

JOIN



FOR SALE OR LEASE

PADS AVAILABLE



N
NWC

**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)



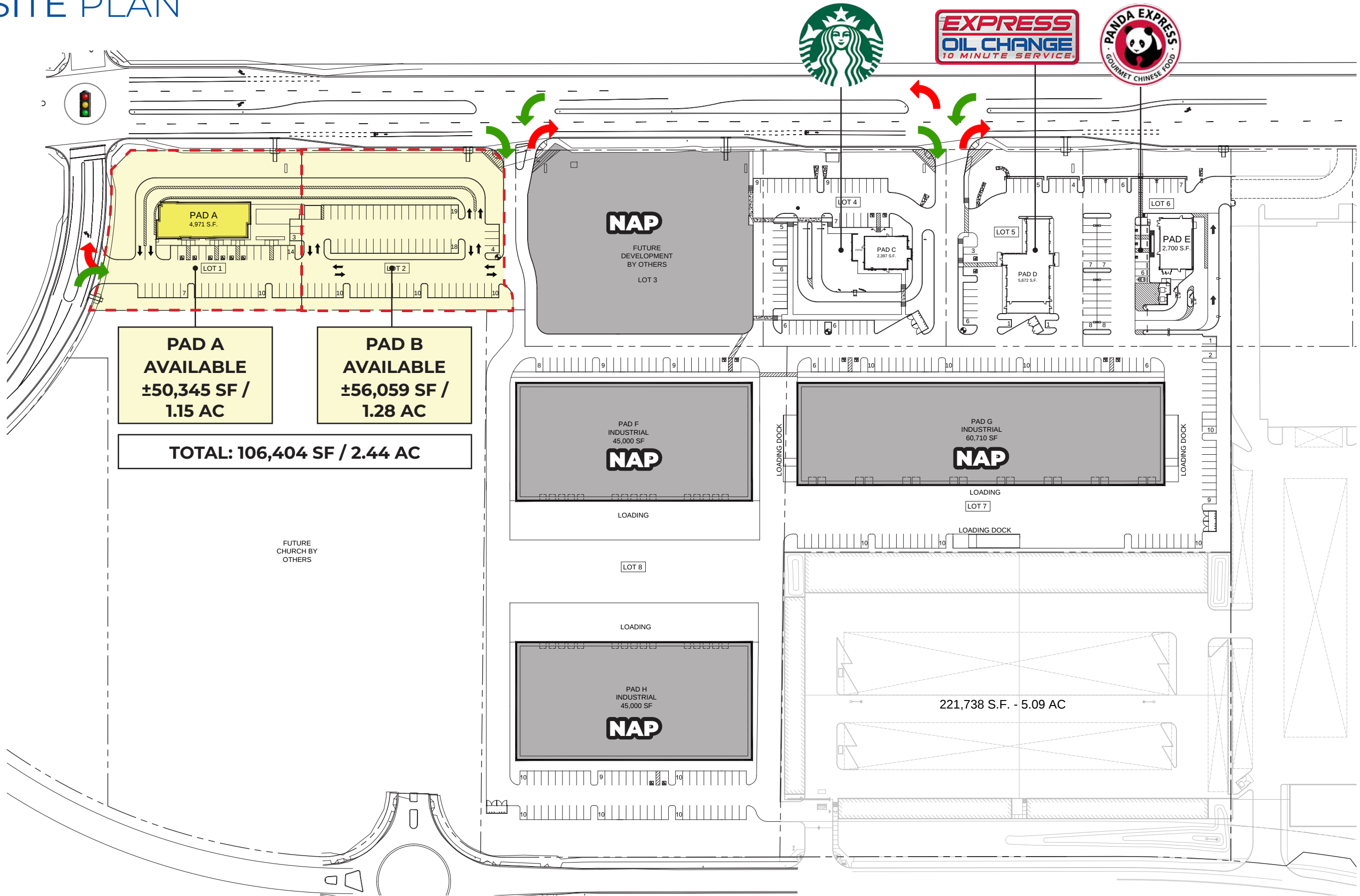
2025 Total Population

218,310

Within 5 Mile

2024 ESRI ESTIMATES

SITE PLAN



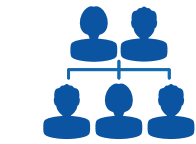
AERIAL MID ZOOM





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DEMOGRAPHICS



POPULATION

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



HOUSEHOLDS

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



2025 INCOMES

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



2025
HOUSING UNITS

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



2025 DAYTIME
POPULATION

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

2025 ESRI ESTIMATES



2025
Median
Household
Income

\$103,406

WITHIN A
1-MILE RADIUS





FOR INQUIRIES:

