

TWO-TENANT OFFICE BUILDING FOR SALE

16928 WEST BELL ROAD, SURPRISE, AZ 85374

Offering Memorandum



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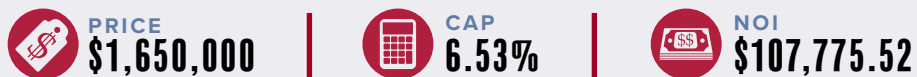
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XCD REALTY
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2 N. Central Ave. #1780 | Phoenix, AZ 85004

THE OFFERING



Anthony Masiello of XCD Realty is pleased to present for sale to qualified buyers this 100% occupied 5,294 SF Two Tenant Office Building on West Bell Road in Surprise, Arizona. The parking lot is owned and managed by HOA. Situated less than 1,200 Feet West of Arizona State Route 303, and less than 3.5 Miles from Route 60, this office building is in a prime location with excellent accessibility from major commuter highways. The immediate area features high density infill of single family homes, multiple golf clubs, and national tenants on W Bell Road such as Sam's Club, Safeway, Walgreens, Ace Hardware, O'Reilly Auto Parts, The UPS Store, McDonalds, Taco Bell and many others.

INVESTMENT HIGHLIGHTS

- \$107,775.52 Net Operating Income as of Sept. 1, 2019
- Two Longterm Medical Tenants, both newly renewed; a Family Practice (5-Yr. Lease) & a Cardiology Clinic (just renewed 3-Yr term beginning 6/1/19).
- Absolute Triple Net Lease
- 393% Increase in population over the past 15 Years in Surprise, AZ
- High Density infill of single family homes in 2-Mile radius
- Located right off Arizona State Route 303 (Approx. 1,200 Feet away)

UNIT MIX

| | | |
|--------------|-----------------|-------------------------------|
| Suite 701 | 2,641 SF | Phoenix Family Medical Clinic |
| Suite 702 | 2,653 SF | IMS Cardiology |
| Total | 5,294 SF | |



LEASE OVERVIEW

LEASE OVERVIEW - SUITE 701

- Tenant: Phoenix Family Medical Clinic
- Website: <https://phoenixfamilymedical.com/surprise-clinic.html>
- Practice since 2013 on a 5year lease that expires 8/31/22 one option to renew left.

LEASE OVERVIEW - SUITE 702

- Integrated Medical Systems Cardiology
- Website: <https://www.imsaz.com/specialty/cardiology>
- On their second renewal for 3 years expires 5/31/22

