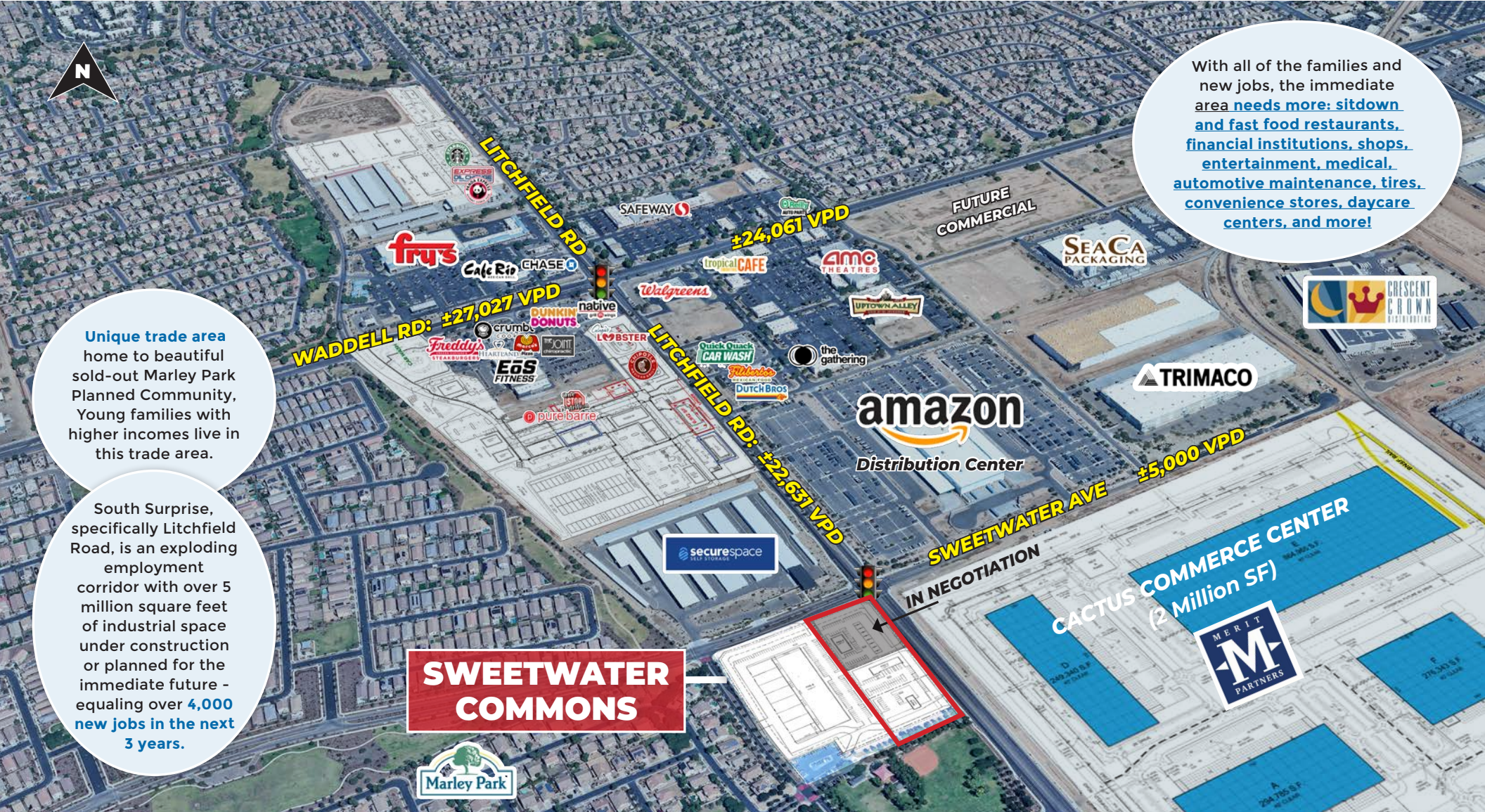


# BRAND NEW PADS AVAILABLE ON BOOMING LITCHFIELD ROAD IN NEW TRADE AREA

**SWEETWATER COMMONS** - SWC Litchfield Road & Sweetwater Avenue, Surprise, Arizona 85379



With all of the families and new jobs, the immediate area needs more: sitdown and fast food restaurants, financial institutions, shops, entertainment, medical, automotive maintenance, tires, convenience stores, daycare centers, and more!

**Unique trade area** home to beautiful sold-out Marley Park Planned Community, Young families with higher incomes live in this trade area.

