

SURPRISE CITY CENTER



DEVELOPMENT BY



NEW GROCERY | ENTERTAINMENT | RESTAURANT | RETAIL | FITNESS DESTINATION



BULLARD AVE & BELL RD

Surprise, AZ



property summary

AVAILABLE	1,200 up to 100,000 SF	MIXED USE DEVELOPMENT	Phase 1: ±10 Acres
LEASE RATE	Call for Rate	ZONING	Pad, City of Surprise

LOCATION HIGHLIGHTS

- » High profile restaurant & retail space available
- » Dense, well-established neighborhoods in the surrounding area
- » Minutes away from the City of Surprise's municipal complex
- » Just north of Surprise Community Park and Surprise Stadium (MLB Spring Training for the Texas Rangers and Kansas City Royals)
- » Less than 2 miles from Valley Vista High School (2,470 students)
- » Located near Ottawa University's Surprise Campus with a student population of 820 students. In October 2019, a \$20M student housing development completed construction. The four-story residence hall is 76,000 SF and has 308 beds and a 26,000 SF student union common area

TRAFFIC COUNTS

N	N/A VPD (NB)	E	±45,943 VPD (EB)
S	±7,552 VPD (SB)	W	±39,098 VPD (WB)

ADOT 2022



WEST VALLEY IS THE
FASTEST GROWING
Industrial Markets
In The Country



PHOENIX
#3
IN THE
TOP 5
Warehousing Markets

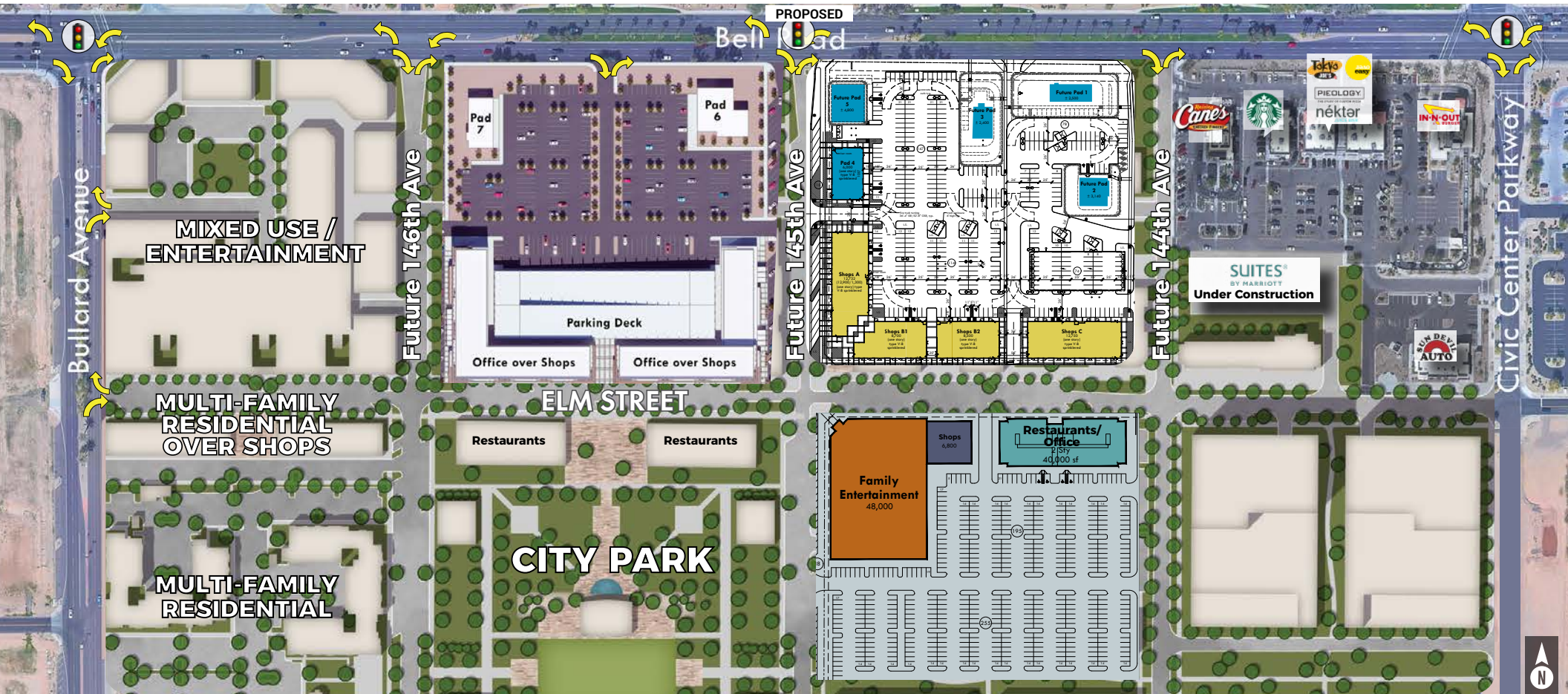
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BULLARD AVE & BELL RD



