



elm street
@ SURPRISE CITY CENTER

DEVELOPMENT BY



PHASE 1 SHOPS EXISTING AND AVAILABLE

NEW GROCERY | ENTERTAINMENT | RESTAURANT | RETAIL | FITNESS DESTINATION



BULLARD AVE & BELL RD

Surprise, AZ



property summary

AVAILABLE	1,200 up to 100,000 SF	MIXED USE DEVELOPMENT	Phase 1: ±10 Acres
LEASE RATE	Call for Rate	ZONING	Pad, City of Surprise

LOCATION HIGHLIGHTS

- » High profile restaurant & retail space available
- » Dense, well-established neighborhoods in the surrounding area
- » Minutes away from the City of Surprise's municipal complex
- » Just north of Surprise Community Park and Surprise Stadium (MLB Spring Training for the Texas Rangers and Kansas City Royals)
- » Less than 2 miles from Valley Vista High School (2,470 students)
- » Located near Ottawa University's Surprise Campus with a student population of 820 students. In October 2019, a \$20M student housing development completed construction. The four-story residence hall is 76,000 SF and has 308 beds and a 26,000 SF student union common area

TRAFFIC COUNTS

N	N/A	E	±51,774 VPD (EB & WB)
S	±9,195 VPD (NB & SB)	W	±53,304 VPD (EB & WB)

Inrix 2022



WEST VALLEY IS THE
FASTEST GROWING
Industrial Markets
In The Country



PHOENIX
#3
IN THE
TOP 5
Warehousing Markets

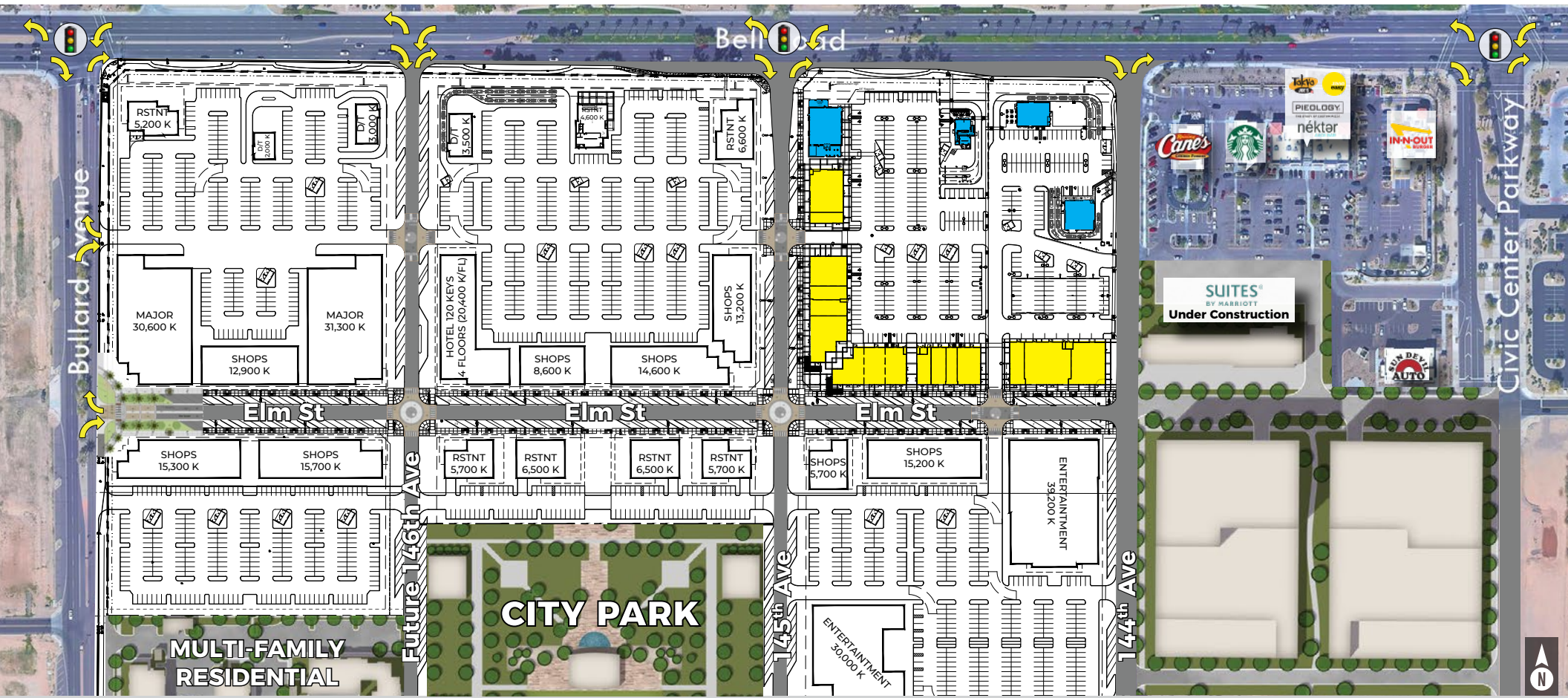
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BULLARD AVE & BELL RD



