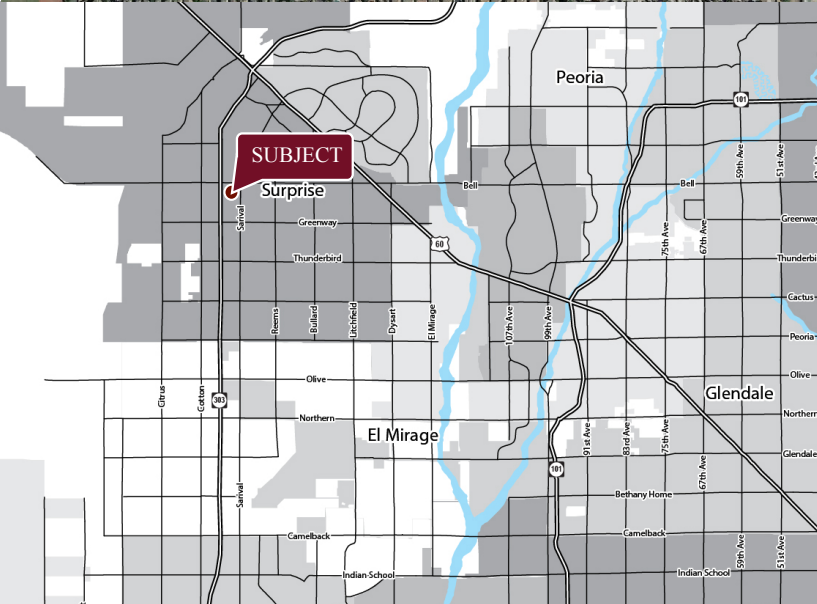
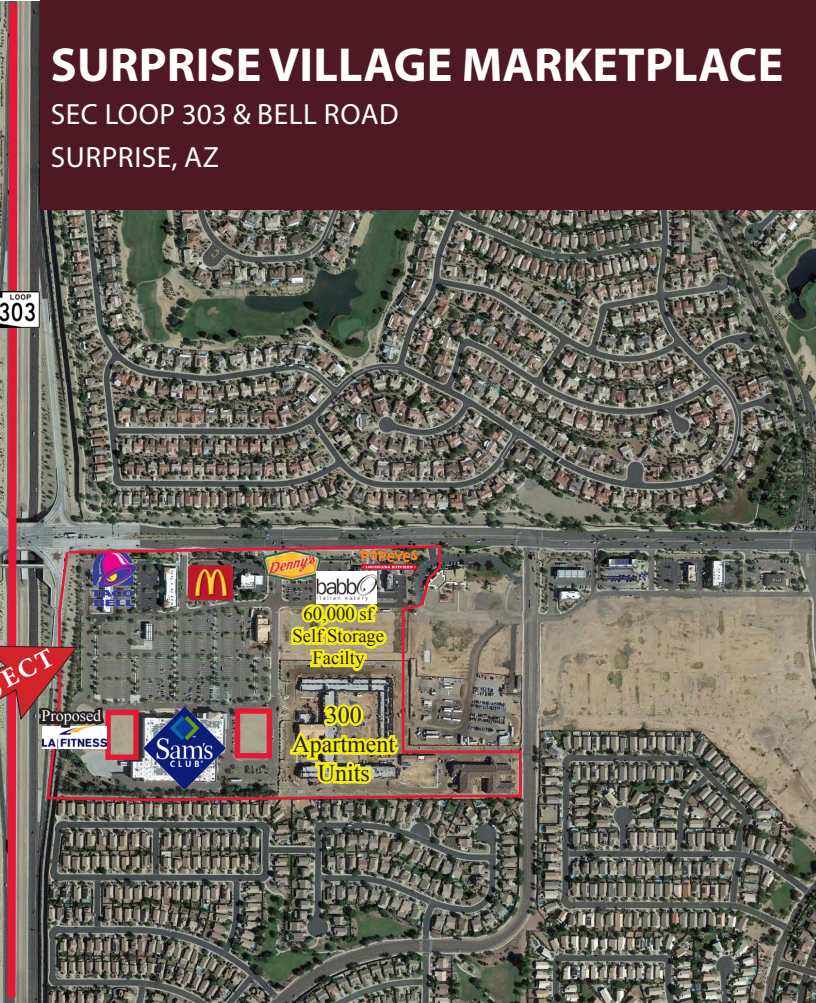


