



PADS AVAILABLE

SAFeway AT PEORIA & COTTON

NWC PEORIA AVENUE & COTTON LANE, SURPRISE, AZ

COMMON BOND
— DEVELOPMENT GROUP —



Join Taco Bell, McDonald's Starbucks, Greulich's Automotive Repair, APEX Physical Therapy, Cotton Lane Dentistry, Club Pilates, Trapper's Sushi, F45, and Sagauo Nails!

PROPERTY HIGHLIGHTS

- PARCEL 1: ±1.73 AC
- PARCEL 2: ±1.073 AC
- Located in Safeway-Anchored Shopping Center
- Neighboring Tenants: Safeway, Safeway Fuel, McDonalds, Starbucks, Taco Bell, Greulich's, Mountain America Credit Union, Trapper's Sushi Co., F45 Training, Club Pilates, Pizza Hut, Sport Clips, Pacific Dental, ApexNetwork Physical Therapy, CityVet, Saguaro Nails
- Recently opened Safeway development
- Adjacent to Sterling Grove luxury master-planned community with 2,200 homes
- Located just off Loop 303 at Peoria Ave
- All site work complete including storage tanks, grading, paving, and utilities to pads
- 20,000 SF of shops are 100% leased



SHOPPING CENTER PHOTOS



sterling
GROVE

156 UNITS

330 UNITS

PARCEL 1
±1.73 AC

PARCEL 2
±1.073 AC

FUTURE
MULTI-FAMILY
880 UNITS

PEORIA AVENUE

- DEVELOPMENT GROUP -

STERLING GROVE

Awarded 2023 Master Plan Community of the Year, Sterling Grove is an all-ages resort-style community developed by Toll Brothers showcasing new homes in the growing city of Surprise, Arizona, featuring single-family and 55+ active-adult collections with a large private clubhouse, spectacular resort-style amenities, and Arizona's newest championship golf course.

- Clubhouse
- Golf Course
- Pools
- Basketball Court
- Bocce Courts
- Cafe
- Common Space
- Dog Park
- Event Lawn
- Gated
- Golf Simulator Room
- Outdoor Fireplace
- Pickleball Courts
- Putting Green
- Spa
- Tennis Courts
- Walking/Biking Trails
- Lifestyle Director



