

# Grand Village Center Shop Space Available



## SWC Grand Ave & Reems Rd Surprise, Arizona

<b>Population:</b>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2010 Estimate	9,082	78,292	175,599
2015 Projection	9,718	89,589	209,569

<b>Median HH Income:</b>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2010 Estimate	\$55,463	\$59,218	\$57,628

**Available:** Suite C-128 - 2,057 SF



**Come Join:**



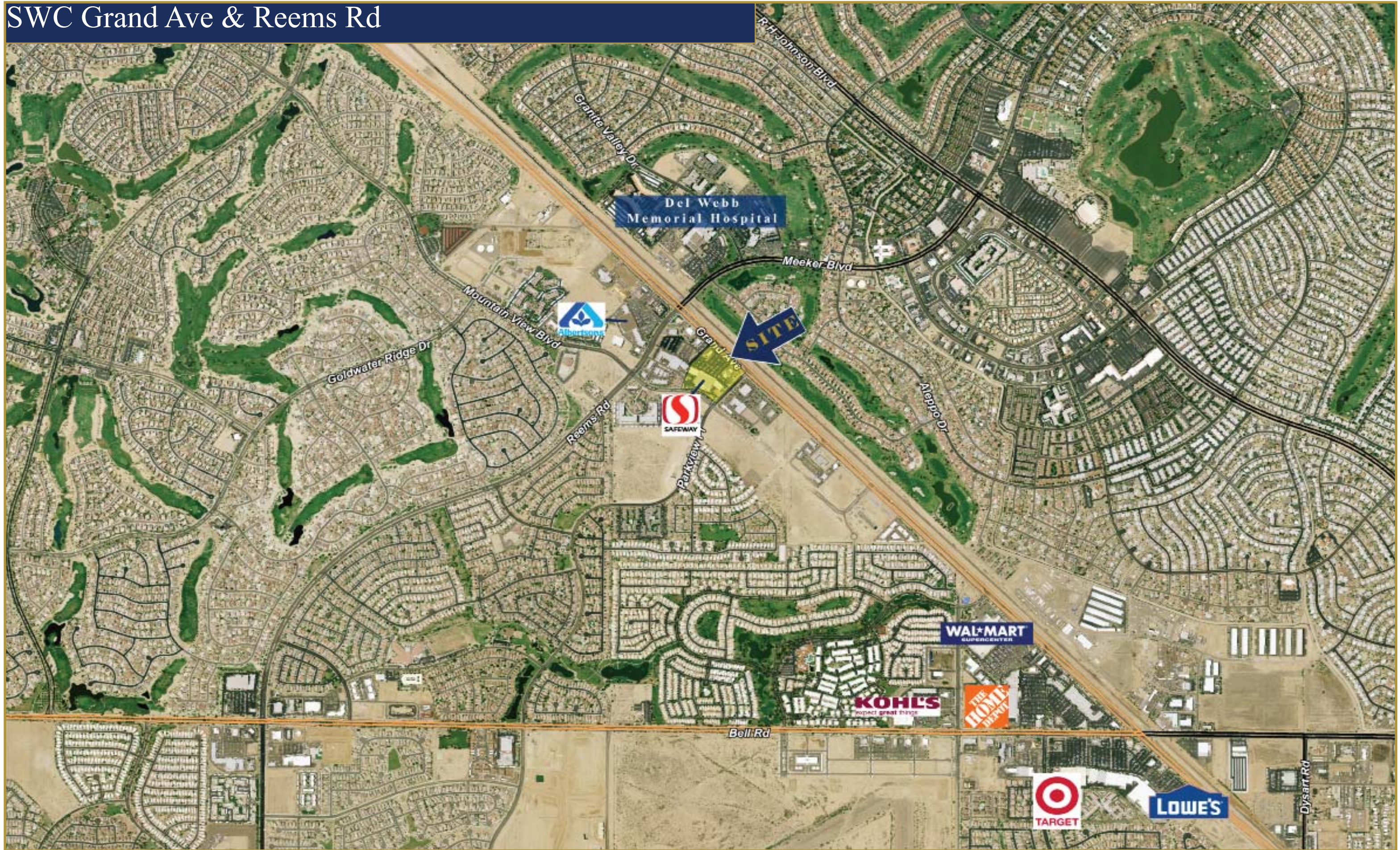
**Tyson Switzenberg**  
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480-941-0317

