

CITRUS POINT PROFESSIONAL OFFICE & MEDICAL

11321-11327 W. BELL ROAD, SURPRISE, AZ 85378

FOR LEASE

1 MONTH FREE RENT
FOR EACH YEAR OF LEASE TERM SIGNED



Dallin Pace

D 480.522.2774

M 480.815.8275

dpace@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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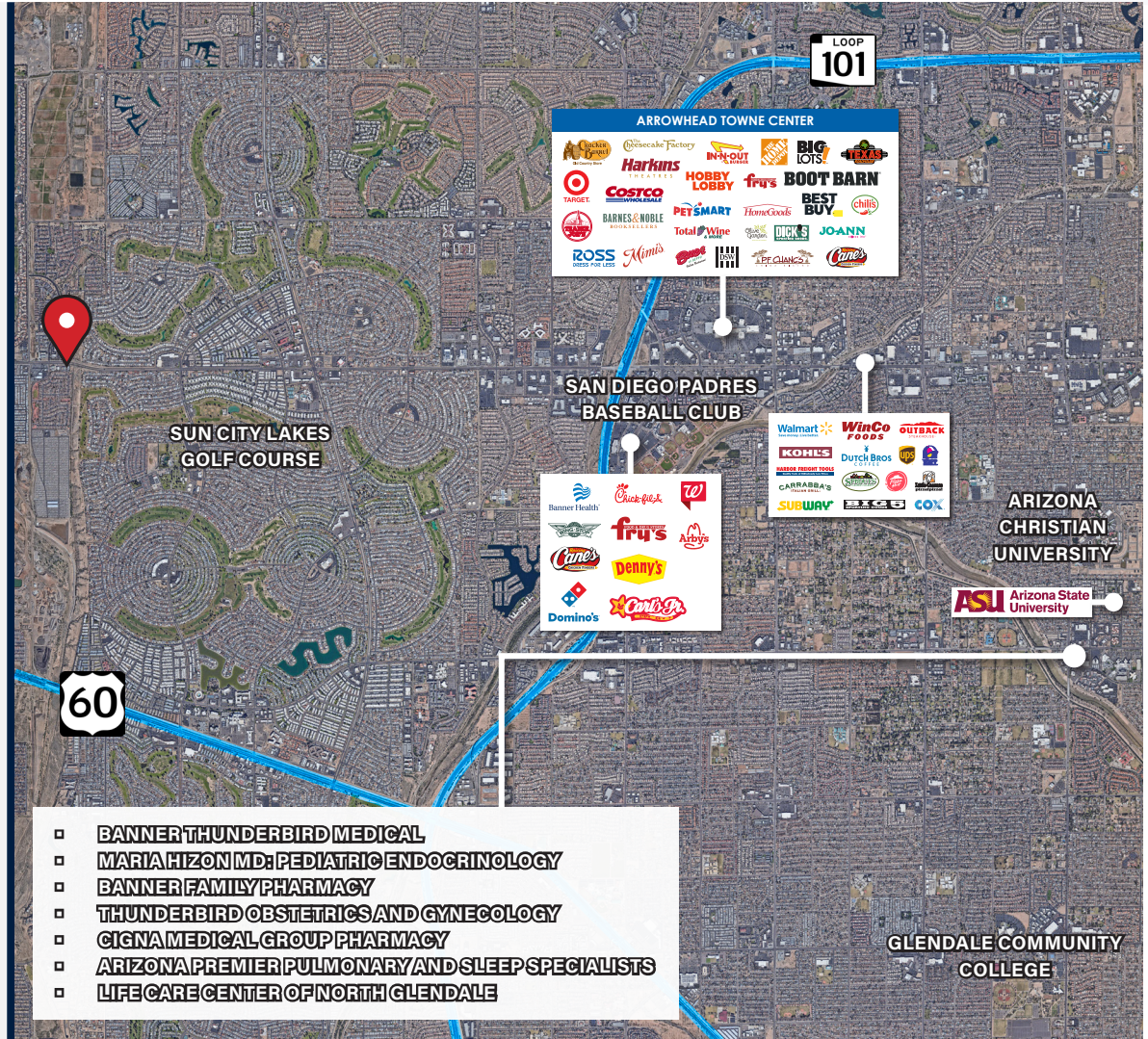
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FOR LEASE

EXECUTIVE SUMMARY

Property Description	Office/Medical For Lease
Location	11321-11327 W. Bell Rd. Surprise, AZ 85378
Project Size	±27,110 SF
Available SF	BLDG 11321:#405/410 - ±3,631 SF
APN#	200-13-018M; 018N
Frontage	Bell Rd.
Zoning	C-2



- ▣ BANNER THUNDERBIRD MEDICAL
- ▣ MARIA HIZON MD: PEDIATRIC ENDOCRINOLOGY
- ▣ BANNER FAMILY PHARMACY
- ▣ THUNDERBIRD OBSTETRICS AND GYNECOLOGY
- ▣ CIGNA MEDICAL GROUP PHARMACY
- ▣ ARIZONA PREMIER PULMONARY AND SLEEP SPECIALISTS
- ▣ LIFE CARE CENTER OF NORTH GLENDALE

