

STUNNING MEDICAL OFFICES

FOR LEASE

STADIUM VILLAGE

14815 & 14823 W BELL RD | SURPRISE, AZ 85374



CONTACT US:

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CBRE



PROJECT OVERVIEW

Stadium Village Plaza is a $\pm 97,000$ SF Class A medical/professional office park in the heart of the entertainment district of Surprise, Arizona. The modern architecture, ease of access and drive-up parking create an accommodating and alluring environment for staff and patients. Stadium Village offers tremendous medical synergy with other medical practices in the project including: Ironwood Physicians, SimonMed, Truecare Physical Therapy, Fixingfeet, pediatrics and dental.

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PROPERTY HIGHLIGHTS

-  Move-in ready medical office
-  Convenient access to the US 60 Fwy
-  Ideally located 1 mile from Dignity Health and 2.5 miles from Abrazo Surprise Hospital
-  Building signage available

PROPERTY SUMMARY

- Project: $\pm 97,000$ SF
- Year Built: 2008
- Parking: 5/1,000 SF covered and reserved
- Availability:
Suite 210 | $\pm 2,897$ SF
- Lease Rate: \$28.00/SF/YR NNN
- NNN Expenses: \$7.15 SF/YR

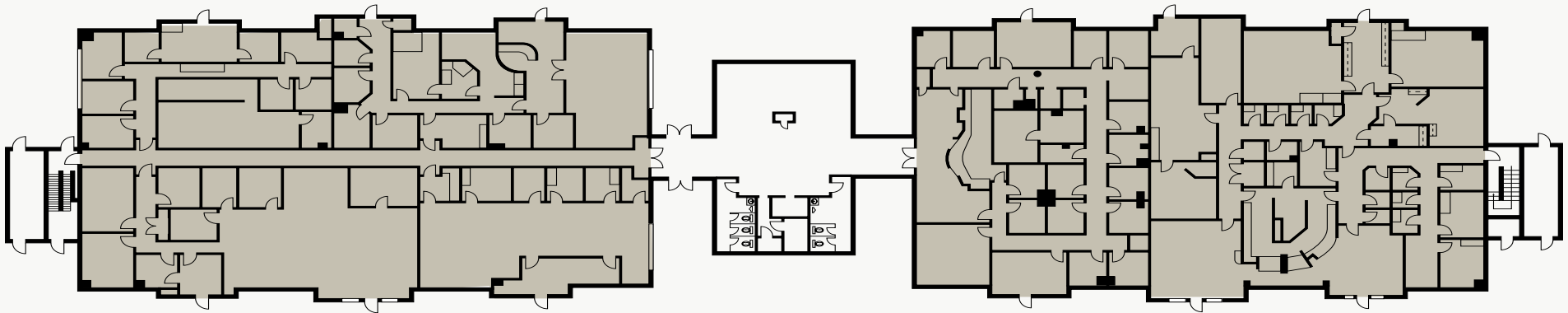
JOIN THESE SUCCESSFUL MEDICAL PRACTICES:

- Arizona Kids Pediatrics
- SimonMed
- Fixing Feet Institute
- Dental Arts of Surprise
- Dallas J Paul, DMD
- Desert Home Premiere
- Ironwood Physicians
- Palm Valley Pediatric
- Dentistry & Orthodontics
- Karla Munoz Balderas, PA
- Regency Dermatology
- Debra Mescher, PA
- James Osborne, DO
- FACOOS
- West Valley Care

