



1,491 S.F.
FOR LEASE

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WWW.BRANCHINVESTMENTS.NET

PROPERTY HIGHLIGHTS:

- Excellent Retail Opportunity
- Shadow Anchored by a Walmart Neighborhood Market
- Strong Household Income Over \$94,000 in a 3-mile Radius
- 1.5 Miles From Loop 303 Freeway (+/-44,127 VPD)
- +/- 1 Mile from Surprise Stadium (Spring Training Home of the Texas Ranger and Kansas City Royals)
- Less than 1 mile from Valley Vista High School (+/- 2,568 Students)
- Monument Signage Available on Reems and Greenway
- High Traffic Counts and Abundant Foot Traffic Through the Shopping Center





Branch Investment Group

GREENWAY MARKETPLACE

15469 WEST GREENWAY ROAD | SURRISE, ARIZONA

Burner Dale E. Webb
Principal Center



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DEMOGRAPHICS



2020 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
Total Population	17,542	105,235	190,239
Total Households	5,724	37,751	72,434
Average Household Income	\$79,769	\$84,077	\$79,471
Daytime Population	13,924	96,253	172,427
Median Age	31.9	37.5	41.8
Average Home Value	\$229,291	\$279,496	\$272,863

2025 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
Total Population	18,867	115,250	209,122
2020-2025 Annual Growth Rate	1.47%	1.83%	1.91%
Total Households	6,115	41,095	78,756
Average Household Income	\$88,829	\$94,169	\$89,134
Average Home Value	\$256,024	\$308,600	\$304,832

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

North of Greenway Road on Reems Road:	±19,277 VPD
South of Greenway Road on Reems Road:	±22,222 VPD
East of Reems Road on Greenway Road:	±19,757 VPD
West of Reems Road on Greenway Road:	±19,780 VPD

The City of Surprise Arizona is located in the North West portion of Maricopa County and has a current population of 149,000 people. It is approximately 45 minutes from Downtown Phoenix. The community is surrounded by mountain park lands, a regional lake, and pristine open Sonoran desert.

Key Assets:

- Major economic drivers include healthcare, Luke Air Force Base, and tourism
- Banner health employs more than 4,000 people in the Surprise area through the numerous clinics and hospitals they operate.
- Luke Air Force Base employs more than 8,000 military and civilian workers, with an overall impact on Arizona's economy of \$1.4 billion.
- Surprise is home to the Kansas City Royals and the Texas Rangers for their Cactus League Spring Training facilities. Their stadium seats approximately 11,000 fans.
- Other amenities include the 25-court USTA facility that hosts numerous tournaments, 8 golf courses, the White Tank Mountain Regional Park, multiple parks, libraries, and public aquatic centers.



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