

GROUND LEASE OR SALE | 1.40 ACRE PAD

W/NWC DYSART RD & BELL RD, SURPRISE, AZ



GRAND AVE (28,806 VPD)

GRAND AVE (31,626 VPD)

BELL RD (44,803 VPD)

DYSART RD (13,907 VPD)

BELL RD (47,879 VPD)

DYSART RD (8,978 VPD)



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VIAONE
COMMERCIAL REAL ESTATE

DEVELOPMENT SITE PLAN

W/NWC DYSART RD & BELL RD, SURPRISE, AZ



**114K SF INDUSTRIAL
UNDER CONSTRUCTION**



**1.40 AC
AVAILABLE**
C-2 ZONING
UTILITIES STUBBED



**RETAIL
BUILDING
UNDER
CONSTRUCTION**



DYSART RD (13,907 VPD)

BELL RD (47,879 PD)

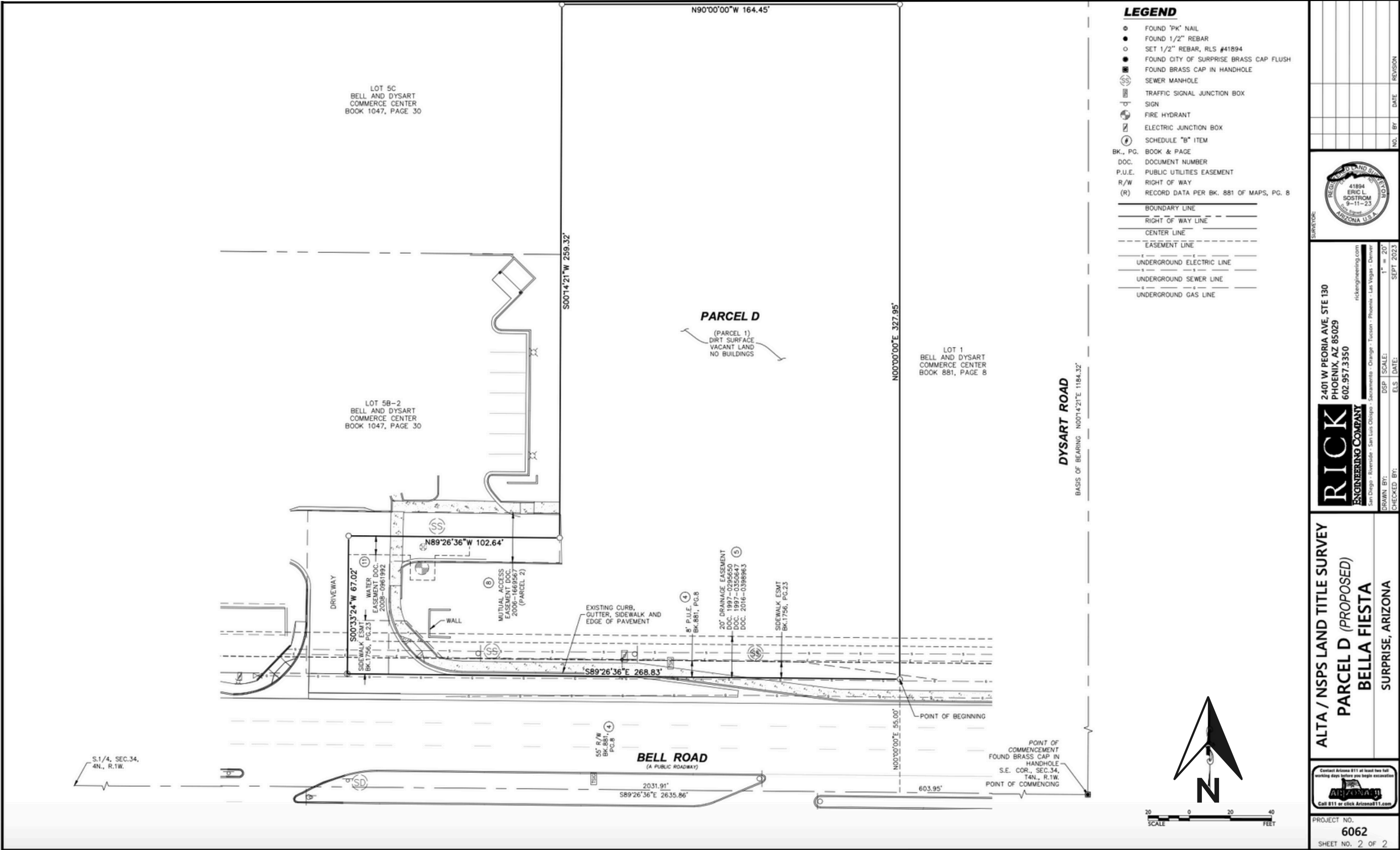


**COMMERCIAL
DEVELOPMENT
PROPOSED**

**MARICOPA COUNTY
SHERIFF'S OFFICE
UNDER CONSTRUCTION**

ALTA SURVEY

W/NWC DYSART RD & BELL RD, SURPRISE, AZ



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VIAONE
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

W/NWC DYSART RD & BELL RD, SURPRISE, AZ

Population			
	1 mile	3 miles	5 miles
2020 Population	10,202	92,949	222,738
2024 Population	10,841	97,978	235,480
2029 Population Projection	11,805	106,547	256,201
Annual Growth 2020-2024	1.6%	1.4%	1.4%
Annual Growth 2024-2029	1.8%	1.7%	1.8%
Median Age	56.9	47.9	54.7
Bachelor's Degree or Higher	25%	24%	28%
U.S. Armed Forces	77	463	921

Population By Race			
	1 mile	3 miles	5 miles
White	7,251	64,861	170,189
Black	431	5,065	10,105
American Indian/Alaskan Native	76	939	1,921
Asian	120	2,067	5,061
Hawaiian & Pacific Islander	15	219	402
Two or More Races	2,948	24,825	47,803
Hispanic Origin	3,391	27,018	50,194

Housing			
	1 mile	3 miles	5 miles
Median Home Value	\$266,578	\$306,691	\$318,394
Median Year Built	1988	1997	1997

Households			