# SURPRISE VILLAGE MARKETPLACE

SEC LOOP 303 & BELL ROAD

SURPRISE, AZ



## PADS FOR SALE OR BUILD TO SUIT

### AVAILABILITY

- BUILDABLE TO 21,870 SF OR 20,000 SF

### FEATURES

- Adjacent to Loop 303 Freeway at Bell Rd.
- Monument and new pylon signage available
- Bell Road is the strongest East-West corridor in the NW Valley
- +/- 44,858 cars per day at intersection

### NOTABLE TENANTS IN TRADE AREA



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	15,671	84,258	151,722
Ave Household Income	\$72,110	\$76,647	\$76,091
Daytime Employment	2,483	14,606	28,865



**STRATEGIC**

MATT MILINOVICH  
602.778.3830  
mattm@srgaz.com

JAMES DECREMER  
602.778.3840  
jamesd@srgaz.com



# PADS FOR SALE OR BUILD TO SUIT

# SURPRISE VILLAGE MARKETPLACE

SEC LOOP 303 & BELL ROAD

SURPRISE, AZ



MATT MILINOVICH  
602.778.3830  
mattm@srgaz.com

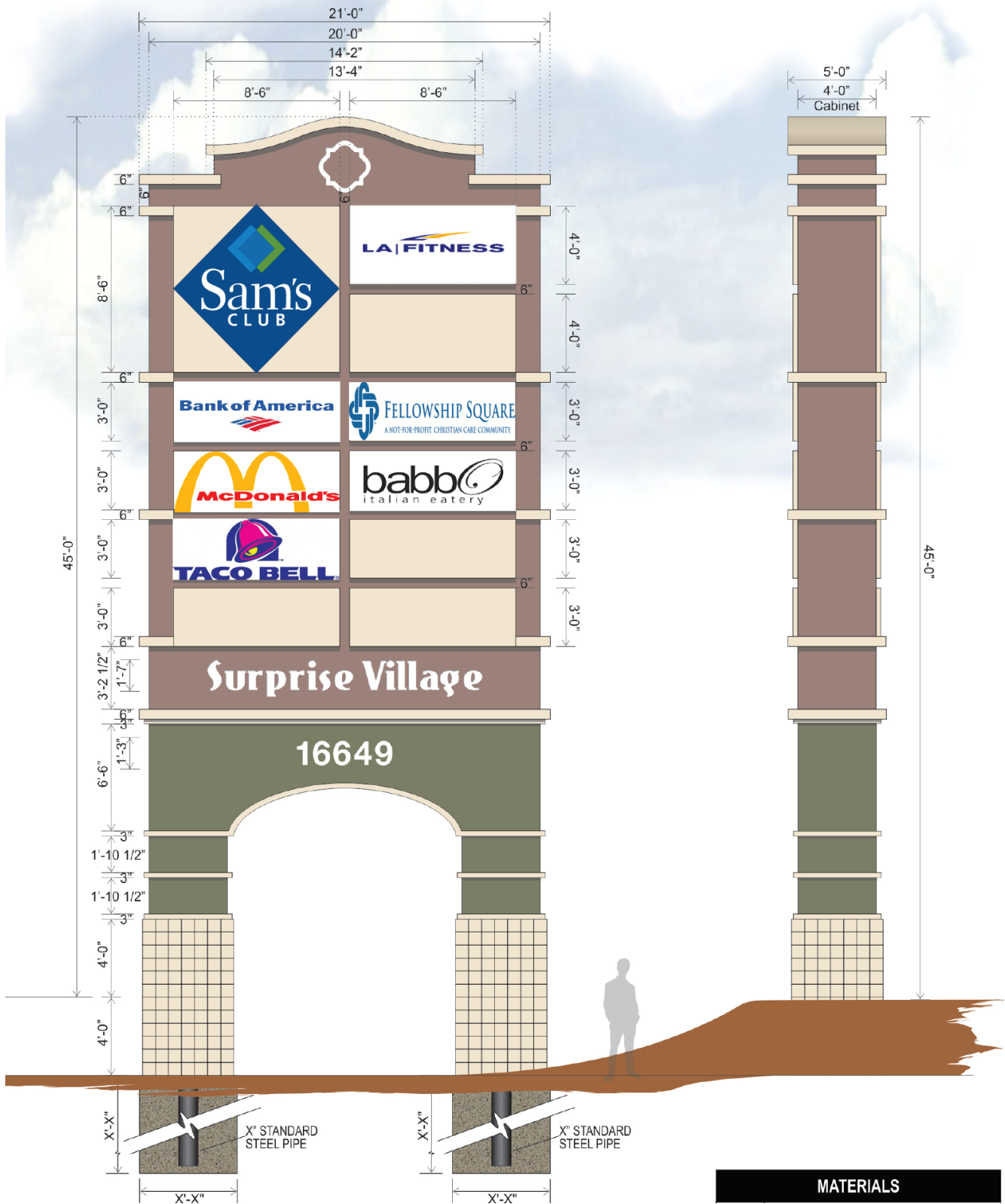
JAMES DECREMER  
602.778.3840  
jamesd@srgaz.com

