

NOW LEASING



ABRAZO HEALTH SURPRISE MEDICAL OUTPATIENT BUILDING



*Photo is only a representation;
actual building is being designed*

CLASS A MEDICAL OUTPATIENT SPACE FOR LEASE

SWC BELL ROAD & LOOP 303 FREEWAY, SURPRISE, AZ

BRAND NEW CONSTRUCTION



TRANSWESTERN

REAL ESTATE
SERVICES

Abrazo Health Surprise MOB

- Adjacent to Abrazo Surprise Hospital
- Approximately 40,000 SF of new medical space
- Provides a great opportunity for primary care, internal medicine, imaging, orthopedic care and more.
- Large scale project opens unprecedented opportunities for collaboration
- Freeway visibility
- Signage and identity opportunities
- A remarkably low medical outpatient vacancy rate in the Surprise submarket

Typical floor plate
of 20,000 SF



Located in Surprise, Arizona

NOT TO SCALE



Surprise, AZ

3 Mile Radius



2024 POPULATION

95.3K



AVG HH INCOME

\$107K



2024 HOUSEHOLDS

37.7K



AVG HH SIZE

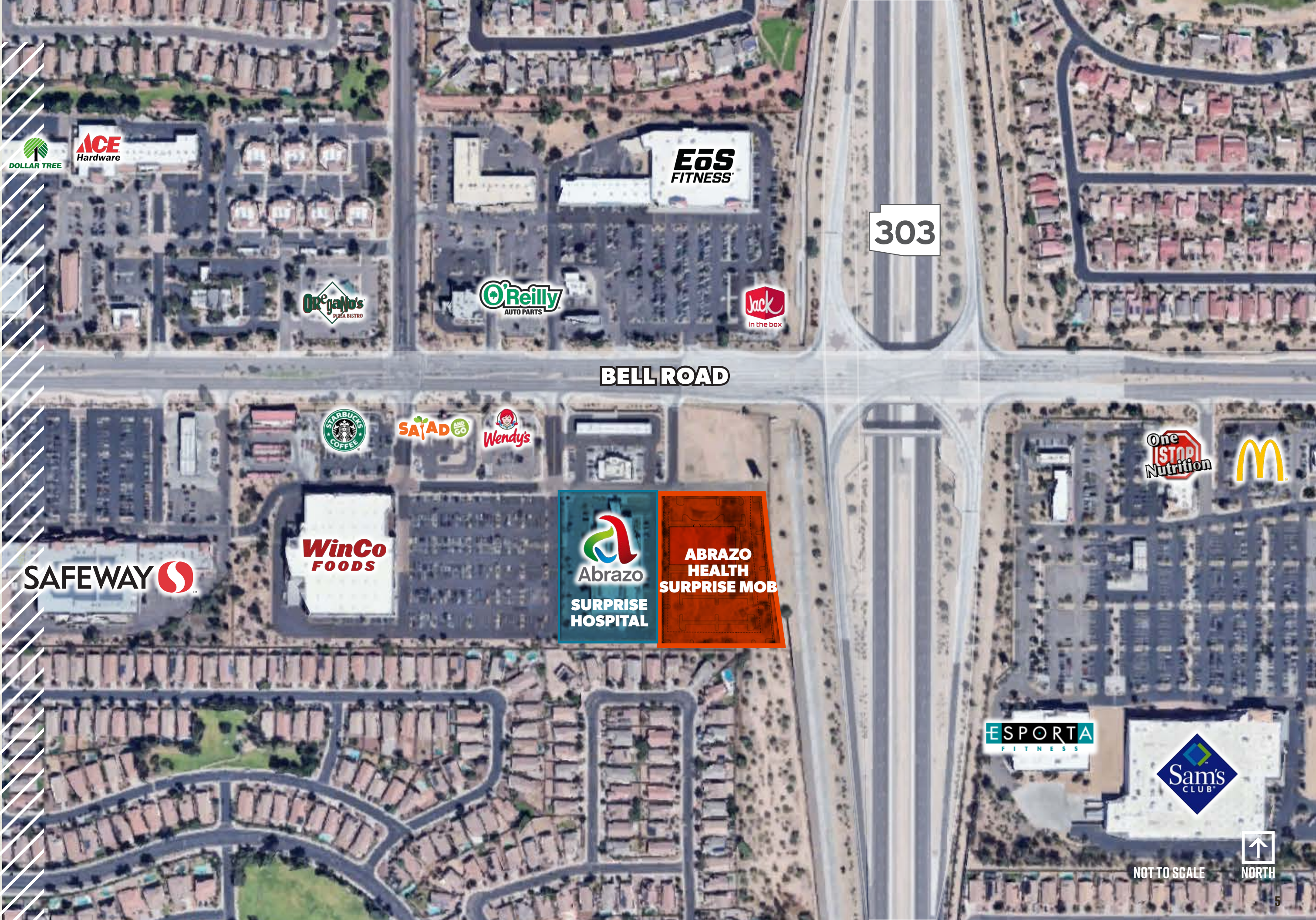
2.5



MEDIAN AGE

48.1

Unparalleled visibility
and access from
the Loop 303.

