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**ADDRESS**

13732 W Bell Road | Surprise, AZ 85374

**AVAILABILITY**

- 3,333 sf - (former office space)
- 1,328 sf - (former Starbucks)
- 9,462 sf - (former Pier 1 Imports)

**FEATURES**

- Located at the intersection of two major traffic corridors
- One of the biggest regional draws in the Northwest Valley
- Over 50 retailers at intersection

**TRAFFIC COUNT**

- Grand Avenue: ±27,154 CPD
- Bell Road: ±61,961 CPD



**2020 DEMOGRAPHICS**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population	9,666	99,249	223,386
Average Household Income	\$67,235	\$74,085	\$74,197
Daytime Employment	6,452	25,738	46,600

**SURPRISE TOWNE CENTER**

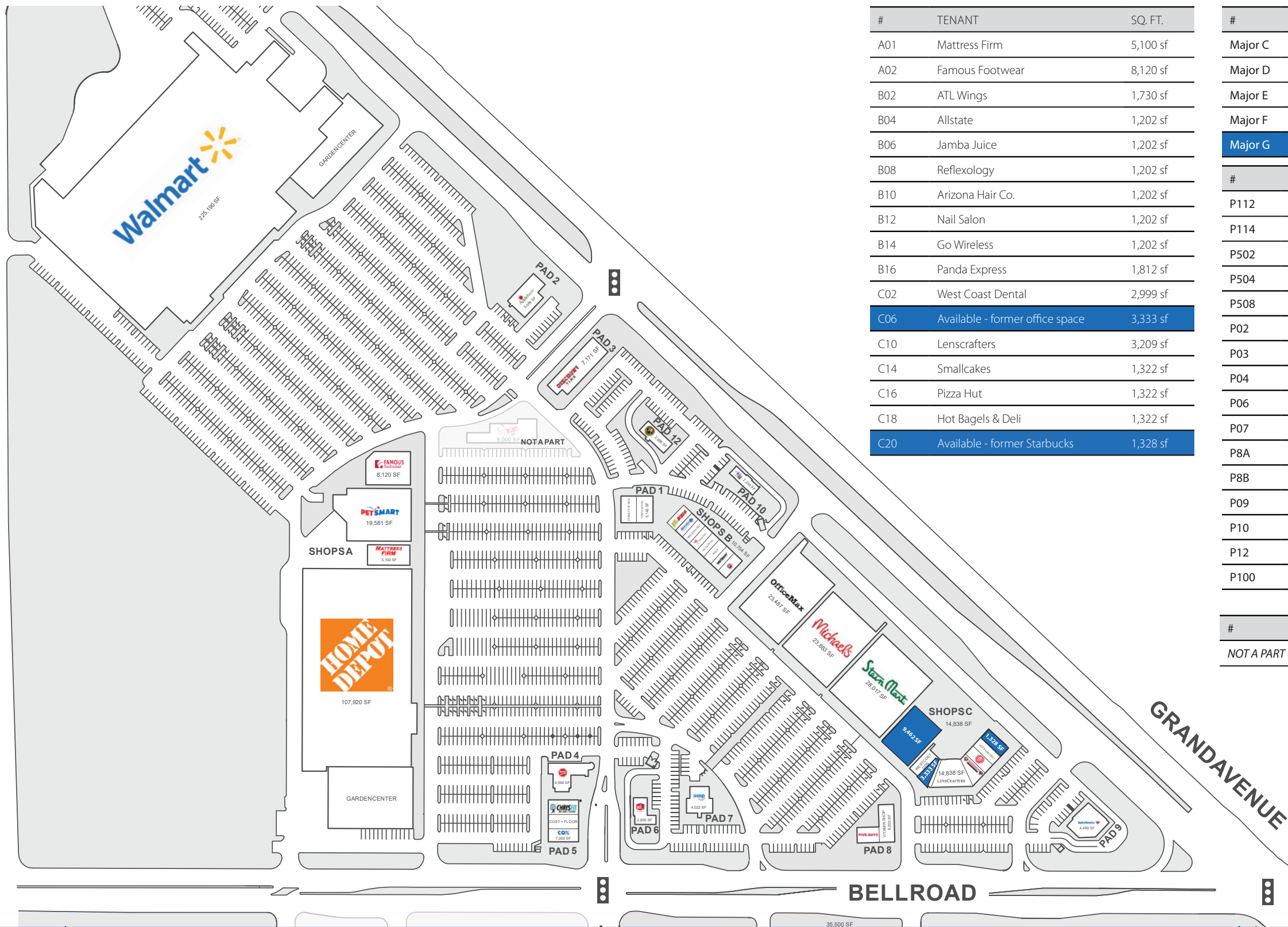
Notable Tenants

- |                   |                  |                   |
|-------------------|------------------|-------------------|
| • Walmart         | • The Home Depot | • PetSmart        |
| • OfficeMax       | • Michael's      | • Panda Express   |
| • Famous Footwear | • Discount Tire  | • Pizza Hut       |
| • Stein Mart      | • Mattress Firm  | • Bank of America |



