



Sun City Medical Center

13041 N Del Webb Blvd Sun City, AZ 85351

Features

- Available for lease with a generous 6/1,000 parking ratio
- Located in the heart of Sun City, Arizona, a Del E. Webb master-planned retirement community
- Landlord invested over \$1M in common area renovations
- On the campus of Banner Boswell Medical Center, a 501-bed hospital and ranked the second-best in Arizona by U.S. News and World Report for 2024
- Great visibility and access from Thunderbird Road and Del Webb Boulevard off Grand Avenue

Doctor Demand

Service Line	2023 Volume	2028 Volume	2033 Volume	2024 Volume Estimate	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)
Cardiology	110,382	126,846	139,990	113,494	116,694	119,984	123,367	14.9%	26.8%	2.82%
Cosmetic Procedures	6,709	7,155	7,694	6,795	6,883	6,972	7,063	6.6%	14.7%	1.29%
Dermatology	42,988	46,806	50,311	43,725	44,476	45,239	46,016	8.9%	17.0%	1.72%
Endocrinology	1,895	2,417	2,855	1,989	2,088	2,192	2,301	27.5%	50.7%	4.98%
ENT	30,151	34,326	38,391	30,943	31,756	32,590	33,447	13.8%	27.3%	2.63%
Evaluation and Management	1,007,563	1,122,247	1,220,849	1,029,521	1,051,959	1,074,885	1,098,311	11.4%	21.2%	2.18%
Gastroenterology	24,162	25,671	27,067	24,456	24,754	25,056	25,361	6.2%	12.0%	1.22%
General Surgery	5,764	6,198	6,675	5,848	5,934	6,021	6,109	7.5%	15.8%	1.46%
Gynecology	8,035	8,440	8,960	8,114	8,194	8,275	8,357	5.0%	11.5%	0.99%
Lab	451,303	516,083	572,054	463,573	476,177	489,123	502,422	14.4%	26.8%	2.72%