site plan



TENANT	SF
Shops A	12,732
Shops B1	8,700

TENANT	SF
Shops B2	8,500
Shops C	12,750

TENANT	SF
PAD 1	2,500
PAD 2	3,140
PAD 3	2,400

TENANT	SF
PAD 4	6,000
PAD 5	4,800

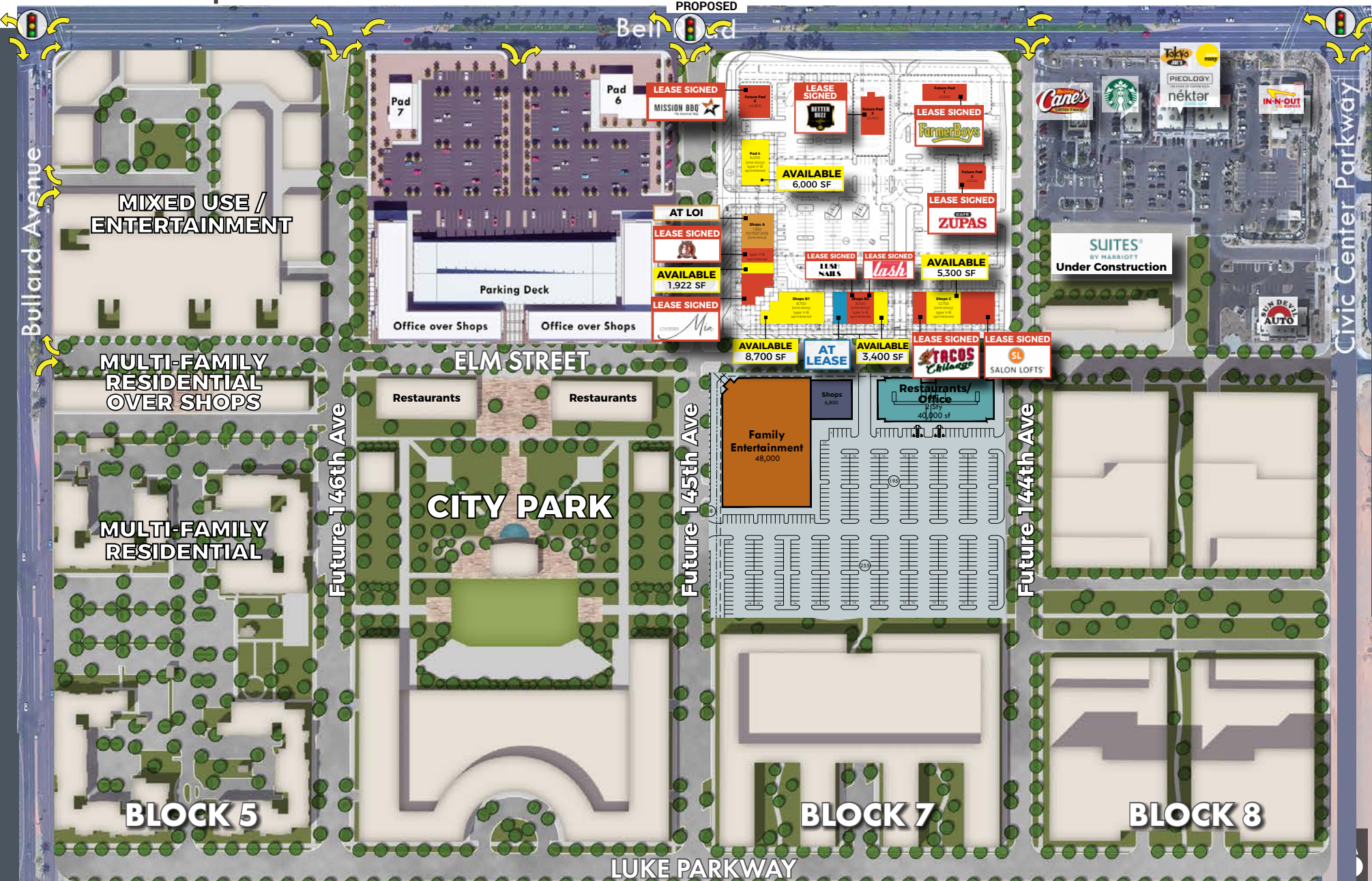
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site plan