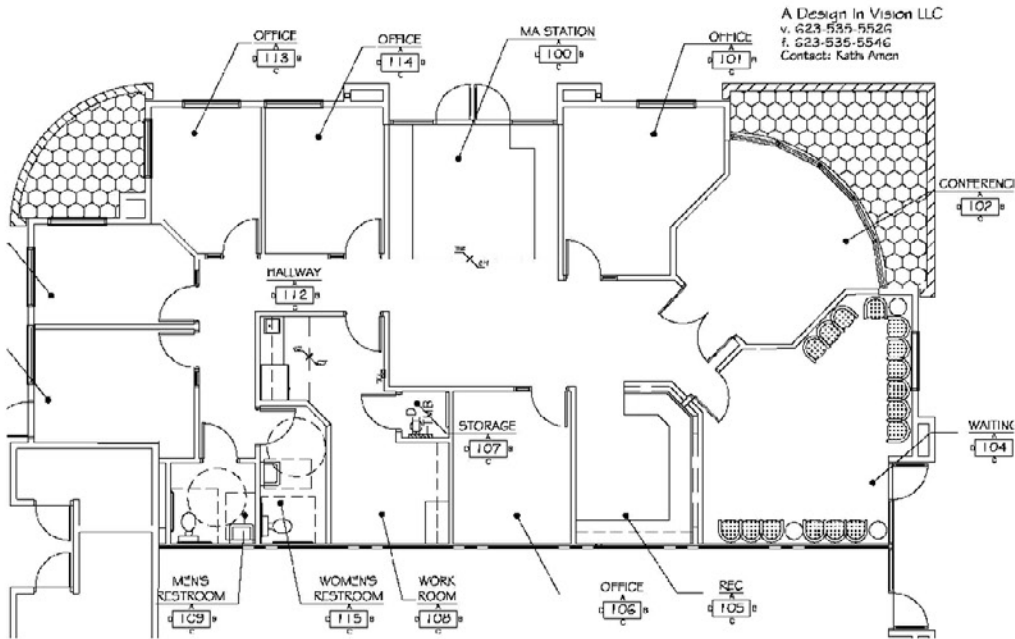
NOTES

- The HOA is professionally run by CPI (commercial properties Inc.) it is called: "Surprise Professional Office Park."
- Parking: Each tenant gets 2 covered spaces and patients have open parking that encompasses the whole building and the nearest surrounding building.

