



**PHOENIX WEST**  
COMMERCIAL

## CONTACT

BOBBIE MASTRACCI, CCIM, SIOR  
PRINCIPAL / DESIGNATED BROKER

# SURPRISE PROFESSIONAL OFFICE PARK

## MEDICAL OFFICE SPACE FOR LEASE



16928 WEST BELL ROAD, SUITE 701, SURPRISE, AZ 85374

## PROPERTY OVERVIEW

Surprise Professional Office Park offers an excellent opportunity to occupy an established medical office along the highly traveled Bell Road medical corridor in Surprise. Currently occupied by Optima Medical, which is relocating due to its growing practice, Suite 701 features an existing medical layout designed for efficient patient flow, including reception, check-in/check-out, a waiting area, multiple exam/treatment rooms, employee space and supporting clinical areas.

Located immediately adjacent to Integrated Medical Services (IMS) Cardiology and approximately one block from Abrazo Surprise Hospital, the property provides a strong healthcare setting for primary care, specialty medical, outpatient and complementary healthcare users, with convenient access to Loop 303 and the growing Northwest Valley.



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(623) 748-1958



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700 N Estrella Parkway, Suite 205  
Goodyear, AZ 85338

# PROPERTY SUMMARY



Available SF **±2,641 RSF**

Lease Rate **\$28.00/SF**  
+NNNs

NNN **\$10.09/SF**

Parcel #: **503-96-008 +  
503-96-007**

Property Type: **Medical  
Building**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## HIGHLIGHTS

- Move-in ready medical buildout with reduced upfront improvement costs.
- Established medical location currently occupied by Optima Medical.
- Adjacent to IMS Cardiology and other healthcare providers.
- One block from Abrazo Surprise Hospital.
- Prime Bell Road location near Loop 303 in the growing Northwest Valley.



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# AVAILABLE SPACE

| SPACE     | SIZE      | RATE               | NNN        | SPACE USE      | CONDITION                 | AVAILABLE   |
|-----------|-----------|--------------------|------------|----------------|---------------------------|-------------|
| Suite 701 | ±2,641 SF | \$28.00/SF<br>+NNN | \$10.09/SF | Medical Office | Existing Medical Buildout | Immediately |



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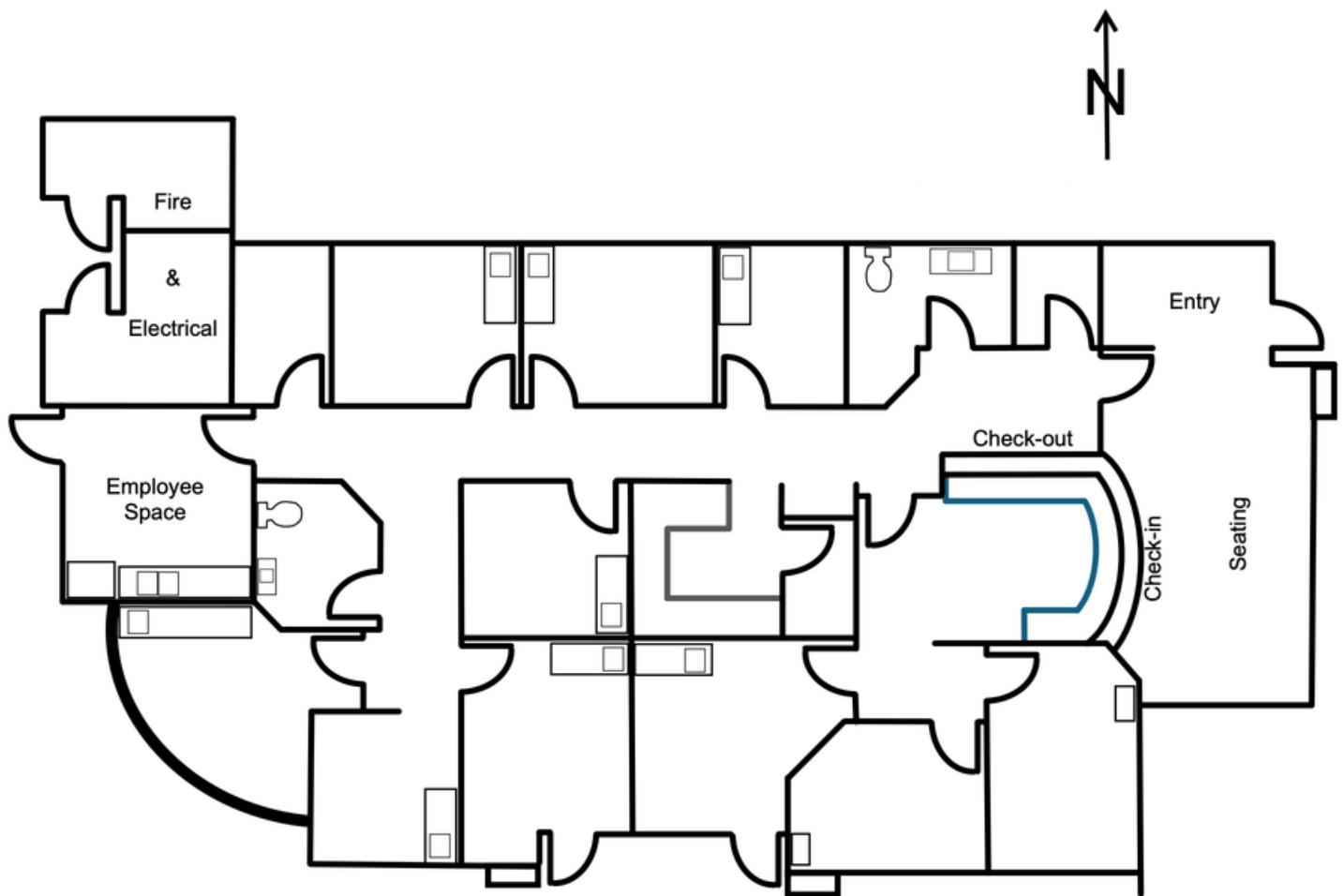
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# FLOOR PLAN