**John Reva**  
JReva@srcre.com

480-941-0302

# SWC Grand Ave & Reems Rd



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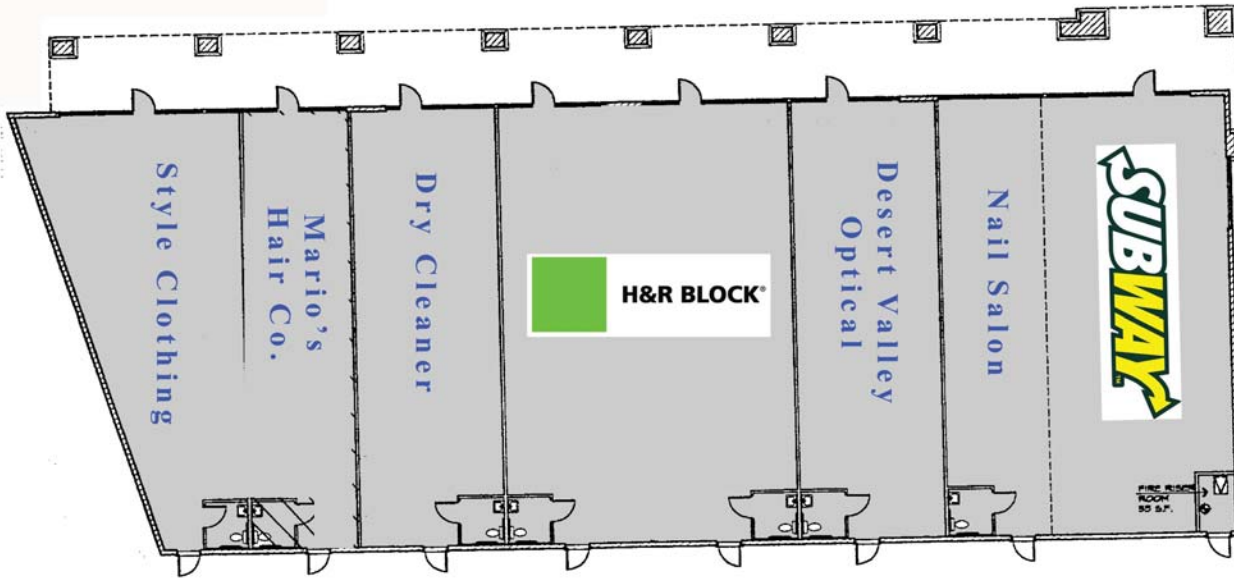
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# SWC Grand Ave & Reems Rd Shop Space Available

Building A



The purpose of this Exhibit is to show the approximate location of the Premises. It shall not be deemed to be a warranty, representation or agreement on the part of Landlord that the Shopping Center will be, or will remain, as depicted hereon, or that the tenants shown hereon (if any) are now, or will be, in occupancy at any time during the Lease Term. Landlord reserves the right to make changes in and to the Shopping Center as set forth in this Lease.



