



VELOCITY  
RETAILGROUP

## BELL & GRAND LAND IN SURPRISE

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



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

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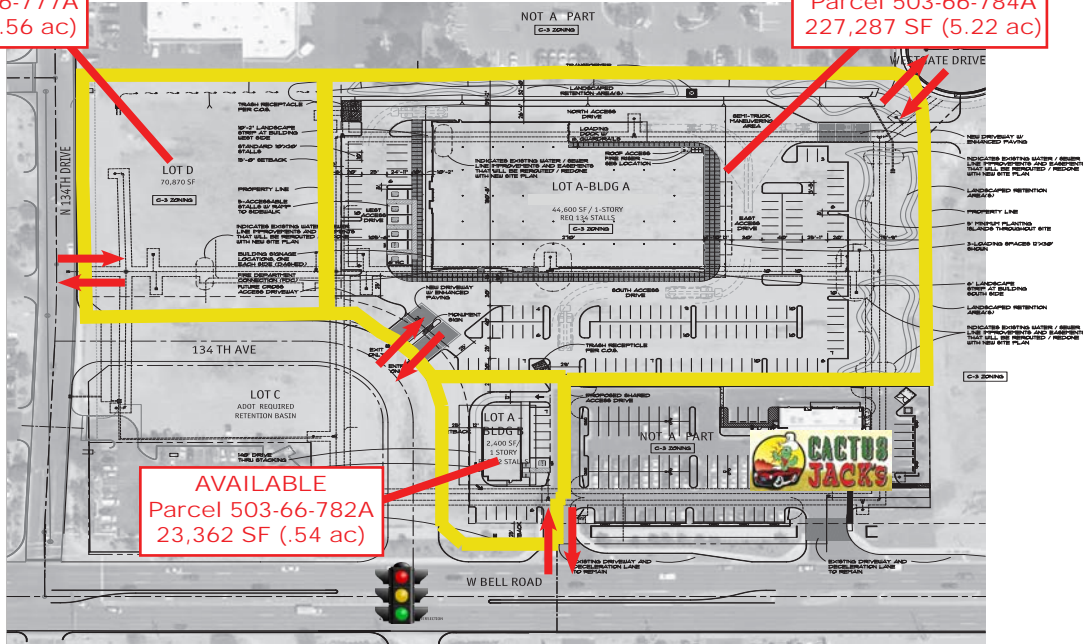


# BELL & GRAND LAND IN SURPRISE

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

AVAILABLE  
Parcel 503-66-777A  
67,787 SF (1.56 ac)

AVAILABLE  
Parcel 503-66-784A  
227,287 SF (5.22 ac)



## Great Opportunity In Fast Growing Area!

### Property Highlights

- New signalized intersection
- First property off the new Grand Avenue 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
- 97,000 households with average household income of \$74,000 within 5 miles

### Traffic Counts

Bell Rd.	42,051 CPD
Grand Ave.	33,000 CPD
<b>Total</b>	<b>75,051 CPD</b>

Demographics	1 mi	3 mi	5 mi
Est Population	10,662	97,104	229,719
Number of Households	4,668	69,203	97,762
Avg Household Income	\$68,684	\$74,131	\$74,809
Daytime Population	5,265	21,295	39,570

