



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

# UNION HILLS CENTER

18434 N. 99th Ave.,  
Sun City, AZ 85021

## FOR LEASE

971 SF Space with Former  
Chiropractor Buildout

1,424 SF Space with  
Wellness/Day Spa Buildout

Located in Sun City/North  
Peoria Trade Area

Near Arrowhead  
Power Center

Motivated/Dealmaker  
Landlord Asking  
\$9.00/SF Base Rent



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JARED LIVELY

480.214.9411  
Jared@RGcre.com



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## DEMOGRAPHICS

(2018)

### Population Estimates

1 Mile 9,292

3 Mile 81,813

5 Mile 241,979

### Average Household Income

1 Mile \$56,703

3 Mile \$69,466

5 Mile \$74,063

### Households

1 Mile 5,569

3 Mile 38,737

5 Mile 101,878

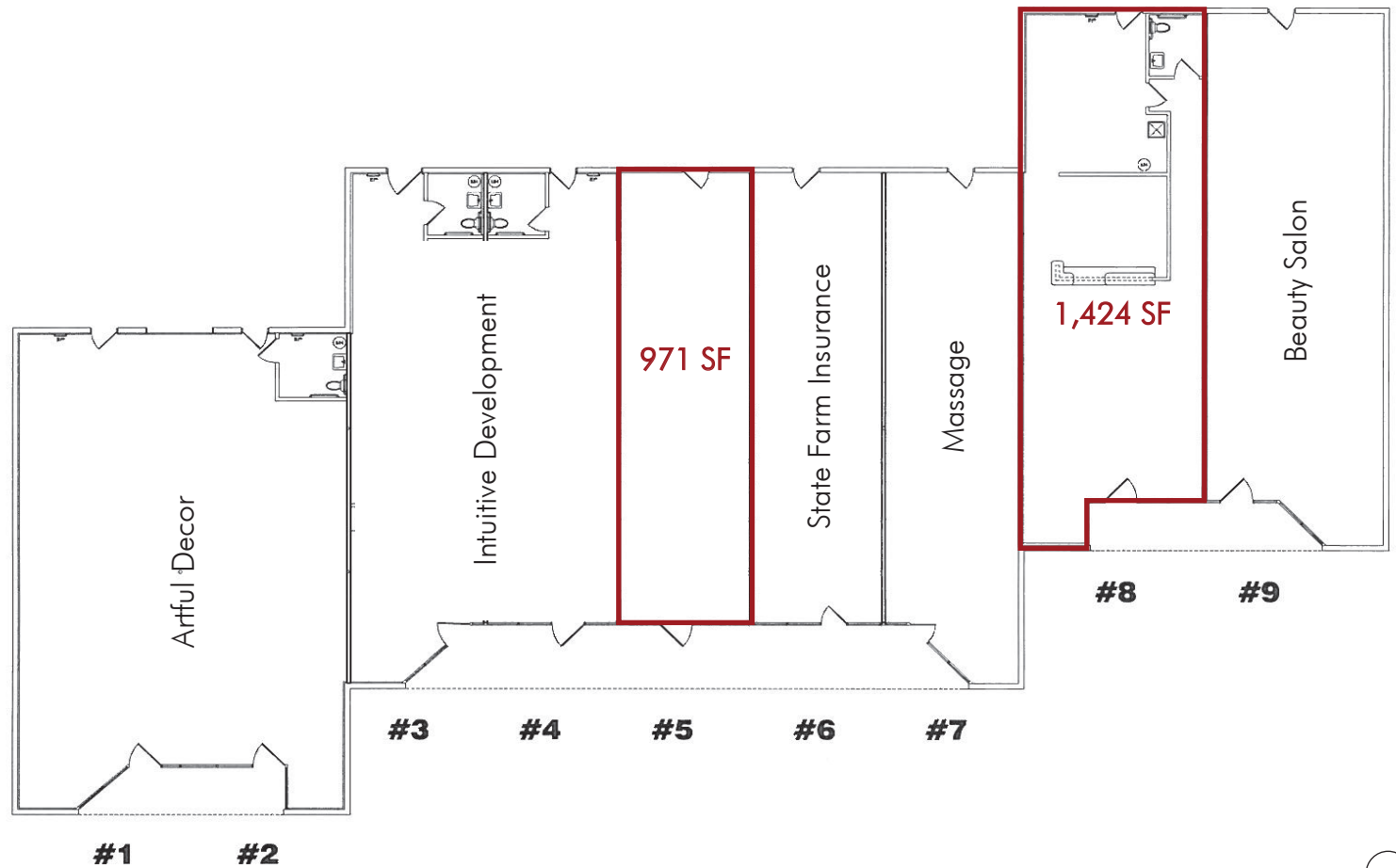
## TRAFFIC COUNTS

(2018)

99th Ave 14,185 VPD

Union Hills 15,767 VPD

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



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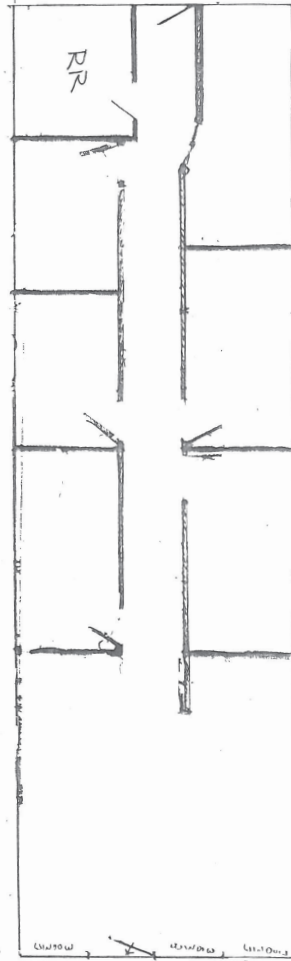
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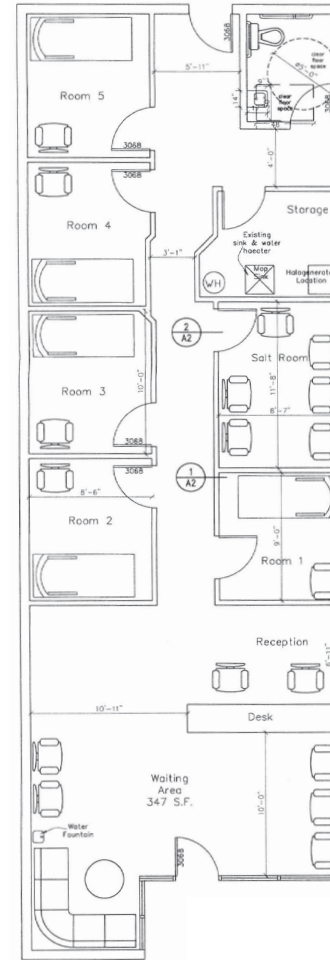
## FLOOR PLAN

Suite 5: 971 SF

Suite 8: 1,424 SF



Suite 5



Suite 8

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