



±1,200 SF RESTAURANT SPACE FOR LEASE

SEC

LITCHFIELD RD & BELL RD

SURPRISE, AZ



property summary

AVAILABLE:	±1,200 SF Restaurant for Lease
ZONING:	PAD, Clty of Surprise
PRICING:	Call for Pricing

highlights

- » Sprouts Anchored
- » Move-in Ready Restaurant Space
- » Class A National Tenant Line-up
- » Over 60,000 Cars Per Day at the intersection

traffic count

Inrix 2024

Litchfield Rd

N ±10,312 VPD (NB & SB)

S ±19,222 VPD (NB & SB)

Bell Rd

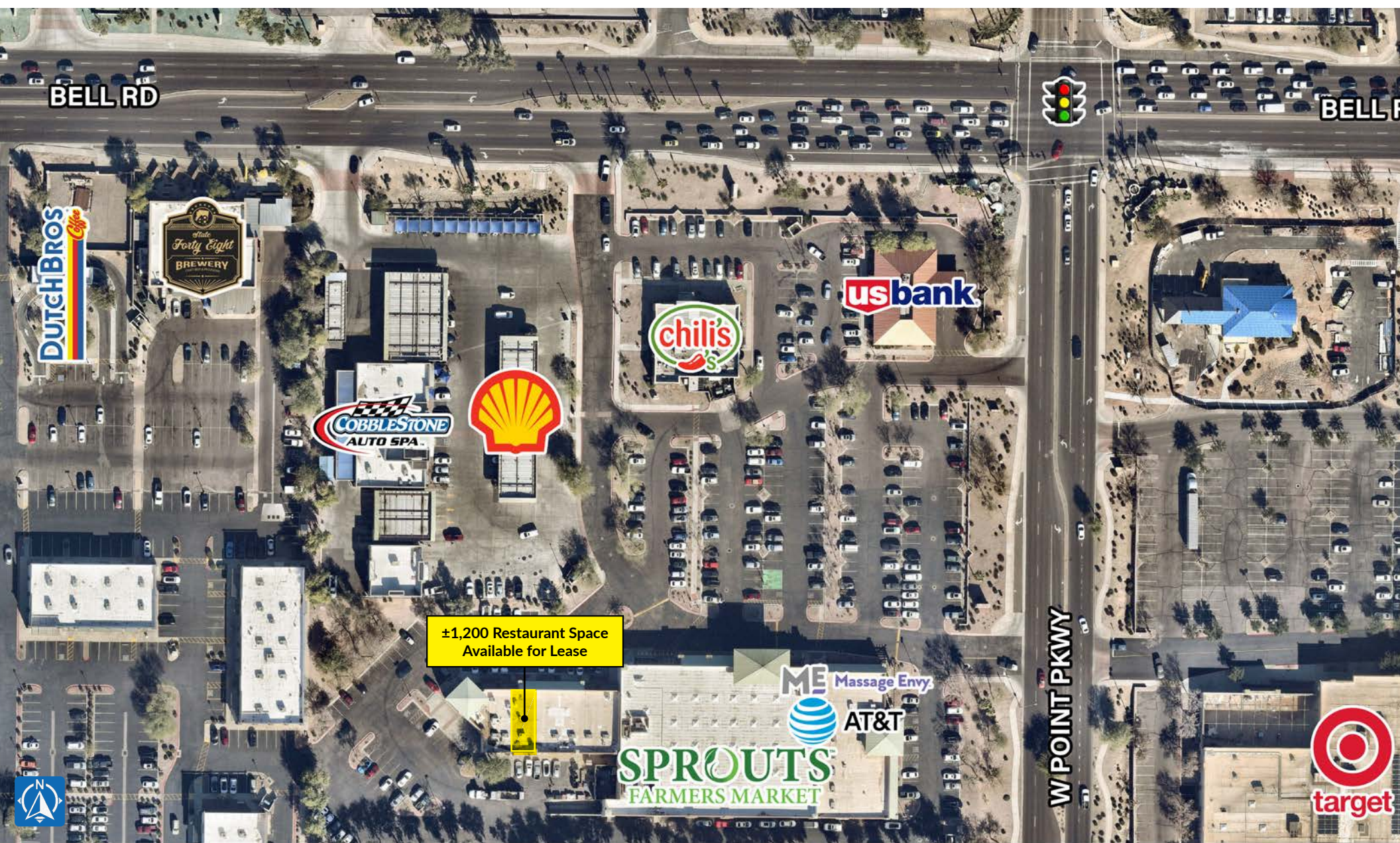
E ±53,502 VPD (EB & WB)