Source: SitesUSA

### Nearby Tenants:



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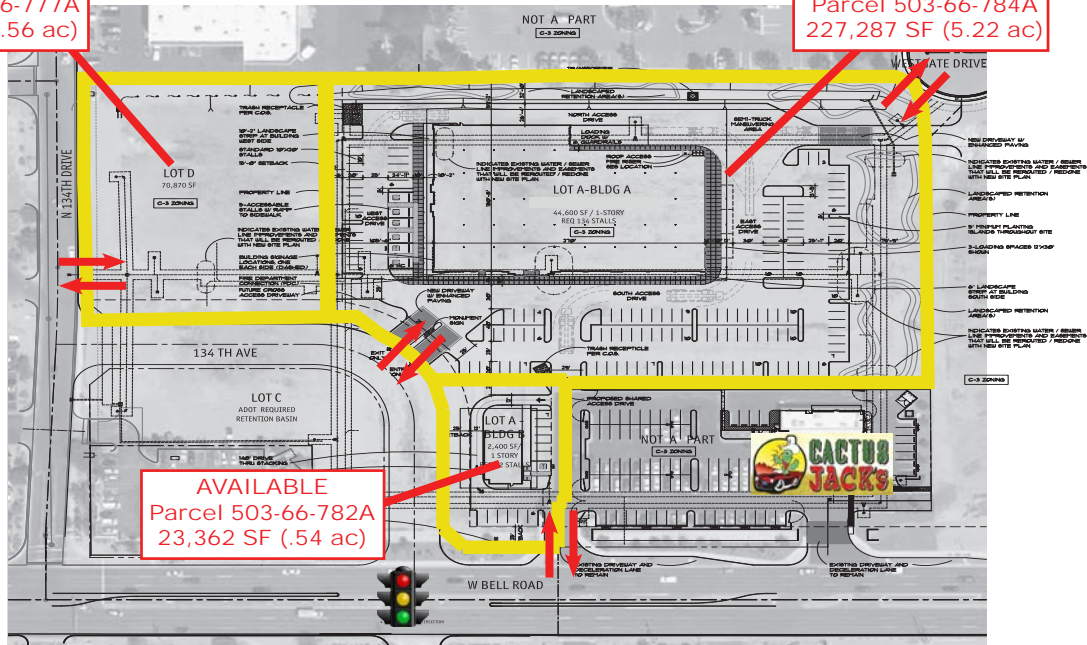
Northeast Corner of Bell Rd. and 134th Ave.  
Surprise, Arizona

## PRICING SHEET:

<b>Dysart Bell Site</b>				
<b>2-May-22</b>				
	<b>APN &amp;</b>	<b>Size</b>	<b>Price</b>	
	<b>Acres</b>	<b>SF</b>	<b>PSF</b>	<b>Total</b>
<b>Bell Road Pad</b>	503-66-782-A	23,362	\$22.50	\$525,645
<b>Main Parcel - 134th</b>	503-66-784-A	227,287	\$12.50	\$2,841,088
<b>West Parcel - 134th</b>	503-66-777-A	67,787	\$12.50	\$847,338
<b>Totals</b>	<b>7.31</b>	<b>318,436</b>	<b>\$13.23</b>	<b>\$4,214,070</b>
<b>Larger Parcel Industrial Only</b>	<b>6.77</b>	<b>295,074</b>	<b>\$12.50</b>	<b>\$3,688,425</b>
<b>Bell Road Pad</b>	<b>0.54</b>	<b>23,362</b>	<b>\$22.50</b>	<b>\$525,645</b>

AVAILABLE  
Parcel 503-66-777A  
67,787 SF (1.56 ac)

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Parcel 503-66-784A  
227,287 SF (5.22 ac)



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Parcel 503-66-782A  
23,362 SF (.54 ac)

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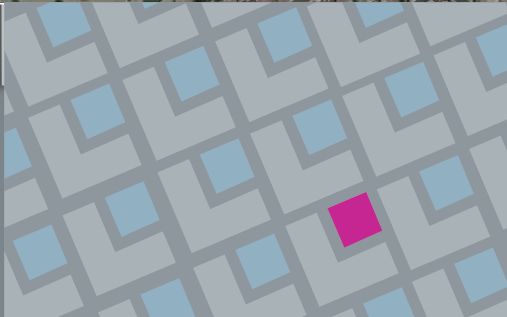


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**Bell Rd & Grand Ave**

Walmart \* PETSMART OfficeMax   
 Michaels Pier 1 Imports KOHL'S TARGET  
 ROSS BEST BUY Lowe's BARNES & NOBLE BED BATH & BEYOND SPROUTS

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## EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6387/-112.3463

