

OFFERING MEMORANDUM

15547 N REEMS ROAD

±6,296 SF Medical Office & Surgery Center, Two Operating Rooms, Turnkey Owner-User Opportunity, High-Growth Surprise Submarket



SURPRISE, ARIZONA 85374

km Kidder
Mathews

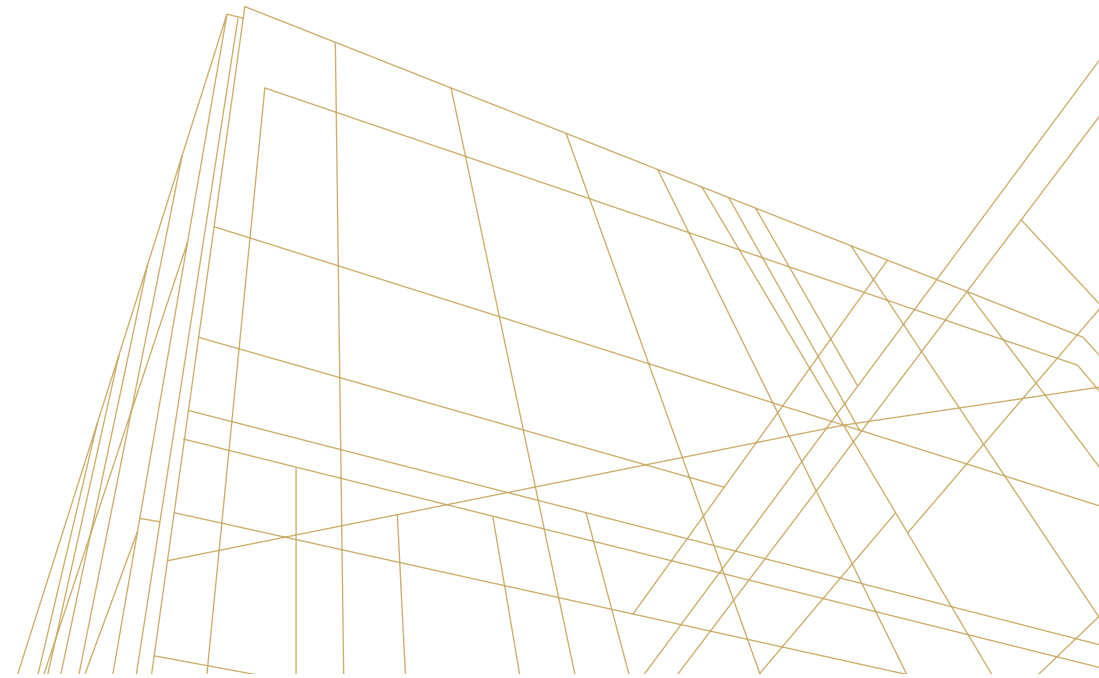
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EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF SURPRISE

Kidder Mathews is pleased to present 15547 N Reems Rd, located in Surprise, Arizona (the "Property"). This $\pm 6,296$ square foot medical office and surgery center was originally built in 2008 and fully renovated in 2016. The property features one (1) Class B and one (1) Class C operating room and is located on Reems Road with monument signage visible to 19,358 vehicles per day.

ADDRESS	15547 N Reems Rd, Surprise, AZ 85374
PARCEL NUMBERS	501-18-491, 501-18-492, 501-18-493, 501-18-494
TOTAL RENTABLE AREA	$\pm 6,296$
TOTAL LAND AREA	N/A (condo development)
ZONING	C-2, Surprise
YEAR BUILT	2008/2016 renovated
PARKING RATIO	6.78/1,000 SF
LIST PRICE	Contact for Pricing

$\pm 6,296$
TOTAL RENTABLE AREA

2008
YEAR BUILT

6.78/1,000 SF
PARKING RATIO

2016
YEAR RENOVATED

INVESTMENT HIGHLIGHTS

Turnkey medical office and surgery center featuring one (1) Class B and one (1) Class C operating room.

\$104,249 interior refurbishment recently completed – new flooring, full repaint, and targeted repairs deliver a move-in-ready clinical environment.