# PLANNED RETAIL/JR ANCHOR SPACE

# SURPRISE VILLAGE MARKETPLACE

SEC LOOP 303 & BELL ROAD

SURPRISE, AZ



## MATERIALS



**MATT MILINOVICH**  
602.778.3830  
mattm@srgaz.com

**JAMES DECREMER**  
602.778.3840  
jamesd@srgaz.com



LOOP 303

Grand Ave.

RH Johnson Blvd.



SUBJECT



TRADER JOE'S

GOODWILL



OfficeMax

Michaels  
Stain Mart



Bell Rd.



Bullard Ave.

Bullard Ave.

Greenway Rd.

Cotton Lane

Sarival Ave.

Reems Rd.



STRATEGIC



# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6385/-112.4177

RF5

Loop 303 & Bell Road Surprise, AZ 85388	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2017)	15,671	84,258	151,722
Projected Population (2022)	17,241	92,720	167,175
Census Population (2010)	14,626	73,864	132,779
Census Population (2000)	3,359	19,986	48,054
Projected Annual Growth (2017 to 2022)	1,570 2.0%	8,463 2.0%	15,453 2.0%
Historical Annual Growth (2010 to 2017)	1,045 1.0%	10,394 2.0%	18,944 2.0%
Historical Annual Growth (2000 to 2010)	11,267 33.5%	53,878 27.0%	84,725 17.6%
Estimated Population Density (2017)	4,990 <i>psm</i>	2,981 <i>psm</i>	1,933 <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)	5,778	33,121	60,358
Projected Households (2022)	6,161	35,263	64,339
Census Households (2010)	5,345	28,960	52,981
Census Households (2000)	1,669	9,189	22,640
Estimated Households with Children (2017)	1,966 34.0%	9,802 29.6%	17,143 28.4%
Estimated Average Household Size (2017)	2.70	2.54	2.50
<b>Average Household Income</b>			
Estimated Average Household Income (2017)	\$72,110	\$76,647	\$76,091
Projected Average Household Income (2022)	\$82,235	\$87,292	\$86,552
Estimated Average Family Income (2017)	\$78,080	\$83,160	\$83,901
<b>Median Household Income</b>			
Estimated Median Household Income (2017)	\$63,741	\$67,065	\$64,904
Projected Median Household Income (2022)	\$75,014	\$78,517	\$76,049
Estimated Median Family Income (2017)	\$69,407	\$75,016	\$74,321
<b>Per Capita Income</b>			
Estimated Per Capita Income (2017)	\$26,627	\$30,153	\$30,303
Projected Per Capita Income (2022)	\$29,427	\$33,221	\$33,340
Estimated Per Capita Income 5 Year Growth	\$2,799 10.5%	\$3,067 10.2%	\$3,037 10.0%
Estimated Average Household Net Worth (2017)	\$633,417	\$668,889	\$662,337
<b>Daytime Demos (2017)</b>			
Total Businesses	309	1,601	3,270
Total Employees	2,483	14,606	28,865
Company Headquarter Businesses	- -	2 0.1%	4 0.1%
Company Headquarter Employees	- -	1,265 8.7%	1,443 5.0%
Employee Population per Business	8.0	9.1	8.8
Residential Population per Business	50.7	52.6	46.4

