

OWNER/USER RESTAURANT

12555 W Bell Rd | Surprise, AZ 85378

Redevelopment or User
Opportunity

Offering Memorandum

Bell Rd ±54,660 VPD

MATTHEWS™



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PROPERTY OVERVIEW

Owner/User Restaurant
12555 W Bell Rd Surprise, AZ 85378



INVESTMENT HIGHLIGHTS

Property Highlights

- **Attractive Entry-Level Basis:** Offered at just \$223.81 PSF, well below current replacement costs for a premier restaurant facility.
- **Fully Equipped Turn-Key Opportunity:** Sale includes all existing furniture, fixtures, and equipment (FF&E), offering massive upfront savings on kitchen build-out and infrastructure.
- **High-Visibility Monument Signage:** Prominent signage located on the Northwest corner of the property, capturing maximum exposure along the W. Bell Rd corridor.
- **Dedicated Parking:** ±63 on-site parking stalls provide a suitable parking ratio for high-capacity, high-caliber restaurant concepts.

Location Highlights

- **Heavy Traffic Corridor:** Over ±54,660 VPD along W. Bell Rd, the primary commercial artery connecting Sun City and Surprise.
- **Robust Regional Demographics:** The property benefits from a densely populated trade area of 250,000 residents within a 5-mile radius and a total MSA of 5.23M.
- **Immediate Growth & Development:** Located just 0.6 miles from significant new retail and industrial hubs, including 7-Eleven, McDonald's, and a new ±115,000 SF industrial facility.
- **Built-In Hospitality Synergy:** Situated within 0.2 miles of ±262 hotel rooms (Windmill Suites, Garner Hotel, and Comfort Inn), ensuring a steady stream of consumer traffic.
- **Strong Household Incomes:** Strategically positioned in an affluent pocket with average household incomes reaching \$92,563 within a 5-mile radius.



New Affordable Housing Project
±45 Townhomes Development has Broken
Ground for Residential Build

Cliffs Condo Complex
±227 Units

Quilceda Villa Apartments
±72 Units

Sunflower
RV RESORT

Comfort
INN & SUITES

Bell Mirage Estates
±60 Units

Fox Hill Run
Neighborhood Homes



WELLS FARGO

Major Movement Ahead
Bell Rd Corridor is One of the Busiest and Fastest
Growing Commercial Corridors in the West Valley

WINDMILL SUITES
±55,000 Annual Visitors

Garner
BY IHG

1 AND 2 FOUNTAIN RESTAURANT

RIOLEARN
RIO SALADO COLLEGE

W Bell Rd ± 54,660 VPD

Subject Property





Arizona Charter Academy
±1,000 Students

Dave Brown At West Point
Neighborhood Homes

North Surprise
Neighborhood Homes

**WINDMILL
SUITES**
±55,000 Annual Visitors

OURZ Ottawa University Arizona
±4,000 Students

Surprise Marketplace
LOWE'S Bath & Body Works
ALDI **ROSS** BARNES & NOBLE
ULTA Olive Garden **BEST BUY**

Surprise Towne Center & Marketplace
Burlington **Michael's**
IHOP **FIVE GUYS** **OfficeMax**
verizon **jamba** **WINGS**

Crossroads Towne Center
BIG 5 **HARBOR FREIGHT**
SPORTING GOODS QUALITY TOOLS LOWEST PRICES
HONORHEALTH
peter piper pizza **Runners** **Sofis**
metro Batteries + Bulbs

SCOOTERS

Wendy's

KFC

BURGER KING

Alta Surprise Development
Potential Residential & Retail Pads
Along Litchfield Rd

