

# Mountain Vista Plaza

SOUTHWEST CORNER OF BELL ROAD & REEMS ROAD, SURPRISE, AZ



**STRATEGIC**

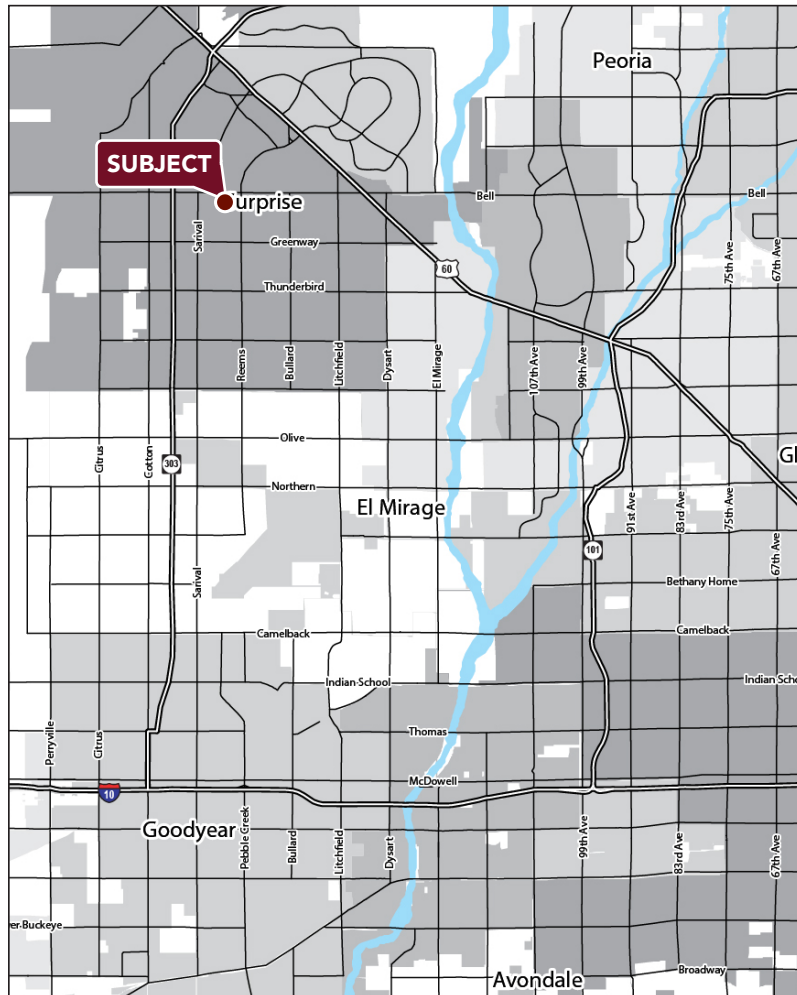
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## AVAILABILITY

- 1,100 sf-4,173 sf

## FEATURES

- Center newly renovated
- One Mile from Loop 303
- Located near Surprise & Sun City Grand
- 2nd Generation Spaces Move-In Ready

## TRAFFIC COUNTS

- +/- 41,469 cpd on Bell Rd.
- +/- 21,044 cpd on Reems Rd.

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[Property Video](#)

## NOTABLE TENANTS IN TRADE AREA



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	13,265	94,266	178,670
Avg. Household Income	\$64,562	\$70,668	\$69,573
Daytime Employment	3,486	24,543	32,517

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#	Tenant	SQ.FT.
101	Richi's Diner	3,000 sf
102	Farmers Insurance	1,200 sf
103	Edward Jones	1,200 sf
104	Nail Salon	1,800 sf
105	Salon Centric	1,900 sf
106	Available	2,300 sf
109	Available	1,200 sf
110-112	Spotlight Entertainment	2,387 sf
200	Gental Dental	3,587 sf
204-205	Veterinarian Clinic	2,395 sf
207	Yogurtini	1,600 sf
400	Barber	1,200 sf
402	Chef Panda	1,200 sf
403	Available	1,240 sf
404	Booty's Sports Bar	3,560 sf
406	Papa Murphy's	1,200 sf
408	Available	1,200 sf
409	Available	1,200 sf
410	Available	1,773 sf

