

NEW PAD AND BOX SPACE IN SURPRISE

Northeast Corner of Bell Rd. and 134th Ave.
Surprise, Arizona

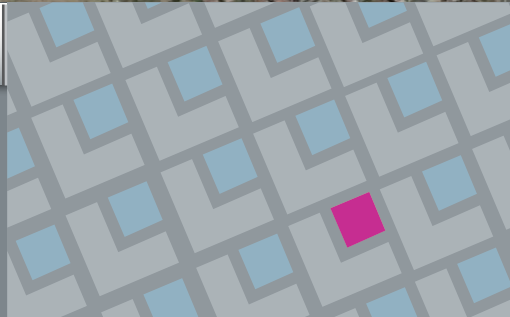


PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Brian Gast

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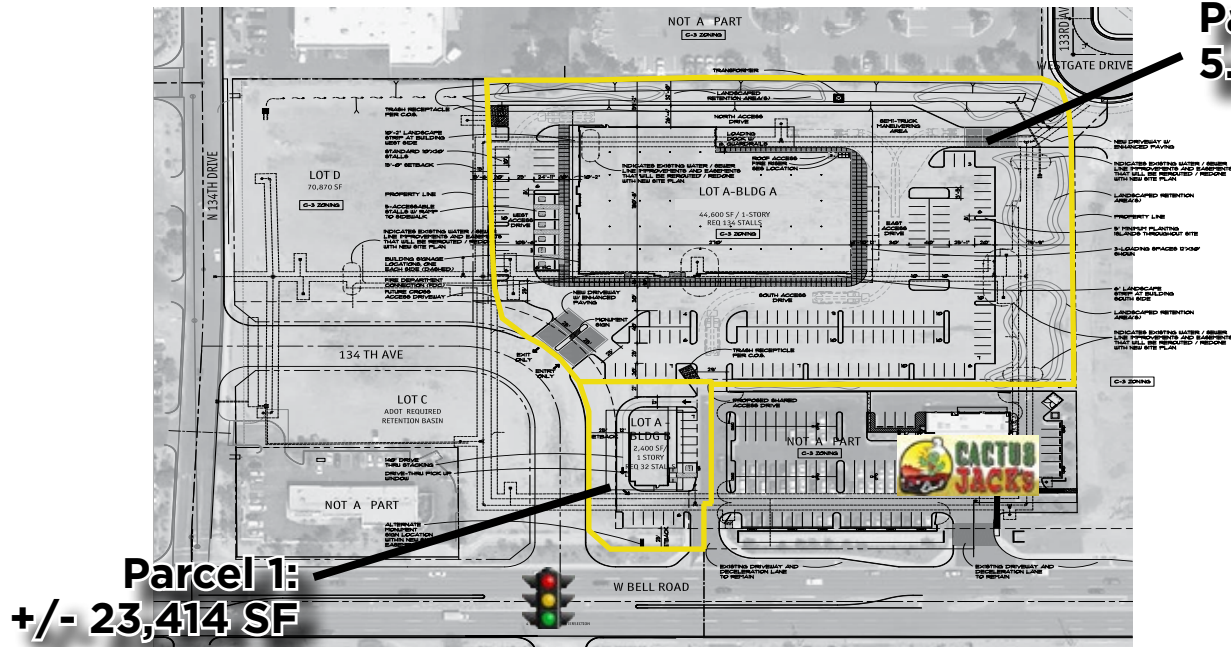
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NEW PAD AND BOX SPACE IN SURPRISE

Northeast Corner of Bell Rd. and 134th Ave.

Surprise, Arizona



**Parcel 2:
5.11 acres**

**Parcel 1:
+/- 23,414 SF**

Great Opportunity In Fast Growing Area!

Property Highlights

- New signalized intersection
- First property off the future overpass
- Located in Surprise - one of Arizona's fastest growing cities
- 4 miles from Loop 303
- Near a 750 acre planned development
- Near Surprise Stadium; spring training facility for the Texas Rangers and Kansas City Royals
- 103,000 households with average household income of \$60,302 within 5 miles

Traffic Counts

Bell Rd.	65,092 VPD
Grand Ave.	30,219 VPD
Total	95,311 VPD

Demographics	1 mi	3 mi	5 mi
Est Population (2015)	13,444	102,723	232,127
Number of Households	5,609	42,257	103,900
Avg Household Income	\$57,159	\$59,105	\$60,302
Daytime Population	13,787	75,246	162,332