	1 mile	3 miles	5 miles
2020 Households	4,486	37,311	94,241
2024 Households	4,723	39,466	100,252
2029 Household Projection	5,146	43,028	109,406
Annual Growth 2020-2024	1.0%	1.2%	1.3%
Annual Growth 2024-2029	1.8%	1.8%	1.8%
Owner Occupied Households	3,601	31,668	86,159
Renter Occupied Households	1,544	11,360	23,247
Avg Household Size	2.2	2.4	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$131.8M	\$1.2B	\$3.1B

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$68,329	\$77,649	\$81,730
Median Household Income	\$56,249	\$65,761	\$67,203
< \$25,000	1,053	5,716	14,404
\$25,000 - 50,000	1,068	8,273	21,051
\$50,000 - 75,000	915	8,972	21,128
\$75,000 - 100,000	817	6,675	15,496
\$100,000 - 125,000	364	4,013	11,434
\$125,000 - 150,000	212	2,728	7,039
\$150,000 - 200,000	163	1,871	5,458
\$200,000+	130	1,217	4,241

DAYTIME EMPLOYMENT

W/NWC DYSART RD & BELL RD, SURPRISE, AZ

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Indu...	4,923	508	10	25,834	3,954	7	48,107	6,832	7
Trade Transportation & ...	1,519	98	16	4,409	357	12	8,557	694	12
Information	65	12	5	217	35	6	647	87	7
Financial Activities	293	74	4	2,051	538	4	3,915	936	4
Professional & Business...	421	55	8	1,710	298	6	3,336	618	5
Education & Health Serv...	875	122	7	9,525	2,050	5	18,487	3,261	6
Leisure & Hospitality	1,215	67	18	4,216	260	16	6,711	468	14
Other Services	446	75	6	2,727	365	7	5,082	702	7
Public Administration	89	5	18	979	51	19	1,372	66	21
Goods-Producing Indust...	357	31	12	904	136	7	2,080	361	6
Natural Resources & Mi...	0	0	-	4	2	2	18	8	2
Construction	315	23	14	738	109	7	1,437	287	5
Manufacturing	42	8	5	162	25	6	625	66	9
Total	5,280	539	10	26,738	4,090	7	50,187	7,193	7