Tyson Switzenberg  
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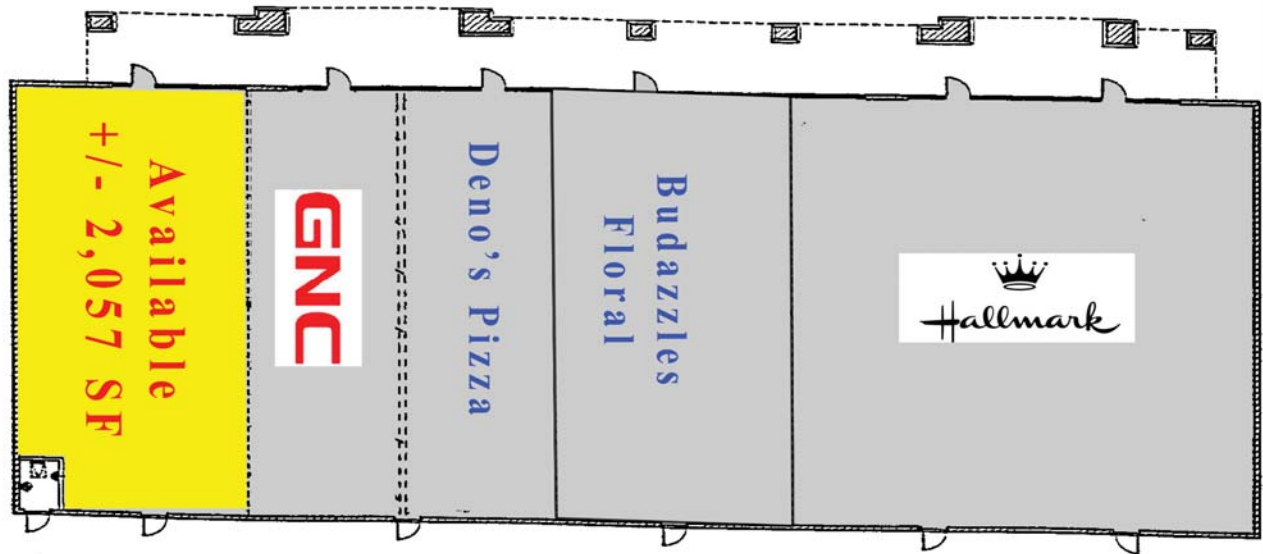
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SWC Grand Ave & Reems Rd  
Shop Space Available

**Building C**



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# SWC Grand Ave & Reems Rd



**Tyson Switzenberg**  
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## Market Profile

Grand Ave. & Reems Rd.

	Radius: 1 Mile	Radius: 3 Mile	Radius 5 Mile
2000 Total Population	7,256	47,390	68,101
2000 Group Quarters	186	310	428
2010 Total Population	9,082	78,292	175,599
2015 Total Population	9,718	89,589	209,569
2010 - 2015 Annual Rate	1.36%	2.73%	3.60%
<b>2000 Households</b>	<b>3,469</b>	<b>23,518</b>	<b>31,896</b>
2000 Average Household Size	2.04	2.00	2.12
2010 Households	4,297	36,106	69,914
2010 Average Household Size	2.07	2.16	2.51
2015 Households	4,598	40,859	82,203
2015 Average Household Size	2.07	2.18	2.54
2010 - 2015 Annual Rate	1.36%	2.50%	3.29%
<b>2000 Families</b>	<b>2,394</b>	<b>16,989</b>	<b>23,219</b>
2000 Average Family Size	2.43	2.32	2.45
2010 Families	2,867	25,903	51,148
2010 Average Family Size	2.51	2.52	2.89
2015 Families	3,023	29,106	59,611
2015 Average Family Size	2.53	2.56	2.95
2010 - 2015 Annual Rate	1.07%	2.36%	3.11%
<b>2000 Housing Units</b>	<b>3,987</b>	<b>27,650</b>	<b>38,887</b>
Owner Occupied Housing Units	76.1%	79.0%	74.3%
Renter Occupied Housing Units	10.7%	6.2%	7.5%
Vacant Housing Units	13.1%	14.8%	18.1%
<b>2010 Housing Units</b>	<b>5,656</b>	<b>44,584</b>	<b>86,239</b>
Owner Occupied Housing Units	63.7%	70.6%	68.9%
Renter Occupied Housing Units	12.3%	10.4%	12.2%
Vacant Housing Units	24.0%	19.0%	18.9%
<b>2015 Housing Units</b>	<b>6,293</b>	<b>51,452</b>	<b>103,012</b>
Owner Occupied Housing Units	61.0%	68.8%	67.4%
Renter Occupied Housing Units	12.1%	10.6%	12.4%
Vacant Housing Units	26.9%	20.6%	20.2%
<b>Median Household Income</b>			
2000	\$44,716	\$44,958	\$42,743
2010	\$55,463	\$59,218	\$57,628
2015	\$64,657	\$68,244	\$66,675
<b>Median Home Value</b>			
2000	\$130,491	\$136,424	\$128,832
2010	\$149,337	\$142,823	\$132,723
2015	\$159,831	\$150,257	\$140,500
<b>Per Capita Income</b>			
2000	\$26,520	\$27,711	\$24,845
2010	\$33,158	\$32,130	\$27,944
2015	\$38,556	\$37,070	\$32,151
<b>Median Age</b>			
2000	65.7	66.7	64.0
2010	67.1	64.3	53.7
2015	68.2	64.1	53.3

