

19232 North R H Johnson Boulevard

Sun City West, Arizona

D. L. Slaughter
Company

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

Property Highlights:

- Freestanding Office/Retail building directly across from high-volume Fry's Marketplace
- Incredibly visible to 21,228 cars per day on RH 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 \$61,931	3 mile \$76,756	5 mile \$80,135
• Population	1 mile 6,881	3 mile 71,417	5 mile 206,817

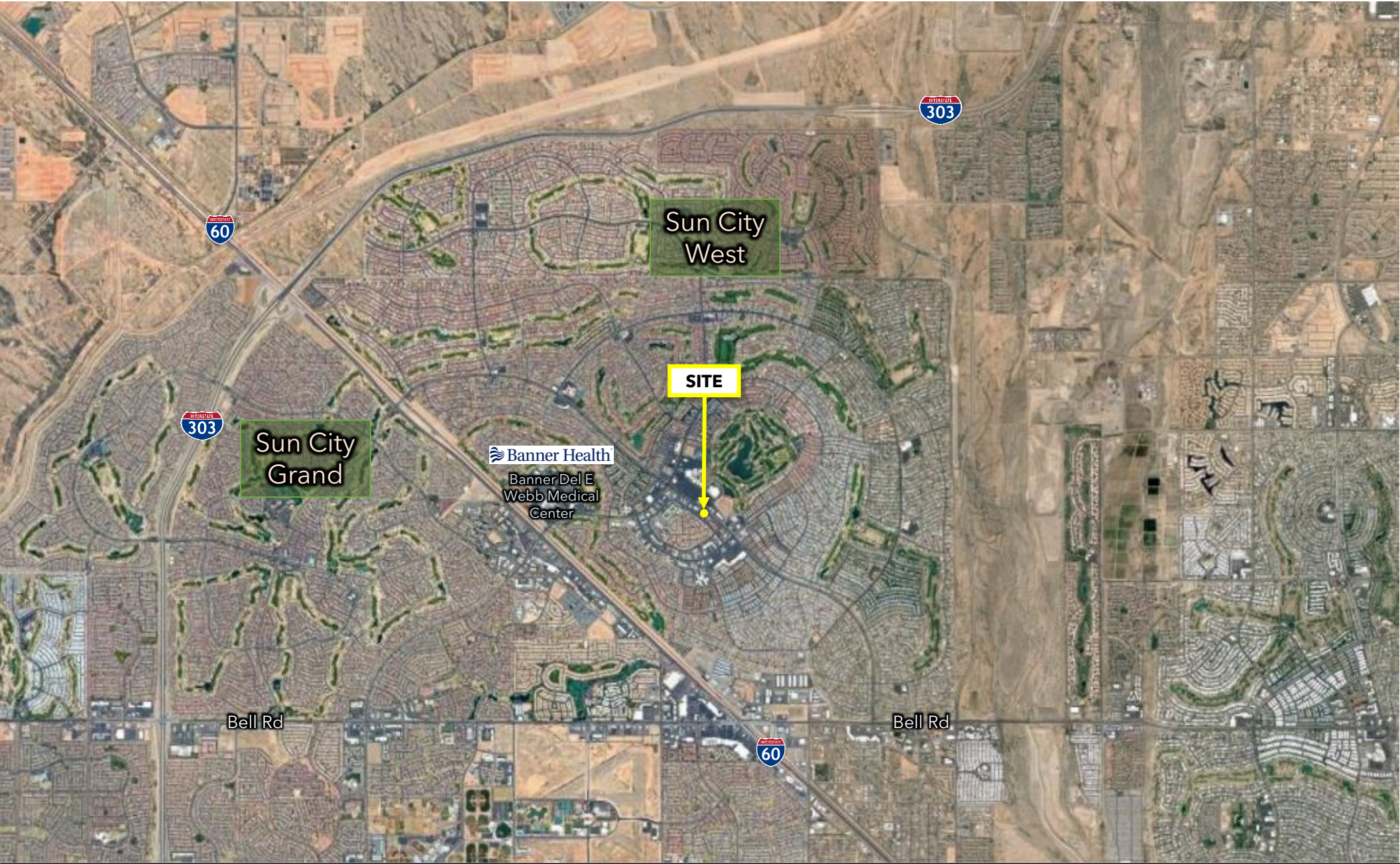
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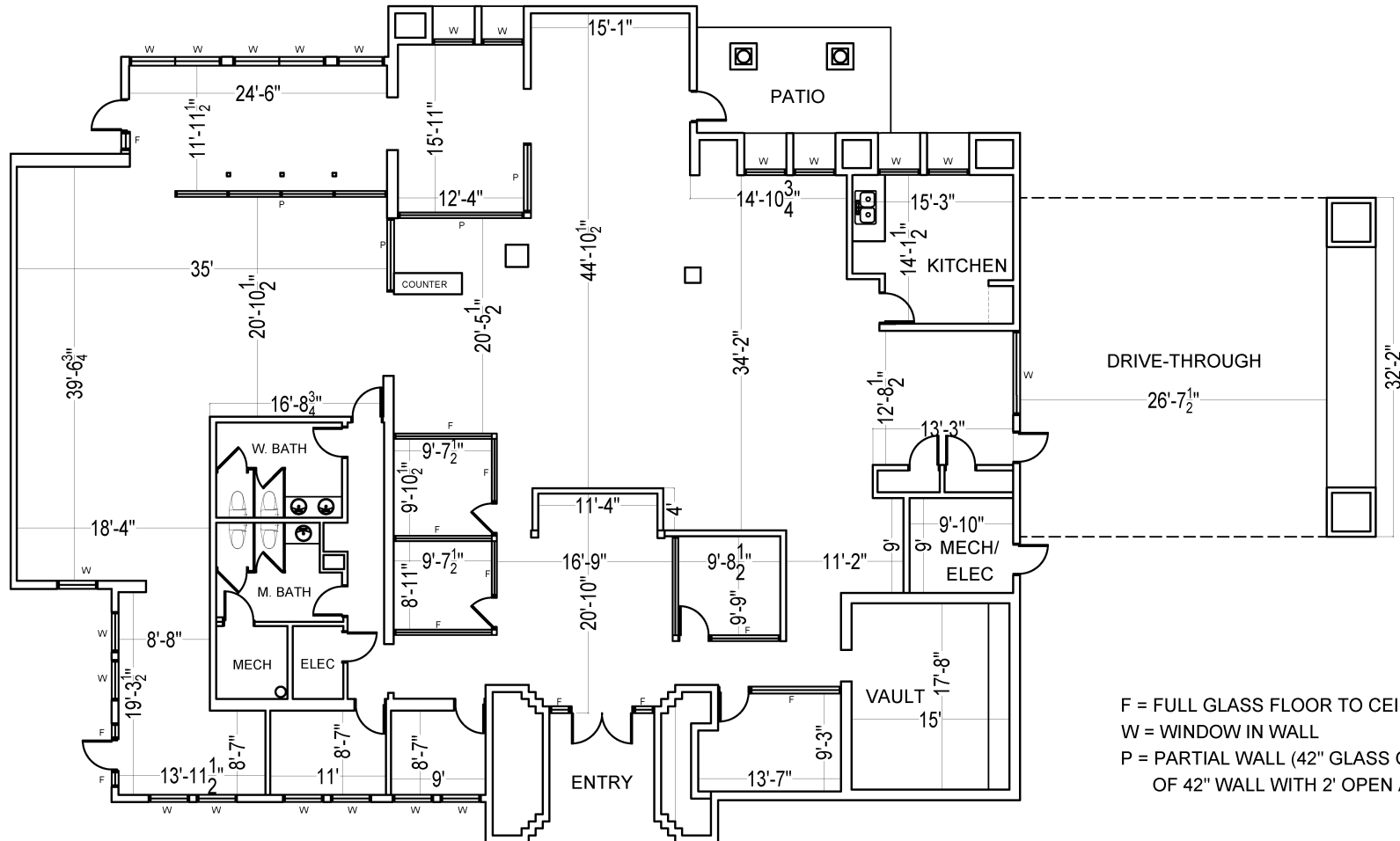
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INTERIOR FLOOR PLAN