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# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6388/-112.3940

RF5

W Bell Rd & N Reems Rd Surprise, AZ 85374		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
Estimated Population (2017)		13,265	94,266	178,670
Projected Population (2022)		14,548	103,572	196,703
Census Population (2010)		12,004	87,380	162,601
Census Population (2000)		5,890	30,014	61,592
Projected Annual Growth (2017 to 2022)		1,283 1.9%	9,306 2.0%	18,033 2.0%
Historical Annual Growth (2010 to 2017)		1,261 1.5%	6,886 1.1%	16,069 1.4%
Historical Annual Growth (2000 to 2010)		6,114 10.4%	57,366 19.1%	101,009 16.4%
Estimated Population Density (2017)		4,224 <i>psm</i>	3,335 <i>psm</i>	2,276 <i>psm</i>
Trade Area Size		3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.50 <i>sq mi</i>
<b>Households</b>				
Estimated Households (2017)		5,272	38,733	70,908
Projected Households (2022)		5,594	41,227	75,604
Census Households (2010)		4,734	35,578	64,300
Census Households (2000)		2,300	14,607	28,395
Estimated Households with Children (2017)		1,631 30.9%	10,474 27.0%	20,237 28.5%
Estimated Average Household Size (2017)		2.51	2.42	2.51
<b>Average Household Income</b>				
Estimated Average Household Income (2017)		\$64,562	\$70,668	\$69,573
Projected Average Household Income (2022)		\$76,535	\$84,699	\$84,026
Estimated Average Family Income (2017)		\$73,658	\$80,776	\$78,457
<b>Median Household Income</b>				
Estimated Median Household Income (2017)		\$57,763	\$62,258	\$61,034
Projected Median Household Income (2022)		\$68,279	\$73,442	\$71,898
Estimated Median Family Income (2017)		\$65,480	\$71,856	\$69,910
<b>Per Capita Income</b>				
Estimated Per Capita Income (2017)		\$25,678	\$29,065	\$27,630
Projected Per Capita Income (2022)		\$29,443	\$33,740	\$32,313
Estimated Per Capita Income 5 Year Growth		\$3,765 14.7%	\$4,675 16.1%	\$4,683 17.0%
Estimated Average Household Net Worth (2017)		\$535,852	\$605,606	\$594,207
<b>Daytime Demos (2017)</b>				
Total Businesses		460	2,792	3,710
Total Employees		3,486	24,543	32,517
Company Headquarter Businesses		- -	2 0.1%	6 0.2%
Company Headquarter Employees		- -	1,399 5.7%	1,511 4.6%
Employee Population per Business		7.6	8.8	8.8
Residential Population per Business		28.9	33.8	48.2