SUITE 701 | ±2,641 SF



# HEALTHCARE & LOCATION ADVANTAGES



## ABRAZO SURPRISE HOSPITAL | 16815 W BELL ROAD

Located approximately one block from the property, Abrazo Surprise Hospital offers 24/7 emergency services, private inpatient rooms, imaging, laboratory and pharmacy services.

## IMS CARDIOLOGY | 16928 W BELL ROAD, SUITE 702

Located directly next door, Integrated Medical Services (IMS) provides cardiology services from the same medical office building.

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## BELL ROAD MEDICAL CORRIDOR

The surrounding Bell Road corridor includes a strong network of healthcare providers, including Banner Urgent Care, Adelante Healthcare Surprise, PAM Health Rehabilitation Hospital of Surprise, HonorHealth Urgent Care, and numerous primary care, pediatric, women's health and specialty practices.

Immediate access to Loop 303 provides convenient connectivity to Surprise, Sun City West and the rapidly growing Northwest Valley.

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## GROWING HEALTHCARE DEMAND

**±175,300**

2025 Surprise  
Population

**+22.5%**

Population Growth  
Since 2020

**1,941**

Additional Primary Care Physicians  
Needed in Arizona by 2030

Surprise's continued population growth, expanding healthcare sector and broader statewide provider shortage are creating increased opportunities for primary care and specialty medical providers.



# AERIAL MAP



= SITE



= RETAIL/GROCERY



= ENTERTAINMENT/MISC



= DINING



= MEDICAL



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# AERIAL MAP



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# DEMOGRAPHIC & INCOME PROFILE

