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ADDRESS

13732 W Bell Road | Surprise, AZ 85374

AVAILABILITY

- 3,333 sf - (former office space)
- 1,328 sf - (former Starbucks)

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: ±31,472 CPD
- Bell Road: ±45,420 CPD

2019 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,629	98,756	221,472
Average Household Income	\$62,015	\$71,135	\$72,953
Daytime Employment	8,112	26,318	46,301

SURPRISE TOWNE CENTER

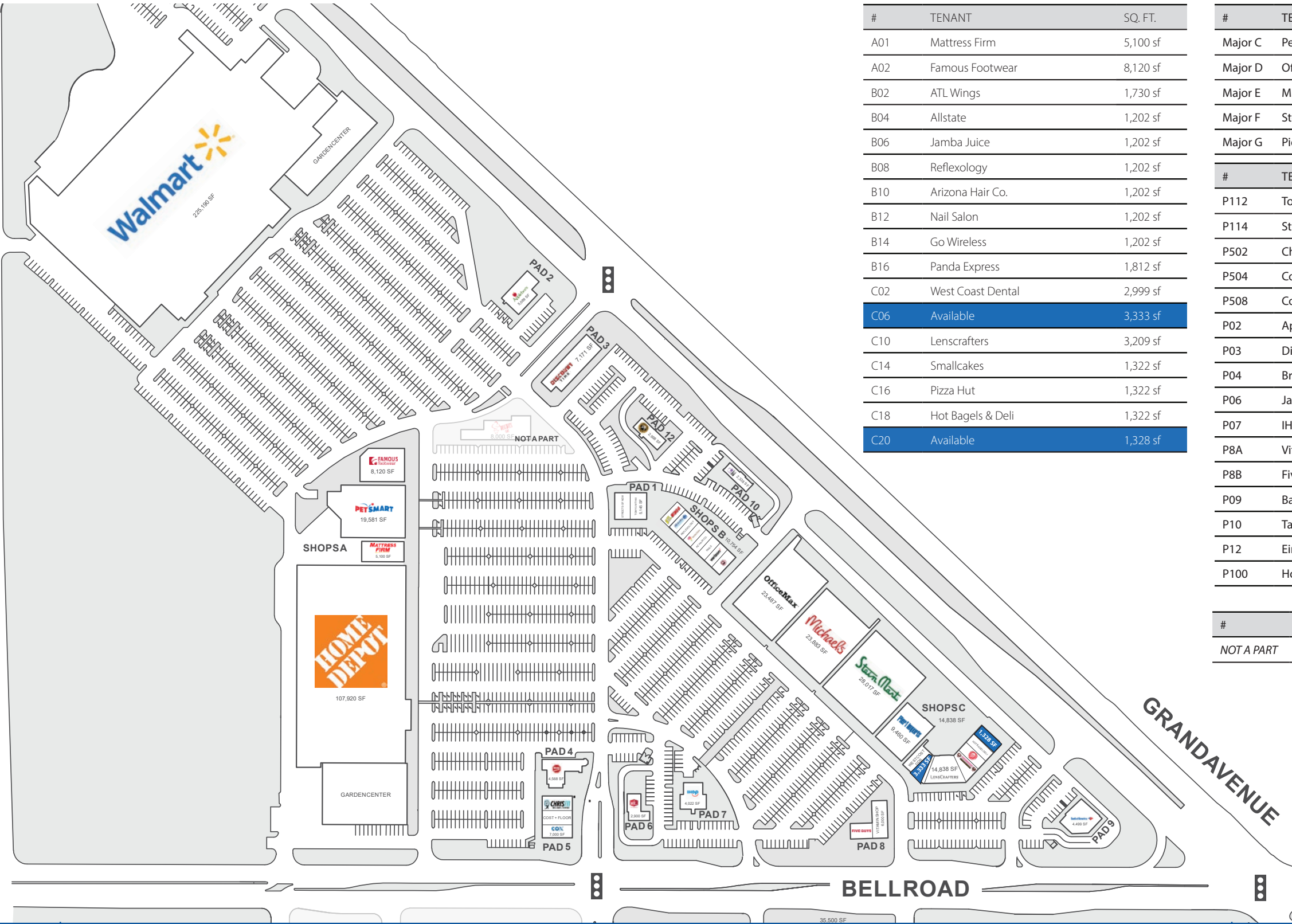
Notable Tenants

- | | | |
|-------------------|------------------|-------------------|
| • Walmart | • The Home Depot | • PetSmart |
| • OfficeMax | • Michael's | • Pier1 imports |
| • 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	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	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	Pier 1 Imports	9,462 sf
#	TENANT	SQ. FT.
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

