

FOR SALE, GROUND LEASE
OR BTS

COMMERCIAL LAND/PADS

NEC PEORIA AVE & SARIVAL AVE

±10.22 Acres in Surprise, AZ

Significant residential growth in the trade area

To be partially improved commercial lots

Less than one mile east of the Loop 303

To be signalized intersection

Strong housing growth in the trade area

Zoning PAD, City of Surprise

Call for pricing

CHAD RUSSELL

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KIDDER.COM

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POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL POPULATION	5,654	55,717	147,873
2029 PROJECTED	7,027	59,081	151,668
2024 - 2029 GROWTH	1.0%	1.2%	0.5%

MEDIAN AGE & GENDER

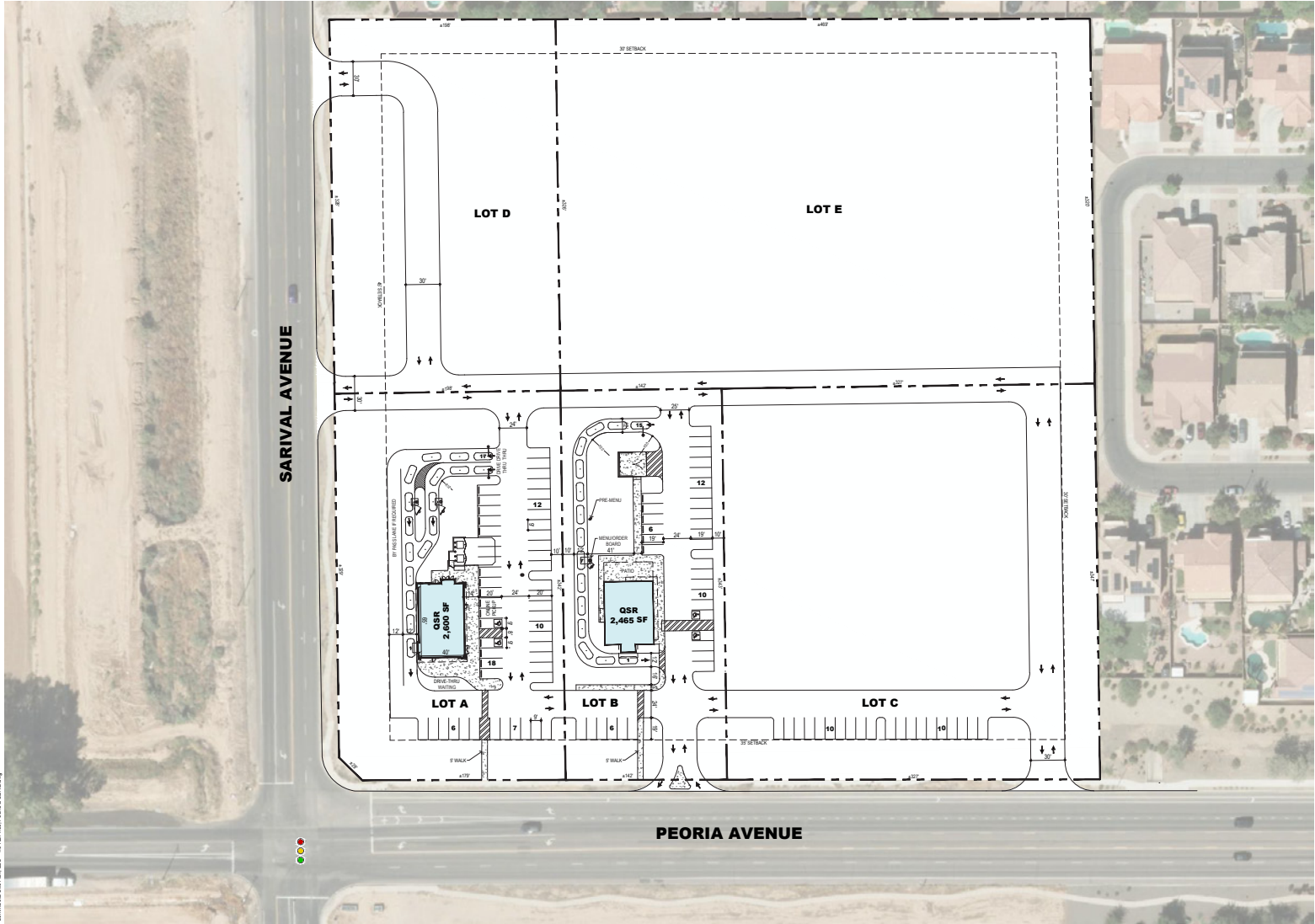
	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.2	35.6	37.9
% FEMALE	50.4%	50.4%	50.4%
% MALE	49.6%	49.6%	49.6%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL HOUSEHOLDS	2,053	17,182	50,165
2029 PROJECTED	2,205	18,414	51,809
2024 AVERAGE HH INCOME	\$154,693	\$140,189	\$123,022

Data Source: ©2025, Sites USA

CONCEPTUAL SITE PLAN



SITE DATA	
LOT A	
LOT AREA	±1.55 AC
BUILDING	2,600 SF
PARKING	53 SPACES
RATIO	20.4 / 1,000
DRIVE-THRU QUEUING	17
LOT B	
LOT AREA	±1.11 AC
BUILDING	2,465 SF
PARKING	34 SPACES
RATIO	13.8 / 1,000
DRIVE-THRU QUEUING	15
LOT C	
LOT AREA	±2.59 AC
BUILDING	TBD
PARKING	TBD
RATIO	TBD
LOT D	
LOT AREA	±1.49 AC
BUILDING	TBD
PARKING	TBD
RATIO	TBD
LOT E	
LOT AREA	±3.48 AC
BUILDING	TBD
PARKING	TBD
RATIO	TBD
TOTALS	
LOT AREA	±10.22 AC
BUILDING	TBD
PARKING	TBD
RATIO	TBD

NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.