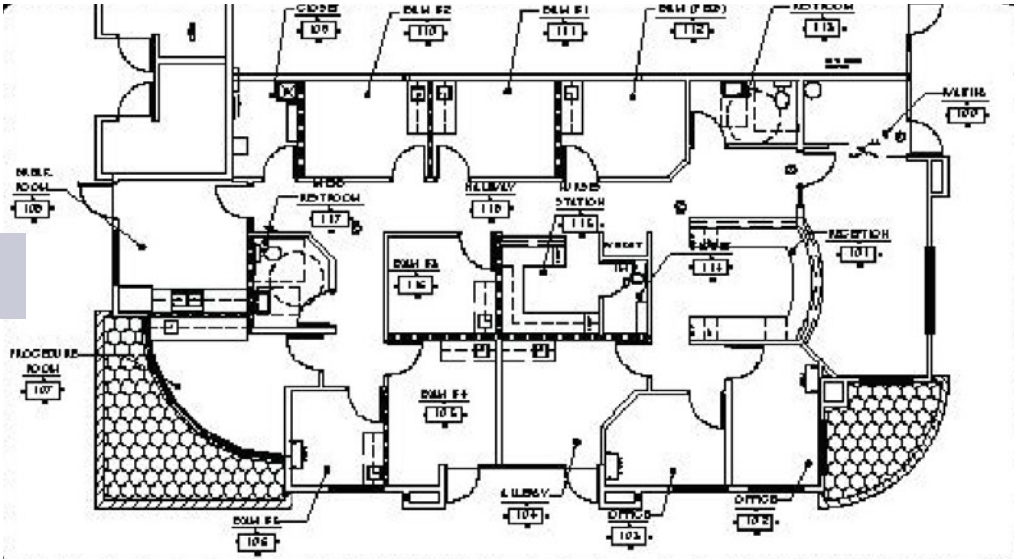


FLOOR PLANS

SUITE 701



SUITE 702



PARCEL OVERVIEW



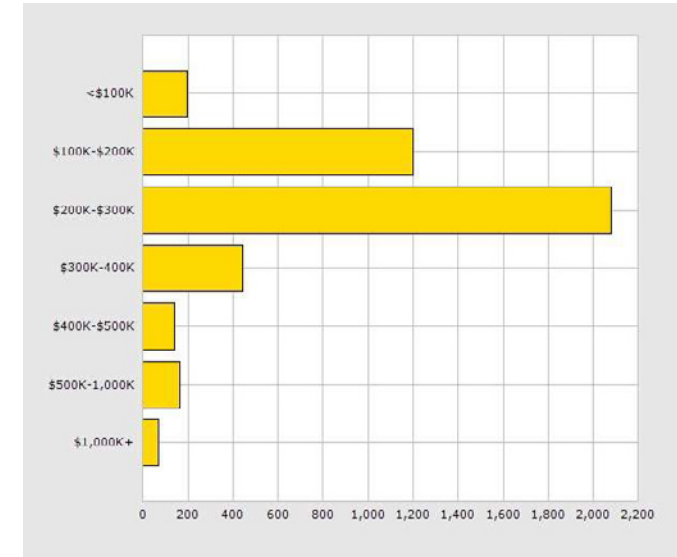
MARKET OVERVIEW

This subject property is located in the heart of Surprise, Arizona on W Bell Road, which is the main retail and commerce corridor in the city, featuring national tenants such as Sam's Club, Home Depot, Target, Lowe's Home Improvement, Best Buy, Kohl's, Safeway, Walgreens, Longhorn Steakhouse, Buffalo Wild Wings, Chick-fil-A, McDonalds, Taco Bell and many others. The Road travels East - West and turns into E Bell Road and later E Frank Lloyd Wright Blvd when approaching Pima Freeway in Scottsdale, Arizona (30.6 Miles away). The subject Property is conveniently located a 0.23 Mile drive from Arizona State Route 303, a 3.5 Mile Drive from Route 60 (Phoenix-Wickenburg Highway), a 5.9 Mile drive from Northern Parkway, and a 12.6 Mile Drive from Interstate-10 (Papago Freeway).

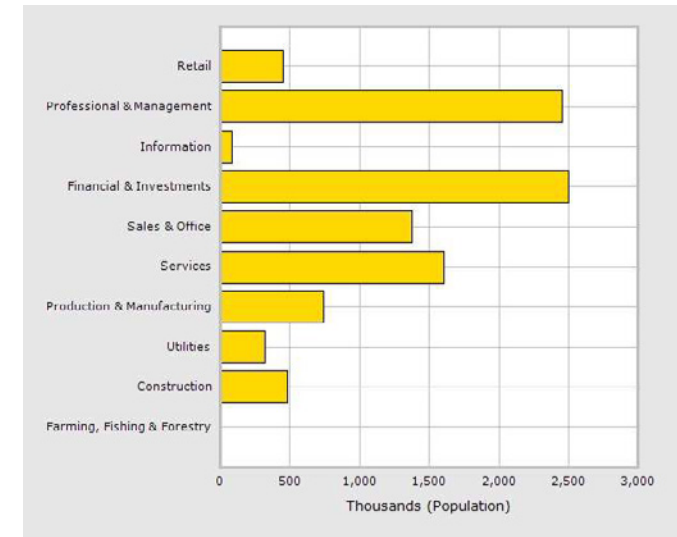
Surprise, Arizona is located in Maricopa County and is 30 Mile northwest of Phoenix and part of the Phoenix MSA. It is a city that has been experiencing tremendous growth. In 2016, Surprise was named one of the fastest growing cities in the United States. In the past 15 Years the city has seen a 393 Percent growth in Population