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

# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6385/-112.4177

RFS

Loop 303 & Bell Road Surprise, AZ 85388		1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>							
White (2017)		12,597	80.4%	68,398	81.2%	120,592	79.5%
Black or African American (2017)		991	6.3%	4,744	5.6%	8,708	5.7%
American Indian or Alaska Native (2017)		121	0.8%	563	0.7%	1,005	0.7%
Asian (2017)		481	3.1%	2,603	3.1%	5,079	3.3%
Hawaiian or Pacific Islander (2017)		27	0.2%	172	0.2%	295	0.2%
Other Race (2017)		861	5.5%	4,425	5.3%	9,899	6.5%
Two or More Races (2017)		594	3.8%	3,353	4.0%	6,144	4.0%
Not Hispanic or Latino Population (2017)		13,088	83.5%	70,150	83.3%	123,362	81.3%
Hispanic or Latino Population (2017)		2,583	16.5%	14,108	16.7%	28,361	18.7%
Not Hispanic or Latino Population (2022)		14,048	81.5%	75,425	81.3%	132,771	79.4%
Hispanic or Latino Population (2022)		3,193	18.5%	17,295	18.7%	34,404	20.6%
Not Hispanic or Latino Population (2010)		12,701	86.8%	63,640	86.2%	111,478	84.0%
Hispanic or Latino Population (2010)		1,925	13.2%	10,224	13.8%	21,301	16.0%
Not Hispanic or Latino Population (2000)		3,242	96.5%	18,461	92.4%	41,628	86.6%
Hispanic or Latino Population (2000)		117	3.5%	1,525	7.6%	6,426	13.4%
Projected Hispanic Annual Growth (2017 to 2022)		609	4.7%	3,188	4.5%	6,044	4.3%
Historic Hispanic Annual Growth (2000 to 2017)		2,467	124.5	12,583	48.6%	21,935	20.1%
<b>Age Distribution (2017)</b>							
Age Under 5		1,063	6.8%	5,069	6.0%	9,185	6.1%
Age 5 to 9 Years		1,152	7.4%	5,453	6.5%	9,654	6.4%
Age 10 to 14 Years		1,098	7.0%	5,246	6.2%	9,252	6.1%
Age 15 to 19 Years		839	5.4%	4,161	4.9%	7,404	4.9%
Age 20 to 24 Years		571	3.6%	3,105	3.7%	5,846	3.9%
Age 25 to 29 Years		876	5.6%	4,618	5.5%	8,441	5.6%
Age 30 to 34 Years		1,172	7.5%	5,528	6.6%	9,788	6.5%
Age 35 to 39 Years		1,160	7.4%	5,512	6.5%	9,555	6.3%
Age 40 to 44 Years		874	5.6%	4,337	5.1%	7,644	5.0%
Age 45 to 49 Years		756	4.8%	3,850	4.6%	6,761	4.5%
Age 50 to 54 Years		643	4.1%	3,578	4.2%	6,357	4.2%
Age 55 to 59 Years		828	5.3%	4,471	5.3%	7,507	4.9%
Age 60 to 64 Years		912	5.8%	6,026	7.2%	9,746	6.4%
Age 65 to 74 Years		2,383	15.2%	14,826	17.6%	24,364	16.1%
Age 75 to 84 Years		1,090	7.0%	6,571	7.8%	14,760	9.7%
Age 85 Years or Over		252	1.6%	1,906	2.3%	5,457	3.6%
Median Age		39.8		42.4		43.2	
<b>Gender Age Distribution (2017)</b>							
Female Population		8,091	51.6%	43,941	52.2%	79,590	52.5%
Age 0 to 19 Years		2,047	25.3%	9,840	22.4%	17,486	22.0%
Age 20 to 64 Years		4,105	50.7%	21,910	49.9%	38,013	47.8%
Age 65 Years or Over		1,939	24.0%	12,191	27.7%	24,090	30.3%
Female Median Age		40.1		43.0		44.1	
Male Population		7,580	48.4%	40,317	47.8%	72,132	47.5%
Age 0 to 19 Years		2,105	27.8%	10,089	25.0%	18,009	25.0%
Age 20 to 64 Years		3,688	48.7%	19,115	47.4%	33,633	46.6%
Age 65 Years or Over		1,787	23.6%	11,112	27.6%	20,491	28.4%
Male Median Age		39.4		41.7		42.2	