RF5

### W Bell Rd & N 134th Ave

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2020)	10,662	97,041	229,719
Projected Population (2025)	11,902	108,186	255,140
Census Population (2010)	9,643	84,888	199,940
Census Population (2000)	8,510	44,352	102,413
Projected Annual Growth (2020 to 2025)	1,240 2.3%	11,145 2.3%	25,421 2.2%
Historical Annual Growth (2010 to 2020)	1,019 1.1%	12,153 1.4%	29,779 1.5%
Historical Annual Growth (2000 to 2010)	1,133 1.3%	40,536 9.1%	97,527 9.5%
Estimated Population Density (2020)	3,396 psm	3,434 psm	2,926 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2020)	4,668	39,203	97,762
Projected Households (2025)	5,031	42,300	105,165
Census Households (2010)	4,227	34,181	85,716
Census Households (2000)	3,374	19,911	50,971
Estimated Households with Children (2020)	1,023 21.9%	10,572 27.0%	22,481 23.0%
Estimated Average Household Size (2020)	2.28	2.47	2.34
<b>Average Household Income</b>			
Estimated Average Household Income (2020)	\$68,684	\$74,131	\$74,809
Projected Average Household Income (2025)	\$73,652	\$78,955	\$80,431
Estimated Average Family Income (2020)	\$68,943	\$83,063	\$86,778
<b>Median Household Income</b>			
Estimated Median Household Income (2020)	\$53,224	\$64,306	\$65,729
Projected Median Household Income (2025)	\$61,112	\$74,510	\$76,346
Estimated Median Family Income (2020)	\$62,085	\$75,391	\$78,632
<b>Per Capita Income</b>			
Estimated Per Capita Income (2020)	\$30,107	\$29,978	\$31,878
Projected Per Capita Income (2025)	\$31,163	\$30,898	\$33,189
Estimated Per Capita Income 5 Year Growth	\$1,056 3.5%	\$920 3.1%	\$1,312 4.1%
Estimated Average Household Net Worth (2020)	\$504,681	\$583,501	\$635,620
<b>Daytime Demos (2020)</b>			
Total Businesses	435	2,424	4,951
Total Employees	5,265	21,295	39,570
Company Headquarter Businesses	17 3.9%	68 2.8%	137 2.8%
Company Headquarter Employees	298 5.7%	1,421 6.7%	2,714 6.9%
Employee Population per Business	12.1	8.8	8.0
Residential Population per Business	24.5	40.0	46.4

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## W Bell Rd & N 134th Ave

1 mi radius

3 mi radius

5 mi radius

### Race & Ethnicity

White (2020)	7,786	73.0%	70,968	73.1%	178,006	77.5%
Black or African American (2020)	540	5.1%	6,186	6.4%	12,983	5.7%
American Indian or Alaska Native (2020)	84	0.8%	812	0.8%	1,885	0.8%
Asian (2020)	281	2.6%	2,968	3.1%	7,195	3.1%
Hawaiian or Pacific Islander (2020)	17	0.2%	229	0.2%	405	0.2%
Other Race (2020)	1,506	14.1%	11,577	11.9%	20,157	8.8%
Two or More Races (2020)	449	4.2%	4,302	4.4%	9,088	4.0%
Not Hispanic or Latino Population (2020)	7,196	67.5%	69,510	71.6%	177,280	77.2%
Hispanic or Latino Population (2020)	3,466	32.5%	27,531	28.4%	52,438	22.8%
Not Hispanic or Latino Population (2025)	7,912	66.5%	76,263	70.5%	193,715	75.9%
Hispanic or Latino Population (2025)	3,990	33.5%	31,924	29.5%	61,426	24.1%
Not Hispanic or Latino Population (2010)	6,838	70.9%	63,605	74.9%	162,990	81.5%
Hispanic or Latino Population (2010)	2,805	29.1%	21,282	25.1%	36,951	18.5%
Not Hispanic or Latino Population (2000)	5,497	64.6%	34,236	77.2%	89,209	87.1%
Hispanic or Latino Population (2000)	3,012	35.4%	10,117	22.8%	13,204	12.9%
Projected Hispanic Annual Growth (2020 to 2025)	524	3.0%	4,393	3.2%	8,987	3.4%
Historic Hispanic Annual Growth (2000 to 2020)	454	0.8%	17,415	8.6%	39,235	14.9%

### Age Distribution (2020)

Age Under 5	504	4.7%	5,391	5.6%	11,281	4.9%
Age 5 to 9 Years	533	5.0%	5,740	5.9%	12,178	5.3%
Age 10 to 14 Years	571	5.4%	5,719	5.9%	12,119	5.3%
Age 15 to 19 Years	537	5.0%	4,877	5.0%	10,096	4.4%
Age 20 to 24 Years	508	4.8%	4,506	4.6%	8,823	3.8%
Age 25 to 29 Years	551	5.2%	5,814	6.0%	11,805	5.1%
Age 30 to 34 Years	557	5.2%	6,209	6.4%	13,167	5.7%
Age 35 to 39 Years	518	4.9%	5,583	5.8%	12,373	5.4%
Age 40 to 44 Years	506	4.8%	4,689	4.8%	10,381	4.5%
Age 45 to 49 Years	468	4.4%	4,253	4.4%	9,349	4.1%
Age 50 to 54 Years	469	4.4%	4,103	4.2%	9,116	4.0%
Age 55 to 59 Years	515	4.8%	4,637	4.8%	11,607	5.1%
Age 60 to 64 Years	678	6.4%	5,731	5.9%	15,352	6.7%
Age 65 to 74 Years	1,565	14.7%	13,979	14.4%	40,385	17.6%
Age 75 to 84 Years	1,383	13.0%	11,012	11.3%	29,918	13.0%
Age 85 Years or Over	799	7.5%	4,798	4.9%	11,769	5.1%
Median Age	46.8		44.0		47.6	

