

For Lease • Office & Medical • ±97,516 SF



**Bell
Plaza**

10451 W PALMERAS DR & 17220 N BOSWELL BLVD
SUN CITY, AZ 85373

Property Overview



Bell Plaza offers an exceptional leasing opportunity in one of the West Valley's most sought-after submarkets.

This two-building campus is thoughtfully designed to support both healthcare and professional office users, providing a modern, flexible environment that fosters long-term success. With high visibility, convenient access, and a polished professional setting, Bell Plaza is ideal for a wide range of tenants — from primary care and dental providers to specialists, therapists, and traditional office users.

Generous tenant improvement (TI) packages allow for customized suite build-outs, ensuring each space meets the unique needs of your practice or business.



Flexible suite sizes to support medical providers, dental practices, therapy, and professional office users



Ample parking with convenient ingress/egress for patients, visitors, and staff



Monument signage available



Professional setting with updated common areas and ADA-compliant access throughout



Attractive tenant incentives — generous TI allowances tailored to medical and office buildouts



Onsite Executives Suites with access to conferencing facilities and short-term suite options









Property Summary

TYPE	Medical Office & Office
PROJECT SF	±97,516 SF
RATE	Office: \$29.00/FS Medical: \$32.50/FS
OPERATING EXPENSES	Base Year
TENANT IMPROVEMENT	Turnkey Available
YEAR BUILT	1975

YEAR RENOVATED	2025
SIZE AREA	±9.89 AC
ZONING	C-2, Maricopa County
NO. OF STORIES	2-Story
PARKING RATIO	5.0:1,000 SF
SIGNAGE	Monument & Entrance

Area Overview

GENERAL HOSPITALS

-  Banner Health (4)
-  City of Hope (1)
-  Dignity Health (1)
-  HonorHealth (2)
-  Phoenix Children's (1)
-  Abrazo Health (4)



Location Highlights



Situated in a prime medical and office corridor in Sun City/Peoria, near major healthcare providers and supporting services



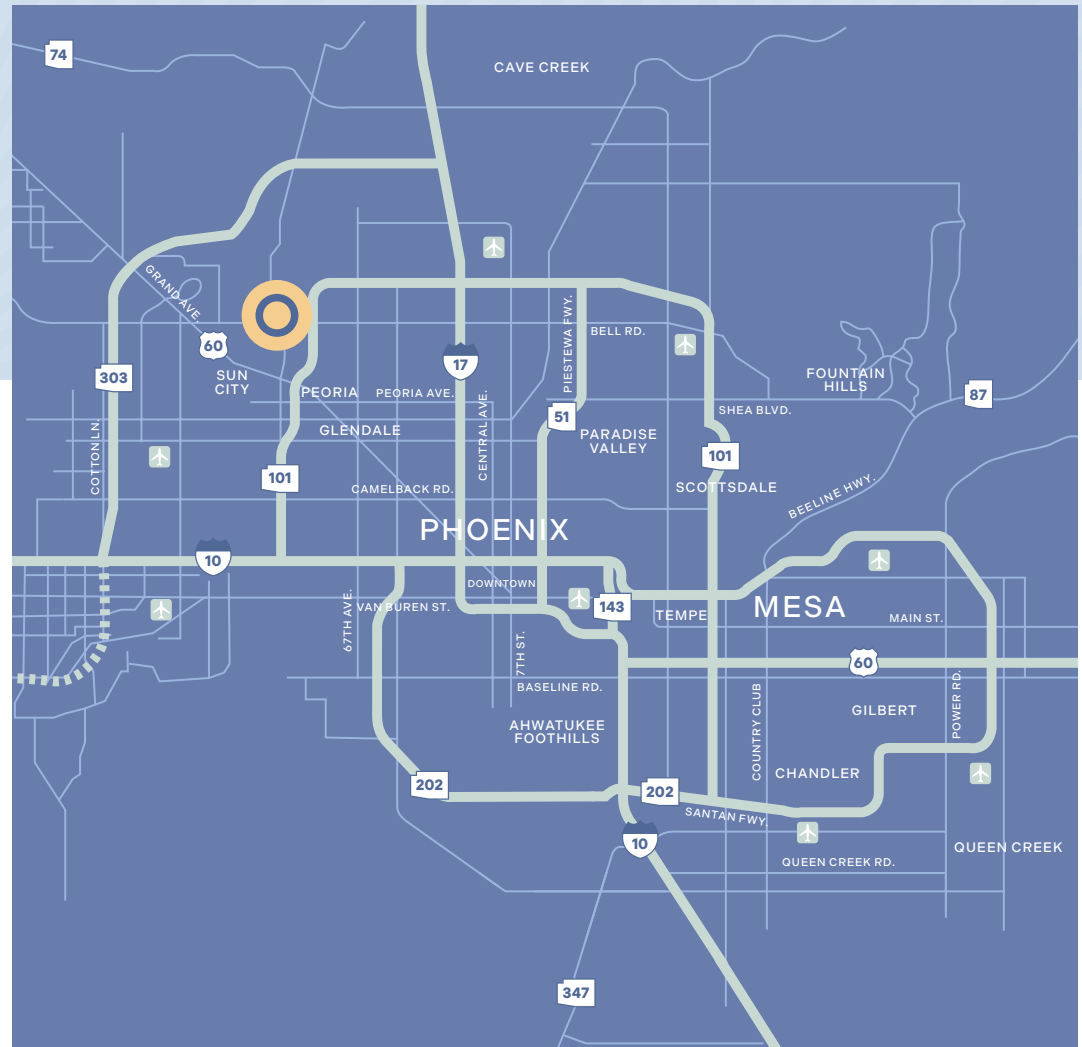
Easy access to Loop 101, Grand Avenue, and Bell Road, connecting the property to Glendale, Surprise, Peoria, and the greater West Valley