site plan



TENANT	SF
Shops A	12,913
Shops B1	8,647

TENANT	SF
Shops B2	8,273
Shops C	14,300

TENANT	SF
PAD 1	2,500
PAD 2	3,140
PAD 3	2,400

TENANT	SF
PAD 4	6,314
PAD 5	4,800

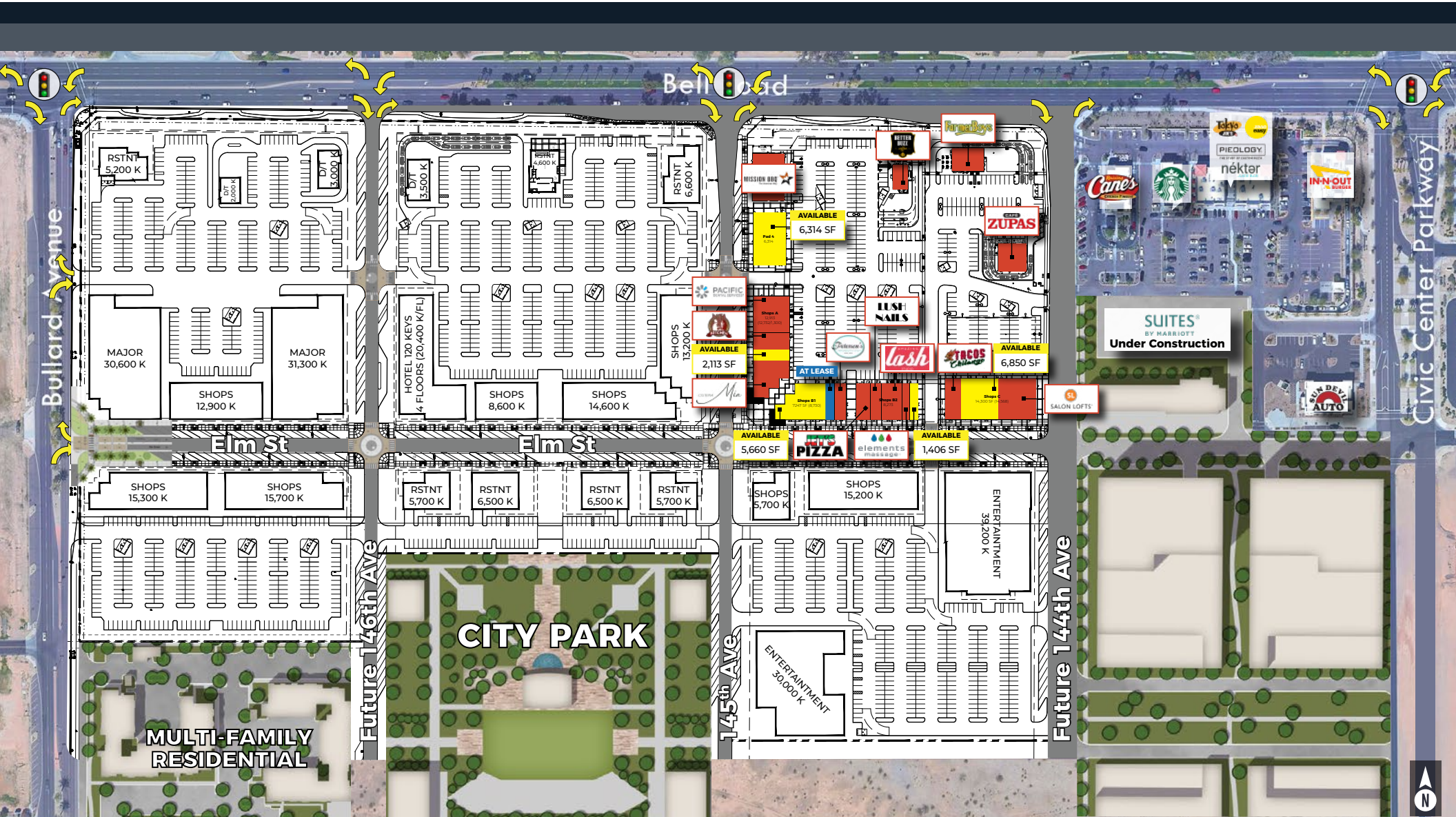
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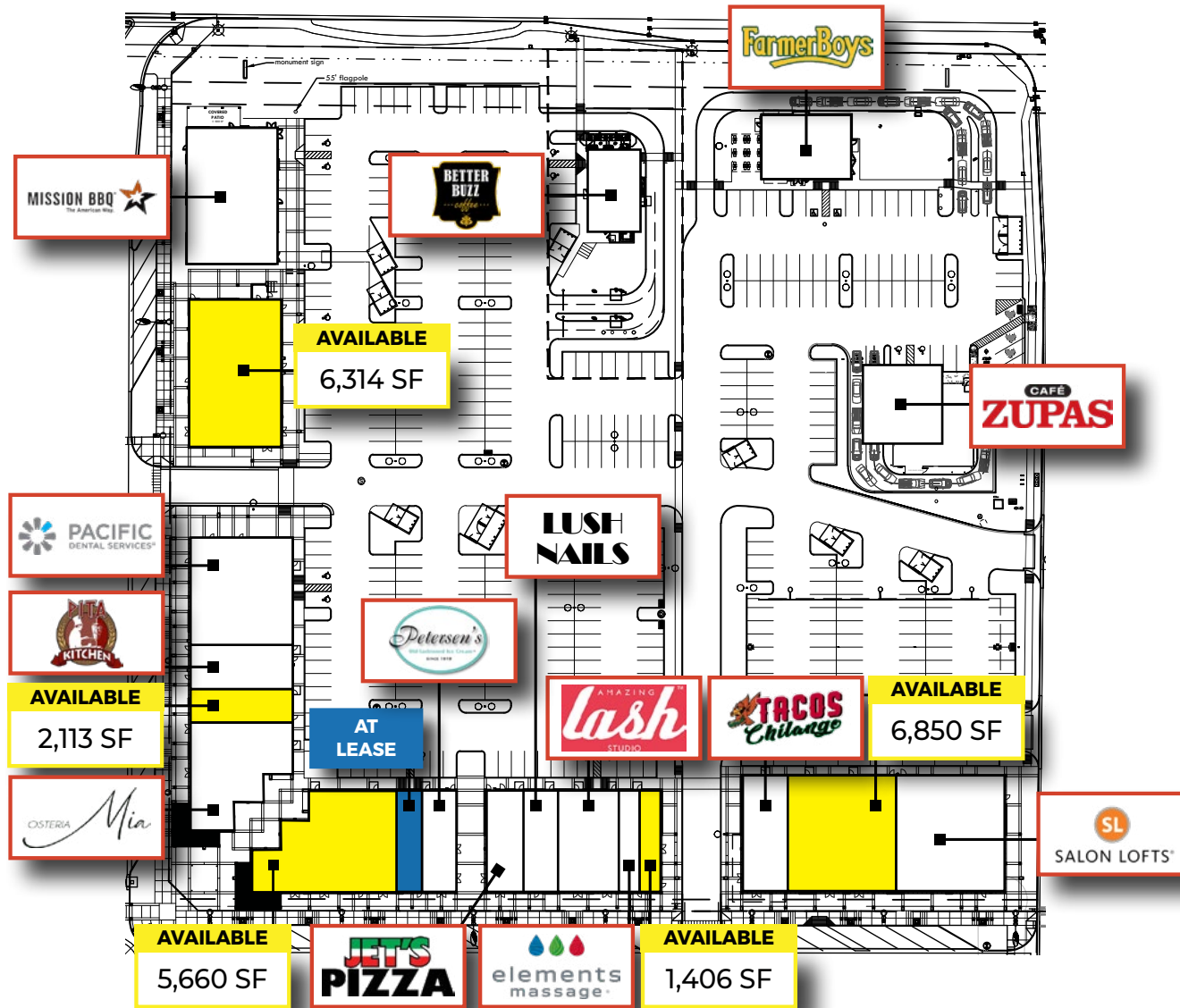


