



HAUGEN
Commercial Real Estate, Inc.

NEC Peoria Avenue & Sarival Avenue **FOR SALE**

PAD COMMERCIAL LAND

Approximately 10.58 Gross Acres

FEB 2024 – NORTHWEST VIEW



PROPERTY DETAILS

- Location:** NEC Peoria Avenue and Sarival Avenue
Surprise, Arizona 85379
- Size:** Approximately 10.58 Gross Acres
- Zoning:** Pad – Commercial
- Utilities:** Available, please contact the City of Surprise for details.
- APN:** 501-40-005G
- RE Taxes:** \$16,308.90 (2023)
- Improvements:** Curb – Gutter – Sidewalk
- Price:** Please Call (Submit offer)

George Haugen
Designated Broker

HAUGEN
COMMERCIAL REAL ESTATE, INC.

9096 East Bahia Drive, Suite 108
Scottsdale, AZ 85260
(602) 499-6000

George@HaugenCommercial.com
www.HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.



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PROPERTY HIGHLIGHTS

- Located in the Greer Ranch Master Planned Community!
- Located approximately one (1) mile north of the Northern Parkway!
- Located just east of the Loop 303 Freeway!
- Sidewalk, Curb and Gutter in Place!
- Strong Residential Growth!
- Located in path of development!

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FEB 2024 – SOUTH VIEW



PROPERTY LOCATION



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FEB 2024 – WEST VIEW



SURPRISE
ARIZONA

For planning and zoning information, please call:

Planning & Zoning: 623-222-3011

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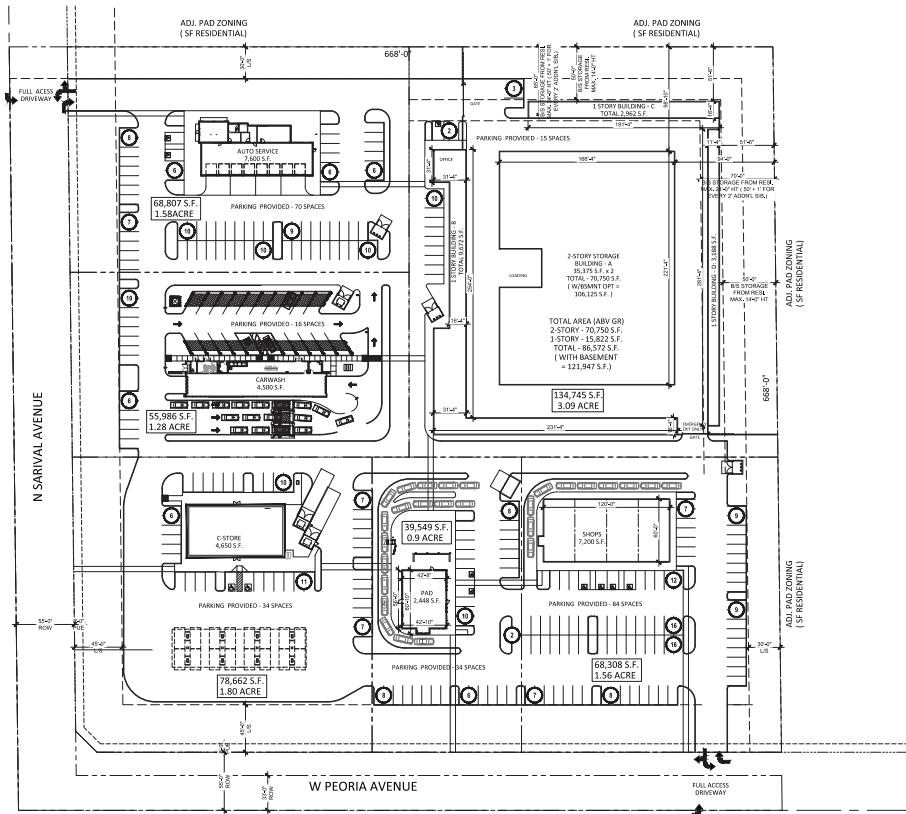
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CONCEPTUAL SITE PLAN



PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 501-40-005G
EXISTING ZONING: PAD
SITE AREA: PER MCA 11.65 ACRES (507,870 S.F.)
PROPOSED USE: RETAIL/RESTAURANT/AUTO SERV/GAS/STORAGE

SITE PLAN
SCALE: 1" = 30'-0"



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY REQUIREMENTS ARE APPROXIMATE. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGAL BRIDGING DOCUMENTATION.

PEORIA AND SARIVAL RETAIL
NEC OF PEORIA AVENUE AND SARIVAL AVENUE
SURPRISE ARIZONA 85379
DATE: 05-18-2023 (PRELIMINARY)

CITY OF SURPRISE REQUIRED PARKING:
RESTAURANT @ 2.00 SPA
RESTAURANT @ 1.75 SPA
AUTO SERVICE @ 1.50 SPA
GAS STATION @ 1.00 SPA
CARWASH @ 1.00 SPA
STORAGE @ 1.50 UNITS
(MINIMUM DISTANCE BETWEEN DRIVE THRU ENTRANCE = 300 FEET)

SP-1
Revised
RKA# 23092.50



VICINITY MAP
SCALE: N.T.S.



For planning and zoning information, please visit:
www.SurpriseAZ.gov/988/Economic-Development

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Demographic Summary Report

NEC Peoria and Sarival Surprise AZ

N Sarival Ave, Surprise, AZ 85379

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	7,339	51,795	148,932
2023 Estimate	6,884	49,937	145,547
2010 Census	3,874	36,822	119,684
Growth 2023 - 2028	6.61%	3.72%	2.33%
Growth 2010 - 2023	77.70%	35.62%	21.61%
2023 Population by Hispanic Origin	1,659	11,664	34,554
2023 Population	6,884	49,937	145,547
White	4,982 72.37%	39,409 78.92%	117,747 80.90%
Black	683 9.92%	4,219 8.45%	12,189 8.37%
Am. Indian & Alaskan	107 1.55%	728 1.46%	2,118 1.46%
Asian	760 11.04%	2,974 5.96%	6,522 4.48%
Hawaiian & Pacific Island	20 0.29%	167 0.33%	515 0.35%
Other	332 4.82%	2,440 4.89%	6,456 4.44%
U.S. Armed Forces	209	615	2,877
Households			
2028 Projection	2,290	16,438	51,450
2023 Estimate	2,143	15,812	50,162
2010 Census	1,174	11,436	40,514
Growth 2023 - 2028	6.86%	3.96%	2.57%
Growth 2010 - 2023	82.54%	38.27%	23.81%
Owner Occupied	1,790 83.53%	12,626 79.85%	37,938 75.63%
Renter Occupied	354 16.52%	3,186 20.15%	12,224 24.37%
2023 Households by HH Income	2,144	15,812	50,165
Income: <\$25,000	132 6.16%	939 5.94%	4,432 8.83%
Income: \$25,000 - \$50,000	269 12.55%	1,784 11.28%	9,084 18.11%
Income: \$50,000 - \$75,000	271 12.64%	2,943 18.61%	10,832 21.59%
Income: \$75,000 - \$100,000	291 13.57%	3,080 19.48%	9,058 18.06%
Income: \$100,000 - \$125,000	398 18.56%	3,302 20.88%	6,886 13.73%
Income: \$125,000 - \$150,000	220 10.26%	1,365 8.63%	4,232 8.44%
Income: \$150,000 - \$200,000	302 14.09%	1,421 8.99%	3,258 6.49%
Income: \$200,000+	261 12.17%	978 6.19%	2,383 4.75%
2023 Avg Household Income	\$122,903	\$104,208	\$90,783
2023 Med Household Income	\$106,846	\$93,181	\$77,027