

SEC

BULLARD AVE & BELL RD

Surprise, AZ

elm street
@ SURPRISE CITY CENTER

SHOPS AVAILABLE NOW

PCA
PHOENIX COMMERCIAL ADVISORS

OWNED BY
Crow Holdings

site plan overview

MIXED USE DEVELOPMENT:	PHASE 1: ±10 ACRES
AVAILABLE:	±2,884 SF - ±3,600 SF
ZONING:	Pad, City of Surprise
LEASE RATE:	CALL FOR RATES

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.

WEST VALLEY IS THE



FASTEST GROWING
INDUSTRIAL MARKET
IN THE COUNTRY

PHOENIX



#3
IN THE
TOP 5
WAREHOUSING
MARKETS

traffic count

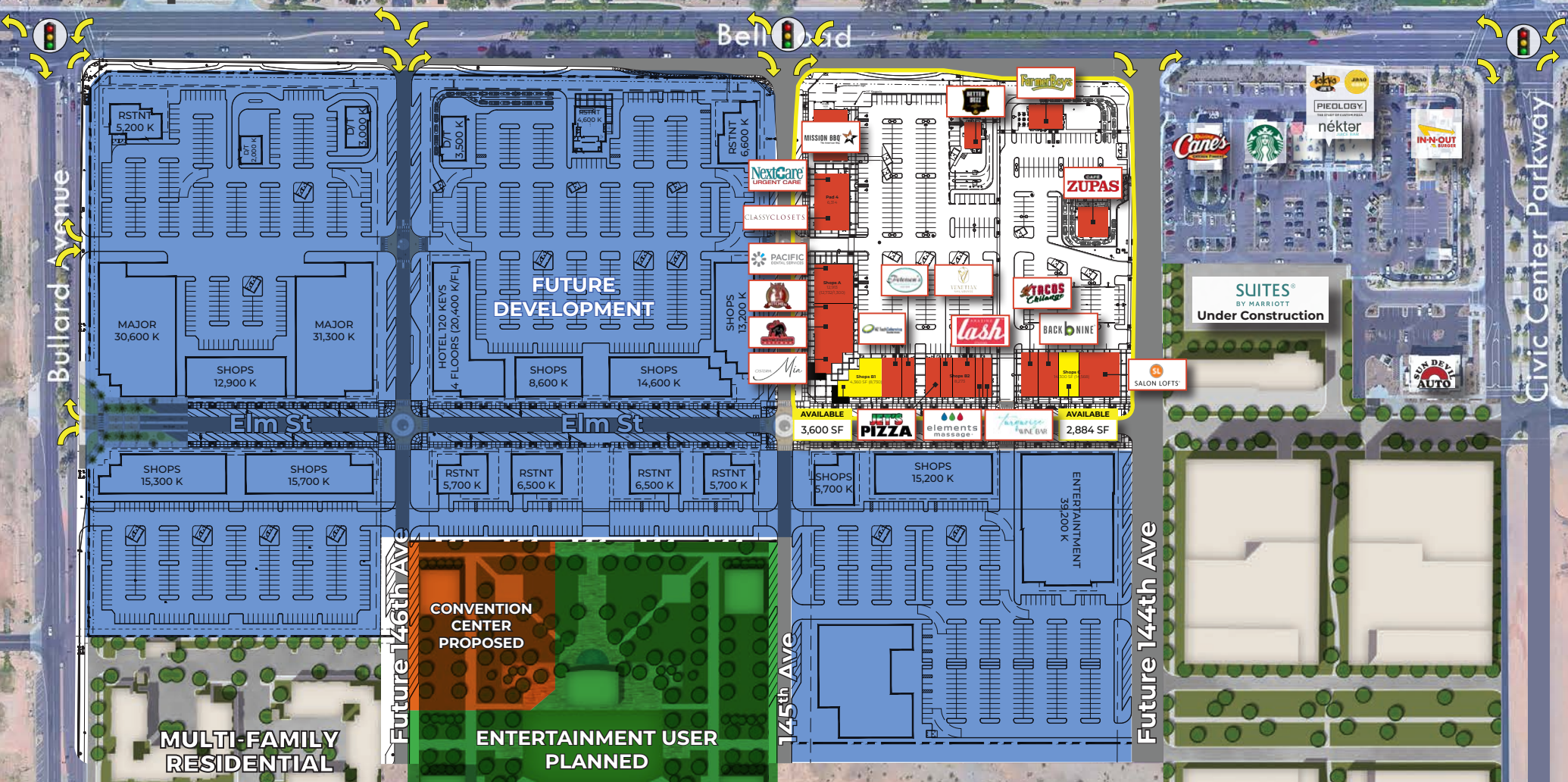
Bullard Ave		Bell Rd	
N	N/A	E	±54,326 VPD (EB & WB)
S	±7,905 VPD (NB & SB)	W	± 40,924 VPD (EB & WB)