Rare condominium ownership opportunity in a supply-constrained Surprise medical corridor.

Single-story, ground-floor layout eliminates the need for elevators and minimizes ADA infrastructure requirements.

8 exclusive covered parking spaces – a premium amenity in the Phoenix climate supporting physician retention and patient convenience.

Located three miles from Banner Del E. Webb Medical Center – a 404-licensed-bed nonprofit acute care hospital, the 8th largest in the Valley, with expansion capacity to nearly 500 beds – supporting referral proximity within an established healthcare ecosystem.

Condominium structure reduces ownership management burden: the Owners Association maintains common areas, driveways, walkways, and roof, while ownership retains responsibility only for the structural envelope and building mechanical systems.

Strong trade-area demographics: 1-mile median household income of \$94,147; 3-mile population of 114,393 (2025), projected to grow to 119,637 by 2030.

TWO (2)
OPERATING ROOMS

EIGHT (8)
EXCLUSIVE COVERED
PARKING SPACES

3 MI
TO BANNER DEL
E. WEBB MEDICAL
CENTER

208,465
POPULATION WITHIN 5
MILES



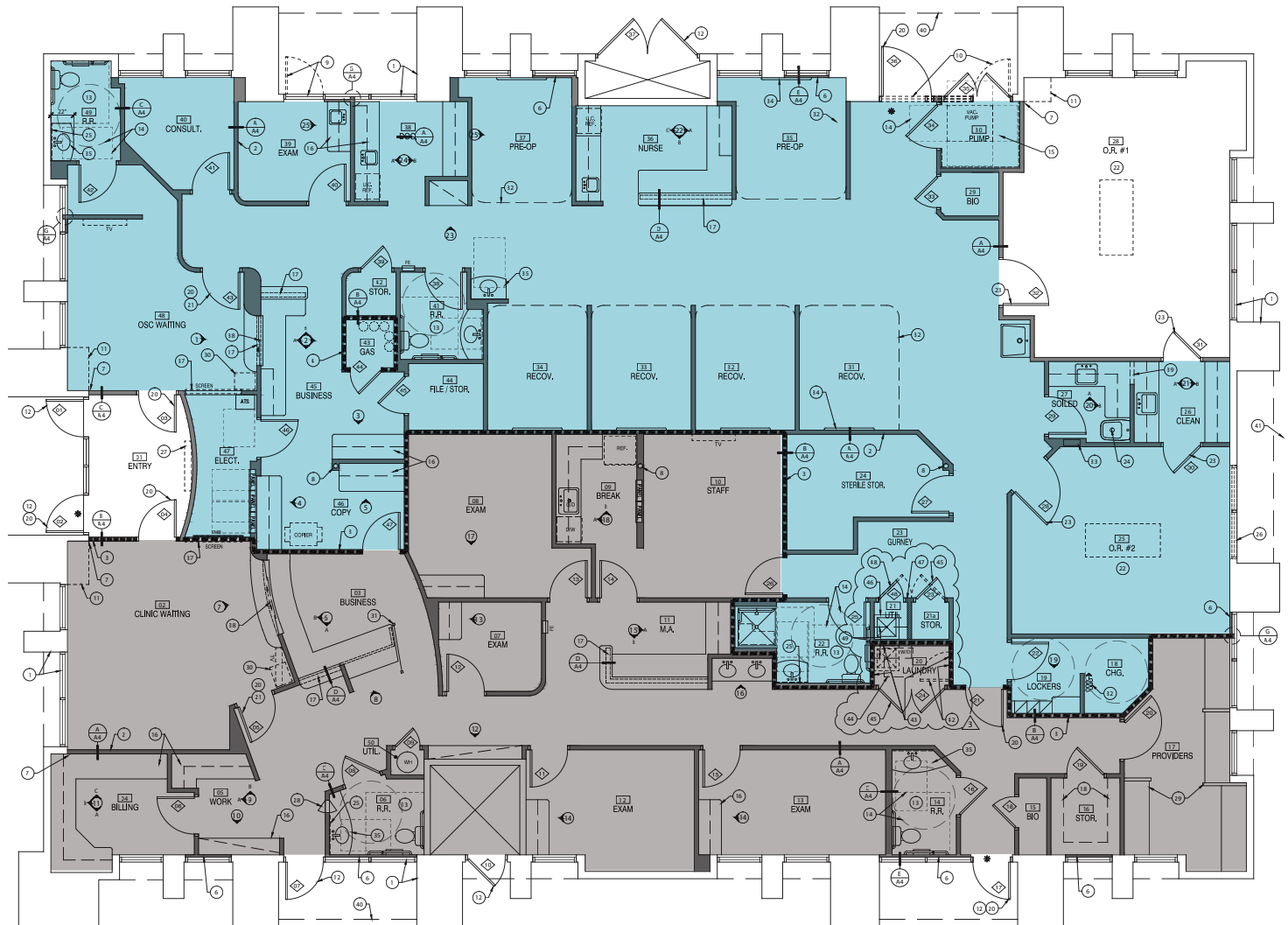
SITE PLAN



FLOOR PLAN

6,296 SF

NET RENTABLE
SQUARE FEET



LEGEND

- Clinic Space
- ASC Space

EXECUTIVE SUMMARY



SUBMARKET OVERVIEW

15547 N REEMS RD IS LOCATED IN THE PRIME SURPRISE, AZ SUBMARKET

Surprise is a sprawling suburban city located in the northwest Phoenix Metropolitan area, just 45 minutes from Downtown Phoenix and the Sky Harbor International Airport.

Surprise is a city on the rise. Current plans forecast that by 2050, today's 125 square miles will expand to 400+, and today's 125,000 residents will increase to 500,000. This projected growth provides an opportunity for the city to proactively ensure new development is interspersed with arts and culture reflecting the city and its people.

