



# ±1,680 SF END CAP SUITE AVAILABLE FOR SALE IN GRAND VILLAGE

14537 N REEMS RD. SURPRISE AZ 85374



8767 E. Via de Ventura #290  
Scottsdale, AZ 85258

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### PROPERTY OVERVIEW

# ±1,680 SF

Suite Size

# PAD

Zoning

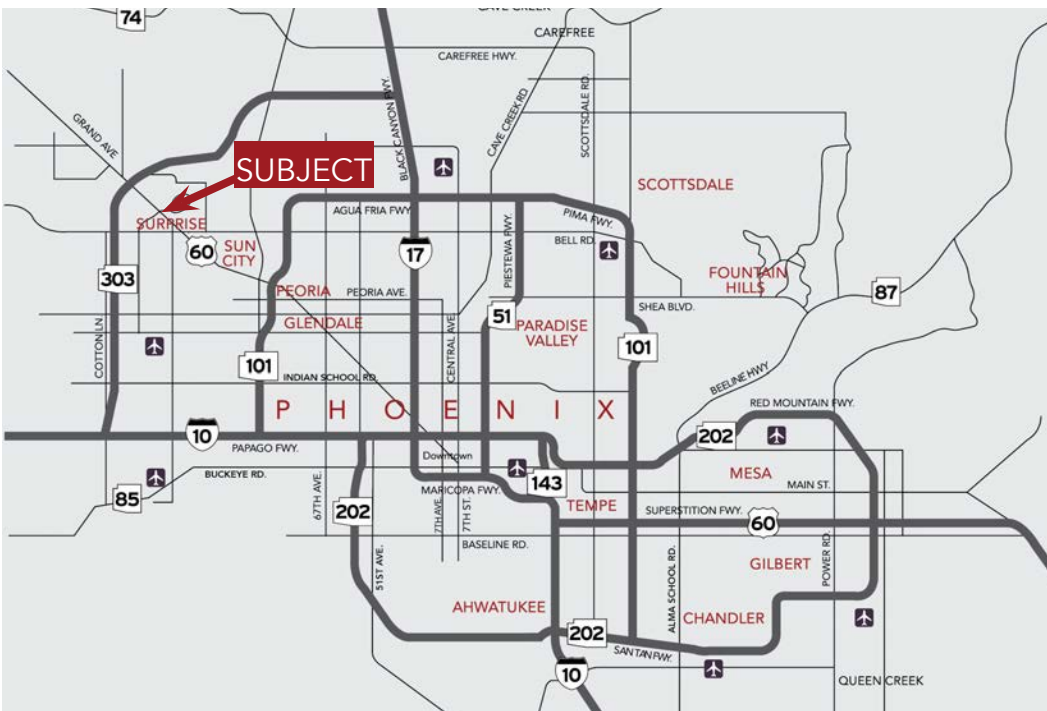
# Contact Broker

Lease Rate

### PROPERTY HIGHLIGHTS

- Frontage on Reems Rd.
- Retail Office Space
- Along Grand Ave with Over 50,000 Vehicles Per Day
- Strong Monument and Storefront Signage Opportunities for Tenant Branding
- Located within a Successful Multi-Tenant Shopping Center with an Established Customer Base
- Nearby Residents have an Average Household Income of Approximately \$81,000+, Supporting a Strong Consumer Base

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



### PRIME GRAND AVENUE EXPOSURE

Located at the signalized intersection of Grand Avenue (US-60) and Reems Road, one of Surprise’s primary commercial corridors.

### ESTABLISHED RETAIL CENTER

Existing co-tenancy creates daily traffic and business synergy. Current tenants include restaurants, service providers, and national retailers.

### AFFLUENT NORTHWEST VALLEY DEMOGRAPHICS

Located in a region with a robust labor pool, ideal for manufacturing and industrial operations.

### EXCELLENT ACCESSIBILITY

Convenient connections to Loop 303, Bell Road, Waddell Road, and other major transportation corridors.

### RETAIL OFFICE POSITIONING

Rare combination of office functionality with retail storefront visibility. Ideal for businesses that benefit from both walk-in customers and appointment-based traffic.

### STRONG DAYTIME POPULATION

Surrounded by dense residential communities and a significant retiree population with high daytime activity levels.

