

CITRUS POINT PROFESSIONAL OFFICE & MEDICAL

FOR LEASE

11321-11327 W. BELL ROAD, SURPRISE, AZ 85378



Dallin Pace
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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.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.

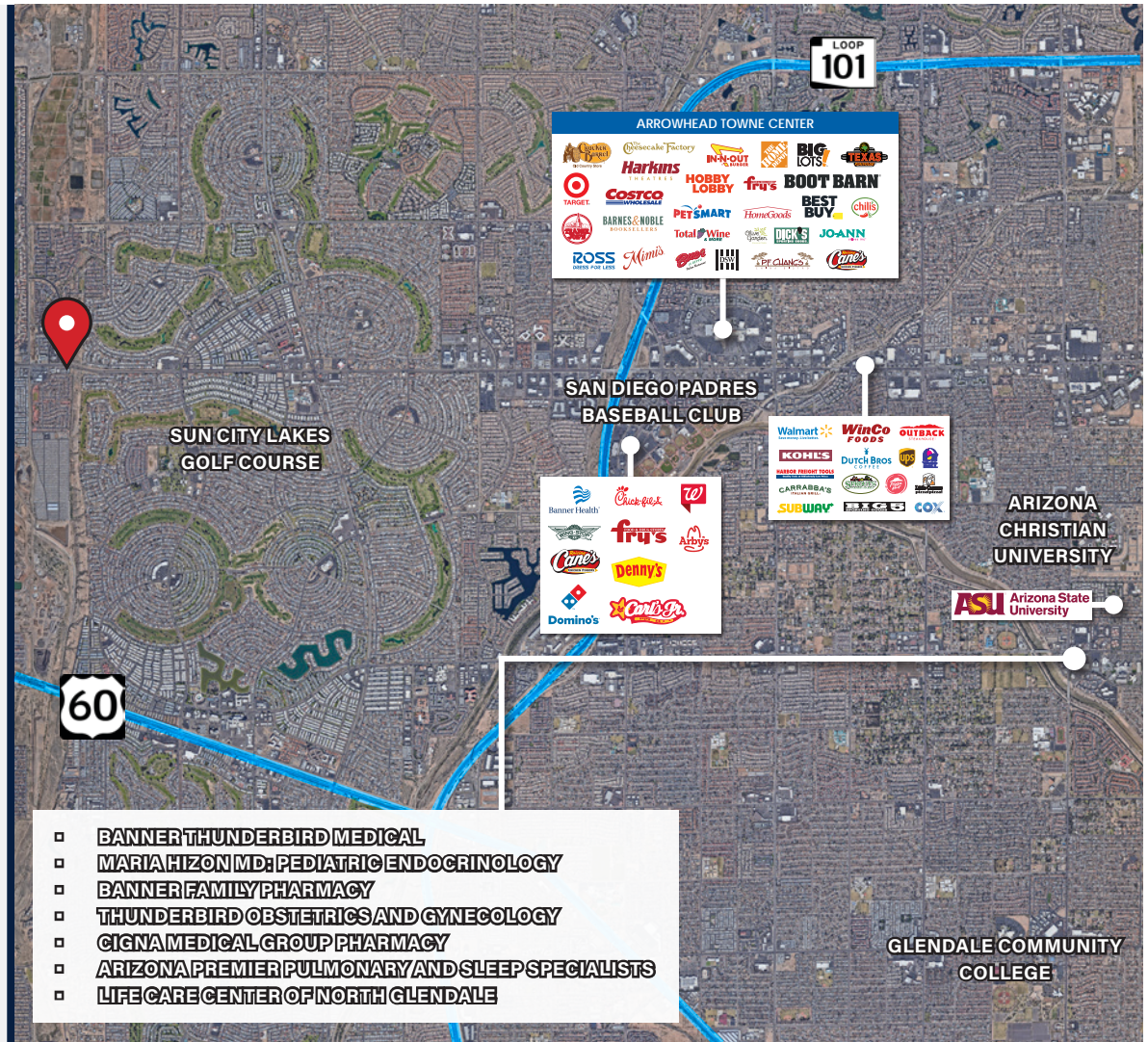
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EXECUTIVE SUMMARY

Property Description	Office/Medical For Lease	
Location	11321-11327 W. Bell Rd. Surprise, AZ 85378	
Project Size	±27,110 SF	
Available SF	BLDG 11321: #405 - ±2,131 SF	BLDG 11323: #301 - ±6,204 SF
	BLDG 11325: #250 - ±1,235 SF	BLDG 11327: #110 - ±3,342 SF
APN#	200-13-018M; 018N	
Frontage	Bell Rd.	
Zoning	C-2	
Parking Ratio	4/1000	



