



SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT



COTTON LN & WADDELL RD

SURPRISE, AZ

T-MAC
AZ



property summary

AVAILABLE ± 1,200 - 8,000 SF

PARKING 310 provided spaces

BUILDING AREA ± 336,473 SF

PARKING RATIO 8.5/1,000 SF

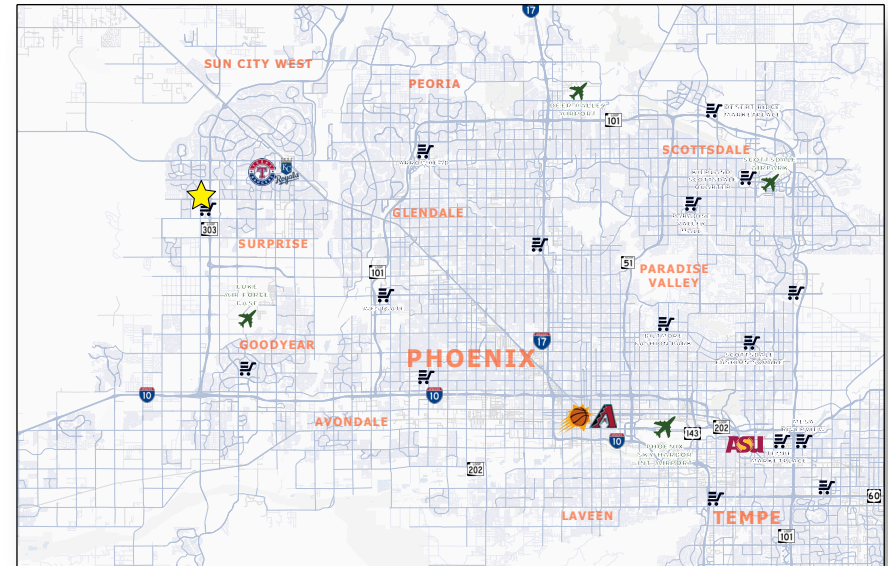
LOCATION HIGHLIGHTS

- » Just a half-mile from the full-diamond interchange of the Loop 303 Freeway.
- » Located across the street from the 303 AutoShow at Prasada, Arizona's largest automall with over 250 acres and 9 dealers.
- » Very strong employment corridor to the south along the Loop 303 with multiple existing distribution and logistic facilities and many more either under construction or planned.
- » Close proximity to Surprise Stadium (MLB Spring Training for the Kansas City Royals and Texas Rangers), Surprise Community Park, and the city's municipal complex.
- » Close proximity to Willow Canyon High School (1,983 students), Valley Vista High School (2,653 students), Paradise Honors High School (794 students), and Shadow Ridge High School (2,194 students).
- » The surrounding area has strong household incomes with many more planned housing developments in the pipeline.

TRAFFIC COUNTS

N ±9,633 VPD (NB & SB) **E** ±14,221 VPD (EB & WB)
S ±9,539 VPD (NB & SB) **W** ±11,164 VPD (EB & WB)