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6388/-112.3940

RFS

## W Bell Rd & N Reems Rd

### Surprise, AZ 85374

#### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	10,589	79.8%	76,950	81.6%	138,623	77.6%
Black or African American (2017)	870	6.6%	5,180	5.5%	10,129	5.7%
American Indian or Alaska Native (2017)	82	0.6%	557	0.6%	1,334	0.7%
Asian (2017)	372	2.8%	2,828	3.0%	5,412	3.0%
Hawaiian or Pacific Islander (2017)	27	0.2%	176	0.2%	369	0.2%
Other Race (2017)	747	5.6%	4,817	5.1%	15,690	8.8%
Two or More Races (2017)	578	4.4%	3,757	4.0%	7,112	4.0%
Not Hispanic or Latino Population (2017)	10,990	82.8%	79,082	83.9%	139,207	77.9%
Hispanic or Latino Population (2017)	2,275	17.2%	15,184	16.1%	39,463	22.1%
Not Hispanic or Latino Population (2022)	11,766	80.9%	84,806	81.9%	149,375	75.9%
Hispanic or Latino Population (2022)	2,783	19.1%	18,766	18.1%	47,329	24.1%
Not Hispanic or Latino Population (2010)	10,163	84.7%	75,732	86.7%	130,131	80.0%
Hispanic or Latino Population (2010)	1,840	15.3%	11,648	13.3%	32,469	20.0%
Not Hispanic or Latino Population (2000)	5,243	89.0%	28,343	94.4%	50,637	82.2%
Hispanic or Latino Population (2000)	647	11.0%	1,671	5.6%	10,955	17.8%
Projected Hispanic Annual Growth (2017 to 2022)	507	4.5%	3,581	4.7%	7,865	4.0%
Historic Hispanic Annual Growth (2000 to 2017)	1,628	14.8%	13,514	47.6%	28,508	15.3%

#### Age Distribution (2017)

Age Under 5	755	5.7%	5,371	5.7%	10,816	6.1%
Age 5 to 9 Years	873	6.6%	5,853	6.2%	11,601	6.5%
Age 10 to 14 Years	889	6.7%	5,565	5.9%	11,042	6.2%
Age 15 to 19 Years	738	5.6%	4,573	4.9%	9,026	5.1%
Age 20 to 24 Years	672	5.1%	3,537	3.8%	7,464	4.2%
Age 25 to 29 Years	776	5.8%	4,774	5.1%	9,681	5.4%
Age 30 to 34 Years	901	6.8%	6,004	6.4%	11,575	6.5%
Age 35 to 39 Years	869	6.5%	5,727	6.1%	10,791	6.0%
Age 40 to 44 Years	795	6.0%	4,759	5.0%	9,153	5.1%
Age 45 to 49 Years	711	5.4%	4,013	4.3%	7,820	4.4%
Age 50 to 54 Years	628	4.7%	3,870	4.1%	7,638	4.3%
Age 55 to 59 Years	721	5.4%	4,736	5.0%	8,813	4.9%
Age 60 to 64 Years	843	6.4%	6,267	6.6%	11,283	6.3%
Age 65 to 74 Years	1,956	14.7%	15,893	16.9%	27,568	15.4%
Age 75 to 84 Years	882	6.6%	9,527	10.1%	17,629	9.9%
Age 85 Years or Over	256	1.9%	3,796	4.0%	6,769	3.8%
Median Age	39.9		44.3		43.0	

#### Gender Age Distribution (2017)

Female Population	7,005	52.8%	49,726	52.8%	93,580	52.4%
Age 0 to 19 Years	1,618	23.1%	10,519	21.2%	20,872	22.3%
Age 20 to 64 Years	3,731	53.3%	23,425	47.1%	44,611	47.7%
Age 65 Years or Over	1,656	23.6%	15,782	31.7%	28,096	30.0%
Female Median Age	40.7		45.2		44.0	
Male Population	6,260	47.2%	44,540	47.2%	85,090	47.6%
Age 0 to 19 Years	1,636	26.1%	10,843	24.3%	21,613	25.4%
Age 20 to 64 Years	3,185	50.9%	20,263	45.5%	39,608	46.5%
Age 65 Years or Over	1,438	23.0%	13,434	30.2%	23,870	28.1%
Male Median Age	39.0		43.2		41.9	