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#	TENANT	SQ. FT.
A01	Mattress Firm	5,100 sf
A02	Famous Footwear	8,120 sf
B02	ATL Wings	1,730 sf
B04	Allstate	1,202 sf
B06	Jamba Juice	1,202 sf
B08	Reflexology	1,202 sf
B10	Arizona Hair Co.	1,202 sf
B12	Nail Salon	1,202 sf
B14	Go Wireless	1,202 sf
B16	Panda Express	1,812 sf
C02	West Coast Dental	2,999 sf
C06	Available - former office space	3,333 sf
C10	Lenscrafters	3,209 sf
C14	Smallcakes	1,322 sf
C16	Pizza Hut	1,322 sf
C18	Hot Bagels & Deli	1,322 sf
C20	Available - former Starbucks	1,328 sf

#	TENANT	SQ. FT.
Major C	PetSmart	19,581 sf
Major D	OfficeMax	23,487 sf
Major E	Michaels	23,883 sf
Major F	Stein Mart	28,034 sf
Major G	Available - former Pier 1 Imports	9,462 sf
P112	Tom Yum Thai	2,025 sf
P114	Streets of New York	3,121 sf
P502	Chirofit	1,719 sf
P504	Cost & Floor	1,757 sf
P508	Cox Communications	3,524 sf
P02	Applebee's	5,069 sf
P03	Discount Tire	7,171 sf
P04	Brake Masters	4,568 sf
P06	Jack In The Box	2,900 sf
P07	IHOP	4,022 sf
P8A	Vitamin Shoppe	3,432 sf
P8B	Five Guys Burgers	2,607 sf
P09	Bank of America	4,499 sf
P10	Taco Bell	2,338 sf
P12	Einstein's Bagels	2,998 sf
P100	Home Depot	107,920 sf