1 MILE RADIUS



POPULATION  
**15.2K**



HOUSEHOLDS  
**6,048**



AVG. HOUSEHOLD SIZE  
**2.50**



MEDIAN AGE  
**47.9**



**\$96.2K**  
Median Household  
Income



**\$501.8K**  
Median  
Net Worth

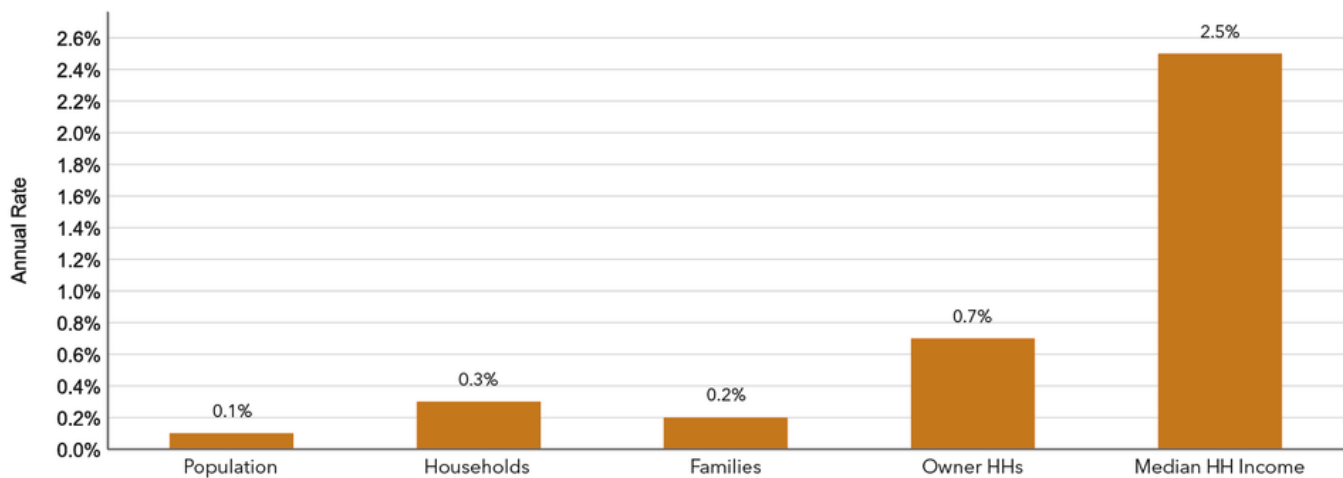


**100**  
Wealth  
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**58**  
Diversity  
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## TRENDS: 2026 - 2031 ANNUAL RATE



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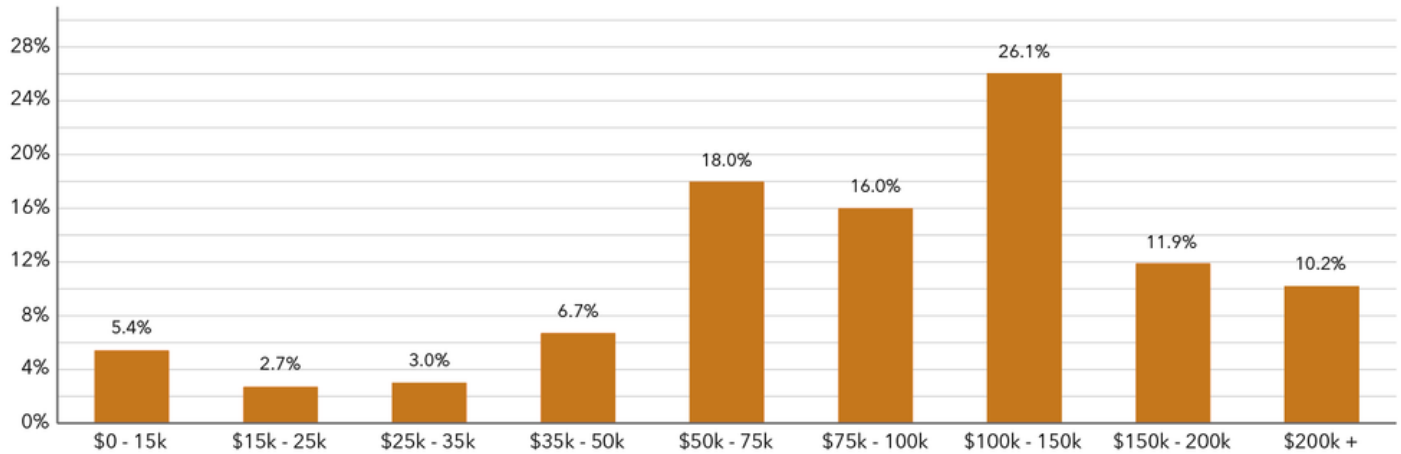
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# DEMOGRAPHIC & INCOME PROFILE

