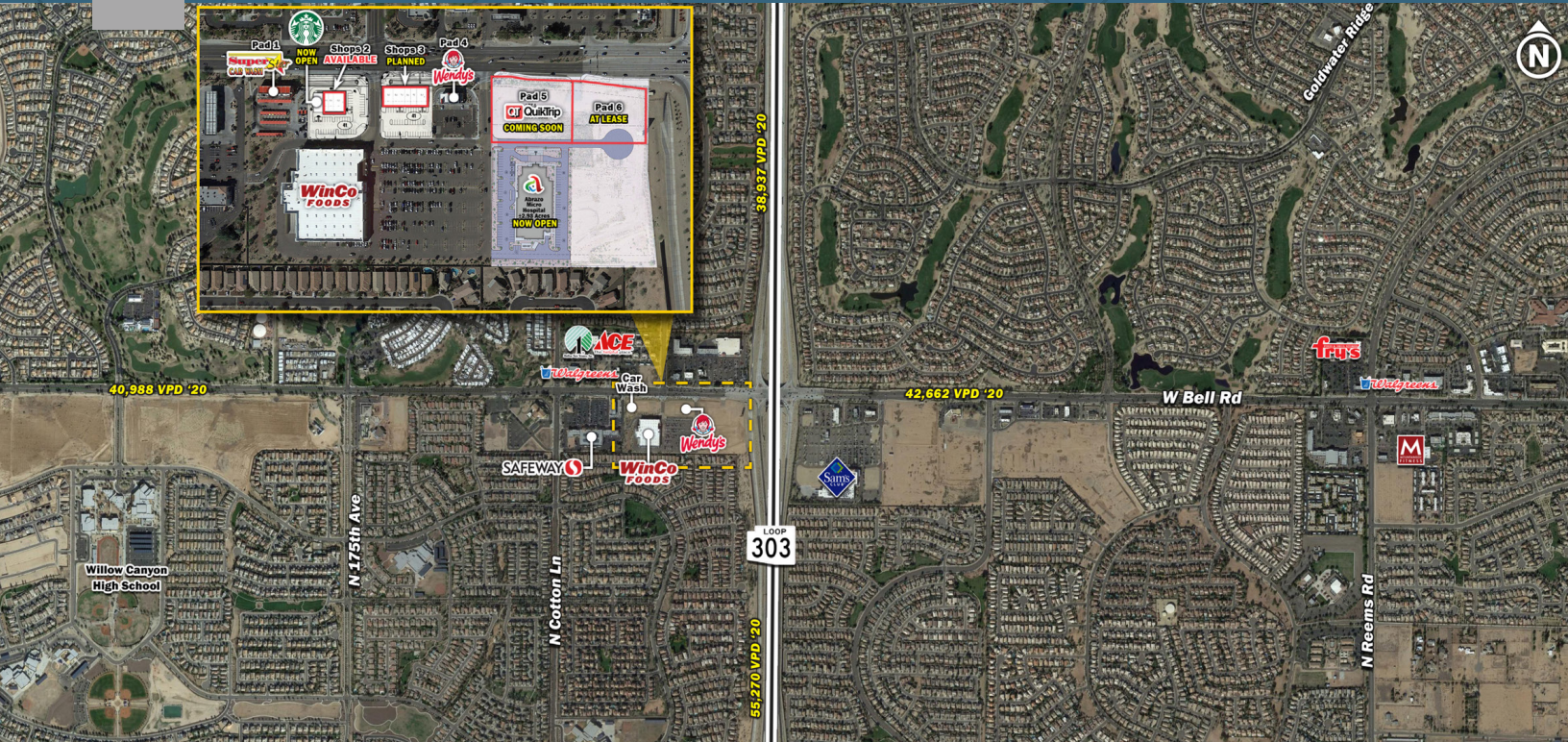


FOR LEASE

WinCo Foods / Abrazo Hospital Anchored Center

SWC Bell Rd & Loop 303 Frwy | Surprise, AZ 85374



Overview

AVAILABLE Shops & Pads
RATE Call for Rates

Demographics

	1 MILE	3 MILE	5 MILE
2020 Est Population	15,626	83,998	155,518
2025 Est Population	16,238	91,985	172,793
Average HH Income	\$77,401	\$84,202	\$82,413
Daytime Population	14,118	76,132	143,054

Year: 2020 | Source: Esri

Traffic Counts

Bell Road	40,988 VPD
Loop 303 Freeway	55,270 VPD

Year: 2020 | Source: ADOT; City of Surprise

Contact

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Description

- Shops and pads available
- WinCo Foods and Abrazo Micro Hospital (Now Open) anchored center
- Starbucks - Now Open!
- Close proximity, great visibility and easy access to Loop 303 Freeway
- Strong daytime population with over 143,000 within 5 miles
- Nearby tenants include: Safeway, Walgreens, Sam's Club, Albertsons, ACE Hardware, O'Reilly Auto Parts, Chase Bank, Wendy's and M&I Bank



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This information contained herein was obtained from sources deemed to be reliable; however SRS makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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PADS		SIZE
PAD 1	Super Star Car Wash (now open)	1.15 AC (50,264 SF)
SHOPS 2	AVAILABLE	4,641 SF (building)
SHOPS 3	PLANNED	8,655 SF (building)
PAD 4	Wendy's (now open)	0.87 AC (37,847 SF)
PAD 5	QuikTrip	1.55 AC (67,518 SF)
PAD 6	AT LEASE	1.34 AC (58,370 SF)