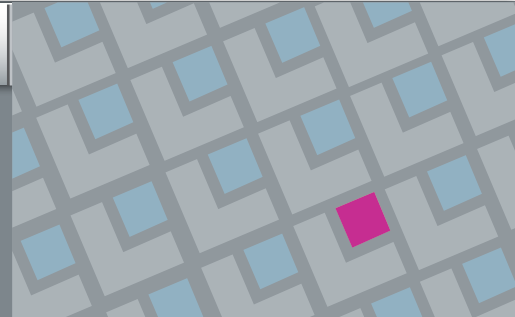
Source: Pitney Bowes

Nearby Tenants:



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DRIVE

134TH

BELL

ROAD

LOT 5A
1.557 ACRES
67,838 SQ. FT.±

LOT 5C
5.218 ACRES
227,321 SQ. FT.±

0.771 ACRES
33,567 SQ. FT.±

0.134 ACRES
5,851 SQ. FT.±

ADOT R/W AREA
1.60 ACRES
69,490 SQ. FT.±

0.690 ACRES
30,072 SQ. FT.±

LOT 5B-1
0.538 ACRES
23,414 SQ. FT.±

NOT A PART

NOT A PART

N00°14'21"E
135.00'

S89°26'36"E
221.10'

S00°14'21"W
135.00'

221.10'

S89°26'34"E
251.47'

S00°33'26"W
137.68'

S00°33'26"W
67.00'

243.22'

267.40'

N00°33'24"E
67.02'

S89°26'36"E
102.64'

N89°26'36"W
585.72'

N00°14'21"E
446.75'

S2°41'
N89°51'01"E

PROPERTY HIGHLIGHTS

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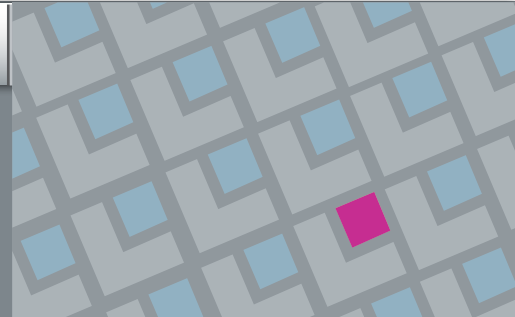
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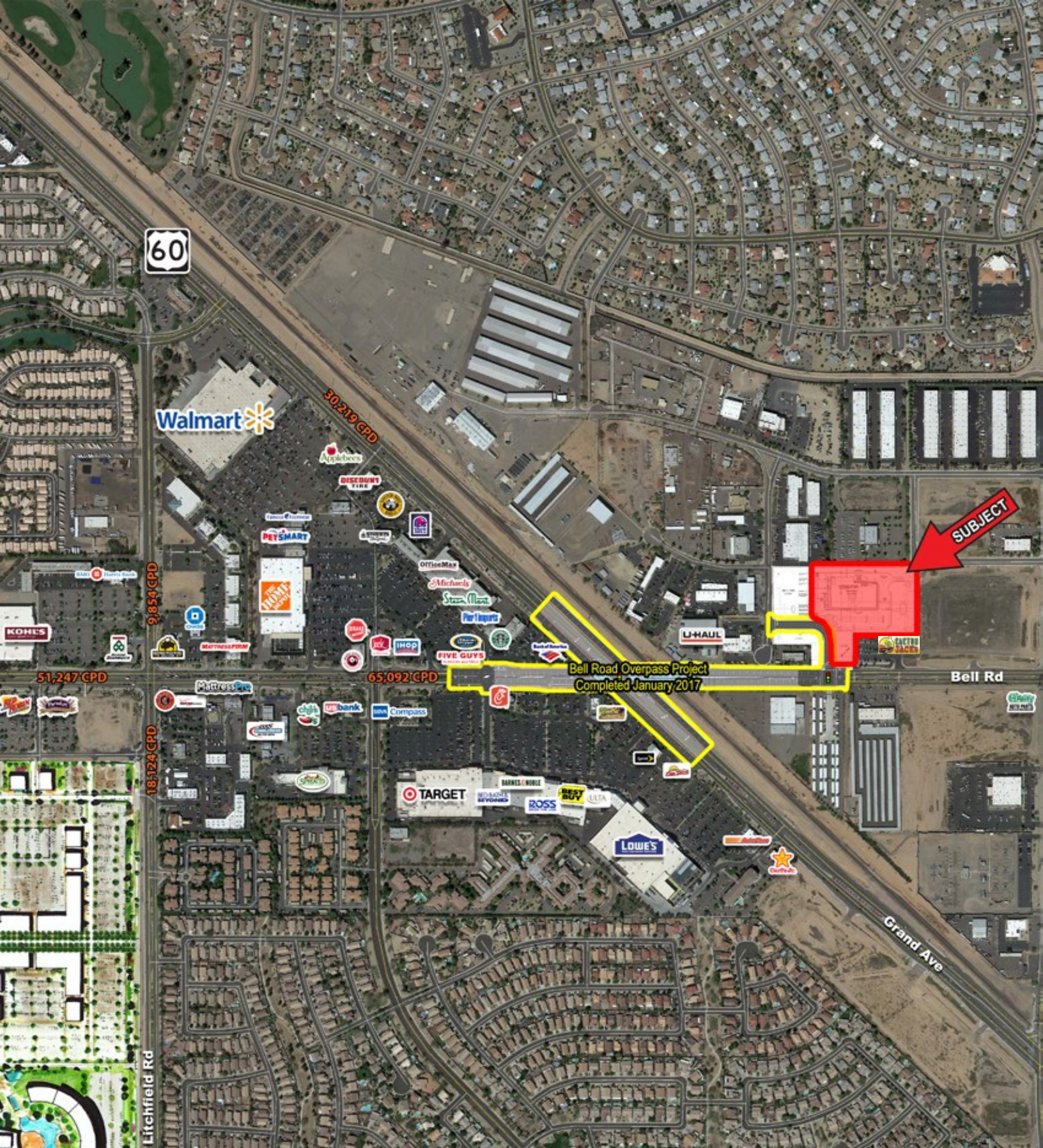
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Bell Rd & Grand Ave

