

STUNNING MEDICAL OFFICES

FOR LEASE

# STADIUM VILLAGE

14815 & 14823 W BELL RD | SURPRISE, AZ 85374



CONTACT US:





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**CBRE**



## 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

## 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.

## PROPERTY SUMMARY

- Project:  $\pm 97,000$  SF
- Year Built: 2008
- Parking: 5/1,000 SF covered and reserved
- Availability: Suite 200 |  $\pm 6,783$  SF
- Lease Rate: \$28.00/SF/YR NNN
- NNN Expenses: \$6.50/SF/YR

### JOIN THESE SUCCESSFUL MEDICAL PRACTICES:

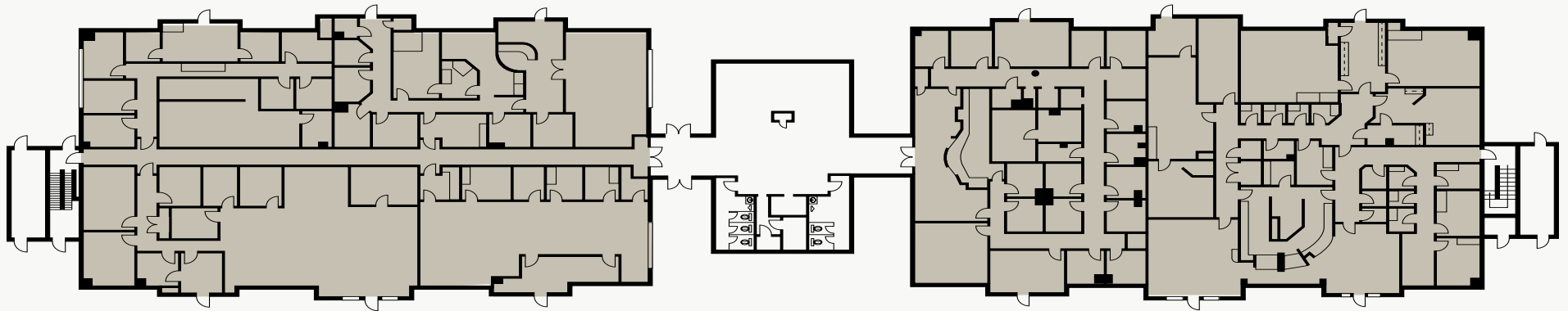
- Arizona Kids Pediatrics
- SimonMed
- Fixing Feet Institute
- Dental Arts of Surprise
- Dallas J Paul, DMD
- Desert Home Premiere
- Ironwood Physicians
- Palm Valley Pediatric
- Dentistry & Orthodontics
- Karla Munoz Balderas, PA
- Regency Dermatology
- Debra Mescher, PA
- James Osborne, DO
- FACOOS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