Employment in construction, healthcare, retail and service sectors has been established, and the city is focused on bringing high quality jobs to its residents and investment-rich global companies to the community. Targeted initiatives have been launched to attract industry sectors like renewable energy, advanced manufacturing, medical tourism, higher education and emerging technologies.

NEIGHBORING HOSPITAL

BANNER DEL E. WEBB MEDICAL CENTER

Banner Del E. Webb Medical Center, located just three (3) miles from 15547 N Reems Rd, opened its doors in 1988 and has been growing ever since to meet the health care needs of the communities in the northwest area of metropolitan Phoenix.

The nonprofit acute care hospital has 404 licensed beds and is currently the eighth largest hospital in the Valley. Designed to grow with the community, Banner Del E. Webb has the ability to add an additional 92 beds, growing the campus to nearly 500 beds in the future. Their campus also serves as a base for a BannerAir helicopter.

Services Provided

Banner Del E. Webb Medical Center specializes in cardiac services, women's health and maternity, robotic surgery and orthopedics, to name just a few. Banner Del E. Webb is nationally recognized for excellent stroke care. At Banner Del E. Webb, they are dedicated to a high-tech, high-touch philosophy of care that has kept them a top healthcare choice in the Northwest Valley for more than 20 years.

Hospital Expansion

In 2021, Banner Del E. Webb Medical Center announced its 5,000 square-foot nursery expansion.

The expanded area allowed for four more beds and just as importantly more space for new families to spend time bonding with their newborns. The expansion provided additional separate rooms where families can have more extensive bonding time with their newborns. In addition, there is now an isolation room that can be used by newborns who need to be readmitted to the hospital. In the past, those newborns would have to be taken to Banner Thunderbird Medical Center.

The nonprofit acute care hospital has 404 licensed beds and is currently the eighth largest hospital in the Valley.