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

# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6385/-112.4177

RF5

Loop 303 & Bell Road		1 mi radius		3 mi radius		5 mi radius	
Surprise, AZ 85388							
<b>Household Income Distribution (2017)</b>							
HH Income \$200,000 or More	80	1.4%	1,029	3.1%	1,977	3.3%	
HH Income \$150,000 to \$199,999	346	6.0%	1,609	4.9%	2,867	4.8%	
HH Income \$100,000 to \$149,999	888	15.4%	5,482	16.6%	9,619	15.9%	
HH Income \$75,000 to \$99,999	946	16.4%	5,841	17.6%	9,900	16.4%	
HH Income \$50,000 to \$74,999	1,349	23.4%	7,638	23.1%	13,666	22.6%	
HH Income \$35,000 to \$49,999	754	13.1%	4,582	13.8%	8,330	13.8%	
HH Income \$25,000 to \$34,999	543	9.4%	2,957	8.9%	5,782	9.6%	
HH Income \$15,000 to \$24,999	346	6.0%	2,088	6.3%	4,234	7.0%	
HH Income Under \$15,000	524	9.1%	1,896	5.7%	3,984	6.6%	
HH Income \$35,000 or More	4,364	75.5%	26,180	79.0%	46,358	76.8%	
HH Income \$75,000 or More	2,260	39.1%	13,960	42.1%	24,363	40.4%	
<b>Housing (2017)</b>							
Total Housing Units	6,766		37,522		67,928		
Housing Units Occupied	5,778	85.4%	33,121	88.3%	60,358	88.9%	
Housing Units Owner-Occupied	4,727	81.8%	26,963	81.4%	48,822	80.9%	
Housing Units, Renter-Occupied	1,050	18.2%	6,158	18.6%	11,536	19.1%	
Housing Units, Vacant	988	14.6%	4,400	11.7%	7,570	11.1%	
<b>Marital Status (2017)</b>							
Never Married	2,251	18.2%	12,999	19.0%	25,559	20.7%	
Currently Married	7,192	58.2%	39,987	58.4%	69,244	56.0%	
Separated	804	6.5%	2,558	3.7%	3,831	3.1%	
Widowed	688	5.6%	4,794	7.0%	10,161	8.2%	
Divorced	1,422	11.5%	8,151	11.9%	14,837	12.0%	
<b>Household Type (2017)</b>							
Population Family	14,016	89.4%	73,742	87.5%	130,735	86.2%	
Population Non-Family	1,597	10.2%	10,302	12.2%	20,375	13.4%	
Population Group Quarters	58	0.4%	213	0.3%	613	0.4%	
Family Households	4,500	77.9%	24,715	74.6%	43,299	71.7%	
Non-Family Households	1,278	22.1%	8,407	25.4%	17,059	28.3%	
Married Couple with Children	1,422	19.8%	6,909	17.3%	12,124	17.5%	
Average Family Household Size	3.1		3.0		3.0		
<b>Household Size (2017)</b>							
1 Person Households	1,022	17.7%	6,856	20.7%	14,326	23.7%	
2 Person Households	2,412	41.7%	14,710	44.4%	25,532	42.3%	
3 Person Households	766	13.2%	4,040	12.2%	6,972	11.6%	
4 Person Households	841	14.5%	4,001	12.1%	6,983	11.6%	
5 Person Households	459	8.0%	2,165	6.5%	3,921	6.5%	
6 or More Person Households	278	4.8%	1,349	4.1%	2,624	4.3%	
<b>Household Vehicles (2017)</b>							
Households with 0 Vehicles Available	89	1.5%	848	2.6%	1,970	3.3%	
Households with 1 Vehicles Available	2,106	36.5%	13,282	40.1%	25,437	42.1%	
Households with 2 or More Vehicles Available	3,582	62.0%	18,992	57.3%	32,951	54.6%	
Total Vehicles Available	10,743		58,369		104,375		
Average Vehicles Per Household	1.9		1.8		1.7		

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

# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6385/-112.4177

RF5

## Loop 303 & Bell Road

### Surprise, AZ 85388

#### Labor Force (2017)

	1 mi radius	3 mi radius	5 mi radius
Estimated Labor Population Age 16 Years or Over	12,153	67,534	121,950
Estimated Civilian Employed	6,352 52.3%	33,373 49.4%	58,911 48.3%
Estimated Civilian Unemployed	341 2.8%	1,451 2.1%	2,497 2.0%
Estimated in Armed Forces	24 0.2%	221 0.3%	435 0.4%
Estimated Not in Labor Force	5,436 44.7%	32,489 48.1%	60,106 49.3%
Unemployment Rate	2.8%	2.1%	2.0%

