

JOIN



FOR SALE OR LEASE

PADS AVAILABLE



**LITCHFIELD RD &
WADDELL RD**
SURPRISE, AZ



PROPERTY SUMMARY

AVAILABLE	Pads Available for Sale & Lease
ZONED	PAD
RATES	Call for Rates

- Two ±1 acre pads for lease, BTS or sale.
- Dense, well established neighborhoods in the surrounding area.
- Population is 350% growth in the last decade. Surprise population is over 165,000.
- Located in the middle of a rapidly growing employment area. City of Surprise has over 1,200 employees.
- 150,000 square feet of industrial is planned surrounding the retail component.
- Minutes away from City of Surprise Municipal Complex.
- Ottawa University has approximately 1,000 students.
- Surprise Stadium #1 ranked spring training stadium by USA Today - 4,500 fans per game.
- 12,329 SFR permits issued in Surprise since 2020.
- One of the lowest property tax rates in West Valley.

Traffic Counts

Litchfield Rd

N ±19,489 VPD (NB & SB)
S ±16,920 VPD (NB & SB)

ADOT 2023

Waddell Rd

E ±18,624 VPD (EB & WB)
W ±20,649 VPD (EB & WB)



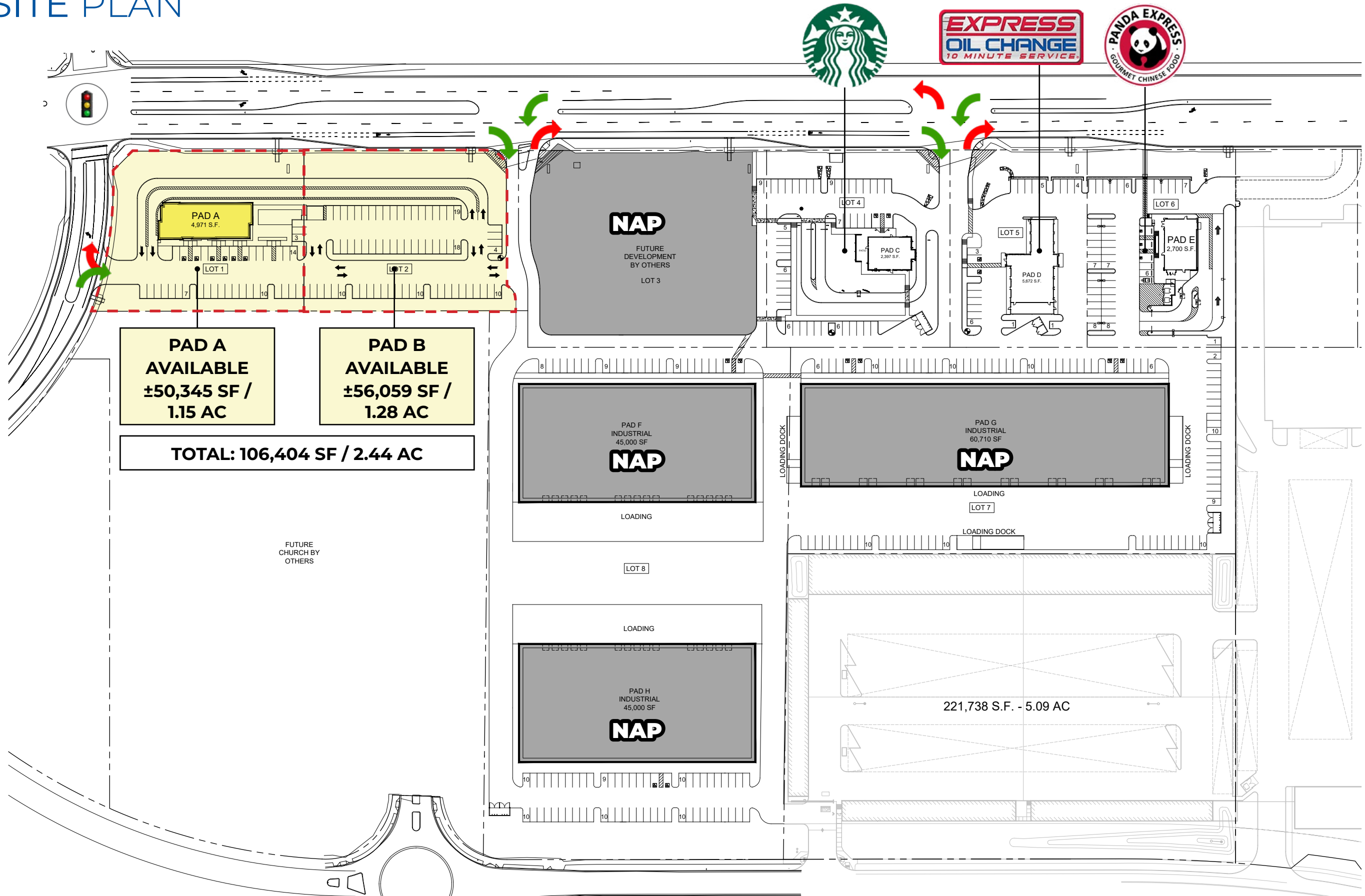
2025 Total Population

218,310

Within 5 Mile

2024 ESRI ESTIMATES

SITE PLAN




AERIAL MID ZOOM





AERIAL WIDE



DEMOGRAPHICS

		1-Mile	3-Miles	5-Miles
 POPULATION	2025 Total Population	15,550	113,542	218,310
	2030 Total Population	15,685	116,753	229,846

		1-Mile	3-Miles	5-Miles
 HOUSEHOLDS	2025 Households	5,090	38,340	87,610
	2030 Households	5,188	39,856	92,433

		1-Mile	3-Miles	5-Miles
 2025 INCOMES	Average HH Income	\$118,872	\$108,737	\$101,315
	Median HH Income	\$103,406	\$88,785	\$79,889
	Per Capita Income	\$39,237	\$36,821	\$40,687

		1-Mile	3-Miles	5-Miles
 2025 HOUSING UNITS	Housing Units	5,565	42,000	99,161
	Owner Occupied	74.7%	71.8%	77.8%
	Renter Occupied	25.3%	28.2%	22.2%

		1-Mile	3-Miles	5-Miles
 2025 DAYTIME POPULATION	Total Daytime Pop	11,029	86,572	203,222
	Workers	3,083	28,244	74,514
	Residents	7,946	58,328	128,708

2025 ESRI ESTIMATES



2025 Median Household Income

\$103,406

WITHIN A
1-MILE RADIUS





FOR INQUIRIES:

ZACH PACE

(602) 734-7212

zpace@pcaemail.com

ALI HILL

(602) 734-7205

ahill@pcaemail.com



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 05/07/2026