### Gender Age Distribution (2020)

Female Population	5,845	54.8%	51,457	53.0%	122,495	53.3%
Age 0 to 19 Years	1,118	19.1%	10,711	20.8%	22,457	18.3%
Age 20 to 64 Years	2,531	43.3%	23,986	46.6%	54,190	44.2%
Age 65 Years or Over	2,196	37.6%	16,760	32.6%	45,848	37.4%
Female Median Age	48.5		45.4		48.9	
Male Population	4,817	45.2%	45,584	47.0%	107,224	46.7%
Age 0 to 19 Years	1,027	21.3%	11,016	24.2%	23,217	21.7%
Age 20 to 64 Years	2,239	46.5%	21,539	47.3%	47,782	44.6%
Age 65 Years or Over	1,550	32.2%	13,029	28.6%	36,224	33.8%
Male Median Age	44.9		42.4		46.0	

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Household Income Distribution (2020)						
HH Income \$200,000 or More	155	3.3%	1,403	3.6%	4,177	4.3%
HH Income \$150,000 to \$199,999	147	3.2%	1,673	4.3%	4,675	4.8%
HH Income \$100,000 to \$149,999	474	10.1%	5,742	14.6%	15,266	15.6%
HH Income \$75,000 to \$99,999	565	12.1%	6,739	17.2%	16,258	16.6%
HH Income \$50,000 to \$74,999	1,143	24.5%	9,186	23.4%	21,907	22.4%
HH Income \$35,000 to \$49,999	723	15.5%	5,355	13.7%	13,462	13.8%
HH Income \$25,000 to \$34,999	508	10.9%	3,554	9.1%	8,592	8.8%
HH Income \$15,000 to \$24,999	438	9.4%	2,620	6.7%	6,411	6.6%
HH Income Under \$15,000	516	11.1%	2,931	7.5%	7,014	7.2%
HH Income \$35,000 or More	3,206	68.7%	30,098	76.8%	75,745	77.5%
HH Income \$75,000 or More	1,340	28.7%	15,557	39.7%	40,376	41.3%
Housing (2020)						
Total Housing Units	5,337		44,782		112,240	
Housing Units Occupied	4,668	87.5%	39,203	87.5%	97,762	87.1%
Housing Units Owner-Occupied	3,217	68.9%	28,854	73.6%	77,740	79.5%
Housing Units, Renter-Occupied	1,451	31.1%	10,349	26.4%	20,022	20.5%
Housing Units, Vacant	669	14.3%	5,579	14.2%	14,478	14.8%
Marital Status (2020)						
Never Married	2,218	24.5%	19,239	24.0%	39,717	20.5%
Currently Married	4,085	45.1%	39,071	48.7%	103,874	53.5%
Separated	284	3.1%	2,995	3.7%	5,848	3.0%
Widowed	1,051	11.6%	7,792	9.7%	19,405	10.0%
Divorced	1,415	15.6%	11,094	13.8%	25,297	13.0%
Household Type (2020)						
Population Family	8,457	79.3%	80,991	83.5%	189,708	82.6%
Population Non-Family	2,168	20.3%	15,700	16.2%	38,793	16.9%
Population Group Quarters	36	0.3%	350	0.4%	1,218	0.5%
Family Households	2,766	59.2%	26,058	66.5%	64,544	66.0%
Non-Family Households	1,903	40.8%	13,144	33.5%	33,218	34.0%
Married Couple with Children	603	14.8%	6,531	16.7%	14,914	14.4%
Average Family Household Size	3.1		3.1		2.9	
Household Size (2020)						
1 Person Households	1,681	36.0%	11,066	28.2%	28,561	29.2%
2 Person Households	1,700	36.4%	15,256	38.9%	41,390	42.3%
3 Person Households	447	9.6%	4,402	11.2%	9,780	10.0%
4 Person Households	383	8.2%	4,079	10.4%	9,095	9.3%
5 Person Households	235	5.0%	2,300	5.9%	4,979	5.1%
6 or More Person Households	222	4.8%	2,099	5.4%	3,956	4.0%
Household Vehicles (2020)						
Households with 0 Vehicles Available	282	6.1%	1,767	4.5%	4,026	4.1%
Households with 1 Vehicles Available	2,145	46.0%	16,449	42.0%	40,814	41.7%
Households with 2 or More Vehicles Available	2,240	48.0%	20,987	53.5%	52,922	54.1%
Total Vehicles Available	7,484		67,936		169,710	
Average Vehicles Per Household	1.6		1.7		1.7	