#### Occupation (2015)

	1 mi radius	3 mi radius	5 mi radius
Occupation: Population Age 16 Years or Over	6,355	33,713	58,961
Management, Business, Financial Operations	944 14.9%	5,121 15.2%	8,447 14.3%
Professional, Related	1,337 21.0%	6,996 20.8%	12,221 20.7%
Service	1,539 24.2%	6,063 18.0%	11,373 19.3%
Sales, Office	1,510 23.8%	9,720 28.8%	16,775 28.5%
Farming, Fishing, Forestry	6 0.1%	42 0.1%	125 0.2%
Construct, Extraction, Maintenance	417 6.6%	2,645 7.8%	4,593 7.8%
Production, Transport Material Moving	601 9.5%	3,126 9.3%	5,428 9.2%
White Collar Workers	3,791 59.7%	21,836 64.8%	37,443 63.5%
Blue Collar Workers	2,564 40.3%	11,876 35.2%	21,518 36.5%

#### Consumer Expenditure (2017)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$325 M	\$1.94 B	\$3.51 B
Total Non-Retail Expenditure	\$167 M 51.5%	\$998 M 51.5%	\$1.81 B 51.6%
Total Retail Expenditure	\$157 M 48.5%	\$938 M 48.5%	\$1.70 B 48.4%
Apparel	\$11.3 M 3.5%	\$67.4 M 3.5%	\$122 M 3.5%
Contributions	\$13.6 M 4.2%	\$82.1 M 4.2%	\$148 M 4.2%
Education	\$11.3 M 3.5%	\$68.0 M 3.5%	\$123 M 3.5%
Entertainment	\$18.2 M 5.6%	\$109 M 5.6%	\$197 M 5.6%
Food and Beverages	\$48.0 M 14.8%	\$285 M 14.7%	\$517 M 14.7%
Furnishings and Equipment	\$11.2 M 3.4%	\$67.3 M 3.5%	\$121 M 3.5%
Gifts	\$7.80 M 2.4%	\$47.1 M 2.4%	\$85.2 M 2.4%
Health Care	\$26.2 M 8.1%	\$156 M 8.1%	\$284 M 8.1%
Household Operations	\$9.09 M 2.8%	\$54.5 M 2.8%	\$98.4 M 2.8%
Miscellaneous Expenses	\$4.78 M 1.5%	\$28.6 M 1.5%	\$52.0 M 1.5%
Personal Care	\$4.22 M 1.3%	\$25.2 M 1.3%	\$45.6 M 1.3%
Personal Insurance	\$2.35 M 0.7%	\$14.1 M 0.7%	\$25.5 M 0.7%
Reading	\$719 K 0.2%	\$4.31 M 0.2%	\$7.81 M 0.2%
Shelter	\$66.6 M 20.5%	\$397 M 20.5%	\$721 M 20.5%
Tobacco	\$2.02 M 0.6%	\$11.9 M 0.6%	\$21.6 M 0.6%
Transportation	\$62.7 M 19.3%	\$373 M 19.3%	\$675 M 19.2%
Utilities	\$24.5 M 7.5%	\$145 M 7.5%	\$264 M 7.5%

#### Educational Attainment (2017)

	1 mi radius	3 mi radius	5 mi radius
Adult Population Age 25 Years or Over	10,948	61,223	110,381
Elementary (Grade Level 0 to 8)	242 2.2%	1,117 1.8%	2,468 2.2%
Some High School (Grade Level 9 to 11)	707 6.5%	2,938 4.8%	5,128 4.6%
High School Graduate	2,677 24.5%	14,383 23.5%	27,021 24.5%
Some College	3,086 28.2%	17,645 28.8%	31,189 28.3%
Associate Degree Only	1,091 10.0%	5,867 9.6%	10,386 9.4%
Bachelor Degree Only	2,116 19.3%	12,829 21.0%	22,095 20.0%
Graduate Degree	1,028 9.4%	6,445 10.5%	12,096 11.0%

