

# STADIUM VILLAGE

14815 & 14823 W Bell Road, Suite 200, Surprise, AZ 85374

SITE SOURCE

4,000 SF MEDICAL/OFFICE SPACE

6,783 SF OFFICE SPACE



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## Property Highlights

- Located in the heart of Surprise
- Located 2.2 miles East of the 303 Hwy and 1.7 miles West of the 60

### 14815 W Bell Rd - Suite 200

- Medical/Office Space (4,000 SF)
- Sublease expires 10/31/2030
- Consists of 7 offices and 2 conference rooms
- Includes a nice reception area and a breakroom/kitchen

### 14823 W Bell Rd - Suite 200

- Office Space (6,783 SF)
- Includes breakroom/kitchen, and conference room

## Traffic Counts

**Bell Rd:** 43,222 VPD

**Parkview Pl:** 33,397 VPD

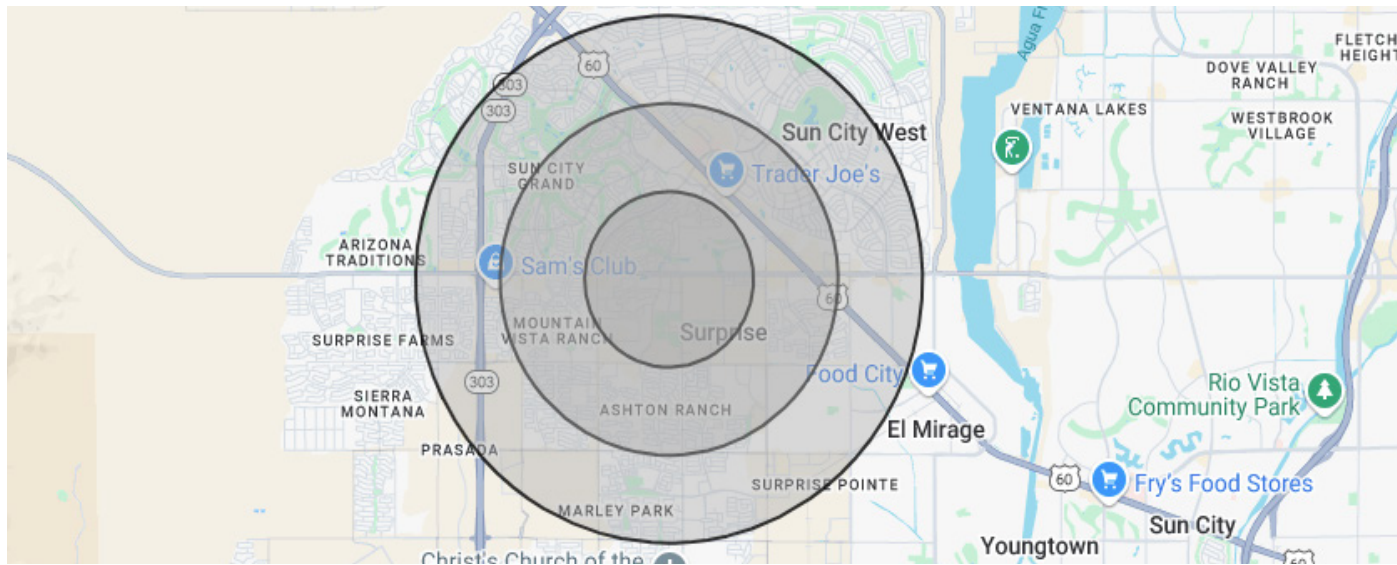


14815 W Bell Rd (Suite 200)



14823 W Bell Rd (Suite 200)





## DEMOGRAPHICS

| POPULATION                 | 1-MILE | 2-MILE | 3-MILE  |
|----------------------------|--------|--------|---------|
| 2029 Projection            | 12,601 | 56,621 | 119,994 |
| Current Year               | 11,456 | 52,031 | 109,762 |
| 2020 Population            | 10,110 | 49,155 | 100,774 |
| Growth Current Year - 2029 | 3.3%   | 1.5%   | 2.2%    |
| Growth 2020 - Current Year | 2.0%   | 1.8%   | 1.9%    |

| HOUSEHOLDS                 | 1-MILE | 2-MILE | 3-MILE |
|----------------------------|--------|--------|--------|
| 2029 Projection            | 5,333  | 23,574 | 49,280 |
| Current Year               | 4,837  | 21,584 | 44,921 |
| 2020 Population            | 4,254  | 20,176 | 40,848 |
| Growth Current Year - 2029 | 2.2%   | 1.0%   | 1.7%   |
| Growth 2020-Current Year   | 2.0%   | 1.8%   | 1.9%   |

| INCOME                  | 1-MILE   | 2-MILE   | 3-MILE   |
|-------------------------|----------|----------|----------|
| Avg Household Income    | \$77,683 | \$87,506 | \$84,528 |
| Median Household Income | \$61,418 | \$71,987 | \$71,531 |