ADOT 2023



SWC

SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT

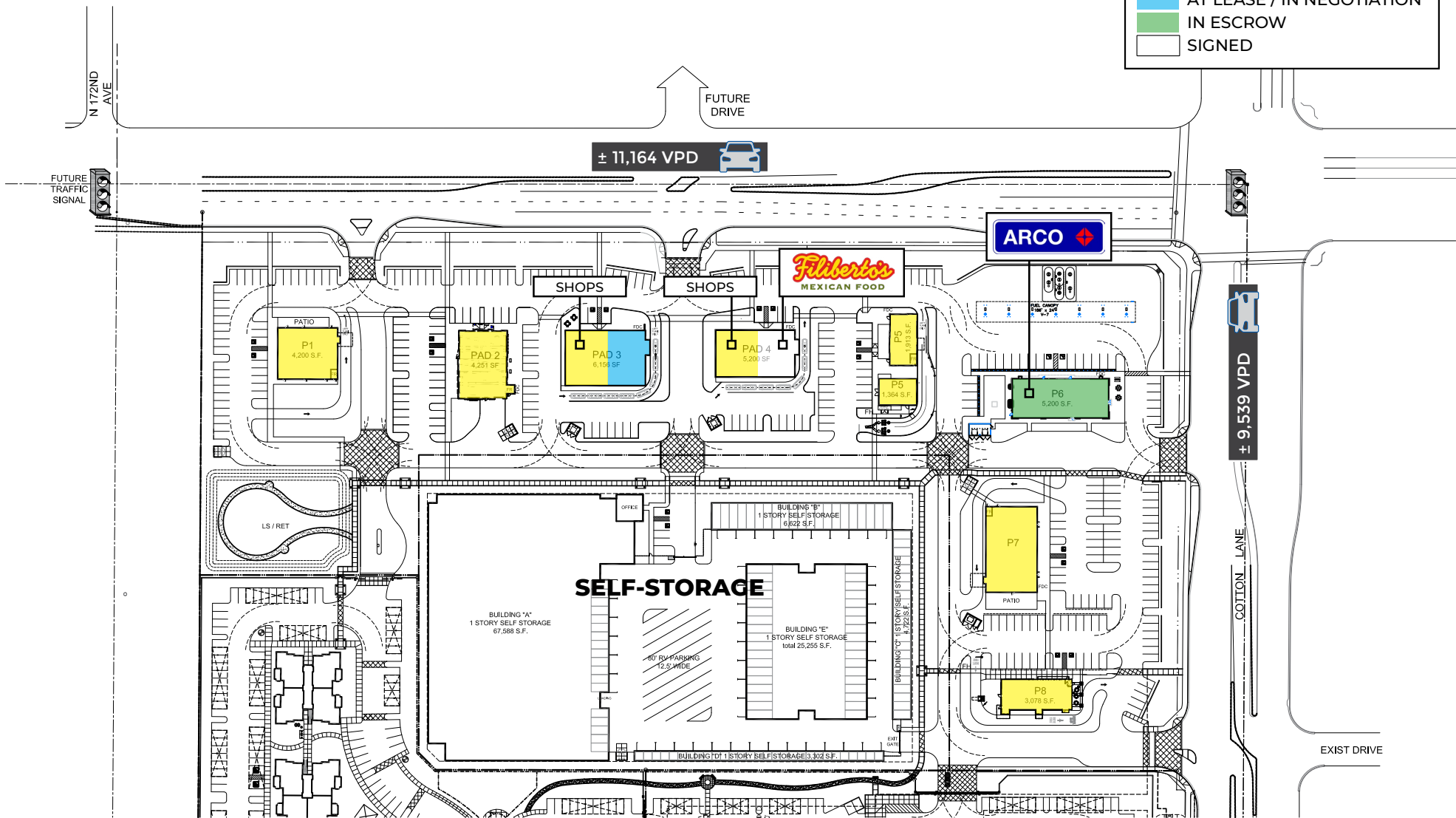
COTTON LN & WADDELL RD

T-MAC
AZ

PCA
PHOENIX COMMERCIAL ADVISORS

site plan