Subject Property

WBell Rd ± 54,660 VPD

60 ±24,900 VPD



W Bell Rd ± 54,660 VPD



W Smokey Dr

VALUATION OVERVIEW

12555 W Bell Rd | Surprise, AZ 85378

Sale Overview

List Price **\$1,750,000**

\$PSF **\$223.81**

±7,819 SF
GLA

±0.94 AC
Lot Size

1989
Year Built

±54,660
Vehicles Per Day

SHD-CO
Zoning

501-81-236A
APN

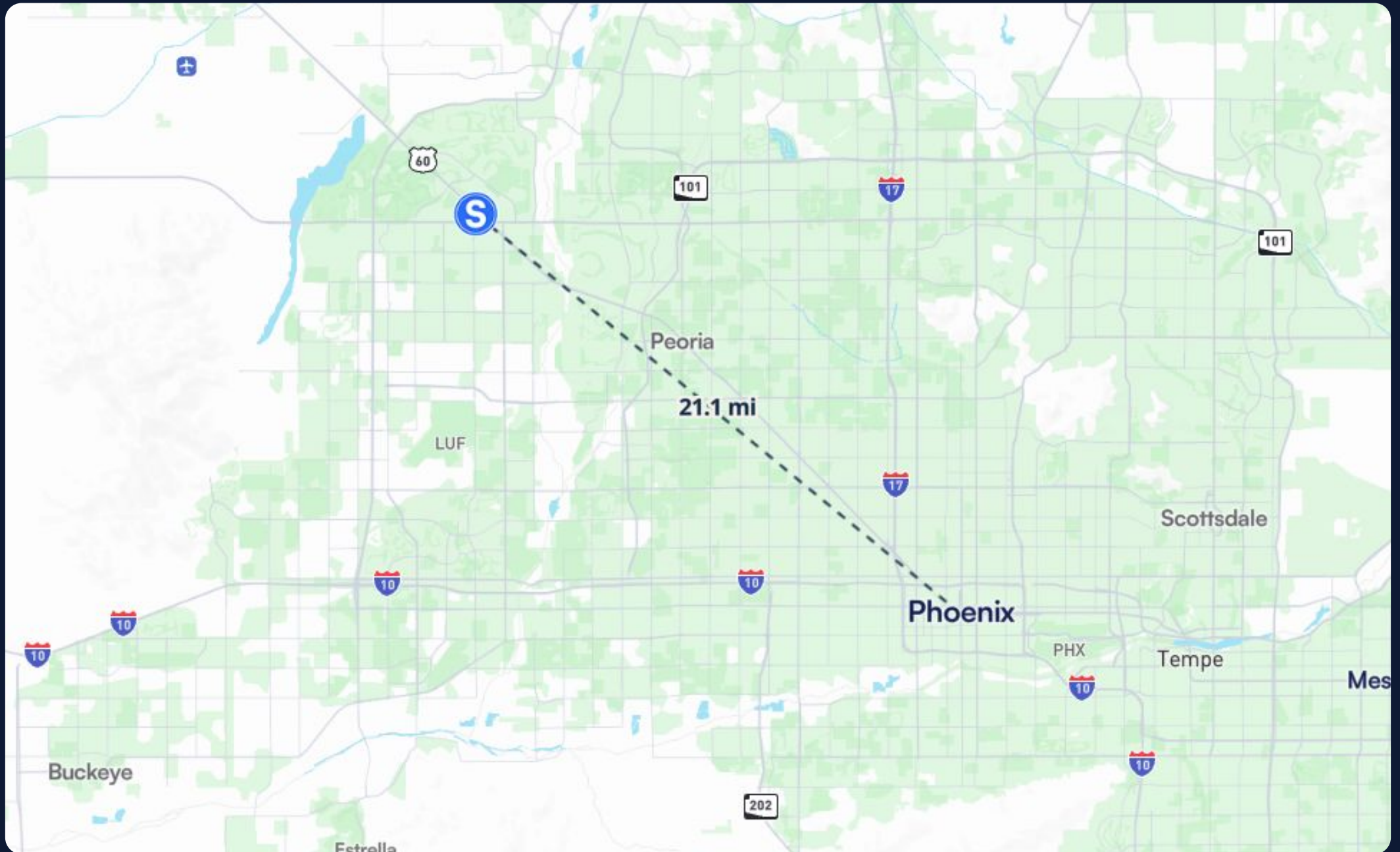


PROPERTY PHOTOS



MARKET OVERVIEW

Owner/User Restaurant
12555 W Bell Rd Surprise, AZ 85378



SURPRISE, AZ

Local Market Overview

Surprise, Arizona is a fast-growing city located in the northwest part of the Phoenix metropolitan area. It offers convenient access to Phoenix, which is about 45 minutes southeast, providing a connection to major employment centers, universities, and transportation hubs. Surprise has seen steady population and commercial growth, supported by infrastructure investments and a business-friendly environment. The local economy is driven by healthcare, education, retail, and construction, with employers like Banner Health and Dysart Unified School District playing key roles. The city also supports light manufacturing and logistics, and new developments continue to bring in additional commercial space.

Residents and visitors have access to a range of recreational and entertainment options. Surprise is home to the Surprise Stadium, which hosts Major League Baseball spring training for the Kansas City Royals and Texas Rangers. Other attractions include a regional library, aquatic center, tennis and racquet complex, and golf courses. White Tank Mountain Regional Park is nearby for hiking and outdoor activities. The city also benefits from proximity to State Route 303 and U.S. Route 60, offering efficient regional mobility.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,145	100,703	231,129
2020 Census	8,348	93,190	216,951
Growth 2020-Current Year	9.55%	8.06%	6.54%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,795	42,744	96,768
2020 Census	4,345	38,689	89,027
Growth 2020-Current Year	10.37%	10.48%	8.69%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$88,751	\$101,015	\$104,251



Phoenix, Arizona MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



Phoenix, AZ

Driving Dynamic Southwest Growth

Discover the Valley of the Sun

Phoenix has consistently ranked as one of the top real estate markets in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market, anchored by major employers in technology, healthcare, education, and manufacturing, continues to draw a highly skilled workforce and supports ongoing population growth.

#1

Largest MSA in Arizona
U.S. Census Bureau

#14

Highest U.S. Metropolitan GDP

#4

Best Performing U.S. Cities
Milken Institute (2022)

#10

Largest U.S. MSA
U.S. Census Bureau

#5

Fastest Growing Metro in the U.S.

#4

Largest Population Growth in the U.S.
AZ Big Media

#3

Best U.S. Metro for Manufacturing
Niche

#7

Best Startup Cities in America
AZ Big Media



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12555 W Bell Rd, Sun City West, AZ, 85375 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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