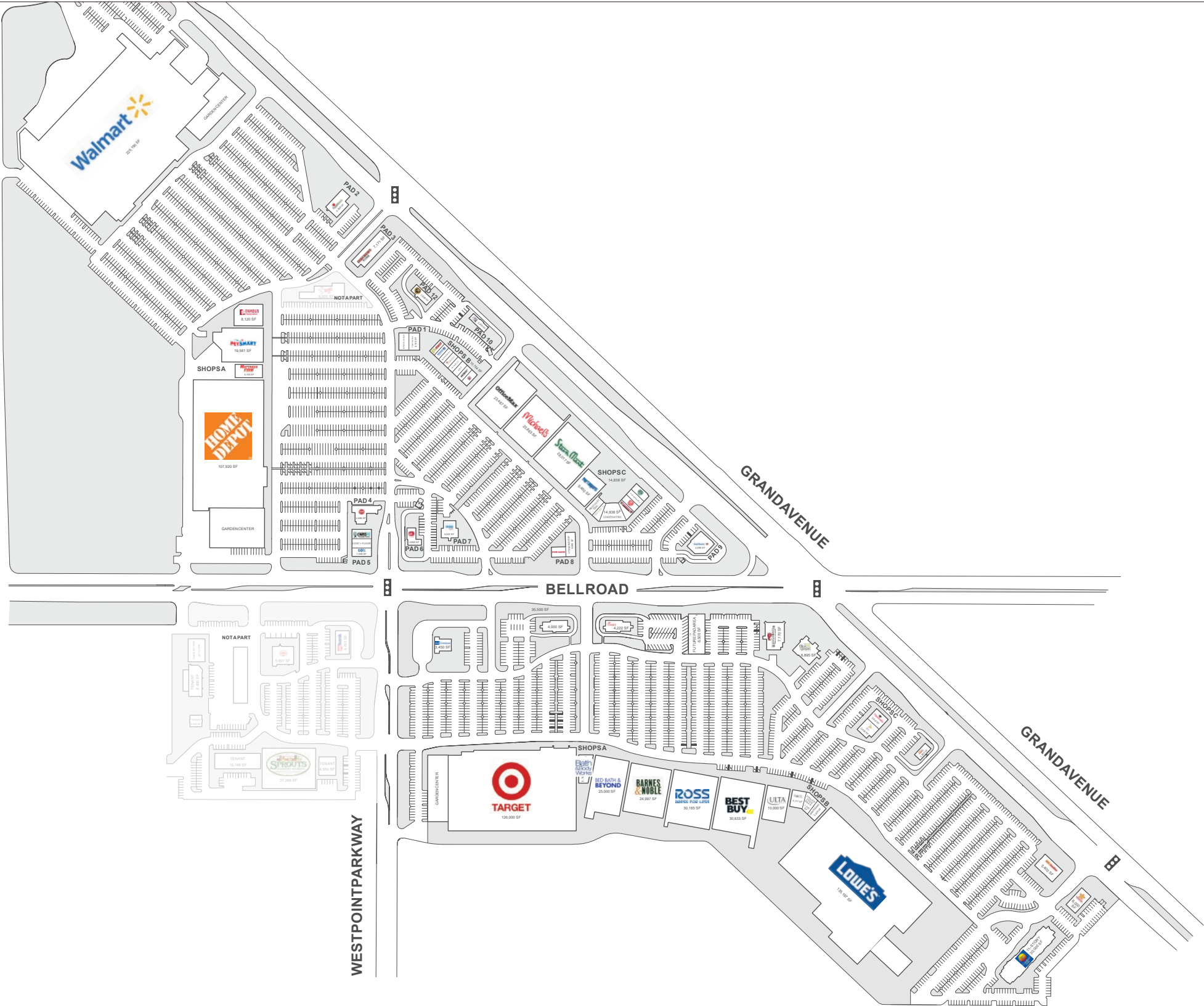



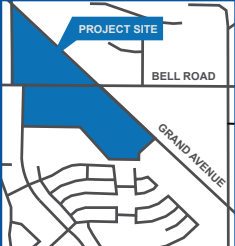

Total Site Area
52.93 Acres
Building Area
528,066 Square Feet
Parking
2,640 (5:1,000) Spaces

Surprise Towne Center
Surprise, Arizona



N.W.C of Bell Road &
Grand Avenue
brr
A WHITE O' URE



	<p>Total Site Area 97.94 Acres</p> <p>Building Area 1,000,766 Square Feet</p> <p>Parking 5,033 (5:1,000) Spaces</p>	<div data-bbox="1025 1749 2082 1864"><h1>Surprise Towne Center & Marketplace</h1><p>Surprise, Arizona</p></div>	<div data-bbox="2564 1689 2787 1923"></div> <div data-bbox="2787 1689 3014 1923"><p>NWC & SWC Bell Road & Grand Ave</p></div>
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Lat/Lon: 33.6407/-112.3544

RF5

13732 W Bell Rd**Surprise, AZ 85374****Population**

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2019)	9,629		98,756		221,472	
Projected Population (2024)	10,665		109,401		245,034	
Census Population (2010)	8,639		86,154		194,947	
Census Population (2000)	6,729		44,886		92,160	
Projected Annual Growth (2019 to 2024)	1,036	2.2%	10,645	2.2%	23,562	2.1%
Historical Annual Growth (2010 to 2019)	990	1.1%	12,602	1.4%	26,525	1.3%
Historical Annual Growth (2000 to 2010)	1,910	2.8%	41,268	9.2%	102,787	11.2%
Estimated Population Density (2019)	3,067	psm	3,495	psm	2,821	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Households

