

1.48 ACRE DEVELOPMENT: SPACE AVAILABLE FOR LEASE OR LAND AVAILABLE FOR SALE/GROUND LEASE



FOR LEASING INQUIRIES:

IGNITE

COMMERCIAL
REAL ESTATE



190,000+
Annual Visitors

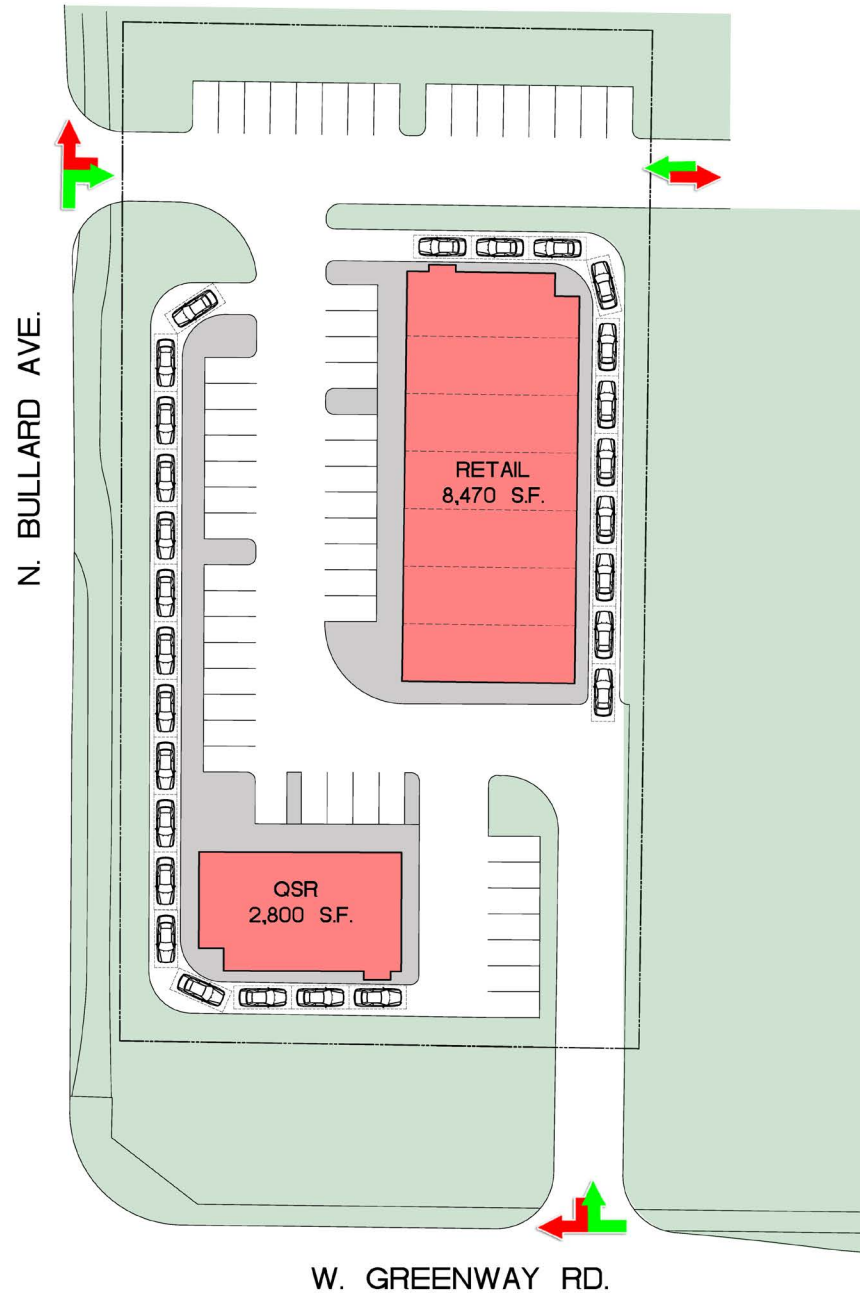
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PROPERTY HIGHLIGHTS