ZACH PACE

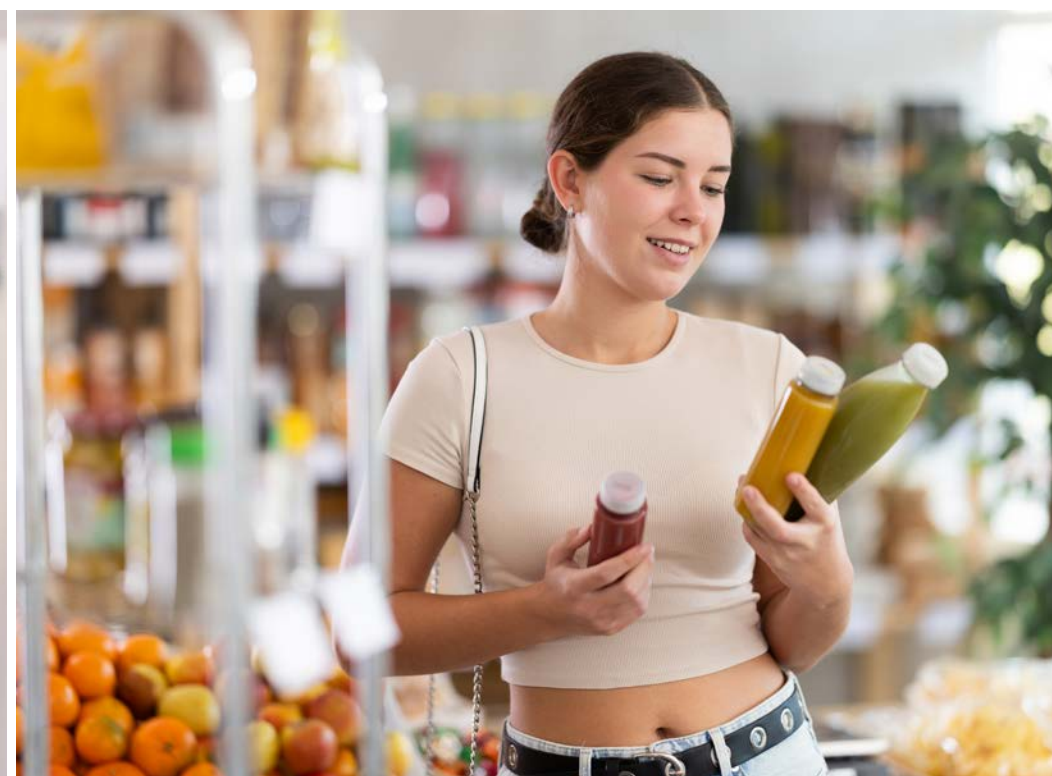
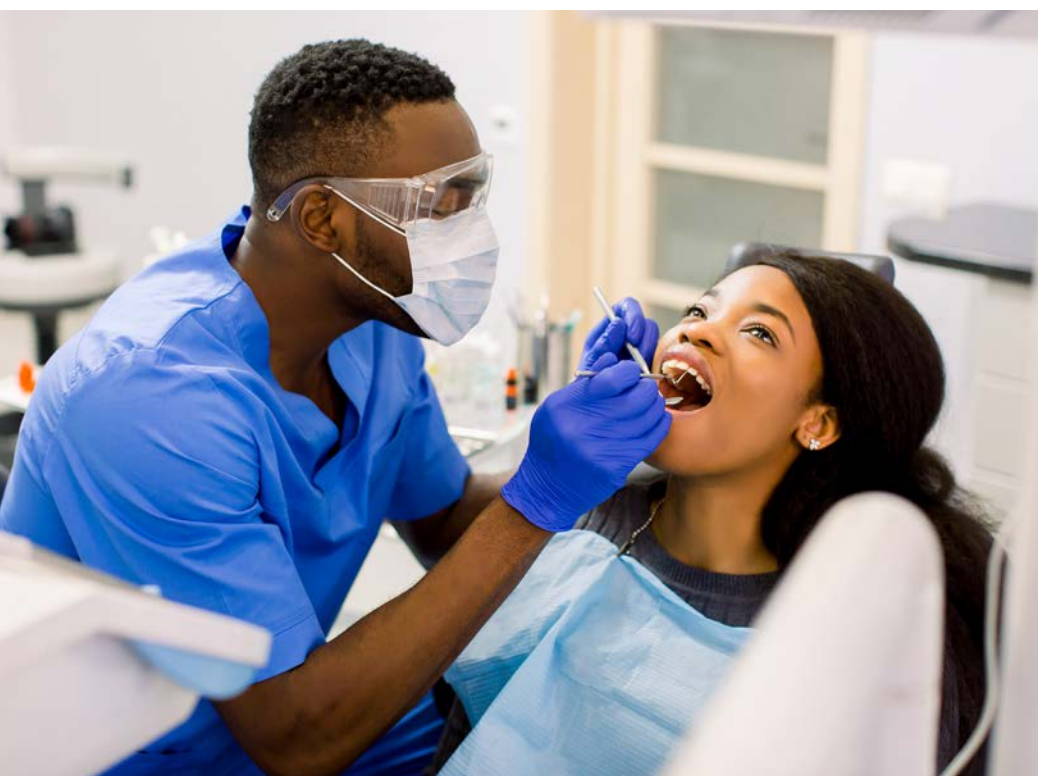
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