

# Citrus Point Professional Offices AVAILABLE FOR SALE

11321, 11323, 11325, 11327 W Bell Rd | Surprise, AZ 85378



## Owner/User & Investment Opportunities

**Dallin Pace**  
D 480.522.2774  
M 480.815.8275  
dpac@cpiaz.com

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.

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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/ Users or Investors** to acquire a beautiful office building in the Northwest Valley.

3 buildings are currently partially or fully leased and generating income for the future owner. 1 building is vacant and available for an Owner/User to occupy or for an investor to lease for additional income.

- 4 Buildings Totaling 27,643 SF
- Built in 2001
- Zoned C-2, Maricopa County
- 4/1,000 Parking Ratio
- Monument Signage



**For More Information,  
Please Contact An Exclusive Listing Agent:**

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11.12.24



11321 W BELL RD  
**8,197 SF | \$2,325,000**

Investment Opportunity



11323 W BELL RD  
**6,204 SF | \$1,760,000**

Owner/User Opportunity



11325 W BELL RD  
**6,204 SF | \$1,760,000**

Investment Opportunity



11327 W BELL RD  
**7,035 SF | \$1,995,000**

Investment Opportunity



**11327**

**11325**

**11323**

**11321**

# DEMOGRAPHICS (Within a 5-Mile Radius)

**253,583**  
Population

**50.1**  
Median Age

**108,205**  
Households

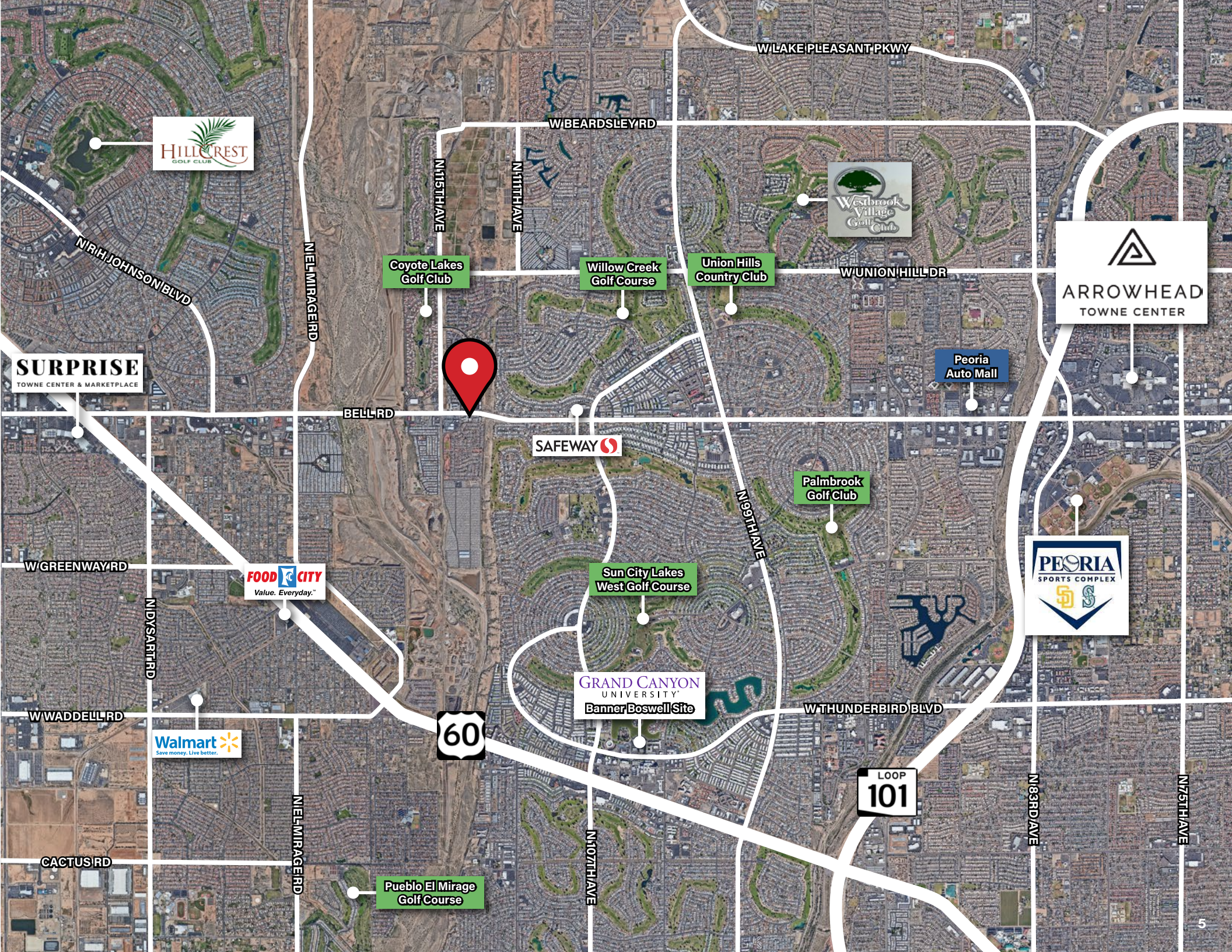
**\$66,647**  
Median HH Income

**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

FOOD CITY  
Value. Everyday.™

Sun City Lakes  
West Golf Course

GRAND CANYON  
UNIVERSITY  
Banner Boswell Site

Walmart  
Save money. Live better.

