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BEARDSLEY SQUARE - *12805 W Beardsley Rd • Sun City West, AZ 85375*

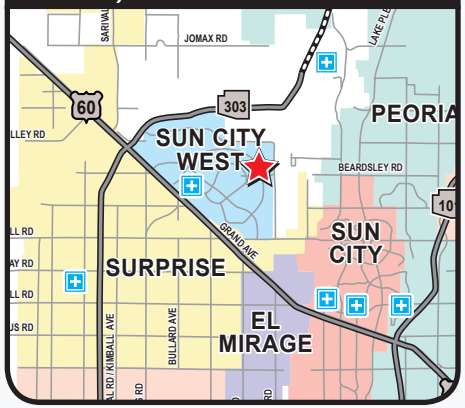
BEARDSLEY SQUARE

Beardsley Road & 128th Avenue

Project Size	12,633 SF
Availability	Suite 102 2,506 SF Suite 105 1,231 SF Suite 106 1,721 SF
Lease Rate	$14.00/SF NNN (Triple Net)
Tenant Improvements	Negotiable
Parking	63 Surface Spaces
Zoning	C-2
Traffic Counts	Beardsley Road (E/W): 8,690 vehicles/day 128th Avenue (N/S): 7,058 vehicles/day

Retail/Office Space for Lease in Sun City West

Easy Access to West Grand Ave



AMENITIES

- Beardsley Square has easy access from El Mirage Road, conveniently located at Beardsley Road & 128th Avenue
- Ample parking, excellent building & monument signage
- Strong daytime population
- Join Beardsley Barber, Thai Chi, Edward Jones & Desert Sun Embroidery
- Across from newly opened New Dawn Assisted Living

AVAILABLE GPE COMMERCIAL ADVISORS (480) 994 8155 WWW.GPE1.COM

GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.

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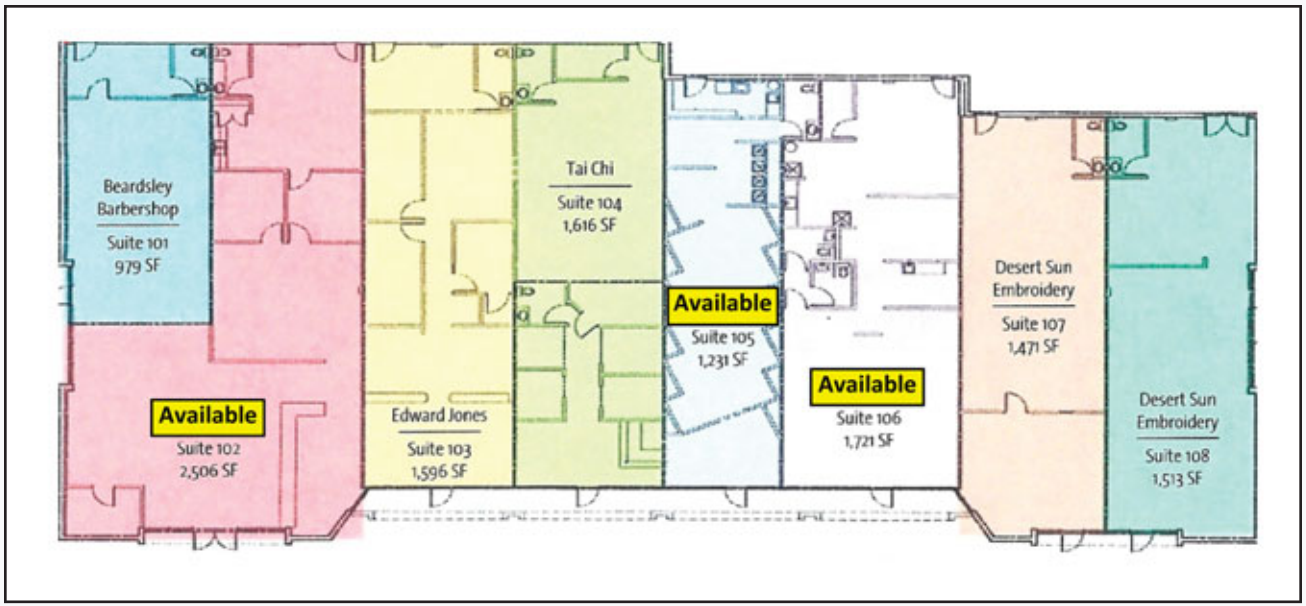
Site Plan



