

SURPRISE PAVILIONS

14045 WEST GRAND AVENUE | SURPRISE, ARIZONA 85374

FOR LEASE

4,655 SF

NEW EXTERIOR PAINT COMING SOON



Lease Rate

Negotiable

Property Type

Retail

Available Space

2,805 SF | 1,850 SF

Building Size

6,132 SF

Year Built

2005

Cross Streets

S/SWC Reems Blvd & Grand Ave

Zoning Designation

C-C

- Join Trader Joe's, Texas Roadhouse, Sherwin Williams, Dunkin' Donuts & More!

- Monument Signage Available on Grand Avenue

- Up to 4,655 SF Available



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SITE PLAN

SE

GRAND AVE - ±28,900 VPD



DUNKIN' DONUTS



SHERWIN WILLIAMS

1,850 SF

2,805 SF

LEASED

LIVAWAY SUITES



THE CHICKEN RANCH

TENANT ROSTER

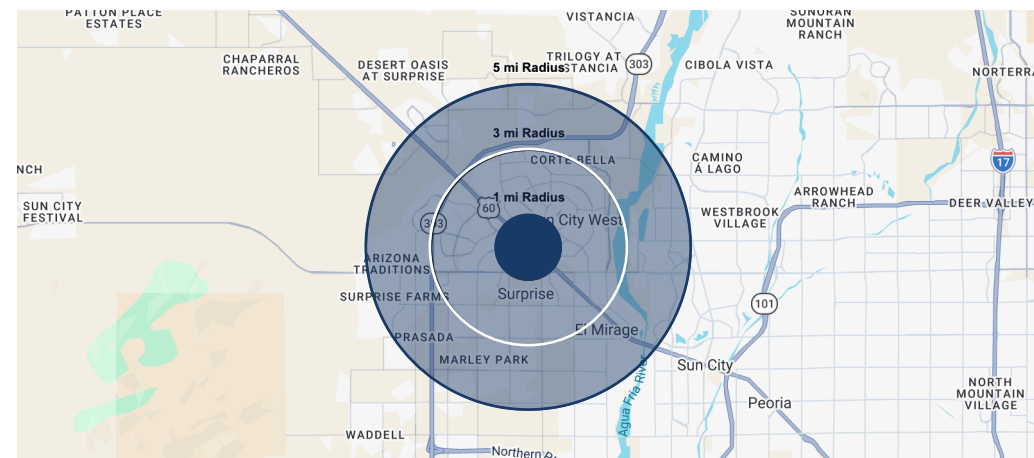
SUITE 707A - 1,477 SF - LEASED

Suite 707B - 2,805 SF - VACANT

Suite 707C - 1,850 SF - VACANT

*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

Marshalls BARNES & NOBLE Bath & Body Works ROSS DRESS FOR LESS

Chick-fil-A

SURPRISE CITY
HALL

SURPRISE
COMMUNITY PARK

SURPRISE
STADIUM



HILLCREST
GOLF & COUNTRY CLUB

fry's goodwill CVS pharmacy

ACE Hardware Domino's Pizza Safeway

CHASE

SURPRISE
PAVILIONS

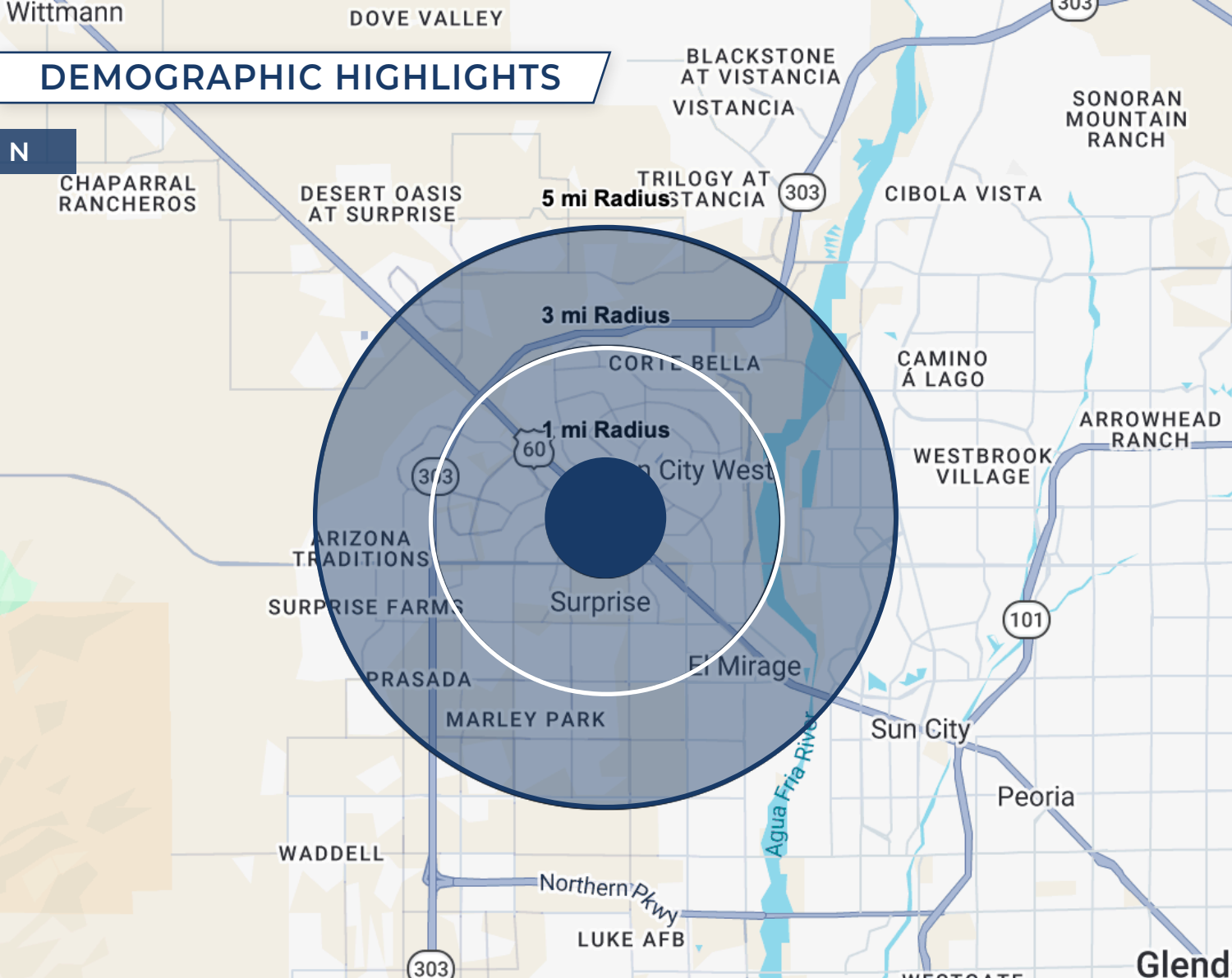
Pep Boys TRADER JOE'S

Wendy's On the Go SHERWIN WILLIAMS

Banner Health

WELLS FARGO Albertsons

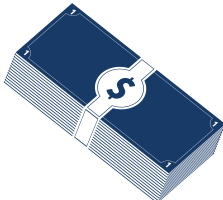
McDonald's K LESLIE'S



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

4,655 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.