60

LOOP  
101

Pueblo El Mirage  
Golf Course

W LAKE PLEASANT PKWY

W BEARDSLEY RD

N 11TH AVE

N 11TH AVE

W UNION HILL DR

N EL MIRAGE RD

BELL RD

N 9TH AVE

W GREENWAY RD

N DYSART RD

W WADDELL RD

N EL MIRAGE RD

N 10TH AVE

W THUNDERBIRD BLVD

N 8TH AVE

CACTUS RD

N 7TH AVE

# 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.

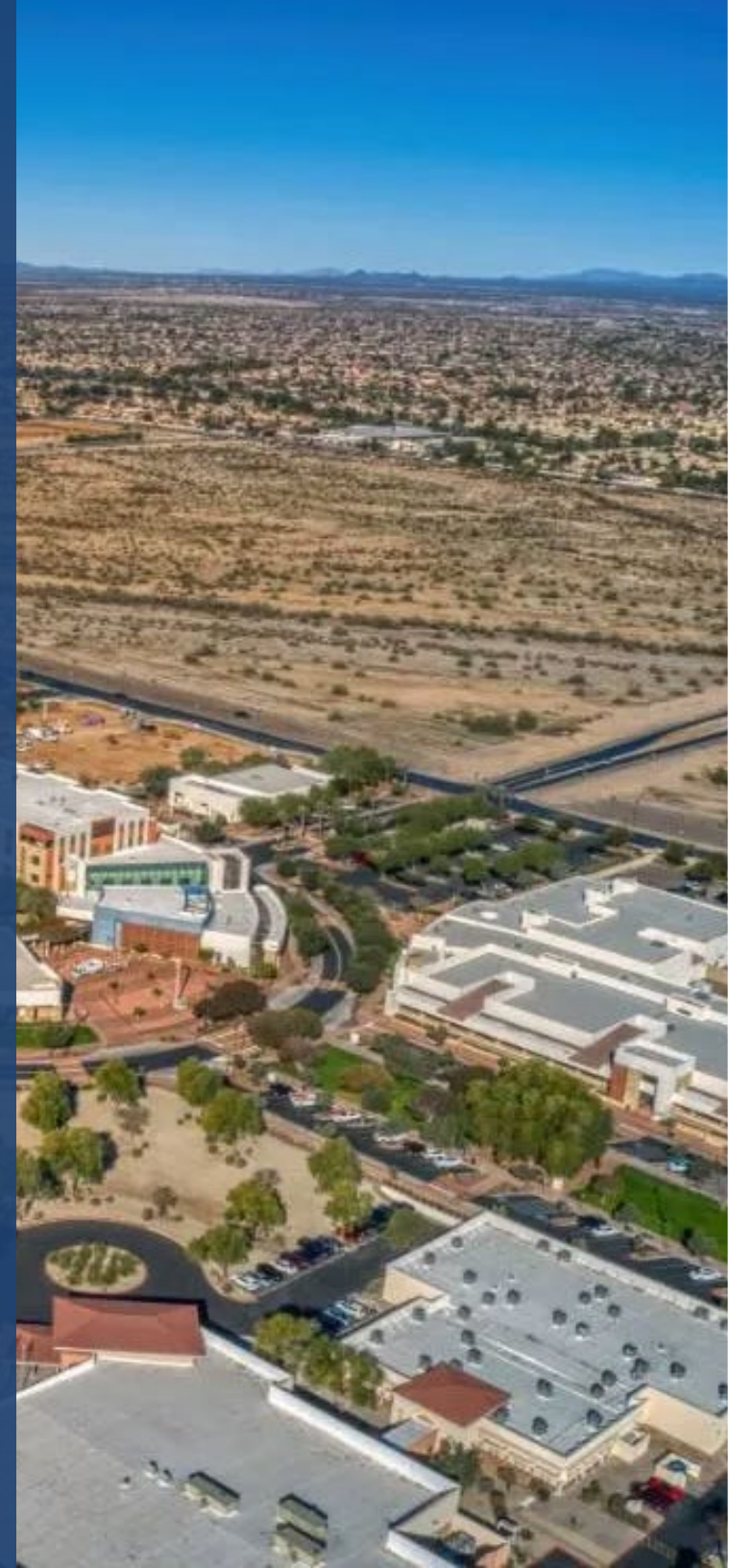
In 2021, we were suddenly the hot spot for industrial development and we're anticipating 3,000 to 5,000 new jobs in the next three years. At the same time, the first and largest regional shopping center in North America in the past decade was under construction, offering 700,000 sf of retail, restaurants, 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



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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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