

# Prasada Medical Outpatient Buildings

**COMING Q1 2027**

SEC Loop 303 & Greenway Rd, Surprise, AZ 85374

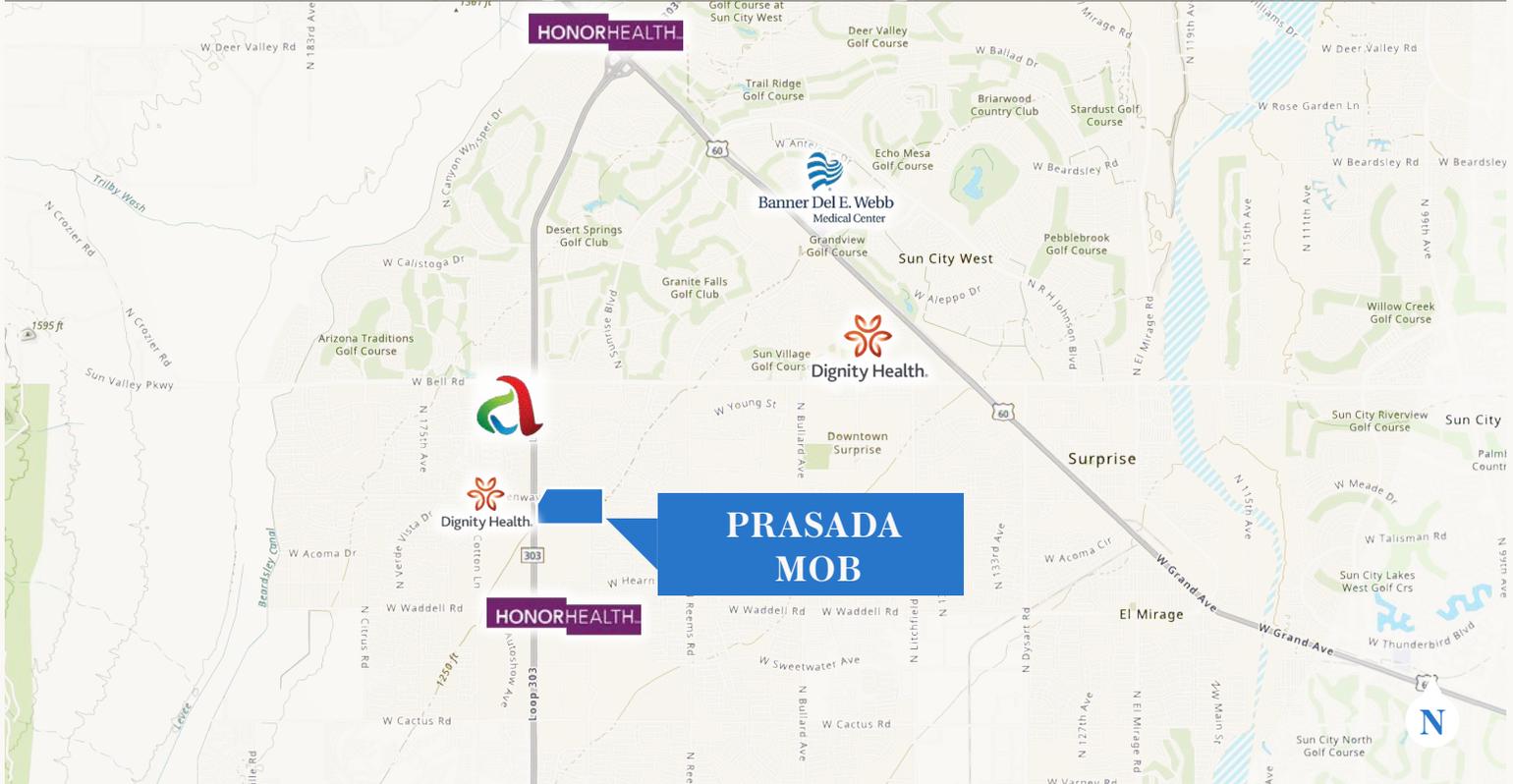
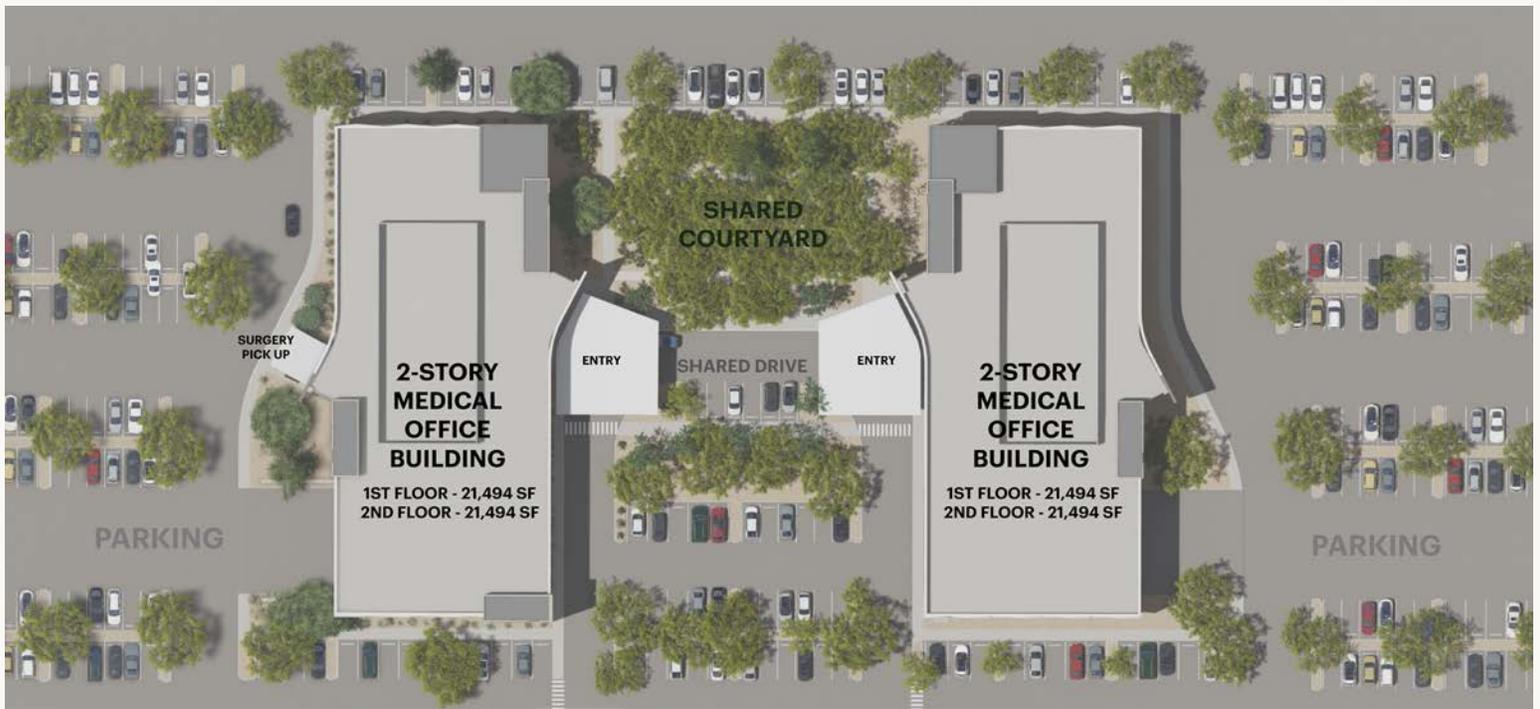
Class A  
Development

