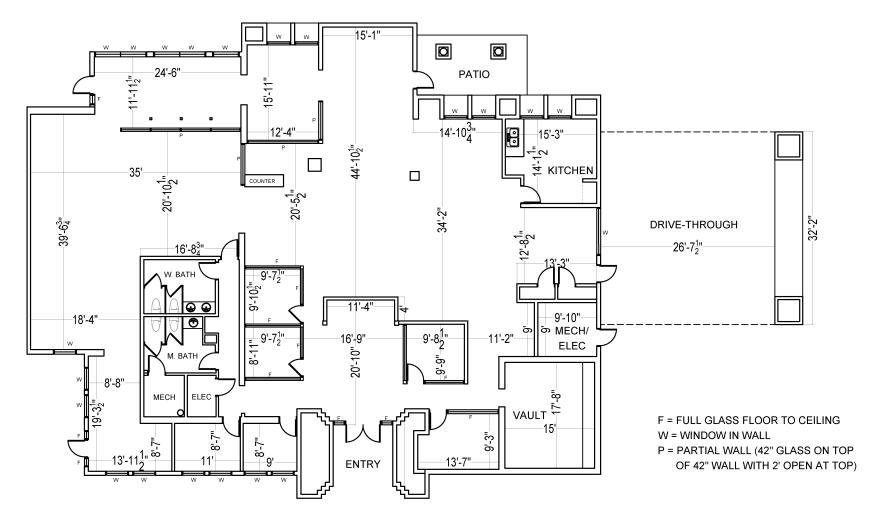
Floor Plan





INTERIOR FLOOR PLAN

19232 N. RH JOHNSON BLVD. SUN CITY WEST, AZ 85375 NOTE: ALL MEASUREMENTS ARE APPROXIMATE



Demographic Summary Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	6,909		71,818		210,212	
2023 Estimate	6,881		71,417		206,817	
2010 Census	6,459		66,380		178,683	
Growth 2023 - 2028	0.41%		0.56%		1.64%	
Growth 2010 - 2023	6.53%		7.59%		15.75%	
2023 Population by Hispanic Origin	136		11,284		42,275	
2023 Population	6,881		71,417		206,817	
White	6,666 96	6.88%	63,901	89.48%	179,862	86.97%
Black	90 1	1.31%	3,421	4.79%	11,665	5.64%
Am. Indian & Alaskan	15 (0.22%	670	0.94%	2,511	1.21%
Asian	45 (0.65%	1,519	2.13%	5,912	2.86%
Hawaiian & Pacific Island	8 (0.12%	139	0.19%	478	0.23%
Other	57 (0.83%	1,766	2.47%	6,389	3.09%
U.S. Armed Forces	0		211		722	
Households						
2028 Projection	4,451		34,758		88,116	
2023 Estimate	4,427		34,525		86,681	
2010 Census	4,119		31,867		74,850	
Growth 2023 - 2028	0.54%		0.67%		1.66%	
Growth 2010 - 2023	7.48%		8.34%		15.81%	
Owner Occupied	3,653 82	2.52%	27,824	80.59%	70,009	80.77%
Renter Occupied	774 17	7.48%	6,701	19.41%	16,672	19.23%
2023 Households by HH Income	4,426		34,527		86,680	
Income: <\$25,000	711 16	6.06%	5,053	14.63%	11,551	13.33%
Income: \$25,000 - \$50,000	1,131 25	5.55%	-	24.26%	19,023	21.95%
Income: \$50,000 - \$75,000	1,254 28	8.33%	7,967	23.07%	19,633	22.65%
Income: \$75,000 - \$100,000	690 15	5.59%	4,907	14.21%	13,649	15.75%
Income: \$100,000 - \$125,000	418 9	9.44%	3,099	8.98%	9,062	10.45%
Income: \$125,000 - \$150,000	117 2	2.64%	2,105	6.10%	5,973	6.89%
Income: \$150,000 - \$200,000	67 1	1.51%	1,710	4.95%	4,522	5.22%
Income: \$200,000+	38 (0.86%	1,311	3.80%	3,267	3.77%
2023 Avg Household Income	\$61,931		\$76,756		\$80,135	
2023 Med Household Income	\$56,152		\$60,835		\$65,817	







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3/11/2024