Walmart * PETSMART OfficeMax THE HOME DEPOT
 Michaels Pier 1 Imports KOHL'S TARGET
 ROSS BEST BUY LOWE'S BARNES & NOBLE BED BATH & BEYOND SPROUTS



SUBJECT

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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PROPERTY HIGHLIGHTS

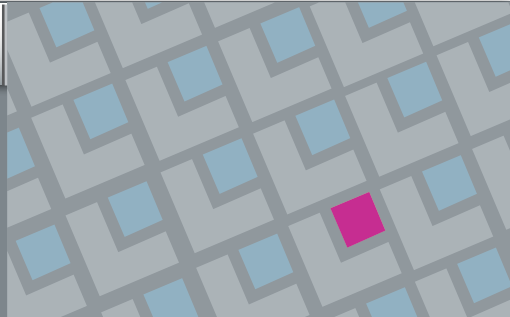
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Demographic Full Report



Velocity Retail Group, LLC

Bell Rd & Grand Ave
13543 W Bell Rd & 13499 Grand Ave Surprise, AZ 85374

20 January 2016

Coordinates Longitude: -112.350410
Latitude: 33.638550

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
1990 Total Pop.	3,838	26,358	57,313
2000 Total Pop.	7,429	45,664	97,002
-Percent Growth 1990-2000	96.48%	72.94%	69.40%
2010 Total Pop.	12,076	89,146	197,821
-Percent Growth 2000-2010	60.14%	95.57%	103.76%
2015 Total Pop. (Est.)	13,444	102,723	232,127
-Percent Growth 2010-2015	11.33%	15.23%	17.34%
HOUSEHOLDS			
1990 Total HHs	1,697	11,720	29,531
2000 Total HHs	3,241	20,294	48,423
-Percent HH Growth 1990-2000	90.98%	73.16%	63.97%
2010 Total HHs	4,974	36,304	87,995
-Percent HH Growth 2000-2010	53.47%	78.89%	81.72%
2015 Total HHs	5,609	42,257	103,900
-Percent HH Growth 2010-2015	12.77%	16.40%	18.07%
2010 Average Household Size	2.4	2.5	2.3
RACE IDENTIFICATION			
2010 White Pop.	9,687	71,360	161,748
-Percentage	80.22%	80.05%	81.76%
2010 Black Pop.	532	3,216	7,135
-Percentage	4.41%	3.61%	3.61%
2010 American Indian/Alaska Native	66	475	870
-Percentage	0.55%	0.53%	0.44%
2010 Asian/Hawaiian/Pacific Islander	227	1,338	2,744
-Percentage	1.88%	1.50%	1.39%
2010 Other Population (Incl 2+ Races)	1,563	12,758	25,324
-Percentage	12.94%	14.31%	12.80%
HISPANIC DATA (Not an Race Designation)			
2010 Hispanic Population	3,382	27,130	47,421
-Percentage	28.01%	30.43%	23.97%
2010 Non-Hispanic Population	8,694	62,016	150,400
-Percentage	71.99%	69.57%	76.03%
2010 White Hispanic Population	1,894	15,026	23,262
-Percentage	15.68%	16.86%	11.76%
2010 White Non-Hispanic Population	7,793	56,333	138,486

