



SURPRISE MARKETPLACE



SAM'S CLUB ANCHORED DEVELOPMENT
SEC OF LOOP 303 & BELL RD. | SURPRISE, ARIZONA 85374



PROPERTY HIGHLIGHTS

- » 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

DEMOGRAPHIC HIGHLIGHTS

	1 MILE	3 MILE	5 MILE
2024 Population	25,000	125,000	225,000
Household Income	\$80,000	\$82,000	\$84,000
Median Age	38.3	42.3	43.2

TRAFFIC COUNTS

	VEHICLES PER DAY
Loop 303 Freeway	75,000
Bell Road	60,000



W.M. GRACE COMPANIES
SINCE 1966

CONTACT

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**AVAILABLE PAD SITE A:
UP TO 15,000 SF BUILDING AREA**

TENANTS

GOODWILL
SAM'S CLUB
VERIZON
SUMO SNOW
DENNY'S
MCDONALDS
TACO BELL
BANK OF AMERICA
POPEYE'S CHICKEN
GRUELICH'S
BABBO'S ITALIAN
DICKIE'S BBQ
L.A. FITNESS
SAKURA SUSHI
CHRISTIAN CARE

BASIC SUMMARY REPORT**1 MILE****3 MILE****5 MILE****POPULATION**

Population	25,000	125,000	225,000
% Growth	5%	5%	5%

HOUSEHOLDS

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

EMPLOYMENT

Total Employers	313	1,641	3,302
Workplace Employees	4,000	15,500	35,600

RACE

% 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

% 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

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

COLLEGE EDUCATION (Age 25+)

% < 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

Median Age	38.3	42.3	43.2
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