#	TENANT	SQ. FT.
NOT A PART	Biscuits Cafe	8,000 sf



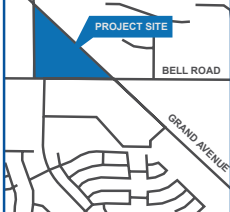
Total Site Area  
**52.93 Acres**

Building Area  
**528,066 Square Feet**


Parking  
**2,640 (5:1,000) Spaces**

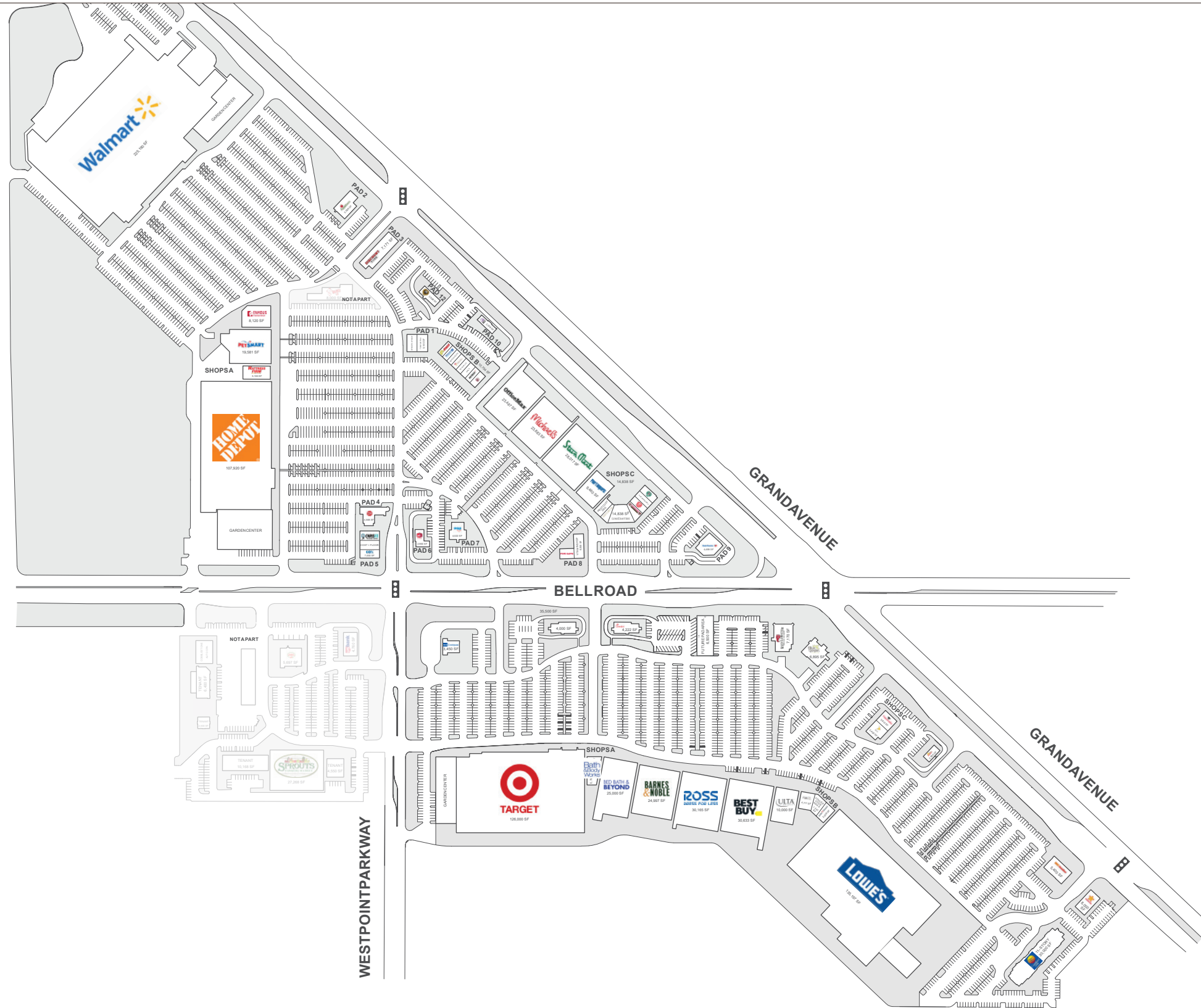
## Surprise Towne Center

Surprise, Arizona



N.W.C of Bell Road & Grand Avenue

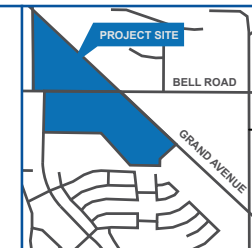




Total Site Area  
97.94 Acres  
Building Area  
1,000,766 Square Feet  
Parking  
5,033 (5:1,000) Spaces

