



2nd Gen Restaurant Endcap Available

SWC

**CIVIC CENTER DR &  
BELL RD**

Surprise, AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# property highlights

**AVAILABLE:** ±2,186 SF

**PRICING:** Call for Pricing

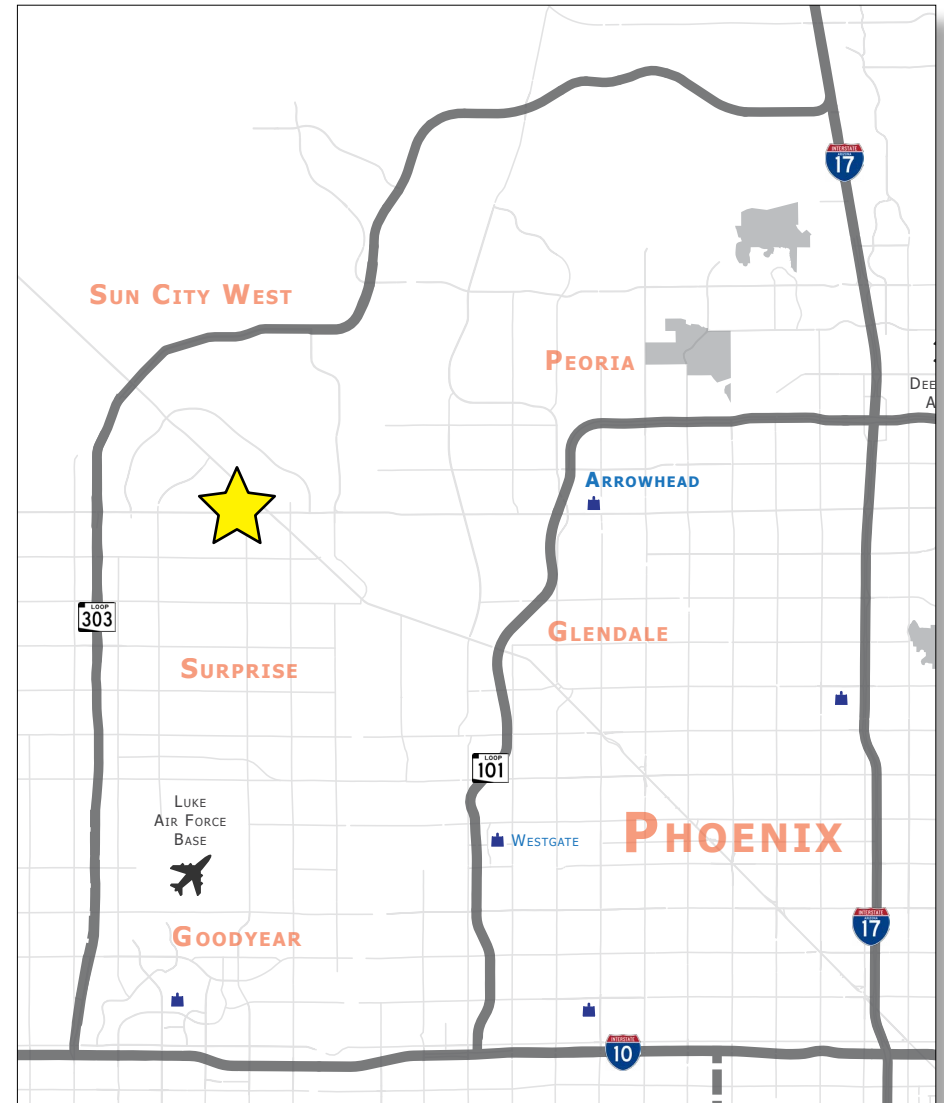
**ZONING:** Surprise, PAD

## property highlights

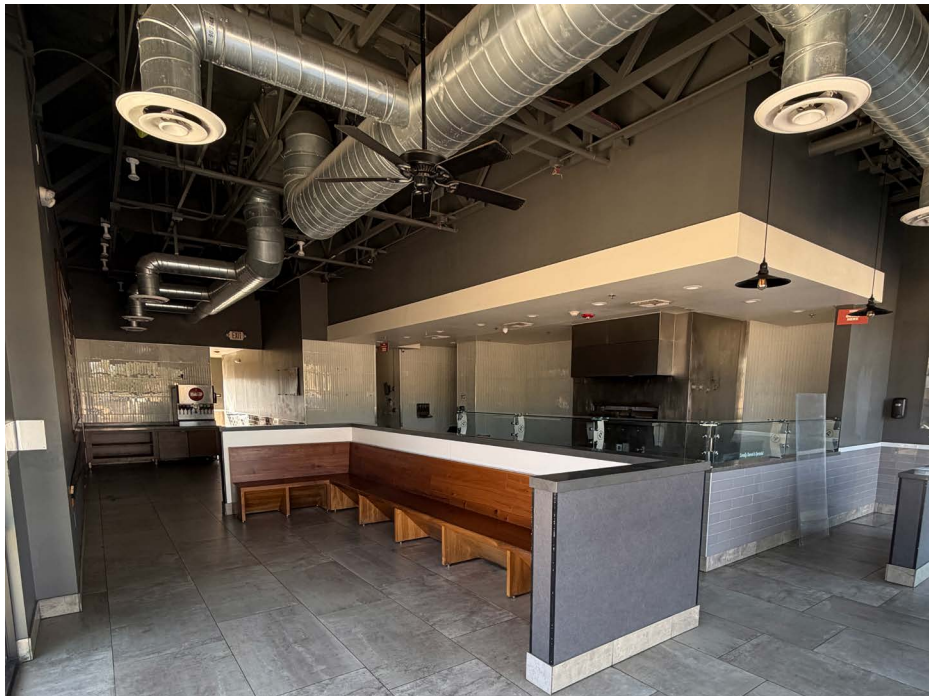
- Surprise has surged to over 167,500 + residents and continues to grow quickly as one of the fastest-expanding cities in the Northwest Phoenix metro.
- Bell Rd is a major east-west retail and commuter artery with heavy daily traffic, delivering visibility and drive-by exposure critical for restaurant success.
- Surprise is projected to grow by 40%+ in population in coming years, with thousands of new homes, jobs, and retail projects fueling more local demand.
- Civic Center area includes civic offices, parks, events, and community amenities, helping drive not just resident but daytime traffic and occasional event crowds to nearby restaurant locations.
- The city boasts a median household income of \$96,912, well about state averages, indicating strong local spending power for dining and entertainment.

## traffic count ADOT 2024

Civic Center Dr	Bell Rd
N N/A	E ±43,865 VPD (EB & WB)
S ±3,499 VPD (NB & SB)	W ±53,365 VPD (EB & WB)