±42,988 SF Per  
Building

1 Mile from Abrazo  
Surprise Hospital

5/1,000 Parking  
Ratio





## Property Overview

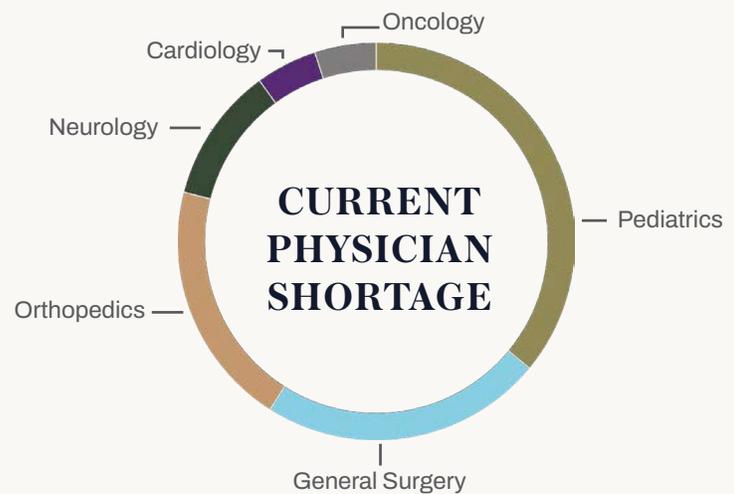
This property is positioned in a healthcare corridor identified as under-served, with limited existing medical inventory and unmet physician demand.

- Freeway visibility
- Class A Multi-Tenant medical outpatient buildings
- State-of-the-art infrastructure
- Drive up drop-off and pickup
- No ground lease restrictions



## Demographics | Surprise, AZ

	1 MILE	3 MILES	5 MILES
<b>2024 Population</b>	14,793	99,502	179,687
<b>Pop Growth '24-'29</b>	1.5%	1.8%	1.9%
<b>Median Age</b>	36	43.4	45.7
<b>2024 Households</b>	4,748	36,297	68,137
<b>HH Growth '24-'29</b>	1.5%	1.9%	2.0%
<b>Avg HH Income</b>	\$98,652	\$98,656	\$92,481
<b>Median Home Value</b>	\$311,125	\$360,464	\$354,147



Surprise, Arizona's population has surged over 19% from 2020 to 2025, driven by affordable housing, local job opportunities, and high-quality amenities attracting families to the area. Projections indicate that Surprise will see annual population growth of 1.6% over the next five years, nearly double the statewide projection of 0.86% in Arizona.

The completion of the final segment of the 36-mile Loop 303 in late 2017, connecting Interstate 17 to I-10, was a key catalyst for this growth. This nine-year infrastructure project significantly enhanced regional accessibility and continues to fuel future development. Positioned adjacent to Loop 303, Prasada is ideally located to benefit from this critical transportation corridor and the city's ongoing expansion.





**Kevin Smigiel**

Vice President  
602-550-9295  
kevin.smigiel@transwestern.com

**Kathleen Morgan**

Managing Director  
602-809-1048  
kathleen.morgan@transwestern.com

**Vince Femiano**

Managing Director  
602-791-3310  
vince.femiano@transwestern.com

**Andrew Olivet**

Associate  
602-370-2685  
andrew.olivet@transwestern.com