## Surprise Towne Center & Marketplace

Surprise, Arizona



NWC & SWC Bell Road & Grand Ave







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NWC Bell Road & Grand Avenue						
Surprise, AZ 85374						
	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2020)	9,666		99,249		223,386	
Projected Population (2025)	10,698		109,790		246,592	
Census Population (2010)	8,858		86,896		196,551	
Census Population (2000)	7,046		44,337		96,371	
Projected Annual Growth (2020 to 2025)	1,032	2.1%	10,541	2.1%	23,206	2.1%
Historical Annual Growth (2010 to 2020)	808	0.9%	12,353	1.4%	26,835	1.4%
Historical Annual Growth (2000 to 2010)	1,812	2.6%	42,558	9.6%	100,180	10.4%
Estimated Population Density (2020)	3,078 psm		3,512 psm		2,845 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2020)	4,564		40,221		94,767	
Projected Households (2025)	4,844		42,751		100,562	
Census Households (2010)	4,156		35,036		83,493	
Census Households (2000)	3,108		19,838		47,672	
Estimated Households with Children (2020)	898	19.7%	10,991	27.3%	22,377	23.6%
Estimated Average Household Size (2020)	2.11		2.46		2.35	
<b>Average Household Income</b>						
Estimated Average Household Income (2020)	\$67,235		\$74,085		\$74,197	
Projected Average Household Income (2025)	\$73,479		\$80,218		\$80,701	
Estimated Average Family Income (2020)	\$71,743		\$83,725		\$86,371	
<b>Median Household Income</b>						
Estimated Median Household Income (2020)	\$48,785		\$60,985		\$61,830	
Projected Median Household Income (2025)	\$57,159		\$71,255		\$72,317	
Estimated Median Family Income (2020)	\$59,595		\$71,941		\$74,242	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2020)	\$31,779		\$30,054		\$31,513	
Projected Per Capita Income (2025)	\$33,298		\$31,264		\$32,944	
Estimated Per Capita Income 5 Year Growth	\$1,519	4.8%	\$1,209	4.0%	\$1,431	4.5%
Estimated Average Household Net Worth (2020)	\$414,120		\$513,147		\$548,010	
<b>Daytime Demos (2020)</b>						
Total Businesses	557		2,732		4,964	
Total Employees	6,452		25,738		46,600	
Company Headquarter Businesses	-	-	3	0.1%	7	0.1%
Company Headquarter Employees	-	-	1,454	5.6%	3,192	6.8%
Employee Population per Business	11.6		9.4		9.4	
Residential Population per Business	17.3		36.3		45.0	

