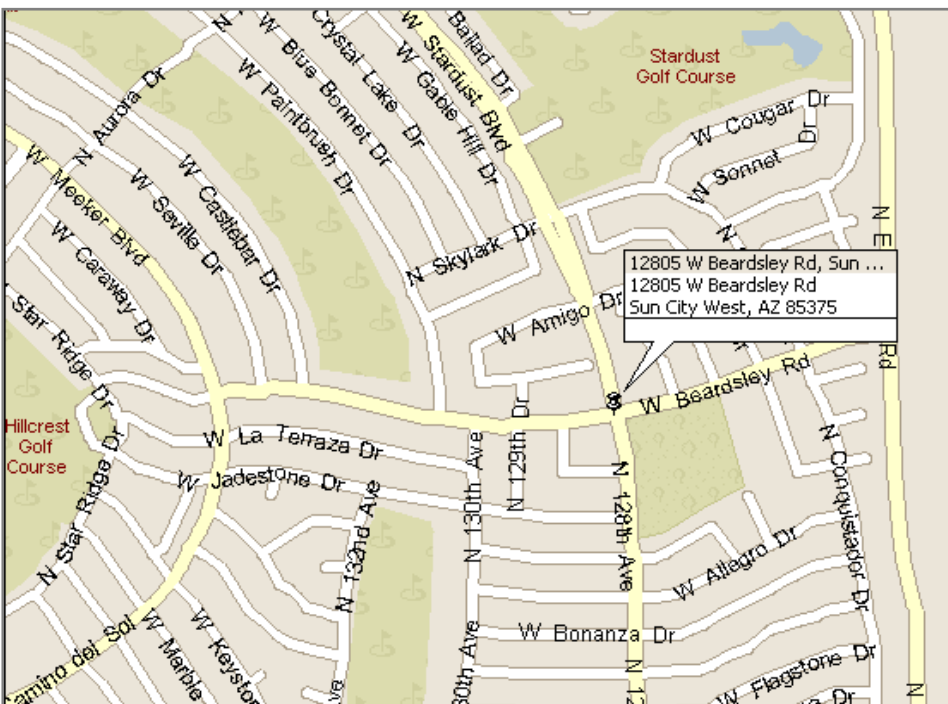


Property for Sale



DUEMELANDS
COMMERCIAL REAL ESTATE

Beardsley Square • 12805 W Beardsley Road, Sun City West, AZ 85375



Property Highlights

- List price: \$835,000
- Building Sq Ft: 12,823
- Year built: 1985
- Parking spaces: 63
- Only shopping center within a mile and a half radius
- Professionally managed
- Building & monument signage available
- Good visibility & access

Lease Highlights

- Type: NNN
- Annual increases



Building relationships since 1905
301 East Thayer Ave • Bismarck, ND 58501
phone 701.221.2222 • fax 701.221.2290
www.duemelands.com

Skip Duemeland, CCIM
Broker/Owner
direct 701.223.2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
direct 701.221.2100
aaron@duemelands.com

Property Details

Beardsley Square

Property Name:	Beardsley Square 12805 West Beardsley Road Sun City West, AZ 85375
Legal Description:	Sun City West, Unit 6, Track A, Maricopa County
Parcel ID #:	232-05-281
Zoning:	Retail
Property Type:	Commercial
Lot/Land Size:	43,560 square feet
Building Size:	12,823 square feet
Year Built:	1985
Heat Type:	Forced air
Air Type:	HVAC
Depreciation:	Normal
Construction:	Split block construction
Bathrooms:	Seven
Parking:	63 spaces
Lighting:	Metal halide
Signs:	Channel letters
Roof:	Shingle – new in May 2005
Air Conditioner:	Roof type
Heat:	Heat pumps



Building relationships since 1905
301 East Thayer Ave • Bismarck, ND 58501
phone 701.221.2222 • fax 701.221.2290
www.duemelands.com

Skip Duemeland, CCIM
Broker/Owner
direct 701.223.2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
direct 701.221.2100
aaron@duemelands.com