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: ESRI forecasts for 2010 and 2015; U.S. Bureau of the Census, 2000 Census of Population and Housing



## Market Profile

Grand Ave. & Reems Rd.

	Radius: 1 Mile	Radius: 3 Mile	Radius 5 Mile
<b>2000 Households by Income</b>			
Household Income Base	3,457	23,514	31,970
< \$15,000	7.3%	7.8%	8.8%
\$15,000 - \$24,999	9.7%	12.0%	12.7%
\$25,000 - \$34,999	16.4%	15.3%	16.2%
\$35,000 - \$49,999	24.1%	22.0%	22.0%
\$50,000 - \$74,999	23.7%	22.9%	22.1%
\$75,000 - \$99,999	10.6%	10.3%	9.6%
\$100,000 - \$149,999	4.3%	6.1%	5.6%
\$150,000 - \$199,999	1.3%	1.7%	1.6%
\$200,000 +	2.6%	1.8%	1.5%
Average Household Income	\$55,338	\$56,383	\$53,174
<b>2010 Households by Income</b>			
Household Income Base	4,296	36,107	69,915
< \$15,000	5.3%	5.5%	6.3%
\$15,000 - \$24,999	6.5%	7.9%	8.2%
\$25,000 - \$34,999	10.4%	10.1%	10.3%
\$35,000 - \$49,999	21.3%	16.5%	16.7%
\$50,000 - \$74,999	25.3%	25.4%	25.1%
\$75,000 - \$99,999	15.8%	17.2%	16.1%
\$100,000 - \$149,999	10.2%	12.1%	12.2%
\$150,000 - \$199,999	1.7%	2.5%	2.4%
\$200,000 +	3.6%	2.8%	2.7%
Average Household Income	\$69,358	\$70,696	\$69,385
<b>2015 Households by Income</b>			
Household Income Base	4,599	40,858	82,202
< \$15,000	3.6%	3.6%	4.3%
\$15,000 - \$24,999	4.7%	5.6%	5.8%
\$25,000 - \$34,999	7.7%	7.3%	7.5%
\$35,000 - \$49,999	14.3%	11.3%	11.6%
\$50,000 - \$74,999	28.7%	27.7%	27.6%
\$75,000 - \$99,999	18.0%	18.4%	17.6%
\$100,000 - \$149,999	15.3%	18.2%	18.0%
\$150,000 - \$199,999	3.6%	4.4%	4.2%
\$200,000 +	4.2%	3.6%	3.4%
Average Household Income	\$80,832	\$82,626	\$80,995
<b>2000 Owner Occupied Housing Units by Value</b>			
Total	3,060	21,855	29,046
< \$50,000	0.3%	1.1%	4.8%
\$50,000 - \$99,999	15.5%	16.6%	19.8%
\$100,000 - \$149,999	52.9%	42.9%	41.4%
\$150,000 - \$199,999	21.4%	23.6%	21.0%
\$200,000 - \$299,999	8.3%	11.7%	9.8%
\$300,000 - \$499,999	1.6%	3.8%	3.0%
\$500,000 - \$999,999	0.0%	0.1%	0.1%
\$1,000,000+	0.0%	0.2%	0.2%
Average Home Value	\$141,634	\$153,728	\$142,601
<b>2000 Specified Renter Occ. Housing Units by Contract Rent</b>			
Total	414	1,692	2,890
With Cash Rent	93.0%	87.9%	89.4%
No Cash Rent	7.0%	12.1%	10.6%
Median Rent	\$721	\$721	\$634
Average Rent	\$1,055	\$874	\$740

