

Citrus Point Professional Office

OWNER/USER WITH INCOME

11327 W Bell Rd | Surprise, AZ 85378



Offering Memorandum

Sale Price: \$1,995,000 (\$283.58 PSF) CAP Rate: 6.85% *when fully leased

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
07.26.24



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

PROPERTY OVERVIEW

Fantastic opportunity for an **Owner/User or Investor** to acquire a beautiful three-tenant office building in the Northwest Valley.

Two suites are currently leased and generating income for the future owner. The third suite is available for an Owner/User to occupy or for an investor to lease for additional income.

Purchase also includes an adjacent, enclosed green space with great potential for outdoor recreation and other uses.

- 3-Suites Totaling 7,035 SF
- 52.5% Occupied
- Built in 2001
- Zoned C-2, Maricopa County
- 4/1,000 Parking Ratio
- Monument Signage



\$1,995,000.00
Sale Price

6.85%
CAP Rate *when fully leased

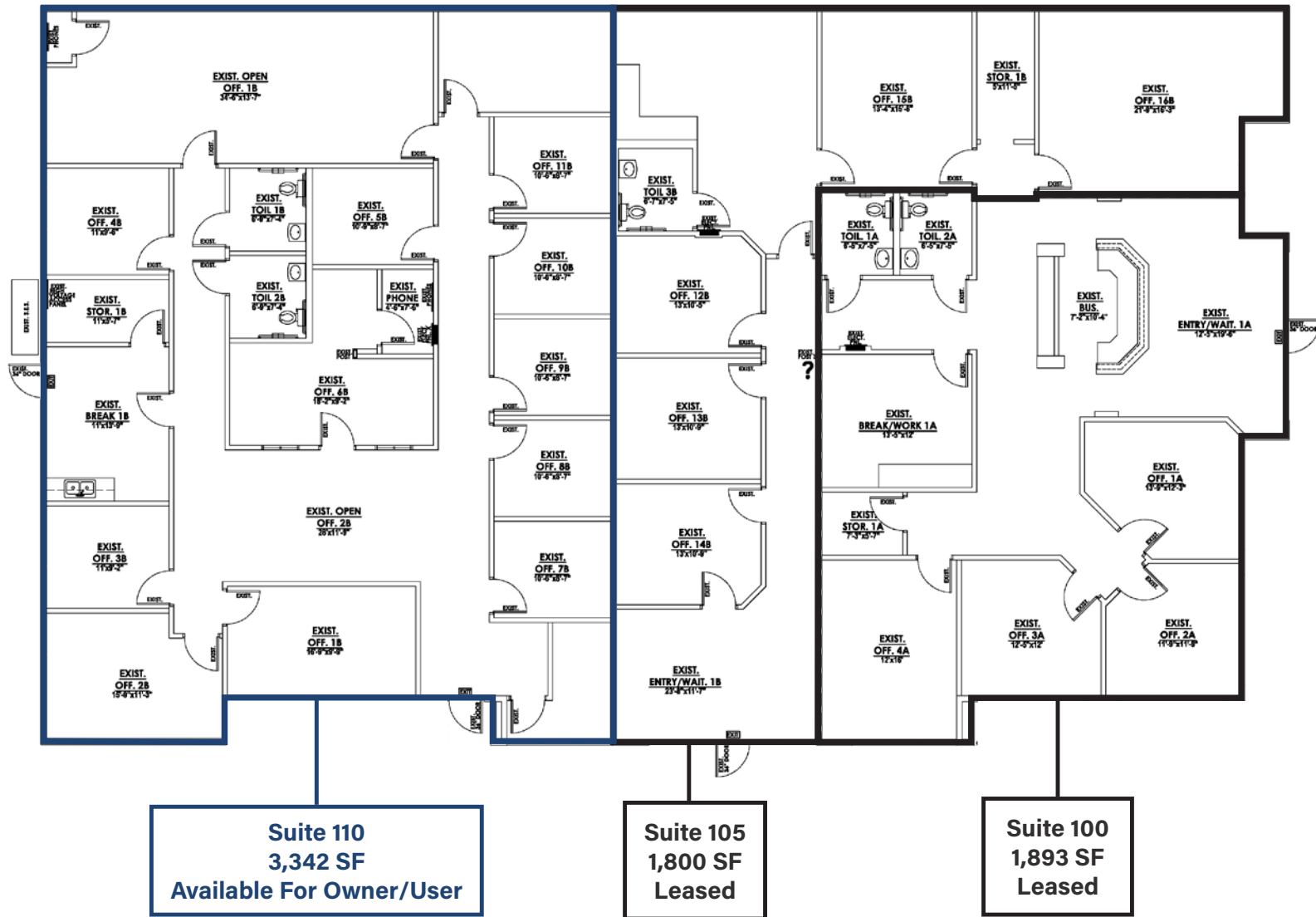
\$136,621.92
NOI *when fully leased

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FLOOR PLAN



Suite 110
3,342 SF
Available For Owner/User

Suite 105
1,800 SF
Leased

Suite 100
1,893 SF
Leased

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TENANT OVERVIEW



Nation's First Financial

Nation's First Financial has been a tenant in the building for 20+ years. They are a provider of financial services including asset protection, estate and retirement planning, IRA and 401k rollover, life insurance, tax planning and trusts.