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2020 POPULATION	15,210	106,213	190,780
2025 POPULATION	15,216	114,393	208,465
2030 POPULATION PROJECTION	15,678	119,637	218,625
ANNUAL GROWTH 2020-2025	0.0%	1.5%	1.9%
ANNUAL GROWTH 2025-2030	0.6%	0.9%	1.0%



Household Income

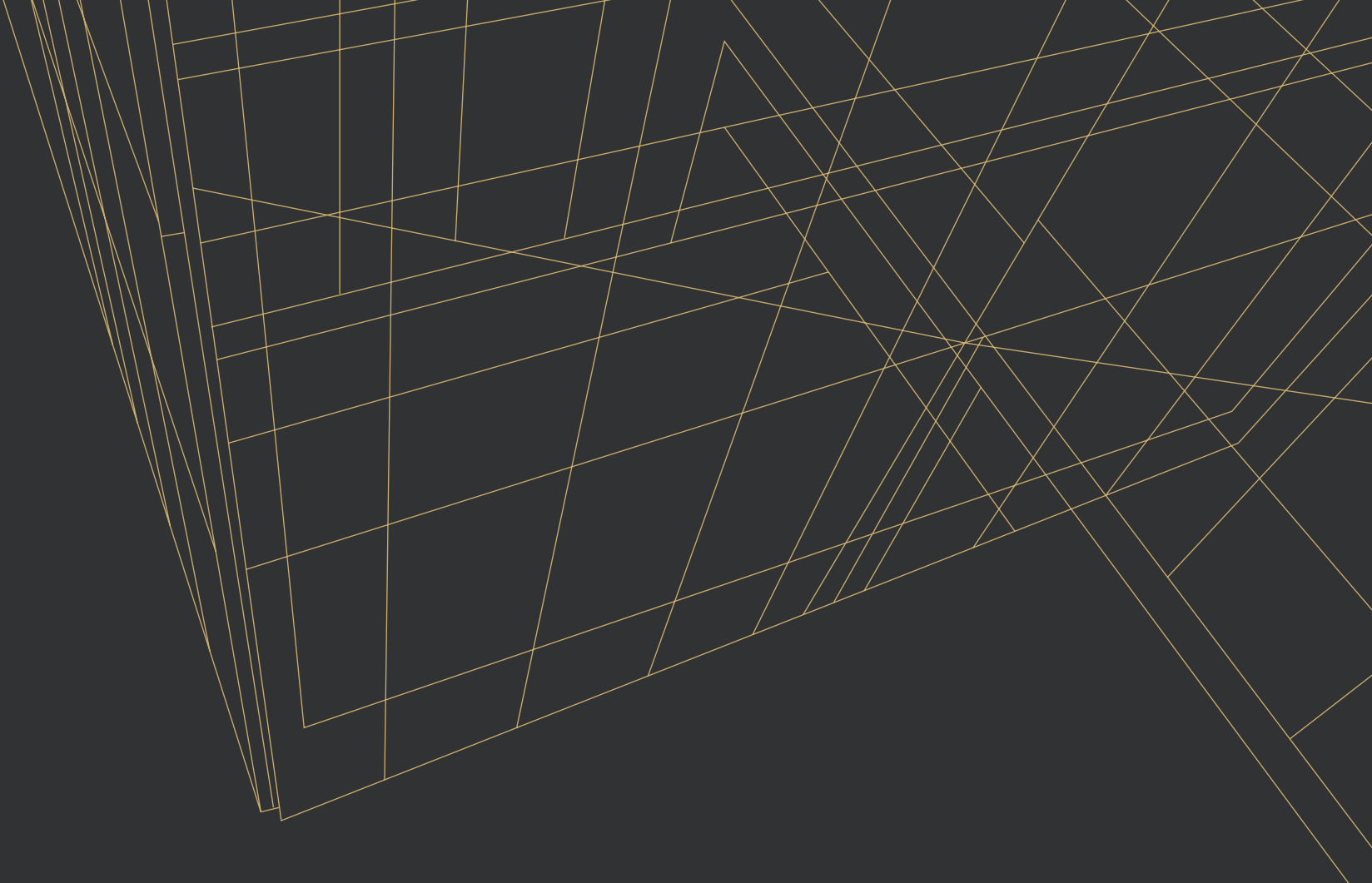
	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$107,375	\$111,374	\$103,918
MEDIAN HOUSEHOLD INCOME	\$94,147	\$93,171	\$85,672



Households

	1 Mile	3 Miles	5 Miles
2025 HOUSEHOLDS	5,226	38,820	72,852
2030 HOUSEHOLD PROJECTION	5,200	42,178	79,859





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