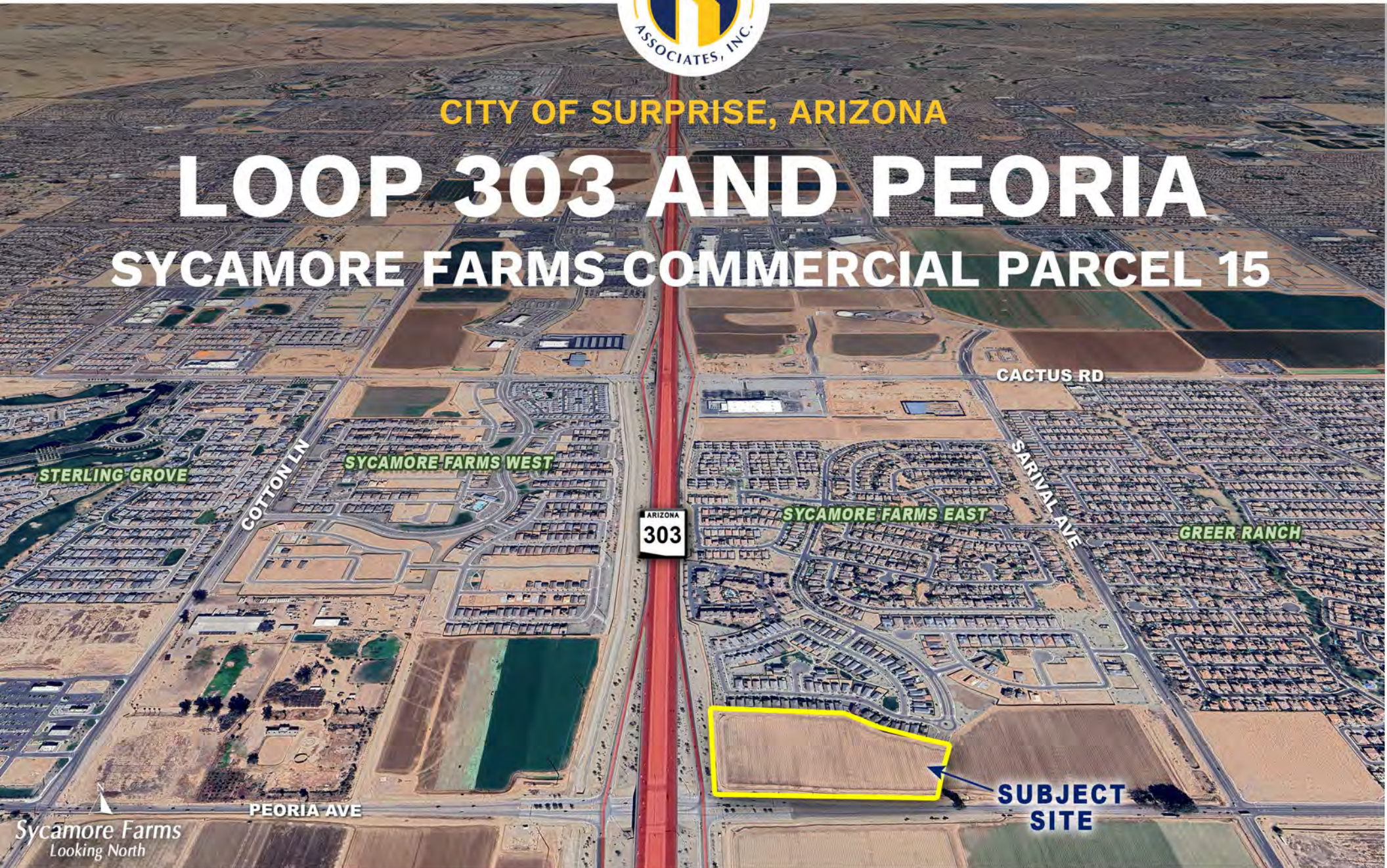




CITY OF SURPRISE, ARIZONA

LOOP 303 AND PEORIA

SYCAMORE FARMS COMMERCIAL PARCEL 15



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF SURPRISE, ARIZONA

LOOP 303 AND PEORIA

SYCAMORE FARMS COMMERCIAL PARCEL 15

LOCATION

Located at the northeast corner of Loop 303 and Peoria Avenue in the City of Surprise, Arizona.

SIZE

Parcel 15: ±13.407 Acres (584,015 SF)

ASSESSOR PARCEL NUMBERS

501-07-010A, 011D, 012D and 013A

ZONING

Commercial (C)

PAD approved 4.5.2019 by the City of Surprise, [CLICK HERE](#) to view approved uses.

PRICE

Submit

TERMS

Cash

COMMENTS

The City of Surprise worked diligently in collaboration with The City of Glendale, with consideration of ADOT's Loop 303 right-of-way requirements, on the conceptual and proposed alignment shown on page 8. The City of Surprise will "remain open to advancing the 165th Street alignment, subject to engineering and planning review processes."

With vast nearby employment growth, this commercial site is uniquely situated near new master planned communities, Loop 303 and Luke Airforce Base.

UTILITIES

Electricity: Arizona Public Service

Telephone/Cable: CenturyLink

Water: Epcor Water

Sewer/Garbage: City of Surprise

SCHOOLS

Elementary: Sonoran Heights

Elementary School (K-8)

High School: Shadow Ridge High

School (9-12)

ADDITIONAL DOCUMENTS

[CLICK HERE](#) to view



SURPRISE QUICK FACTS



POPULATION

2025 population: **167,537**
Population growth 2023 - 2024: **2.92%**
Median age of **41.5**

Source: surprise.gov



HOUSEHOLDS

Median household income: **\$91,376**
Number of households: **54,442**

Source: surprise.gov



RANKING

2023 - Surprise named 6th safest city in Arizona by **Safewise.com**
#1 for "Global City of the Year".

Source: surprise.gov



TRANSPORTATION

- Phoenix Sky Harbor International Airport **40 Mins**
- Robust Highway Transportation Systems (**I-10, I-17, Loop 101, Loop 303, US-60**)
- Access to more than **2M Residence** in the West Valley



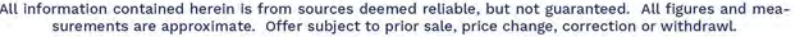
LOOP 303 IN SURPRISE

- Runs **7 miles** through Surprise City Limits
- Efficient **Transportation Routes**
- New Micro-Hospital, **Abrazo Surprise**
- Connectivity to **California**
- Connects to **I-17 and I-10**
- Many new surrounding developments in **industrial, retail, manufacturing, home building, distribution, data centers, etc.**



EDUCATION

Grand Canyon University **20,500**
Estrella Mountain Community College **15,000**
Ottawa University **1,000**
West-MEC Career & Tech Education Center **1,678**
The SouthWest Skill Center **100**







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303 / PEORIA
303 AND PEORIA AVE

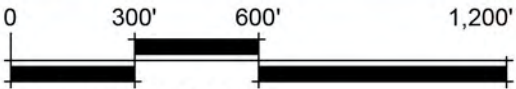
AREA EXHIBIT



Engineering & Design

Formerly **HILGARTWILSON**

This plan is conceptual and subject to change through the planning and development process.