zoom aerial



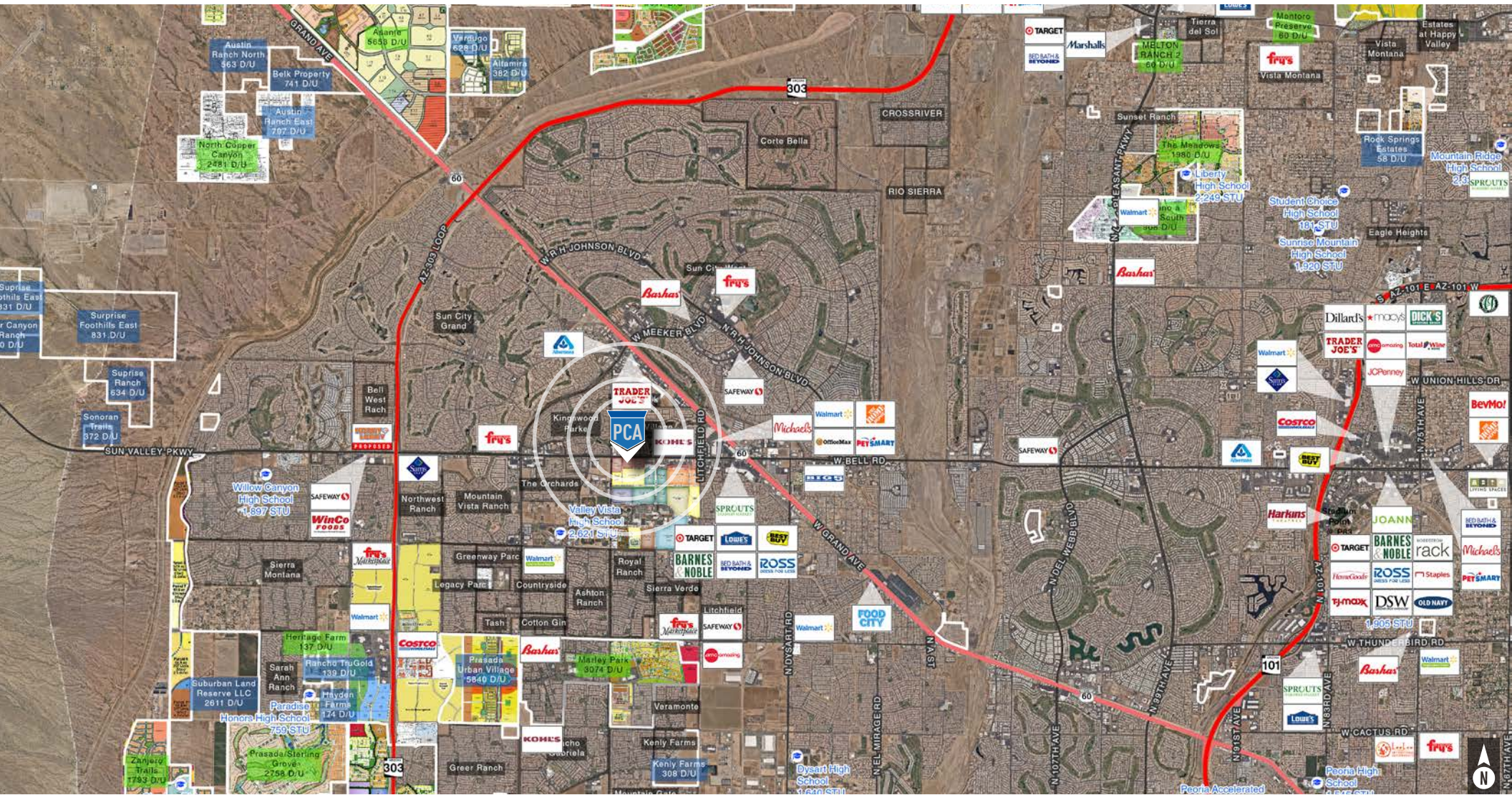
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retail aerial