	AVAILABLE
	AT LEASE / IN NEGOTIATION
	IN ESCROW
	SIGNED



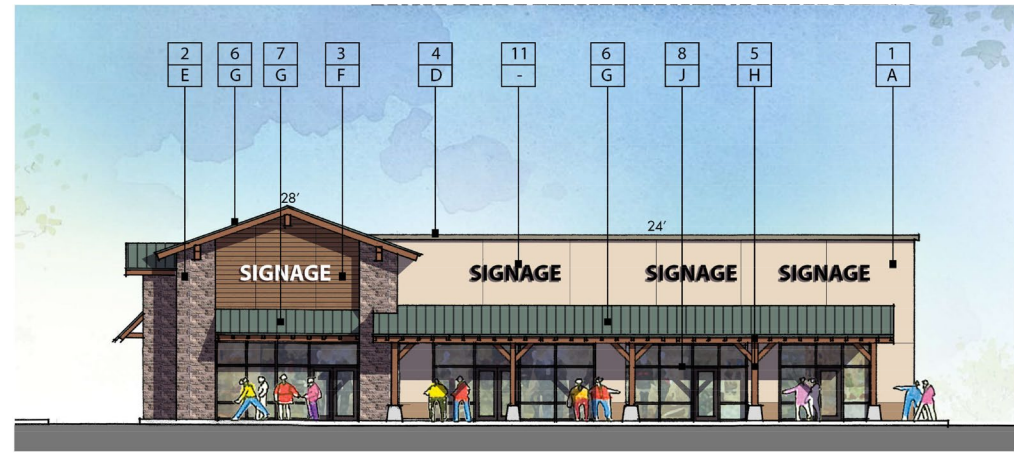
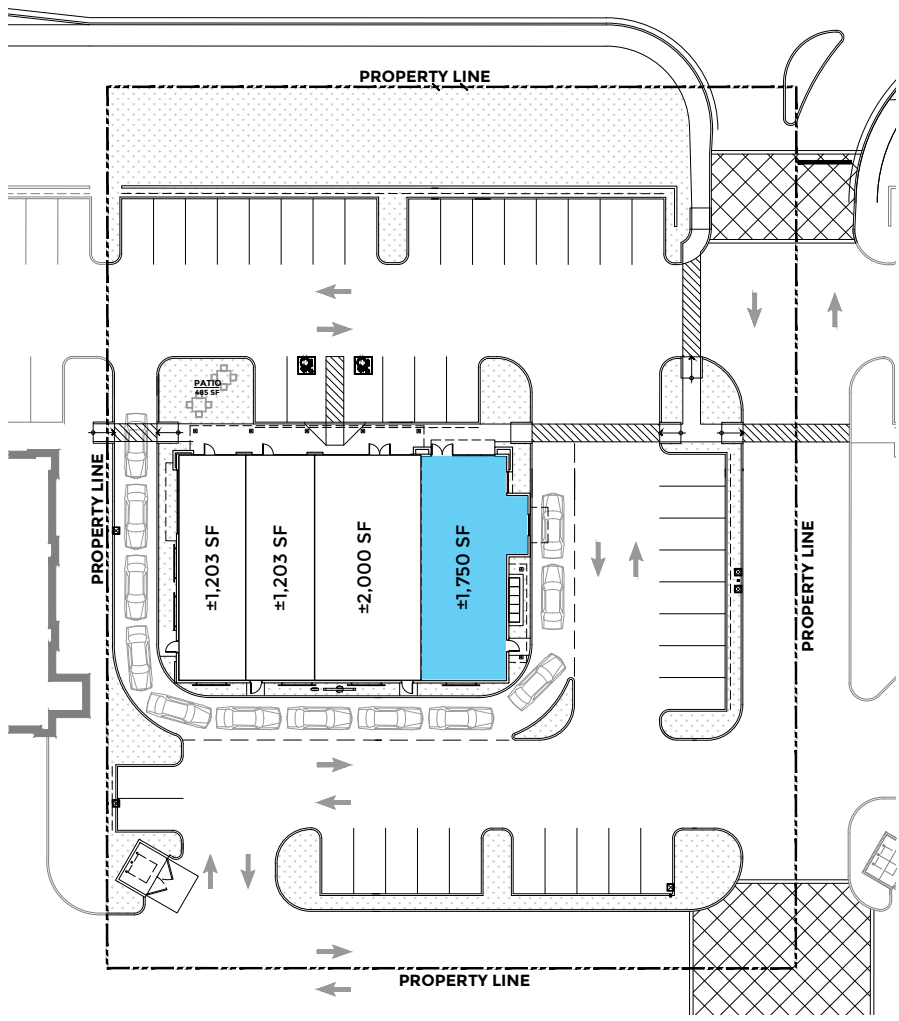
SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT

COTTON LN & WADDELL RD



site plan PAD 3

W WADDELL ROAD



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

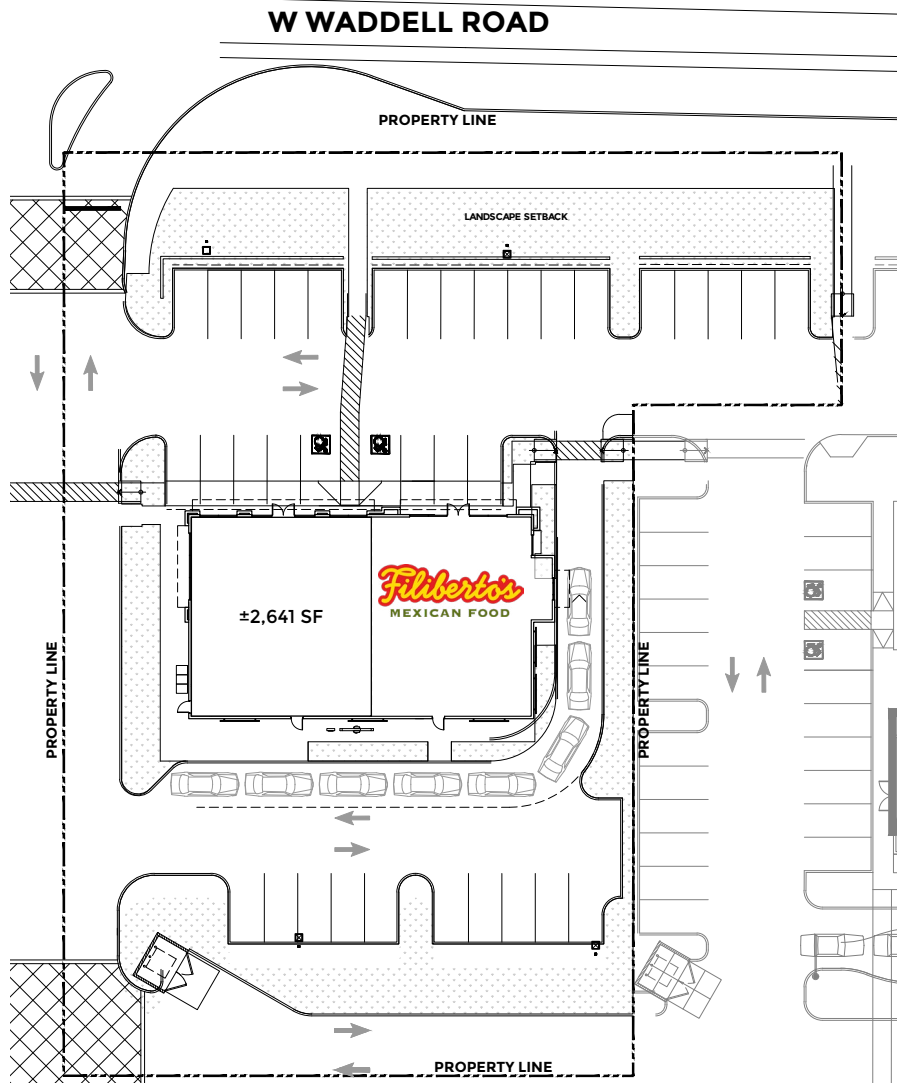


SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT

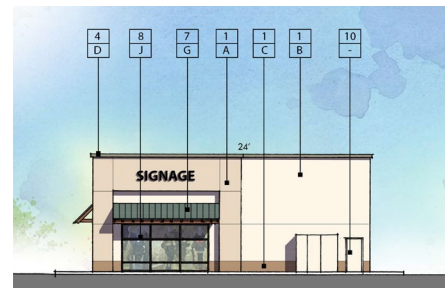
COTTON LN & WADDELL RD



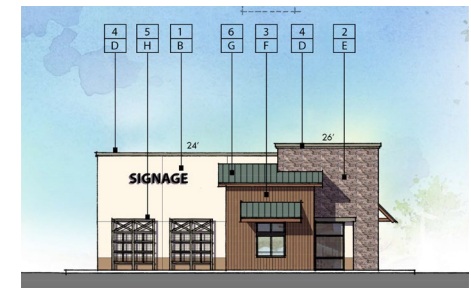
site plan PAD 4



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SWC

SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT

COTTON LN & WADDELL RD

T-MAC
AZ

PCA
PHOENIX COMMERCIAL ADVISORS

aerial



SWC

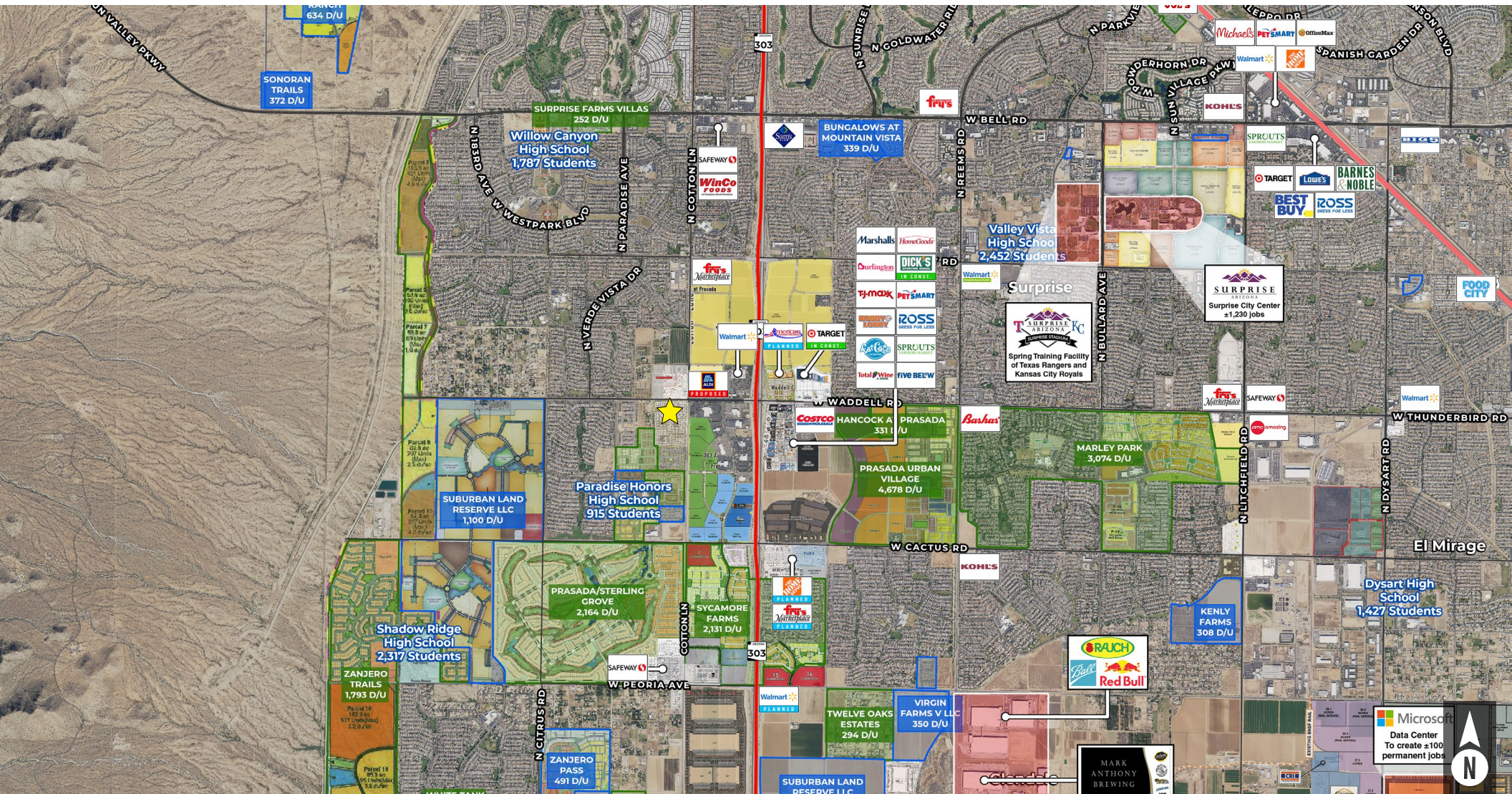
SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT

COTTON LN & WADDELL RD

T-MAC
AZ

PCA
PHOENIX COMMERCIAL ADVISORS

wide aerial



SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT

COTTON LN & WADDELL RD



demographics

2023 ESRI ESTIMATES



**DAYTIME
POPULATION**

2023 Total Daytime Pop

1-Mile	3-Mile	5-Mile
6,797	62,189	120,260

Workers

2,460	15,041	32,834
-------	--------	--------

Residents

4,337	47,148	87,426
-------	--------	--------



POPULATION

2023 Total Population

1-Mile	3-Mile	5-Mile
7,647	85,078	149,131

2028 Total Population

9,587	91,246	156,935
