



# THE VILLAGE AT SURPRISE

## NWC LITCHFIELD RD AND BELL RD | SURPRISE, AZ

FORMER RESTAURANT END CAP: 2,851 SF AVAILABLE

**FINAL SPACE  
REMAINING**

**FORMER RESTAURANT  
END CAP:  
2,851 SF AVAILABLE  
PLUS PATIO**



### PROJECT HIGHLIGHTS:

- High Profile Space Available at the Dominant Retail Intersection in Surprise
- Tremendous Retail Synergy at the Intersection – Kohl's, Super Walmart, PetSmart, Home Depot, etc. Driving Daily Needs Customers to the Site
- Average Household Incomes over \$72k in a 5 Mile Radius
- Monument Signage Available Fronting BOTH Bell Rd and Litchfield Rd

| DEMOGRAPHICS       | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| 2019 Population    | 8,092    | 97,058   | 214,864  |
| Daytime Population | 13,669   | 93,214   | 193,800  |
| Average HH Income  | \$63,658 | \$71,221 | \$72,148 |

### TRAFFIC COUNTS:

W Bell Rd: 41,529 VPD west of Litchfield & 45,990 VPD east of Litchfield  
Litchfield Rd, south of Bell Rd: 21,046 VPD (City of Surprise, 2019)



### FOR INFORMATION CONTACT:

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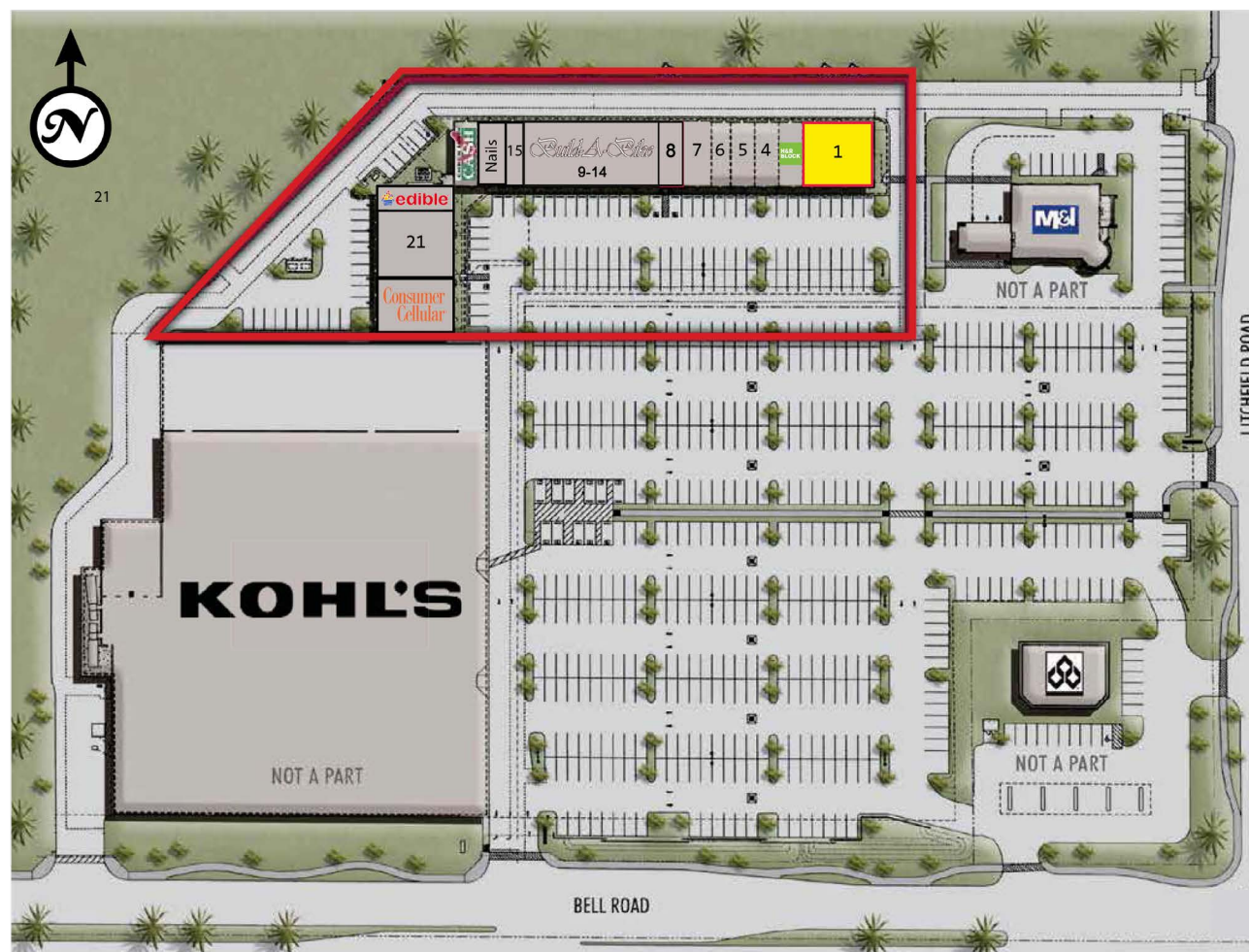




