

CITRUS POINT

11325 & 11327 W BELL ROAD | SURPRISE AZ
MULTI-TENANT / MULTI-BUILDING COMPLEX
OFFICE SPACE FOR LEASE



EXCLUSIVE CONTACTS:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPIAC International

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■ CITRUS POINT ■

- Signage on building and monument available
- Parking situated around buildings with access to each suite
- Two points of vehicular access along Bell Rd
- Desirable trade area populated by diverse demographic of retirement, starter/new-growth and decision-maker pools
- Sun City Area situated between two freeways; 101 - 4 miles to the east and the 303 - 6 miles west
- Attractive for small tenant mix with large Bell Rd exposure

Lease Overview

Address	11325 & 11327 W Bell Road, Surprise AZ 85378
Year Built	2001-2004
Total Project SQ FT	±25,610
Land Size	±2.4 Acres
Parking Ratio	±4.0/1,000 RSF
APN's	200-13-018M; 018N
Tenancy	Multi-Tenant
Buildings	4
Zoning	C-2

11325 W BELL RD
SUITE 250
± 999 SQ FT
 LEASE RATE
\$16 NNN

11327 W BELL RD
SUITE 300
± 5,073 SQ FT
 LEASE RATE
\$16 NNN

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. Effective 08 20 19

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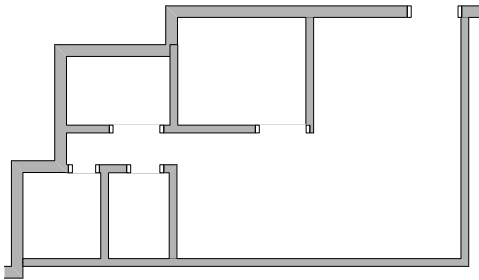
Building 11325

