PLEASE DO NOT DISTURB THE TENANT

FOR SALE OR LEASE

Restaurant - 14051 W Grand Ave

Surprise AZ 85374

EXCLUSIVELY LISTED BY

POINT OF CONTACT

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BROKER OF RECORD

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BUILDING **HIGHLIGHTS**

Flexible Acquisition or Lease Opportunity

- The property is available for lease/sale, offering versatility for a restauranteur seeking a turnkey space, an owner user looking to operate, or a developer to repurpose the site.

Turnkey Restaurant with Operating Infrastructure

- Currently operating as The Chicken Ranch, the property will be delivered ready for immediate use at closing—complete with kitchen infrastructure, bar, seating layout—saving time and capital for the next use.

Indoor/Outdoor Dining Capabilities

- The building features ±5,472 SF of interior space along with an additional ±1,016 SF patio – for expanded seating, outdoor dining, and hosting events, potentially enhancing revenue and customer experience.

Established & Recognizable Location

- The site has long standing local recognition and customer loyalty. With space for live music, karaoke, and the bar, it’s well suited for restaurant/entertainment uses, or for a refreshed restaurant concept for the city.

LOCATION **HIGHLIGHTS**

Surrounding Development – Catalysts for Long-Term Growth

- LivAway Suites – 123 Room Hotel Adjacent to Site
- A LivAway Suites is currently under construction directly east of the property. Schedule for completion in March 2026, the hotel will drive additional foot traffic and daily traffic, supporting the center.

Dunkin' Donuts – Drive Thru Recently Constructed

- A brand new Dunkin' Donuts was developed next to the retail center, reinforcing the corridor's daily visits and growing retail synergy.

Big O Tires Recently Constructed – Additional National Brand Synergy

- A Big O Tires was recently developed next to Dunkin' further enhancing the retail mix and drawing consistent vehicle traffic to the area.

Strong Traffic and Demographic Trends

- The property benefits from traffic along Grand Ave with ±28,900 VPD passing by Surprise Pavilions.

Expanding Trade Area – Rapid Growth and Density

- There are 96,747 residents within a 3-Mile Radius and 220,191 within a 5-mile radius.
- Population growth of 2.1% in a 1-Mile radius and 1.8% in both the 3-5 Mile ranges, indicating sustained residential demand and commercial support.

Proximity to Top Performing National Retailers – Strong Co-Tenancy

- Adjacent to top-performing national retailers, including a Goodwill in the 91st percentile, Trader Joe's in the 77th percentile, and Sherwin-Williams in the 84th for foot traffic nationwide. Surrounded by major brands like QuikTrip, Walmart, Walgreens, and Home Depot, the area benefits from consistent consumer draw and a proven retail destination.

PROPERTY **OVERVIEW**

OFFERING SUMMARY	
Address	14051 W Grand Ave, Surprise, AZ
Building Square Footage	±5,472 SF
Covered Patio	±1,016 SF
Total GLA	±6,488 SF
Lot Size (Subject to Change)	±0.62 Acres
Year Built	2005
Lease Opportunity	Yes
List Price	**$1,800,000**
$PSF (building)	**$328.95**

Tenant is currently operating, although there is either a sale or lease opportunity

CELL TOWER OVERVIEW (CAN BE PACKAGED, NOT INCLUDED IN PRICE)

PRICING	
List Price	$400,000
Cap Rate	6.00%

LEASE ABSTRACT	
Lease Commencement Date	11/1/2021
Lease Expiration Date	10/31/2026
Original Lease Term	5 Years
Lease Term Remaining	±0.70 Years
Annual Rent	$24,000.00
Rent Increases	10% in Each Option
Option Periods	Nine, 5-Year Options
Lease Type	NNN
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Address	14045 W Grand Ave, Surprise, AZ
Year Built	2021