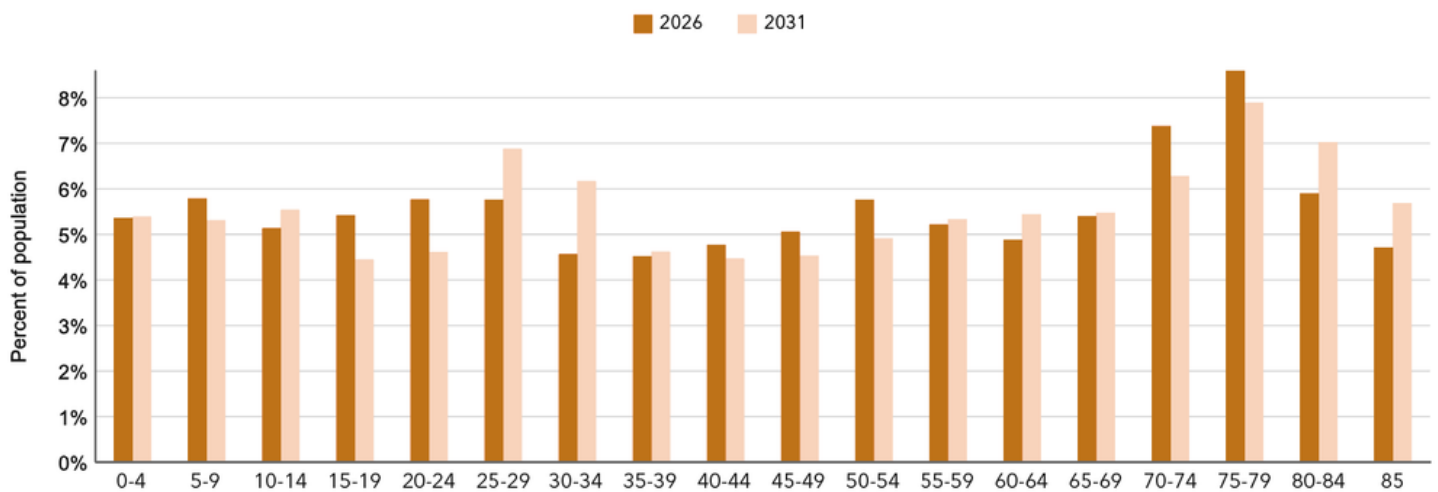
1 MILE RADIUS



## HOUSEHOLDS BY INCOME FOR 2026



## POPULATION BY AGE



# DEMOGRAPHIC & INCOME PROFILE

3 MILE RADIUS



POPULATION

**81.7K**



HOUSEHOLDS

**32,789**



AVG. HOUSEHOLD SIZE

**2.47**



MEDIAN AGE

**48.7**



**\$97.9K**

Median Household  