SUITE 250

± 999 SQ FT

LEASE RATE

\$16 NNN



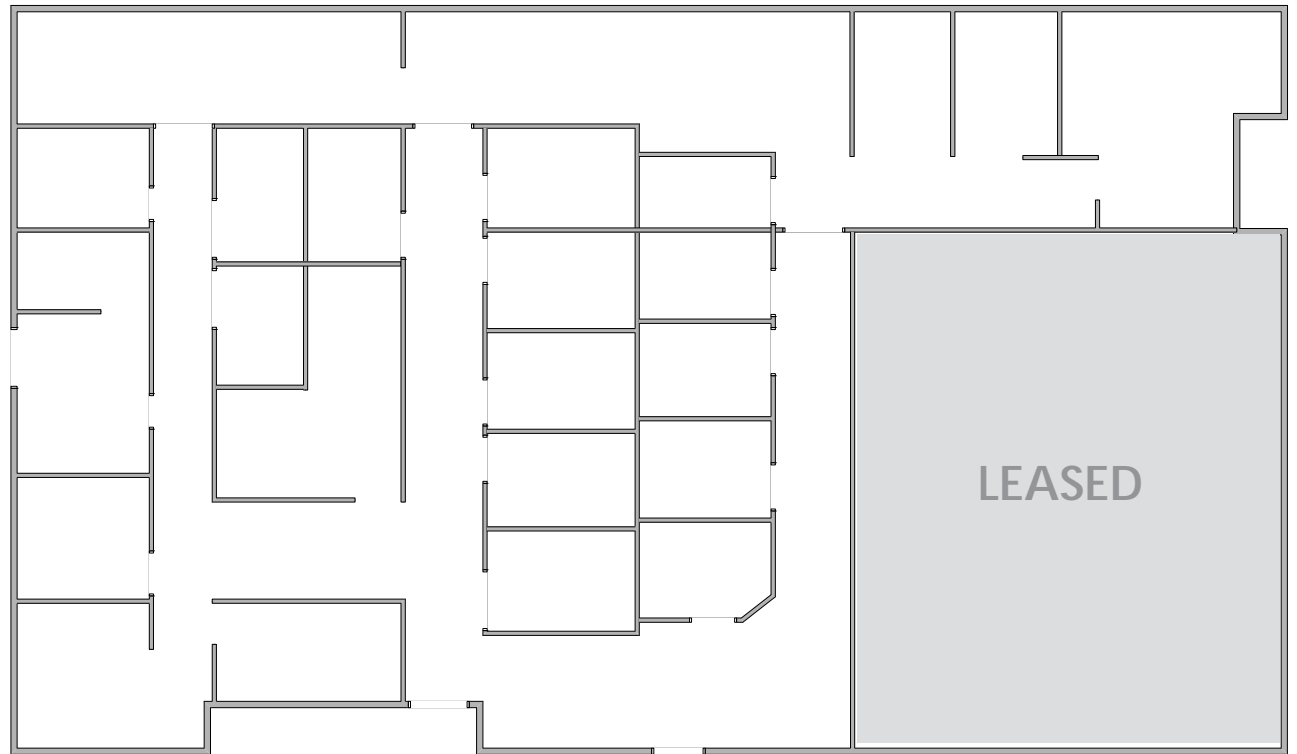
Building 11327

SUITE 300

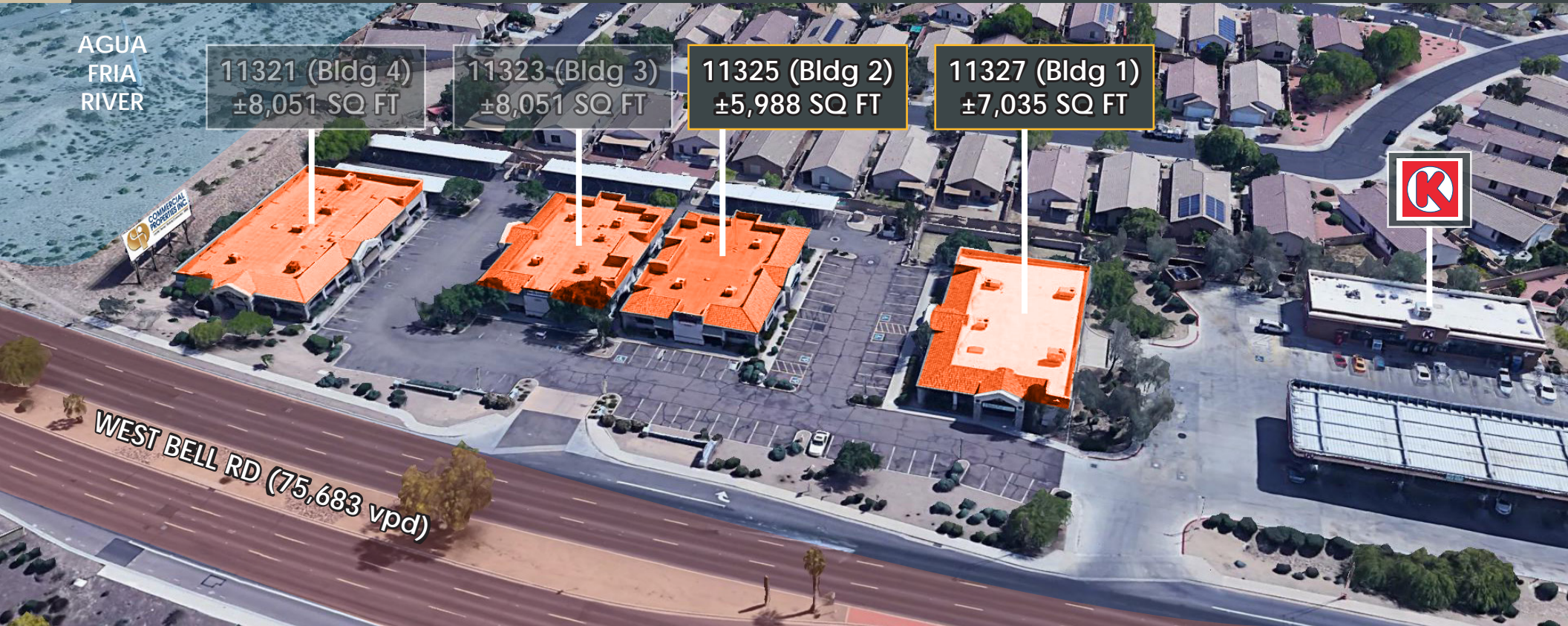
± 5,073 SQ FT

LEASE RATE

\$16 NNN



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Property Demographics

CoStar (2019)	1 MI	3 MI	5 MI
2019 Population	7,405	91,542	247,423
2024 Population	7,930	98,434	266,124
Pop Growth 2019-2024	7.09%	7.53%	7.56%
2019 Households	3,713	42,711	107,668
Average Age	54.50	52.80	47.40
Median HH Income	\$51,014	\$45,557	\$53,484



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Metropolitan Phoenix-Mesa