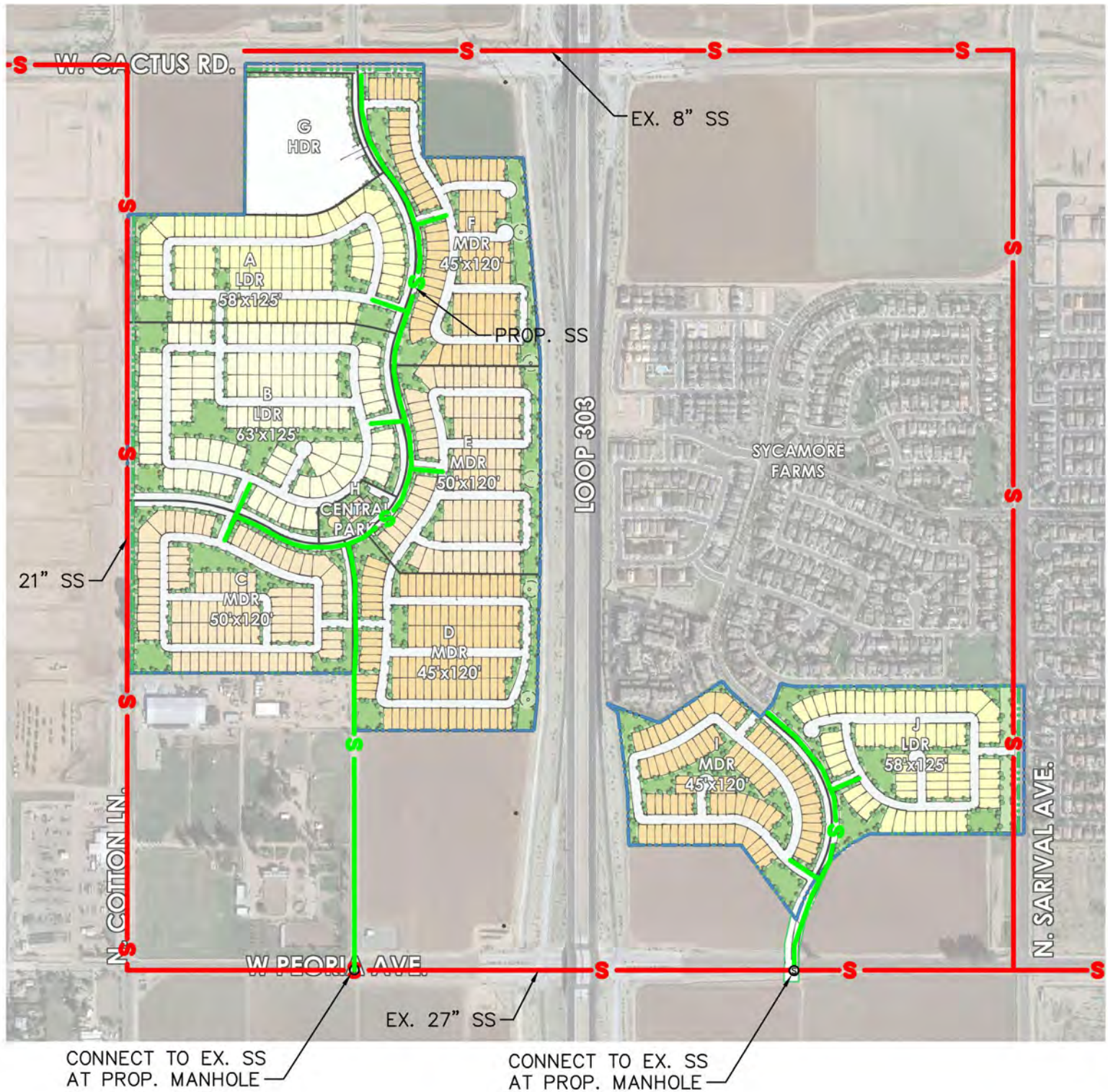


JUNE 5, 2025
2051



R.GUBSER AICP
8.5x11

U: \\2000\\2051\\2051.06 Pedcor Community Development Corp\\PLANNING\\GRAPHICS&EXHIBITS\\MARKETING\\2051 303-PEORIA AREA EXHIBIT.dwg 6/5/2025 1:41 PM



LEGEND

- S— PROP. SS
- ⊙ PROP. MANHOLE
- S— EX. SS



Kimley»Horn

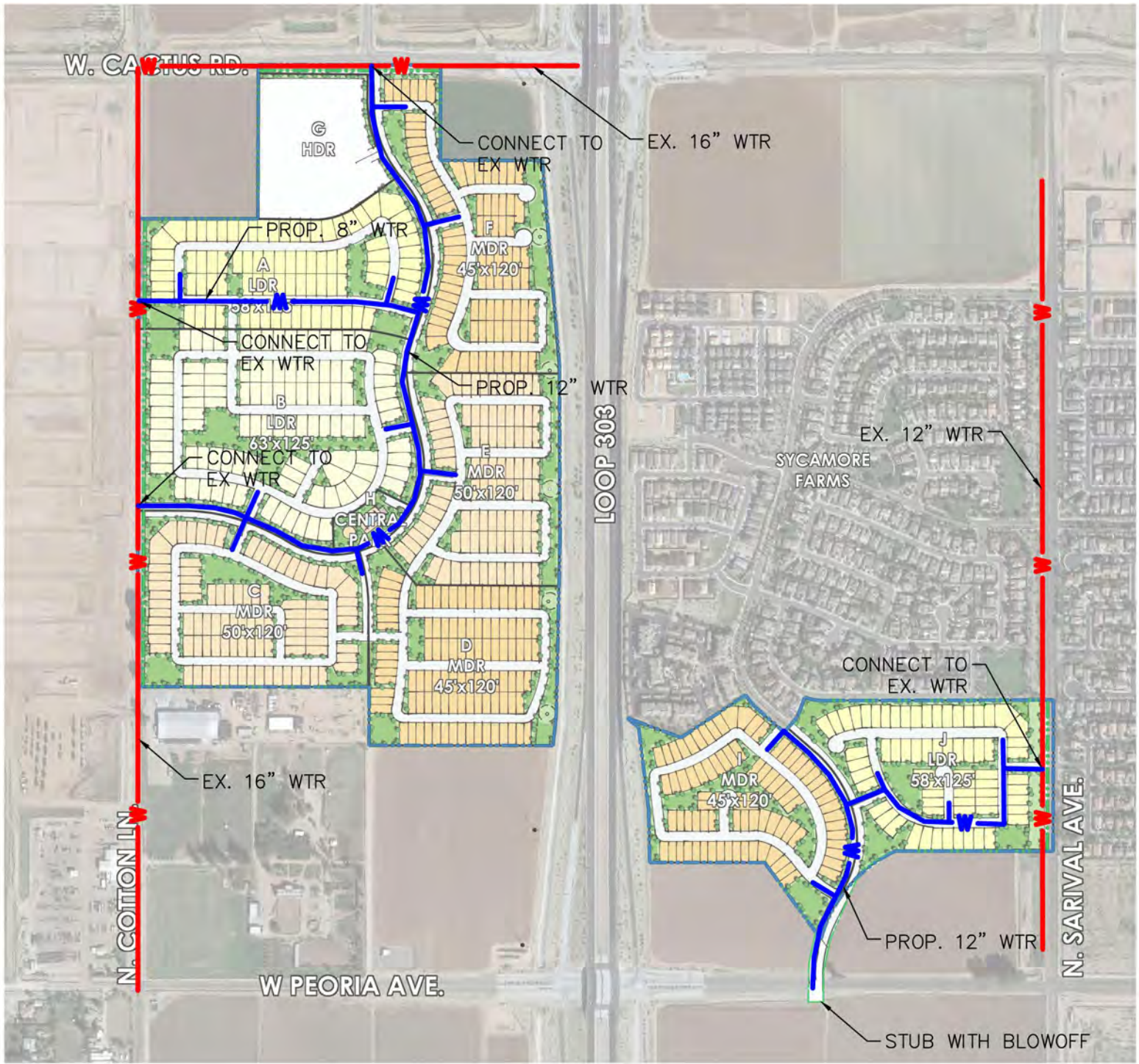
C 2019 KIMLEY-HORN AND ASSOCIATES, INC.
1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): 1"=750'
SCALE (V): NONE
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: AUG. 2019

SYCAMORE FARMS
CONCEPTUAL SEWER LAYOUT
SURPRISE, AZ

PROJECT NO.
DRAWING NAME

OF 1



LEGEND

- EX. WTR
- PROP. WTR



Kimley»Horn

C 2019 KIMLEY-HORN AND ASSOCIATES, INC.
1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SYCAMORE FARMS
CONCEPTUAL WATER LAYOUT
SURPRISE, AZ

PROJECT NO.
DRAWING NAME

OF 1

K:\E\A\Draw\191009042 - Sycamore Farms\CD\01\Exhibits\water conceptual.dwg Aug 19, 2019 dan.recker
XREFS: 34400710
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION BY THE USER SHALL BE WITHOUT LIABILITY TO NATHAN & ASSOCIATES, INC.