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| SUITE | TENANT                  | ±SF      |
|-------|-------------------------|----------|
| 1     | AVAILABLE               | 2,851 SF |
| 3     | H&R BLOCK               | 1,000 SF |
| 4     | RED STAR VAPOR          | 1,274 SF |
| 5     | SHEAR VARIATIONS        | 1,354 SF |
| 6     | E.D. MARSHALL JEWELERS  | 885 SF   |
| 7     | BAIN CHIROPRACTIC       | 1,328 SF |
| 8     | HONEY BAKED HAM         | 1,286 SF |
| 9-14  | BUILD A BIKE            | 5,975 SF |
| 15    | FANTASTIC SAM'S         | 1,200 SF |
| 16    | NAILS                   | 1,106 SF |
| 17    | CHECK INTO CASH         | 1,106 SF |
| 18    | EDIBLE ARRANGEMENTS     | 1,310 SF |
| 21    | VALLEY MEDICAL SUPPLIES | 3,434 SF |
| 22    | CONSUMER CELLULAR       | 2,996 SF |



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**INTERIOR AND BUILDING + PATIO  
IMAGES**

**MONUMENT SIGNAGE AVAILABLE**

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2,851 SF AVAILABLE  
PLUS PATIO**



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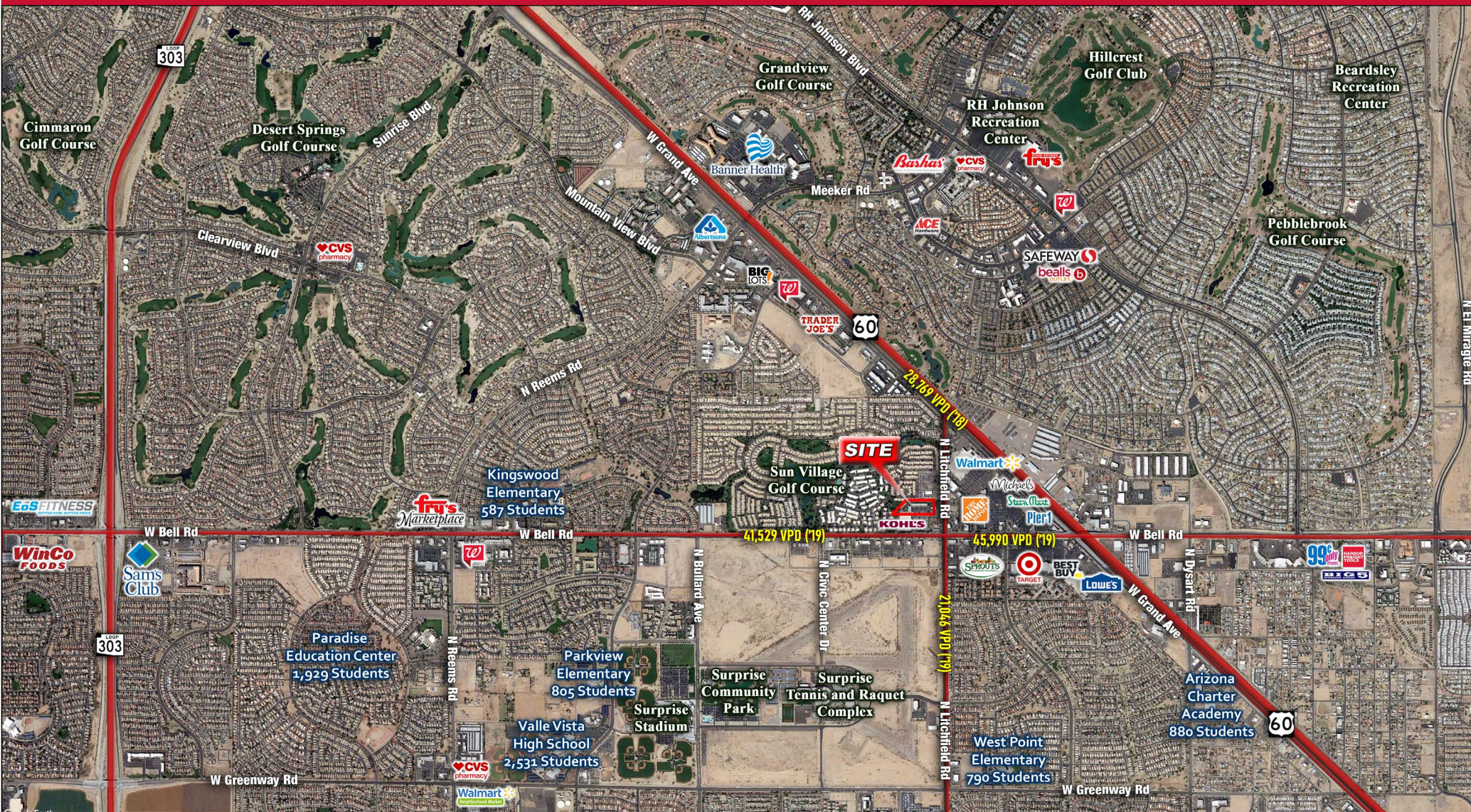
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## DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.63855  
Longitude: -112.35951