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: ESRI forecasts for 2010 and 2015; U.S. Bureau of the Census, 2000 Census of Population and Housing



# Market Profile

Grand Ave. & Reems Rd.

	Radius: 1 Mile	Radius: 3 Mile	Radius 5 Mile
<b>2000 Population by Age</b>			
Total	7,257	47,394	68,104
Age 0 - 4	5.2%	3.7%	4.5%
Age 5 - 9	4.1%	2.9%	3.7%
Age 10 - 14	2.7%	2.3%	3.1%
Age 15 - 19	1.8%	1.6%	2.5%
Age 20 - 24	3.4%	2.7%	3.4%
Age 25 - 34	11.2%	7.3%	8.1%
Age 35 - 44	6.0%	4.8%	5.9%
Age 45 - 54	4.8%	5.3%	5.9%
Age 55 - 64	9.5%	14.9%	14.5%
Age 65 - 74	23.7%	28.6%	25.7%
Age 75 - 84	21.6%	22.1%	19.1%
Age 85+	6.0%	3.7%	3.5%
Age 18+	86.8%	90.1%	87.2%
<b>2010 Population by Age</b>			
Total	9,082	78,293	175,599
Age 0 - 4	4.9%	5.0%	5.7%
Age 5 - 9	4.3%	4.5%	5.3%
Age 10 - 14	3.2%	3.9%	4.9%
Age 15 - 19	2.3%	2.9%	4.1%
Age 20 - 24	2.5%	2.3%	3.2%
Age 25 - 34	7.5%	7.7%	9.1%
Age 35 - 44	7.9%	8.5%	9.8%
Age 45 - 54	4.7%	6.1%	9.1%
Age 55 - 64	8.9%	9.9%	11.4%
Age 65 - 74	20.4%	20.9%	16.8%
Age 75 - 84	22.9%	20.2%	14.8%
Age 85+	10.6%	8.1%	5.8%
Age 18+	86.1%	84.8%	81.7%
<b>2015 Population by Age</b>			
Total	9,717	89,592	209,570
Age 0 - 4	4.7%	5.2%	5.7%
Age 5 - 9	4.3%	4.8%	5.5%
Age 10 - 14	3.3%	4.3%	5.2%
Age 15 - 19	2.7%	3.3%	4.3%
Age 20 - 24	2.7%	2.6%	3.5%
Age 25 - 34	6.1%	6.4%	8.3%
Age 35 - 44	7.7%	9.5%	10.3%
Age 45 - 54	5.1%	6.3%	8.8%
Age 55 - 64	7.6%	8.7%	10.9%
Age 65 - 74	20.8%	20.2%	17.0%
Age 75 - 84	22.9%	19.9%	14.3%
Age 85+	12.2%	9.0%	6.2%
Age 18+	86.0%	83.7%	81.0%
<b>2000 Population by Sex</b>			
Males	45.7%	46.9%	47.5%
Females	54.3%	53.1%	52.5%
<b>2010 Population by Sex</b>			
Males	44.9%	45.8%	46.9%
Females	55.1%	54.2%	53.1%
<b>2015 Population by Sex</b>			
Males	44.6%	45.3%	46.7%
Females	55.4%	54.7%	53.3%

Source: ESRI forecasts for 2010 and 2015.; U.S. Bureau of the Census, 2000 Census of Population and Housing



Grand Ave. & Reems Rd.