South Surprise, specifically Litchfield Road, is an exploding employment corridor with over 5 million square feet of industrial space under construction or planned for the immediate future - equaling over **4,000 new jobs in the next 3 years.**

**SWEETWATER COMMONS**



- Over 5 Million Square Feet of Industrial Space Under Construction or Planned for the Immediate Trade Area Equaling over 4,000 New Jobs in the next 3 Years.
- Litchfield Road 2023 Traffic Counts increased 23% in 12 months.
- Adjacent to Beautiful and Fully Built out Marley Park Master Planned Community with an Avg. HH Income of \$119,669 comprised of Young Families with Children.
- Underserved Trade Area for Retail, Restaurants, Entertainment, Medical, and Office.



## GREAT PAD LOCATIONS IN GROWING SURPRISE, ARIZONA

*Various Pad Sizes Available*

Location: **Sweetwater Commons**

Sweetwater Commons: **151,460 SF (Divisible)**

Nearby Retailers: **Fry's, Safeway, Walgreens, AMC Theatres, McDonalds, Taco Bell, Panda Express, Starbucks, EOS Fitness, Chipotle, Chase Bank, O'Reilly Auto Parts, Dutch Bros, Bank of America, etc.**

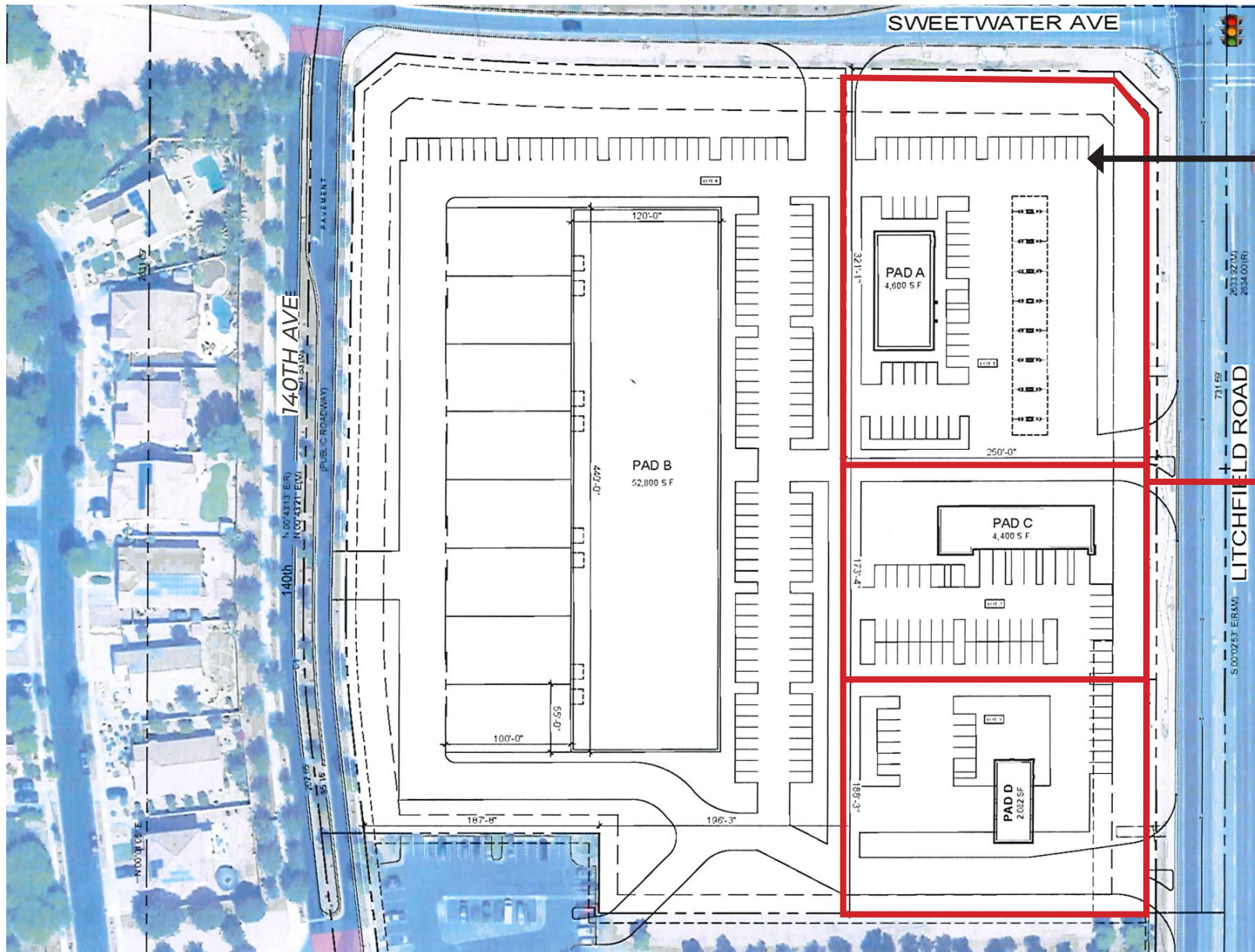
Zoning: **C-1, C-2, Business Park & I-1 allowed**