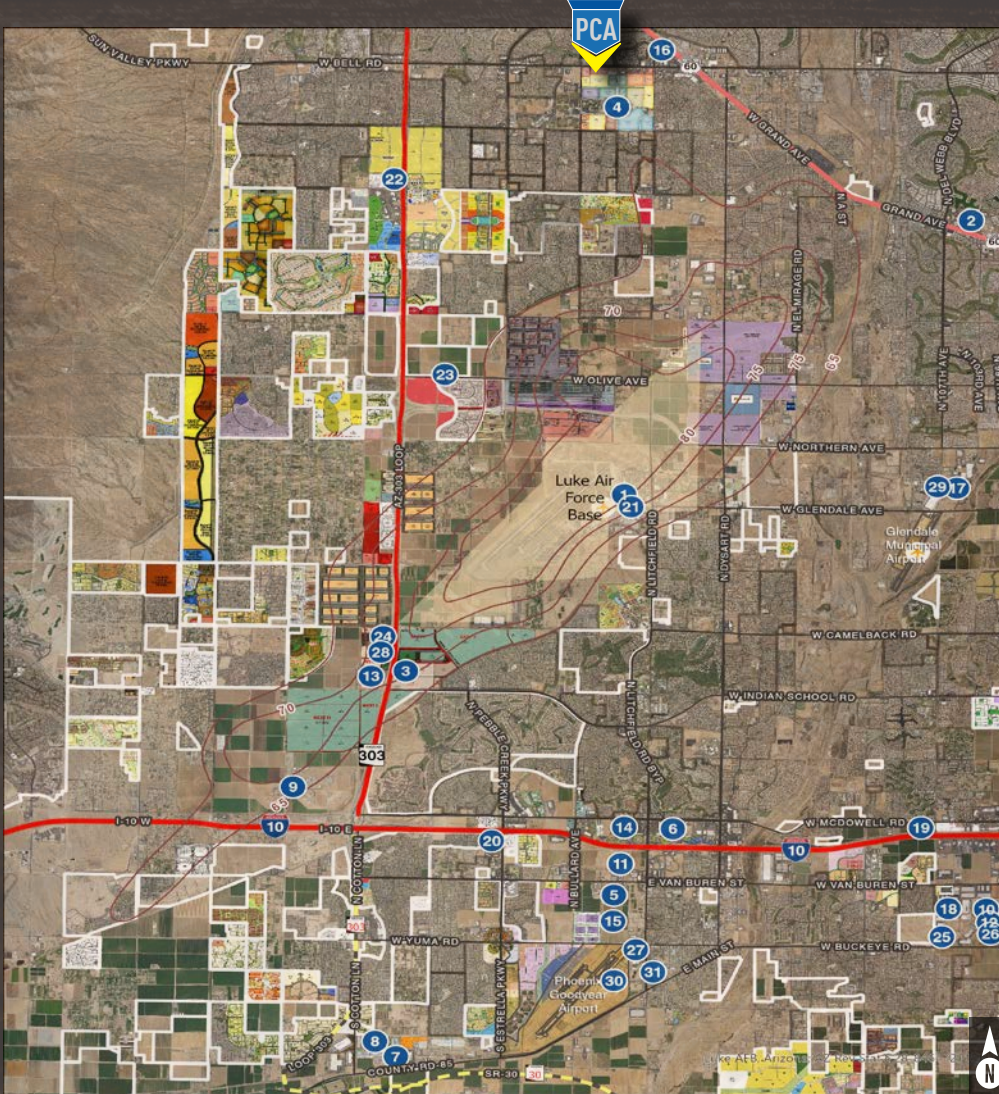
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employment area