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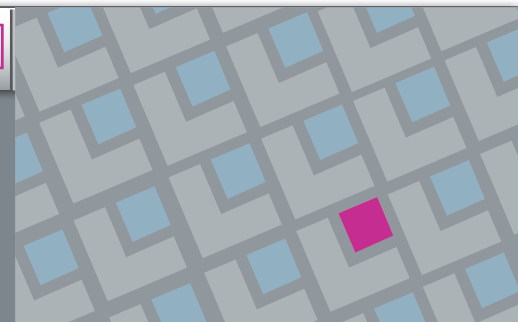
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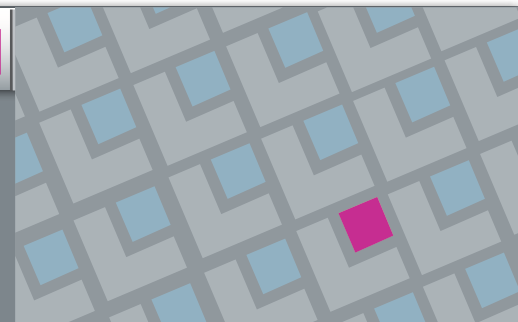
	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
-Percentage	64.53%	63.19%	70.01%
2010 All Other Races Hispanic Population	1,488	12,104	24,160
-Percentage	12.32%	13.58%	12.21%
2010 All Other Races Non-Hispanic Population	901	5,683	11,914
-Percentage	7.46%	6.37%	6.02%
2010 Median Household Income	\$46,041	\$42,390	\$41,411
2010 Average Household Income	\$57,159	\$59,105	\$60,302
2010 Per Capita Income	\$23,543	\$24,070	\$26,824
HOUSEHOLD INCOME BRACKETS			
2010 Household Income < \$10,000	239	1,034	3,341
-Percentage	4.80%	2.85%	3.80%
2010 Household Income \$10,000-\$14,999	288	1,455	5,708
-Percentage	5.79%	4.01%	6.49%
2010 Household Income \$15,000-\$19,999	421	2,342	6,520
-Percentage	8.46%	6.45%	7.41%
2010 Household Income \$20,000-\$24,999	451	2,727	7,224
-Percentage	9.06%	7.51%	8.21%
2010 Household Income \$25,000-\$29,999	346	3,385	6,604
-Percentage	6.95%	9.32%	7.50%
2010 Household Income \$30,000-\$34,999	163	3,090	6,669
-Percentage	3.28%	8.51%	7.58%
2010 Household Income \$35,000-\$39,999	230	3,046	6,359
-Percentage	4.62%	8.39%	7.23%
2010 Household Income \$40,000-\$44,999	289	2,246	5,573
-Percentage	5.81%	6.19%	6.33%
2010 Household Income \$45,000-\$49,999	295	2,051	4,326
-Percentage	5.93%	5.65%	4.92%
2010 Household Income \$50,000-\$59,999	526	4,061	8,040
-Percentage	10.57%	11.19%	9.14%
2010 Household Income \$60,000-\$74,999	818	5,358	12,411
-Percentage	16.44%	14.76%	14.10%
2010 Household Income \$75,000-\$99,999	576	3,402	8,485
-Percentage	11.57%	9.37%	9.64%
2010 Household Income \$100,000-\$124,999	129	833	2,971
-Percentage	2.59%	2.29%	3.38%
2010 Household Income \$125,000-\$149,999	105	632	2,236
-Percentage	2.11%	1.74%	2.54%