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<b>NWC Bell Road &amp; Grand Avenue</b>		<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Surprise, AZ 85374</b>							
<b>Race &amp; Ethnicity</b>							
White (2020)	7,541	78.0%	73,163	73.7%	172,672	77.3%	
Black or African American (2020)	515	5.3%	6,231	6.3%	12,653	5.7%	
American Indian or Alaska Native (2020)	64	0.7%	823	0.8%	1,837	0.8%	
Asian (2020)	267	2.8%	3,150	3.2%	7,055	3.2%	
Hawaiian or Pacific Islander (2020)	14	0.1%	226	0.2%	399	0.2%	
Other Race (2020)	868	9.0%	11,282	11.4%	19,913	8.9%	
Two or More Races (2020)	397	4.1%	4,374	4.4%	8,857	4.0%	
Not Hispanic or Latino Population (2020)	7,390	76.5%	72,217	72.8%	172,070	77.0%	
Hispanic or Latino Population (2020)	2,276	23.5%	27,032	27.2%	51,315	23.0%	
Not Hispanic or Latino Population (2025)	8,066	75.4%	78,767	71.7%	187,183	75.9%	
Hispanic or Latino Population (2025)	2,632	24.6%	31,023	28.3%	59,409	24.1%	
Not Hispanic or Latino Population (2010)	7,136	80.6%	66,066	76.0%	159,554	81.2%	
Hispanic or Latino Population (2010)	1,722	19.4%	20,830	24.0%	36,997	18.8%	
Not Hispanic or Latino Population (2000)	5,568	79.0%	34,386	77.6%	83,308	86.4%	
Hispanic or Latino Population (2000)	1,478	21.0%	9,951	22.4%	13,063	13.6%	
Projected Hispanic Annual Growth (2020 to 2025)	356	3.1%	3,991	3.0%	8,094	3.2%	
Historic Hispanic Annual Growth (2000 to 2020)	799	2.7%	17,081	8.6%	38,253	14.6%	
<b>Age Distribution (2020)</b>							
Age Under 5	422	4.4%	5,645	5.7%	11,444	5.1%	
Age 5 to 9 Years	443	4.6%	5,956	6.0%	12,217	5.5%	
Age 10 to 14 Years	478	4.9%	5,900	5.9%	12,044	5.4%	
Age 15 to 19 Years	432	4.5%	4,992	5.0%	9,980	4.5%	
Age 20 to 24 Years	416	4.3%	4,531	4.6%	8,626	3.9%	
Age 25 to 29 Years	461	4.8%	5,943	6.0%	11,635	5.2%	
Age 30 to 34 Years	479	5.0%	6,358	6.4%	12,982	5.8%	
Age 35 to 39 Years	451	4.7%	5,818	5.9%	12,284	5.5%	
Age 40 to 44 Years	436	4.5%	4,823	4.9%	10,159	4.5%	
Age 45 to 49 Years	420	4.3%	4,409	4.4%	9,253	4.1%	
Age 50 to 54 Years	398	4.1%	4,182	4.2%	8,825	4.0%	
Age 55 to 59 Years	463	4.8%	4,790	4.8%	11,311	5.1%	
Age 60 to 64 Years	640	6.6%	5,825	5.9%	14,866	6.7%	
Age 65 to 74 Years	1,528	15.8%	14,160	14.3%	38,634	17.3%	
Age 75 to 84 Years	1,388	14.4%	11,118	11.2%	28,181	12.6%	
Age 85 Years or Over	811	8.4%	4,800	4.8%	10,943	4.9%	
Median Age	49.4		43.7		47.0		
<b>Gender Age Distribution (2020)</b>							
Female Population	5,379	55.6%	52,561	53.0%	118,766	53.2%	
Age 0 to 19 Years	931	17.3%	11,069	21.1%	22,445	18.9%	
Age 20 to 64 Years	2,257	42.0%	24,632	46.9%	53,046	44.7%	
Age 65 Years or Over	2,190	40.7%	16,861	32.1%	43,275	36.4%	
Female Median Age	51.1		45.1		48.3		
Male Population	4,288	44.4%	46,687	47.0%	104,620	46.8%	
Age 0 to 19 Years	844	19.7%	11,424	24.5%	23,241	22.2%	
Age 20 to 64 Years	1,907	44.5%	22,046	47.2%	46,896	44.8%	
Age 65 Years or Over	1,536	35.8%	13,217	28.3%	34,484	33.0%	
Male Median Age	47.3		42.1		45.5		

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**NWC Bell Road & Grand Avenue**

**Surprise, AZ 85374**

**Household Income Distribution (2020)**

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	91	2.0%	1,071	2.7%	2,903	3.1%
HH Income \$150,000 to \$199,999	127	2.8%	1,509	3.8%	4,052	4.3%
HH Income \$100,000 to \$149,999	396	8.7%	5,570	13.8%	13,873	14.6%
HH Income \$75,000 to \$99,999	482	10.6%	6,479	16.1%	14,390	15.2%
HH Income \$50,000 to \$74,999	1,112	24.4%	9,318	23.2%	21,393	22.6%
HH Income \$35,000 to \$49,999	771	16.9%	6,040	15.0%	14,428	15.2%
HH Income \$25,000 to \$34,999	558	12.2%	3,981	9.9%	9,117	9.6%
HH Income \$15,000 to \$24,999	567	12.4%	3,480	8.7%	8,330	8.8%
HH Income Under \$15,000	459	10.1%	2,774	6.9%	6,282	6.6%
HH Income \$35,000 or More	2,980	65.3%	29,986	74.6%	71,038	75.0%
HH Income \$75,000 or More	1,096	24.0%	14,628	36.4%	35,218	37.2%