Estimated Households (2019)	4,914		40,876		93,516	
Projected Households (2024)	5,224		43,549		99,577	
Census Households (2010)	4,366		35,339		81,989	
Census Households (2000)	3,260		20,238		45,192	
Estimated Households with Children (2019)	781	15.9%	10,521	25.7%	22,320	23.9%
Estimated Average Household Size (2019)	1.96		2.41		2.36	

Average Household Income

Estimated Average Household Income (2019)	\$62,015	\$71,135	\$72,953
Projected Average Household Income (2024)	\$67,740	\$77,755	\$79,953
Estimated Average Family Income (2019)	\$74,476	\$80,134	\$84,558

Median Household Income

Estimated Median Household Income (2019)	\$50,412	\$61,659	\$63,474
Projected Median Household Income (2024)	\$59,143	\$71,613	\$73,602
Estimated Median Family Income (2019)	\$65,625	\$73,369	\$75,432

Per Capita Income

Estimated Per Capita Income (2019)	\$31,668		\$29,476		\$30,841	
Projected Per Capita Income (2024)	\$33,201		\$30,981		\$32,524	
Estimated Per Capita Income 5 Year Growth	\$1,533	4.8%	\$1,505	5.1%	\$1,684	5.5%
Estimated Average Household Net Worth (2019)	\$447,269		\$530,363		\$568,957	

Daytime Demos (2019)

Total Businesses	713		2,694		4,674	
Total Employees	8,112		26,318		46,301	
Company Headquarter Businesses	-	-	3	0.1%	7	0.1%
Company Headquarter Employees	-	-	1,449	5.5%	3,188	6.9%
Employee Population per Business	11.4		9.8		9.9	
Residential Population per Business	13.5		36.7		47.4	

