



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

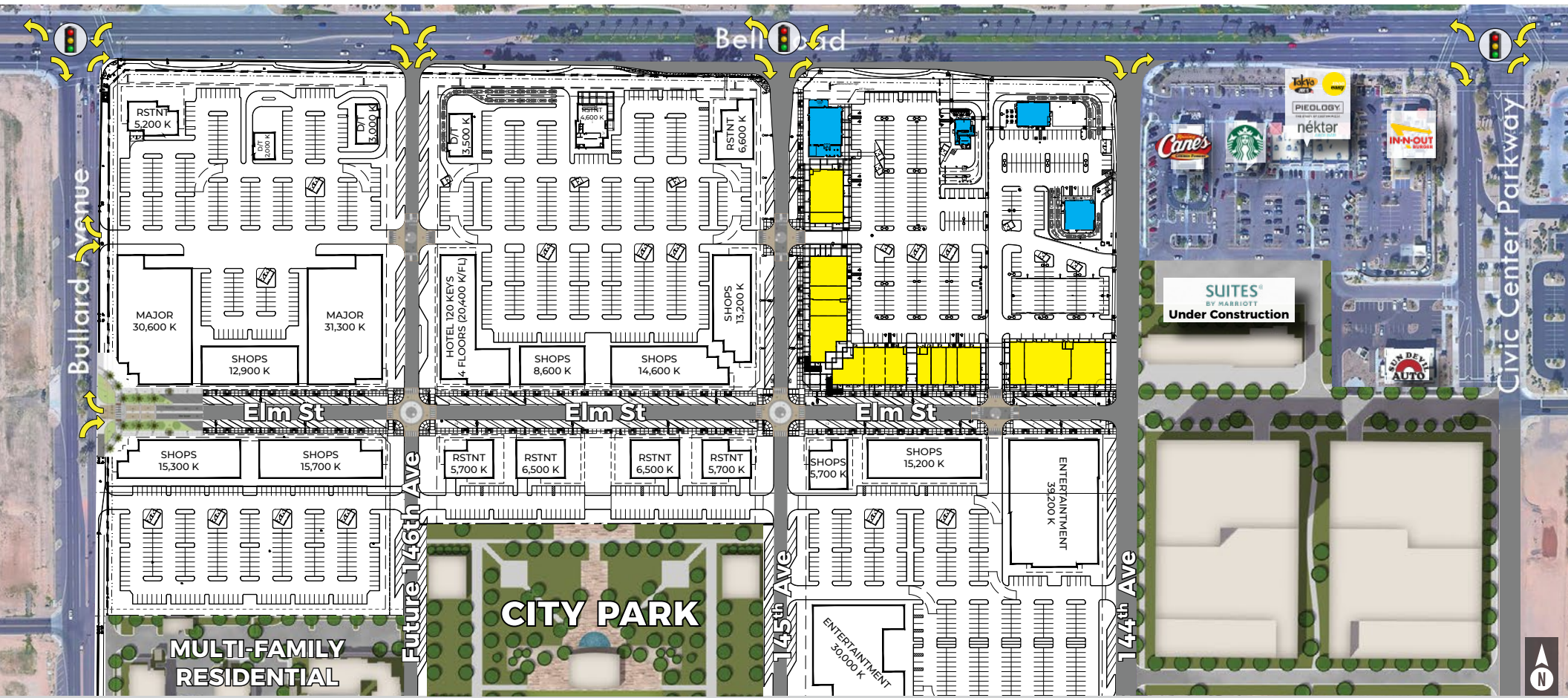
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site plan



