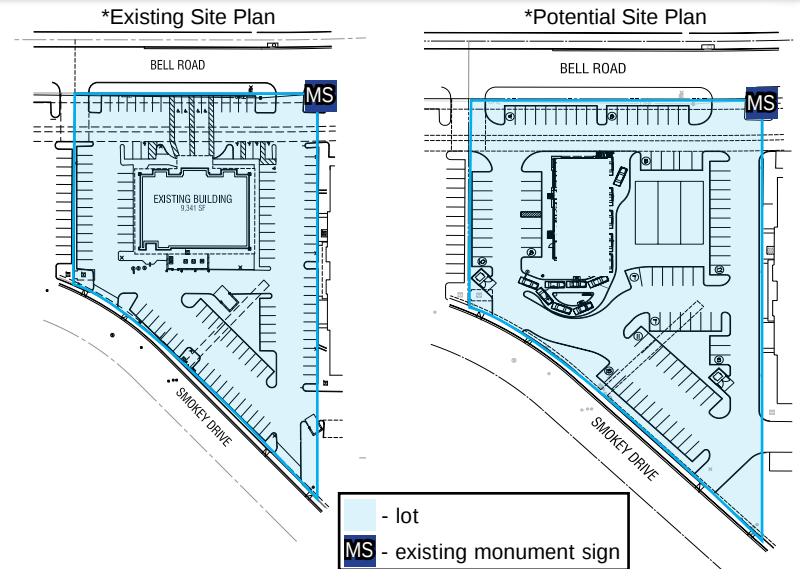


±9,342 square feet

Former cafeteria available for **lease**, possible **redevelopment**, or **build to suit** for service, retail, or medical uses

Highlights

- ±1.7 AC lot (124 parking spaces)
- 270 ft. of Bell Road frontage
- Four points of access: 2 on Bell Rd., 2 on Smokey Dr.
- Located along heavily-trafficked Bell Road, the primary arterial for the City of Surprise (±61,400 CPD)
- Area uses include hotels, office, and retail
- Area tenants include Batteries Plus, Harbor Freight, Wendy's, Burger King, Big Five Sporting Goods, 99 Cents Only, Peter Piper Pizza, and more