site plan



site plan

PROPOSED



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zoom aerial



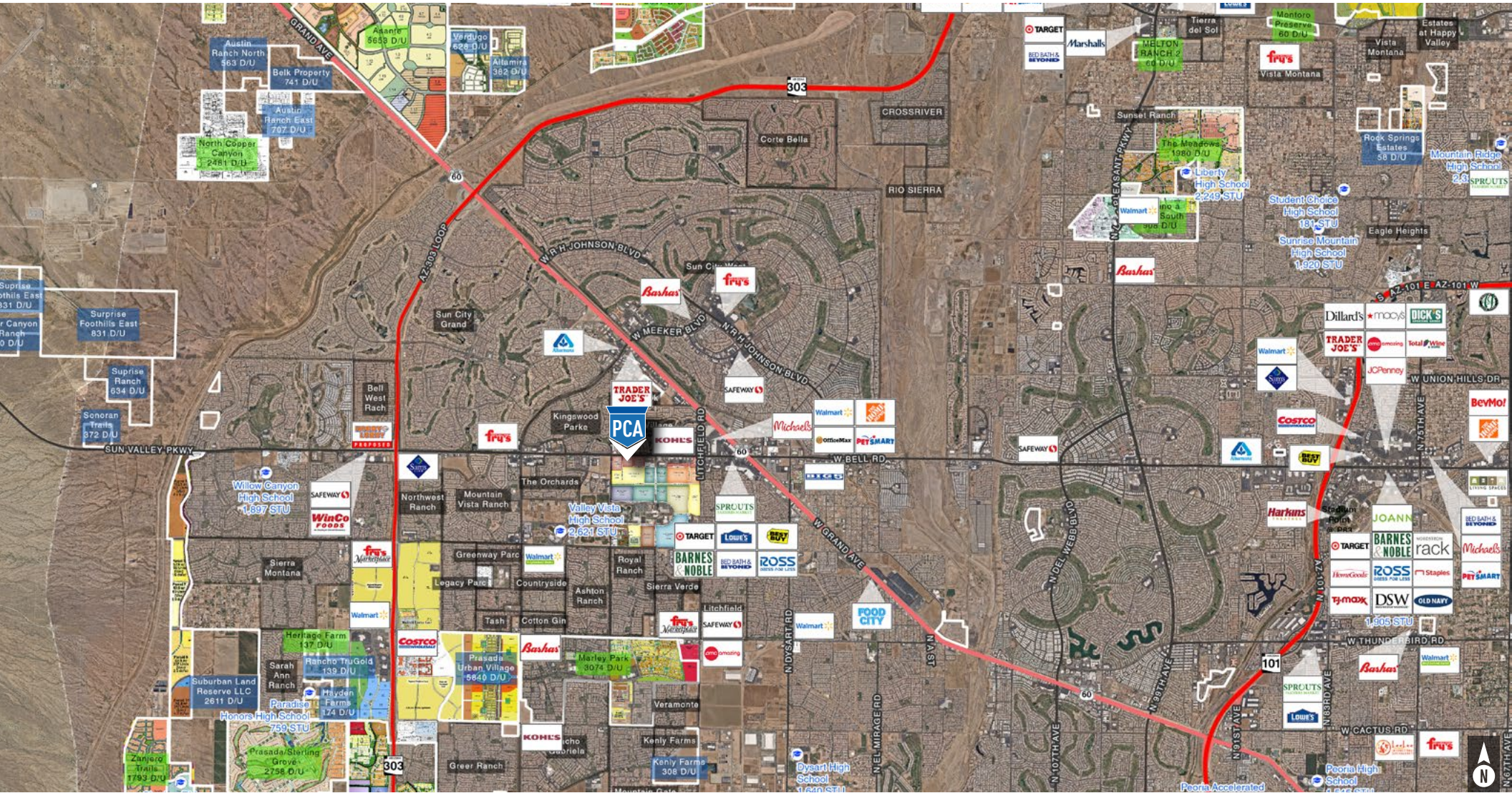
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retail aerial