Income



**\$515.1K**

Median  
Net Worth



**107**

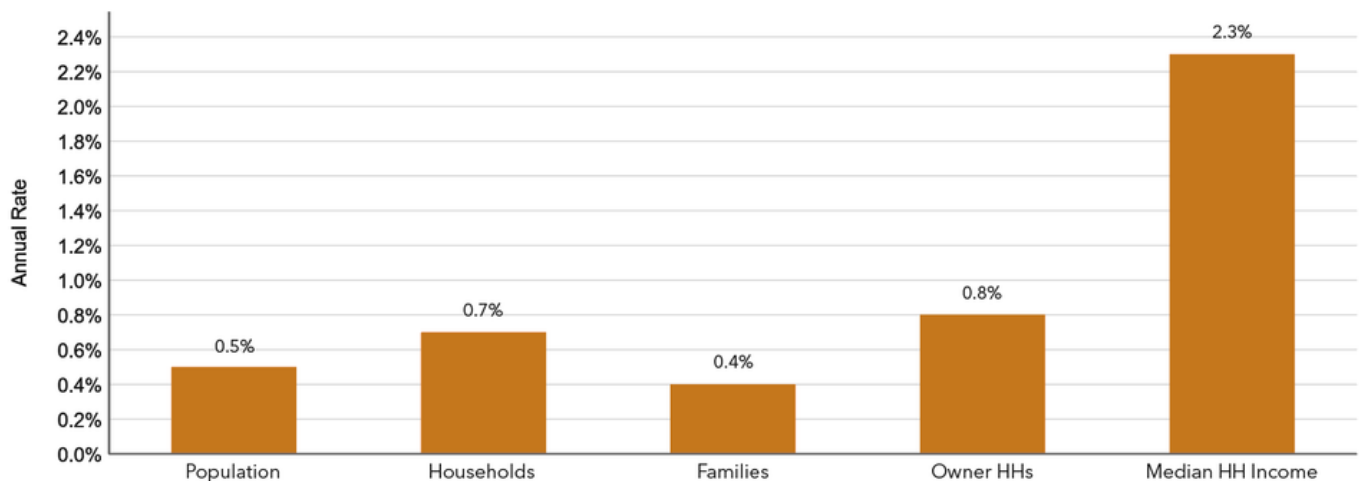
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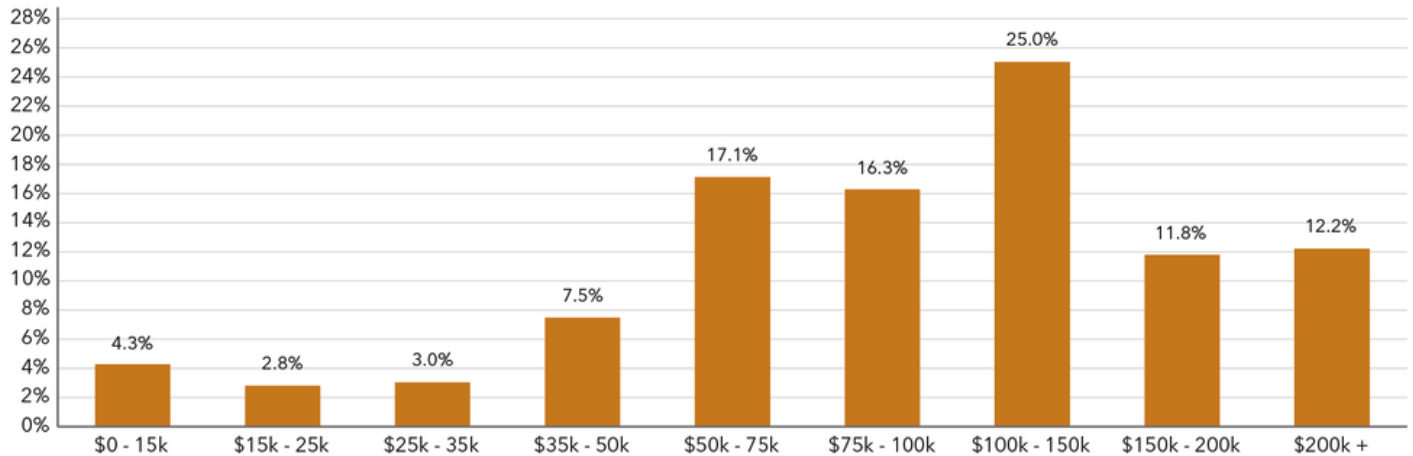
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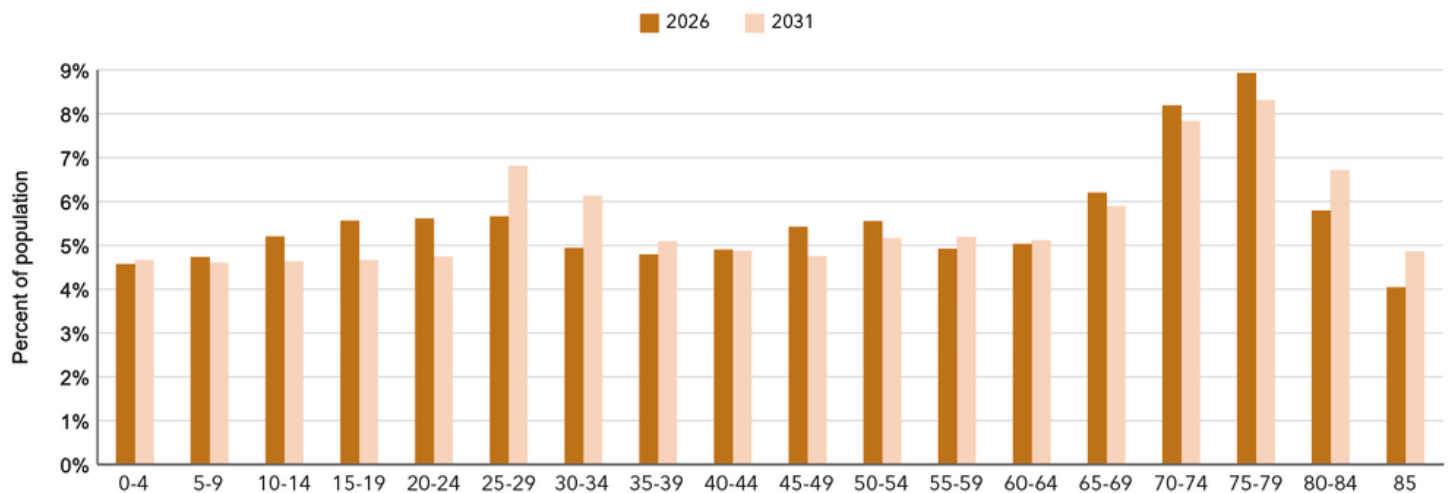
3 MILE RADIUS