ANNUALIZED OPERATING DATA

YEARS	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
Current - 10/31/2026	$2,000.00	$24,000.00	-
Option 1	$2,200.00	$26,400.00	10.00%
Option 2	$2,420.00	$29,040.00	10.00%
Option 3	$2,662.00	$31,944.00	10.00%
Option 4	$2,928.20	$35,138.40	10.00%
Option 5	$3,221.02	$38,652.24	10.00%
Option 6	$3,543.12	$42,517.46	10.00%
Option 7	$3,897.43	$46,769.21	10.00%
Option 8	$4,287.18	$51,446.13	10.00%
Option 9	$4,715.90	$56,590.74	10.00%

- *Lessee can terminate for any reason with 1 Year's Notice*

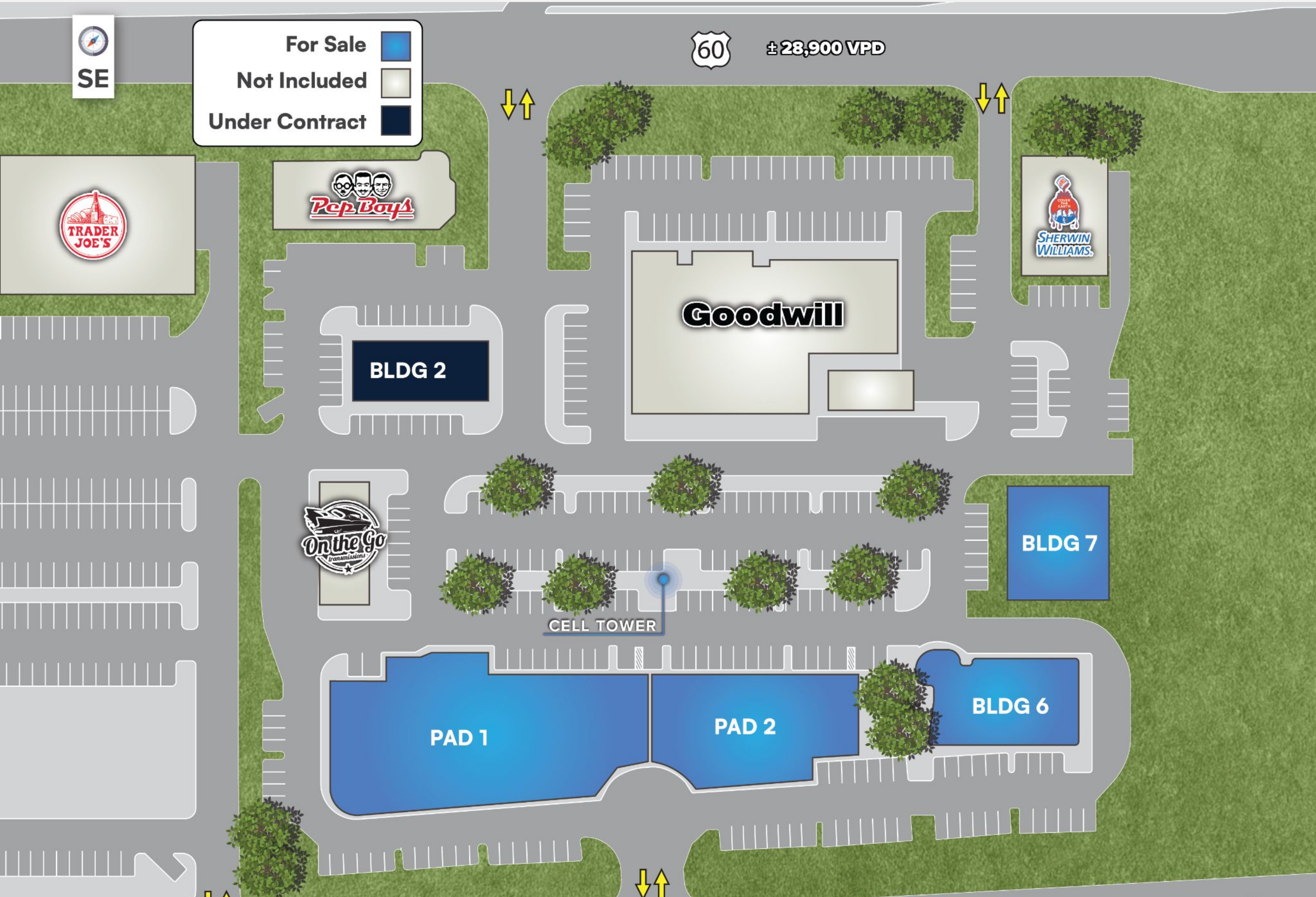
PORTFOLIO **OVERVIEW**

Surprise Pavilions is comprised of 6 unique assets, all of which are for sale **individually or together as a portfolio**. Some of the assets are also available for lease but have tenants currently operating. Lot Sizes are subject to change for each individual building/PAD. The Cell Tower can be packaged with any opportunity.

PROPERTY NAME	ADDRESS	PRICE	BUILDING SIZE(SF)	CAP RATE	LOT SIZE (subject to change)
Restaurant (Building 6)	14051 W Grand Ave, Surprise, AZ 85374	$1,800,000	±5,472	-	±0.62 AC
Retail Building (Building 7)	14045 W Grand Ave, Surprise, AZ 85374	$1,533,000	±6,132	-	±0.69 AC