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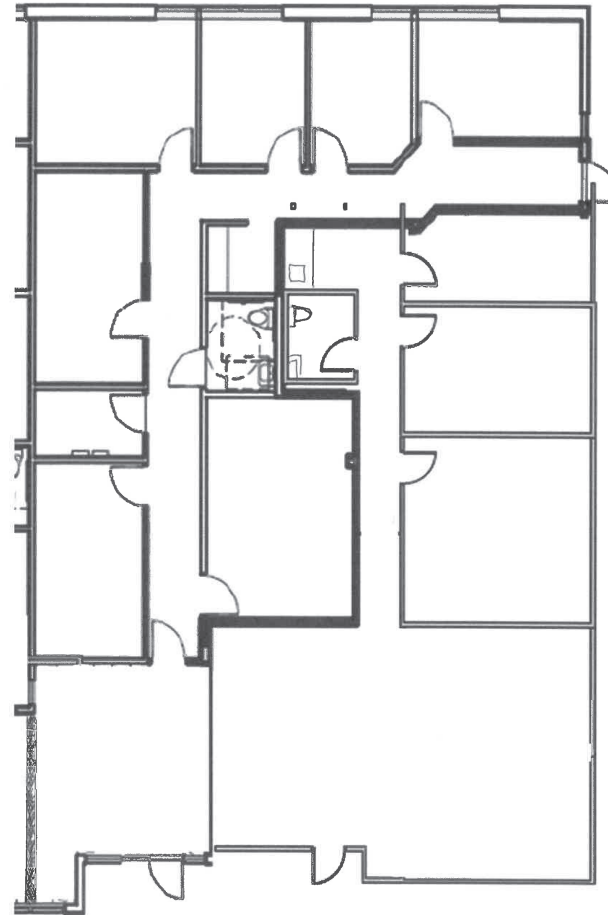
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FOR LEASE

BLDG. 11321

SUITES 405/410: ±3,631 RSF AVAILABLE

- 8 PRIVATE OFFICES
- CONFERENCE ROOM
- BREAKROOM/KITCHEN
- 2 RESTROOMS
- BULLPEN
- RECEPTION
- COPY ROOM
- STORAGE



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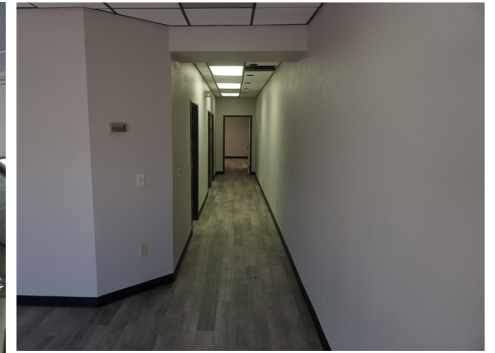
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PHOTOS



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DEMOGRAPHIC SUMMARY

11321 West Bell Road, Surprise, Arizona, 85378

Ring of 5 miles

KEY FACTS

253,497

Population



107,269

Households

49.9

Median Age

\$54,126

Median Disposable Income

EDUCATION

8%

No High School Diploma



28%

High School Graduate



35%

Some College



29%

Bachelor's/Grad/Prof Degree

INCOME



\$63,828

Median Household Income



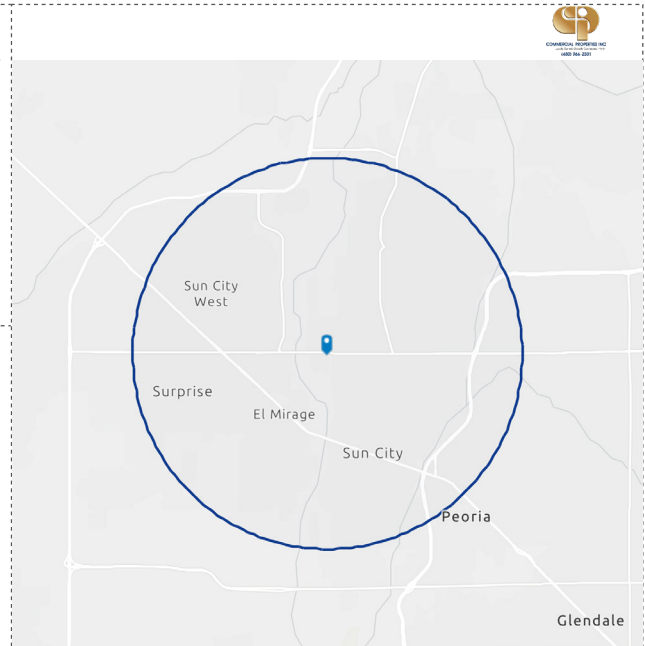
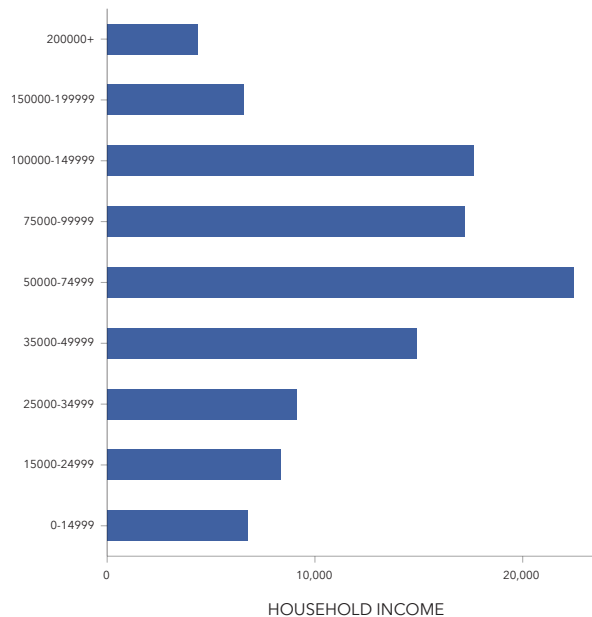
\$35,951

Per Capita Income



\$228,168

Median Net Worth



EMPLOYMENT



White Collar

69%



Blue Collar

18%



Services

16%

3.5%

Unemployment Rate

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