

SWC Grand Ave & Reems Rd

Grand Village Center

Surprise, Arizona

D. L. Slaughter
Company



Available:

**Shop Available
Fitness Studio**



For more information please contact:

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The information contained herein has either been given to us by the property or obtained by sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are the arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN. 1/2026

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Property Highlights:

- Over 40,000 cars per day at the intersection
- Less than 2 miles from over 1,000,000 SF of retail at Bell & Grand
- Located at a fully signalized intersection
- Intersection anchored by Albertson's, Trader Joe's, Walgreens, Big Lots, and one of the largest hospitals in the state
- Across the street from Banner Health Del Webb campus



Average Household Income:

1 mile - \$70,765
3 mile - \$82,427
5 mile - \$87,538

Population:

1 mile - 11,133
3 mile - 92,320
5 mile - 214,214

Daytime Employment Report:

5 mile - Businesses: 5,428
5 mile - Employees: 37,294

Traffic Counts:

Grand Ave: 23,142 VPD
Reems Rd: 23,073 VPD

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First phase of Surprise City Center to finish this summer

By: Jeremy Duda, AXIOS Phoenix

Apr 1, 2024

A long-planned and long-delayed project to transform downtown Surprise is underway, and its first phase is set to finish this summer.

The big picture: Construction on the first three buildings of Surprise City Center, on the southeast corner of the intersection of Bell Road and Bullard Avenue, is scheduled for completion late this summer, city spokesperson Virginia Mungovan tells Axios.

- The development is near the city's spring training complex, Surprise Community Park, city hall and Ottawa University Surprise.
- Construction on two additional buildings could begin within 60 days.

Flashback: Planning for the project began years ago but was long delayed by proposed changes, litigation and city council disagreements.

- There was a "reset" in 2021, when plans were proposed to add a 78-acre portion at Bell and Bullard known as The Quarter at Surprise.

Zoom in: The project's first three buildings will be home to businesses including Amazing Lash Studio, Jet's Pizza, Lush Nails, Osteria Mia, Pita Kitchen and Tacos Chilango, though not all space has been leased, according to plans from the city.

- Those businesses' opening dates aren't yet known.
- They will be part of the city center's Elm Street mixed-use entertainment area, which will include restaurants, retail, apartments, office space and a park.

Zoom out: The ambitious project would fill the mostly vacant square mile that surrounds the municipal government complex and park areas, bordered by Bell to the north, Greenway Road to the south, Bullard to the west and Litchfield Road to the east.

- Various areas are slated for commercial, residential, medical, educational, office and other uses.



Image: Courtesy of the city of Surprise

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