

SEC Dysart Road & Grand Avenue

Retail-Office w/Fenced Yard Space Available for Lease



BUTLER'S CORNER



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Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

Tenants

Suite # & SF

13073 W. Grand Avenue

DEADWOOD CUSTOMS 2,480 SF Suite
2,500 SF Fenced Yard

13071 W. Grand Avenue

DARBCO 5,000 SF Office/WH
3,565 SF Yard

16225 N. Dysart Road

VACANT 3,034 SF Office/Retail
3,000 SF Fenced Yard

13065 W. Grand Avenue

MARSYL BARBER Suite 1
710 SF

U.S. PIZZA Suite 3
490 SF

U.S. PIZZA Suite 4 & 5
970 SF

GENESIS SALONS Suite 6
605 SF

GENESIS SALONS Suite 7
605 SF

TIMELESS MASTERPIECE Suite 8
620 SF

13059 W. Grand Avenue

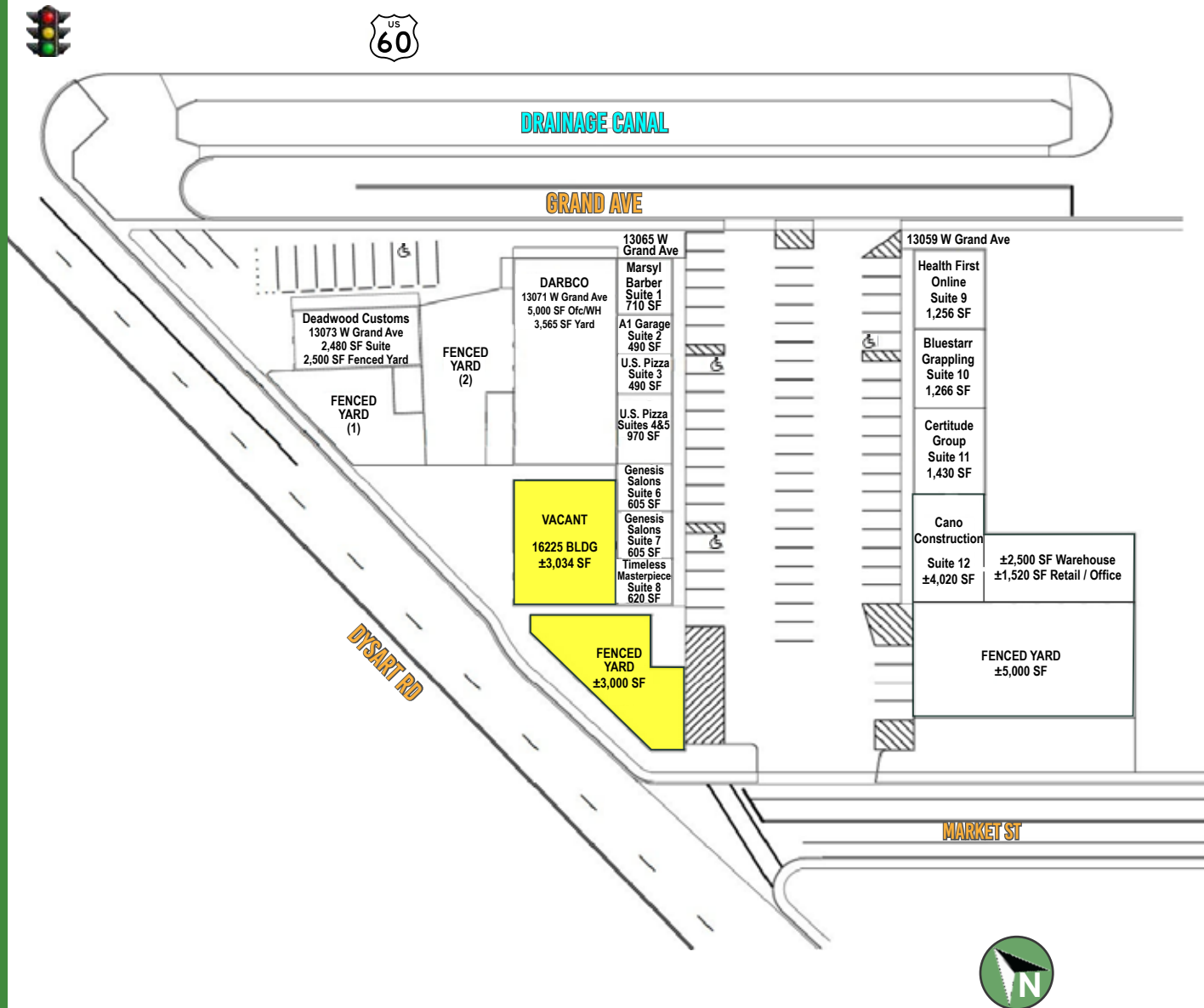
HEALTH FIRST ONLINE Suite 9
1,256 SF

BLUESTARR GRAPPLINE Suite 10
1,266 SF

CERTITUDE GROUP Suite 11
1,266 SF

CANO CONSTRUCTION Suite 12
4,020 SF =
2,500 SF Warehouse
1,520 SF Retail/Office
5,000 SF Fenced Yard

