



# THE VILLAGE AT SURPRISE

NWC LITCHFIELD RD AND BELL RD | SURPRISE, AZ

FORMER RESTAURANT END CAP: 2,851 SF, SHOPS UP TO 2,200 SF (DIVISIBLE)



## PROJECT HIGHLIGHTS:

- High Profile Space Available at the Dominant Retail Intersection in Surprise
- Tremendous Retail Synergy at the Intersection – Kohl's, Super Walmart, PetSmart, Home Depot, etc. Driving Daily Needs Customers to the Site
- Average Household Incomes over \$72k in a 5 Mile Radius
- Monument Signage Available Fronting Bell Rd

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population	8,092	97,058	214,864
Daytime Population	13,669	93,214	193,800
Average HH Income	\$63,658	\$71,221	\$72,148

## TRAFFIC COUNTS:

W Bell Rd: 41,529 VPD west of Litchfield & 45,990 VPD east of Litchfield  
 Litchfield Rd, south of Bell Rd: 21,046 VPD (City of Surprise, 2019)



## FOR INFORMATION CONTACT:

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SUITE	TENANT	±SF
1	<b>AVAILABLE</b> <b>DO NOT DISTURB</b>	<b>2,851 SF</b>
3	H&R BLOCK	1,000 SF
4	RED STAR VAPOR	1,274 SF
5	SHEAR VARIATIONS	1,354 SF
6	E.D. MARSHALL JEWELERS	885 SF
7	BAIN CHIROPRACTIC	1,328 SF
<b>8 &amp; 9</b>	<b>AVAILABLE</b>	<b>2,200 SF</b> <b>(DIVISIBLE)</b>
10-14	SEARS HOME APPLIANCE	5,061 SF
15	FANTASTIC SAM'S	1,200 SF
16	NAILS	1,106 SF
17	CHECK INTO CASH	1,106 SF
18	EDIBLE ARRANGEMENTS	1,310 SF
21	VALLEY MEDICAL SUPPLIES	3,434 SF
22	BUILD-A-BIKE	2,976 SF



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**FORMER RESTAURANT END CAP: 2,851 SF AVAILABLE PLUS PATIO**

**SHOP SPACE UP TO 2,200 SF AVAILABLE (DIVISIBLE)**



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## DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.63855  
Longitude: -112.35951

	1 mile	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2000 Total Population	5,365	43,771	87,160
2010 Total Population	7,471	88,228	192,779
2019 Total Population	8,092	97,058	214,864
2024 Total Population	8,553	104,477	230,062
2019-2024 Annual Rate	1.11%	1.48%	1.38%
2019 Total Daytime Population	13,669	93,214	193,800
Workers	8,257	31,360	53,995
Residents	5,412	61,854	139,805
<b>HOUSEHOLD SUMMARY</b>			
2000 Households	2,565	19,717	42,994
2010 Households	3,655	35,799	80,355
2019 Households	3,962	38,985	87,893
2024 Households	4,180	41,605	93,302
<b>2019 HOUSING UNIT SUMMARY</b>			
Owner Occupied Housing Units	54.8%	63.9%	67.3%
Renter Occupied Housing Units	26.0%	20.1%	17.2%
<b>2019 HOUSEHOLD INCOME &amp; HOME VALUE</b>			
Average Household Income	\$63,658	\$71,221	\$72,148
Average Home Value	\$210,350	\$256,360	\$261,162
<b>2019 POPULATION BY RACE/ETHNICITY</b>			
Total	8,093	97,058	214,864
White Alone	84.4%	75.8%	78.0%
Black Alone	4.5%	5.9%	5.4%
American Indian Alone	0.5%	0.8%	0.8%
Asian Alone	1.7%	2.5%	2.5%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	4.9%	10.5%	9.2%
Two or More Races	3.8%	4.4%	4.0%
Hispanic Origin	14.3%	23.9%	21.6%
Diversity Index	46.0	63.2	59.6
<b>2019 POPULATION BY AGE</b>			
Total	8,093	97,059	214,864
0 - 4	4.1%	6.4%	6.1%
5 - 9	4.1%	6.3%	6.0%
10 - 14	4.2%	6.0%	5.6%
15 - 24	8.3%	9.9%	9.0%
25 - 34	9.3%	11.5%	10.4%
35 - 44	8.3%	11.2%	10.6%
45 - 54	8.4%	8.9%	8.4%
55 - 64	9.3%	8.6%	9.3%
65 - 74	15.5%	13.6%	16.2%
75 - 84	17.0%	11.2%	12.4%
85 +	11.5%	6.3%	6.0%
18 +	85.2%	77.9%	79.2%
2019 Median Age	58.6	43.7	47.4
<b>2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b>			
Total	6,418	69,258	157,445
Some College, No Degree	26.9%	26.2%	26.9%
Associate Degree	11.0%	10.1%	9.2%
Bachelor's Degree	17.9%	17.2%	17.5%
Graduate/Professional Degree	8.0%	8.9%	9.5%