Retail and Entertainment

- 1. Barnes & Noble
- 2. Best Buy
- 3. Burlington
- 4. C-A-L Ranch
- 5. Cost Plus World Market
- 6. Fry's Marketplace (231 Employees)
- 7. Harkins Theatres
- 8. Home Goods / TJ Maxx
- 9. JC Penny
- 10. Life Time
- 11. Lowe's
- 12. Michaels
- 13. Pier 1 Imports
- 14. Pottery Barn Outlet
- 15. Ross
- 16. Safeway
- 17. Target & Super Target
- 18. Total Wine
- 19. Ulta
- 20. Walmart Supercenter & Marketplace (260 Employees)
- 21. Desert Diamond Casino (950 Projected Employees)
- 22. Aldi

Medical and Healthcare

- 1. Abrazo West Campus (1,726 Employees)
- 2. Arizona Cardiology Group
- 3. Banner Health (6,683 Employees)
- 4. Cancer Treatment Centers of America (768 Employees)
- 5. Dignity Health (700 Employees)
- 6. Fresenius Kidney Care
- 7. Goodyear Eye Specialists
- 8. Integrated Medical Services (989 Employees)
- 9. Mountain Park Health Center
- 10. Palm Valley Rehabilitation (225 Employees)
- 11. SimonMed Imaging (650 Employees)
- 12. Spooner Physical Therapy
- 13. Mlily

Office

- 1. Canyon Trails Professional Center
- 2. Indian Palms Professional Plaza
- 3. Palm Place Plaza
- 4. Palm Valley Office Park I, II & III
- 5. Palm Valley Professional Plaza

Manufacturing and Industrial

- 1. AZZ Galvanizing (100 Employees)
- 2. Ball Corp. (120 Employees)
- 3. Cavco Industries (325 Employees)
- 4. CornellCookson (265 Employees)
- 5. Global Organics (63 Employees)
- 6. Huhtamaki (330 Employees)
- 7. KPS Global (130 Employees)
- 8. Lorts Manufacturing (175 Employees)
- 9. Inventure Foods / Poore Brothers (250 Employees)
- 10. Schoeller Allibert (65 Employees)
- 11. Snyder's of Hanover (215 Employees)
- 12. Sub-Zero Inc. (590 Employees)
- 13. Gorbel (75 Employees)
- 14. Quetico (300 Employees)
- 15. HD Supply
- 16. Andersen Corporation (415 Employees)
- 17. Amazon Robotics Facility (1,000 Employees)
- 18. Nestle

SPEC Buildings

- 1. OPUS Goodyear Crossing (540,000 SF)
- 2. Elwood Logistics (1.3 Million SF)

Aerospace and Aviation

- 1. AerSale (273 Employees)
- 2. ATCA, a Lufthansa Flight Training Subsidiary
- 3. Galaxy International (112 Employees)
- 4. Lockheed Martin (750 Employees)
- 5. LuxAir Jet Centers
- 6. PolyOne
- 7. Prime Solutions Group
- 8. Sonoran Technology (153 Employees)
- 9. Boeing

Distribution, Fulfillment and Logistics Centers

- 1. Amazon x2 (4,538 Employees)
- 2. Chewy (700 Employees)
- 3. Dick's Sporting Goods (259 Employees)
- 4. Macy's/Bloomingdale's (1,008 Employees)
- 5. McLane Sunwest (345 Employees)
- 6. Michael Lewis Company (120 Employees)
- 7. REI (312 Employees)
- 8. Simpson Norton Corporation (61 Employees)
- 9. UPS (1,852 Employees)
- 10. Red Bull (140 Employees)
- 11. Rauch Fruit Juices (140 Employees)
- 12. White Claw (250 Employees)
- 13. FedEx (1,308 Employees)
- 14. Blue Buffalo
- 15. Mark Anthony Brewing Inc.
- 16. Daimler Trucks North America
- 17. Best Buy
- 18. Ferrero (50 employees)
- 19. Walmart
- 20. William Sonoma
- 21. Sweetwater Fulfillment Center
- 22. Factor

Data Centers

- 1. Compass Datacenters
- 2. Stream Data Centers
- 3. Vantage Data Centers
- 4. Microsoft Data Centers
- 5. XPO Logistics