- Located in the heart of downtown Surprise which sees 700,000 + visitors, fans, and participants annually at a host of events at Surprise Stadium and Surprise Tennis & Racquet Complex.
- Average household income of \$110,826 within a 1-Mile radius, and \$103,682 within a 3-Mile radius.
- Highly visible location along West Greenway Road with exposure to more than 32k vehicles per day at this intersection.
- Across from Surprise Stadium, home to the Texas Rangers and Kansas City Royals during Spring Training, with an average of 190,000+ visitors each year.
- Surprise, Arizona has experienced significant population growth since 2020, increasing by approximately 16% to 167,537 in 2025.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	13,206	109,884	215,224
2029 Proj. Population	14,425	113,959	223,235
2024 Daytime Pop	10,371	97,056	182,488
2024 Households	4,408	40,800	85,034
Avg HH Income	\$110,826	\$103,682	\$100,451
Median Age	34.4	41.3	46.9



Valley Vista
High School
2,464 students

Freedom Traditional Academy
471 students

Album Surprise
55+ Community
161 Apartments

Surprise
Community
Park

Rangers Village
Baseball Player Housing

The Fountains at Surprise Center
Baseball Player Housing

The Statler
240 Apartments

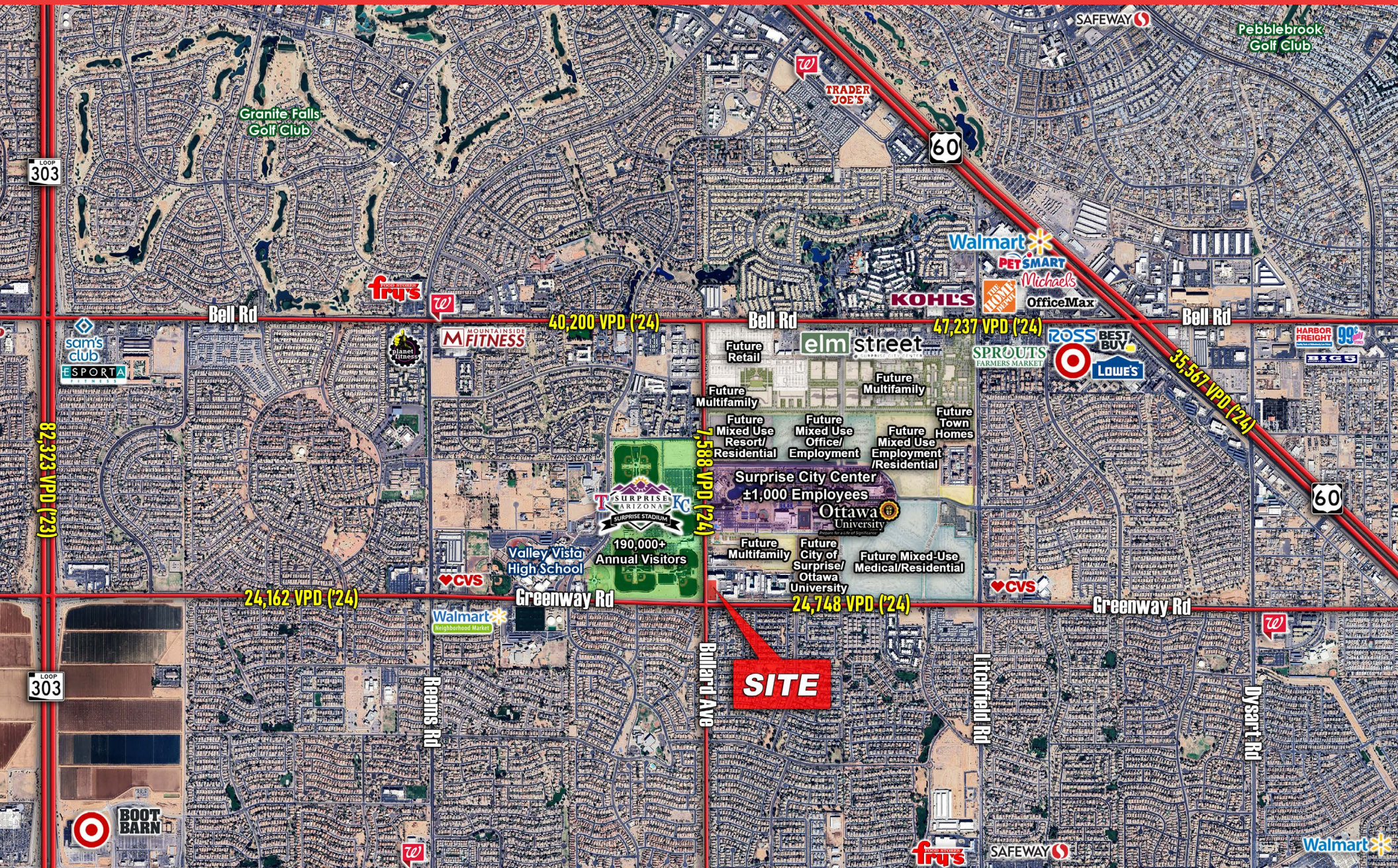
190,000+
Annual Visitors

N Bullard Ave

7,588 VPD ('24)

W Greenway Rd
24,748 VPD ('24)

SITE



	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	588	30,219	71,753
2010 Total Population	11,947	94,106	181,303
2024 Total Population	13,206	109,884	215,224
2029 Total Population	14,425	113,959	223,235
