



PRIME SPACES AVAILABLE
996 SF - 3,120 SF

CROSSROADS TOWNE CENTER

12751-12875 W BELL ROAD
SURPRISE, AZ 85378



JAMES TIRELLA PROPERTY MANAGER / LEASING
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28150 N. ALMA SCHOOL RD. #103 - PMB #278, SCOTTSDALE, AZ 85262 | PROPERTY MANAGEMENT | INVESTMENT | SALES

PROPERTY SUMMARY

AVAILABLE 1,082- 1,787 SF

PROPERTY HIGHLIGHTS

- Anchored by Dollar Tree, Big 5 Sporting Goods, Harbor Freight Tools & Peter Piper Pizza
- Space Available from 1,082SF to 1787 SF
- Across from the Entrance to Sun City West
- Located less than 1 mile from the US-60 & Bell Rd interchange
- Great visibility along highly trafficked Bell Road

TENANTS



TRAFFIC COUNTS

N RH Johnson Blvd: 21,615 VPD **E** Bell Road: 48,317 VPD
S Nash Street: 13,963 VPD **W** Bell Road: 46,249 VPD



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SWC RH JOHNSON BLVD & BELL ROAD

SITE LEGEND

SQFT TOTAL: **156,787**

SQFT OCCUPIED: **151,159**

SQFT VACANT: **5,625**

Suite	Tenant	SF
751-101	SUDS Laundry	1,958
751-105	AVAILABLE	1,479
751-109	Ever Mercy Care	1,608
751-111	Ever Mercy Care	1,092
751-113	Mel's Braids & Beauty Sply	996
751-115	Frank's Smoke Shop	1,000
751-117	Runners Sports Bar	1,785
751-119	Wild Souls Salon	1,695
751-121	Wild Souls Salon	2,307
751-123	Wild Souls Salon	1,288
751-127	Wild Souls Salon	1,156
751-129	Oasis Insurance	1,620
751-133	St. Vincent De Paul Thrift	9,100
751-137	Absolutely Casual Patio	6,016
751-139	Best iBrow Threading	924
751-141	Occupied	430
751-143	Occupied	430
801-103	Infinity Floral	282
801-107	Infinity Floral	800
801-109	Brothers Market	2,037
801-111	Africa Staples	1,440
801-113	West Valley Motor Vehicle	2,865
801-117	AVAILABLE	1,280

Suite	Tenant	SF
801-119	Sun Valley Alternative Health	745
801-121	Designer Doors & More	1,062
801-125	BIG 5 Sporting Goods	12,776
801-131	99 Cent Only Store	30,637
801-133	Metro PCS	1,679
801-135	David Vo Nail Salon	757
801-137	AZ KnuckleHeads	1,203
801-139	AVAILABLE	1,082
801-141	Alliance Integrated Health	2,679
801-147	Alycan Design	2,000
801-149	Grand Pet Hotel & Spa	1,530
801-153	Grand Pet Hotel & Spa	3,166
851-102	Jujitsu	4,140
851-108	Other Mothers	12,000
851-110	AVAILABLE	1,787
851-112/114	AZ Turn and Burn RC	3,120
851-116	Hobby Forge	1,560
851-118	Sunflower Massage	1,540
851-120	El Gran Taco Loco	1,227
851-124	Portofino Wine Bar	3,971
851-126	AZ Moving Consultants	757
851-130	Peter Piper Pizza	8,026
875-101	Harbor Freight Tools	13,195
845-200	Batteries Plus & Bulbs	2,000

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SITE PLAN

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Stellar
Commercial

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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,817	84,564	190,196
Average Age	46.8	44.0	48.2
Average Age (Male)	47.0	43.6	47.8
Average Age (Female)	46.2	44.5	48.6



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$49,312	\$55,644	\$58,026
Average House Value	\$191,172	\$199,040	\$216,500



HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	4,129	34,356	82,428
# of Persons per HH	2.4	2.5	2.3



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	8,765	60,963	162,339
Workers	3,977	19,484	50,182
Residents	23.5	39.0	41.3



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households	4,118	38,724	101,294
2027 Households	4,303	40,693	106,367