HOUSING VALUES WITHIN 1-MILE RADIUS



CIVILIANS EMPLOYED WITHIN 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW

POPULATION

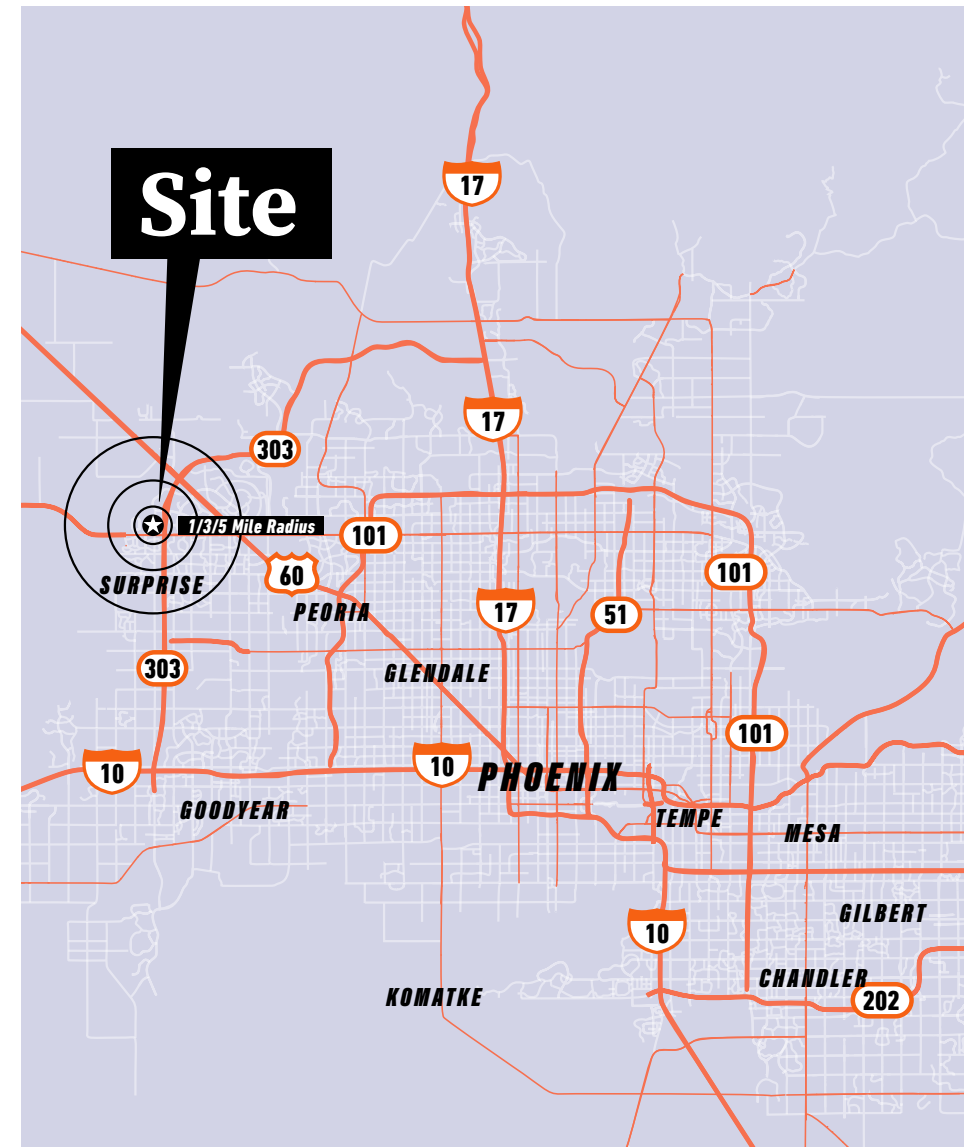
| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|--------|--------|---------|
| 2024 Projection | 14,508 | 86,252 | 157,317 |
| 2019 Estimate | 13,713 | 79,757 | 145,519 |
| 2010 Census | 13,661 | 68,510 | 125,317 |
| Growth 2019 - 2024 | 5.80% | 8.14% | 8.11% |
| Growth 2010 - 2019 | 0.38% | 16.42% | 16.12% |

HOUSEHOLDS

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|--------|--------|--------|
| 2024 Projection | 5,474 | 34,029 | 62,998 |
| 2019 Estimate | 5,174 | 31,467 | 58,292 |
| 2010 Census | 5,143 | 26,971 | 50,178 |
| Growth 2019 - 2024 | 5.80% | 8.14% | 8.07% |
| Growth 2010 - 2019 | 0.60% | 16.67% | 16.17% |

HOUSEHOLD INCOME

| | 1 Mile | 3 Mile | 5 Mile |
|----------------------------------|----------|----------|----------|
| 2019 Avg Household Income | \$72,807 | \$76,480 | \$75,838 |
| 2019 Med Household Income | \$62,344 | \$65,848 | \$63,162 |



AERIAL OVERVIEW



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