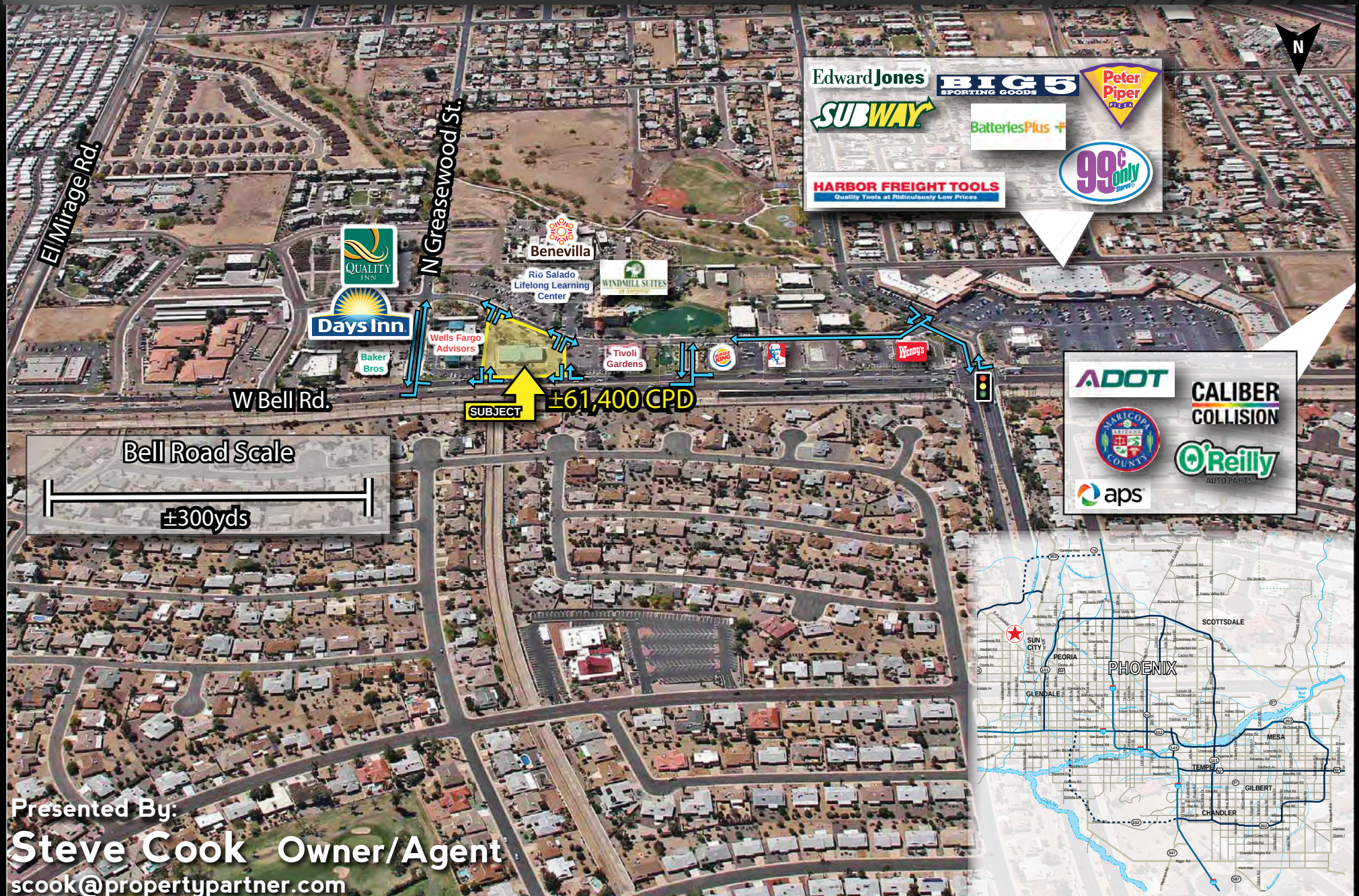


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Introducing: Cobalt Rehabilitation Hospital at West Valley

The Cobalt Rehabilitation Hospital of Surprise is a destination hospital dedicated to serving a wide range of physical rehabilitation patients. This includes those suffering from strokes, trauma, hip fractures, brain injuries, concussions, orthopedic issues, and/or Parkinson's disease, as well as many other inpatient and outpatient diagnoses. Each patient stay includes upscale, hotel-like amenities. The hospital opened in early 2016 for both inpatient as well as outpatient programs.



source: <http://cobaltrehab.com/surprise-az/>



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**New Bell Road &
Grand Avenue
Interchange**

W. Grand Ave.

W. Bell Rd

**Cobalt Rehabilitation
Hospital**



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7377 E Doubletree Ranch Road • Suite A-160 • Scottsdale, Arizona 85258 • 480.505.0919 • www.esceecommercial.com

Grand Avenue & Bell Road Interchange Construction

To improve congestion at the busy Bell Road intersection, the Arizona Department of Transportation (ADOT) constructed a new Bell Road bridge over US 60 (Grand Avenue) and the adjacent railroad tracks. The bridge replaces the current ground-level intersection. With this new interchange, through traffic on Grand Avenue no longer stops at Bell Road. Instead, the two roadways are connected via new on- and off-ramps constructed within the Grand Avenue median. The interchange was completed and open for use in early March 2017.

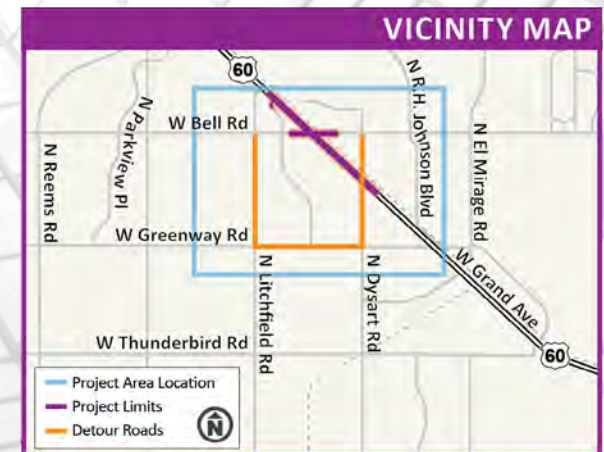
Source: [https://www.azdot.gov/projects/phoenix-metro-area/us-60-\(grand-avenue\)-and-bell-road-interchange](https://www.azdot.gov/projects/phoenix-metro-area/us-60-(grand-avenue)-and-bell-road-interchange)



