



SURPRISE POINTE

RETAIL OPPORTUNITIES AVAILABLE

± 110 ACRES COMMERCIAL BUSINESS PARK



SURPRISE, AZ

CBRE

LEGEND

LOT ±ACRES

| | |
|----|-------|
| 9 | 37.61 |
| 28 | 2.05 |
| 27 | 1.95 |
| 26 | 2.33 |
| 25 | 2.34 |
| 34 | 9.95 |



PROPERTY FEATURES

- For Sale, Ground Lease or Build-To-Suit
- Rail Access
- Established Anchor Tenants
- Walking Distance to Theaters, Bowling Alley, Restaurants, and Major Retailers
- Adjacent to Marley Park, Litchfield and Roseview Residential Communities
- Strategically Located between Three Major Arterial Roads

SURPRISE FACTS

- Surprise is the 5th fastest growing city in the United States
- Top in the nation in job growth since 2000 (393%)
- 58% estimated population growth within next five years
- ±17,200 cars per day pass Waddell and Litchfield Roads

*City of Surprise Economic Development

In 1995, Surprise had around 10,000 residents. Today, the number has surpassed 124,000. At capacity, the City will top 650,000 residents.

SURPRISE AT A GLANCE

CITY OF SURPRISE | Surprise is one of Arizona's fastest growing cities. City population numbers have surpassed 120,000 and will reach close to 650,000 by the year 2040.

*Source: www.surpriseaz.gov

COMMUNITY DEVELOPMENT | The City of Surprise is a great place to live, work and play!

RAIL SERVICE | Rail service has quickly become a major factor within an industrial park more than ever before. Surprise Pointe is directly linked to the Burlington Northern Santa Fe Rail-line (BNSF), and the Los Angeles ports.



SPOTLIGHT ON SURPRISE

Surprise is a city on the rise. Over the last fifteen years, the city's population has increased by 393% and it has emerged as a sustainable community working towards global connectivity. Employment in construction, retail and service sectors has been established, and the city is focused on bringing high-quality jobs to its residents and investment-rich global companies to the community. Targeted initiatives have been launched to attract industry sectors like renewable energy, advanced manufacturing, higher education and emerging technologies.

Employers and residents alike are attracted to the recreational amenities of this Sonoran-desert community. Surprise Stadium is the Spring Training home of Major League Baseball's Texas Rangers and Kansas City Royals. The 25-court Surprise Tennis and Racquet Complex, largest in the southwest, attracts tennis legends and USTA tournaments, and White Tank Mountain Regional Park offers ±30,000 acres of hiking, biking and camping.

TOP 5 INDUSTRIES



12,110
Healthcare



6,691
Retail



5,113
Finance



4,614
Administrative

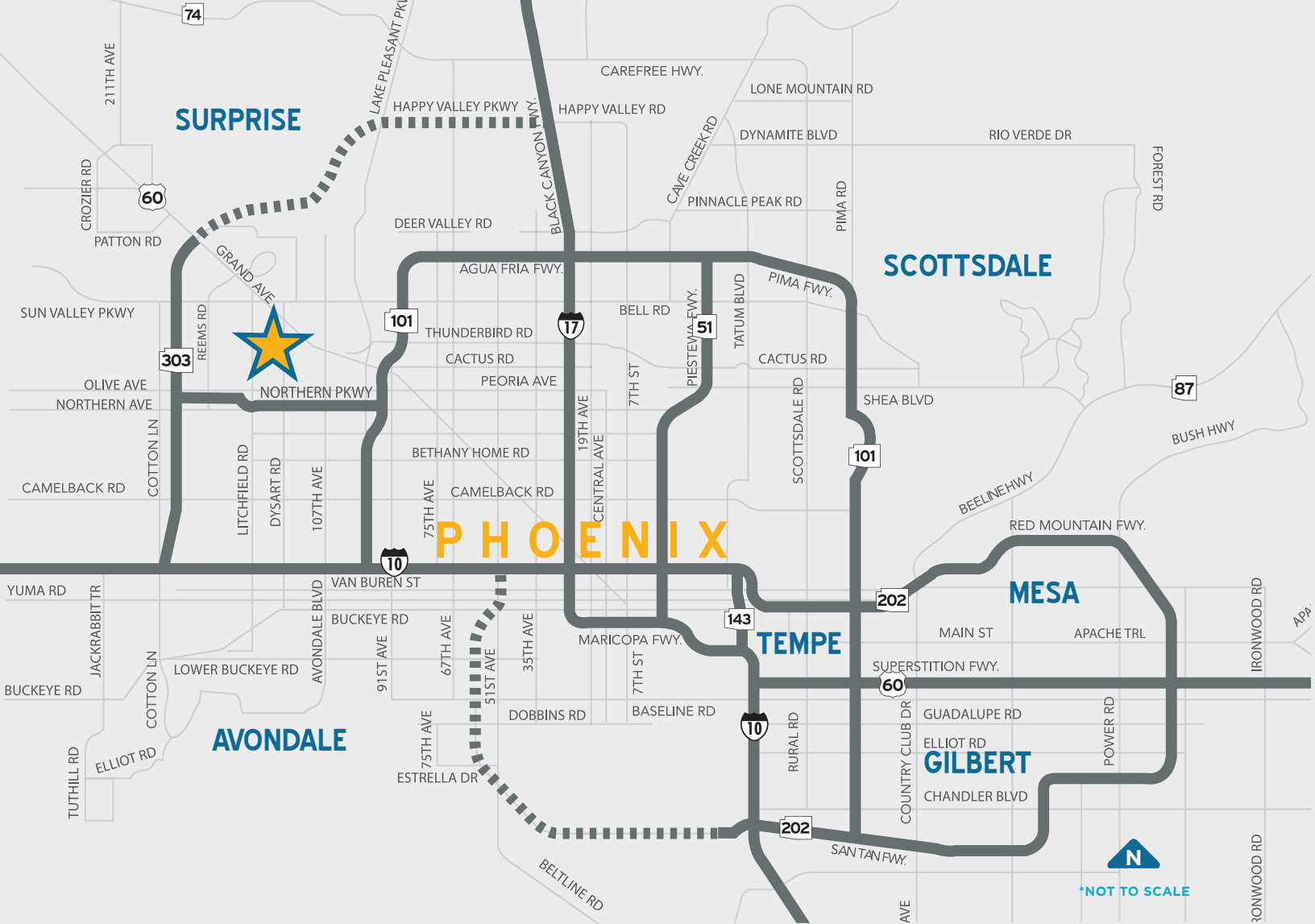


3,640
Food Services

Source: City of Surprise, Economic Develop-

SURPRISE INDUSTRIES





AVERAGE COMMUTE TIME



±31.2
MINUTES

Within a typical **±30 minute commute**, Surprise is connected to the entire West Valley. The West Valley is comprised of six communities: Avondale, Buckeye, Glendale, Goodyear, Peoria and Surprise. Nearly **750,000 people** call the West Valley home. With over **325,000 skilled individuals** in the labor force, the area is primed for economic growth.

Please contact the retail sales team for information:

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CBRE

SURPRISE, AZ

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