ADOT 2025

neighboring tenants



site plan - proposed future development



site plan



zoom aerial



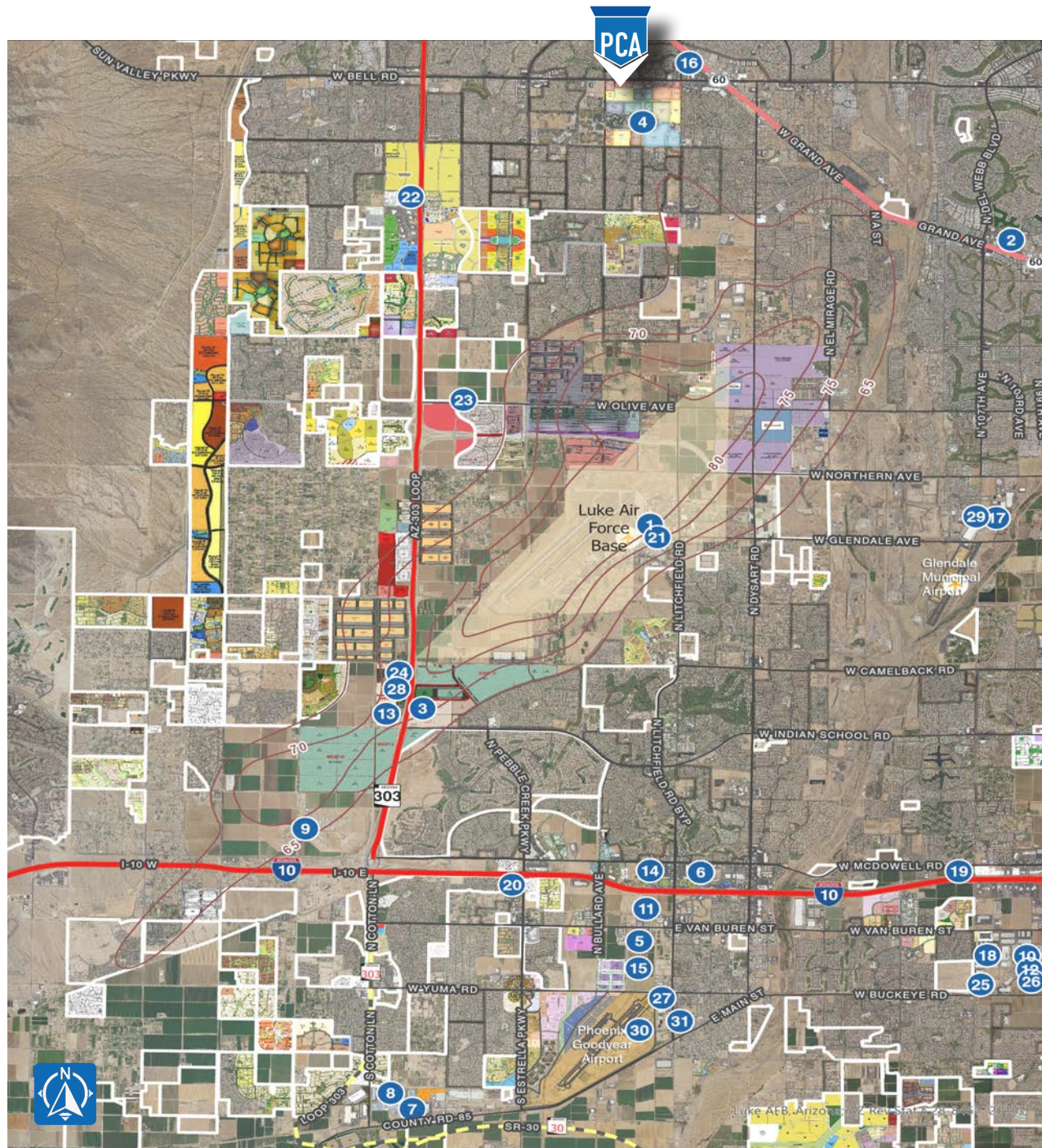
employment area

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

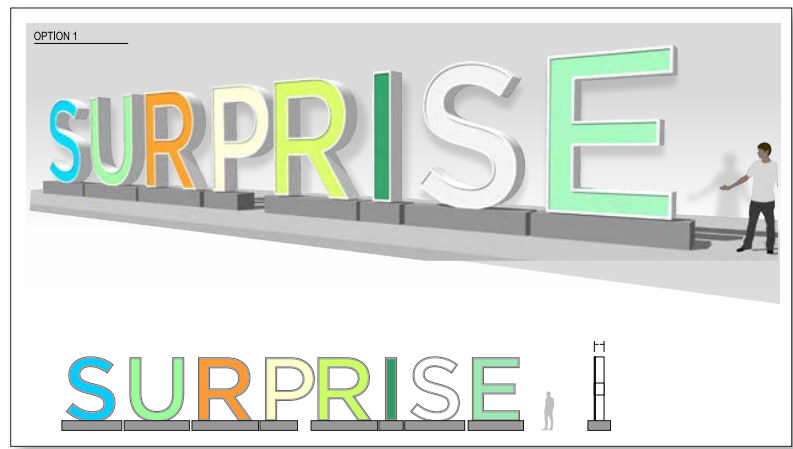
Legend

— Luke Air Force Base Noise Contours

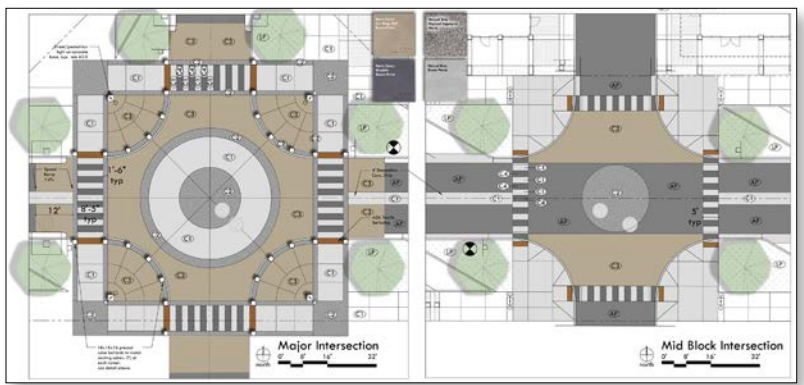




signage renderings



streetscape intersection design



demographics overview

ESRI 2026

2026 DAYTIME POPULATION



TOTAL

1 MILE	13,390
3 MILE	99,774
5 MILE	192,227



WORKERS

1 MILE	6,239
3 MILE	38,421
5 MILE	59,038



RESIDENTS

1 MILE	7,151
3 MILE	61,353
5 MILE	133,189

2026 HOUSEHOLD INCOMES



MEDIAN

1 MILE	\$79,789
3 MILE	\$87,516
5 MILE	\$90,935

AVERAGE

1 MILE	\$103,110
3 MILE	\$105,922
5 MILE	\$115,194

PER CAPITA

1 MILE	\$44,036
3 MILE	\$44,246
5 MILE	\$45,615

2026 HOUSING UNITS



6,385
1 MILE

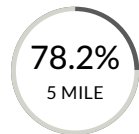
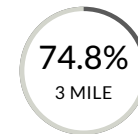
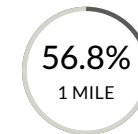