	Radius: 1 Mile	Radius: 3 Mile	Radius 5 Mile
<b>2000 Population by Race/Ethnicity</b>			
Total	7,256	47,389	68,101
White Alone	92.8%	93.3%	90.3%
Black Alone	2.9%	1.5%	1.7%
American Indian Alone	0.4%	0.3%	0.3%
Asian or Pacific Islander Alone	1.1%	0.8%	0.7%
Some Other Race Alone	1.6%	3.1%	5.8%
Two or More Races	1.3%	1.1%	1.2%
Hispanic Origin	5.9%	9.7%	16.3%
Diversity Index	23.5	28.3	40.7
<b>2010 Population by Race/Ethnicity</b>			
Total	9,082	78,292	175,598
White Alone	89.3%	85.8%	77.3%
Black Alone	4.3%	3.4%	4.0%
American Indian Alone	0.5%	0.6%	0.8%
Asian or Pacific Islander Alone	1.7%	1.5%	1.7%
Some Other Race Alone	2.4%	6.5%	13.7%
Two or More Races	1.8%	2.2%	2.6%
Hispanic Origin	8.9%	16.7%	30.0%
Diversity Index	32.9	46.8	65.2
<b>2015 Population by Race/Ethnicity</b>			
Total	9,719	89,588	209,569
White Alone	87.5%	83.2%	74.3%
Black Alone	5.1%	4.1%	4.5%
American Indian Alone	0.6%	0.7%	0.9%
Asian or Pacific Islander Alone	1.9%	1.8%	2.0%
Some Other Race Alone	2.8%	7.7%	15.5%
Two or More Races	2.0%	2.6%	2.9%
Hispanic Origin	10.4%	19.4%	33.8%
Diversity Index	37.3	52.3	69.3
<b>2000 Population 3+ by School Enrollment</b>			
Total	7,038	46,442	66,355
Enrolled in Nursery/Preschool	0.9%	0.6%	0.7%
Enrolled in Kindergarten	0.9%	0.6%	0.9%
Enrolled in Grade 1-8	4.5%	4.3%	5.5%
Enrolled in Grade 9-12	2.5%	1.7%	2.1%
Enrolled in College	3.3%	2.2%	2.2%
Enrolled in Grad/Prof School	0.3%	0.3%	0.3%
Not Enrolled in School	87.5%	90.3%	88.3%
<b>2010 Population 25+ by Educational Attainment</b>			
Total	7,520	63,753	134,919
Less than 9th Grade	2.5%	3.5%	5.6%
9th - 12th Grade, No Diploma	5.2%	5.7%	6.7%
High School Graduate	27.4%	28.5%	29.2%
Some College, No Degree	28.4%	27.0%	25.6%
Associate Degree	7.2%	6.8%	7.4%
Bachelor's Degree	18.2%	17.9%	16.4%
Graduate/Professional Degree	11.2%	10.7%	9.2%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: [ESRI forecasts for 2010 and 2015; U.S. Bureau of the Census, 2000 Census of Population and Housing](#)



Grand Ave. & Reems Rd.