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



# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6385/-112.4177

RF5

Loop 303 & Bell Road		1 mi radius		3 mi radius		5 mi radius	
Surprise, AZ 85388							
<b>Units In Structure (2015)</b>							
1 Detached Unit	5,161	96.5%	29,554	102.0	52,293	98.7%	
1 Attached Unit	74	1.4%	712	2.5%	2,191	4.1%	
2 to 4 Units	46	0.9%	341	1.2%	755	1.4%	
5 to 9 Units	21	0.4%	306	1.1%	533	1.0%	
10 to 19 Units	27	0.5%	393	1.4%	762	1.4%	
20 to 49 Units	11	0.2%	345	1.2%	603	1.1%	
50 or More Units	17	0.3%	592	2.0%	1,426	2.7%	
Mobile Home or Trailer	343	6.4%	963	3.3%	1,671	3.2%	
Other Structure	75	1.4%	124	0.4%	155	0.3%	
<b>Homes Built By Year (2015)</b>							
Homes Built 2010 or later	32	0.6%	314	1.1%	452	0.9%	
Homes Built 2000 to 2009	3,423	64.0%	18,696	64.6%	28,737	54.2%	
Homes Built 1990 to 1999	1,490	27.9%	8,638	29.8%	16,090	30.4%	
Homes Built 1980 to 1989	292	5.5%	1,870	6.5%	6,114	11.5%	
Homes Built 1970 to 1979	221	4.1%	1,406	4.9%	4,483	8.5%	
Homes Built 1960 to 1969	109	2.0%	711	2.5%	1,465	2.8%	
Homes Built 1950 to 1959	88	1.7%	375	1.3%	907	1.7%	
Homes Built Before 1949	18	0.3%	123	0.4%	294	0.6%	
<b>Home Values (2015)</b>							
Home Values \$1,000,000 or More	44	1.0%	151	0.6%	262	0.6%	
Home Values \$500,000 to \$999,999	255	5.8%	1,426	6.0%	2,377	5.5%	
Home Values \$400,000 to \$499,999	232	5.3%	1,451	6.1%	2,285	5.3%	
Home Values \$300,000 to \$399,999	467	10.7%	3,650	15.3%	5,981	13.9%	
Home Values \$200,000 to \$299,999	1,423	32.7%	8,801	36.9%	15,509	36.1%	
Home Values \$150,000 to \$199,999	1,015	23.3%	6,453	27.0%	11,916	27.7%	
Home Values \$100,000 to \$149,999	763	17.5%	3,343	14.0%	6,621	15.4%	
Home Values \$70,000 to \$99,999	305	7.0%	912	3.8%	1,918	4.5%	
Home Values \$50,000 to \$69,999	50	1.2%	146	0.6%	332	0.8%	
Home Values \$25,000 to \$49,999	31	0.7%	178	0.7%	428	1.0%	
Home Values Under \$25,000	123	2.8%	501	2.1%	1,012	2.4%	
Owner-Occupied Median Home Value	\$198,312		\$221,161		\$213,251		
Renter-Occupied Median Rent	\$900		\$938		\$954		
<b>Transportation To Work (2015)</b>							
Drive to Work Alone	5,897	79.3%	31,426	78.0%	56,920	79.4%	
Drive to Work in Carpool	693	9.3%	3,929	9.8%	6,872	9.6%	
Travel to Work by Public Transportation	50	0.7%	261	0.6%	409	0.6%	
Drive to Work on Motorcycle	36	0.5%	103	0.3%	153	0.2%	
Walk or Bicycle to Work	93	1.3%	546	1.4%	975	1.4%	
Other Means	47	0.6%	386	1.0%	600	0.8%	
Work at Home	619	8.3%	3,622	9.0%	5,792	8.1%	
<b>Travel Time (2015)</b>							
Travel to Work in 14 Minutes or Less	1,185	17.4%	6,603	18.0%	11,476	17.4%	
Travel to Work in 15 to 29 Minutes	1,500	22.0%	8,225	22.4%	14,675	22.3%	
Travel to Work in 30 to 59 Minutes	2,626	38.5%	12,348	33.7%	21,834	33.1%	
Travel to Work in 60 Minutes or More	677	9.9%	4,326	11.8%	7,029	10.7%	
Average Minutes Travel to Work	32.6		28.4		27.7		

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