



PRIME SPACES AVAILABLE
757 SF - 3,120 SF

CROSSROADS TOWNE CENTER

12751-12875 W BELL ROAD
SURPRISE, AZ 85378



JENNIFER GABRYCH

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2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE 757 - 3,120 SF

PROPERTY HIGHLIGHTS

- Anchored by 99¢ Only Store, Big 5 Sporting Goods, Harbor Freight Tools & Peter Piper Pizza
- Space Available from 757 SF to 3,120 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



SWC RH JOHNSON BLVD & BELL ROAD



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SITE PLAN

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SITE PLANS

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Suite	Tenant	SF
751-101	SUDS Laundry	1,958
751-105	TC Animal Hospital	1,479
751-109	Jujitsu	1,608
751-111	Browz on Demand	1,092
751-113	AVAILABLE	996
751-115	Frank's Smoke Shop	1,000
751-117	Runners Sports Bar	1,785
751-119	AVAILABLE	1,695
751-121	AVAILABLE	2,307
751-123	AVAILABLE	1,288
751-127	Vape Shop	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	Tony and Girl	282
801-107	Florist	800
801-109	AVAILABLE	2,037
801-111	AVAILABLE	1,440
801-113	West Valley Motor Vehicle	2,865
801-117	Subway	1,280

Suite	Tenant	SF
801-119	Red Star Foot Spa	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	AVAILABLE	1,203
801-139	Eyewest Optical	1,082
801-141	Sun Valley Alt. Health	2,679
801-147	AVAILABLE	2,000
801-149	AVAILABLE	1,530
801-153	Grand Pet Hotel & Spa	3,166
851-102	Samons Brothers Framing	4,140
851-108	Other Mothers	12,000
851-110	AVAILABLE	1,787
851-112/114	AVAILABLE	3,120
851-116	Hot Desert Hair	1,560
851-118	Innovative Health Clinic	1,540
851-120	El Gran Taco Loco	1,227
851-124	Portofino Wine Bar	3,971
851-126	AVAILABLE	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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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



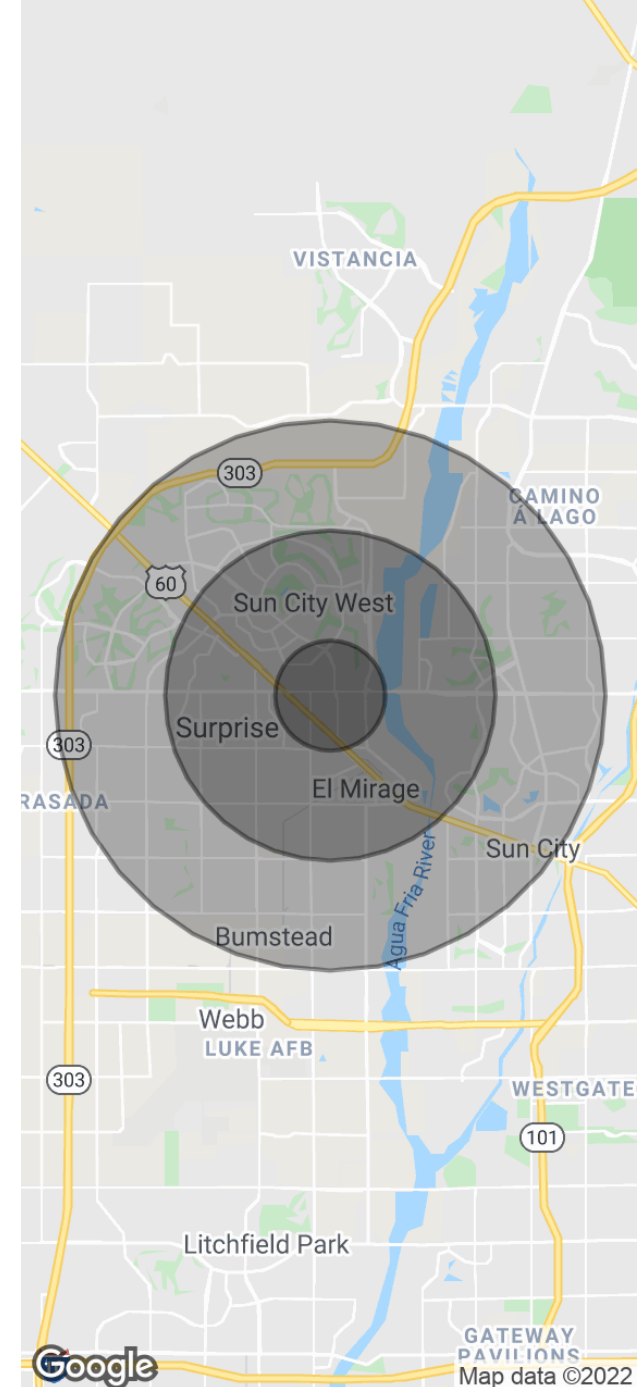
HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	4,129	34,356	82,428
# of Persons per HH	2.4	2.5	2.3



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	8,436	58,605	152,994
Workers	3,772	18,661	43,071
Residents	27.0	39.8	43.6



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Households	3,963	37,227	98,268
2026 Households	4,029	38,072	101,126



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