0 40' 80' NORTH

SCALE: 1" = 80'

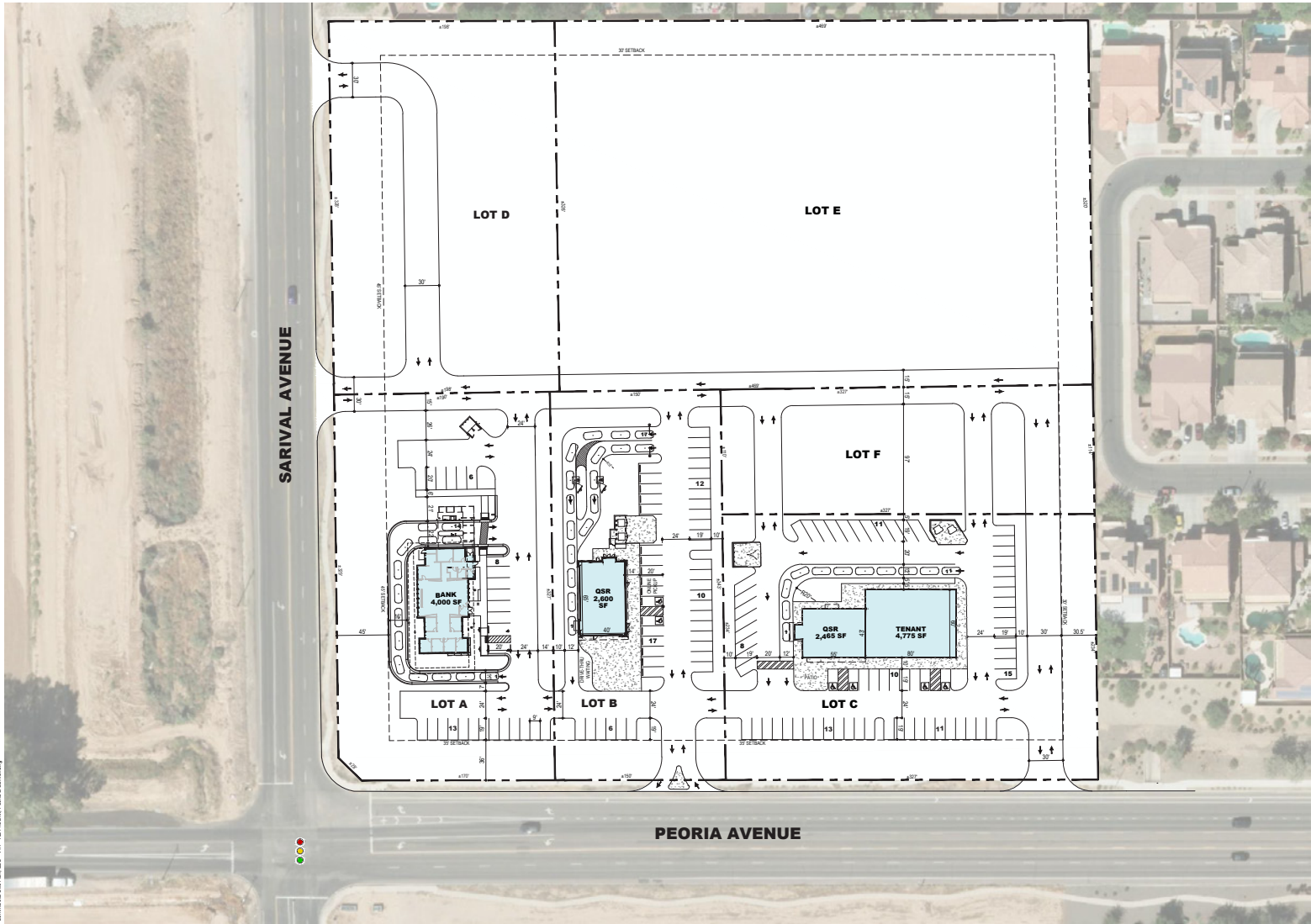
SURPRISE, ARIZONA

SARIVAL AVENUE AND PEORIA AVENUE

PROPOSED SITE PLAN

03.09.2025 **1.5**

CONCEPTUAL SITE PLAN



SITE DATA			
LOT A			
LOT AREA	±1.48 AC		
BUILDING	4,000 SF		
PARKING	27 SPACES		
RATIO	6.7 / 1,000		
DRIVE-THRU QUEUING	14		
LOT B			
LOT AREA	±1.18 AC		
BUILDING	2,600 SF		
PARKING	45 SPACES		
RATIO	17 / 1,000		
DRIVE-THRU QUEUING	17		
LOT C			
LOT AREA	±1.75 AC		
BUILDING	7,240 SF		
PARKING	68 SPACES		
RATIO	9.4 / 1,000		
LOT D			
LOT AREA	±1.49 AC		
BUILDING	TBD		
PARKING	TBD		
RATIO	TBD		
LOT E			
LOT AREA	±3.48 AC		
BUILDING	TBD		
PARKING	TBD		
RATIO	TBD		
LOT F			
LOT AREA	±0.84 AC		
BUILDING	TBD		
PARKING	TBD		
RATIO	TBD		
TOTALS			
LOT AREA	±10.22 AC		
BUILDING	TBD		
PARKING	TBD		
RATIO	TBD		

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0 40' 80' NORTH

SCALE: 1" = 80'

SURPRISE, ARIZONA

SARIVAL AVENUE AND PEORIA AVENUE

PROPOSED SITE PLAN

07.25.2025 **1.7**

NEC PEORIA AVE & SARIVAL AVE

