



**CIVIC CENTER DR &  
BELL RD**  
Surprise, AZ



# property highlights

±2,186 2ND GEN RESTAURANT ENDCAP AVAILABLE

**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 above state averages, indicating strong local spending power for dining and entertainment.

## traffic count

ADOT 2024

Civic Center Dr

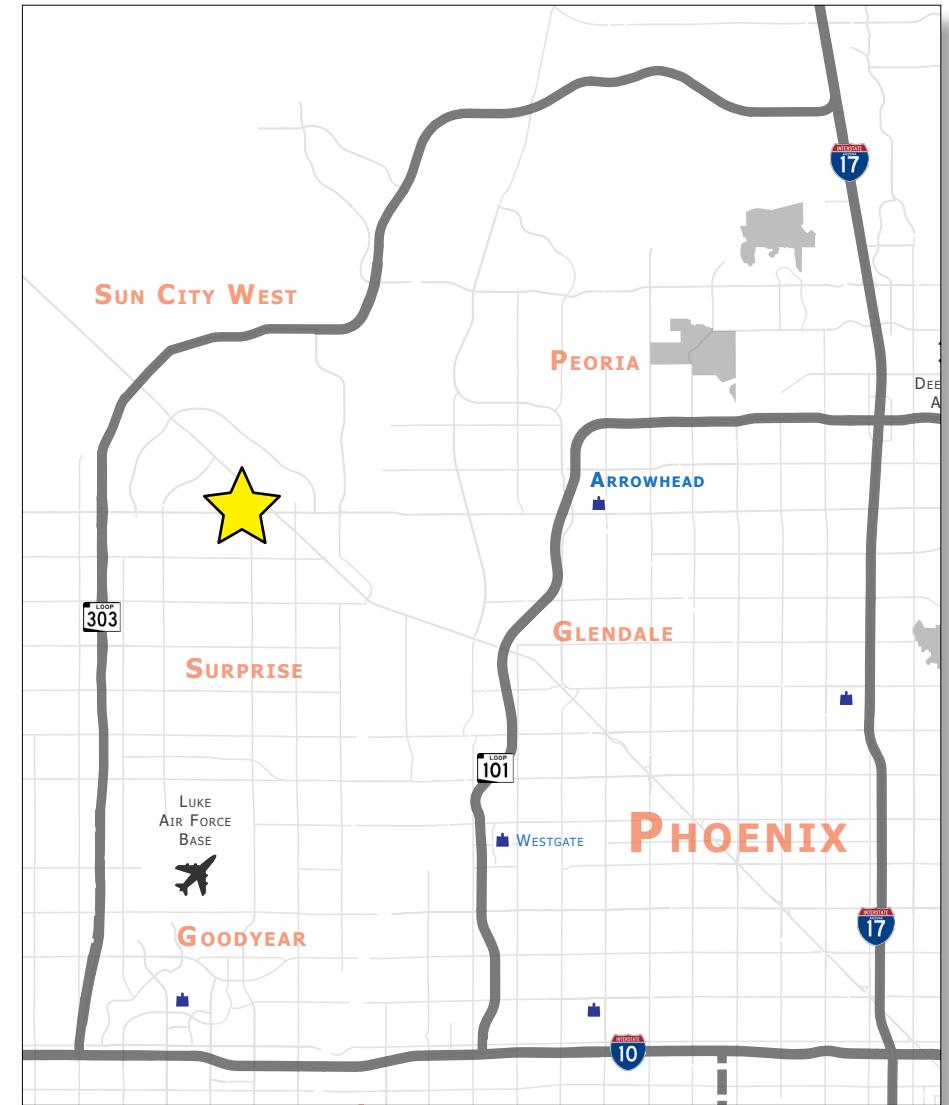
**N** N/A

**S** ±3,499 VPD (NB & SB)

Bell Rd

**E** ±43,865 VPD (EB & WB)

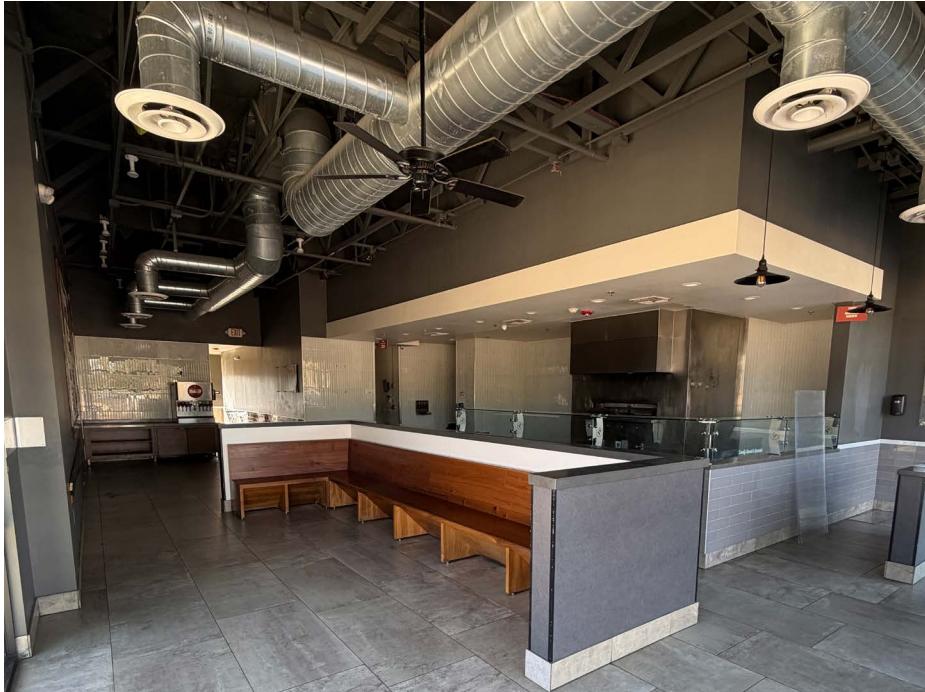
**W** ±53,365 VPD (EB & WB)