Top Employers

1. Luke Us Air Force Base	6900
2. Banner Boswell Med Ctr	2001
3. UPS Logistics (Expansion)	1858
4. City of Surprise	1230
5. Chewy, Inc. Distr.	1200
6. Abrazo West Campus	1009
7. Macy's Inc.	1008
8. Amazon Fulfillment	975
9. Arizona Dept. of Corrections	841
10. Albertsons Distr. Ctr	810
11. Western Regional Med Ctr	768
12. Atlas Retail Services	649
13. Sub-Zero	590
14. Mc Lane Sunwest	550
15. Nike/AIR MI	505
16. Walmart Supercenter	500
17. Conair Corp.	450
18. PepsiCo	444
19. Akos	400
20. Walmart Supercenter	360
21. Lockheed Martin	350
22. Walmart Supercenter	342
23. Rousseau Farming Co.	339
24. REI Distr. Ctr	325
25. Tyson Foods Inc.	322
26. Kroger Distr. Ctr	321
27. Cavco Ind.	321
28. Dick's Sporting Goods Distr. Ctr	308
29. NPL Construction Co	290
30. Aersale	273
31. Cornell Cookson	265

Legend

— Luke Air Force Base Noise Contours

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renderings



SURPRISE CITY CENTER



elevations



**SURPRISE
CITY CENTER**



demographics

2022 ESRI ESTIMATES



POPULATION

	1-Mile	3-Miles	5-Miles
2022 Total Population	11,260	103,687	214,033
2027 Total Population	11,448	106,473	219,664



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2022 Housing Units	5,556	47,494	93,747
Owner Occupied	59.5%	76.6%	79.3%
Renter Occupied	40.5%	23.4%	20.7%
Vacant	14.9%	11.2%	11.1%



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2022 Households	4,729	42,164	83,366
2027 Households	4,842	43,159	85,341



DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles
2022 Total Daytime Pop	11,474	98,358	182,024
Workers	4,891	34,317	50,660
Residents	6,583	64,041	131,364



2022 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$79,135	\$88,791	\$90,683
Median HH Income	\$61,233	\$69,619	\$71,330
Per Capita Income	\$33,655	\$36,167	\$35,331



BUSINESSES

	1-Mile	3-Miles	5-Miles
2022 Businesses	389	2,187	3,015



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Increasing growth in
Surprise, AZ