49,755
3 MILE

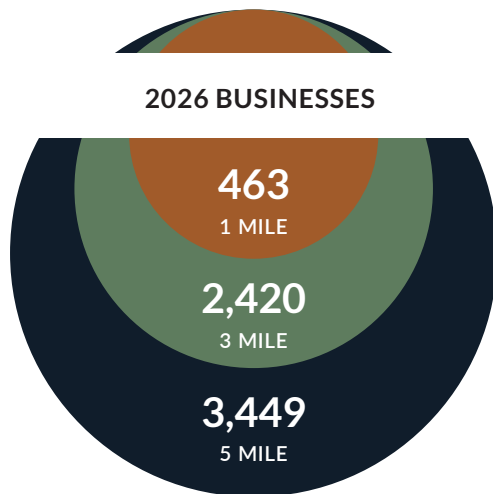


103,234
5 MILE

OWNER OCCUPIED



2026 BUSINESSES



1 MILE

3 MILE

5 MILE

2026 POPULATION

13,007

106,283

231,203

2031 POPULATION

14,479

109,746

239,409

2026 HOUSEHOLDS

1 MILE

5,526

3 MILE

44,145

5 MILE

91,204

2031 HOUSEHOLDS

6,197

45,998

95,072

SURPRISE CITY CENTER

Increasing growth in
Surprise, AZ



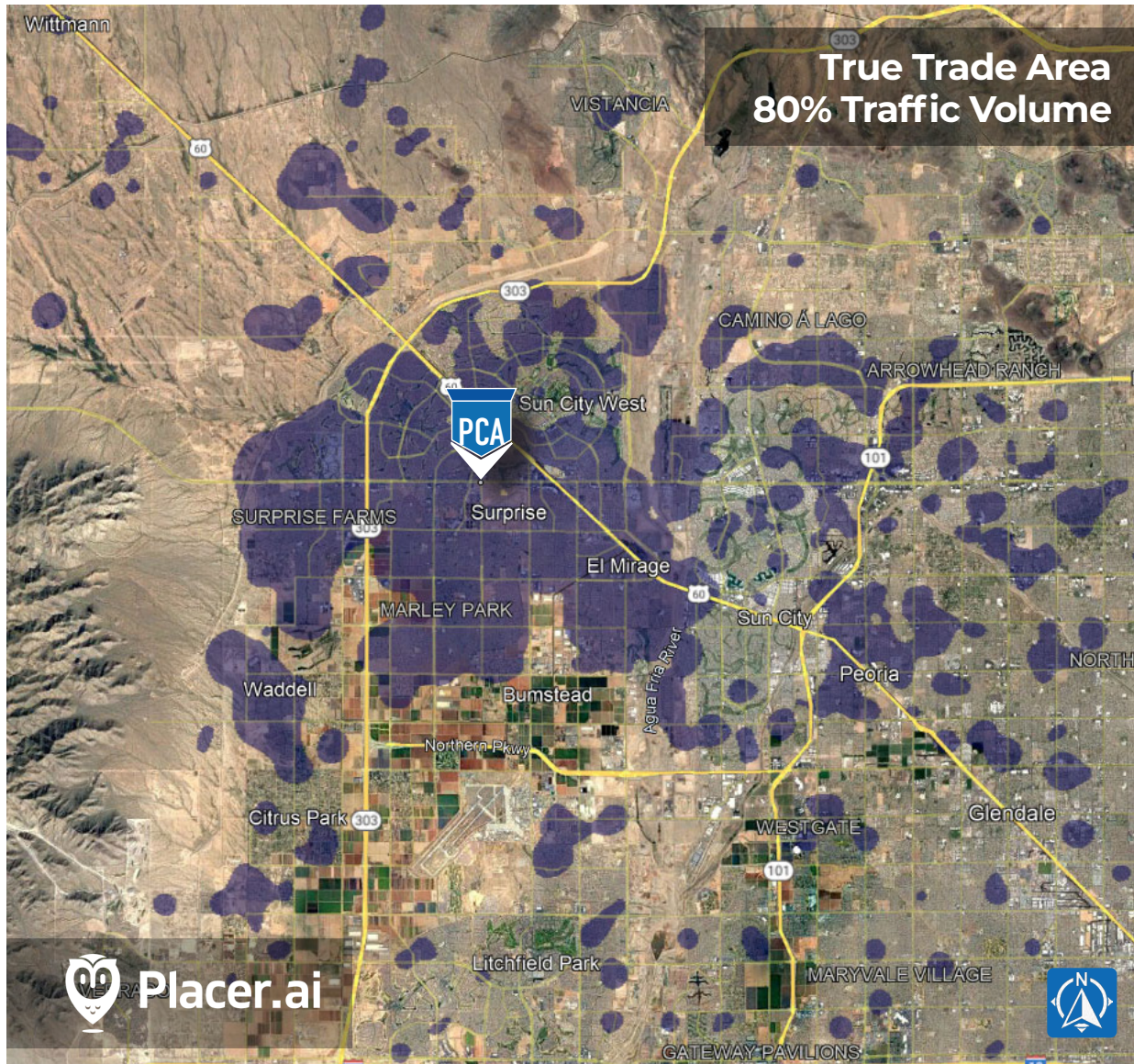
SURPRISE IS RAPIDLY GROWING

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.



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

PHASE 1 SHOPS EXISTING AND AVAILABLE



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