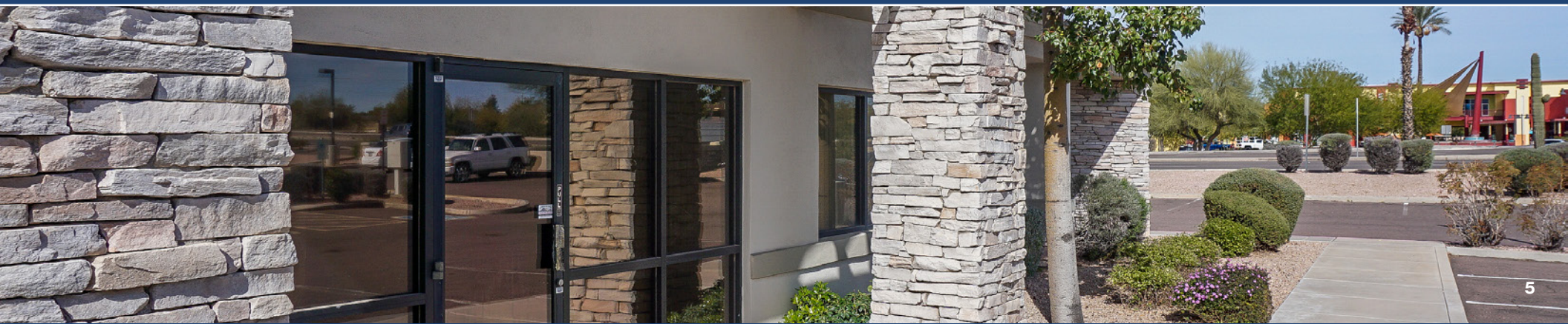
<https://www.nationsfirstfin.com/>



Arizona Gateway Logistics

Arizona Gateway Logistics has been a tenant since October 2023 and provides international trade consulting, management and compliance services, including customs brokering and FTZ management.

<https://www.azftz.com/>





Adjacent Grass Yard Included

DEMOGRAPHICS (Within a 5-Mile Radius)