Property Details

Beardsley Square

Internet:	DSL
Garbage:	City
Sewer:	City
Water:	City
Phone System:	US West
Management:	Yes
Tenants:	Beardsley Barber Shop Desert Sun Embroidery Edward Jones Tai Chi Studio
Lease Term:	5 year NNN
Taxes:	Tenant responsibility as CAM
Insurance:	Tenant responsibility as CAM
Utilities:	Tenant responsibility as CAM
Garbage:	Tenant responsibility as CAM
Interior Maintenance:	Tenant responsibility as CAM
Other Strip Centers:	None within one and a half miles
Amenities:	Professionally managed Ample onsite parking Building and monument signage Good visibility and access
Summary:	The property consists of a single story strip mall. It has a shingled roof and stucco walls. Parking exists along the north and south sides of the building.



Building relationships since 1905
301 East Thayer Ave • Bismarck, ND 58501
phone 701.221.2222 • fax 701.221.2290
www.duemelands.com

Skip Duemeland, CCIM
Broker/Owner
direct 701.223.2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
direct 701.221.2100
aaron@duemelands.com

Location Information

Beardsley Square



Sun City West is a retirement community located northwest of Phoenix, about 45 minutes from downtown. A network of freeways makes it easy to access any part of the Valley of the Sun, whether the destination be Sky Harbor International Airport, Scottsdale, Mesa, or further afield.

The Arrowhead shopping district offers major department stores a short distance east of Sun City West. Also located nearby is an array of restaurants and two baseball spring training camps.

Within a 30 minute drive are the new homes of the NHL Coyotes and the NFL Cardinals as well as Lake Pleasant with its mile of fishing, sailing, and boating pleasures. The red rock country of Sedona is located two hours north, and just a short driver further is the Grand Canyon.

Two hours south lies Tucson with many cultural and botanical delights. Old Mexico is just another hour south. Arizona is a wonderland of mountains, canyons, cacti, and incredible sunsets.