SURPRISE DEMOGRAPHICS

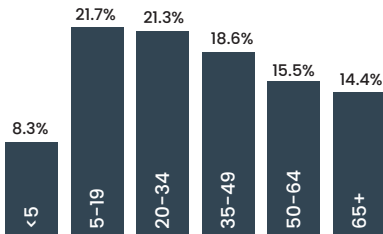
MORE THAN 1/3 OF PHOENIX
METRO RESIDENTS RESIDE IN THE
WEST VALLEY

1,623,473

WEST VALLEY

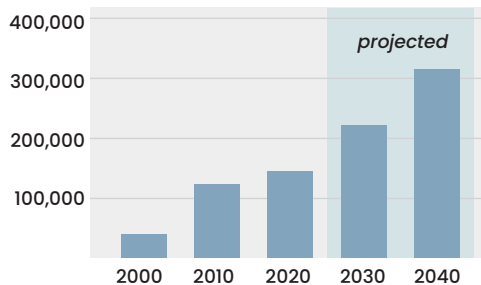
4,732,910

METRO PHOENIX

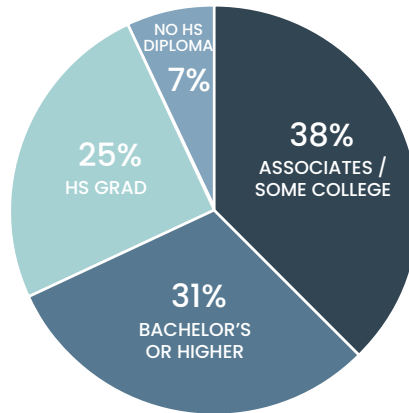


WEST VALLEY POPULATION BY AGE

40 YEAR POPULATION GROWTH



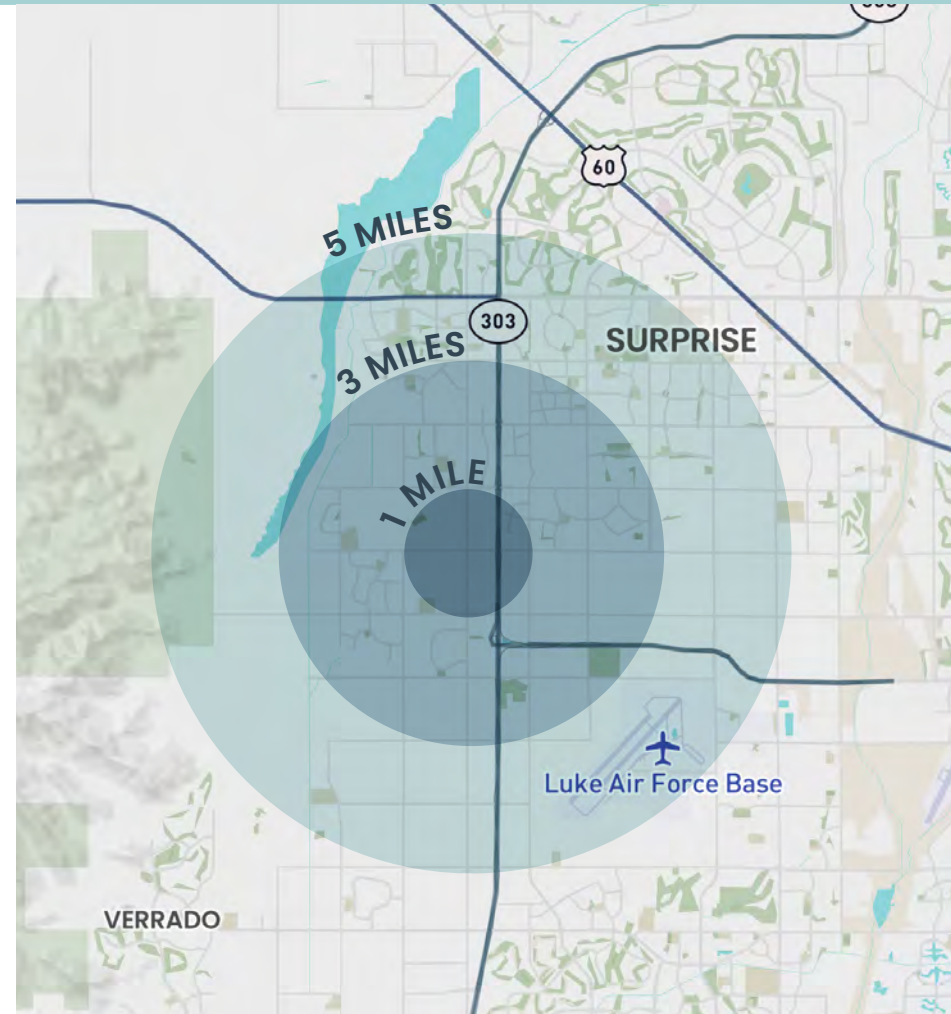
**68% OF ADULTS HAVE A
DEGREE OR SOME COLLEGE**