W ±50,532 VPD (EB & WB)

neighboring tenants



site aerial



SEC

LITCHFIELD RD & BELL RD
SURPRISE, AZ



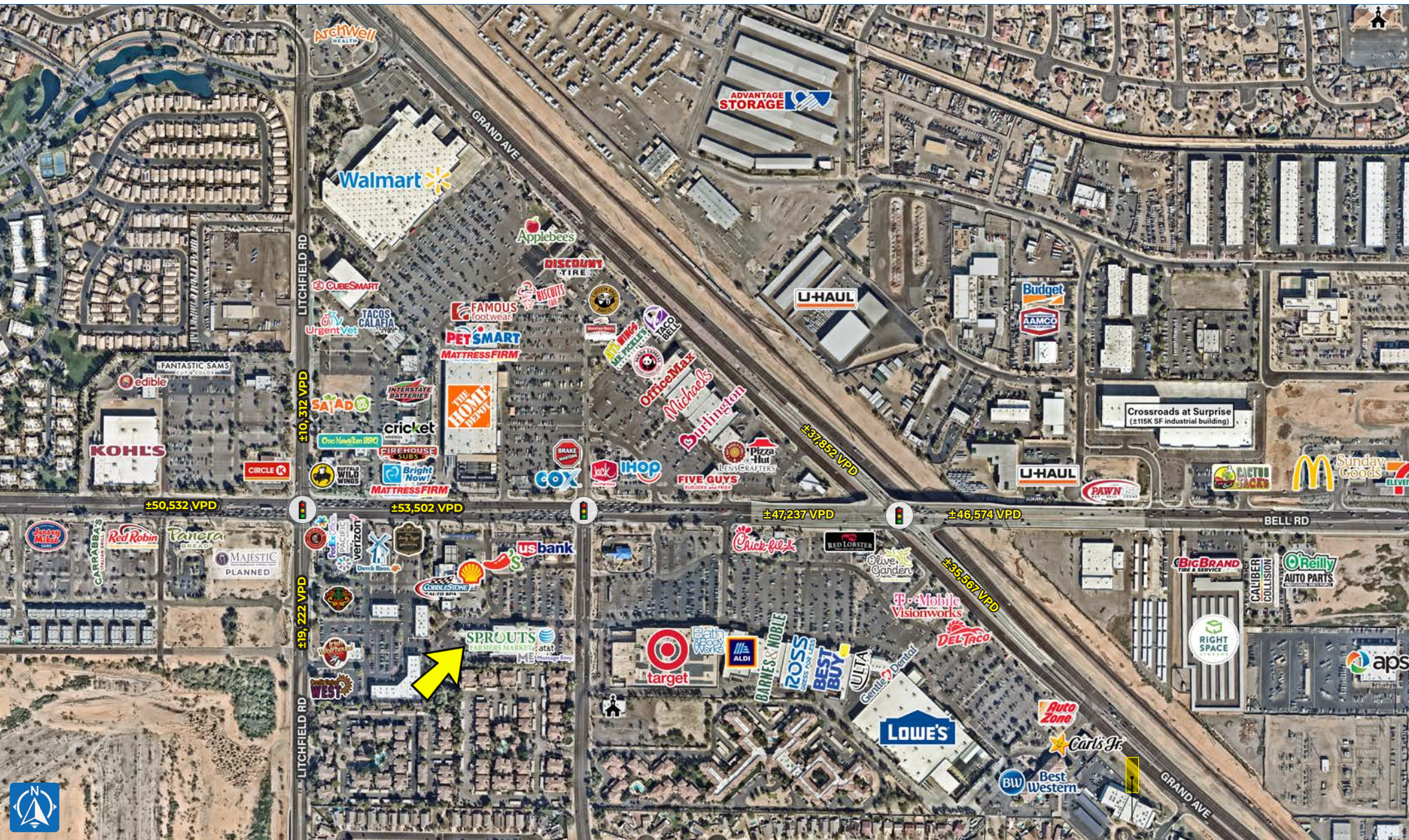
premise photos



SEC

LITCHFIELD RD & BELL RD
SURPRISE, AZ

zoom aerial

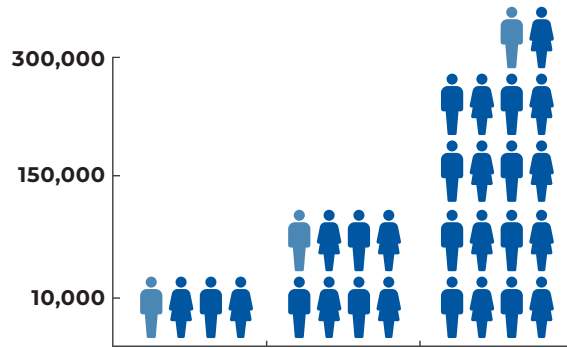


wide aerial



demographics

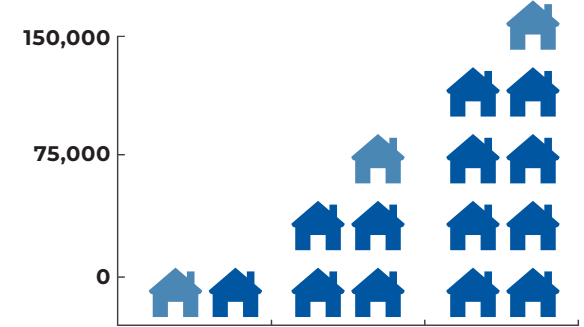
ESRI 2025



	1-Mile	3-Mile	5-Mile
2025 Total Population	7,938	102,289	227,662
2030 Total Population	8,121	105,186	238,678

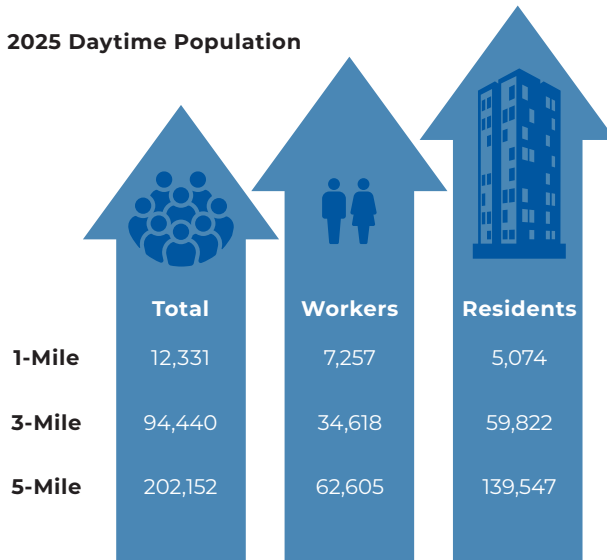


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$65,467	\$86,011	\$41,812