## HOUSEHOLDS BY INCOME FOR 2026



## POPULATION BY AGE



# DEMOGRAPHIC & INCOME PROFILE

5 MILE RADIUS



POPULATION

176.5K



HOUSEHOLDS

69,688



AVG. HOUSEHOLD SIZE

2.51



MEDIAN AGE

46.6



\$100.7K

Median Household  
Income



\$512.3K

Median  
Net Worth



108

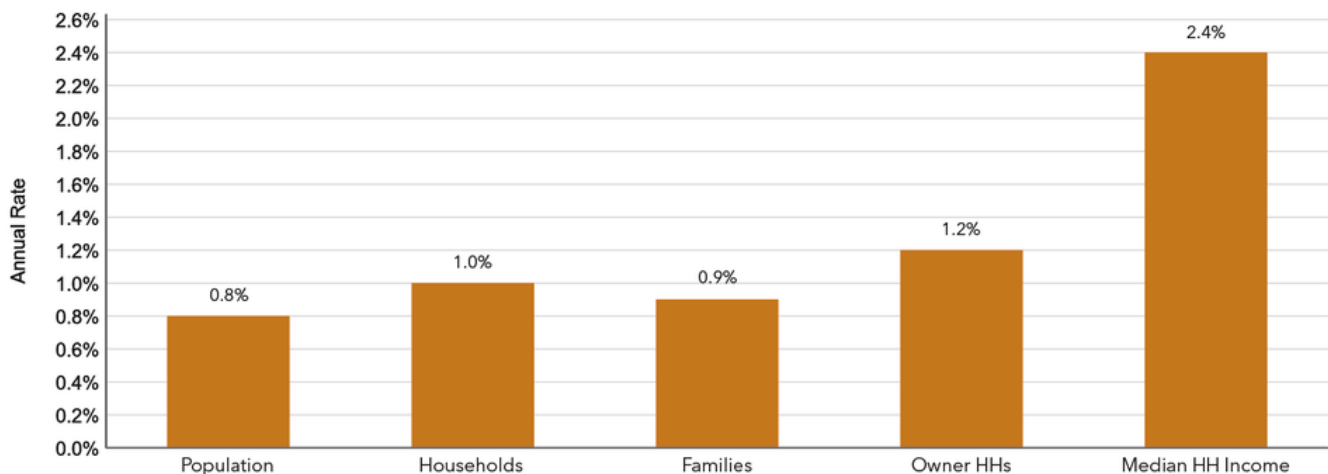
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## TRENDS: 2026 - 2031 ANNUAL RATE