Dysart School District
25 SCHOOLS
24K STUDENTS

Local Charter Schools
10 SCHOOLS
8K STUDENTS

Ottawa University
20 AC CAMPUS
1K STUDENTS



166,000

POPULATION



\$96,912

MEDIAN HH INCOME



200,000+

SPRING TRAINING
VISITORS ANNUALLY



38.3

MEDIAN AGE



#8

GROWTH CITY IN
AMERICA
U-HAUL GROWTH INDEX

EMPLOYMENT IN SURPRISE

TOP INDUSTRIES



RETAIL

135 BUSINESSES
5,150 EMPLOYEES



HEALTHCARE

197 BUSINESSES
2,750 EMPLOYEES



EDUCATION

40 BUSINESSES
1,840 EMPLOYEES



GOVERNMENT, SOCIAL & ADVOCACY SERVICES

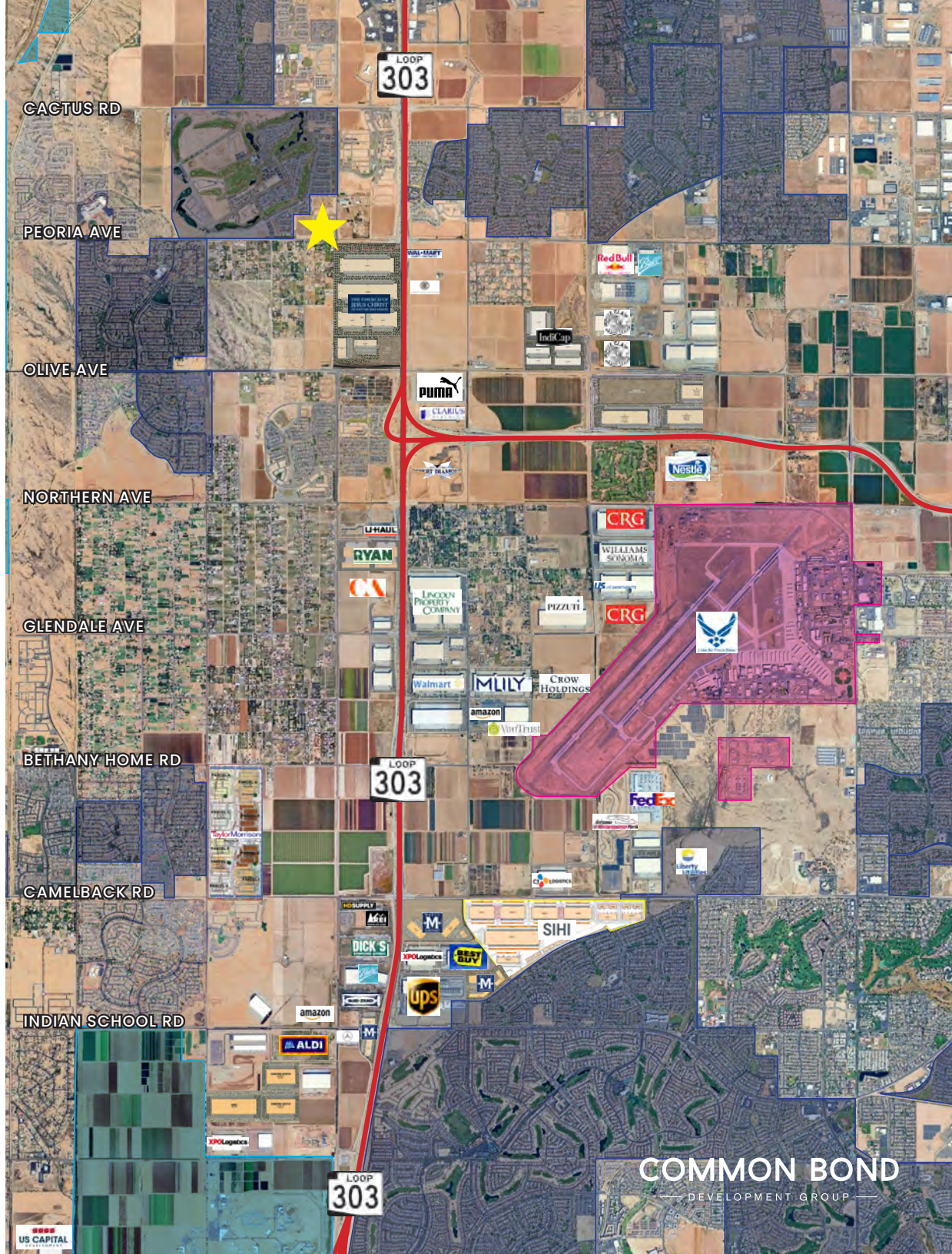
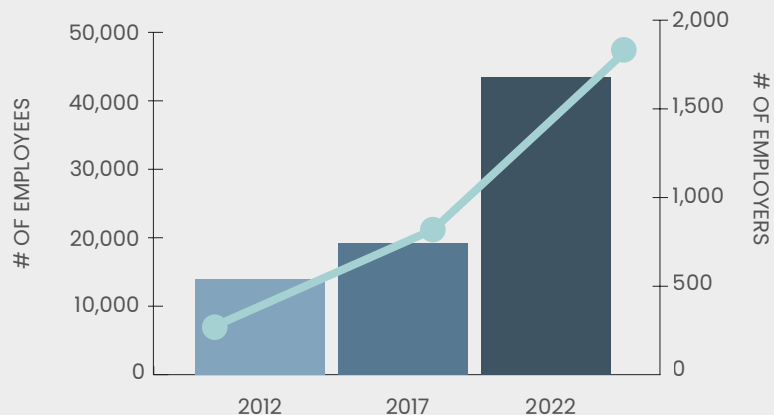
86 BUSINESSES
2,620 EMPLOYEES



