

# 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)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# SURPRISE MARKETPLACE

## Sam's Club Anchored Development

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

### BASIC SUMMARY REPORT

**1 mile**      **3 miles**      **5 miles**

#### POPULATION

	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%

#### HOUSEHOLDS

	5,863	32,975	59,967
Households Avg (2017)	5,863	32,975	59,967
Household Size	2.8	2.5	2.5

#### EMPLOYMENT

	313	1,641	3,302
Total Employers (2017)	313	1,641	3,302
Workplace Employees (2017)	2,492	14,901	29,195

#### RACE

	80.1%	81.5%	79.7%
% 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

#### HOUSING

	19.3%	18.4%	19.0%
% 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

#### INCOME

	\$80,000	\$82,000	\$84,000
Projected Average Household Income (2022)	\$80,000	\$82,000	\$84,000
Per Capita Income (2022)	\$28,892	\$33,432	\$33,575

#### COLLEGE EDUCATION (Age 25+)

	1.9%	1.8%	2.3%
% < 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%

#### AGE

	38.3	42.3	43.2
Median Age	38.3	42.3	43.2



**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)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.