Map Legend

Union Pacific Railroad

Phoenix-Goodyears Airport

City of Goodyear Boundary

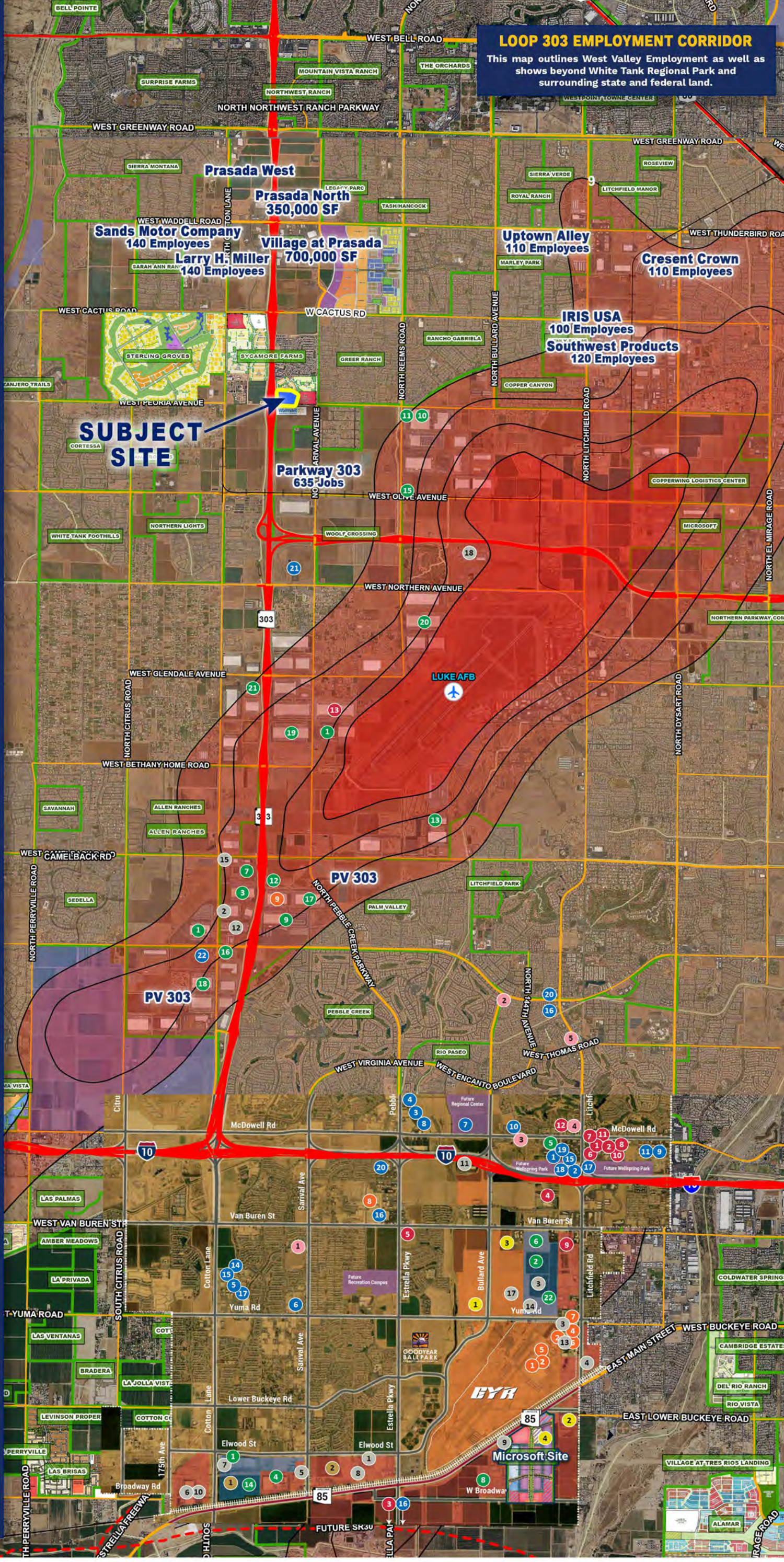
Military Reuse Zone

Employment Development Areas

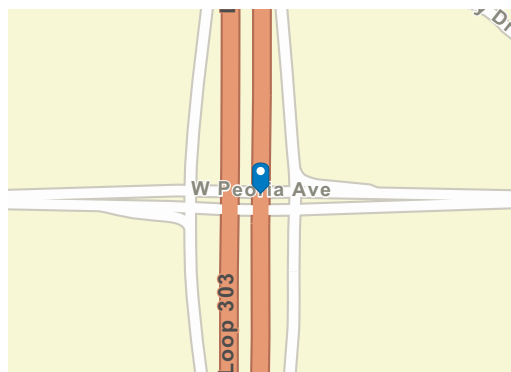
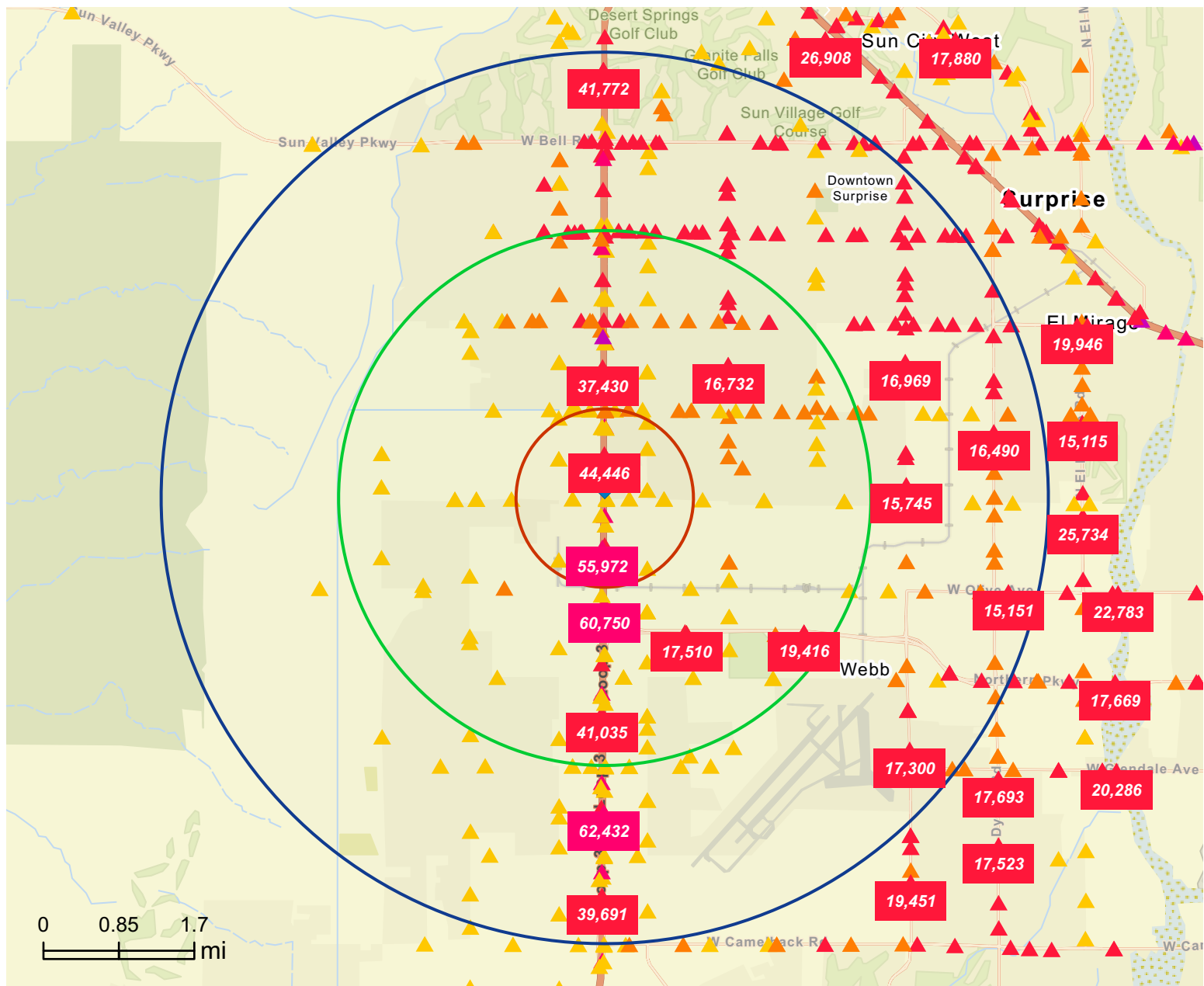
Airport Corridor

Industrial Corridor

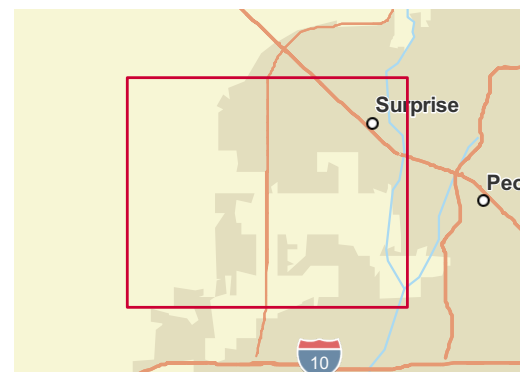
Magnet FTY Sites



NEC of Loop 303 & Peoria Avenue
Loop 303 & W Peoria Ave, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii



- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Profile

NEC of Loop 303 & Peoria Avenue
Loop 303 & W Peoria Ave, Surprise, Arizona, 85388
Ring: 1 mile radius



Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00		W Peoria Ave	2022	4,973
0.00	SR-303 Peoria Ave Crossover	Bob Stump Memorial Pkwy	2020	4,191
0.20	Bob Stump Memorial Parkway	Bob Stump Memorial Pkwy	2022	56,733
0.20		W Peoria Ave	2022	1,536
0.20		W Mescal St	2022	2,540
0.30		W Mescal St	2022	2,455
0.30	W Peoria Ave	N Sarival Ave	2016	4,127
0.30	West Peoria Avenue	N Sarival Ave	2019	5,403
0.30		Bob Stump Memorial Pkwy	2022	1,675
0.40	W Peoria Ave	N Cotton Ln	2016	4,408
0.40	West Peoria Avenue	N Cotton Ln	2019	4,093
0.50	N Sarival Ave	W Peoria Ave	2016	3,638
0.50	North Sarival Avenue	W Peoria Ave	2018	2,811
0.50	Loop 303	W Cactus Rd	2016	44,446
0.50	Loop 303	W Olive Ave	2016	45,260
0.60	Bob Stump Memorial Parkway	W Olive Ave	2019	55,972
0.70	W Peoria Ave	N Sarival Ave	2016	3,415
0.70	West Peoria Avenue	N Sarival Ave	2018	2,109
0.70	N Cotton Ln	W Peoria Ave	2016	3,811
0.70	North Cotton Lane	W Peoria Ave	2018	4,208
0.70	North Sarival Avenue	W Cameron Dr	2019	3,614
0.80		W Jenan Rd	2022	2,861
0.80		N 166th Ln	2022	2,735
0.80	SR-303 Exit 113 Cactus Rd SB On Ramp	N 166th Ln	2020	2,100
0.80	SR 303	W Jenan Rd	2020	49,229
0.80	Bob Stump Memorial Parkway	N 166th Ln	2022	64,120
0.90	N Cotton Ln	W Mountain View Rd	2015	6,137
0.90	N Sarival Ave	W Brown St	2015	2,572

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.00	North Sarival Avenue	W Jenan Dr	2018	3,223
1.00	N Sarival Ave	W Jenan Dr	2012	3,037
1.00	SR-303 Cactus Rd Crossover	W Cactus Rd	2020	9,219
1.00		Loop 303	2022	10,941
1.00	West Cactus Road	Bob Stump Memorial Pkwy	2018	2,441

Traffic Count Profile

NEC of Loop 303 & Peoria Avenue
Loop 303 & W Peoria Ave, Surprise, Arizona, 85388
Ring: 3 mile radius



Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00		W Peoria Ave	2022	4,973
0.00	SR-303 Peoria Ave Crossover	Bob Stump Memorial Pkwy	2020	4,191
0.20	Bob Stump Memorial Parkway	Bob Stump Memorial Pkwy	2022	56,733
0.20		W Peoria Ave	2022	1,536
0.20		W Mescal St	2022	2,540
0.30		W Mescal St	2022	2,455
0.30	W Peoria Ave	N Sarival Ave	2016	4,127
0.30	West Peoria Avenue	N Sarival Ave	2019	5,403
0.30		Bob Stump Memorial Pkwy	2022	1,675
0.40	W Peoria Ave	N Cotton Ln	2016	4,408
0.40	West Peoria Avenue	N Cotton Ln	2019	4,093
0.50	N Sarival Ave	W Peoria Ave	2016	3,638
0.50	North Sarival Avenue	W Peoria Ave	2018	2,811
0.50	Loop 303	W Cactus Rd	2016	44,446
0.50	Loop 303	W Olive Ave	2016	45,260
0.60	Bob Stump Memorial Parkway	W Olive Ave	2019	55,972
0.70	W Peoria Ave	N Sarival Ave	2016	3,415
0.70	West Peoria Avenue	N Sarival Ave	2018	2,109
0.70	N Cotton Ln	W Peoria Ave	2016	3,811
0.70	North Cotton Lane	W Peoria Ave	2018	4,208
0.70	North Sarival Avenue	W Cameron Dr	2019	3,614
0.80		W Jenan Rd	2022	2,861
0.80		N 166th Ln	2022	2,735
0.80	SR-303 Exit 113 Cactus Rd SB On Ramp	N 166th Ln	2020	2,100
0.80	SR 303	W Jenan Rd	2020	49,229
0.80	Bob Stump Memorial Parkway	N 166th Ln	2022	64,120
0.90	N Cotton Ln	W Mountain View Rd	2015	6,137
0.90	N Sarival Ave	W Brown St	2015	2,572

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

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1.00	N Sarival Ave	W Jenan Dr	2012	3,037
1.00	SR-303 Cactus Rd Crossover	W Cactus Rd	2020	9,219
1.00		Loop 303	2022	10,941
1.00	West Cactus Road	Bob Stump Memorial Pkwy	2018	2,441
1.00	West Cactus Road	Autoshow Ave	2018	937
1.00	West Cactus Road	N Sarival Ave	2019	9,701
1.00	North Cotton Lane	W Cactus Rd	2019	3,580
1.00	W Cactus Rd	Autoshow Ave	2016	2,243
1.00	W Peoria Ave	N 175th Ave	2016	3,137
1.10	West Cactus Road	Autoshow Ave	2019	5,232
1.10	W Cactus Rd	N Sarival Ave	2016	7,682
1.10	West Northern Parkway	W Olive Ave	2022	7,803
1.10	West Peoria Avenue	N 157th Dr	2019	3,678
1.20	SR-303 Exit 110B Northern Ave Pkwy NB On Ramn	W Olive Ave	2020	4,669
1.20	West Cactus Road	N Cotton Ln	2019	4,229
1.20	Bob Stump Memorial Parkway	Bob Stump Memorial Pkwy	2022	60,750
1.20		Bob Stump Memorial Pkwy	2022	3,539
1.30		W Cactus Rd	2022	3,509
1.30	West Cactus Road	N Greer Ranch Pkwy	2019	9,485
1.40	Sarival Ave	Northern Pkwy	2018	2,737
1.40	Sarival Ave	Northern Pkwy	2020	3,156

Traffic Count Profile

NEC of Loop 303 & Peoria Avenue
Loop 303 & W Peoria Ave, Surprise, Arizona, 85388
Ring: 5 mile radius



Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00		W Peoria Ave	2022	4,973
0.00	SR-303 Peoria Ave Crossover	Bob Stump Memorial Pkwy	2020	4,191
0.20	Bob Stump Memorial Parkway	Bob Stump Memorial Pkwy	2022	56,733
0.20		W Peoria Ave	2022	1,536
0.20		W Mescal St	2022	2,540
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0.30	West Peoria Avenue	N Sarival Ave	2019	5,403
0.30		Bob Stump Memorial Pkwy	2022	1,675
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0.50	Loop 303	W Cactus Rd	2016	44,446
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0.60	Bob Stump Memorial Parkway	W Olive Ave	2019	55,972
0.70	W Peoria Ave	N Sarival Ave	2016	3,415
0.70	West Peoria Avenue	N Sarival Ave	2018	2,109
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0.70	North Cotton Lane	W Peoria Ave	2018	4,208
0.70	North Sarival Avenue	W Cameron Dr	2019	3,614
0.80		W Jenan Rd	2022	2,861
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0.90	N Cotton Ln	W Mountain View Rd	2015	6,137
0.90	N Sarival Ave	W Brown St	2015	2,572