TENANT OVERVIEW & SITE PLAN





SURPRISE
COMMUNITY PARK

demographics & property highlights

Source: Sites USA

- Highly visible and strategically located corner property at the signalized intersection of N. Dysart Rd & Grand Ave with over 40,000 VPD
- ±\$200K of capital improvements invested into the property over the last several years, including new roof, HVAC and electrical
- High growth area with a ±1.7% annual population growth rate in a 3-mile radius
- Strong retail corridor with Home Depot, Lowe's, Walmart Supercenter, Target, Best Buy and many other notable retailers within ±1 mile of the property
- Directly across Grand Ave from the recently built West-MED Northwest Campus

DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
POPULATION (2025)	14,857	105,622	237,050
MEDIAN HH INCOME	\$74,733	\$77,159	\$78,586
AVG HH INCOME	\$93,584	\$95,962	\$98,376
DAYTIME POPULATION (16 YRS & OVER)	8,467	59,602	147,725
MEDIAN AGE	37.4	43.0	49.4
TOTAL BUSINESSES	548	2,953	6,039
WORKFORCE	4,439	50,307	94,240

traffic counts

DYSART ROAD	12,728 VPD
GRAND AVENUE (US 60)	25,938 VPD

ABOUT



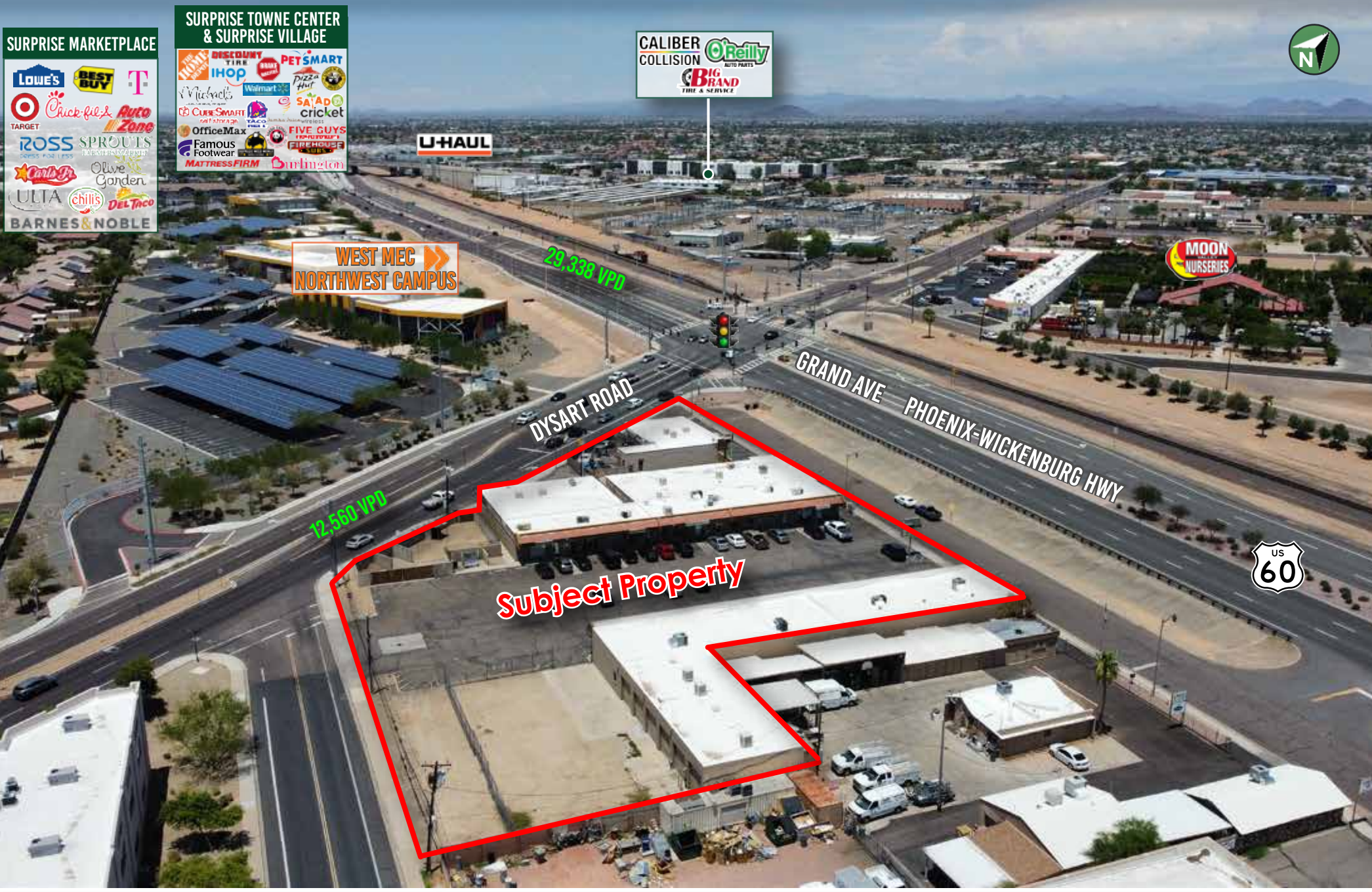
SURPRISE ARIZONA

Located 45 minutes northwest from Downtown Phoenix and Sky Harbor International Airport, Surprise, Arizona is a city with a rapidly expanding population of over 165,000 today and a city embracing innovation. Over the past five years, Surprise's population has grown nearly 20 percent, from $\pm 143,148$ in 2020 to more than 165,000 residents today. Surprise is home to the southwest's largest tennis and racquet complex, professionally designed golf courses, and the spring training home of the Kansas City Royals and Texas Rangers.

Surprise is bounded by the White Tank Mountain range to the west and the beautiful Sonoran Desert and Lake Pleasant Regional Park to the north.



AERIAL - Northwest View

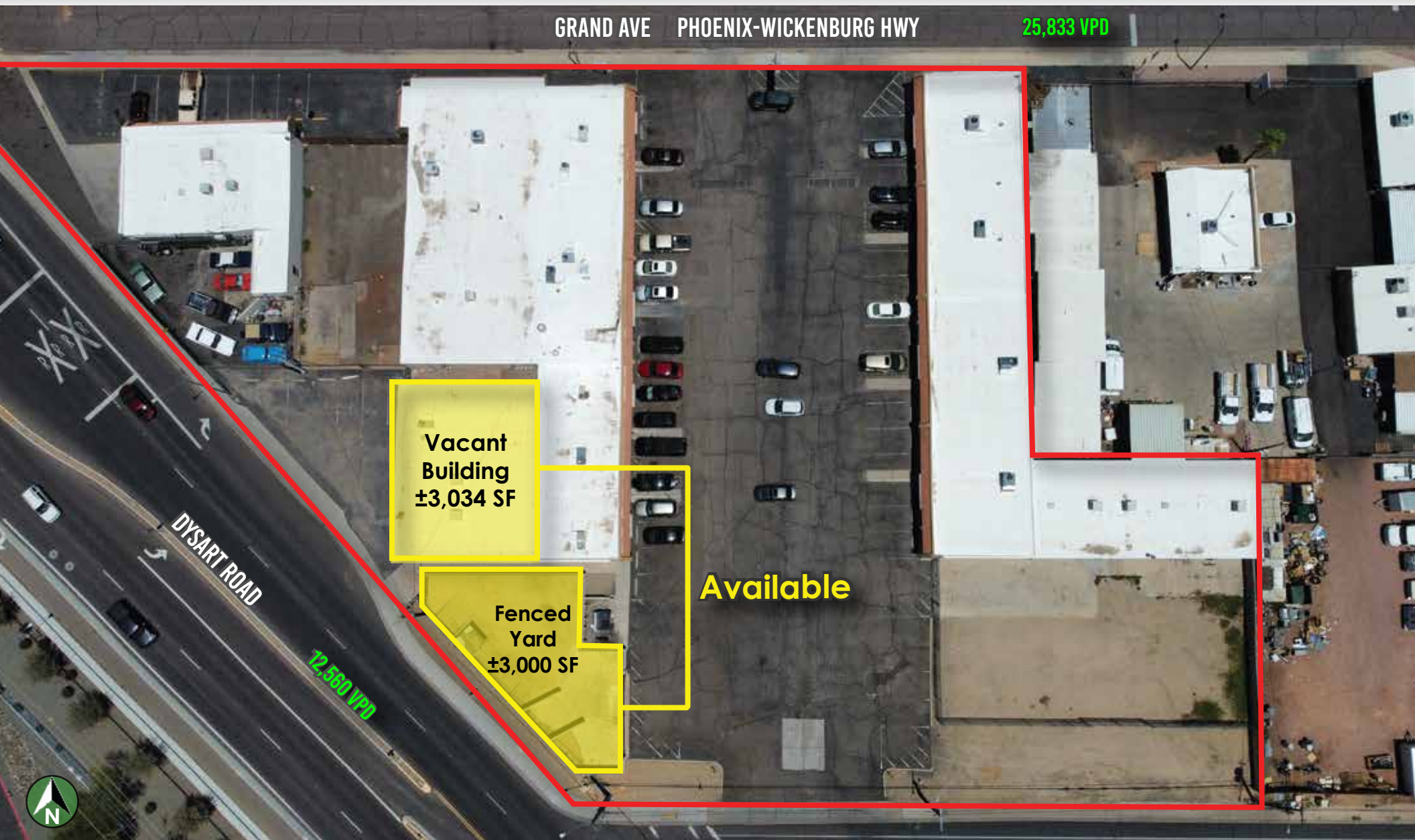


AERIAL - East View



AERIAL - Overhead

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SEC Dysart Road & Grand Avenue | Surprise, AZ 85374



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