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RF5

## W Bell Rd & N Reems Rd

### Surprise, AZ 85374

1 mi radius      3 mi radius      5 mi radius

#### Household Income Distribution (2017)

HH Income \$200,000 or More	69	1.3%	963	2.5%	1,903	2.7%
HH Income \$150,000 to \$199,999	220	4.2%	1,661	4.3%	2,806	4.0%
HH Income \$100,000 to \$149,999	612	11.6%	5,877	15.2%	10,137	14.3%
HH Income \$75,000 to \$99,999	917	17.4%	6,158	15.9%	11,432	16.1%
HH Income \$50,000 to \$74,999	1,296	24.6%	8,948	23.1%	16,389	23.1%
HH Income \$35,000 to \$49,999	669	12.7%	5,519	14.2%	10,054	14.2%
HH Income \$25,000 to \$34,999	724	13.7%	4,002	10.3%	7,491	10.6%
HH Income \$15,000 to \$24,999	392	7.4%	3,053	7.9%	5,783	8.2%
HH Income Under \$15,000	376	7.1%	2,552	6.6%	4,913	6.9%
HH Income \$35,000 or More	3,781	71.7%	29,126	75.2%	52,722	74.4%
HH Income \$75,000 or More	1,817	34.5%	14,659	37.8%	26,279	37.1%

#### Housing (2017)

Total Housing Units	5,780		44,167		80,360	
Housing Units Occupied	5,272	91.2%	38,733	87.7%	70,908	88.2%
Housing Units Owner-Occupied	3,652	69.3%	30,519	78.8%	57,042	80.4%
Housing Units, Renter-Occupied	1,620	30.7%	8,214	21.2%	13,866	19.6%
Housing Units, Vacant	507	8.8%	5,435	12.3%	9,451	11.8%

#### Marital Status (2017)

Never Married	2,440	22.7%	14,595	18.8%	31,221	21.5%
Currently Married	5,496	51.1%	43,785	56.5%	79,303	54.6%
Separated	358	3.3%	2,799	3.6%	4,681	3.2%
Widowed	646	6.0%	6,645	8.6%	12,046	8.3%
Divorced	1,808	16.8%	9,651	12.5%	17,959	12.4%

#### Household Type (2017)

Population Family	11,368	85.7%	80,421	85.3%	153,691	86.0%
Population Non-Family	1,875	14.1%	13,492	14.3%	24,515	13.7%
Population Group Quarters	22	0.2%	352	0.4%	463	0.3%
Family Households	3,807	72.2%	27,382	70.7%	50,516	71.2%
Non-Family Households	1,465	27.8%	11,351	29.3%	20,393	28.8%
Married Couple with Children	970	17.6%	7,221	16.5%	13,900	17.5%
Average Family Household Size	3.0		2.9		3.0	

#### Household Size (2017)

1 Person Households	1,157	21.9%	9,559	24.7%	17,046	24.0%
2 Person Households	2,205	41.8%	16,891	43.6%	29,765	42.0%
3 Person Households	764	14.5%	4,352	11.2%	8,112	11.4%
4 Person Households	689	13.1%	4,291	11.1%	7,950	11.2%
5 Person Households	294	5.6%	2,234	5.8%	4,585	6.5%
6 or More Person Households	163	3.1%	1,405	3.6%	3,450	4.9%

#### Household Vehicles (2017)

Households with 0 Vehicles Available	225	4.3%	1,450	3.7%	2,426	3.4%
Households with 1 Vehicles Available	2,471	46.9%	16,894	43.6%	30,979	43.7%
Households with 2 or More Vehicles Available	2,577	48.9%	20,389	52.6%	37,503	52.9%
Total Vehicles Available	8,317		64,135		119,226	
Average Vehicles Per Household	1.6		1.7		1.7	

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RF5

## W Bell Rd & N Reems Rd

### Surprise, AZ 85374

1 mi radius      3 mi radius      5 mi radius

#### Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	10,592		76,435		143,182	
Estimated Civilian Employed	5,793	54.7%	34,965	45.7%	66,093	46.2%
Estimated Civilian Unemployed	260	2.5%	1,860	2.4%	3,571	2.5%
Estimated in Armed Forces	76	0.7%	220	0.3%	470	0.3%
Estimated Not in Labor Force	4,463	42.1%	39,389	51.5%	73,047	51.0%
Unemployment Rate	2.5%		2.4%		2.5%	