### DEMOGRAPHICS

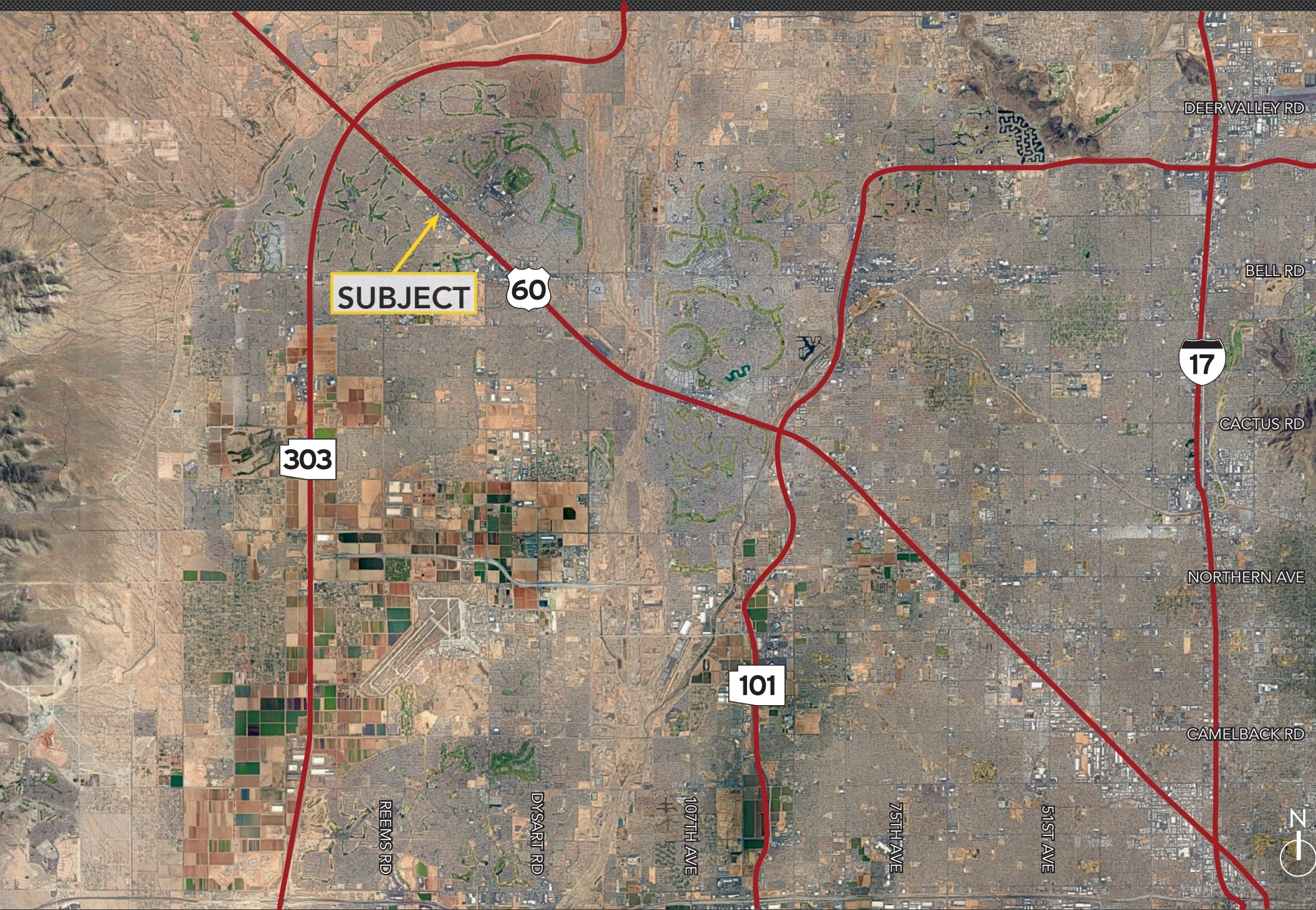
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	10,120	80,744	214,983
<b>AVG HOUSEHOLD INCOME</b>	\$89,863	\$99,564	\$108,926
<b># OF HOUSEHOLDS</b>	5,357	39,139	88,974

### TRAFFIC COUNTS (2023)

<b>Reems Rd</b>	
<b>NORTH</b>	10,821 VPD
<b>SOUTH</b>	21,991 VPD
<b>Grand Ave</b>	
<b>EAST</b>	26,844 VPD
<b>WEST</b>	26,057 VPD







**SUBJECT**

60

303

101

17

REEMS RD

DYSART RD

107TH AVE

75TH AVE

51ST AVE

DEER VALLEY RD

BELL RD

CACTUS RD

NORTHERN AVE

CAMELBACK RD