### LOCATION HIGHLIGHTS

- » **Next retail hub is at Camelback Road - 6 miles to the south**
- » Thousands of new jobs and employers
- » Beautiful residential neighborhoods
- » Access to multiple freeways
- » Great schools and parks
- » An abundance of new apartments
- » Just north of Luke Air Force Base
- » 30-minute drive to TSMC
- » Over 1 million people within 30-minute drive
- » Located less than four miles from Loop 303, and 3 miles from the expanding Northern Parkway, gateway to California and the West Coast via the 303
- » Within 1-day delivery zone of Southern California ports
- » 488,300 workforce within a 30-minute drive

# CONCEPTUAL SITE PLAN - SWEETWATER COMMONS

SWC Litchfield Road & Sweetwater Avenue - Surprise, Arizona 85379

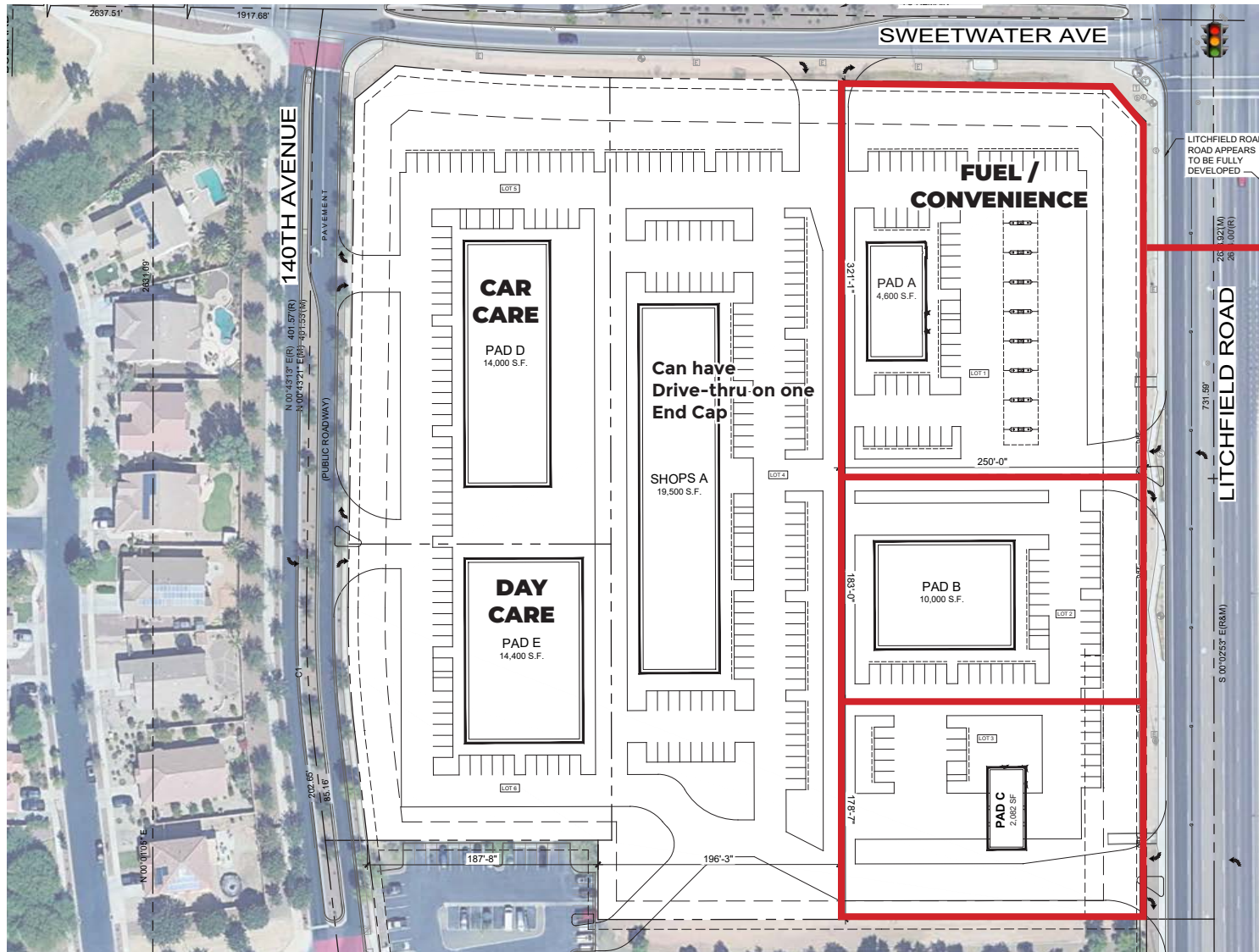


**IN NEGOTIATION  
FUEL USER**

**152,460 SF  
(Divisible)**

# ALTERNATIVE CONCEPTUAL SITE PLAN - SWEETWATER COMMONS

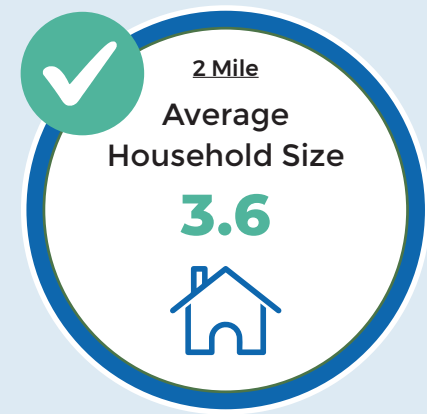
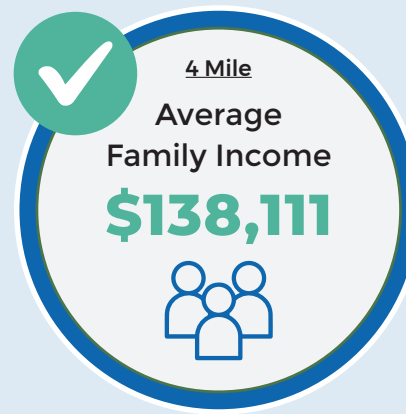
SWC Litchfield Road & Sweetwater Avenue - Surprise, Arizona 85379