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Lat/Lon: 33.6407/-112.3544

RF5

13732 W Bell Rd**Surprise, AZ 85374****Race & Ethnicity**

	1 mi radius		3 mi radius		5 mi radius	
White (2019)	7,805	81.1%	73,912	74.8%	170,270	76.9%
Black or African American (2019)	492	5.1%	6,177	6.3%	12,915	5.8%
American Indian or Alaska Native (2019)	53	0.5%	774	0.8%	1,847	0.8%
Asian (2019)	284	3.0%	3,270	3.3%	7,210	3.3%
Hawaiian or Pacific Islander (2019)	18	0.2%	212	0.2%	428	0.2%
Other Race (2019)	609	6.3%	10,060	10.2%	19,774	8.9%
Two or More Races (2019)	369	3.8%	4,351	4.4%	9,028	4.1%
Not Hispanic or Latino Population (2019)	7,769	80.7%	73,712	74.6%	169,845	76.7%
Hispanic or Latino Population (2019)	1,860	19.3%	25,044	25.4%	51,627	23.3%
Not Hispanic or Latino Population (2024)	8,481	79.5%	80,482	73.6%	185,162	75.6%
Hispanic or Latino Population (2024)	2,184	20.5%	28,919	26.4%	59,872	24.4%
Not Hispanic or Latino Population (2010)	7,386	85.5%	67,162	78.0%	157,892	81.0%
Hispanic or Latino Population (2010)	1,253	14.5%	18,992	22.0%	37,055	19.0%
Not Hispanic or Latino Population (2000)	5,831	86.6%	35,312	78.7%	79,196	85.9%
Hispanic or Latino Population (2000)	899	13.4%	9,574	21.3%	12,963	14.1%
Projected Hispanic Annual Growth (2019 to 2024)	324	3.5%	3,875	3.1%	8,245	3.2%
Historic Hispanic Annual Growth (2000 to 2019)	961	5.6%	15,470	8.5%	38,664	15.7%

Age Distribution (2019)

Age Under 5	379	3.9%	5,478	5.5%	11,672	5.3%
Age 5 to 9 Years	400	4.1%	5,736	5.8%	12,246	5.5%
Age 10 to 14 Years	411	4.3%	5,588	5.7%	11,970	5.4%
Age 15 to 19 Years	359	3.7%	4,644	4.7%	9,752	4.4%
Age 20 to 24 Years	349	3.6%	4,169	4.2%	8,483	3.8%
Age 25 to 29 Years	414	4.3%	5,849	5.9%	12,001	5.4%
Age 30 to 34 Years	453	4.7%	6,205	6.3%	13,188	6.0%
Age 35 to 39 Years	420	4.4%	5,722	5.8%	12,393	5.6%
Age 40 to 44 Years	381	4.0%	4,616	4.7%	9,981	4.5%
Age 45 to 49 Years	358	3.7%	4,108	4.2%	8,918	4.0%
Age 50 to 54 Years	343	3.6%	3,890	3.9%	8,495	3.8%
Age 55 to 59 Years	445	4.6%	4,673	4.7%	11,003	5.0%
Age 60 to 64 Years	657	6.8%	6,011	6.1%	14,799	6.7%
Age 65 to 74 Years	1,671	17.3%	15,329	15.5%	38,639	17.4%
Age 75 to 84 Years	1,647	17.1%	11,939	12.1%	27,538	12.4%
Age 85 Years or Over	943	9.8%	4,799	4.9%	10,392	4.7%
Median Age	52.9		45.5		47.2	

Gender Age Distribution (2019)

Female Population	5,360	55.7%	52,155	52.8%	117,266	52.9%
Age 0 to 19 Years	812	15.1%	10,529	20.2%	22,489	19.2%
Age 20 to 64 Years	2,063	38.5%	23,878	45.8%	52,674	44.9%
Age 65 Years or Over	2,485	46.4%	17,749	34.0%	42,102	35.9%
Female Median Age	54.4		46.8		48.4	
Male Population	4,270	44.3%	46,601	47.2%	104,207	47.1%
Age 0 to 19 Years	737	17.3%	10,918	23.4%	23,151	22.2%
Age 20 to 64 Years	1,757	41.1%	21,365	45.8%	46,589	44.7%
Age 65 Years or Over	1,776	41.6%	14,318	30.7%	34,467	33.1%
Male Median Age	51.2		44.0		45.8	