#### Occupation (2015)

Occupation: Population Age 16 Years or Over	5,791		34,978		66,080	
Management, Business, Financial Operations	751	13.0%	4,833	13.8%	9,043	13.7%
Professional, Related	1,015	17.5%	7,099	20.3%	12,782	19.3%
Service	1,120	19.3%	6,755	19.3%	13,554	20.5%
Sales, Office	1,717	29.7%	9,850	28.2%	19,024	28.8%
Farming, Fishing, Forestry	20	0.3%	75	0.2%	165	0.3%
Construct, Extraction, Maintenance	531	9.2%	2,941	8.4%	5,254	8.0%
Production, Transport Material Moving	636	11.0%	3,425	9.8%	6,258	9.5%
White Collar Workers	3,484	60.2%	21,782	62.3%	40,848	61.8%
Blue Collar Workers	2,307	39.8%	13,196	37.7%	25,232	38.2%

#### Consumer Expenditure (2017)

Total Household Expenditure	\$275 M		\$2.15 B		\$3.88 B	
Total Non-Retail Expenditure	\$149 M	54.2%	\$1.16 B	54.2%	\$2.10 B	54.2%
Total Retail Expenditure	\$126 M	45.8%	\$982 M	45.8%	\$1.78 B	45.8%
Apparel	\$9.55 M	3.5%	\$74.4 M	3.5%	\$135 M	3.5%
Contributions	\$11.1 M	4.0%	\$89.2 M	4.2%	\$161 M	4.2%
Education	\$9.18 M	3.3%	\$73.7 M	3.4%	\$133 M	3.4%
Entertainment	\$15.4 M	5.6%	\$120 M	5.6%	\$217 M	5.6%
Food and Beverages	\$40.9 M	14.9%	\$317 M	14.8%	\$575 M	14.8%
Furnishings and Equipment	\$9.39 M	3.4%	\$73.8 M	3.4%	\$133 M	3.4%
Gifts	\$6.43 M	2.3%	\$51.5 M	2.4%	\$92.7 M	2.4%
Health Care	\$22.6 M	8.2%	\$175 M	8.2%	\$317 M	8.2%
Household Operations	\$7.48 M	2.7%	\$59.4 M	2.8%	\$107 M	2.8%
Miscellaneous Expenses	\$4.11 M	1.5%	\$31.9 M	1.5%	\$57.8 M	1.5%
Personal Care	\$3.58 M	1.3%	\$27.9 M	1.3%	\$50.4 M	1.3%
Personal Insurance	\$1.93 M	0.7%	\$15.4 M	0.7%	\$27.8 M	0.7%
Reading	\$609 K	0.2%	\$4.78 M	0.2%	\$8.62 M	0.2%
Shelter	\$56.0 M	20.4%	\$440 M	20.5%	\$796 M	20.5%
Tobacco	\$1.78 M	0.6%	\$13.5 M	0.6%	\$24.5 M	0.6%
Transportation	\$53.4 M	19.4%	\$414 M	19.3%	\$750 M	19.3%
Utilities	\$21.1 M	7.7%	\$162 M	7.6%	\$294 M	7.6%

#### Educational Attainment (2017)

Adult Population Age 25 Years or Over	9,338		69,366		128,721	
Elementary (Grade Level 0 to 8)	129	1.4%	1,292	1.9%	3,681	2.9%
Some High School (Grade Level 9 to 11)	650	7.0%	3,406	4.9%	7,264	5.6%
High School Graduate	2,398	25.7%	17,555	25.3%	34,216	26.6%
Some College	2,486	26.6%	19,970	28.8%	35,904	27.9%
Associate Degree Only	892	9.6%	6,609	9.5%	11,591	9.0%
Bachelor Degree Only	1,811	19.4%	13,136	18.9%	23,426	18.2%
Graduate Degree	973	10.4%	7,397	10.7%	12,639	9.8%