-------	--------	---------



**2023
INCOMES**

Median HH Income

1-Mile	3-Mile	5-Mile
\$96,686	\$90,322	\$85,163

Average HH Income

\$121,311	\$110,382	\$107,509
-----------	-----------	-----------

Per Capita Income

\$36,717	\$37,541	\$39,356
----------	----------	----------



HOUSING UNITS

2023 Housing Units

1-Mile	3-Mile	5-Mile
2,527	31,842	60,995

Owner Occupied

71.7%	72.2%	72.0%
-------	-------	-------

Renter Occupied

21.0%	18.4%	17.6%
-------	-------	-------



HOUSEHOLDS

2023 Households

1-Mile	3-Mile	5-Mile
2,343	28,848	54,636

2028 Households

2,993	31,164	57,691
-------	--------	--------



BUSINESSES

2023 Businesses

1-Mile	3-Mile	5-Mile
100	878	1,974

SWC

SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT

COTTON LN & WADDELL RD

T-MAC
AZ

PCA
PHOENIX COMMERCIAL ADVISORS



CO-LISTING BROKER:

ALI HILL
(602) 734-7205
ahill@pcaemail.com

GREG LAING
(602) 734-7207
glaing@pcaemail.com

CO-LISTING BROKER:

TORREY BRIEGEL
(602) 418-4191
torrey@tmacazre.com

KENZIE HAMANN
(480) 622-5831
mackenzie@tmacdevco.com

T-MAC
AZ



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. December 3, 2024 1:57 PM

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