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employment area



Top Employers

1. Luke Us Air Force Base	6900
2. Banner Boswell Med Ctr	2001
3. UPS Logistics (Expansion)	1858
4. City of Surprise	1230
5. Chewy, Inc. Distr.	1200
6. Abrazo West Campus	1009
7. Macy's Inc.	1008
8. Amazon Fulfillment	975
9. Arizona Dept. of Corrections	841
10. Albertsons Distr. Ctr	810
11. Western Regional Med Ctr	768
12. Atlas Retail Services	649
13. Sub-Zero	590
14. Mc Lane Sunwest	550
15. Nike/AIR MI	505
16. Walmart Supercenter	500
17. Conair Corp.	450
18. PepsiCo	444
19. Akos	400
20. Walmart Supercenter	360
21. Lockheed Martin	350
22. Walmart Supercenter	342
23. Rousseau Farming Co.	339
24. REI Distr. Ctr	325
25. Tyson Foods Inc.	322
26. Kroger Distr. Ctr	321
27. Cavco Ind.	321
28. Dick's Sporting Goods Distr. Ctr	308
29. NPL Construction Co	290
30. Aersale	273
31. Cornell Cookson	265

Legend

— Luke Air Force Base Noise Contours

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elevations

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signage renderings



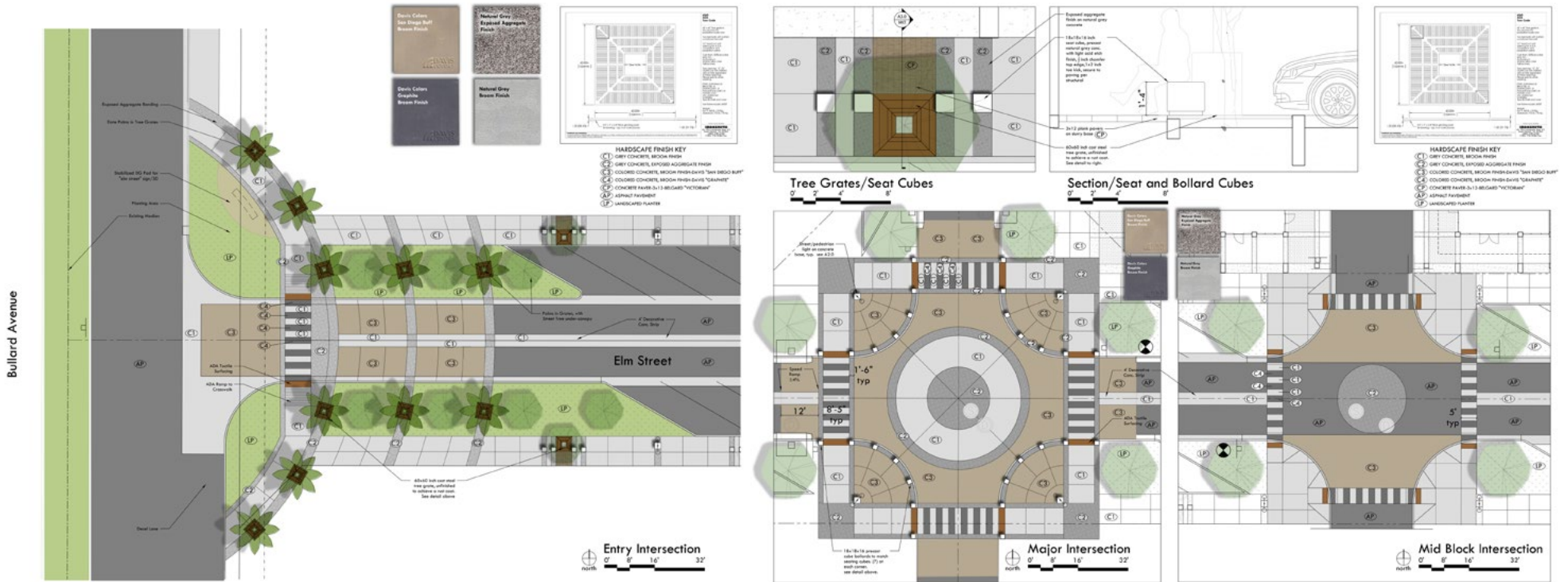
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BULLARD AVE & BELL RD



Streetscape Intersection Design



Bullard Avenue

Entry Intersection
0' 8' 16' 32'

Major Intersection
0' 8' 16' 32'

Mid Block Intersection
0' 8' 16' 32'

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demographics

2023 ESRI ESTIMATES



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	11,322	102,977	215,459
2028 Total Population	12,561	104,755	221,688



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	11,572	97,033	180,794
Workers	4,908	32,743	46,601
Residents	6,664	64,290	134,193



2023 INCOMES

	1-Mile	3-Mile	5-Mile
Average HH Income	\$82,249	\$92,542	\$95,619
Median HH Income	\$60,796	\$73,714	\$75,930
Per Capita Income	\$34,868	\$38,005	\$37,474



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	5,589	47,466	94,940
Owner Occupied	51.0%	68.7%	70.9%
Renter Occupied	34.6%	20.4%	18.0%



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	4,781	42,262	84,469
2028 Households	5,314	43,314	87,267



BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	416	2,201	3,019

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SURPRISE CITY CENTER

Increasing growth in
Surprise, AZ



SURPRISE IS RAPIDLY GROWING

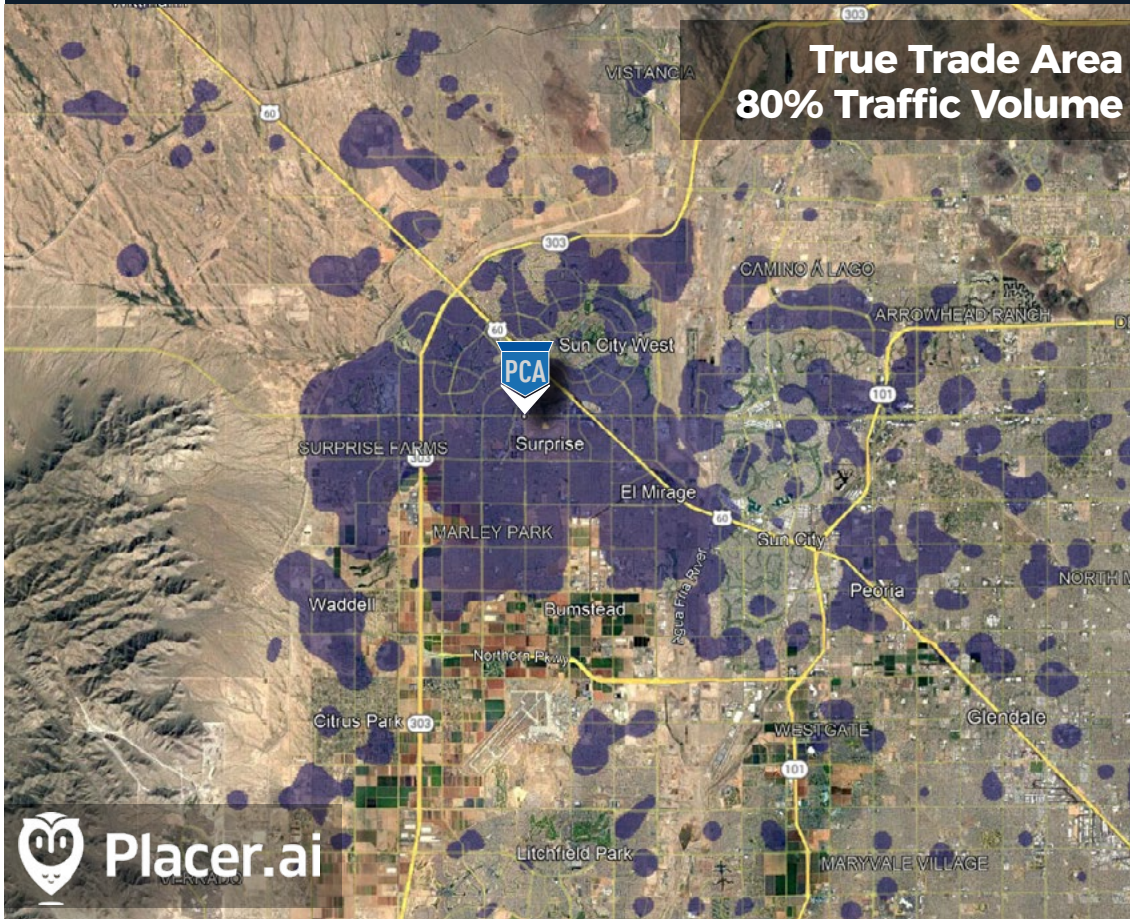
The City of Surprise, a suburb of Phoenix, is located 45 minutes from downtown Phoenix and is one of the fastest-growing cities in Maricopa County for both residential and business population. Since the beginning of 2019, the Surprise Economic Development has added 1.2M SF of construction with an investment of \$170M into the community, creating 834 jobs and opening 35 new businesses. At the close of FY2020, Surprise issued a total of 2,076 residential permits and 518 commercial permits. Over the past 17 plus years, the population of Surprise has grown nearly 350% where more than 140k people call home (the extended trade area has a population of nearly 250k people). Surprise is projected to continue its incredible growth, reaching 215,000 residents and 60,000 local jobs by 2030.

SOURCE: City of Surprise Economic Development

INTERSECTION TRAFFIC

Highly trafficked intersection, that pulls from all over the West Valley. In the last 12 months over 1.6 Million unique devices were seen at the intersection.

**True Trade Area
80% Traffic Volume**



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mobile device data

NEARBY RETAILERS

Foot Traffic seen at nearby retailers

In the last 12 months:

Rank based on estimated visits



ESTIMATED VISITS

493.1K



ESTIMATED VISITS

239.0K



ESTIMATED VISITS

198.5K



ESTIMATED VISITS

146.9K



ESTIMATED VISITS

57.6K

PHASE 1 SHOPS EXISTING AND AVAILABLE



DEVELOPMENT BY



exclusively listed by

COURTNEY AUTHER
(602) 288-3466
cauther@pcaemail.com

ZACHARY PACE
(602) 734-7212
zpace@pcaemail.com

DILLON YOUNG
(602) 288-3474
dyoung@pcaemail.com

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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com