 **253,583**
Population

 **50.1**
Median Age


 **108,205**
Households

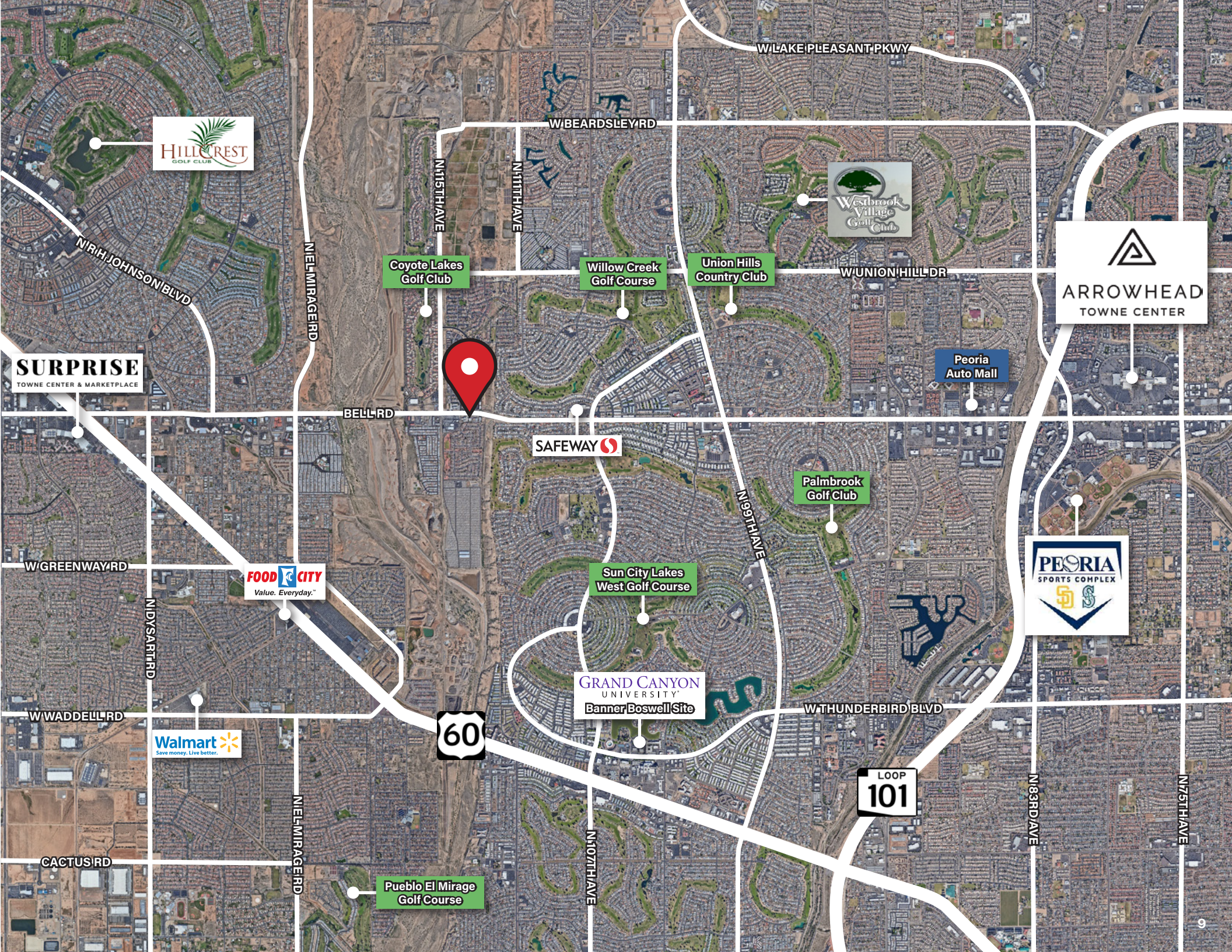
 **\$66,647**
Median HH Income

 **5,638**
Businesses

 **74,660**
Employees

 **3.5%**
Unemployment Rate

 **34.8%**
Some College



SURPRISE
TOWNE CENTER & MARKETPLACE

Coyote Lakes
Golf Club

Willow Creek
Golf Course

Union Hills
Country Club

Peoria
Auto Mall

SAFeway

Palmbrook
Golf Club



Sun City Lakes
West Golf Course

GRAND CANYON
UNIVERSITY
Banner Boswell Site

FOOD CITY
Value. Everyday.™

Walmart
Save money. Live better.

60

LOOP
101

Pueblo El Mirage
Golf Course

N 15TH AVE

N 11TH AVE

N 11TH AVE

N 11TH AVE

W BEARDSLEY RD

W LAKE PLEASANT PKWY

W UNION HILL DR

BELL RD

W GREENWAY RD

N DYSART RD

W WADDELL RD

N 9TH AVE

W THUNDERBIRD BLVD

N EL MIRAGE RD

N 10TH AVE

N 8TH AVE

N 7TH AVE

CACTUS RD

WELCOME TO SURPRISE!

It's no 'surprise' to us that our community is booming with residential, retail and industrial growth. With a population exceeding 160,000 this year, the City of Surprise is a welcoming place for friendly neighbors, a thriving economy and appealing entertainment options!

Our up-and-coming suburban city is located in the northwest Phoenix Metropolitan area, just 45 minutes from Downtown Phoenix and Sky Harbor International Airport. Residents and visitors enjoy the small town feel with big city amenities that only Surprise can offer. From community celebrations, art galleries and cultural experiences, to regional festivals, our fast growing city has something for everyone.

In 2021, we were suddenly the hot spot for industrial development and we're anticipating 3,000 to 5,000 new jobs in the next three years. At the same time, the first and largest regional shopping center in North America in the past decade was under construction, offering 700,000 sf of retail, restaurants, and entertainment options. With restaurants like Portillos, Cooper's Hawk, and O.S.H.O Brewery, retailers such as TJ Maxx, Total Wine, and Sprouts and entertainment venues like Fat Cats, our city is offering top-rated amenities to suit the lifestyle of our population.

With our planning area at 300+ square miles and our incorporated land at 110 acres, we are still only 25% built. Our population is projected to grow by 44% in the next decade, bringing in both people and jobs. We're expecting that commercial development will stay apace of this growth.

The northern part of our city is booming! Residential permits continue to fuel our growth while commercial development is keeping up the pace. BNSF Railroad has announced plans to build a logistics and intermodal center in our planning area on 3,500 acres purchased from State Land.

Surprise is a community that lives up to its name! Come join our community and Enterprise Your Surprise!

Jeanine Jerkovic, CEcD | Economic Development Director

2023 HIGHLIGHTS

- 36 Ribbon Cuttings
- 2 Ground Breakings
- 2 AAED Awards of Merit
- 500+ Jobs Added



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Contact an Exclusive Listing Agent:

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This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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