SURPRISE IS RAPIDLY GROWING

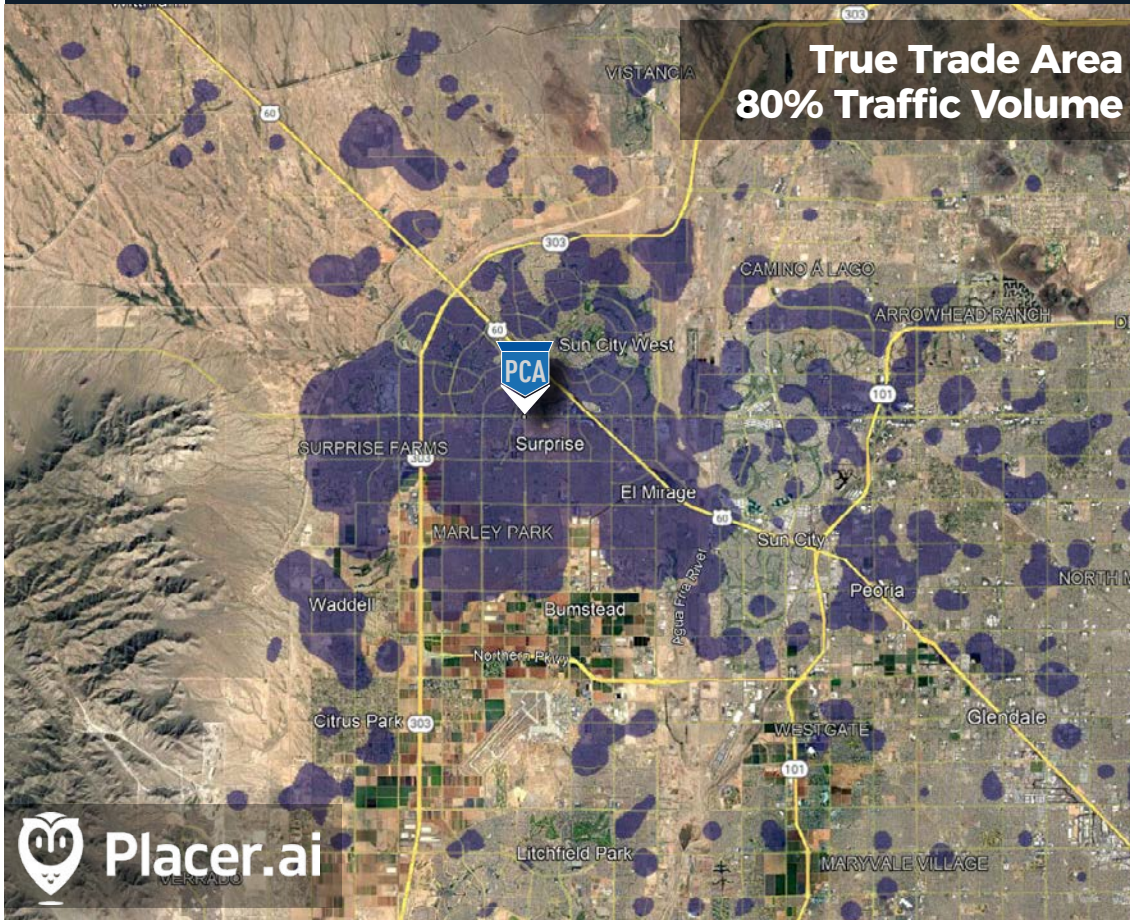
The City of Surprise, a suburb of Phoenix, is located 45 minutes from downtown Phoenix and is one of the fastest-growing cities in Maricopa County for both residential and business population. Since the beginning of 2019, the Surprise Economic Development has added 1.2M SF of construction with an investment of \$170M into the community, creating 834 jobs and opening 35 new businesses. At the close of FY2020, Surprise issued a total of 2,076 residential permits and 518 commercial permits. Over the past 17 plus years, the population of Surprise has grown nearly 350% where more than 140k people call home (the extended trade area has a population of nearly 250k people). Surprise is projected to continue its incredible growth, reaching 215,000 residents and 60,000 local jobs by 2030.

SOURCE: City of Surprise Economic Development

INTERSECTION TRAFFIC

Highly trafficked intersection, that pulls from all over the West Valley. In the last 12 months over 1.6 Million unique devices were seen at the intersection.

**True Trade Area
80% Traffic Volume**



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mobile device data

NEARBY RETAILERS

Foot Traffic seen at nearby retailers

In the last 12 months:

Rank based on estimated visits



ESTIMATED VISITS

493.1K



ESTIMATED VISITS

239.0K



ESTIMATED VISITS

198.5K



ESTIMATED VISITS

146.9K



ESTIMATED VISITS

57.6K



JV DEVELOPMENT BY



exclusively listed by

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ZACHARY PACE
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DILLON YOUNG
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