| 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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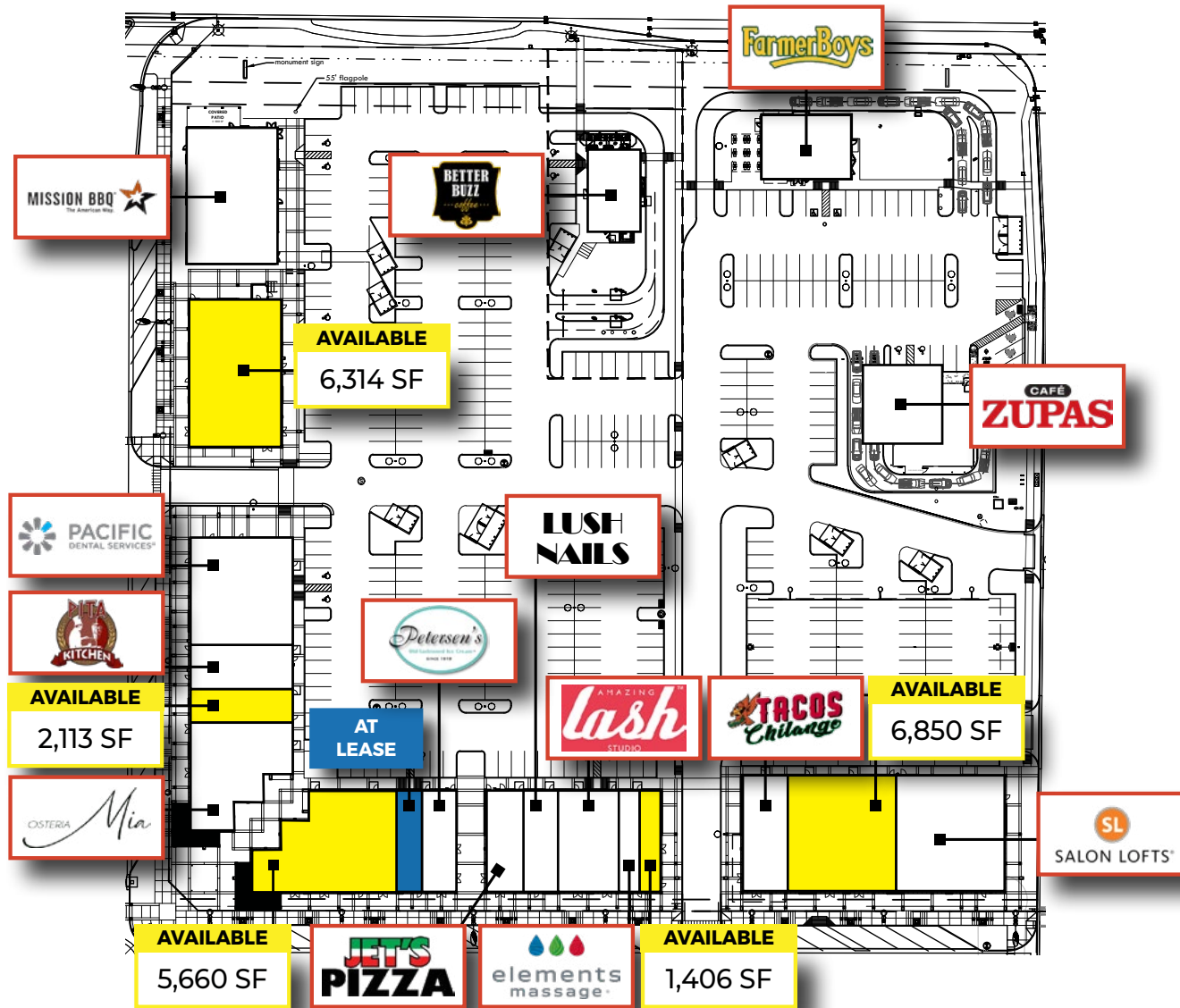