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Lat/Lon: 33.6407/-112.3544

RF5

13732 W Bell Rd**Surprise, AZ 85374****Household Income Distribution (2019)**

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	109	2.2%	1,028	2.5%	2,716	2.9%
HH Income \$150,000 to \$199,999	155	3.2%	1,851	4.5%	4,854	5.2%
HH Income \$100,000 to \$149,999	497	10.1%	5,716	14.0%	13,412	14.3%
HH Income \$75,000 to \$99,999	598	12.2%	6,915	16.9%	15,633	16.7%
HH Income \$50,000 to \$74,999	1,081	22.0%	9,131	22.3%	20,995	22.5%
HH Income \$35,000 to \$49,999	902	18.4%	5,912	14.5%	13,663	14.6%
HH Income \$25,000 to \$34,999	607	12.4%	4,290	10.5%	9,086	9.7%
HH Income \$15,000 to \$24,999	573	11.7%	3,412	8.3%	7,498	8.0%
HH Income Under \$15,000	393	8.0%	2,620	6.4%	5,659	6.1%
HH Income \$35,000 or More	3,341	68.0%	30,553	74.7%	71,273	76.2%
HH Income \$75,000 or More	1,358	27.6%	15,511	37.9%	36,615	39.2%

Housing (2019)

Total Housing Units	5,755		45,916		105,519	
Housing Units Occupied	4,914	85.4%	40,876	89.0%	93,516	88.6%
Housing Units Owner-Occupied	3,396	69.1%	30,802	75.4%	74,717	79.9%
Housing Units, Renter-Occupied	1,518	30.9%	10,074	24.6%	18,799	20.1%
Housing Units, Vacant	841	17.1%	5,040	12.3%	12,003	12.8%

Marital Status (2019)

Never Married	1,593	18.9%	18,962	23.1%	38,226	20.6%
Currently Married	3,984	47.2%	41,036	50.1%	100,133	54.0%
Separated	282	3.3%	2,753	3.4%	5,947	3.2%
Widowed	1,391	16.5%	8,201	10.0%	17,722	9.5%
Divorced	1,188	14.1%	11,002	13.4%	23,557	12.7%

Household Type (2019)

Population Family	7,059	73.3%	82,076	83.1%	184,082	83.1%
Population Non-Family	2,550	26.5%	16,311	16.5%	36,437	16.5%
Population Group Quarters	20	0.2%	370	0.4%	954	0.4%
Family Households	2,611	53.1%	27,119	66.3%	62,429	66.8%
Non-Family Households	2,303	46.9%	13,757	33.7%	31,087	33.2%
Married Couple with Children	489	12.3%	6,740	16.4%	15,141	15.1%
Average Family Household Size	2.7		3.0		2.9	

Household Size (2019)

1 Person Households	2,088	42.5%	11,756	28.8%	26,736	28.6%
2 Person Households	1,914	39.0%	16,662	40.8%	39,944	42.7%
3 Person Households	360	7.3%	4,343	10.6%	9,424	10.1%
4 Person Households	308	6.3%	4,061	9.9%	8,710	9.3%
5 Person Households	149	3.0%	2,207	5.4%	4,856	5.2%
6 or More Person Households	94	1.9%	1,846	4.5%	3,845	4.1%

Household Vehicles (2019)

Households with 0 Vehicles Available	410	8.3%	1,839	4.5%	3,576	3.8%
Households with 1 Vehicles Available	2,636	53.6%	18,198	44.5%	40,497	43.3%
Households with 2 or More Vehicles Available	1,868	38.0%	20,839	51.0%	49,443	52.9%
Total Vehicles Available	6,941		68,370		159,243	
Average Vehicles Per Household	1.4		1.7		1.7	