	Radius: 1 Mile	Radius: 3 Mile	Radius 5 Mile
<b>2010 Population 15+ by Marital Status</b>			
Total	7,956	67,819	147,876
Never Married	10.1%	12.5%	19.4%
Married	70.8%	70.8%	64.5%
Widowed	12.0%	9.3%	7.3%
Divorced	7.1%	7.5%	8.7%
<b>2000 Population 16+ by Employment Status</b>			
Total	6,399	43,057	60,110
In Labor Force	31.7%	26.1%	29.7%
Civilian Employed	28.2%	23.9%	27.3%
Civilian Unemployed	1.7%	1.4%	1.7%
In Armed Forces	1.8%	0.8%	0.7%
Not in Labor Force	68.3%	73.9%	70.3%
<b>2010 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	88.2%	90.8%	90.8%
Civilian Unemployed	11.8%	9.2%	9.2%
<b>2015 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	90.1%	92.6%	92.5%
Civilian Unemployed	9.9%	7.4%	7.5%
<b>2000 Females 16+ by Employment Status and Age of Children</b>			
Total	3,531	23,039	32,021
Own Children < 6 Only	5.7%	3.4%	3.7%
Employed/in Armed Forces	3.6%	2.0%	2.2%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	2.2%	1.2%	1.4%
Own Children <6 and 6-17	2.8%	2.3%	3.0%
Employed/in Armed Forces	1.8%	1.4%	1.6%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	1.0%	0.7%	1.3%
Own Children 6-17 Only	4.7%	3.4%	4.9%
Employed/in Armed Forces	3.2%	2.6%	3.3%
Unemployed	0.0%	0.0%	0.1%
Not in Labor Force	1.4%	0.9%	1.6%
No Own Children <18	86.8%	90.9%	88.4%
Employed/in Armed Forces	16.6%	14.9%	16.2%
Unemployed	1.3%	1.2%	1.2%
Not in Labor Force	69.0%	74.8%	70.9%

Source: ESRI forecasts for 2010 and 2015.; U.S. Bureau of the Census, 2000 Census of Population and Housing



Grand Ave. & Reems Rd.

	Radius: 1 Mile	Radius: 3 Mile	Radius 5 Mile
<b>2010 Employed Population 16+ by Industry</b>			
Total	1,968	19,571	52,775
Agriculture/Mining	0.4%	0.9%	1.0%
Construction	6.7%	8.6%	9.6%
Manufacturing	5.0%	5.1%	5.0%
Wholesale Trade	3.0%	2.7%	2.6%
Retail Trade	15.0%	12.4%	11.9%
Transportation/Utilities	5.2%	4.4%	4.5%
Information	2.0%	1.8%	1.8%
Finance/Insurance/Real Estate	11.1%	11.3%	10.7%
Services	45.6%	47.3%	47.8%
Public Administration	5.9%	5.6%	5.1%
<b>2010 Employed Population 16+ by Occupation</b>			
Total	1,964	19,570	52,776
White Collar	69.9%	63.3%	61.8%
Management/Business/Financial	13.8%	13.9%	14.2%
Professional	24.6%	20.2%	20.5%
Sales	14.0%	14.6%	13.9%
Administrative Support	17.6%	14.6%	13.3%
Services	13.7%	20.2%	20.5%
Blue Collar	16.4%	16.5%	17.6%
Farming/Forestry/Fishing	0.0%	0.4%	0.5%
Construction/Extraction	5.1%	5.7%	6.4%
Installation/Maintenance/Repair	3.9%	3.1%	3.4%
Production	2.4%	2.7%	2.8%
Transportation/Material Moving	5.0%	4.5%	4.5%
<b>2000 Workers 16+ by Means of Transportation to Work</b>			
Total	1,872	10,411	16,504
Drove Alone - Car, Truck, or Van	80.5%	76.0%	75.5%
Carpooled - Car, Truck, or Van	12.4%	15.1%	15.7%
Public Transportation	0.1%	0.5%	0.5%
Walked	2.2%	1.5%	1.8%
Other Means	2.5%	2.4%	2.8%
Worked at Home	2.4%	4.4%	3.8%
<b>2000 Workers 16+ by Travel Time to Work</b>			
Total	1,872	10,413	16,505
Did not Work at Home	97.6%	95.6%	96.2%
Less than 5 minutes	2.9%	2.1%	1.7%
5 to 9 minutes	9.5%	9.4%	8.7%
10 to 19 minutes	19.8%	23.1%	25.9%
20 to 24 minutes	12.8%	10.4%	10.7%
25 to 34 minutes	18.3%	17.6%	18.0%
35 to 44 minutes	7.5%	8.8%	8.2%
45 to 59 minutes	13.2%	12.2%	11.6%
60 to 89 minutes	11.4%	10.3%	9.8%
90 or more minutes	2.2%	1.7%	1.6%
Worked at Home	2.4%	4.4%	3.8%
Average Travel Time to Work (in min)	30.5	29.6	29.1
<b>2000 Households by Vehicles Available</b>			
Total	3,475	23,549	31,940
None	5.1%	3.2%	3.7%
1	58.0%	57.4%	55.9%
2	32.9%	35.1%	35.1%
3	3.5%	3.4%	4.0%
4	0.5%	0.7%	1.0%
5+	0.0%	0.2%	0.3%
Average Number of Vehicles Available	1.4	1.4	1.4