site plan



site plan

PROPOSED



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zoom aerial



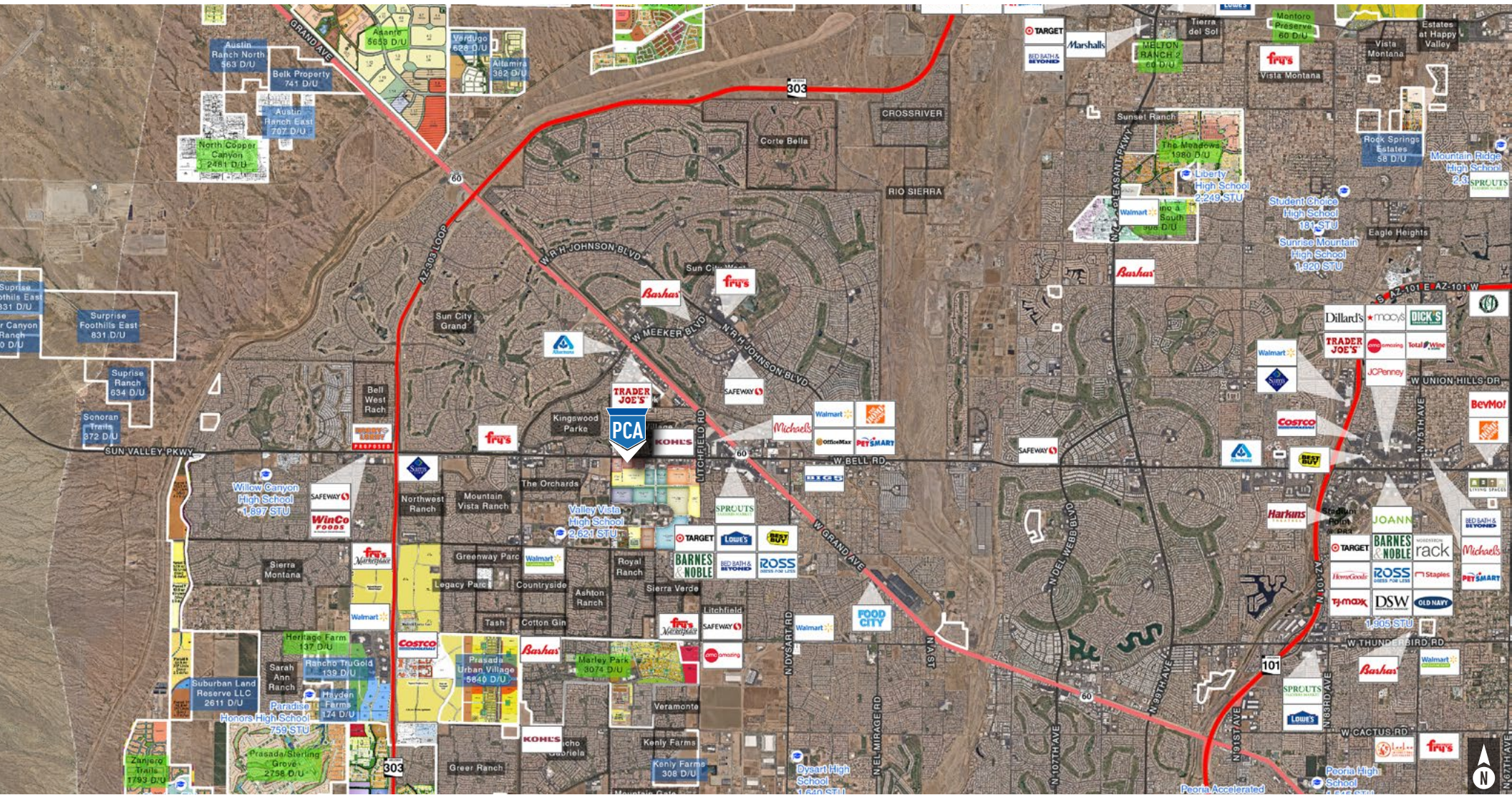
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retail aerial



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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



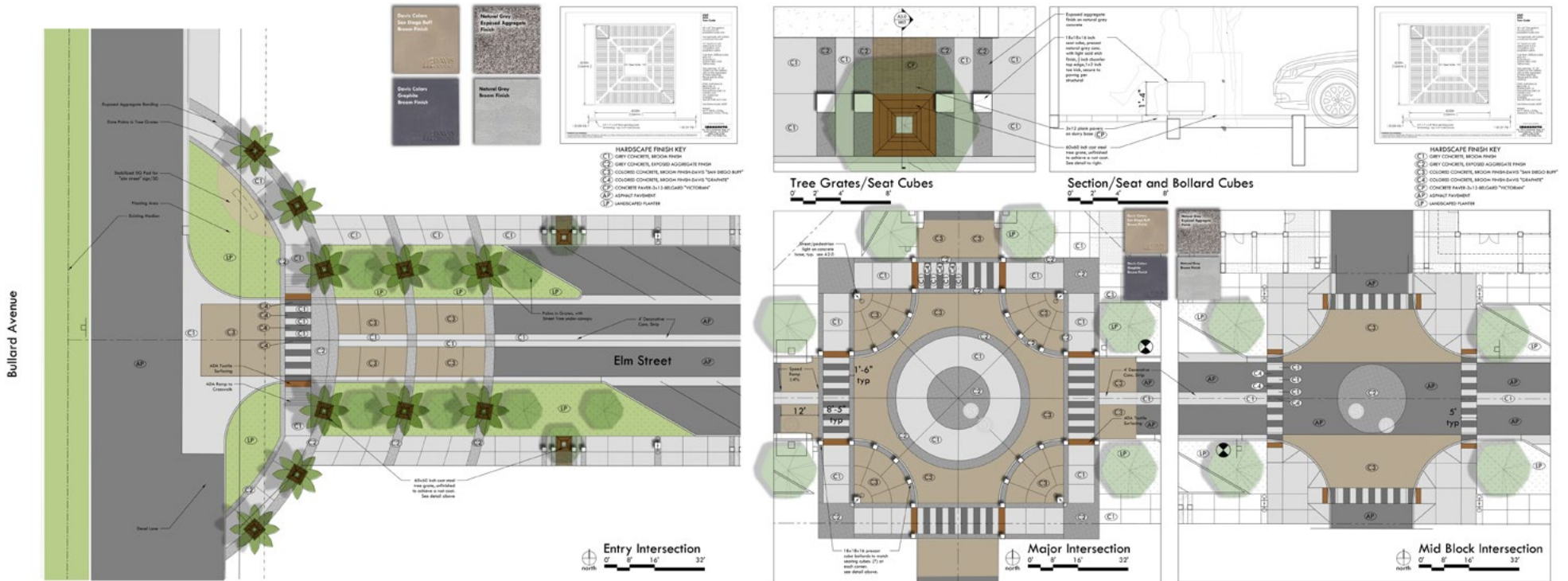
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Streetscape Intersection Design