3 Tenant Retail (Building 2) ***UNDER CONTRACT***	14081 W Grand Ave, Surprise, AZ 85374	$1,522,000	±4,216	6.85%	±0.48 AC
PAD 1	14045 W Grand Ave, Surprise, AZ 85374	$719,000	-	-	±1.50 AC
PAD 2	14045 W Grand Ave, Surprise, AZ 85374	$481,000	-	-	±1.00 AC
Cell Tower	14045 W Grand Ave, Surprise, AZ 85374	$400,000	-	6.00%	-
	TOTAL PORTFOLIO PRICE	**$6,455,000**	**-**	**-**	**±4.30 AC**

CLICK HERE TO VIEW ALL OFFERING MEMORANDUMS

PORTFOLIO **MAP**



PORTFOLIO **AERIAL**

SE
SURPRISE MARKETPLACE
TARGET
Bath & Body Works
Lowe's
BARNES & NOBLE
Chick-fil-A
ROSS DRESS FOR LESS
ULTA BEAUTY
PARCEL TBD
THE HOME DEPOT
ALTA SURPRISE APARTMENTS
312 UNITS
KOHL'S
CROSSROADS TOWNE CENTER
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
HONORHEALTH
BIG 5 SPORTING GOODS
peter piper pizza
Batteries + Bulbs
EVERNORTH
HEALTH SERVICES
ZAVOS
HEARING AIDS & AUDIOLOGY
Walmart Supercenter
BIG O TIRES
UNDER CONSTRUCTION
LIVAWAY SUITES
123 ROOMS
CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW
217 HOUSES
DUNKIN'
UNDER CONSTRUCTION
QT
SUBJECT PROPERTY
SHERWIN WILLIAMS
± 28,900 VPD
60
Goodwill
CELL TOWER
Pep Boys
On the Go transmissions