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RF5

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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2020)						
Estimated Labor Population Age 16 Years or Over	8,946		79,142		191,911	
Estimated Civilian Employed	3,797	42.4%	36,553	46.2%	79,210	41.3%
Estimated Civilian Unemployed	358	4.0%	3,169	4.0%	7,679	4.0%
Estimated in Armed Forces	31	0.3%	274	0.3%	729	0.4%
Estimated Not in Labor Force	4,760	53.2%	39,145	49.5%	104,294	54.3%
Unemployment Rate	4.0%		4.0%		4.0%	
Occupation (2020)						
Occupation: Population Age 16 Years or Over	3,797		36,553		79,210	
Management, Business, Financial Operations	428	11.3%	4,736	13.0%	11,454	14.5%
Professional, Related	610	16.1%	6,528	17.9%	15,339	19.4%
Service	1,027	27.1%	8,176	22.4%	15,848	20.0%
Sales, Office	953	25.1%	10,193	27.9%	21,908	27.7%
Farming, Fishing, Forestry	23	0.6%	97	0.3%	141	0.2%
Construct, Extraction, Maintenance	300	7.9%	2,915	8.0%	5,845	7.4%
Production, Transport Material Moving	455	12.0%	3,907	10.7%	8,676	11.0%
White Collar Workers	1,991	52.4%	21,458	58.7%	48,700	61.5%
Blue Collar Workers	1,806	47.6%	15,095	41.3%	30,510	38.5%
Consumer Expenditure (2020)						
Total Household Expenditure	\$252.68 M		\$2.24 B		\$5.61 B	
Total Non-Retail Expenditure	\$133.3 M	52.8%	\$1.18 B	52.6%	\$2.95 B	52.6%
Total Retail Expenditure	\$119.39 M	47.2%	\$1.06 B	47.4%	\$2.66 B	47.4%
Apparel	\$8.65 M	3.4%	\$77.38 M	3.5%	\$193.73 M	3.5%
Contributions	\$8.12 M	3.2%	\$71.83 M	3.2%	\$182.57 M	3.3%
Education	\$6.71 M	2.7%	\$60.54 M	2.7%	\$153.28 M	2.7%
Entertainment	\$14 M	5.5%	\$125.28 M	5.6%	\$315.62 M	5.6%
Food and Beverages	\$37.46 M	14.8%	\$331.47 M	14.8%	\$828.65 M	14.8%
Furnishings and Equipment	\$8.74 M	3.5%	\$78.15 M	3.5%	\$196.89 M	3.5%
Gifts	\$5.98 M	2.4%	\$53.01 M	2.4%	\$134.31 M	2.4%
Health Care	\$22.43 M	8.9%	\$196.07 M	8.8%	\$492.87 M	8.8%
Household Operations	\$9.91 M	3.9%	\$87.55 M	3.9%	\$220.63 M	3.9%
Miscellaneous Expenses	\$4.8 M	1.9%	\$42.3 M	1.9%	\$106.47 M	1.9%
Personal Care	\$3.39 M	1.3%	\$30.07 M	1.3%	\$75.48 M	1.3%
Personal Insurance	\$1.71 M	0.7%	\$15.4 M	0.7%	\$39.17 M	0.7%
Reading	\$564.1 K	0.2%	\$4.95 M	0.2%	\$12.49 M	0.2%
Shelter	\$53.08 M	21.0%	\$467.26 M	20.9%	\$1.17 B	20.8%
Tobacco	\$1.67 M	0.7%	\$14.2 M	0.6%	\$34.96 M	0.6%
Transportation	\$45.93 M	18.2%	\$410.38 M	18.4%	\$1.03 B	18.3%
Utilities	\$19.54 M	7.7%	\$170.2 M	7.6%	\$424.52 M	7.6%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	8,009		70,808		175,222	
Elementary (Grade Level 0 to 8)	359	4.5%	2,759	3.9%	5,057	2.9%
Some High School (Grade Level 9 to 11)	656	8.2%	4,556	6.4%	9,527	5.4%
High School Graduate	2,121	26.5%	20,464	28.9%	48,534	27.7%
Some College	2,205	27.5%	18,530	26.2%	46,864	26.7%
Associate Degree Only	705	8.8%	6,912	9.8%	16,045	9.2%
Bachelor Degree Only	1,376	17.2%	11,801	16.7%	31,538	18.0%
Graduate Degree	586	7.3%	5,787	8.2%	17,657	10.1%