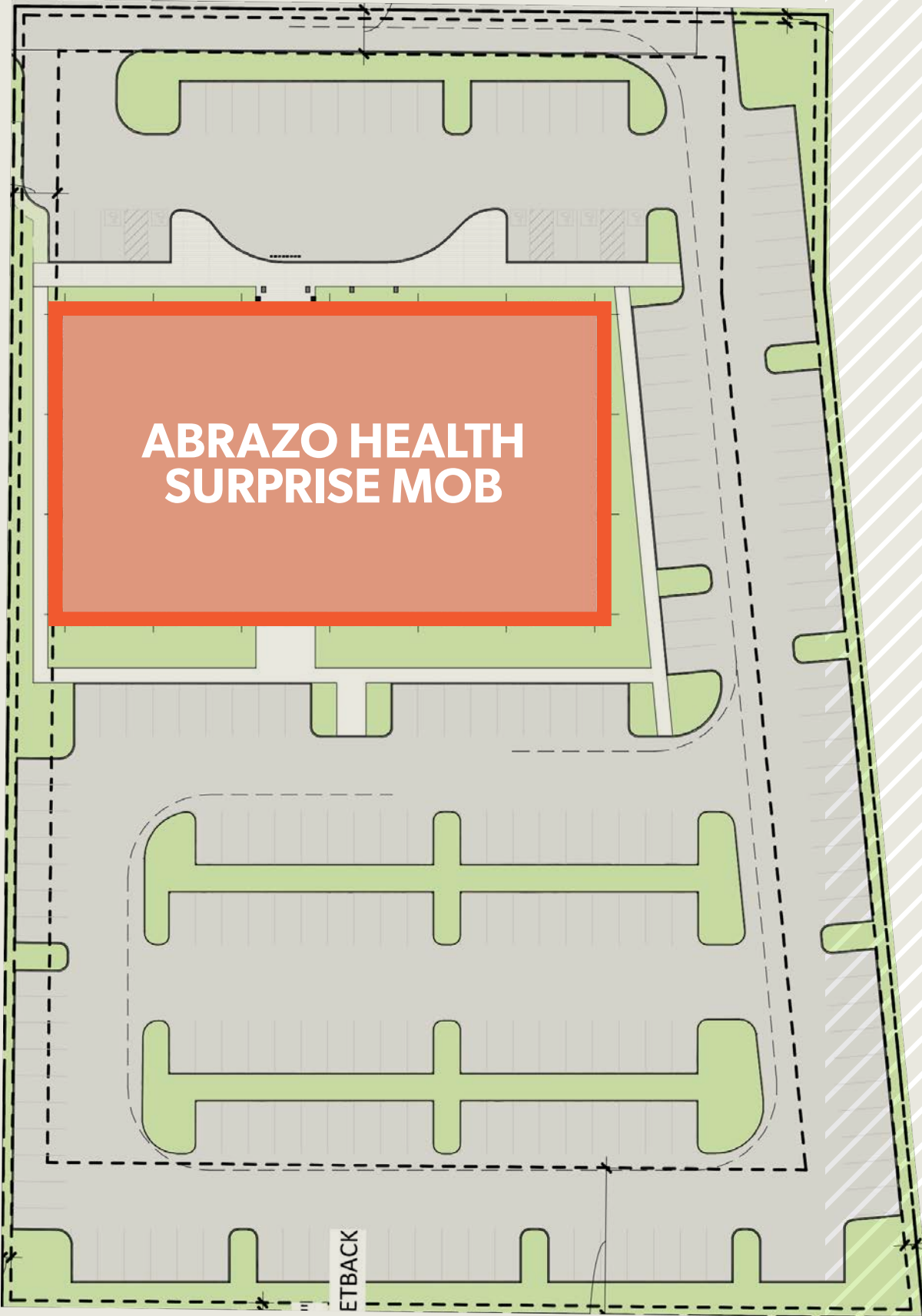


**Abrazo Health
Surprise is a state
of the art medical
outpatient
building.**



Site Plan

Total Site Area:	±2.96 AC
Building Gross SF:	±40,000 SF
Floors:	2 Story Medical Outpatient Building
Total Parking Spaces:	207
Parking Ratio:	5.00/1,000
Ingress & Egress:	Signalized intersection on Bell Rd



Amenities

1 MILE

RESTAURANT

- Starbucks
- Dunkin’
- Salad and Go
- Wendy’s
- Jack in the Box
- Oregano’s
- Oscar’s Taco Shop
- Pizza Hut
- Taco Bell
- McDonald’s
- Denny’s
- Babbo Italian Eatery
- Popeye’s Louisiana Kitchen
- Culver’s

RETAIL

- Sam’s Club
- Esporta Fitness
- WinCo Foods
- Safeway
- FedEx
- Dollar Tree
- Ace Hardware
- EoS Fitness

ATTRACTIONS

- AxeScape Axe Throwing

SCHOOLS

- Cimarron Springs Middle School

2 MILES

RESTAURANT

- Sonic Drive-In
- Handel’s Homemade Ice Cream
- KFC
- Federico’s Mexican Food
- McDonald’s
- Burger King
- Barro’s Pizza
- BoSa Donuts
- Dairy Queen
- Dutch Bros Coffee
- Panda Express
