



PADS for Sale

Crossroads Lakes Professional Offices

12647 – 12691 W Smokey Dr, Surprise, AZ 85378

FOR SALE: **Pad A:** +/- 6,359 SF (\$83 PSF) - \$527,797

FOR SALE: **Pad E:** +/- 6,359 SF (\$83 PSF) - \$527,797

FOR SALE: **Pad C:** +/- 6,359 SF (\$83 PSF) - \$527,797

FOR SALE: **Pad G:** +/- 9,317 SF (\$83 PSF) - \$773,311



Andrea Davis, CCIM
480.225.0838
Andrea@DavisCREAZ.com



Christine Juby
480.239.3645
CJ@DavisCREAZ.com

www.DavisCREAZ.com



Property Overview

- Zoned C-2
- All utilities brought to PAD's
- Parking 5/1000
- Covered parking structures
- Monument Signage Available
- Fully landscaped
- City of Surprise supporting incoming businesses to Crossroads Complex
- Property adjacent to existing retail, greenbelt park, and coffee shops/restaurants

Rare opportunity to purchase a PAD in a fully developed property. Fully landscaped, covered parking structures, striped uncovered parking, outside common area lighting and ingress and egress already in place, sidewalks roadways and all utilities brought to the PAD. The only thing left to do is build your building.

Property is adjacent to a Lake, backs onto a greenbelt and provides walkable access to restaurants and retail amenities. Wonderful location for a daycare.



PAD
A

FOR SALE: PAD A - +/- 6,359 SF | \$527,797



PAD
C

FOR SALE: PAD C - +/- 6,359 SF | \$527,797



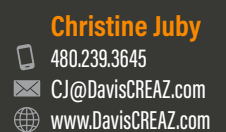
PAD
E

FOR SALE: PAD E - +/- 6,359 SF | \$527,797



PAD
G

FOR SALE: PAD G - +/- 9,317 SF | \$773,311

[illegible]

AREA DETAILS



141,664

Population



51,125

Households



110,738

Daytime Population



\$84,672

**Average Household
Income**



41.2

Median Age



7,000+

Businesses



20,440

Jobs



819

Employers



**40 Min
to Sky Harbor**



**200,000+
Spring Training**

*source City of Surprise



480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

Davis Commercial AZ is committed to helping our clients realize their commercial real estate vision. Our dedication to clients is the center of everything we do. With more than 70 years of accumulated experience, Davis Commercial personalizes each transaction. We are experts in the varied Phoenix Metropolitan commercial real estate market. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Initial and repeat clients of Davis Commercial gain from our undivided support, attention, and effort.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos, and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at www.daviscreeaz.com.



Proud
supporter of  Orphanages
Worldwide
www.200orphanagesworldwide.org



Dana McDonald — 480.387.0106
Business Development Officer / Residential & Commercial Services
Stewart Title - Arizona
dana.mcdonald@stewart.com
www.stewart.com/phoenix

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.