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Units In Structure (2020)						
1 Detached Unit	2,987	70.7%	29,851	87.3%	76,718	89.5%
1 Attached Unit	430	10.2%	2,336	6.8%	7,258	8.5%
2 to 4 Units	146	3.4%	774	2.3%	1,719	2.0%
5 to 9 Units	225	5.3%	960	2.8%	1,904	2.2%
10 to 19 Units	154	3.6%	1,035	3.0%	1,471	1.7%
20 to 49 Units	65	1.5%	613	1.8%	1,096	1.3%
50 or More Units	374	8.8%	1,884	5.5%	3,463	4.0%
Mobile Home or Trailer	264	6.3%	1,640	4.8%	3,766	4.4%
Other Structure	23	0.6%	110	0.3%	368	0.4%
Homes Built By Year (2020)						
Homes Built 2010 or later	131	3.1%	1,704	5.0%	4,927	5.7%
Homes Built 2000 to 2009	777	18.4%	13,328	39.0%	32,666	38.1%
Homes Built 1990 to 1999	1,535	36.3%	9,348	27.3%	22,197	25.9%
Homes Built 1980 to 1989	916	21.7%	7,589	22.2%	12,661	14.8%
Homes Built 1970 to 1979	1,014	24.0%	5,188	15.2%	16,980	19.8%
Homes Built 1960 to 1969	183	4.3%	1,209	3.5%	5,667	6.6%
Homes Built 1950 to 1959	66	1.6%	484	1.4%	1,893	2.2%
Homes Built Before 1949	46	1.1%	352	1.0%	772	0.9%
Home Values (2020)						
Home Values \$1,000,000 or More	31	1.0%	346	1.2%	812	1.0%
Home Values \$500,000 to \$999,999	144	4.5%	1,217	4.2%	3,587	4.6%
Home Values \$400,000 to \$499,999	95	3.0%	1,218	4.2%	4,242	5.5%
Home Values \$300,000 to \$399,999	243	7.5%	3,536	12.3%	11,994	15.4%
Home Values \$200,000 to \$299,999	964	30.0%	10,169	35.2%	28,569	36.7%
Home Values \$150,000 to \$199,999	811	25.2%	6,756	23.4%	15,048	19.4%
Home Values \$100,000 to \$149,999	472	14.7%	3,115	10.8%	7,109	9.1%
Home Values \$70,000 to \$99,999	172	5.4%	741	2.6%	2,137	2.7%
Home Values \$50,000 to \$69,999	50	1.6%	250	0.9%	800	1.0%
Home Values \$25,000 to \$49,999	91	2.8%	546	1.9%	1,155	1.5%
Home Values Under \$25,000	144	4.5%	958	3.3%	2,288	2.9%
Owner-Occupied Median Home Value	\$167,401		\$190,185		\$199,923	
Renter-Occupied Median Rent	\$1,089		\$1,052		\$1,055	
Transportation To Work (2020)						
Drive to Work Alone	4,007	81.8%	35,790	79.5%	84,167	79.0%
Drive to Work in Carpool	467	9.5%	4,483	10.0%	9,805	9.2%
Travel to Work by Public Transportation	22	0.5%	334	0.7%	774	0.7%
Drive to Work on Motorcycle	5	0.1%	93	0.2%	298	0.3%
Walk or Bicycle to Work	23	0.5%	497	1.1%	991	0.9%
Other Means	24	0.5%	542	1.2%	1,092	1.0%
Work at Home	349	7.1%	3,281	7.3%	9,435	8.9%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	1,032	21.1%	7,762	17.2%	15,197	14.3%
Travel to Work in 15 to 29 Minutes	922	18.8%	10,842	24.1%	23,746	22.3%
Travel to Work in 30 to 59 Minutes	1,186	24.2%	12,254	27.2%	26,641	25.0%
Travel to Work in 60 Minutes or More	421	8.6%	3,611	8.0%	8,375	7.9%
Average Minutes Travel to Work	25.0		24.5		25.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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