- Mesquite Fresh Street Mex
- Chipotle Mexican Grill
- Portillo’s
- Bonfire Craft Kitchen and Tap House
- Richi’s Diner

RETAIL

- Goodwill
- CVS
- Fry’s Marketplace
- Tractor Supply Co
- Walmart Neighborhood Center
- Walmart Supercenter
- Big O Tires
- Planet Fitness
- Mountainside Fitness

ATTRACTIONS

- Arizona Traditions Golf Club
- Cimarron Golf Course
- Desert Springs Golf Course

SCHOOLS

- Imagine Prep at Surprise
- Paradise Honors Elementary School
- Willow Canyon High School
- Western Peaks Elementary School
- Sunset Hills Elementary School

3 MILES

RESTAURANT

- Cooper’s Hawk Winery & Restaurant
- Barrio Queen
- Firebirds Wood Fired Grill
- The Habit Burger Grill
- Whataburger
- Arby’s
- Buffalo Wild Wings
- Ono Hawaiian BBQ
- Panera Bread
- Burros & Fries
- Cold Beers & Cheeseburgers
- Jersey Mike’s Subs
- Black Rock Coffee

RETAIL

- Costco
- Party City
- Kohl’s
- Sprouts
- Floor & Decor
- Famous Footwear
- T.J. Maxx
- Petsmart
- Five Below