3-Mile	\$80,440	\$100,182	\$40,941
5-Mile	\$81,090	\$103,172	\$42,798

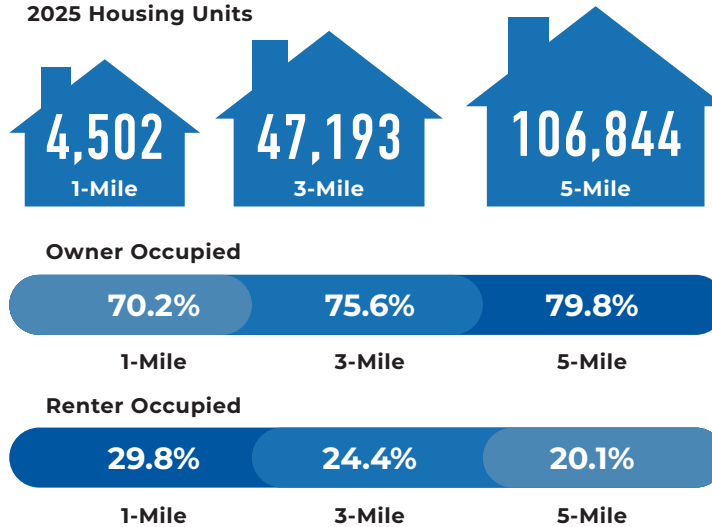


	1-Mile	3-Mile	5-Mile
2025 Households	3,871	41,697	94,161
2030 Households	3,987	43,070	98,767

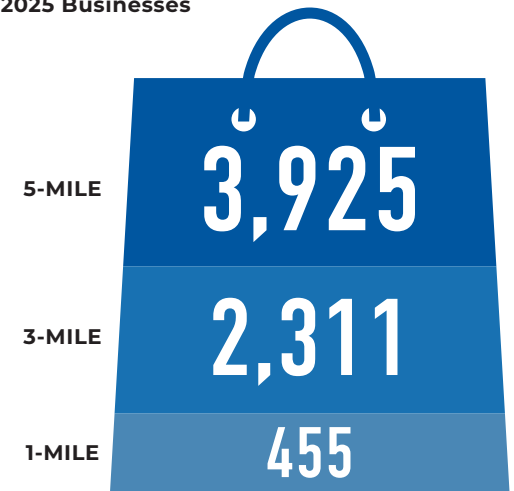
2025 Daytime Population



2025 Housing Units



2025 Businesses



SEC

LITCHFIELD RD & BELL RD
SURPRISE, AZ



exclusively listed by

NICK DEDONA

(602) 734.7208

ndedona@pcaemail.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. March 5, 2026 9:32 AM



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