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SWC | CIVIC CENTER DR & BELL RD  
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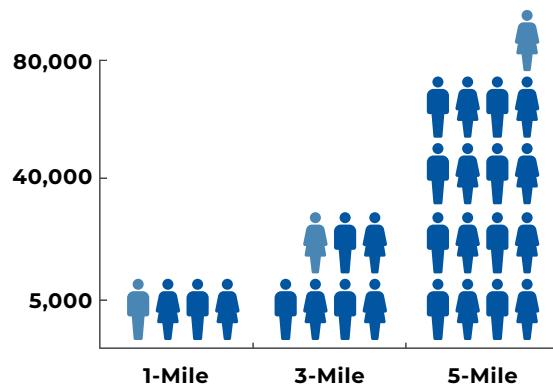
# wide aerial

+ 2,186 2ND GEN RESTAURANT ENDCAP AVAILABLE

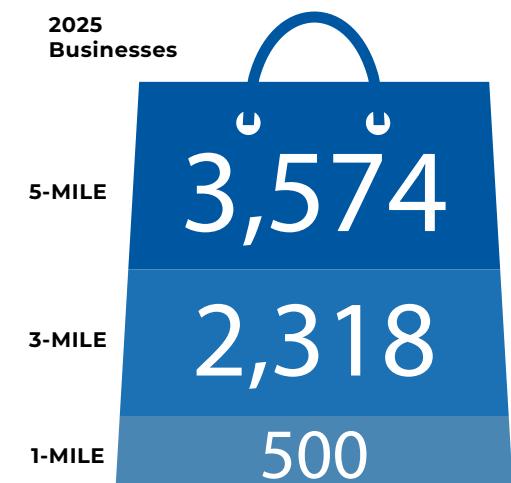
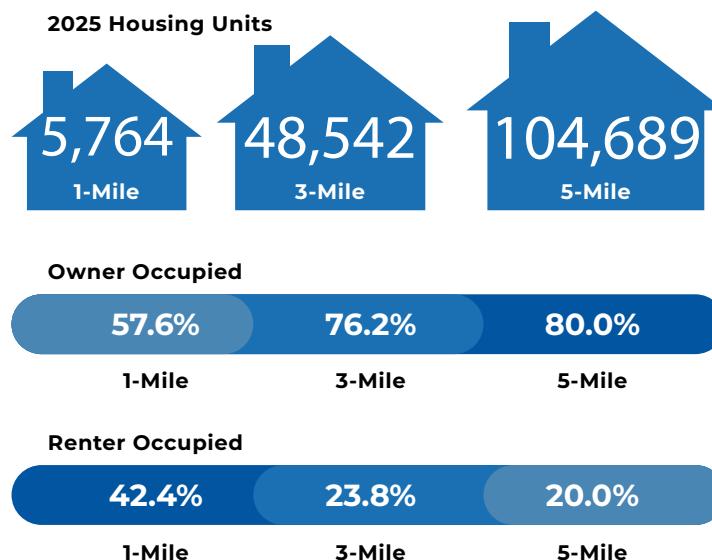
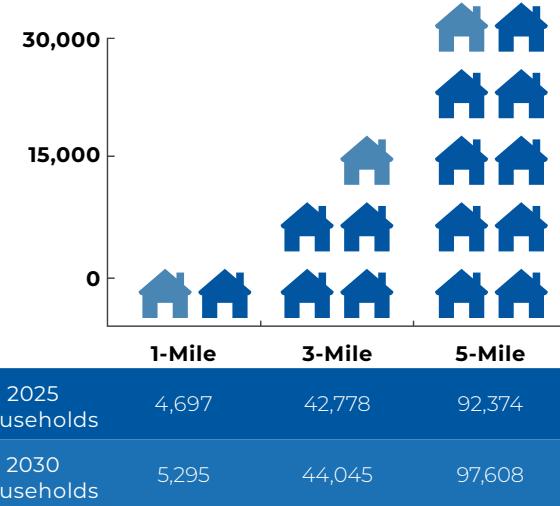
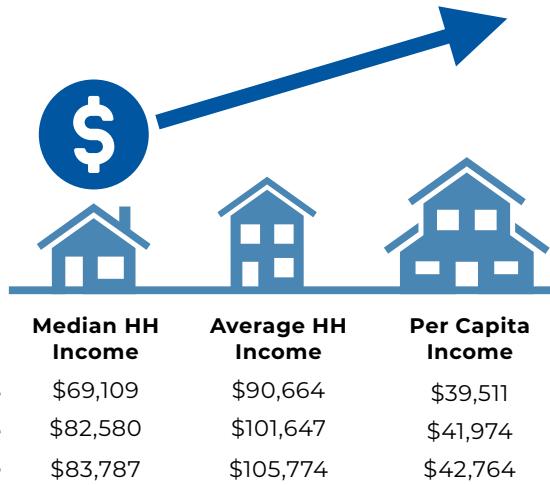


# demographics overview

ESRI 2025



2025 Total Population	10,493	103,929	228,184
2030 Total Population	11,761	106,452	240,931





## EXCLUSIVELY LISTED BY

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