Closest locations 1-28, Table 1 of 2

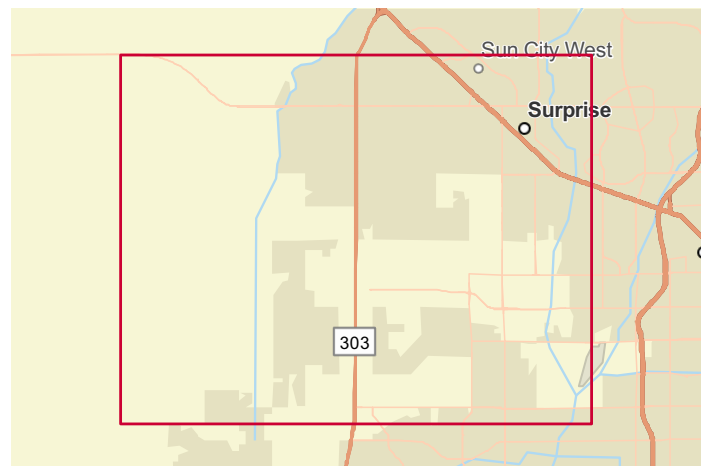
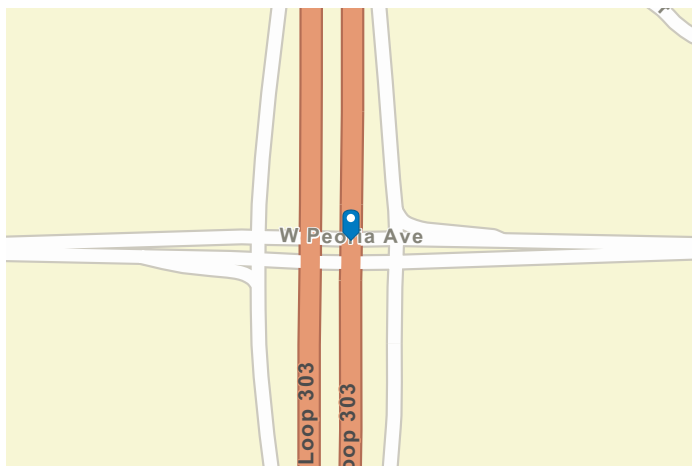
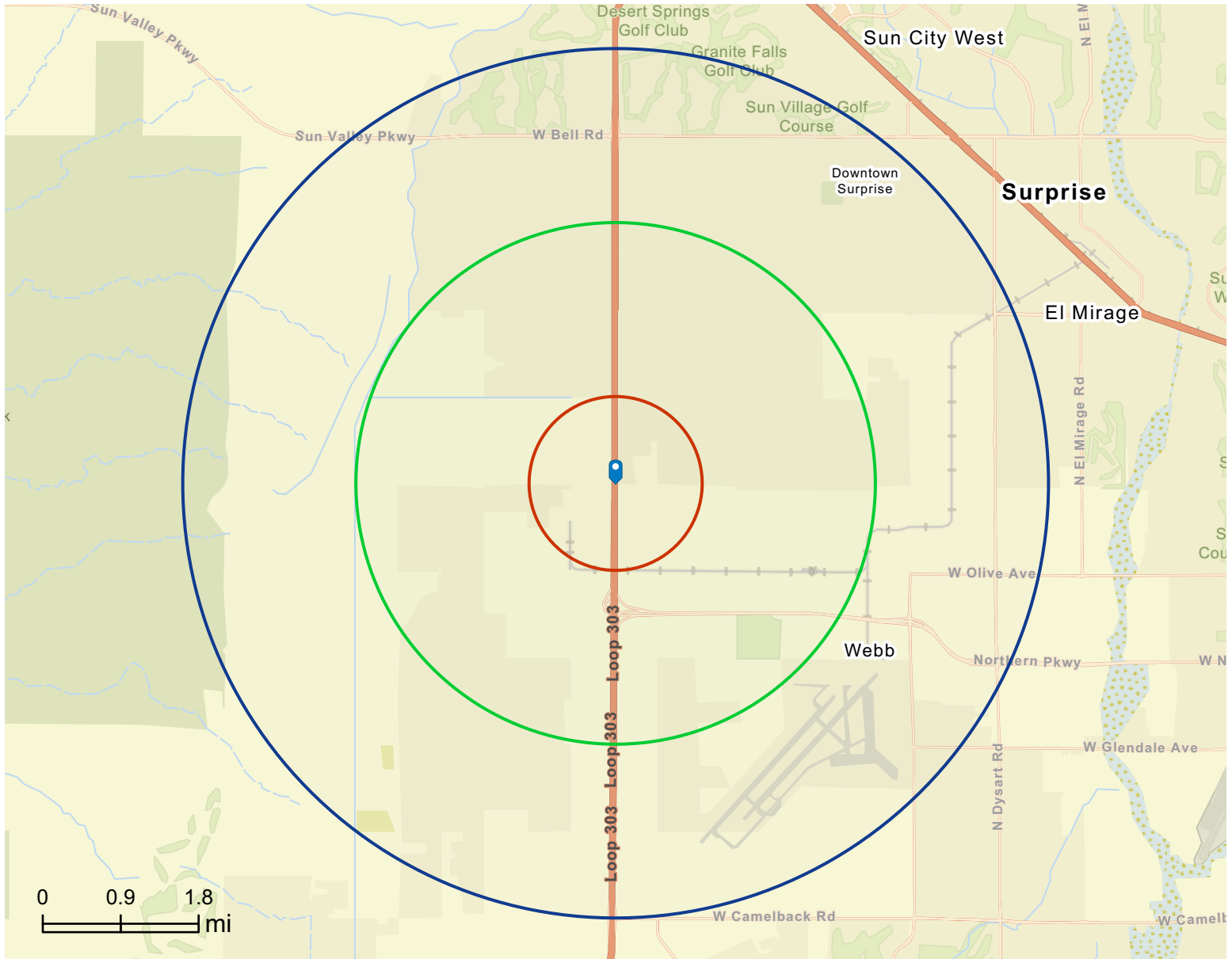
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1.30	West Cactus Road	N Greer Ranch Pkwy	2019	9,485
1.40	Sarival Ave	Northern Pkwy	2018	2,737
1.40	Sarival Ave	Northern Pkwy	2020	3,156

Site Map

NEC of Loop 303 & Peoria Avenue
Loop 303 & W Peoria Ave, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates,
Latitude: 33.58082
Longitude: -112.41791



Executive Summary

NEC of Loop 303 & Peoria Avenue
Loop 303 & W Peoria Ave, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	4,328	48,285	126,574
2020 Male Population	48.2%	49.1%	49.0%
2020 Female Population	51.8%	50.9%	51.0%
2026 Population	6,900	63,653	149,191
2026 Male Population	48.8%	49.6%	49.4%
2026 Female Population	51.3%	50.4%	50.6%
2031 Population	8,008	69,099	157,271
2031 Male Population	48.5%	49.2%	49.2%
2031 Female Population	51.5%	50.8%	50.8%
2010-2020 Annual Rate	5.33%	3.68%	2.21%
2020-2026 Annual Rate	7.75%	4.52%	2.67%
2026-2031 Annual Rate	3.02%	1.66%	1.06%

In the identified area, the current year population is **149,191**. In 2020, the Census count in the area was **126,574**. The rate of change since 2020 was **2.67%** annually. The five-year projection for the population in the area is **157,271** representing a change of **1.06%** annually from 2026 to 2031. Currently, the population is **49.4%** male and **50.6%** female.

Median Age

2026 Median Age	35.2	35.9	37.8
-----------------	------	------	------

The median age in this area is **37.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	63.0%	65.5%	66.5%
2026 Black Alone	7.7%	6.6%	6.4%
2026 American Indian Alone	1.2%	1.2%	1.1%
2026 Asian Alone	5.0%	3.7%	3.6%
2026 Pacific Islander Alone	0.2%	0.2%	0.3%
2026 Some Other Race Alone	7.8%	7.5%	7.6%
2026 Two or More Races	15.1%	15.3%	14.5%
2026 Hispanic Origin	23.9%	23.6%	22.9%
2026 Diversity Index	72.4	70.3	69.3

Persons of Hispanic origin represent **22.9%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **69.3** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	119	118	105
2010 Total Households	831	10,442	34,548
2020 Total Households	1,354	14,841	42,240
2026 Total Households	2,284	20,246	50,711
2031 Total Households	2,671	22,169	54,000
2010-2020 Annual Rate	5.00%	3.58%	2.03%
2020-2026 Annual Rate	8.73%	5.09%	2.97%
2026-2031 Annual Rate	3.18%	1.83%	1.26%
2026 Average Household Size	3.00	3.13	2.90

The household count in this area has changed from **42,240** in 2020 to **50,711** in the current year, a change of **2.97%** annually. The five-year projection of households is **54,000**, a change of **1.26%** annually from the current year total. Average household size is currently **2.90**, compared to **2.96** in the year 2020. The number of families in the current year is **39,225** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	21.9%	23.5%	25.3%