NOW OPEN



Conceptual rendering of new Grand Avenue/Bell Road Interchange



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Surprise Heritage District - Commercial Rezoning

The property is located in the new Surprise Heritage District - **Zoning: SHD-CO**

Within the SHD, there are two overlay zones used to regulate allowed land uses and developments standards such as set-backs, density, and building heights. The Residential Overlay (SHD-RO) focus on residential areas within the SHD while the Commercial Overlay (SHD-CO) facilitates shopping for residents and visitors with appropriate consumer-oriented retail and service functions. The boundaries between these overlays follow the general development pattern of the existing residential and commercial properties.

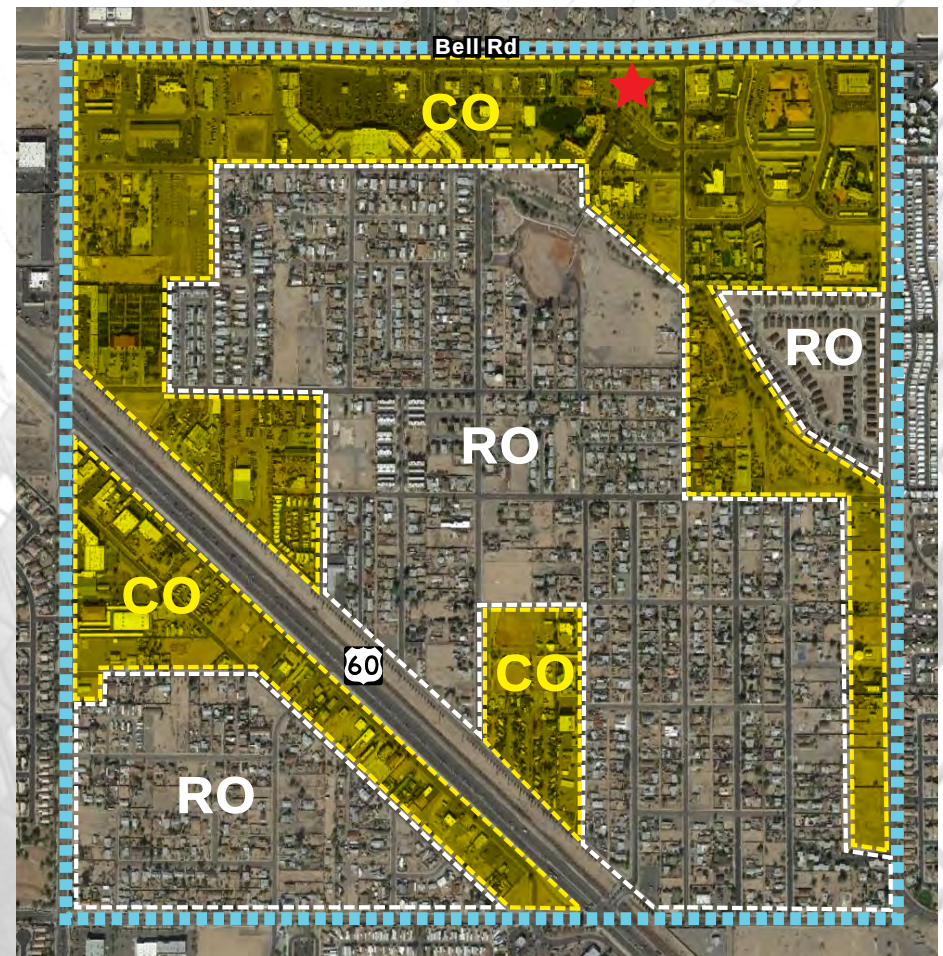
The Commercial Overlay (CO) consolidates commercial land uses into one zoning overlay:

- Merge commercial/industrial zoning districts
- Commercial and industrial districts will become SHD-CO
- Promote the local businesses that are compatible and support the neighborhood

Allows variety of development projects:

- Mix of neighborhood-scale commercial, retail, entertainment, and mixed-use development
- Promotes integrated-use development projects
- Allows multi-family and true mixed-use buildings

The new Surprise Heritage District promotes local arts and culture businesses that are compatible and supportive of the residential neighborhoods.



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source: <https://www.surpriseaz.gov/DocumentCenter/View/33493>