

FOR SALE

MEDICAL/PROFESSIONAL OFFICE BUILDING



AUVIANA
14757 W MOUNTAIN VIEW BLVD
SURPRISE, AZ 85374



UPLAND GROUP INC.
COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284 | 480.820.9229 | WWW.UPLANDGROUP.COM

AUVIANA MEDICAL/PROFESSIONAL OFFICES
14757 W MOUNTAIN VIEW BLVD
SURPRISE, AZ 85374

FOR SALE



PROPERTY FEATURES

- ±2,244 SF Medical/Professional Office
- New Construction 2020, Ready for Interior Buildout in Grey Shell Condition.
- Excellent Location & Visibility
- Rare Ownership Opportunity in Surprise, AZ
- Nearby Hospitals & Medical Providers
- ±1 mile to Bell Rd./Grand Avenue, ±2 miles to Loop 303
- Abundant Parking, Covered Reserved Parking.
- High Residential Growth Area, Sun City
- Surrounded by Ample Restaurants and Retailers

BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM

OWNER/AGENT

CIARA CLINE

480.420.2308

CIARAC@UPLANDGROUP.COM



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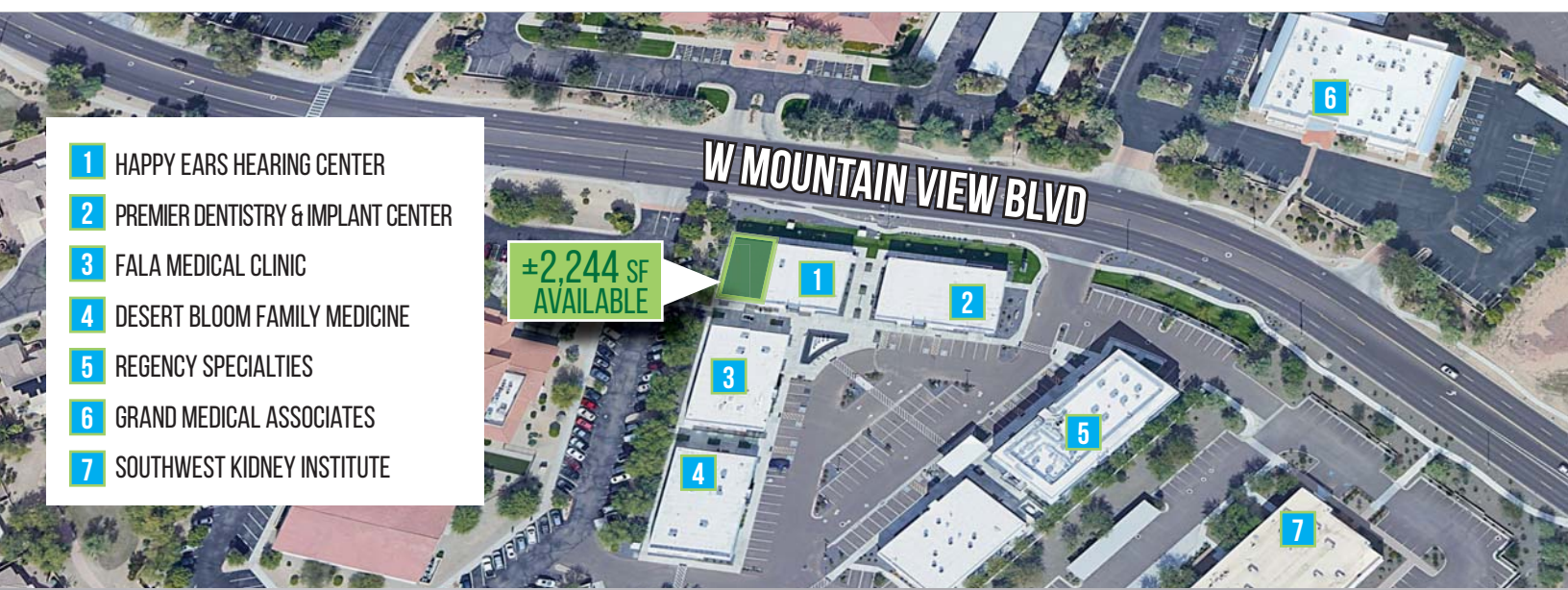
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- 1 HAPPY EARS HEARING CENTER
- 2 PREMIER DENTISTRY & IMPLANT CENTER
- 3 FALA MEDICAL CLINIC
- 4 DESERT BLOOM FAMILY MEDICINE
- 5 REGENCY SPECIALTIES
- 6 GRAND MEDICAL ASSOCIATES
- 7 SOUTHWEST KIDNEY INSTITUTE