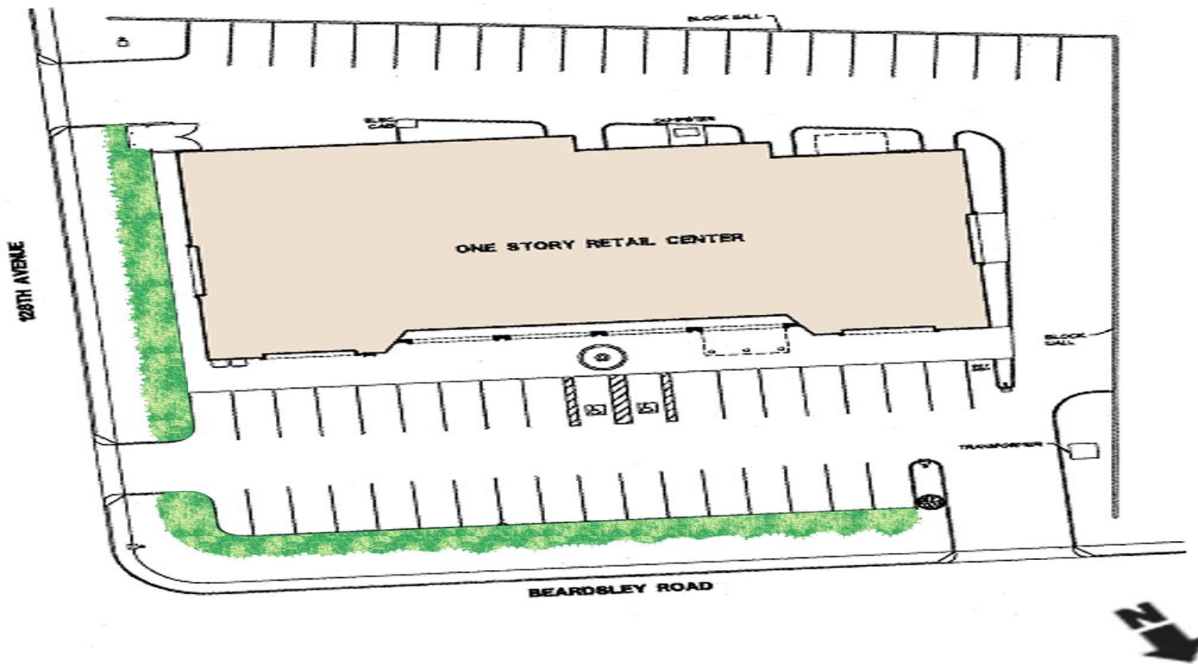
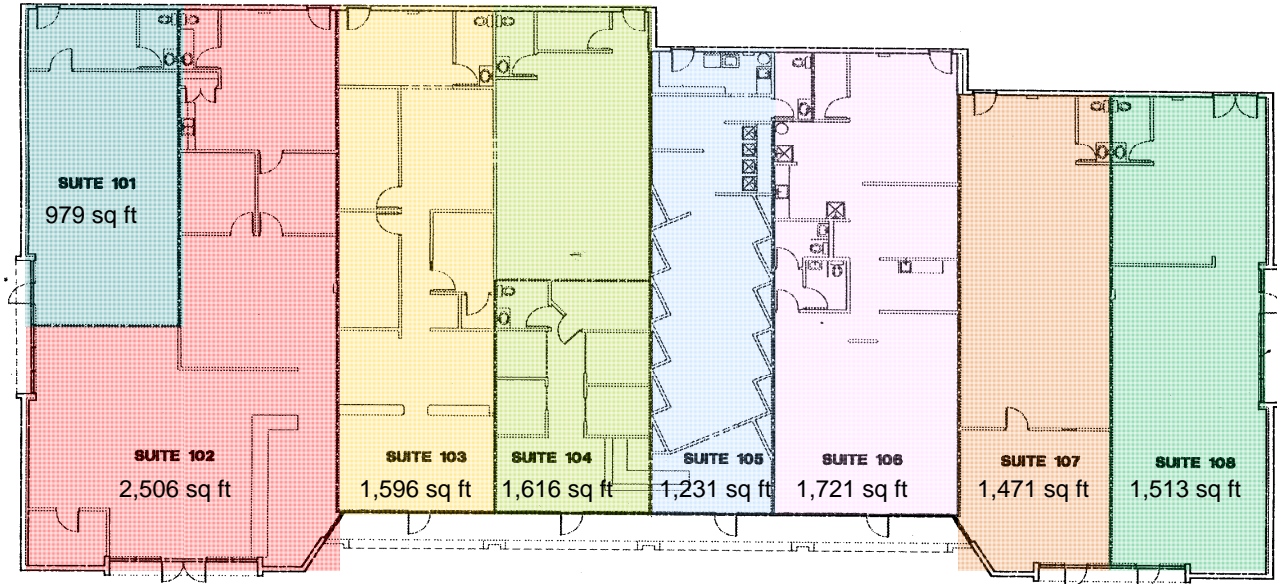
Building relationships since 1905
301 East Thayer Ave • Bismarck, ND 58501
phone 701.221.2222 • fax 701.221.2290
www.duemelands.com

Skip Duemeland, CCIM
Broker/Owner
direct 701.223.2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
direct 701.221.2100
aaron@duemelands.com

Site Plan

Beardsley Square



Building relationships since 1905
301 East Thayer Ave • Bismarck, ND 58501
phone 701.221.2222 • fax 701.221.2290
www.duemelands.com

Skip Duemeland, CCIM
Broker/Owner
direct 701.223.2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
direct 701.221.2100
aaron@duemelands.com

Building Signage & Exterior Photos

Beardsley Square



Building relationships since 1905
301 East Thayer Ave • Bismarck, ND 58501
phone 701.221.2222 • fax 701.221.2290
www.duemelands.com

Skip Duemeland, CCIM
Broker/Owner
direct 701.223.2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
direct 701.221.2100
aaron@duemelands.com