**Housing (2020)**

Total Housing Units	5,316		45,060		106,937	
Housing Units Occupied	4,564	85.8%	40,221	89.3%	94,767	88.6%
Housing Units Owner-Occupied	3,196	70.0%	29,821	74.1%	75,300	79.5%
Housing Units, Renter-Occupied	1,368	30.0%	10,400	25.9%	19,466	20.5%
Housing Units, Vacant	752	16.5%	4,838	12.0%	12,171	12.8%

**Marital Status (2020)**

Never Married	1,819	21.9%	19,592	24.0%	38,773	20.7%
Currently Married	3,803	45.7%	40,484	49.5%	100,696	53.7%
Separated	250	3.0%	2,874	3.5%	5,671	3.0%
Widowed	1,080	13.0%	7,715	9.4%	18,264	9.7%
Divorced	1,370	16.5%	11,083	13.6%	24,276	12.9%

**Household Type (2020)**

Population Family	7,377	76.3%	82,843	83.5%	184,879	82.8%
Population Non-Family	2,257	23.3%	16,039	16.2%	37,460	16.8%
Population Group Quarters	33	0.3%	367	0.4%	1,047	0.5%
Family Households	2,564	56.2%	26,780	66.6%	62,690	66.2%
Non-Family Households	1,999	43.8%	13,441	33.4%	32,077	33.8%
Married Couple with Children	547	14.4%	6,862	17.0%	14,893	14.8%
Average Family Household Size	2.9		3.1		2.9	

**Household Size (2020)**

1 Person Households	1,782	39.0%	11,326	28.2%	27,592	29.1%
2 Person Households	1,707	37.4%	15,673	39.0%	39,841	42.0%
3 Person Households	411	9.0%	4,554	11.3%	9,573	10.1%
4 Person Households	351	7.7%	4,265	10.6%	8,963	9.5%
5 Person Households	182	4.0%	2,361	5.9%	4,919	5.2%
6 or More Person Households	132	2.9%	2,043	5.1%	3,879	4.1%

**Household Vehicles (2020)**

Households with 0 Vehicles Available	266	5.8%	1,779	4.4%	3,838	4.0%
Households with 1 Vehicles Available	2,242	49.1%	17,207	42.8%	40,359	42.6%
Households with 2 or More Vehicles Available	2,056	45.0%	21,235	52.8%	50,570	53.4%
Total Vehicles Available	7,023		69,076		162,756	
Average Vehicles Per Household	1.5		1.7		1.7	