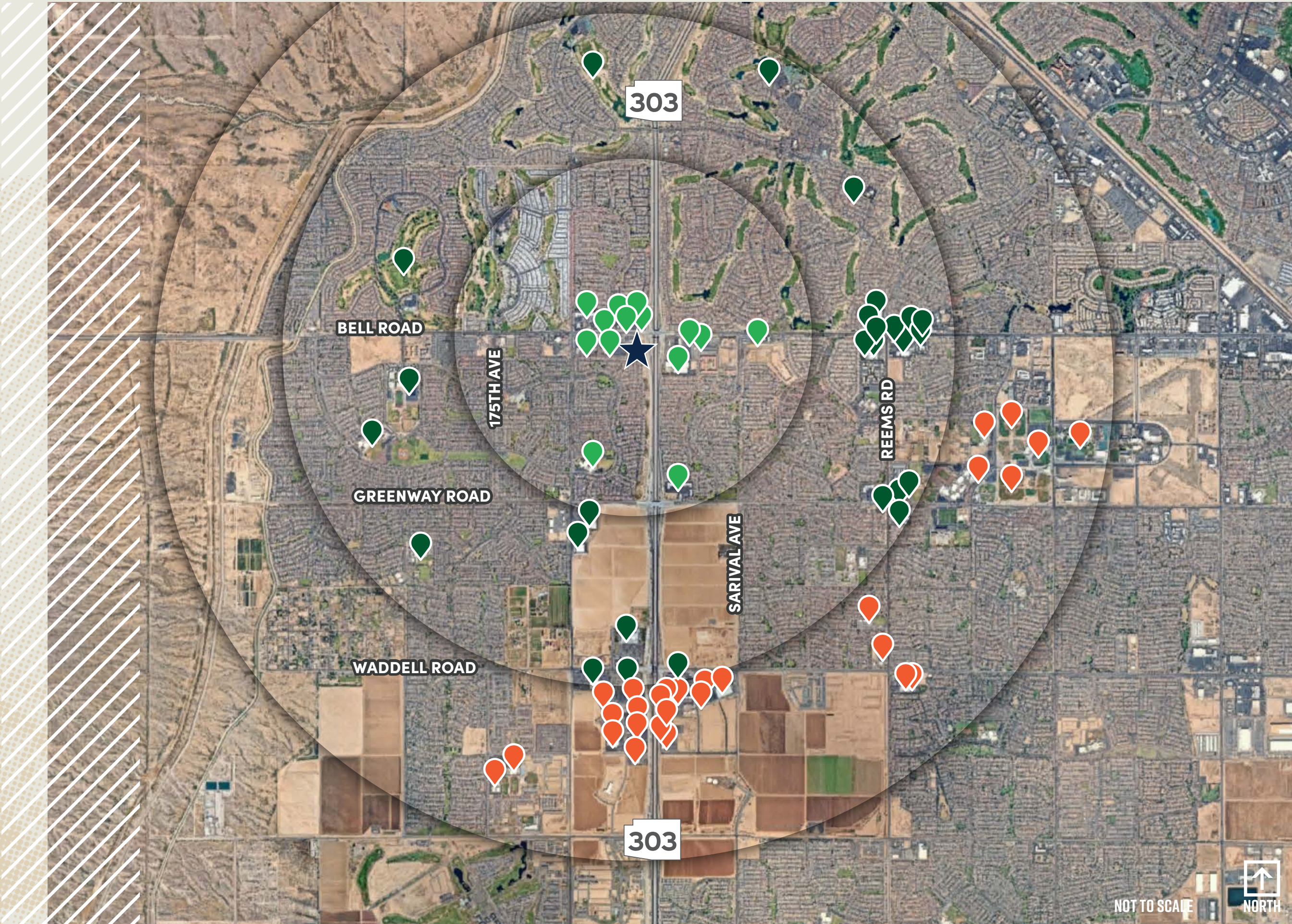
- Total Wine & More
- Homegoods
- Ross Dress for Less
- Burlington
- Hyundai
- Subaru
- Honda
- Chrysler
- Nissan
- Toyota
- Kia
- Ford

ATTRACTIONS

- Fat Cats
- Surprise Stadium
- Texas Fields
- Royals Fields

SCHOOLS

- Valley Vista High School
- Dysart Unified School District
- Freedom Traditional Academy
- Paradise Honors Middle School
- Paradise Honors High School



Amenities

Located in a premier community known for a small-town feel with big-city amenities that only Surprise can offer, there is something for everyone from retail and entertainment options, community amenities, hiking trails, golf courses, tennis courses, and more.



With over 300 sunny days a year, there are outdoor activities for everyone that range from hiking, golfing, biking, tennis, pickleball, and more.





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SWC @ BELL ROAD & LOOP 303 FREEWAY | SURPRISE, AZ

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