Median Household Income			
2026 Median Household Income	\$132,468	\$124,095	\$109,983
2031 Median Household Income	\$155,713	\$146,238	\$127,631
2026-2031 Annual Rate	3.29%	3.34%	3.02%

Average Household Income			
2026 Average Household Income	\$163,280	\$154,445	\$135,232
2031 Average Household Income	\$193,707	\$182,540	\$158,421
2026-2031 Annual Rate	3.48%	3.40%	3.22%

Per Capita Income			
2026 Per Capita Income	\$53,815	\$49,224	\$46,177
2031 Per Capita Income	\$63,739	\$58,658	\$54,578
2026-2031 Annual Rate	3.44%	3.57%	3.40%

Income Equality			
2026 Gini Index	37.8	37.2	37.5

Households by Income

Current median household income is **\$109,983** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$127,631** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$135,232** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$158,421** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$46,177** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$54,578** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	116	107	99
2010 Total Housing Units	961	11,934	41,358
2010 Owner Occupied	547	8,337	26,055
2010 Renter Occupied	283	2,106	8,493
2010 Vacant	130	1,492	6,810
2020 Housing Units	1,437	15,932	46,230
2020 Owner Occupied	1,046	11,846	32,079
2020 Renter Occupied	308	2,995	10,161
2020 Vacant	94	1,035	3,974
2026 Housing Units	2,674	22,610	56,231
2026 Owner Occupied	1,548	16,233	38,264
2026 Renter Occupied	736	4,013	12,447
2026 Vacant	390	2,364	5,520
2031 Total Housing Units	2,935	24,308	59,377
2031 Owner Occupied	1,753	17,763	40,909
2031 Renter Occupied	918	4,405	13,091
2031 Vacant	264	2,139	5,377

Socioeconomic Status

2026 Socioeconomic Status Index	60.5	55.4	54.1
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Currently, **57.9%** of the **56,231** housing units in the area are owner occupied; **27.5%** renter occupied; and **14.6%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **46,230** housing units in the area and **94** vacant housing units. The annual rate of change in housing units since 2020 is **3.18%**. Median home value in the area is **\$472,736**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **5.42%** annually to **\$641,022**.

Market Profile

NEC of Loop 303 & Peoria Avenue
Loop 303 & W Peoria Ave, Surprise, Arizona, 85388
Rings: 1, 3, 5 mile radii



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	2,576	33,630	101,727
2020 Total Population	4,328	48,285	126,574
2020 Group Quarters	43	247	1,693
2026 Total Population	6,900	63,653	149,191
2026 Group Quarters	47	278	1,905
2031 Total Population	8,008	69,099	157,271
2026-2031 Annual Rate	3.02%	1.66%	1.06%
2026 Total Daytime Population	4,432	43,877	119,488
Workers	1,101	13,615	45,589
Residents	3,331	30,262	73,899

Household Summary			
2010 Total Households	831	10,442	34,548
2010 Average Household Size	3.10	3.22	2.92
2020 Total Households	1,354	14,841	42,240
2020 Average Household Size	3.16	3.24	2.96
2026 Total Households	2,284	20,246	50,711
2026 Average Household Size	3.00	3.13	2.90
2031 Total Households	2,671	22,169	54,000
2031 Average Household Size	2.98	3.10	2.88
2026-2031 Annual Rate	3.18%	1.83%	1.26%
2026 Families	1,843	16,670	39,225
2026 Average Family Size	3.28	3.40	3.24
2031 Families	2,163	18,261	41,704
2031 Average Family Size	3.24	3.36	3.20
2026-2031 Growth Rate	3.25%	1.84%	1.23%

Median Household Income			
2026	\$132,468	\$124,095	\$109,983
2031	\$155,713	\$146,238	\$127,631

Per Capita Income	1 mile	3 miles	5 miles
2026	\$53,815	\$49,224	\$46,177
2031	\$63,739	\$58,658	\$54,578

2026 Households by Income			
Household Income Base	2,284	20,245	50,712
<\$10,000	1.2%	1.3%	2.1%
\$10,000-14,999	0.5%	0.6%	0.7%
\$15,000-19,999	0.7%	0.7%	0.8%
\$20,000-24,999	1.1%	0.9%	1.5%
\$25,000-29,999	0.5%	0.6%	1.0%
\$30,000-34,999	1.2%	1.3%	1.5%
\$35,000-39,999	1.6%	1.1%	1.5%
\$40,000-44,999	1.8%	1.9%	2.2%
\$45,000-49,999	2.4%	2.0%	2.4%
\$50,000-59,999	3.8%	3.8%	5.4%
\$60,000-74,999	6.9%	7.4%	8.8%
\$75000-99999	9.6%	14.2%	15.4%
\$100,000-124,999	14.4%	14.8%	14.4%
\$125,000-149,999	11.9%	11.3%	11.3%
\$150000-199999	16.9%	15.7%	14.4%
\$200,000-249,999	12.1%	11.6%	8.6%
\$250,000-299,999	4.9%	4.0%	3.0%
\$300,000-399,999	2.8%	2.2%	1.6%
\$400,000-499,999	0.9%	0.8%	0.6%
\$500,000+	4.7%	4.0%	2.7%
Average Household Income	\$163,280	\$154,445	\$135,232

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	116	107	99
Percent of Income for Mortgage	21.9%	23.5%	25.3%
Wealth Index	119	118	105

Median Home Value			
2026	\$492,256	\$494,814	\$472,736
2031	\$641,022	\$611,162	\$590,742

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	1,547	16,232	38,263
<\$50,000	0.1%	0.4%	0.6%
\$50,000 - \$99,999	0.0%	0.1%	0.2%
\$100,000 - \$149,999	0.0%	0.0%	0.2%
\$150,000 - \$199,999	0.0%	0.2%	0.5%
\$200,000 - \$249,999	0.3%	1.2%	2.0%
\$250,000 - \$299,999	1.5%	2.5%	3.3%
\$300,000 - \$399,999	17.0%	17.6%	21.2%
\$400,000 - \$499,999	33.8%	29.6%	30.4%
\$500,000 - \$749,999	40.3%	38.0%	31.0%
\$750,000 - \$999,999	4.7%	6.4%	5.9%
\$1,000,000 - \$1,499,999	0.1%	3.1%	1.9%
\$1,500,000 - \$1,999,999	2.1%	0.4%	0.8%
\$2,000,000 +	0.3%	0.6%	2.1%
Average Home Value	\$553,009	\$557,709	\$556,747

Housing Unit Summary			
2010 Total Housing Units	961	11,934	41,358
Owner Occupied Housing Units	65.8%	79.8%	75.4%
Renter Occupied Housing Units	34.1%	20.2%	24.6%
Vacant Housing Units	13.5%	12.5%	16.5%
2020 Housing Units	1,437	15,932	46,230
Owner Occupied Housing Units	77.3%	79.8%	75.9%
Renter Occupied Housing Units	22.8%	20.2%	24.1%
Vacant Housing Units	6.5%	6.5%	8.6%
2026 Housing Units	2,674	22,610	56,231
Owner Occupied Housing Units	67.8%	80.2%	75.5%
Renter Occupied Housing Units	32.2%	19.8%	24.5%
Vacant Housing Units	14.6%	10.5%	9.8%
2031 Total Housing Units	2,935	24,308	59,377
Owner Occupied Housing Units	65.6%	80.1%	75.8%
Renter Occupied Housing Units	34.4%	19.9%	24.2%
Vacant Housing Units	9.0%	8.8%	9.1%

2026 Population by Sex	1 mile	3 miles	5 miles
Males	3,364	31,545	73,713
Females	3,536	32,108	75,478

Median Age			
2010	29.5	30.3	32.2
2020	34.5	35.1	37.4
2026	35.2	35.9	37.8
2031	36.2	36.2	38.1