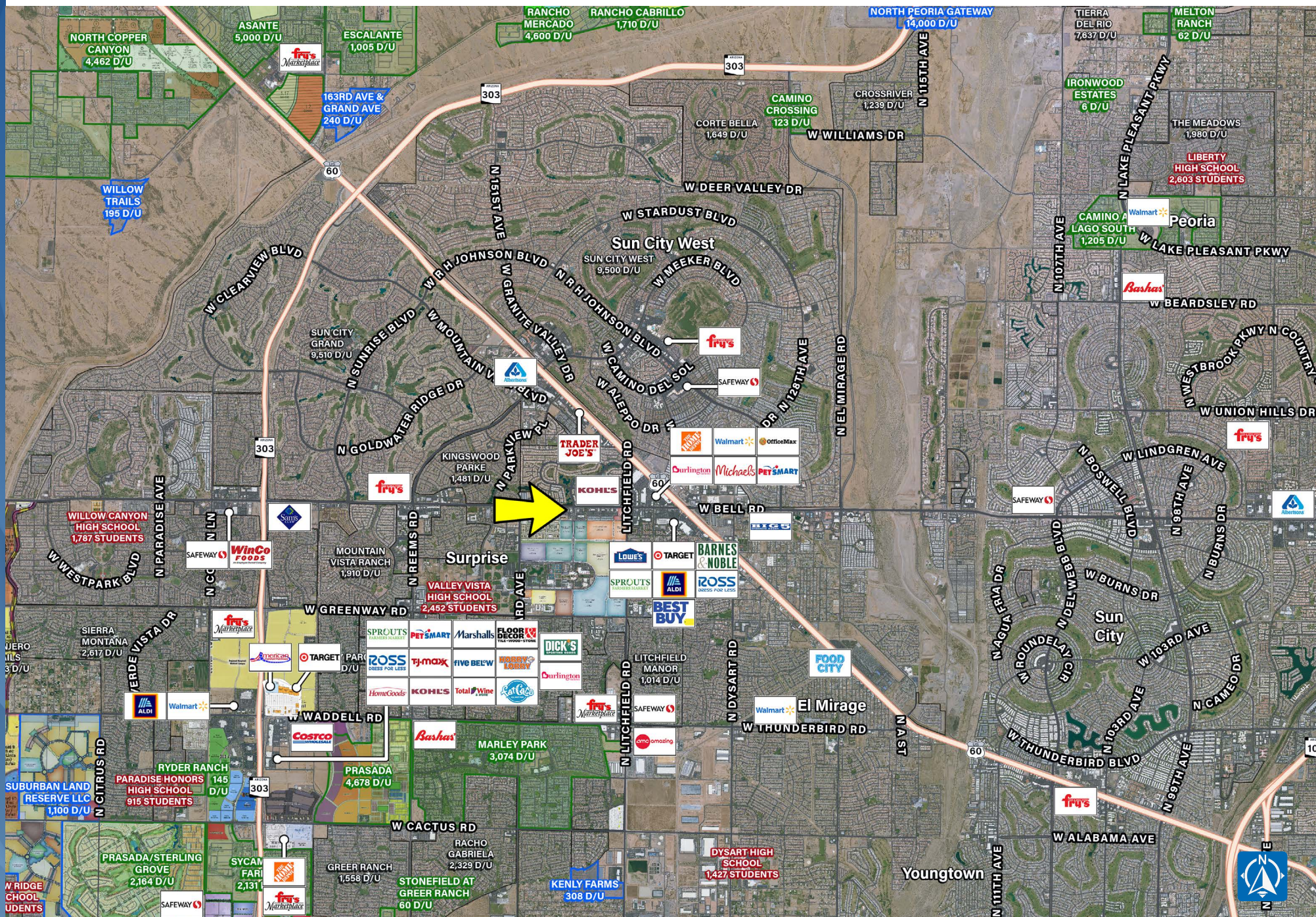








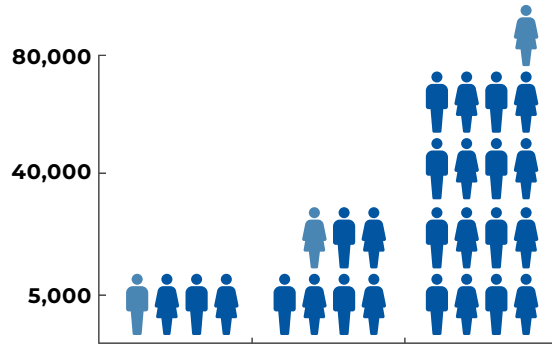
# wide aerial



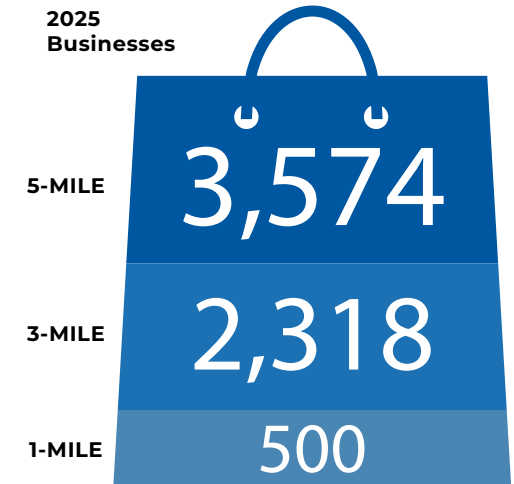
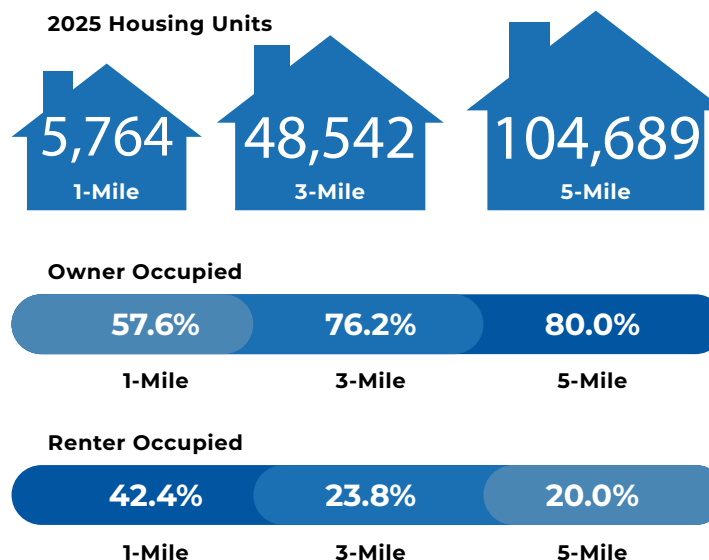
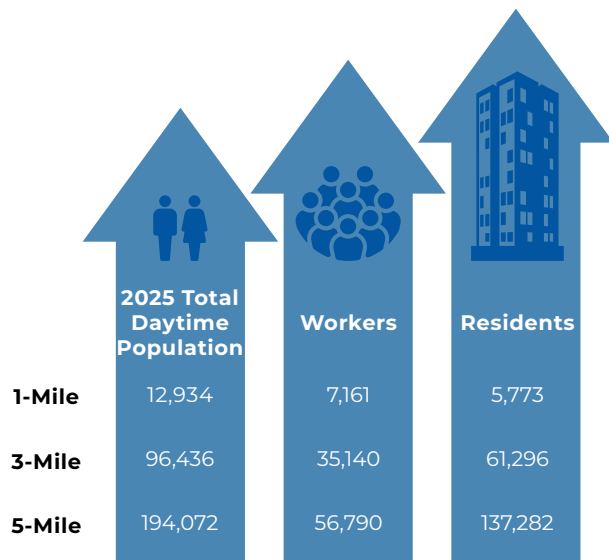
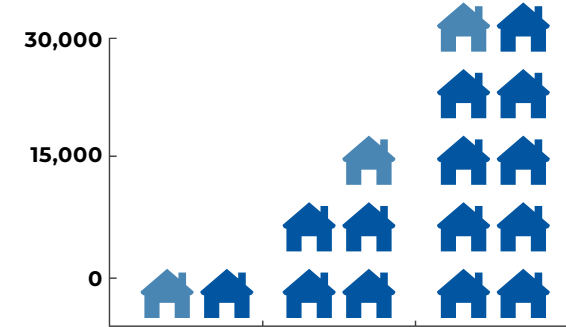


# demographics overview

ESRI 2025



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$69,109	\$90,664	\$39,511
3-Mile	\$82,580	\$101,647	\$41,974
5-Mile	\$83,787	\$105,774	\$42,764







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