

# MOUNTAIN VISTA PLAZA

15557-15609 W BELL ROAD, SURPRISE, AZ 85374



SITE SOURCE



Capital  
Asset  
Management

JENNIFER GABRYCH

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## PROPERTY HIGHLIGHTS

- Suite 104: ±1,240 SF Available
- Suite 403: ±1,200 SF Available (*Do not Disturb Tenant*)
- Anchored by Planet Fitness
- Situated in the heart of Surprise
- Strong population & household growth

## PROPERTY DETAILS

<b>Address</b>	15557-15609 W Bell Rd., Surprise, AZ 85374
<b>GLA</b>	±64,071 SF
<b>Class</b>	C
<b>Year Built</b>	2006
<b>Parking Ratio</b>	5.24/1,000 SF
<b>Rate</b>	Contact Broker



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# SITE PLAN



W Bell Rd (±16,455 VPD)



N Reems Rd (±35,466 VPD)

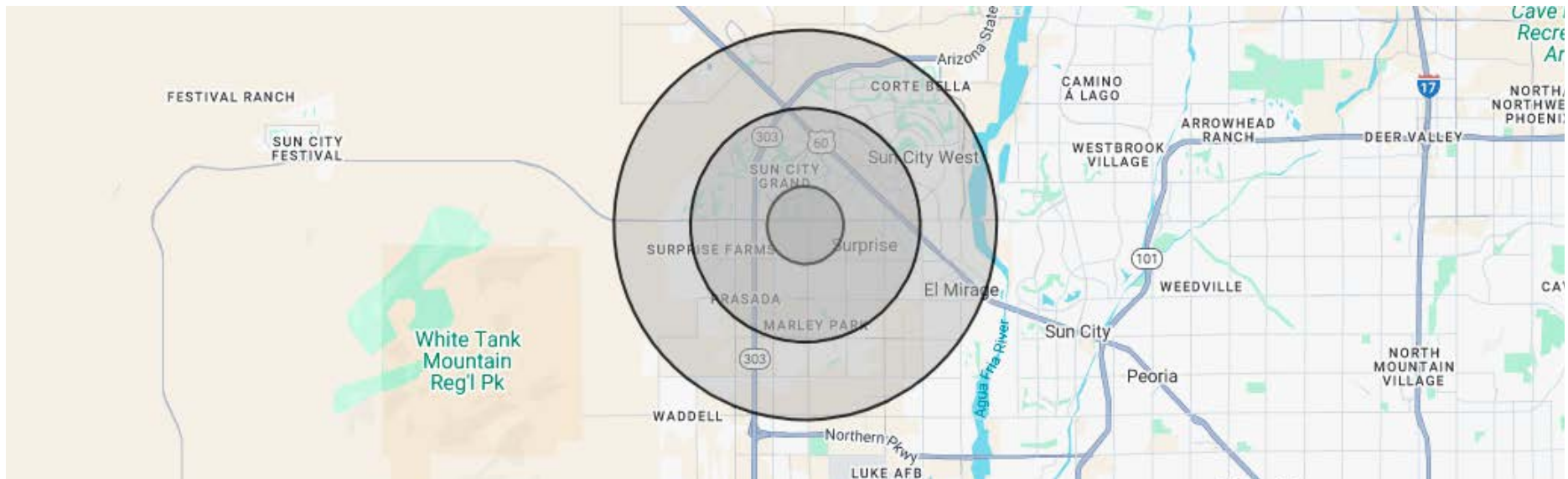


**LEGEND**

-  Available
-  Not A Part



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## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	14,794	114,104	218,907
Current Year	13,597	104,555	200,660
2020 Population	12,867	97,045	186,661
Growth Current Year - 2029	1.8%	1.8%	1.8%
Growth 2020 - Current Year	1.4%	1.9%	1.9%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	5,924	46,383	85,653
Current Year	5,437	42,332	78,307
2020 Population	5,149	38,794	72,557
Growth Current Year - 2029	1.8%	1.9%	1.9%
Growth 2020-Current Year	1.1%	1.5%	1.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$93,463	\$89,342	\$89,055
Median Household Income	\$81,585	\$75,333	\$74,799



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CONTACT BROKERS FOR LEASING INQUIRIES

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