|                                                          | 1 mile    | 3 miles   | 5 miles   |
|----------------------------------------------------------|-----------|-----------|-----------|
| <b>POPULATION SUMMARY</b>                                |           |           |           |
| 2000 Total Population                                    | 5,365     | 43,771    | 87,160    |
| 2010 Total Population                                    | 7,471     | 88,228    | 192,779   |
| 2019 Total Population                                    | 8,092     | 97,058    | 214,864   |
| 2024 Total Population                                    | 8,553     | 104,477   | 230,062   |
| 2019-2024 Annual Rate                                    | 1.11%     | 1.48%     | 1.38%     |
| 2019 Total Daytime Population                            | 13,669    | 93,214    | 193,800   |
| Workers                                                  | 8,257     | 31,360    | 53,995    |
| Residents                                                | 5,412     | 61,854    | 139,805   |
| <b>HOUSEHOLD SUMMARY</b>                                 |           |           |           |
| 2000 Households                                          | 2,565     | 19,717    | 42,994    |
| 2010 Households                                          | 3,655     | 35,799    | 80,355    |
| 2019 Households                                          | 3,962     | 38,985    | 87,893    |
| 2024 Households                                          | 4,180     | 41,605    | 93,302    |
| <b>2019 HOUSING UNIT SUMMARY</b>                         |           |           |           |
| Owner Occupied Housing Units                             | 54.8%     | 63.9%     | 67.3%     |
| Renter Occupied Housing Units                            | 26.0%     | 20.1%     | 17.2%     |
| <b>2019 HOUSEHOLD INCOME &amp; HOME VALUE</b>            |           |           |           |
| Average Household Income                                 | \$63,658  | \$71,221  | \$72,148  |
| Average Home Value                                       | \$210,350 | \$256,360 | \$261,162 |
| <b>2019 POPULATION BY RACE/ETHNICITY</b>                 |           |           |           |
| Total                                                    | 8,093     | 97,058    | 214,864   |
| White Alone                                              | 84.4%     | 75.8%     | 78.0%     |
| Black Alone                                              | 4.5%      | 5.9%      | 5.4%      |
| American Indian Alone                                    | 0.5%      | 0.8%      | 0.8%      |
| Asian Alone                                              | 1.7%      | 2.5%      | 2.5%      |
| Pacific Islander Alone                                   | 0.2%      | 0.2%      | 0.2%      |
| Some Other Race Alone                                    | 4.9%      | 10.5%     | 9.2%      |
| Two or More Races                                        | 3.8%      | 4.4%      | 4.0%      |
| Hispanic Origin                                          | 14.3%     | 23.9%     | 21.6%     |
| Diversity Index                                          | 46.0      | 63.2      | 59.6      |
| <b>2019 POPULATION BY AGE</b>                            |           |           |           |
| Total                                                    | 8,093     | 97,059    | 214,864   |
| 0 - 4                                                    | 4.1%      | 6.4%      | 6.1%      |
| 5 - 9                                                    | 4.1%      | 6.3%      | 6.0%      |
| 10 - 14                                                  | 4.2%      | 6.0%      | 5.6%      |
| 15 - 24                                                  | 8.3%      | 9.9%      | 9.0%      |
| 25 - 34                                                  | 9.3%      | 11.5%     | 10.4%     |
| 35 - 44                                                  | 8.3%      | 11.2%     | 10.6%     |
| 45 - 54                                                  | 8.4%      | 8.9%      | 8.4%      |
| 55 - 64                                                  | 9.3%      | 8.6%      | 9.3%      |
| 65 - 74                                                  | 15.5%     | 13.6%     | 16.2%     |
| 75 - 84                                                  | 17.0%     | 11.2%     | 12.4%     |
| 85 +                                                     | 11.5%     | 6.3%      | 6.0%      |
| 18 +                                                     | 85.2%     | 77.9%     | 79.2%     |
| 2019 Median Age                                          | 58.6      | 43.7      | 47.4      |
| <b>2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b> |           |           |           |
| Total                                                    | 6,418     | 69,258    | 157,445   |
| Some College, No Degree                                  | 26.9%     | 26.2%     | 26.9%     |
| Associate Degree                                         | 11.0%     | 10.1%     | 9.2%      |
| Bachelor's Degree                                        | 17.9%     | 17.2%     | 17.5%     |
| Graduate/Professional Degree                             | 8.0%      | 8.9%      | 9.5%      |