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<b>NWC Bell Road &amp; Grand Avenue</b>		<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Surprise, AZ 85374</b>							
<b>Labor Force (2020)</b>							
Estimated Labor Population Age 16 Years or Over		8,233		80,659		185,468	
Estimated Civilian Employed		3,463	42.1%	39,218	48.6%	82,342	44.4%
Estimated Civilian Unemployed		258	3.1%	1,932	2.4%	3,763	2.0%
Estimated in Armed Forces		23	0.3%	290	0.4%	540	0.3%
Estimated Not in Labor Force		4,489	54.5%	39,219	48.6%	98,823	53.3%
Unemployment Rate		3.1%		2.4%		2.0%	
<b>Occupation (2020)</b>							
Occupation: Population Age 16 Years or Over		3,463		39,218		82,342	
Management, Business, Financial Operations		416	12.0%	5,207	13.3%	11,898	14.5%
Professional, Related		625	18.0%	7,109	18.1%	15,878	19.3%
Service		764	22.1%	8,391	21.4%	16,477	20.0%
Sales, Office		952	27.5%	11,106	28.3%	22,809	27.7%
Farming, Fishing, Forestry		18	0.5%	99	0.3%	148	0.2%
Construct, Extraction, Maintenance		297	8.6%	3,051	7.8%	6,092	7.4%
Production, Transport Material Moving		391	11.3%	4,255	10.8%	9,039	11.0%
White Collar Workers		1,993	57.6%	23,422	59.7%	50,586	61.4%
Blue Collar Workers		1,470	42.4%	15,796	40.3%	31,756	38.6%
<b>Consumer Expenditure (2020)</b>							
Total Household Expenditure		\$243.33 M		\$2.29 B		\$5.41 B	
Total Non-Retail Expenditure		\$128.38 M	52.8%	\$1.21 B	52.6%	\$2.84 B	52.6%
Total Retail Expenditure		\$114.95 M	47.2%	\$1.09 B	47.4%	\$2.56 B	47.4%
Apparel		\$8.27 M	3.4%	\$79.09 M	3.4%	\$186.05 M	3.4%
Contributions		\$7.77 M	3.2%	\$73.17 M	3.2%	\$174.36 M	3.2%
Education		\$6.26 M	2.6%	\$60.85 M	2.7%	\$144.34 M	2.7%
Entertainment		\$13.39 M	5.5%	\$127.98 M	5.6%	\$302.76 M	5.6%
Food and Beverages		\$36.13 M	14.8%	\$340.6 M	14.8%	\$800.46 M	14.8%
Furnishings and Equipment		\$8.37 M	3.4%	\$79.85 M	3.5%	\$188.91 M	3.5%
Gifts		\$5.68 M	2.3%	\$53.71 M	2.3%	\$127.47 M	2.4%
Health Care		\$21.81 M	9.0%	\$202.31 M	8.8%	\$477.94 M	8.8%
Household Operations		\$9.53 M	3.9%	\$89.67 M	3.9%	\$212.18 M	3.9%
Miscellaneous Expenses		\$4.63 M	1.9%	\$43.4 M	1.9%	\$102.6 M	1.9%
Personal Care		\$3.27 M	1.3%	\$30.84 M	1.3%	\$72.71 M	1.3%
Personal Insurance		\$1.62 M	0.7%	\$15.65 M	0.7%	\$37.32 M	0.7%
Reading		\$544.46 K	0.2%	\$5.07 M	0.2%	\$12.03 M	0.2%
Shelter		\$51.17 M	21.0%	\$479.49 M	20.9%	\$1.13 B	20.8%
Tobacco		\$1.65 M	0.7%	\$14.85 M	0.6%	\$34.47 M	0.6%
Transportation		\$44.2 M	18.2%	\$421.13 M	18.4%	\$991.57 M	18.3%
Utilities		\$19.05 M	7.8%	\$176.16 M	7.7%	\$413.36 M	7.6%
<b>Educational Attainment (2020)</b>							
Adult Population Age 25 Years or Over		7,475		72,226		169,074	
Elementary (Grade Level 0 to 8)		223	3.0%	2,626	3.6%	4,899	2.9%
Some High School (Grade Level 9 to 11)		497	6.6%	4,343	6.0%	8,915	5.3%
High School Graduate		2,007	26.8%	20,696	28.7%	47,080	27.8%
Some College		2,148	28.7%	19,310	26.7%	45,842	27.1%
Associate Degree Only		743	9.9%	7,073	9.8%	15,573	9.2%
Bachelor Degree Only		1,285	17.2%	12,219	16.9%	29,992	17.7%
Graduate Degree		574	7.7%	5,957	8.2%	16,771	9.9%

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**NWC Bell Road & Grand Avenue**