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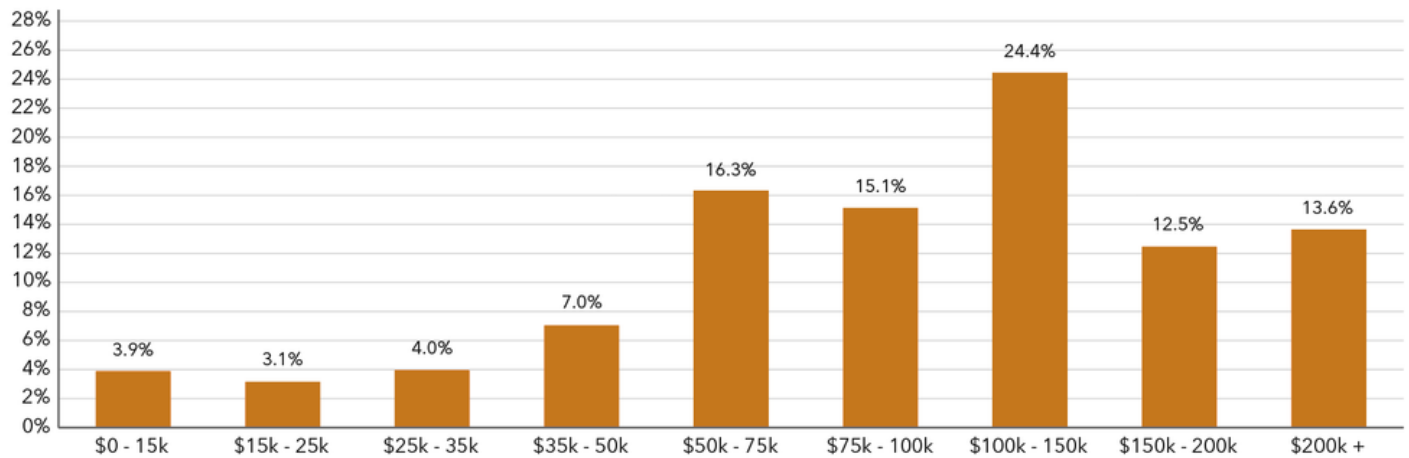
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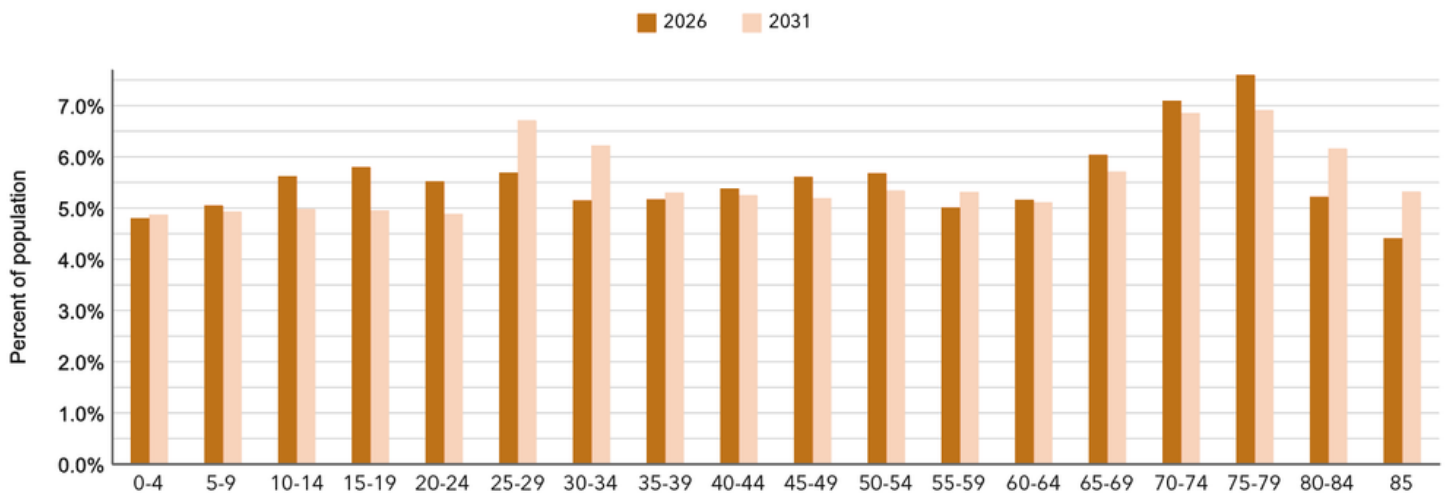
5 MILE RADIUS



## HOUSEHOLDS BY INCOME FOR 2026



## POPULATION BY AGE



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