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## W Bell Rd & N Reems Rd

### Surprise, AZ 85374

#### Units In Structure (2015)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,401	93.0%	33,124	93.1%	60,877	94.7%
1 Attached Unit	47	1.0%	1,319	3.7%	2,749	4.3%
2 to 4 Units	97	2.1%	583	1.6%	890	1.4%
5 to 9 Units	133	2.8%	356	1.0%	696	1.1%
10 to 19 Units	180	3.8%	572	1.6%	880	1.4%
20 to 49 Units	161	3.4%	494	1.4%	643	1.0%
50 or More Units	200	4.2%	1,201	3.4%	1,591	2.5%
Mobile Home or Trailer	66	1.4%	965	2.7%	2,362	3.7%
Other Structure	2	-	127	0.4%	219	0.3%

#### Homes Built By Year (2015)

Homes Built 2010 or later	28	0.6%	199	0.6%	518	0.8%
Homes Built 2000 to 2009	2,278	48.1%	18,757	52.7%	32,943	51.2%
Homes Built 1990 to 1999	2,192	46.3%	11,373	32.0%	17,637	27.4%
Homes Built 1980 to 1989	266	5.6%	3,878	10.9%	8,635	13.4%
Homes Built 1970 to 1979	236	5.0%	2,175	6.1%	5,806	9.0%
Homes Built 1960 to 1969	90	1.9%	870	2.4%	1,884	2.9%
Homes Built 1950 to 1959	66	1.4%	472	1.3%	1,142	1.8%
Homes Built Before 1949	14	0.3%	156	0.4%	485	0.8%

#### Home Values (2015)

Home Values \$1,000,000 or More	19	0.5%	173	0.6%	331	0.6%
Home Values \$500,000 to \$999,999	176	5.1%	1,593	5.6%	2,821	5.4%
Home Values \$400,000 to \$499,999	199	5.8%	1,451	5.1%	2,647	5.1%
Home Values \$300,000 to \$399,999	556	16.1%	3,628	12.8%	6,898	13.3%
Home Values \$200,000 to \$299,999	969	28.1%	9,579	33.7%	17,237	33.2%
Home Values \$150,000 to \$199,999	834	24.2%	7,567	26.6%	13,264	25.6%
Home Values \$100,000 to \$149,999	590	17.1%	4,254	15.0%	8,341	16.1%
Home Values \$70,000 to \$99,999	191	5.5%	1,214	4.3%	2,668	5.1%
Home Values \$50,000 to \$69,999	28	0.8%	172	0.6%	585	1.1%
Home Values \$25,000 to \$49,999	8	0.2%	153	0.5%	702	1.4%
Home Values Under \$25,000	74	2.2%	594	2.1%	1,305	2.5%
Owner-Occupied Median Home Value	\$206,418		\$213,352		\$207,956	
Renter-Occupied Median Rent	\$898		\$959		\$925	

#### Transportation To Work (2015)

Drive to Work Alone	4,816	77.9%	34,422	79.0%	65,238	79.1%
Drive to Work in Carpool	580	9.4%	4,040	9.3%	8,112	9.8%
Travel to Work by Public Transportation	42	0.7%	252	0.6%	596	0.7%
Drive to Work on Motorcycle	21	0.3%	95	0.2%	276	0.3%
Walk or Bicycle to Work	189	3.1%	680	1.6%	1,154	1.4%
Other Means	34	0.6%	365	0.8%	638	0.8%
Work at Home	497	8.0%	3,705	8.5%	6,458	7.8%

#### Travel Time (2015)

Travel to Work in 14 Minutes or Less	1,472	25.9%	7,433	18.7%	12,409	16.3%
Travel to Work in 15 to 29 Minutes	1,488	26.2%	8,254	20.7%	17,393	22.9%
Travel to Work in 30 to 59 Minutes	1,806	31.8%	13,135	33.0%	24,507	32.2%
Travel to Work in 60 Minutes or More	634	11.2%	3,882	9.7%	7,666	10.1%
Average Minutes Travel to Work	25.6		27.3		27.3	

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