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Lat/Lon: 33.6407/-112.3544

RF5

13732 W Bell Rd**Surprise, AZ 85374****1 mi radius****3 mi radius****5 mi radius****Labor Force (2019)**

Estimated Labor Population Age 16 Years or Over	8,363		80,935		183,409	
Estimated Civilian Employed	3,182	38.1%	37,858	46.8%	82,998	45.3%
Estimated Civilian Unemployed	196	2.3%	1,875	2.3%	3,798	2.1%
Estimated in Armed Forces	13	0.2%	318	0.4%	515	0.3%
Estimated Not in Labor Force	4,971	59.4%	40,883	50.5%	96,099	52.4%
Unemployment Rate	2.3%		2.3%		2.1%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	3,182		37,858		82,998	
Management, Business, Financial Operations	423	13.3%	5,333	14.1%	12,631	15.2%
Professional, Related	584	18.3%	6,905	18.2%	15,393	18.5%
Service	630	19.8%	7,677	20.3%	15,628	18.8%
Sales, Office	924	29.0%	11,504	30.4%	25,242	30.4%
Farming, Fishing, Forestry	17	0.5%	83	0.2%	112	0.1%
Construct, Extraction, Maintenance	349	11.0%	3,087	8.2%	6,614	8.0%
Production, Transport Material Moving	256	8.0%	3,270	8.6%	7,378	8.9%
White Collar Workers	1,931	60.7%	23,741	62.7%	53,266	64.2%
Blue Collar Workers	1,252	39.3%	14,117	37.3%	29,732	35.8%

Consumer Expenditure (2019)

Total Household Expenditure	\$248.2 M		\$2.27 B		\$5.27 B	
Total Non-Retail Expenditure	\$131.13 M	52.8%	\$1.19 B	52.6%	\$2.77 B	52.5%
Total Retail Expenditure	\$117.07 M	47.2%	\$1.08 B	47.4%	\$2.5 B	47.5%
Apparel	\$8.42 M	3.4%	\$78.2 M	3.4%	\$181.83 M	3.4%
Contributions	\$8.02 M	3.2%	\$72.69 M	3.2%	\$170.35 M	3.2%
Education	\$6.39 M	2.6%	\$60.34 M	2.7%	\$141.46 M	2.7%
Entertainment	\$13.68 M	5.5%	\$126.79 M	5.6%	\$295.99 M	5.6%
Food and Beverages	\$36.76 M	14.8%	\$336.38 M	14.8%	\$780.57 M	14.8%
Furnishings and Equipment	\$8.56 M	3.4%	\$79.17 M	3.5%	\$184.8 M	3.5%
Gifts	\$5.87 M	2.4%	\$53.32 M	2.4%	\$124.6 M	2.4%
Health Care	\$22.35 M	9.0%	\$200.27 M	8.8%	\$465.68 M	8.8%
Household Operations	\$9.76 M	3.9%	\$88.86 M	3.9%	\$207.16 M	3.9%
Miscellaneous Expenses	\$4.74 M	1.9%	\$42.96 M	1.9%	\$100.08 M	1.9%
Personal Care	\$3.34 M	1.3%	\$30.54 M	1.3%	\$71.01 M	1.3%
Personal Insurance	\$1.67 M	0.7%	\$15.57 M	0.7%	\$36.6 M	0.7%
Reading	\$561.16 K	0.2%	\$5.03 M	0.2%	\$11.74 M	0.2%
Shelter	\$52.14 M	21.0%	\$473.53 M	20.9%	\$1.1 B	20.8%
Tobacco	\$1.66 M	0.7%	\$14.55 M	0.6%	\$33.34 M	0.6%
Transportation	\$44.91 M	18.1%	\$416.14 M	18.3%	\$968.13 M	18.4%
Utilities	\$19.36 M	7.8%	\$173.7 M	7.7%	\$402.03 M	7.6%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	7,731		73,141		167,348	
Elementary (Grade Level 0 to 8)	182	2.4%	2,474	3.4%	4,607	2.8%
Some High School (Grade Level 9 to 11)	477	6.2%	4,532	6.2%	9,314	5.6%
High School Graduate	2,119	27.4%	19,992	27.3%	45,688	27.3%
Some College	2,096	27.1%	19,048	26.0%	44,787	26.8%
Associate Degree Only	796	10.3%	7,434	10.2%	15,791	9.4%
Bachelor Degree Only	1,382	17.9%	12,955	17.7%	30,447	18.2%
Graduate Degree	679	8.8%	6,707	9.2%	16,714	10.0%