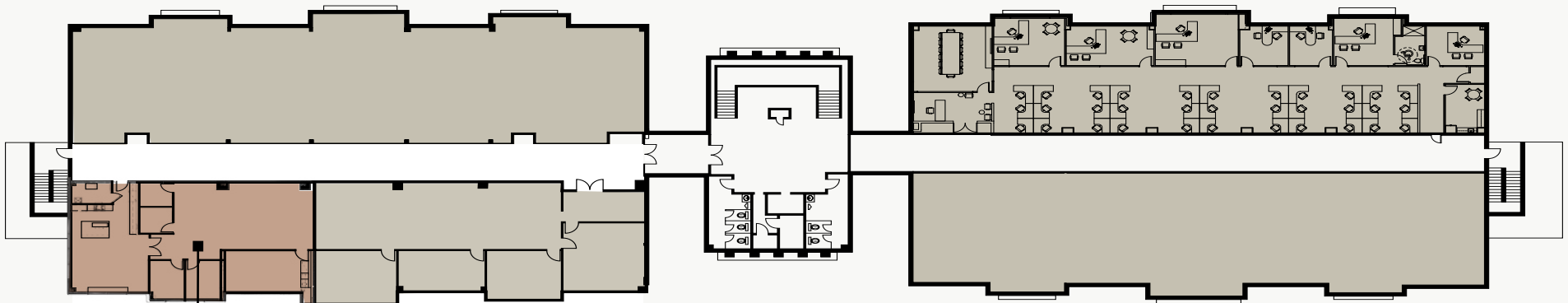
FLOOR PLANS

■ AVAILABLE ■ LEASED

1ST FLOOR



2ND FLOOR



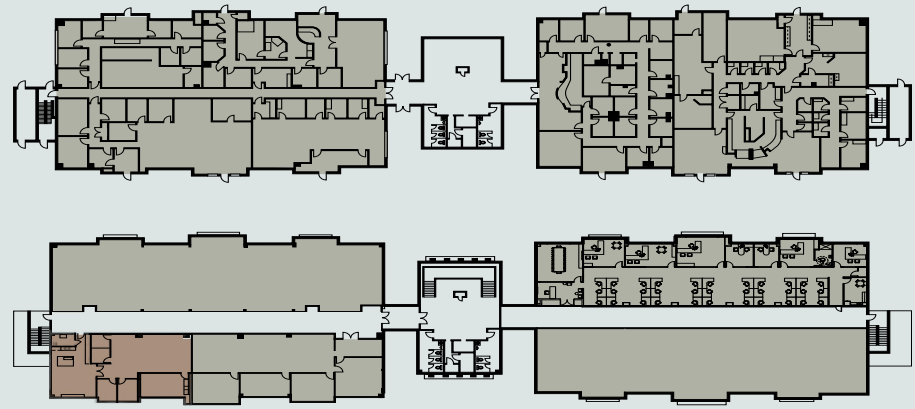
Suite 210 ±2,897 SF



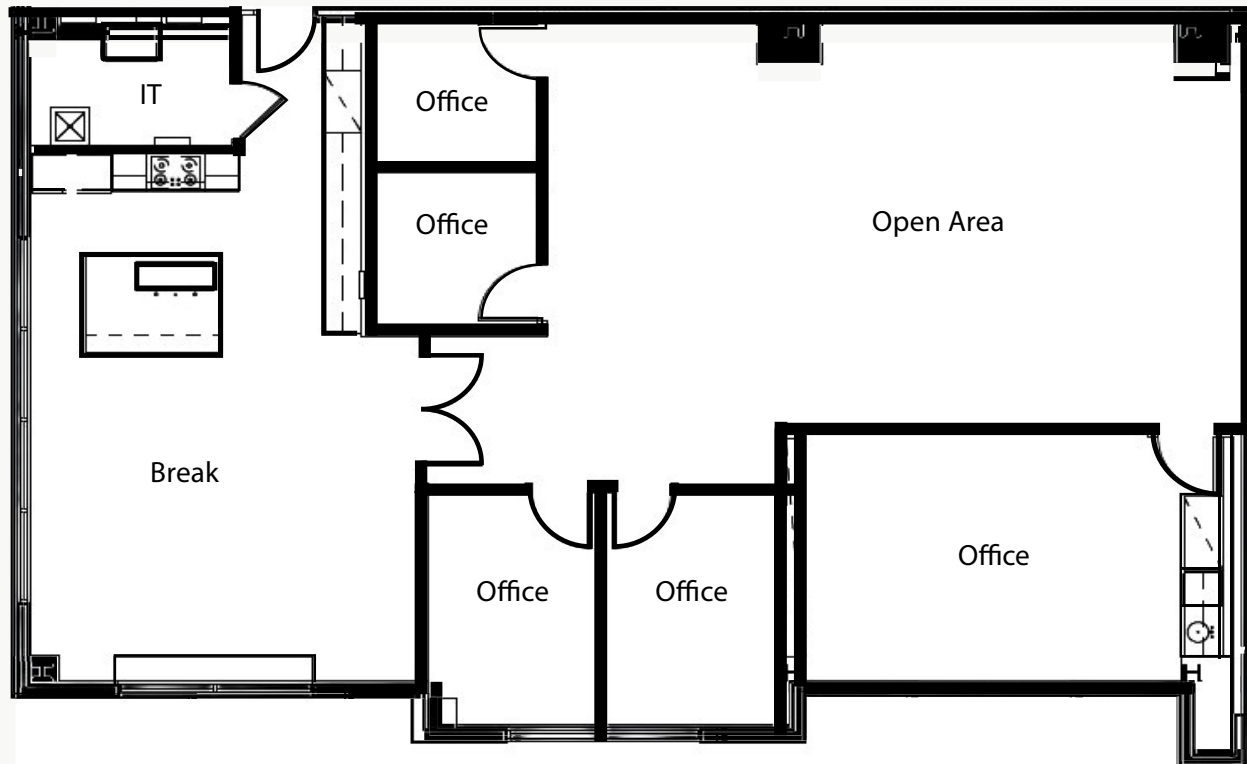
NOT TO
SCALE

SUITE 210

±2,897 SF



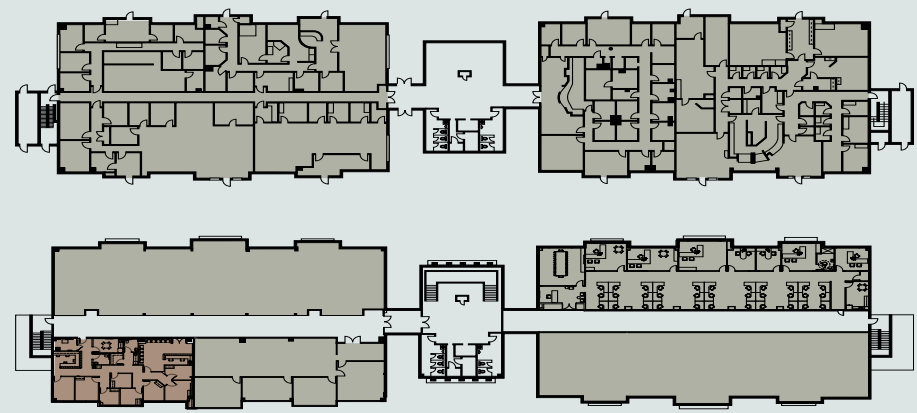
EXISTING LAYOUT - OPTION 2



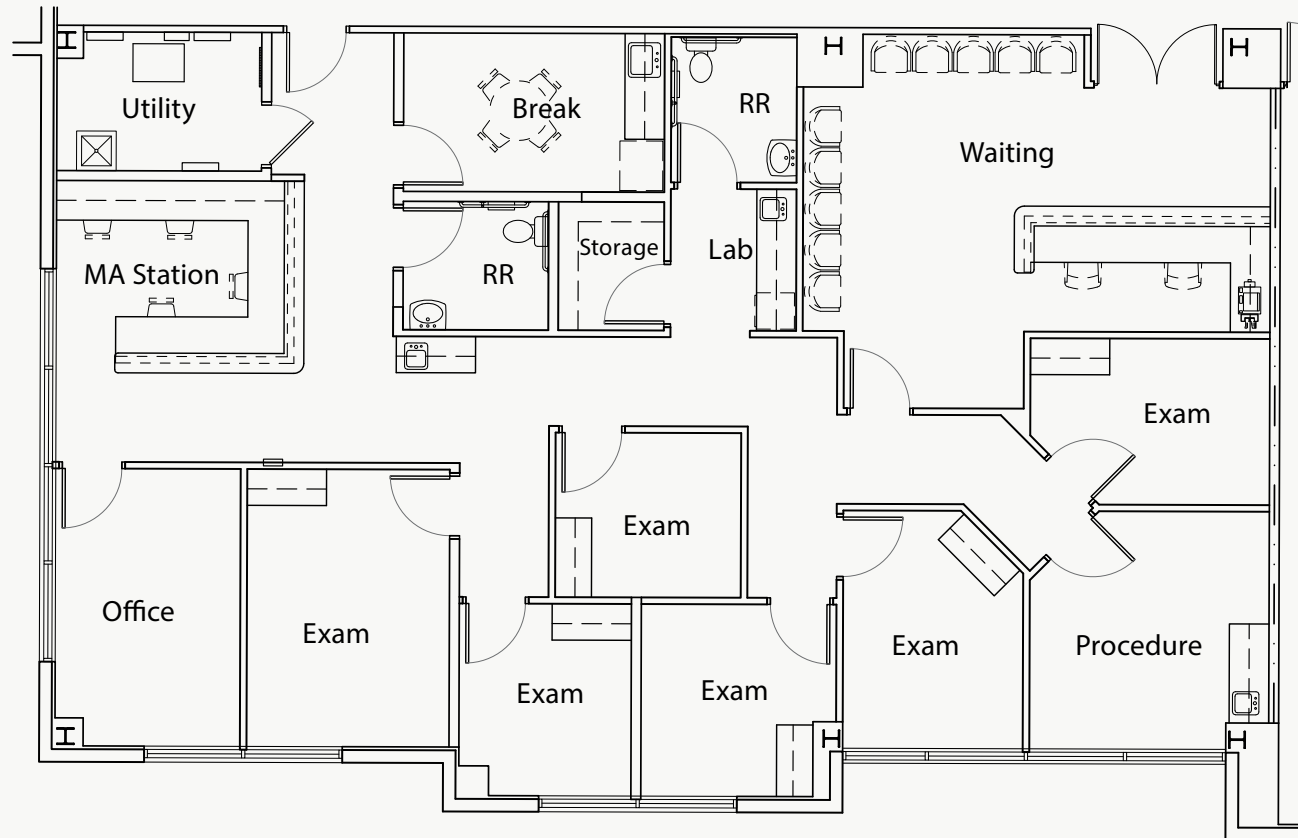
NOT TO
SCALE

SUITE 210

±2,897 SF



CONCEPTUAL - OPTION 2



▶ N
NOT TO
SCALE

DEMOGRAPHICS

±5 MILES



CURRENT POPULATION
220,349



2025 AVERAGE
HOUSEHOLD INCOME
\$109,878



AVERAGE HOUSEHOLDS
84,457



2025 MEDIAN HOME VALUE
\$443,857



2030 POPULATION
233,644



TRAFFIC COUNT
±44,180 Bell Rd
±8,120 Bullard Ave

Source: ESRI



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