±2,244 SF AVAILABLE

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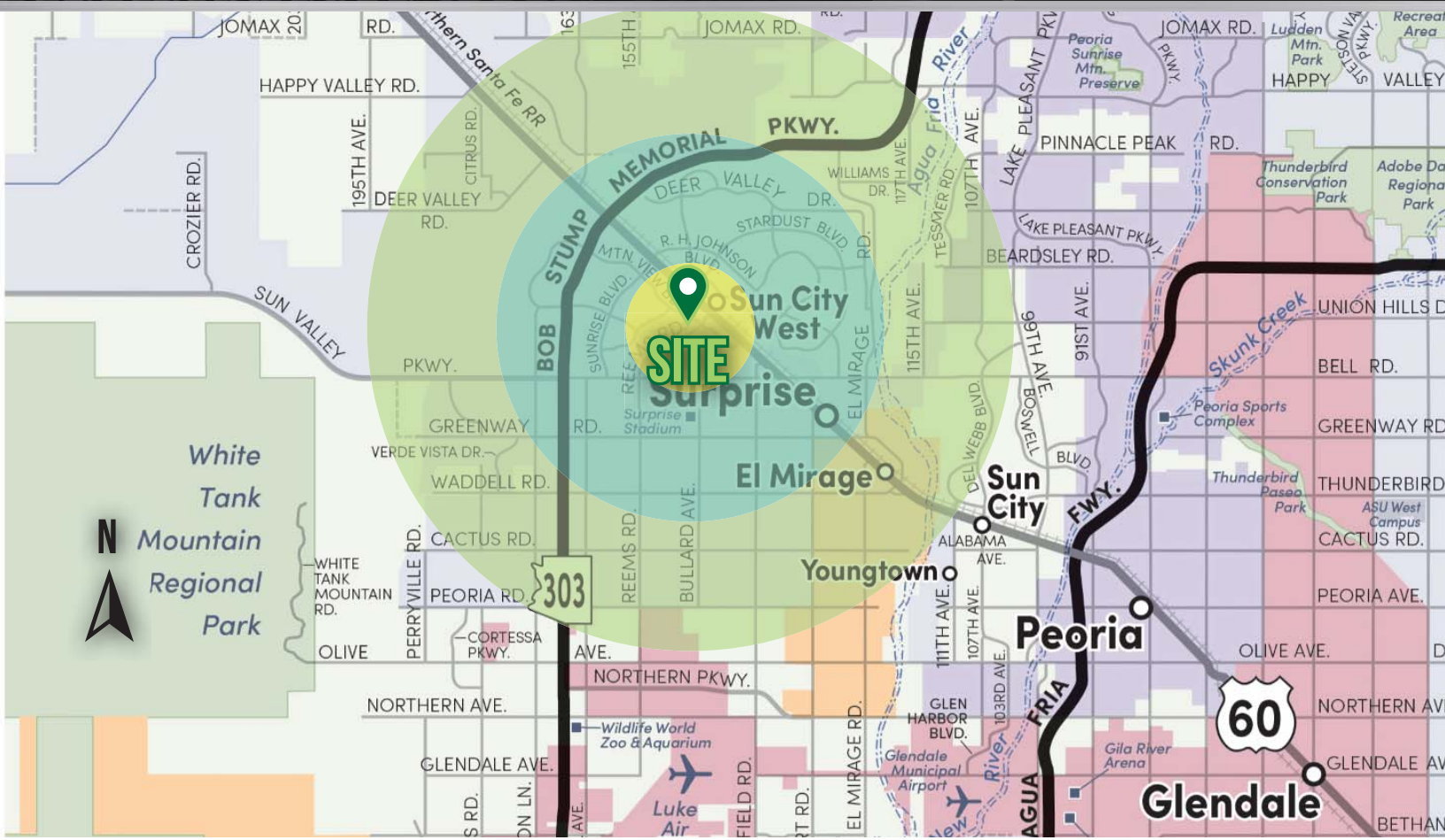


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DEMOGRAPHIC HIGHLIGHTS	1-MILE	3-MILES	5-MILES
2023 Total Population	10,421	84,894	211,968
2023 Total Households	5,212	39,797	83,061
2023 Median Household Income	\$66,082	\$69,214	\$77,206
2023 Median Home Value	\$404,652	\$362,777	\$354,999
2023 Median Age	67.8	62.7	43.1

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