

# SURPRISE MARKETPLACE

## Sam's Club Anchored Development

SEC of Loop 303 and Bell Rd.  
Surprise, Arizona 85374



**AVAILABLE PAD SITE A = 15,000 SF**  
**AVAILABLE PAD SITE B = 20,000 SF**

### TENANTS:

VERIZON  
SUMO SNOW  
DENNY'S  
MCDONALDS  
TACO BELL  
BANK OF AMERICA

POPEYE'S CHICKEN  
GRUELICHS  
BABBO'S ITALIAN  
DICKIE'S BBQ  
LA FITNESS  
ASIAN RESTAURANT



### PROPERTY DETAILS:

- New major destination shopping center at Loop 303 Freeway & Bell Road
- Bell Road is the strongest East-West corridor in the Northwest Valley. This intersection serves Surprise, Surprise Farms, Sun City Grand and Vistancia
- Demographic is a diverse mixture of young families and upper-middle-class retirees

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2020)	25,000	125,000	225,000
Household Income (2022)	\$80,000	\$82,000	\$84,000
Median Age (2017)	38.3	42.3	43.2

### TRAFFIC COUNTS

Loop 303 Freeway	75,000 VPD
Bell Road	60,000 VPD



**W.M. GRACE COMPANIES**  
SINCE 1966

6925 E Indian School Rd. | Scottsdale, AZ 85251 | [www.wmgraceco.com](http://www.wmgraceco.com)  
(602) 956-8254 | [info@wmgraceco.com](mailto:info@wmgraceco.com)

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### BASIC SUMMARY REPORT

	1 mile	3 miles	5 miles
<b>POPULATION</b>	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
Population (2020)	25,000	125,000	225,000
% Growth (2017- 2022)	5%	5%	5%
<b>HOUSEHOLDS</b>			
Households Avg (2017)	5,863	32,975	59,967
Household Size	2.8	2.5	2.5
<b>EMPLOYMENT</b>			
Total Employers (2017)	313	1,641	3,302
Workplace Employees (2017)	2,492	14,901	29,195
<b>RACE</b>			
% White	80.1%	81.5%	79.7%
% Hispanic	17.0%	16.7%	18.9%
% Black	6.3%	5.5%	5.6%
% Asian	2.9%	3.0%	3.2%
% Other	5.8%	5.3%	6.6%
White	12,971	68,287	119,694
Hispanic	2,744	13,974	28,367
Black	1,018	4,569	8,389
Asian	476	2,494	4,818
Other	932	4,402	9,983
<b>HOUSING</b>			
% Renter Occupied Housing Units	19.3%	18.4%	19.0%
% Owner Occupied Housing Units	80.7%	81.6%	81.0%
Median Home Value	\$197,271	\$220,561	\$211,965
<b>INCOME</b>			
Projected Average Household Income (2022)	\$80,000	\$82,000	\$84,000
Per Capita Income (2022)	\$28,892	\$33,432	\$33,575
<b>COLLEGE EDUCATION (Age 25+)</b>			
% < 9th Grade	1.9%	1.8%	2.3%
% Some High School	6.7%	5.0%	4.9%
% High School	26.2%	24.3%	25.4%
% Some College	28.4%	29.1%	28.5%
% College - Associates Degree	9.9%	9.6%	9.3%
% College - Bachelors Degree	18.1%	20.2%	19.2%
% College - Masters Degree	65.2%	68.9%	67.4%
% College - Professional/Doctorate Degree	26.9%	30.2%	29.6%
<b>AGE</b>			
Median Age	38.3	42.3	43.2



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