Available



Professional Property Management
and Engineering Services



On Banner Boswell
Hospital campus

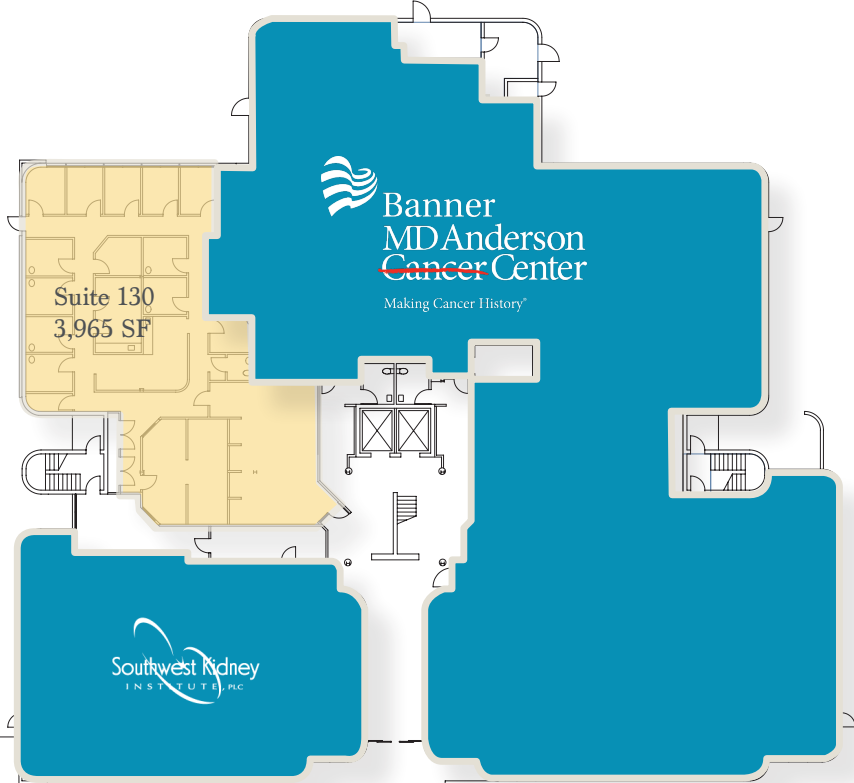


Join Banner MD Anderson
Cancer Center



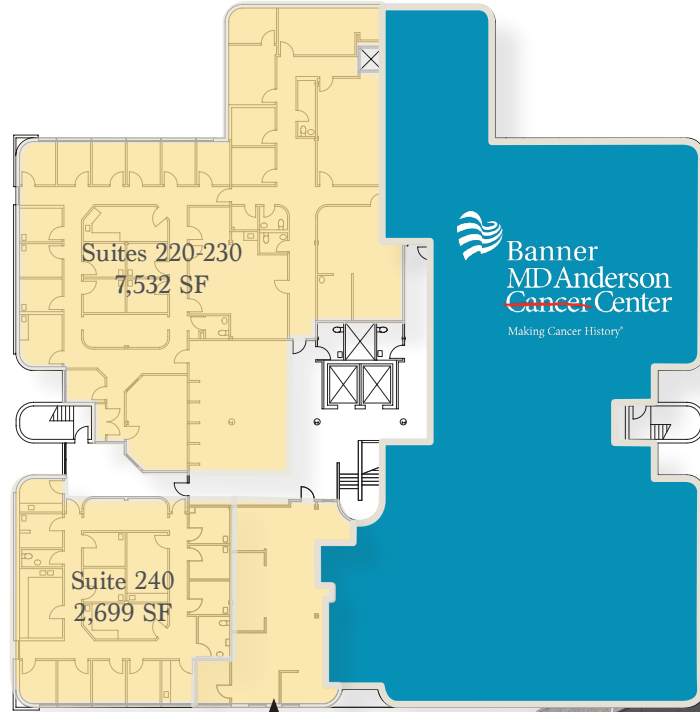
Abundant parking

First Floor Available



Second Floor Available

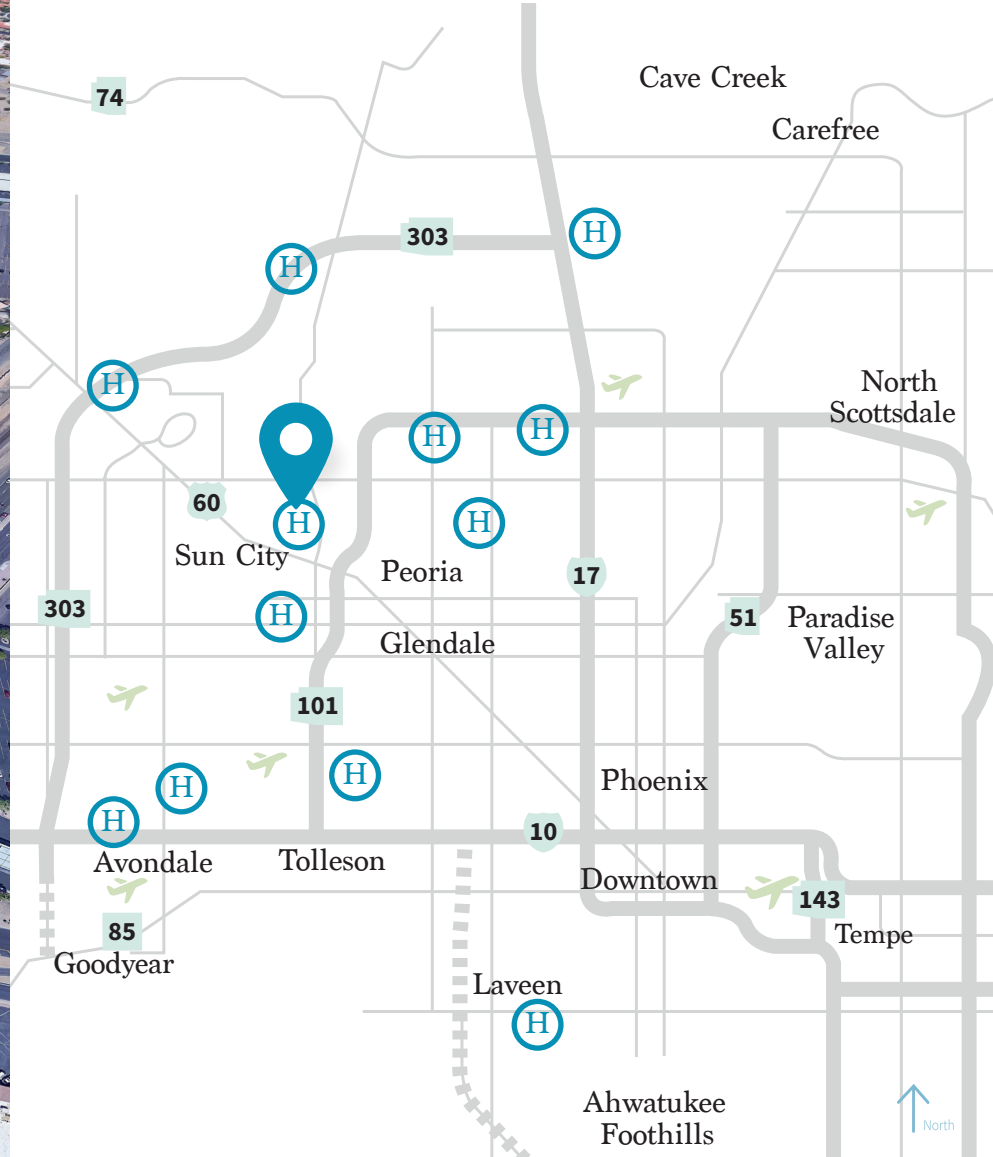
*Second floor is contiguous to +/- 12,000 SF



Suite 250
1,372 SF

Plans show current build out with potential suites demised. Suites can be customized to fit your needs.





Contact



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