Source: ESRI forecasts for 2010; U.S. Bureau of the Census, 2000 Census of Population and Housing



Grand Ave. & Reems Rd.

	Radius: 1 Mile	Radius: 3 Mile	Radius 5 Mile
<b>2000 Households by Type</b>			
Total	3,468	23,519	31,896
Family Households	69.0%	72.2%	72.8%
Married-couple Family	63.5%	67.9%	66.9%
With Related Children	11.2%	7.9%	9.6%
Other Family (No Spouse)	5.5%	4.4%	5.9%
With Related Children	3.3%	2.1%	3.2%
Nonfamily Households	31.0%	27.8%	27.2%
Householder Living Alone	28.4%	25.0%	24.2%
Householder Not Living Alone	2.6%	2.8%	3.1%
Households with Related Children	14.5%	10.0%	12.8%
Households with Persons 65+	65.3%	69.7%	65.6%
<b>2000 Households by Size</b>			
Total	3,469	23,518	31,896
1 Person Household	28.4%	25.0%	24.2%
2 Person Household	54.1%	61.7%	59.4%
3 Person Household	8.1%	6.1%	6.7%
4 Person Household	5.9%	3.9%	4.7%
5 Person Household	2.5%	1.8%	2.5%
6 Person Household	0.6%	0.7%	1.1%
7+ Person Household	0.4%	0.8%	1.4%
<b>2000 Households by Year Householder Moved In</b>			
Total	3,475	23,549	31,938
Moved in 1999 to March 2000	24.4%	22.2%	23.6%
Moved in 1995 to 1998	37.8%	36.9%	36.5%
Moved in 1990 to 1994	21.5%	18.8%	17.8%
Moved in 1980 to 1989	15.5%	18.6%	16.6%
Moved in 1970 to 1979	0.6%	3.0%	4.5%
Moved in 1969 or Earlier	0.3%	0.5%	0.9%
Median Year Householder Moved In	1996	1996	1996
<b>2000 Housing Units by Units in Structure</b>			
Total	4,013	27,696	39,023
1, Detached	74.6%	81.7%	74.7%
1, Attached	6.8%	9.3%	7.4%
2	0.7%	1.1%	1.0%
3 or 4	0.9%	0.7%	0.7%
5 to 9	1.2%	0.9%	1.1%
10 to 19	0.5%	0.3%	1.1%
20+	15.2%	4.2%	3.7%
Mobile Home	0.0%	1.6%	7.4%
Other	0.0%	0.3%	2.9%
<b>2000 Housing Units by Year Structure Built</b>			
Total	4,008	27,743	38,942
1999 to March 2000	12.9%	12.3%	12.8%
1995 to 1998	31.2%	28.4%	28.5%
1990 to 1994	25.0%	18.3%	16.3%
1980 to 1989	27.0%	26.5%	23.8%
1970 to 1979	3.1%	12.8%	15.1%
1969 or Earlier	0.7%	1.8%	3.5%
Median Year Structure Built	1994	1992	1992