CONSUMER SERVICES

312 BUSINESSES
4,810 EMPLOYEES

10-YEAR EMPLOYMENT GROWTH



COMMON BOND
— DEVELOPMENT GROUP —

HOUSING IN SURPRISE



74%

Home Ownership
in Surprise



56,021

Total Housing
Units



\$85,460

Average HH
Income

MEDIAN GROSS RENT

\$1,289

SURPRISE

\$1,077

PHX METRO

\$1,023

UNITED STATES

MEDIAN HOME VALUE

\$225,200

SURPRISE

\$234,300

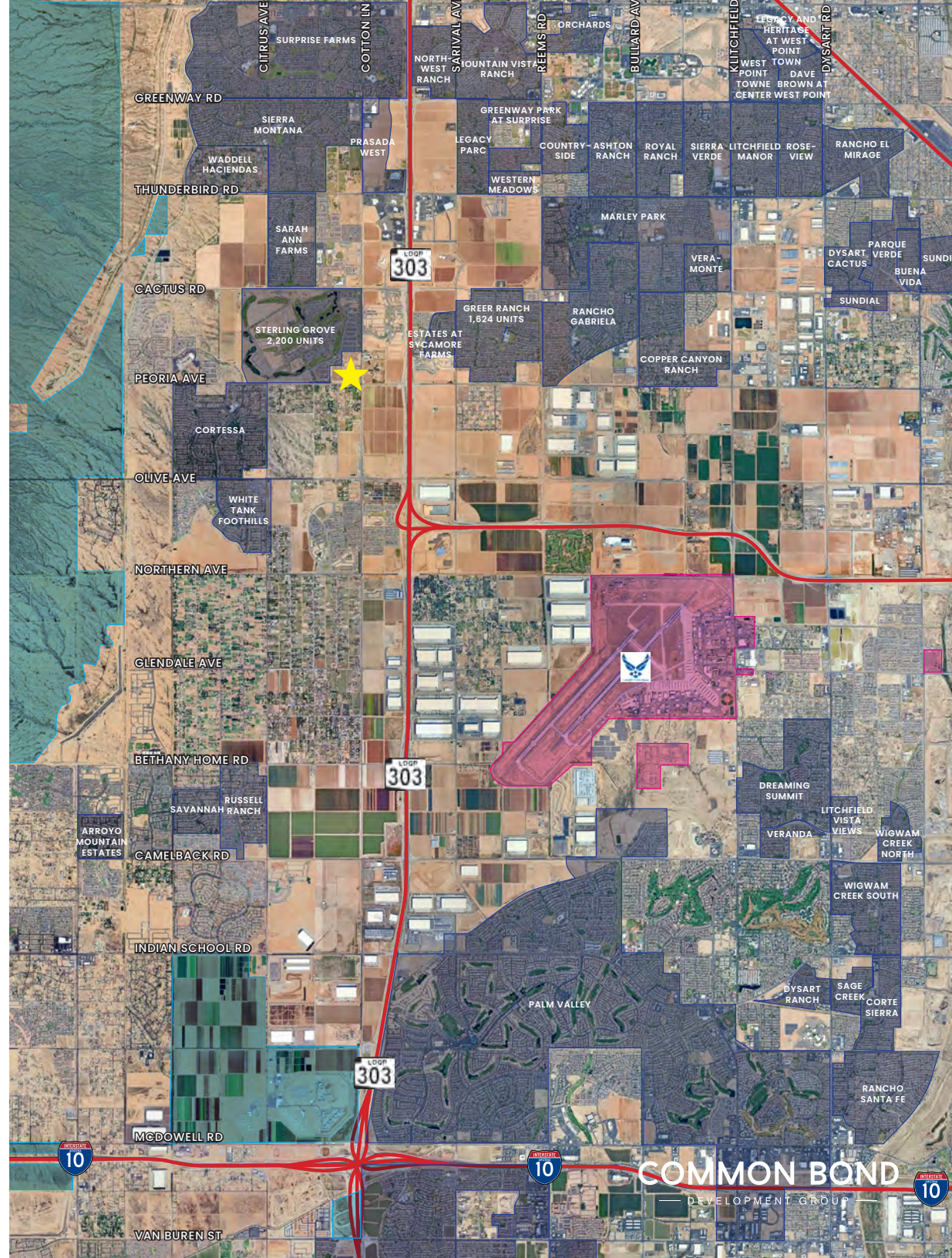
PHX METRO

\$204,900

UNITED STATES

SINGLE FAMILY HOME PERMITS 2021-2023

Fiscal Year	Issued	Built
2023	1,349	2,119
2022	2,850	1,678
2021	2,853	2,066
3-YR Total	7,052	5,863



COMMON BOND
DEVELOPMENT GROUP



CONTACT

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