

SURPRISE MARKETPLACE

Sam's Club Anchored Development

SEC of Loop 303 and Bell Rd.
Surprise, Arizona 85374



Available Pad Site is 20,000 SF

PHASE II TENANTS:

- 101 - VERIZON
- 105 - SUMO SNOW
- 109 - DENNY'S



PROPERTY DETAILS:

- New major destination shopping center at Loop 303 Freeway & Bell Road
- Bell Road is the strongest East-West corridor in the Northwest Valley. This intersection serves Surprise, Surprise Farms, Sun City Grand and Vistancia
- Demographic is a diverse mixture of young families and upper-middle-class retirees

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2017)	16,186	83,814	150,256
Population (2022)	17,736	91,934	165,048
Household Income (2017)	\$63,564	\$65,332	\$62,964
Household Income (2022)	\$75,516	\$76,810	\$74,082
Household Size (2017)	2.8	2.5	2.5
Total Daytime Employees (2017)	2,492	14,901	9,195
Median Age (2017)	38.3	42.3	43.2

TRAFFIC COUNTS

Loop 303 Freeway	45,000 VPD
Bell RD	39,000 VPD

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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BASIC SUMMARY REPORT

1 mile **3 miles** **5 miles**

POPULATION

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
Population (2017)	16,186	83,814	150,256
Projected Population (2022)	17,736	91,934	165,048
% Growth (2017- 2022)	1.9%	1.9%	2.0%

HOUSEHOLDS

Households Avg (2017)	5,863	32,975	59,967
Household Size	2.8	2.5	2.5

EMPLOYMENT

Total Employers (2017)	313	1,641	3,302
Workplace Employees (2017)	2,492	14,901	29,195

RACE

% White	80.1%	81.5%	79.7%
% Hispanic	17.0%	16.7%	18.9%
% Black	6.3%	5.5%	5.6%
% Asian	2.9%	3.0%	3.2%
% Other	5.8%	5.3%	6.6%
White	12,971	68,287	119,694
Hispanic	2,744	13,974	28,367
Black	1,018	4,569	8,389
Asian	476	2,494	4,818
Other	932	4,402	9,983

HOUSING

% Renter Occupied Housing Units	19.3%	18.4%	19.0%
% Owner Occupied Housing Units	80.7%	81.6%	81.0%
Median Home Value	\$197,271	\$220,561	\$211,965

INCOME

Average Household Income (2017)	\$69,159	\$72,914	\$71,677
Projected Average Household Income (2022)	\$82,157	\$87,672	\$86,782
Per Capita Income (2022)	\$28,892	\$33,432	\$33,575

COLLEGE EDUCATION (Age 25+)

% < 9th Grade	1.9%	1.8%	2.3%
% Some High School	6.7%	5.0%	4.9%
% High School	26.2%	24.3%	25.4%
% Some College	28.4%	29.1%	28.5%
% College - Associates Degree	9.9%	9.6%	9.3%
% College - Bachelors Degree	18.1%	20.2%	19.2%
% College - Masters Degree	65.2%	68.9%	67.4%
% College - Professional/Doctorate Degree	26.9%	30.2%	29.6%

AGE

Median Age	38.3	42.3	43.2
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