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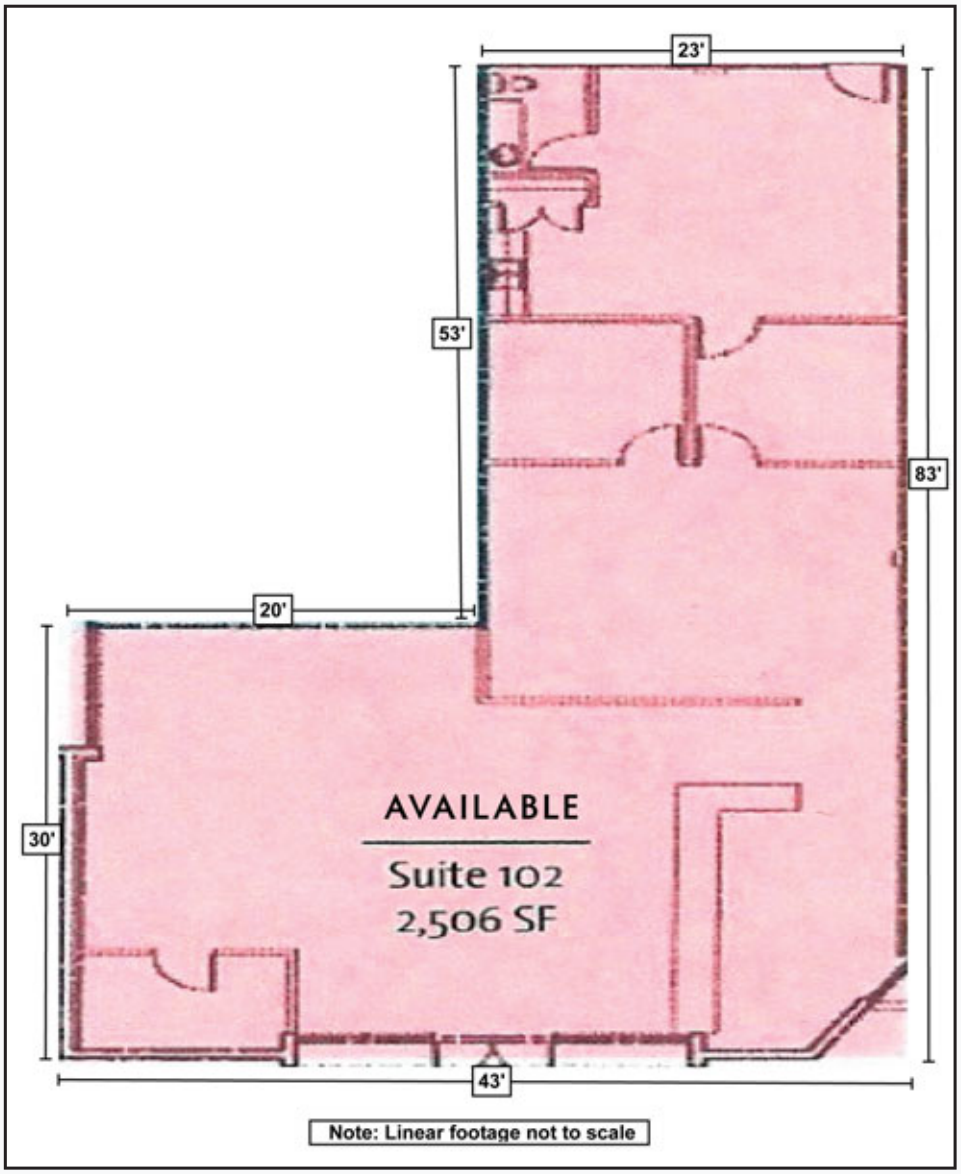
Suite 102 • 2,506 SF