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2010 Household Income \$150,000-\$199,999	21	315	933
-Percentage	0.42%	0.87%	1.06%
2010 Household Income \$200,000-\$249,999	32	161	273
-Percentage	0.64%	0.44%	0.31%
2010 Household Income \$250,000-\$499,999	45	161	301
-Percentage	0.90%	0.44%	0.34%
2010 Median Home Value	\$125,820	\$122,633	\$123,222
% 2010 Total Owner Occupied Housing Units	86.47%	85.45%	81.71%
% 2010 Total Renter Occupied Housing Units	13.53%	14.55%	18.29%
EDUCATION			
2010 Total Educational Attainment Age 25+	8,282	61,075	151,699
% 2010 High School Graduate (Incl Equivalency)	29.40%	29.48%	31.32%
% 2010 Bachelor's Degree	12.76%	13.72%	14.75%
% 2010 Master's Degree	5.00%	5.43%	5.62%
% 2010 Professional School Degree	1.18%	1.68%	1.67%
% 2010 Doctorate Degree	0.60%	0.81%	0.91%
(Education levels do not add to 100% since partial grade completions are not included.)			
EMPLOYMENT			
% 2010 White Collar Occupations	54.47%	53.25%	52.09%
% 2010 Blue Collar Occupations	45.53%	46.75%	47.91%
SELECTED EMPLOYMENT CATEGORIES			
% 2010 Management/Professional/Related	24.82%	25.41%	24.92%
% 2010 Service Occupation	23.86%	23.27%	19.63%
% 2010 Healthcare Support	2.83%	2.13%	1.81%
% 2010 Sales/Office	29.65%	27.84%	27.17%
% 2010 Office/Administrative Support	17.02%	15.38%	13.79%
% 2010 Farming/Fishing/Forestry	3.08%	2.72%	10.22%
% 2010 Construction/Extraction	8.04%	8.01%	6.74%
% 2010 Installation/Maintenance/Repair	2.13%	2.86%	2.73%
% 2010 Transportation/Material Moving	5.08%	6.21%	5.42%
(Categories are not exclusive, and do not add to 100%)			

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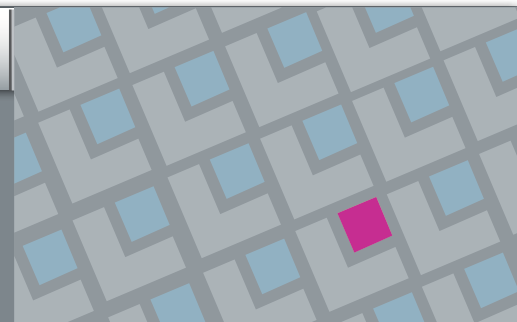
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2010 Total Daytime Population	13,787	75,246	162,332
2010 Total Retail Sales Potential (MM)	\$53,136,433	\$416,533,377	\$1,012,828,912
POPULATION BY AGE BRACKET			
2010 Age 0-4	1,101	7,828	12,123
-Percentage	9.12%	8.78%	6.13%
2010 Age 5-9	839	5,806	9,070
-Percentage	6.95%	6.51%	4.58%
2010 Age 10-14	590	4,572	7,351
-Percentage	4.89%	5.13%	3.72%
2010 Age 15-19	400	3,390	6,453
-Percentage	3.31%	3.80%	3.26%
2010 Age 20-24	864	6,475	11,126
-Percentage	7.16%	7.26%	5.62%
2010 Age 25-34	2,050	13,528	22,909
-Percentage	16.98%	15.18%	11.58%
2010 Age 35-44	1,006	7,403	17,199
-Percentage	8.33%	8.30%	8.69%
2010 Age 45-54	968	6,781	13,302
-Percentage	8.02%	7.61%	6.72%
2010 Age 55-64	1,046	9,072	29,902
-Percentage	8.66%	10.18%	15.12%
2010 Age 65-74	1,423	11,445	34,961
-Percentage	11.78%	12.84%	17.67%
2010 Age 75-84	1,459	10,333	25,239
-Percentage	12.08%	11.59%	12.76%
2010 Age 85+	330	2,514	8,188
-Percentage	2.73%	2.82%	4.14%
2010 Age 0-14	2,530	18,206	28,544
2010 Age 15-34	3,314	23,393	40,488
2010 Age 35-64	3,020	23,256	60,403
2010 Age 65 and above	3,212	24,292	68,388
2010 Median Age Total Population	35.6	37.4	53.6
2010 Median Age Adult Population	50.0	52.5	59.2
% 2010 Female Population	51.16%	50.70%	49.90%

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