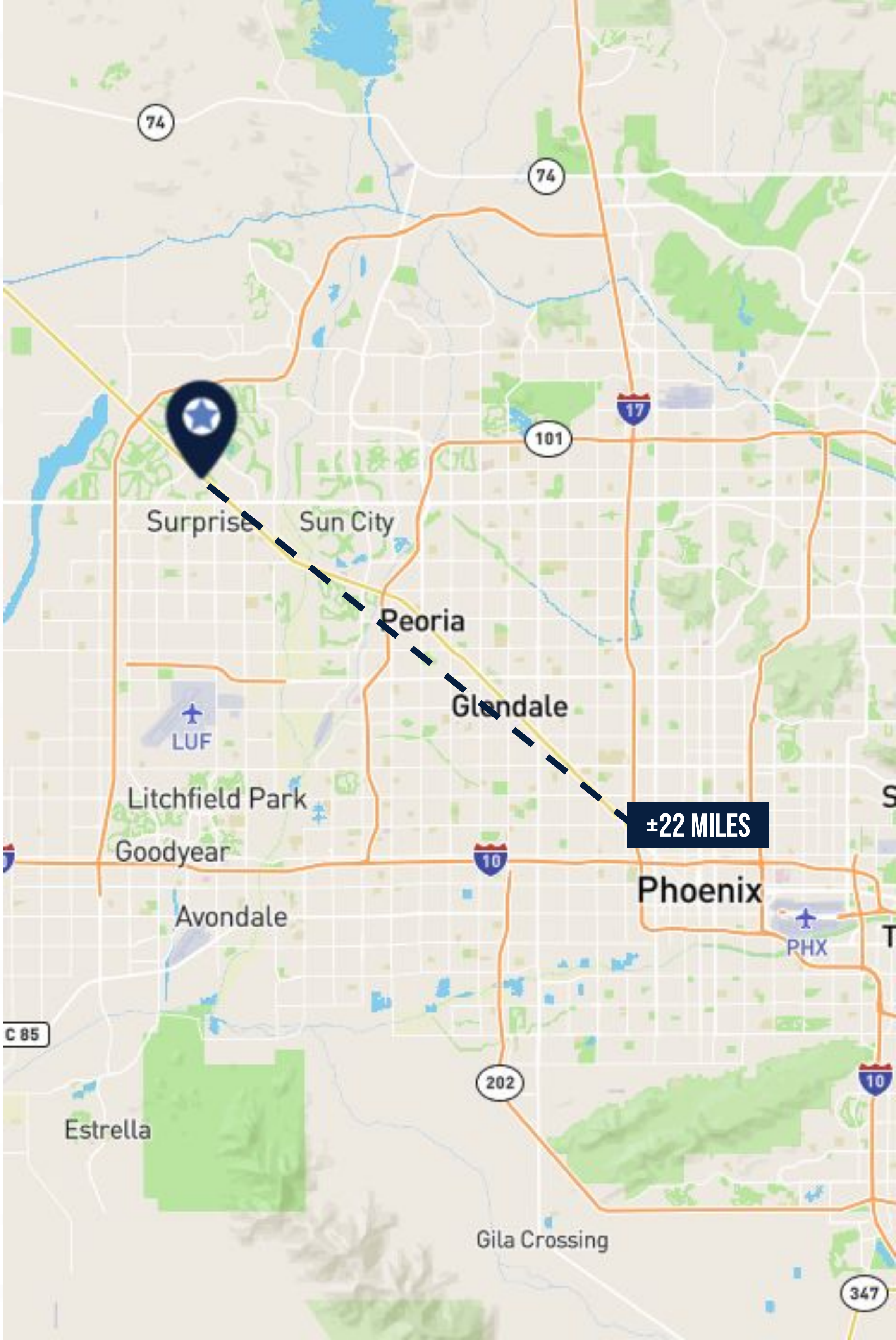

NW
PARCEL TBD
Firestone
Albertsons
McDonald's
WELLS FARGO
PET SUPPLIES PLUS
Banner Del E. Webb
Medical Center
PARK PLACE CONDOMINIUMS
296 UNITS
SURPRISE HEALTH
& REHABILITATION CENTER
ExtraSpace Storage
TEXAS ROADHOUSE
TRADER JOE'S
On the Go transmissions
CHRISTOPHER TODD
COMMUNITIES ON MOUNTAIN VIEW
217 HOUSES
± 28,900 VPD
CELL TOWER
Pep Boys
60
SUBJECT
PROPERTY
SHERWIN WILLIAMS.
Goodwill
DUNKIN'
UNDER CONSTRUCTION
LIVAWAY SUITES
123 ROOMS

MARKET OVERVIEW

Surprise, Arizona is a fast-growing city located in the northwest part of the Phoenix metropolitan area. It offers convenient access to Phoenix, which is about 45 minutes southeast, providing a connection to major employment centers, universities, and transportation hubs. Surprise has seen steady population and commercial growth, supported by infrastructure investments and a business-friendly environment. The local economy is driven by healthcare, education, retail, and construction, with employers like Banner Health and Dysart Unified School District playing key roles. The city also supports light manufacturing and logistics, and new developments continue to bring in additional commercial space.