2019-2024 Annual Rate	1.78%	0.73%	0.73%
2024 Total Daytime Population	10,371	97,056	182,488
Workers	4,109	36,750	53,217
Residents	6,262	60,306	129,271
HOUSEHOLD SUMMARY			
2000 Households	210	12,608	34,055
2010 Households	3,807	34,466	72,397
2024 Households	4,408	40,800	85,034
2029 Households	4,973	42,866	88,903
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	59.0%	68.3%	71.2%
Renter Occupied Housing Units	33.9%	22.5%	17.9%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$110,826	\$103,682	\$100,451
Average Home Value	\$501,153	\$522,725	\$504,224
2024 POPULATION BY RACE/ETHNICITY			
Total	13,206	109,884	215,225
White Alone	65.6%	66.6%	68.9%
Black Alone	6.8%	6.1%	5.4%
American Indian Alone	1.3%	1.1%	1.1%
Asian Alone	3.5%	2.9%	2.6%
Pacific Islander Alone	0.5%	0.3%	0.2%
Some Other Race Alone	8.0%	8.9%	8.9%
Two or More Races	14.3%	14.2%	12.9%
Hispanic Origin	23.7%	25.0%	23.7%
Diversity Index	70.4	70.3	67.9
2024 POPULATION BY AGE			
Total	13,207	109,884	215,225
0 - 4	5.9%	5.5%	4.9%
5 - 9	7.0%	6.0%	5.3%
10 - 14	8.2%	6.7%	5.9%
15 - 24	16.4%	12.7%	11.2%
25 - 34	13.3%	11.5%	10.1%
35 - 44	14.0%	12.1%	10.5%
45 - 54	13.1%	11.6%	10.2%
55 - 64	9.5%	9.9%	9.8%
65 - 74	7.0%	10.8%	14.1%
75 - 84	3.7%	9.5%	13.6%
85 +	1.8%	3.7%	4.3%
18 +	73.5%	77.6%	80.1%
2024 Median Age	34.4	41.3	46.9
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	8,254	75,982	156,361
Some College, No Degree	18.6%	23.5%	23.2%
Associate Degree	12.3%	12.0%	11.8%
Bachelor's Degree	27.7%	20.9%	19.8%
Graduate/Professional Degree	9.2%	10.3%	10.9%



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