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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

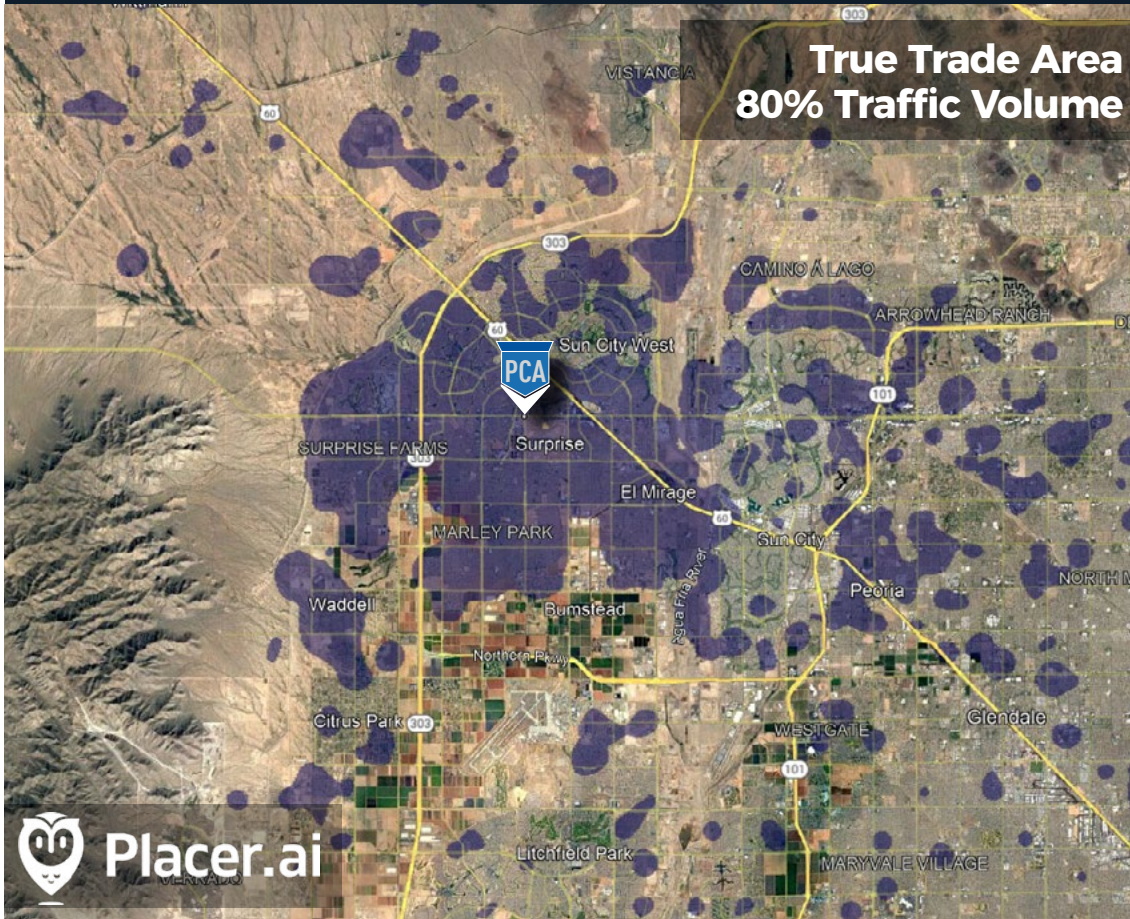
The City of Surprise, a suburb of Phoenix, is located 45 minutes from downtown Phoenix and is one of the fastest-growing cities in Maricopa County for both residential and business population. Since the beginning of 2019, the Surprise Economic Development has added 1.2M SF of construction with an investment 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**



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

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DEVELOPMENT BY



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