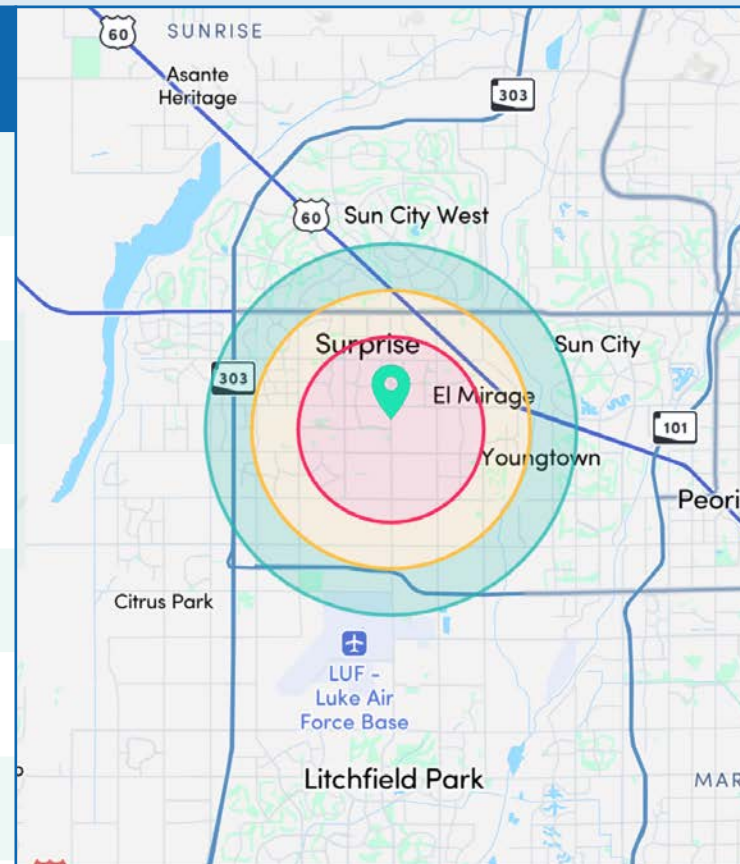
**152,460 SF**  
*(Divisible)*



# AREA DEMOGRAPHICS

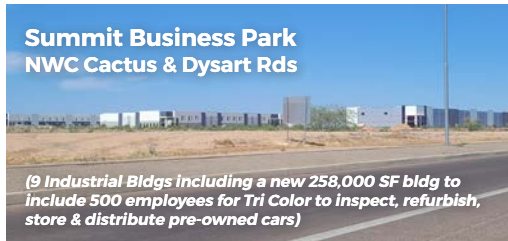


2024 SUMMARY (SitesUSA)	2 Mile	3 Mile	4 Mile
Estimated Population:	55,389	99,875	142,313
Average Household Income:	<b>\$119,669</b>	\$114,161	\$102,868
Average Family Income:	\$129,845	\$130,381	<b>\$138,111</b>
Median Age:	34.3	35.7	42.4
Average Household Size:	<b>3.6</b>	3.6	3.6
Labor Population 16 Years+ (2024):	42,558	77,829	113,175
Total Employees:	6,395	15,388	24,889

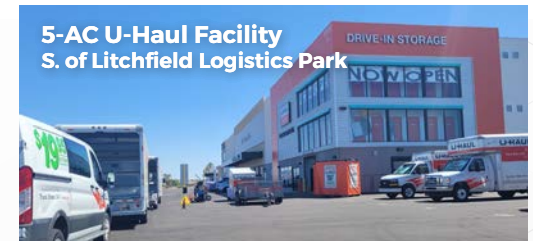




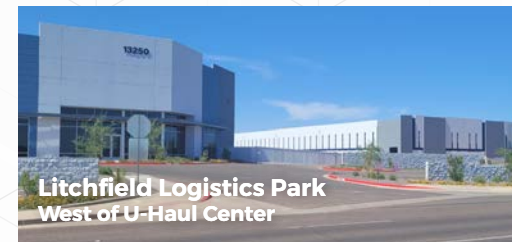
Phoenix Ranks  
**#1 in U.S. for Manufacturing Job Growth**



Phoenix is **#1 in the Nation for Largest Active Industrial Pipeline**



Arizona is Nationally known as a **Top State for Workforce Quality and Availability**, Ranking **#2** in the Country and **#1** in Higher Education Degree Opportunities



## WEST VALLEY FOREIGN TRADE ZONE



**TSMC (Taiwan Semiconductor Manufacturing Company)** is under construction at the intersection of Loop 303 and I-17 in the city of Phoenix. This groundbreaking campus will eventually employ 6000 people in high-tech, high wage jobs.

Moreover, this plant will be joined by many other facilities to support them. **They will be located through Maricopa and Pinal County and will number around 50.**

Surprise is home to the **West Valley Foreign Trade Zone** which offers tenants and owners benefits from fee operational efficiency and other potential cost reductions. Companies supporting TSMC will want to locate in the Railplex directly across from the subject property in order to take advantage of better practices involving customs clearance, duty, tariffs, and tax reductions.