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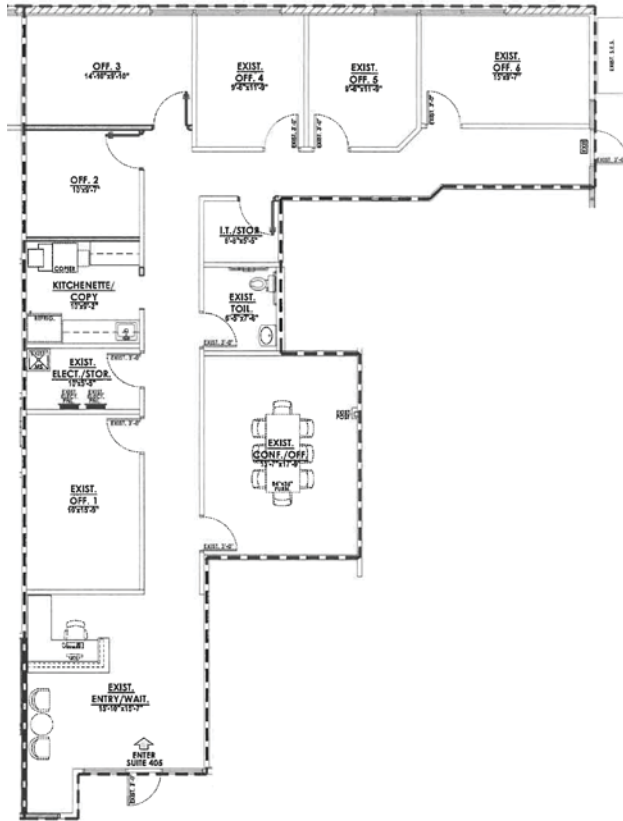
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BLDG. 11321

SUITE 405: $\pm 2,131$ RSF AVAILABLE

6 PRIVATE OFFICES • CONFERENCE ROOM • KITCHENETTE



BLDG. 11323

SUITE 301: $\pm 6,204$ RSF AVAILABLE

14 PRIVATE OFFICES • CONFERENCE ROOM • BREAK ROOM



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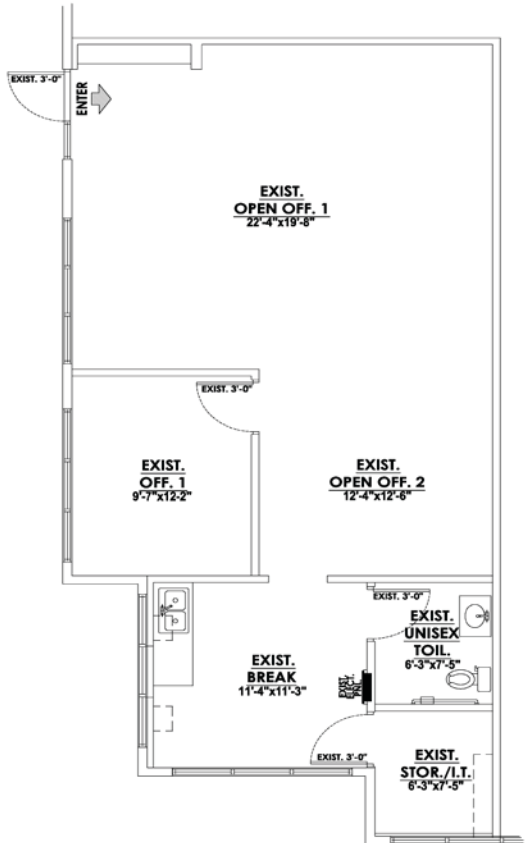
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BLDG. 11325

SUITE 250: ±1,235 RSF AVAILABLE

1 PRIVATE OFFICE • LARGE BULLPEN • BREAK ROOM

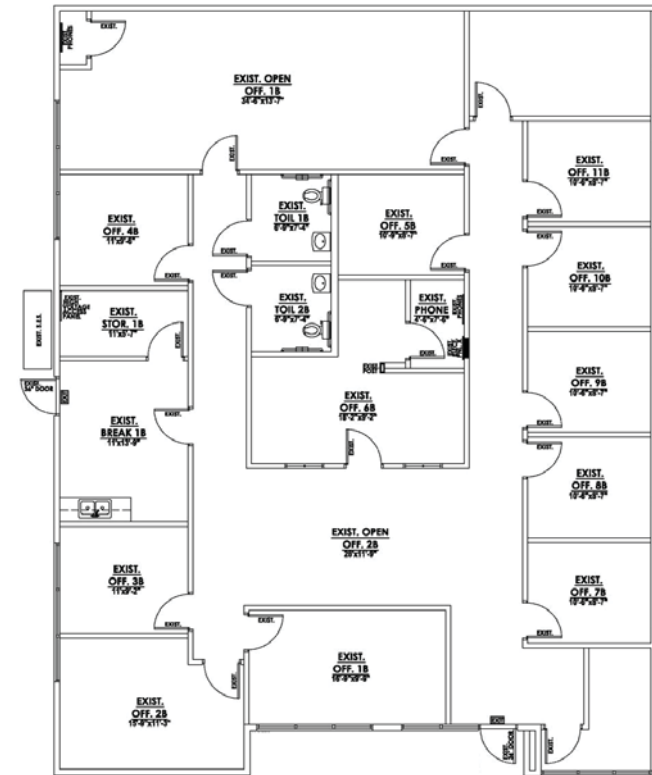


BLDG. 11327

SUITE 110: ±3,342 RSF AVAILABLE

RENOVATED OFFICE SPACE WITH A VARIETY OF LARGE AND SMALL OFFICES.