**Surprise, AZ 85374**

**Units In Structure (2020)**

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,911	70.0%	30,983	88.4%	74,727	89.5%
1 Attached Unit	514	12.4%	2,288	6.5%	6,654	8.0%
2 to 4 Units	138	3.3%	757	2.2%	1,618	1.9%
5 to 9 Units	232	5.6%	942	2.7%	1,851	2.2%
10 to 19 Units	160	3.8%	1,040	3.0%	1,411	1.7%
20 to 49 Units	64	1.5%	599	1.7%	1,064	1.3%
50 or More Units	366	8.8%	1,905	5.4%	3,321	4.0%
Mobile Home or Trailer	170	4.1%	1,595	4.6%	3,731	4.5%
Other Structure	9	0.2%	113	0.3%	390	0.5%

**Homes Built By Year (2020)**

Homes Built 2010 or later	116	2.8%	1,832	5.2%	4,832	5.8%
Homes Built 2000 to 2009	770	18.5%	14,282	40.8%	33,284	39.9%
Homes Built 1990 to 1999	1,767	42.5%	9,907	28.3%	21,666	25.9%
Homes Built 1980 to 1989	934	22.5%	7,470	21.3%	12,018	14.4%
Homes Built 1970 to 1979	779	18.7%	4,762	13.6%	15,442	18.5%
Homes Built 1960 to 1969	134	3.2%	1,166	3.3%	5,075	6.1%
Homes Built 1950 to 1959	37	0.9%	469	1.3%	1,750	2.1%
Homes Built Before 1949	27	0.7%	336	1.0%	700	0.8%

**Home Values (2020)**

Home Values \$1,000,000 or More	18	0.6%	205	0.7%	489	0.6%
Home Values \$500,000 to \$999,999	128	4.0%	1,293	4.3%	3,654	4.9%
Home Values \$400,000 to \$499,999	97	3.0%	1,301	4.4%	4,156	5.5%
Home Values \$300,000 to \$399,999	214	6.7%	3,978	13.3%	11,860	15.7%
Home Values \$200,000 to \$299,999	1,010	31.6%	10,758	36.1%	27,812	36.9%
Home Values \$150,000 to \$199,999	801	25.1%	6,758	22.7%	14,391	19.1%
Home Values \$100,000 to \$149,999	486	15.2%	2,992	10.0%	6,642	8.8%
Home Values \$70,000 to \$99,999	216	6.8%	720	2.4%	1,967	2.6%
Home Values \$50,000 to \$69,999	34	1.1%	231	0.8%	731	1.0%
Home Values \$25,000 to \$49,999	59	1.8%	515	1.7%	1,081	1.4%
Home Values Under \$25,000	119	3.7%	930	3.1%	2,200	2.9%
Owner-Occupied Median Home Value	\$187,712		\$217,977		\$230,321	
Renter-Occupied Median Rent	\$1,126		\$1,053		\$1,054	

**Transportation To Work (2020)**

Drive to Work Alone	3,842	82.8%	38,203	79.4%	85,553	79.0%
Drive to Work in Carpool	391	8.4%	4,807	10.0%	9,904	9.1%
Travel to Work by Public Transportation	15	0.3%	315	0.7%	705	0.7%
Drive to Work on Motorcycle	1	-	128	0.3%	308	0.3%
Walk or Bicycle to Work	10	0.2%	534	1.1%	1,031	1.0%
Other Means	27	0.6%	570	1.2%	1,188	1.1%
Work at Home	356	7.7%	3,572	7.4%	9,663	8.9%

**Travel Time (2020)**

Travel to Work in 14 Minutes or Less	813	17.5%	8,387	17.4%	16,103	14.9%
Travel to Work in 15 to 29 Minutes	817	17.6%	11,469	23.8%	24,555	22.7%
Travel to Work in 30 to 59 Minutes	1,132	24.4%	13,080	27.2%	27,354	25.2%
Travel to Work in 60 Minutes or More	445	9.6%	3,981	8.3%	8,682	8.0%
Average Minutes Travel to Work	26.3		24.5		25.4	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