This Surprise location is also a **day's drive to Southern California with easy access to the Northern Parkway, Loop 303 and ultimately to I-10 heading west to California.**





## TRADE AREA OVERVIEW

Located just north of Luke Air Force Base, the trade area is now experiencing significant new housing and employment opportunities. Businesses recently opening in this area include Amazon, Red Bull, Rauch, Ball, White Claw, Puma, Nestle, Janus, Brentwood, Microsoft, TriColor, Interstate, Sub-Zero, FedEx and UPS.

The immediate trade area offers high household incomes with younger parents and several children. In a four mile radius, there are 142,313 residents with more on the way. Jobs are expected to increase during the next few years because Surprise has over 300 acres of “BNSF certified” shovel-ready sites in its award-winning Surprise Rail Plex.

## SURPRISE ARIZONA

Located just 35 minutes from downtown Phoenix, Surprise is one of several fast-growing suburbs in the West Valley. With a more than 300 square mile planning area, the City of Surprise is absorbing a tremendous share of this home growth, along with its West Valley neighboring communities of Peoria and Buckeye.

The City of Surprise is on target to add between 2,000-3,000 new single-family residences to its market each year for the next decade. By 2030, Surprise is estimated to grow from a population of almost 150,000 today to 215,000, according to the Maricopa Association of Governments.



# BRAND NEW PADS AVAILABLE ON BOOMING LITCHFIELD ROAD IN NEW TRADE AREA

*Sweetwater Commons*

SWC Litchfield Road & Sweetwater Avenue - Surprise, Arizona 85379

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