Residents and visitors have access to a range of recreational and entertainment options. Surprise is home to the Surprise Stadium, which hosts Major League Baseball spring training for the Kansas City Royals and Texas Rangers. Other attractions include a regional library, aquatic center, tennis and racquet complex, and golf courses. White Tank Mountain Regional Park is nearby for hiking and outdoor activities. The city also benefits from proximity to State Route 303 and U.S. Route 60, offering efficient regional mobility.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	11,572	105,449	239,505
Current Year Estimate	10,806	96,747	220,191
Growth Current Year-Five-Year	2.1%	1.8%	1.8%
Growth 2020-Current Year	4.4%	6.08%	5.83%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	6,309	47,173	96,774
Current Year Estimate	5,931	43,281	89,784
Growth Current Year-Five-Year	2.2%	1.9%	1.8%
Growth 2020-Current Year	1.8%	1.2%	1.3%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	$86,988	$101,104	$106,087



#5 Largest City in the U.S.
-World Population, 2024

Population of 1.65 Million
-U.S. Census

11.2 % Population Growth in the Past Decade
-City of Phoenix, 2023

PHOENIX, AZ ECONOMY

Phoenix, Arizona, has an economy with multiple industries, businesses, and employment sectors. The city includes finance, healthcare, manufacturing, and technology companies. Retail, construction, and tourism contribute to economic activity. Government agencies, education institutions, and transportation systems support jobs and services. The city has office buildings, industrial parks, and commercial centers. Companies operate in various fields, and new businesses open in different areas. Employment opportunities exist in trade, real estate, and professional services. The airport, highways, and rail lines connect the city to other markets.

Phoenix has a workforce with jobs in public and private sectors. Schools, training programs, and universities provide education and skill development. The housing market includes residential areas, rental properties, and real estate investments. Business districts, warehouses, and service centers are part of economic growth. Local and international companies expand operations in the area. Investments, business incentives, and development projects affect industries. The economy includes small businesses, large corporations, and startups. Economic activity is influenced by market trends, policies, and population growth.

PHOENIX, AZ TOURISM

Phoenix, Arizona, is a location known for its weather, landscape, and attractions. The city has outdoor activities, businesses, and historical sites. Many people visit for recreation, events, and cultural experiences. The area includes Camelback Mountain, the Desert Botanical Garden, and Papago Park. Golf courses are present, and sports teams such as the Phoenix Suns and Arizona Diamondbacks have games in the city. Museums, including the Heard Museum and the Phoenix Art Museum, contain Native American and contemporary works. The city has hotels, restaurants, and shopping areas. Visitors come for entertainment, conferences, and seasonal events.

Phoenix is also near natural areas such as the Grand Canyon, Sedona, and the Sonoran Desert. People visit for sightseeing, tours, and outdoor trips. Activities include viewing wildlife, taking hot air balloon rides, and driving through the region. The area has dining options that feature Southwestern food, farm-sourced meals, and Mexican cuisine. Phoenix has roads, an airport, and public transportation to accommodate travelers. The city hosts festivals, markets, and performances throughout the year. Visitors can find locations for business, leisure, and recreation. The area includes parks, trails, and event spaces for various interests.

46.7 MILLION
ANNUAL VISITORS

12.9 BILLION
DIRECT SPENDING FROM TOURISM

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **14051 W Grand Ave, Surprise, AZ, 85374** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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