

SURPRISE PAVILIONS

14045 WEST GRAND AVENUE | SURPRISE, ARIZONA 85374

FOR LEASE

±6,132 SF

NEW EXTERIOR PAINT COMING SOON



Lease Rate Negotiable

Property Type Retail

Available Space ±1,477 SF | ±2,805 SF | ±1,850 SF

Size ±6,132 SF

Year Built 2005

Parcel Number 503-59-031V

Cross Streets S/SWC Reems Blvd & Grand Ave

Zoning Designation C-C

- Retail space available in Goodwill Anchored Center in Surprise
- Monument Signage Available on Grand Avenue
- Up to ±6,132 SF Available



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ORION
INVESTMENT REAL ESTATE

SITE PLAN

SE

GRAND AVE - ±28,900 VPD



DUNKIN' DONUTS



SHERWIN WILLIAMS



LIVAWAY SUITES



BUILDING 7

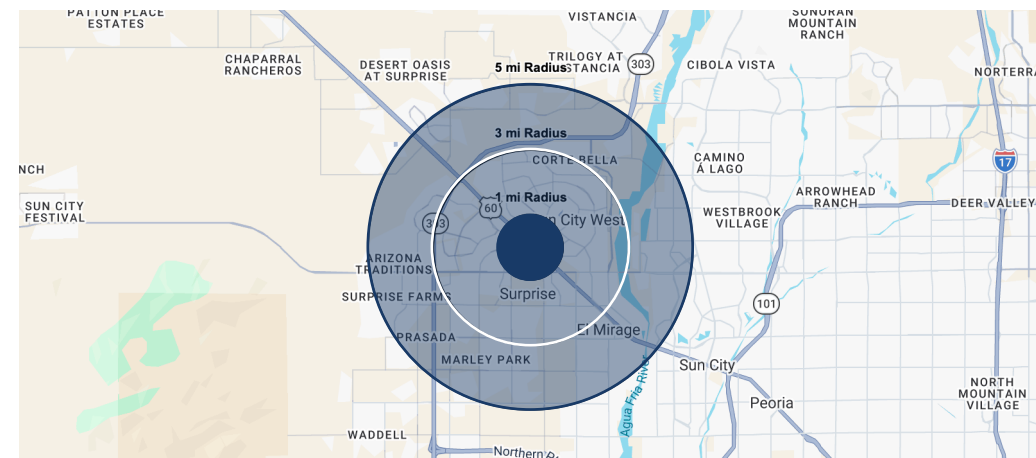
Suite 707A - ±1,477 SF - VACANT

Suite 707B - ±2,805 SF - VACANT

Suite 707C - ±1,850 SF - VACANT

*ALL SUITES CAN BE COMBINED

This building is located in an established trade area that is also experiencing continued growth with new construction adjacent to the property, including LivAway Suites (123 rooms), Dunkin' Donuts, and Big O Tires in addition to already strong co-tenants in Goodwill, Trader Joe's and Sherwin-Williams. The property benefits from traffic along Grand Ave with ±28,900 VPD passing by Surprise Pavilions.