2026 Population by Age			
Total	6,899	63,651	149,190
0 - 4	6.5%	6.3%	5.9%
5 - 9	7.1%	6.7%	6.2%
10 - 14	7.4%	7.8%	7.0%
15 - 24	14.4%	14.8%	14.4%
25 - 34	14.4%	13.3%	13.2%
35 - 44	15.1%	13.9%	12.7%
45 - 54	14.2%	14.7%	13.5%
55 - 64	10.3%	10.4%	10.3%
65 - 74	6.5%	7.3%	8.8%
75 - 84	3.4%	4.2%	6.5%
85 +	0.8%	0.9%	1.7%
18 +	73.8%	74.2%	76.5%

2026 Population 15+ by Marital Status			
Total	5,455	50,459	120,798
Never Married	31.7%	30.7%	31.6%
Married	57.0%	58.0%	56.6%
Widowed	3.7%	3.9%	4.4%
Divorced	7.6%	7.4%	7.4%

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	4,461	41,044	99,354
Less than 9th Grade	0.9%	0.9%	1.0%
9th - 12th Grade, No Diploma	1.8%	3.6%	4.0%
High School Graduate	19.2%	21.4%	21.9%
GED/Alternative Credential	3.0%	3.1%	3.8%
Some College, No Degree	24.8%	24.5%	24.3%
Associate Degree	12.1%	11.9%	12.7%
Bachelor's Degree	23.1%	21.1%	20.1%
Graduate/Professional Degree	15.1%	13.3%	12.2%

2020 Population by Race/Ethnicity			
Total	4,328	48,285	126,574
White Alone	64.7%	67.8%	69.1%
Black Alone	7.7%	6.3%	6.0%
American Indian Alone	1.1%	1.0%	1.0%
Asian Alone	4.6%	3.1%	3.0%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	7.3%	7.0%	7.0%
Two or More Races	7.3%	7.0%	7.0%
Hispanic Origin	22.5%	22.3%	21.4%
Diversity Index	70.6	68.0	66.5

2026 Population by Race/Ethnicity			
Total	6,900	63,654	149,190
White Alone	63.0%	65.5%	66.5%
Black Alone	7.7%	6.6%	6.4%
American Indian Alone	1.2%	1.2%	1.1%
Asian Alone	5.0%	3.7%	3.6%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	7.8%	7.5%	7.6%
Two or More Races	15.1%	15.3%	14.5%
Hispanic Origin	23.9%	23.6%	22.9%
Diversity Index	72.4	70.3	69.3

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	3,665	34,556	77,598
White Collar	68.5%	64.0%	63.8%
Management/Business/Financial	20.4%	20.4%	19.7%
Professional	30.6%	23.2%	21.3%
Sales	8.7%	9.5%	10.7%
Administrative Support	8.7%	11.0%	12.1%
Services	18.5%	17.2%	16.4%

2026 Employed Pop 16+ by Occupation			
Total	3,665	34,556	77,598
Blue Collar	13.0%	18.7%	19.9%
Farming/Forestry/Fishing	0.0%	0.1%	0.0%
Construction/Extraction	1.6%	2.3%	2.9%
Installation/Maintenance/Repair	1.1%	3.6%	3.8%
Production	5.7%	4.4%	4.2%
Transportation/Material Moving	4.6%	8.3%	8.9%
White Collar	68.5%	64.0%	63.8%
Management/Business/Financial	20.4%	20.4%	19.7%
Professional	30.6%	23.2%	21.3%
Sales	8.7%	9.5%	10.7%
Administrative Support	8.7%	11.0%	12.1%
Services	18.5%	17.2%	16.4%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,665	34,556	77,598
Population 16+ Employed	95.8%	96.8%	96.3%
Population 16+ Unemployment rate	4.1%	3.2%	3.7%
Population 16-24 Employed	12.8%	15.2%	15.3%
Population 16-24 Unemployment rate	7.1%	5.6%	6.5%
Population 25-54 Employed	66.0%	64.3%	62.2%
Population 25-54 Unemployment rate	3.9%	2.8%	3.2%
Population 55-64 Employed	13%	13%	14%
Population 55-64 Unemployment rate	3.9%	2.7%	3.6%
Population 65+ Employed	4%	4%	5%
Population 65+ Unemployment rate	0.0%	0.4%	0.8%

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	3,512	33,466	74,723
Agriculture/Mining	0.1%	0.4%	0.4%
Construction	5.9%	8.3%	7.5%
Manufacturing	7.7%	7.6%	7.9%
Wholesale Trade	0.4%	1.5%	2.2%
Retail Trade	11.5%	10.7%	12.6%
Transportation/Utilities	3.2%	6.8%	7.3%
Information	1%	1%	1%
Finance/Insurance/Real Estate	13.1%	10.4%	10.2%
Services	50.7%	47.9%	46.0%
Public Administration	6.3%	5.2%	4.7%

2026 Consumer Spending			
Apparel & Services: Total \$	\$7,825,117	\$65,234,834	\$142,417,334
Average Spent	\$3,426.06	\$3,222.11	\$2,808.41
Spending Potential Index	134	126	110
Education: Total \$	\$5,608,581	\$47,931,551	\$105,043,153
Average Spent	\$2,455.60	\$2,367.46	\$2,071.41
Spending Potential Index	123	118	103
Entertainment/Recreation: Total \$	\$12,836,589	\$108,667,790	\$238,372,367
Average Spent	\$5,620.22	\$5,367.37	\$4,700.60
Spending Potential Index	131	125	109
Food at Home: Total \$	\$22,782,068	\$190,217,850	\$421,068,676
Average Spent	\$9,974.64	\$9,395.33	\$8,303.30
Spending Potential Index	127	119	105
Food Away from Home: Total \$	\$13,922,315	\$115,594,762	\$251,450,025
Average Spent	\$6,095.58	\$5,709.51	\$4,958.49
Spending Potential Index	137	128	111
Health Care: Total \$	\$23,862,297	\$199,940,624	\$444,369,299
Average Spent	\$10,447.59	\$9,875.56	\$8,762.78
Spending Potential Index	130	123	109
HH Furnishings & Equipment: Total \$	\$8,682,110	\$72,989,692	\$160,785,126
Average Spent	\$3,801.27	\$3,605.14	\$3,170.62
Spending Potential Index	134	127	111
Personal Care Products & Services: Total \$	\$3,544,060	\$29,606,899	\$65,266,118
Average Spent	\$1,551.69	\$1,462.36	\$1,287.02
Spending Potential Index	136	128	113

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total \$	\$81,135,165	\$676,434,610	\$1,510,765,375
Average Spent	\$35,523.28	\$33,410.78	\$29,791.67
Spending Potential Index	129	121	108
Support Payments/Gifts in Kind: Total \$	\$9,884,908	\$83,728,973	\$185,751,583
Average Spent	\$4,327.89	\$4,135.58	\$3,662.94
Spending Potential Index	142	136	120
Travel: Total \$	\$10,880,615	\$92,515,680	\$204,303,506
Average Spent	\$4,763.84	\$4,569.58	\$4,028.78
Spending Potential Index	130	125	110
Vehicle Maintenance & Repairs: Total \$	\$3,689,153	\$30,881,289	\$68,194,536
Average Spent	\$1,615.22	\$1,525.30	\$1,344.77
Spending Potential Index	130	123	109

Top Tapestry Segment		
1 mile	3 miles	5 miles
Boomburbs (H2): This segment is characterized by high-earning suburban families in the South and West. Learn more about this segment...	Boomburbs (H2): This segment is characterized by high-earning suburban families in the South and West. Learn more about this segment...	Boomburbs (H2): This segment is characterized by high-earning suburban families in the South and West. Learn more about this segment...

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 the total population.

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.

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.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.