# FLOOR PLANS

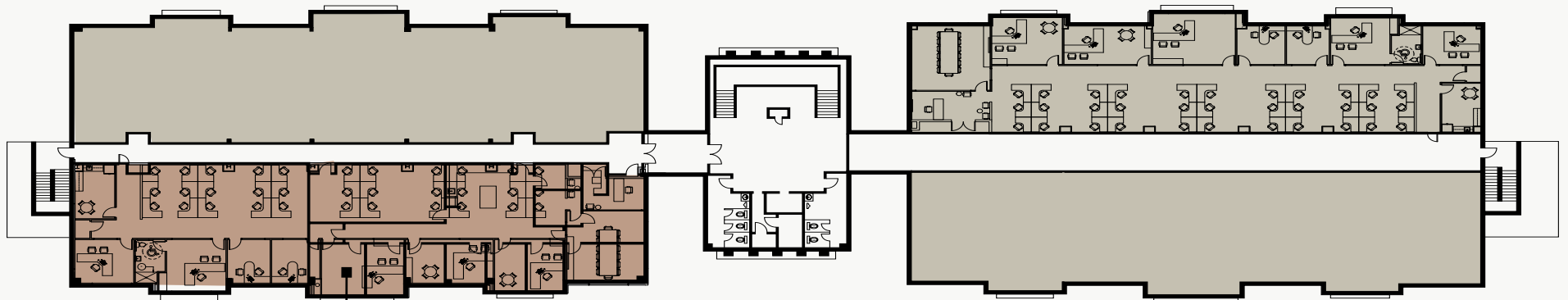
AVAILABLE

LEASED

## 1ST FLOOR



## 2ND FLOOR



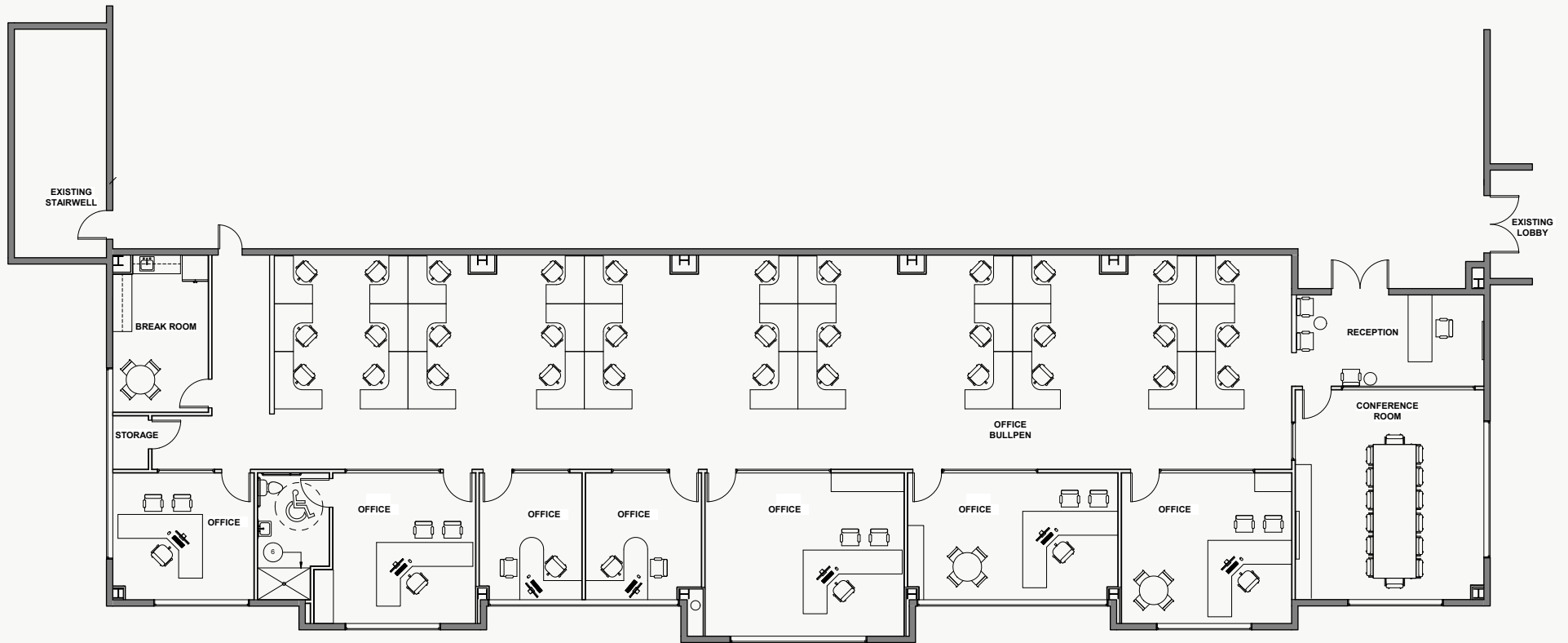
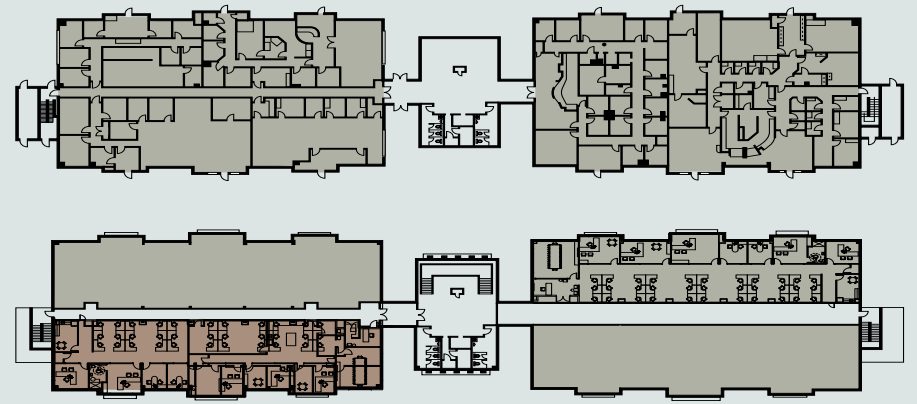
Suite 200 ±6,783 SF



NOT TO SCALE

# SUITE 200

±6,783 SF



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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