AERIAL VIEW

SE

CROSSROADS
TOWNE CENTER

HONORHEALTH DOLLAR TREE

Wendy's KFC BIG 5 SPORTING GOODS

HARBOR FREIGHT

GRAND AVE - #28,900 VPD



SURPRISE
MARKETPLACE

TARGET LOWE'S ULTA BEAUTY

Family Dollar BARNES & NOBLE Bath & Body Works ROSS DRESS FOR LESS

SURPRISE CITY
HALL

SURPRISE
COMMUNITY PARK

SURPRISE
STADIUM



fray's goodwill CVS pharmacy

ACE Hardware Domino's Pizza Safeway

SURPRISE
PAVILIONS

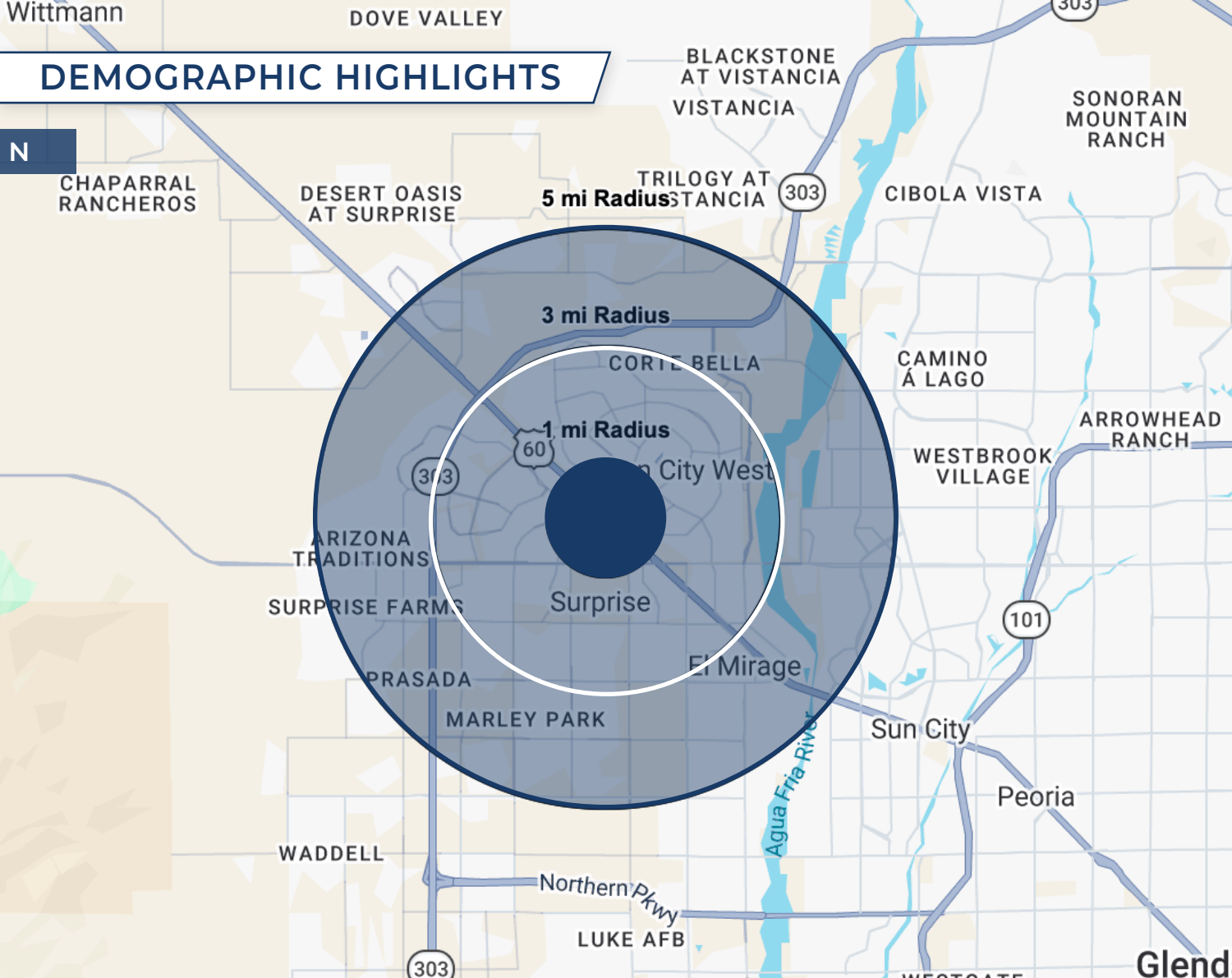
Pep Boys TRADER JOE'S

On the Go SHERWIN WILLIAMS

Banner Health

WELLS FARGO Albertsons

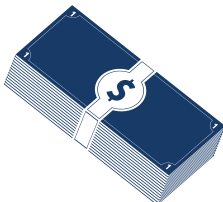
McDonald's K LESLIE'S



DEMOGRAPHIC HIGHLIGHTS



258,793
DAYTIME POPULATION
FIVE MILE



\$94,580
AVG HOUSEHOLD INCOME
ONE MILE



51.5
MEDIAN AGE
THREE MILE

2026 SUMMARY (SOURCE: SITESUSA)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION:	17,957	114,821	258,793
ANNUAL RETAIL EXPENDITURES	\$270.37 M	\$2.01 B	\$4.61 B
AVG HOUSEHOLD INCOME:	\$94,580	\$105,359	\$115,229
AVG HOUSEHOLD SIZE:	1.8	2.1	2.4
MEDIAN AGE:	59.3	51.5	46.1

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FOR LEASE

±6,132 SF



ORION Investment Real Estate
Scottsdale Fashion Square Office Building
7150 East Camelback Road | Suite 425
Scottsdale, Arizona 85251

EXCLUSIVELY LISTED BY:



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.