CAN ALSO INCLUDE A PRIVATE, GATED PARK ADJACENT TO THE BUILDING FOR DAYCARE USE/OUTDOOR RECREATION.



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PHOTOS

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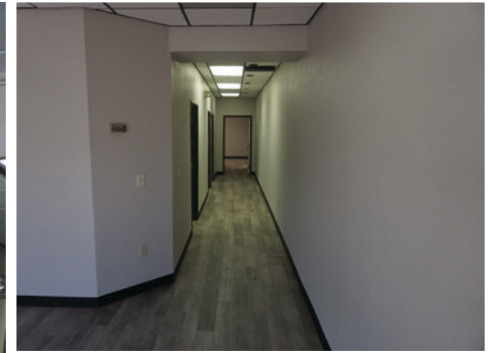
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DEMOGRAPHIC SUMMARY

11321 West Bell Road, Surprise, Arizona, 85378

Ring of 5 miles

KEY FACTS

253,497

Population



107,269

Households

49.9

Median Age

\$54,126

Median Disposable Income

EDUCATION

8%

No High School Diploma



28%

High School Graduate



35%

Some College



29%

Bachelor's/Grad/Prof Degree

INCOME



\$63,828

Median Household Income



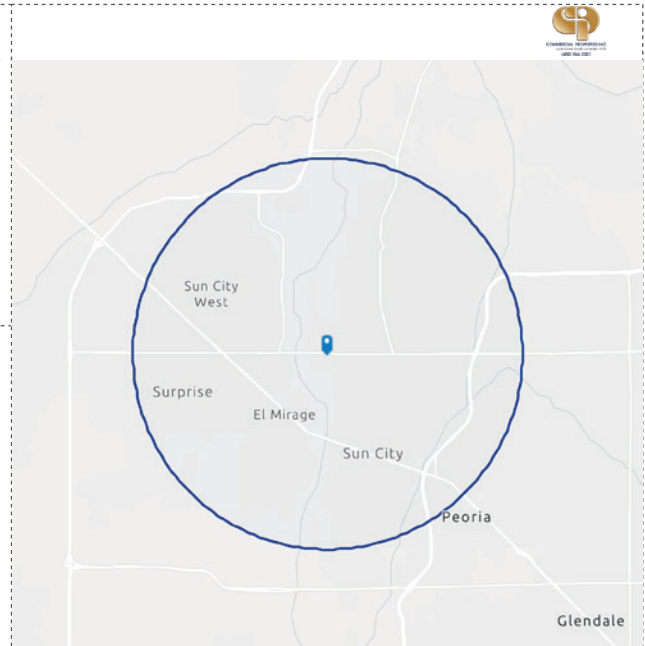
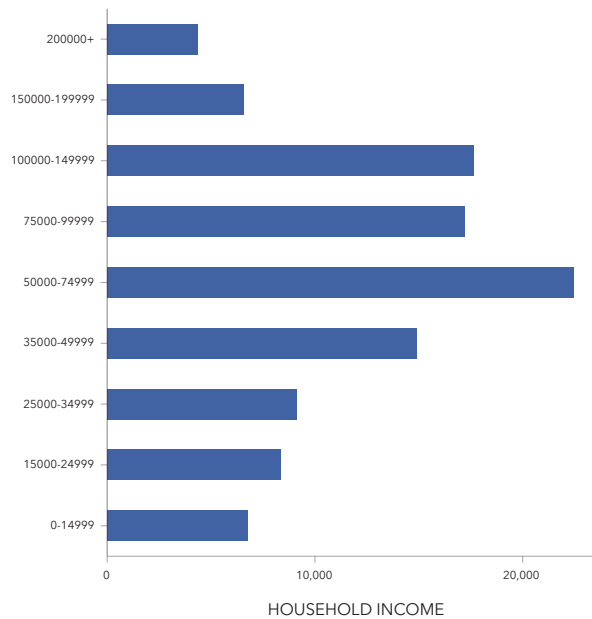
\$35,951

Per Capita Income



\$228,168

Median Net Worth



EMPLOYMENT



White Collar

69%



Blue Collar

18%



Services

16%

3.5%

Unemployment Rate

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