

FOR LEASE

Ace Plaza

NEC Riggs Rd & Dobson Rd | Sun Lakes, Arizona 85248



Overview

AVAILABLE

557 - 3,500 SF

Demographics

	1 MILE	3 MILES	5 MILES
Population	8,751	39,622	98,105
Total Households	4,901	14,617	31,606
Average HH Income	\$71,316	\$112,210	\$119,292
Daytime Population	8,573	35,464	77,138

Year: 2019 | Source: Esri

Traffic Counts

Riggs Road	18,936 VPD
Dobson Road	4,962 VPD

Year: 2018 | Source: MPSI

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Description

- Busy neighborhood center located in the heart of Sun Lakes active adult community
- 3,500 SF former flooring store available
- Wide range of space available including small built out office space
- Flexible lease terms with motivated landlord
- Notable tenants include:



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Shops - 9666

101	Classi Golf Cars	3,746 SF
105	Teresa Hagen Hair Salon	985 SF
106	Edward Jones	1,462 SF
107	Orbitel Communications	4,230 SF
111	Available	2,777 SF
112	Infiniti Insurance	1,820 SF
114	Wilson's Hardware	8,515 SF
116	Available (Former Flooring Store)	3,500 SF
118	B&R Engineering	8,340 SF
120	Beall's Outlet	14,800 SF
125	Sun Lakes Design Center	4,790 SF
129	Available	2,130 SF
130	Krystal Accounting	631 SF
131	Available	557 SF
132	Available (Former Barbershop)	590 SF
135	Robson Newspapers - Splash	3,022 SF
136	The Charles Company	2,336 SF

Shops - 9666 cont'd

141	Available	2,331 SF
143	Fresenius Medical Care	5,419 SF
145	Available	1,865 SF
146	Subway	1,395 SF

Shops - 9670

105	Desert Hearing Care	1,400 SF
106	Kelly's Kritter's Clips	1,260 SF
109	Sun Lakes Animal Clinic	3,500 SF
111	Available	2,800 SF

Pads

A	Filiberto's	1,639 SF
B	Bank of America	5,983 SF
C	Burger King	2,820 SF
E	Sun Devil Auto Parts	6,665 SF

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Demographic Summary Report

S Dobson Rd & E Riggs Rd
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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.21809
Longitude: -111.87583

	1 mile	3 miles	5 miles
Population			
2000 Population	6,374	21,888	40,057
2010 Population	8,144	31,853	80,238
2019 Population	8,751	39,622	98,105
2024 Population	9,198	44,158	108,844
2000-2010 Annual Rate	2.48%	3.82%	7.19%
2010-2019 Annual Rate	0.78%	2.39%	2.20%
2019-2024 Annual Rate	1.00%	2.19%	2.10%
2019 Male Population	43.5%	46.9%	48.1%
2019 Female Population	56.5%	53.1%	51.9%
2019 Median Age	72.5	56.3	42.3
Households			
2000 Households	3,639	10,237	16,972
2010 Households	4,901	14,617	31,606
2019 Total Households	5,269	17,562	37,868
2024 Total Households	5,528	19,282	41,599
2000-2010 Annual Rate	3.02%	3.63%	6.42%
2010-2019 Annual Rate	0.79%	2.00%	1.97%
2019-2024 Annual Rate	0.96%	1.89%	1.90%
2019 Average Household Size	1.66	2.25	2.59
Housing Units			
2019 Total Housing Units	6,387	20,034	41,475
2019 Owner Occupied Housing Units	4,660	14,487	29,221
2019 Renter Occupied Housing Units	609	3,076	8,647
2019 Vacant Housing Units	1,118	2,472	3,607
Race and Ethnicity			
2019 White Alone	95.9%	81.1%	74.9%
2019 Black Alone	1.8%	3.5%	4.5%
2019 American Indian/Alaska Native Alone	0.3%	1.8%	1.7%
2019 Asian Alone	1.0%	9.1%	11.6%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	2.3%	8.7%	13.1%
Income			
2019 Median Household Income	\$56,029	\$83,818	\$94,733
2019 Average Household Income	\$71,316	\$112,210	\$119,292
2019 Per Capita Income	\$42,737	\$49,854	\$46,312
2019 Population 25+ by Educational Attainment			
Total	8,697	31,233	69,342
High School Graduate	22.2%	17.0%	14.9%
GED/Alternative Credential	2.6%	1.9%	1.6%
Some College, No Degree	29.3%	23.5%	21.3%
Associate Degree	6.7%	7.7%	8.6%
Bachelor's Degree	22.0%	26.6%	29.2%
Graduate/Professional Degree	13.3%	20.1%	20.6%
Daytime Population			
2019 Total Daytime Population	8,573	35,464	77,138
Workers	1,630	11,631	24,412
Residents	6,943	23,833	52,726

Source: Esri, U.S. Census