Strong referral potential from the surrounding retirement and residential communities, retail centers, and wellness facilities



Within minutes of Banner Boswell Medical Center and other regional healthcare anchors, ensuring proximity to a large and growing patient base



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Demographics

	2 MILES	5 MILES	10 MILES
POPULATION	38,109	274,233	973,918
MEDIAN HOUSEHOLD INCOME	\$63,445	\$77,681	\$86,315



Source: ADOT

114,580

VEHICLES PER DAY
ON W BELL RD

Banner Boswell Medical Center

Banner Boswell Medical Center is a 501-bed campus that works with more than 700 physicians to provide a full spectrum of medical services. It is the leading healthcare provider in Sun City, Arizona, offering a wide range of services, including cancer, diabetes, emergency, and orthopedic care. The hospital has a strong focus on treating elderly patients and has received national recognition for its cardiovascular care and neurosciences program.



Services: Cancer, diabetes, emergency, endocrinology, endoscopy, gastroenterology, heart, imaging, integrative therapy, intensive care, kidney, lab, neurology, nutrition, orthopedics, palliative care, pulmonary, surgery, volunteering, and women's health

Specialties: Cardiovascular care: nationally recognized for its care and expertise

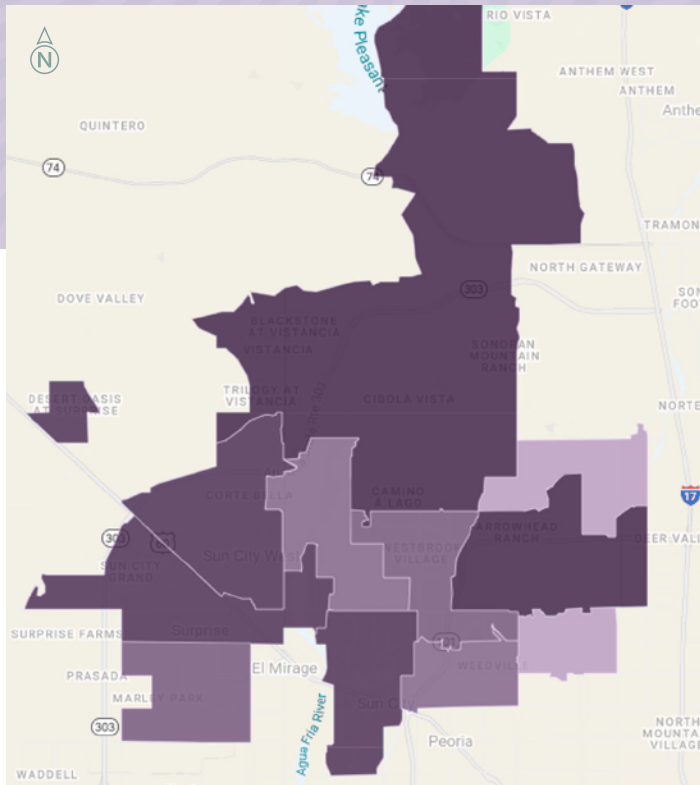
Neurosciences: comprehensive diagnostics, therapeutic interventions, and neurosurgical treatment services

Orthopedic services: treats a range of orthopedic injuries and disorders

Awards:

- + Named one of the nation's 100 TopHospitals by Truven Health Analytics
- + Joint Commission Certified Primary Stroke Center

Outpatient Survey



- 177,237 – 221,393
- 236,852 – 237,920
- 403,113 – 430,235
- 439,154 – 507,948
- 577,172 – 625,710

SERVICE LINE	2022 VOLUME	2027 VOLUME	2032 VOLUME	5 YR GROWTH	10 YR GROWTH
Cardiology	181,512	189,143	195,985	4.2%	8.0%
Cosmetic Procedures	9,869	10,345	10,450	4.8%	5.9%
Dermatology	66,453	66,929	67,335	0.7%	1.3%
Endocrinology	2,983	3,644	4,006	22.1%	34.3%
ENT	43,480	45,725	47,763	5.2%	9.8%
Evaluation and Management	1,513,337	1,567,509	1,569,862	3.6%	3.7%
Lab	708,360	739,872	765,515	4.4%	8.1%
Miscellaneous Services	321,727	338,858	352,667	5.3%	9.6%
Nephrology	8,497	8,606	8,639	1.3%	1.7%
Neurology	22,404	23,183	23,955	3.5%	6.9%
Neurosurgery	1,208	1,234	1,332	2.1%	10.2%
Obstetrics	4,004	4,074	4,190	1.7%	4.6%
Oncology	24,985	25,542	26,218	2.2%	4.9%
Ophthalmology	171,681	174,027	174,052	1.4%	1.4%
Orthopedics	47,912	49,840	52,838	4.0%	10.3%
Pain Management	19,526	19,985	20,330	2.4%	4.1%
Physical Therapy/Rehabilitation	341,482	389,205	437,473	14.0%	28.1%
Psychiatry	157,695	185,406	200,902	17.6%	27.4%
Radiology	468,377	472,489	477,529	0.9%	2.0%
Spine	3,297	3,586	3,699	8.8%	12.2%
Trauma	12,426	12,595	12,626	1.4%	1.6%
Vascular	30,963	32,000	32,840	3.3%	6.1%



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