

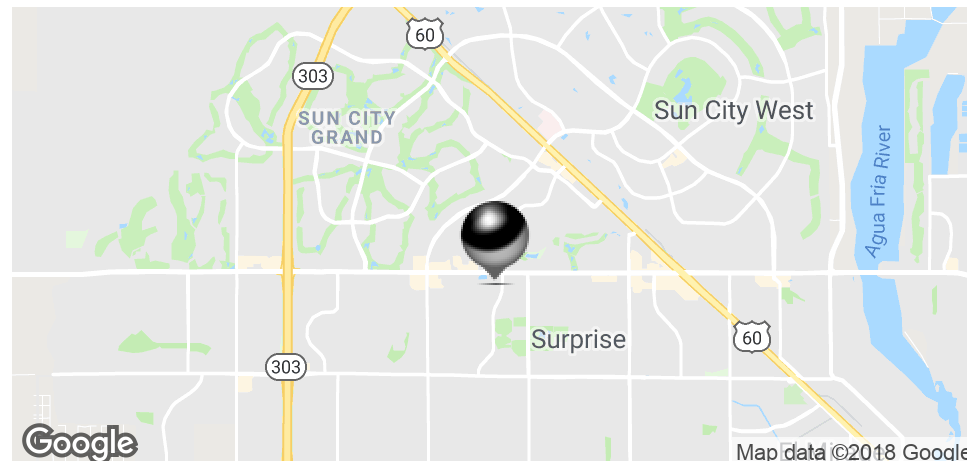
wade j. draves  
**INSURANCE**

FOR SALE | OFFICE SPACE

## THE FIELDS OF SURPRISE

14985 West Bell Road Unit #150, Surprise, AZ 85374

# THE FIELDS OF SURPRISE



## OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	1,000 SF
Year Built:	2005
Building Size:	1,000
Zoning:	PAD
Market:	Phoenix
Submarket:	Loop 303 / Surprise
Traffic Count:	29,382
Price / SF:	\$195.00

## PROPERTY OVERVIEW

Orchard Pointe at Surprise, Canyon Springs Dental, Larkin and Associates, Happy Ears Hearing Center, Arizona Kids Pediatrics, Feldman Orthodontics, Lawyers Title - Surprise, United States Postal Service, Bell Road Lake, Empire Tax and Accounting, Aabar Insurance Services Inc., Kokopelli Eyecare, SunWest Federal Credit Union, Arizona Digestive Health, West Valley Ear Nose and Throat, Fixing Feet Institute, Desert Home Premier, West Valley Urgent Care, and many more.

## PROPERTY HIGHLIGHTS

- Unit amongst professional office condominium
- Beautiful Mediterranean-Style Architecture
- Close to Loop 303, Bell Road, and Grand Avenue
- Located next to busy USPS, Surprise City Hall, and Surprise Spring Training Facility
- Nearby Amenities include restaurants, shopping, gym, pharmacy, and many more

**125 S AVONDALE BLVD, STE 100**  
 AVONDALE, AZ 85323  
 PHXWC.COM

**BOBBIE MASTRACCI, CCIM, SIOR**  
 DESIGNATED BROKER / PRINCIPAL / INVESTMENTS  
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**PHOENIX WEST**  
commercial LLC



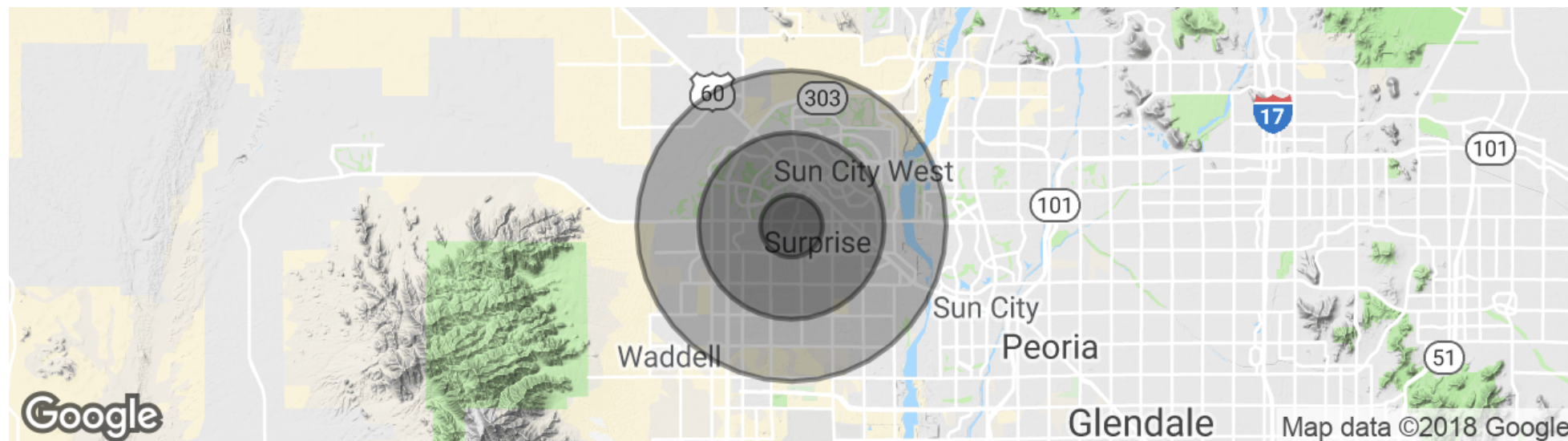
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# THE FIELDS OF SURPRISE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,010	85,003	174,257
Median age	37.0	43.3	43.6
Median age (Male)	35.7	43.0	43.7
Median age (Female)	37.9	43.8	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,016	34,358	69,832
# of persons per HH	2.7	2.5	2.5
Average HH income	\$64,417	\$65,598	\$64,824
Average house value	\$259,700	\$290,868	\$271,490

\* Demographic data derived from 2010 US Census

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