19232 N. RH JOHNSON BLVD.
SUN CITY WEST, AZ 85375

NOTE: ALL MEASUREMENTS ARE APPROXIMATE



F = FULL GLASS FLOOR TO CEILING
W = WINDOW IN WALL
P = PARTIAL WALL (42" GLASS ON TOP OF 42" WALL WITH 2' OPEN AT TOP)

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			
2023 Population	6,881	71,417	206,817
White	6,666 96.88%	63,901 89.48%	179,862 86.97%
Black	90 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 82.52%	27,824 80.59%	70,009 80.77%
Renter Occupied	774 17.48%	6,701 19.41%	16,672 19.23%

2023 Households by HH Income			
Income: <\$25,000	711 16.06%	5,053 14.63%	11,551 13.33%
Income: \$25,000 - \$50,000	1,131 25.55%	8,375 24.26%	19,023 21.95%
Income: \$50,000 - \$75,000	1,254 28.33%	7,967 23.07%	19,633 22.65%
Income: \$75,000 - \$100,000	690 15.59%	4,907 14.21%	13,649 15.75%
Income: \$100,000 - \$125,000	418 9.44%	3,099 8.98%	9,062 10.45%
Income: \$125,000 - \$150,000	117 2.64%	2,105 6.10%	5,973 6.89%
Income: \$150,000 - \$200,000	67 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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