

AVAILABLE FOR SALE

Multi-Property Office Investment Portfolio

15003 W. Bell Rd. | Surprise, AZ
10320 W. McDowell Rd., Bldg B | Avondale, AZ



Price: \$3,129,801
6.25% Cap | ±\$195,613 NOI



PHOENIX WEST
commercial ULC

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PORTFOLIO SUMMARY

Multi-Property Office Investment Portfolio
2 Properties | Surprise & Avondale, AZ

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Fields of Surprise

ADDRESS:	15003 W. Bell Rd. Surprise, AZ
YEAR BUILT:	2005
BUILDING SIZE:	7,752 SF
PURCHASE PRICE:	\$1,968,905
PRICE PER SF:	\$253.99
CAP RATE:	6.25%
NOI:	\$123,057
TAX RATE:	\$14,504.26 (2019)
PARKING:	5:1,000 SF
APN:	509-12-526
ZONING:	PAD

Gateway Office Park

ADDRESS:	10320 W. McDowell Rd. Bldg B., Avondale, AZ
YEAR BUILT:	2004
CONDO UNIT SIZE:	3,952 SF
PURCHASE PRICE:	\$1,160,896
PRICE PER SF:	\$293.75
CAP RATE:	6.25%
NOI:	\$72.556
TAX RATE:	\$11,232.66 (2019)
PARKING:	5:1,000 SF
APN:	102-32-073, 074, 075
ZONING:	C-O



Fields of Surprise

Property Summary

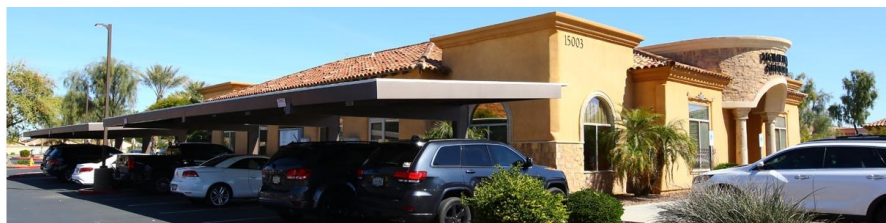
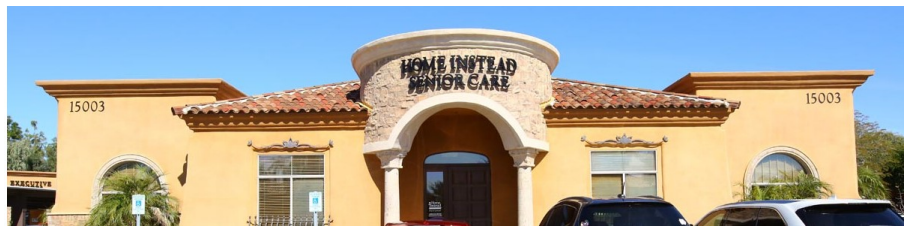
This attractive property is ideally situated on the arterial roadway, Bell Road, less than 1 mile from the Surprise City Center expansion. It is surrounded by residential neighborhoods and lies 2 miles west of US Highway 60 and 2.5 miles east of Arizona Loop 303.

The sale includes the entire office building, consisting of 7,752 square feet and four suites. The building is at 90% occupancy by 10year+ tenants RE/MAX Professionals, Title Alliance Professionals, and Home Instead. Seven (7) covered parking stalls are also included in the sale.

This is part of a larger complex, Fields of Surprise, which includes thirteen individually owned office condominiums. Within the complex, this office has premium placement, centered and closest to Bell Road.

Tenants enjoy excellent monument signage and an abundance of nearby amenities along Bell Road, where traffic counts exceed 22,000 vehicles per day.

OFFERING MEMORANDUM AVAILABLE UPON EXECUTION OF A CONFIDENTIALITY AGREEMENT.





Gateway Office Park

Property Summary

This attractive property is ideally situated on the hardcorner of McDowell Road and 103rd Avenue, directly across from Gateway Village shopping center and Park10 Development.

This premium office space consists of 3,952 square feet and is 100% leased by a 10year+ tenant RE/MAX Professionals. The building is comprised of this condo unit and an additional unit of 1,087 SF for a total building size of 5,039 SF. This is part of a larger complex, Gateway Office Park. This building has premium placement near the entrance of the complex with direct visibility on 103rd Avenue & McDowell Road. The sale includes 3 covered parking spaces.

Tenants enjoy an abundance of nearby amenities on McDowell Road, where traffic counts exceed 20,000 vehicles per day.

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