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RF5

13732 W Bell Rd**Surprise, AZ 85374****Units In Structure (2019)**

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,030	69.4%	31,857	90.1%	74,330	90.7%
1 Attached Unit	632	14.5%	2,653	7.5%	7,134	8.7%
2 to 4 Units	175	4.0%	773	2.2%	1,547	1.9%
5 to 9 Units	202	4.6%	815	2.3%	1,650	2.0%
10 to 19 Units	196	4.5%	992	2.8%	1,296	1.6%
20 to 49 Units	137	3.1%	634	1.8%	1,108	1.4%
50 or More Units	449	10.3%	1,655	4.7%	2,738	3.3%
Mobile Home or Trailer	90	2.1%	1,368	3.9%	3,304	4.0%
Other Structure	2	-	127	0.4%	410	0.5%

Homes Built By Year (2019)

Homes Built 2010 or later	138	3.2%	1,753	5.0%	4,516	5.5%
Homes Built 2000 to 2009	910	20.8%	15,252	43.2%	35,976	43.9%
Homes Built 1990 to 1999	1,912	43.8%	10,087	28.5%	20,790	25.4%
Homes Built 1980 to 1989	1,040	23.8%	7,138	20.2%	10,951	13.4%
Homes Built 1970 to 1979	734	16.8%	4,614	13.1%	14,276	17.4%
Homes Built 1960 to 1969	114	2.6%	1,102	3.1%	4,361	5.3%
Homes Built 1950 to 1959	41	0.9%	614	1.7%	2,019	2.5%
Homes Built Before 1949	26	0.6%	317	0.9%	627	0.8%

Home Values (2019)

Home Values \$1,000,000 or More	14	0.5%	151	0.6%	409	0.6%
Home Values \$500,000 to \$999,999	153	5.0%	1,297	4.8%	3,333	5.1%
Home Values \$400,000 to \$499,999	106	3.5%	1,261	4.6%	3,665	5.6%
Home Values \$300,000 to \$399,999	238	7.8%	3,909	14.4%	9,933	15.2%
Home Values \$200,000 to \$299,999	864	28.4%	9,673	35.5%	25,224	38.5%
Home Values \$150,000 to \$199,999	898	29.5%	7,676	28.2%	16,532	25.2%
Home Values \$100,000 to \$149,999	677	22.3%	3,985	14.6%	8,572	13.1%
Home Values \$70,000 to \$99,999	243	8.0%	956	3.5%	2,487	3.8%
Home Values \$50,000 to \$69,999	38	1.2%	295	1.1%	896	1.4%
Home Values \$25,000 to \$49,999	47	1.5%	510	1.9%	1,203	1.8%
Home Values Under \$25,000	105	3.5%	980	3.6%	2,209	3.4%
Owner-Occupied Median Home Value	\$178,183		\$206,233		\$214,908	
Renter-Occupied Median Rent	\$1,219		\$1,020		\$1,018	

Transportation To Work (2019)

Drive to Work Alone	3,628	78.3%	37,118	77.8%	83,135	77.6%
Drive to Work in Carpool	501	10.8%	5,149	10.8%	10,755	10.0%
Travel to Work by Public Transportation	33	0.7%	476	1.0%	1,056	1.0%
Drive to Work on Motorcycle	6	0.1%	172	0.4%	340	0.3%
Walk or Bicycle to Work	35	0.8%	721	1.5%	1,474	1.4%
Other Means	22	0.5%	335	0.7%	740	0.7%
Work at Home	411	8.9%	3,711	7.8%	9,602	9.0%

Travel Time (2019)

Travel to Work in 14 Minutes or Less	769	16.6%	8,592	18.0%	16,159	15.1%
Travel to Work in 15 to 29 Minutes	635	13.7%	10,592	22.2%	24,007	22.4%
Travel to Work in 30 to 59 Minutes	1,136	24.5%	12,624	26.5%	28,425	26.5%
Travel to Work in 60 Minutes or More	369	8.0%	3,667	7.7%	8,360	7.8%
Average Minutes Travel to Work	26.4		24.1		25.9	

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