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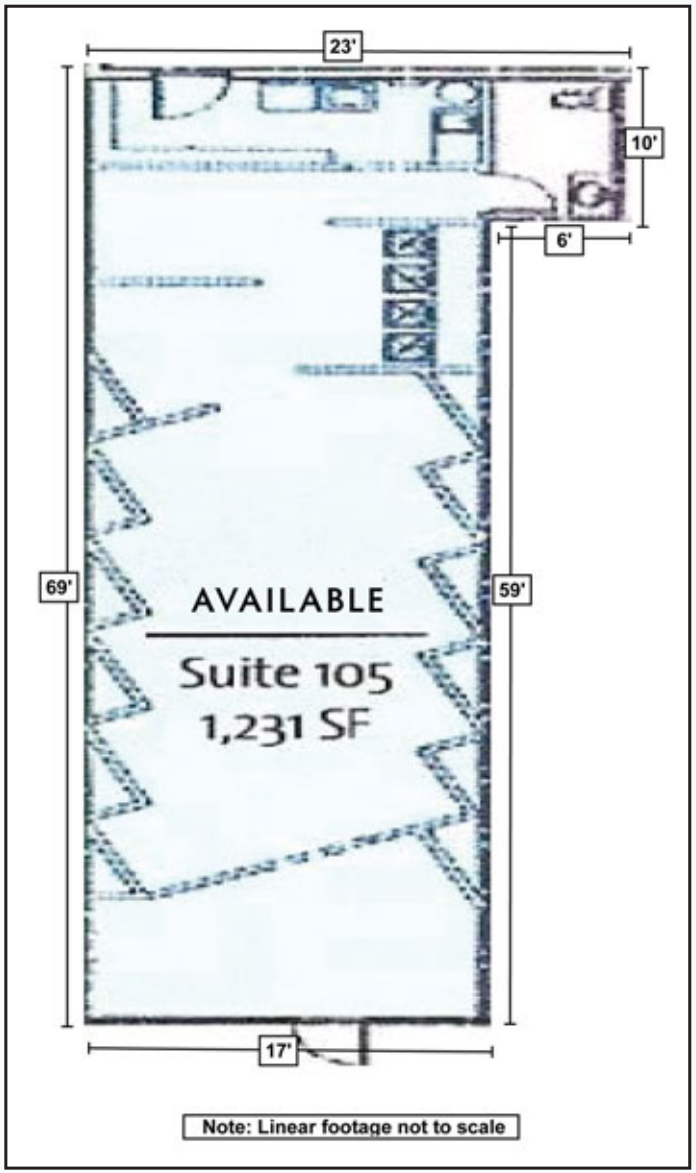
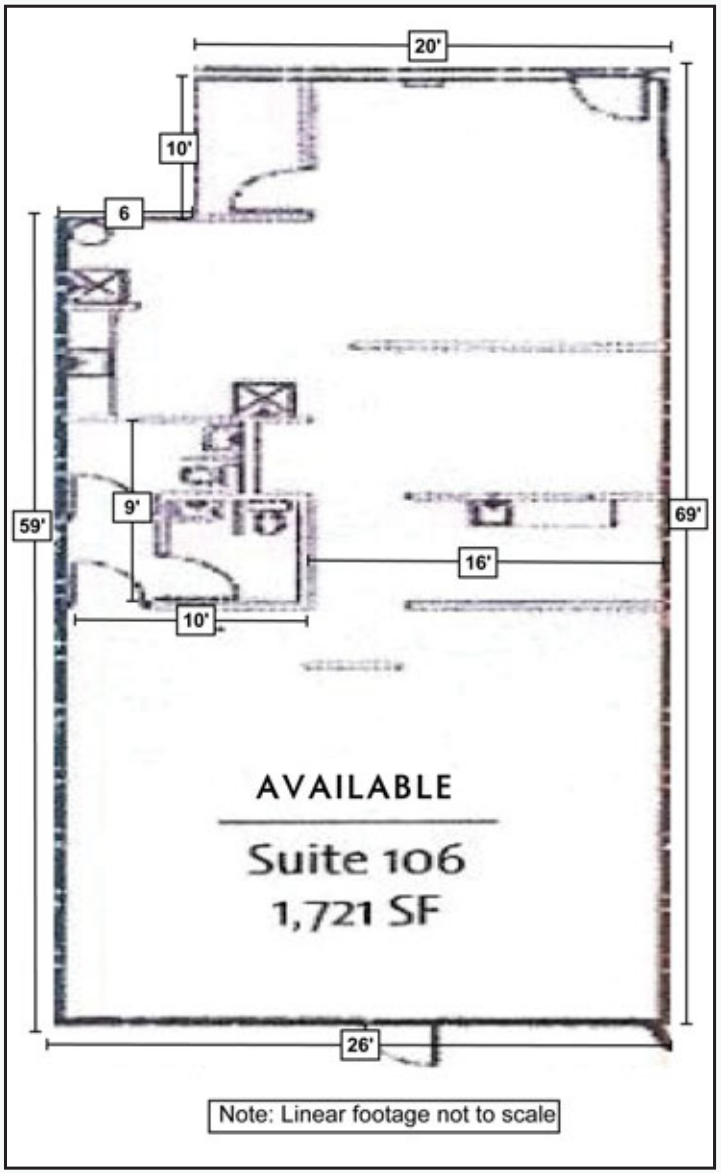
BEARDSLEY SQUARE - *12805 W Beardsley Rd • Sun City West, AZ 85375*

Suite 105 • 1,261 SF



Suite 106 • 1,721 SF



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