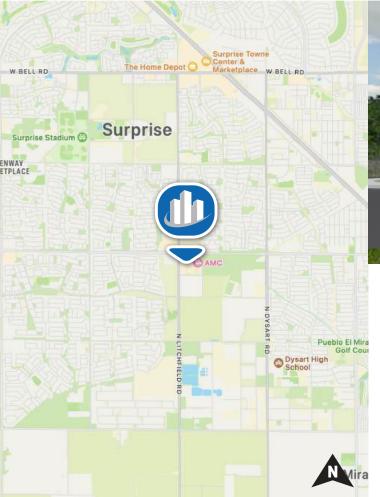
## THE BOULEVARD AT SURPRISE RETAIL LEASING

SEC OF LITCHFIELD & WADDELL ROADS

13601 N. Litchfield Road, Suite 124 - Surprise, Arizona 85379





- Under New Ownership
- · Locate Next to High End Cigar/Whiskey Bar (Fox Cigar Bar)
- Outdoor Patio Included
- Vanilla Shell Condition
- Part of The Boulevard at Surprise Center Development
- · Anchor Tenants Include: Uptown Alley, AMC, TapHouse Brewery

O: (480) 612-0384 - M: (480) 226-8037

nick.miner@orionprop.com



#### **FOR LEASE:**

#### **RETAIL WITH PATIO**





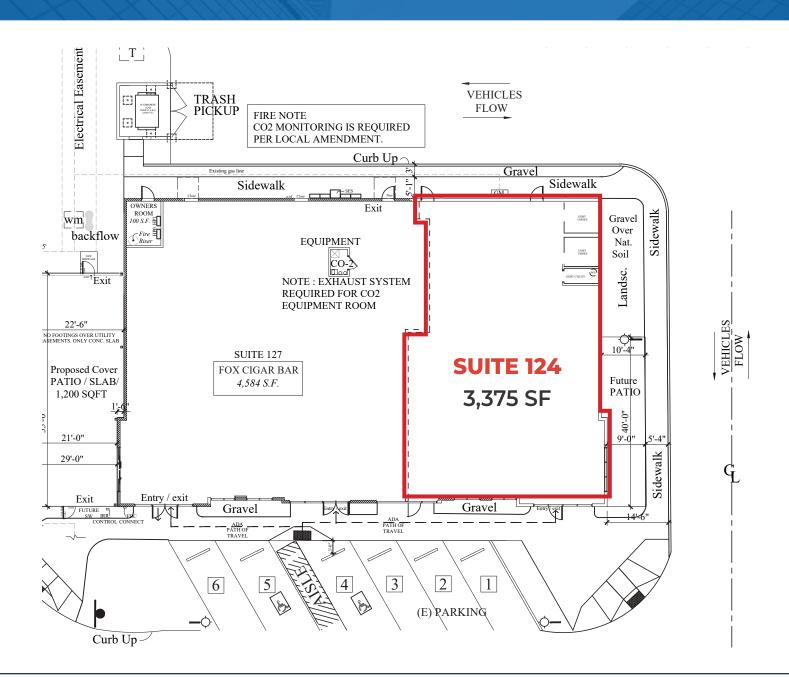


Availability:	3,375 SF	
Lease Rate:	Negotiable/Contact Agent	
Suite Number:	124	
Condition:	Vanilla Shell	
Special Features:	Outdoor Patio	
Cross Streets:	Litchfield Rd: 19,200 VPD Waddell Rd: 29,996 VPD	

The Boulevard at Surprise is a mixed-use commercial development located in Surprise, Arizona. This vibrant retail and dining destination offers a variety of businesses catering to local residents and visitors alike. The development features a diverse mix of national chains and local businesses, including: Uptown Alley, AMC, TapHouse Brewery to name a few. The development's prime location and diverse tenant mix make it an attractive option for businesses seeking exposure in the growing Surprise market.

## SITE PLAN / Not to Scale

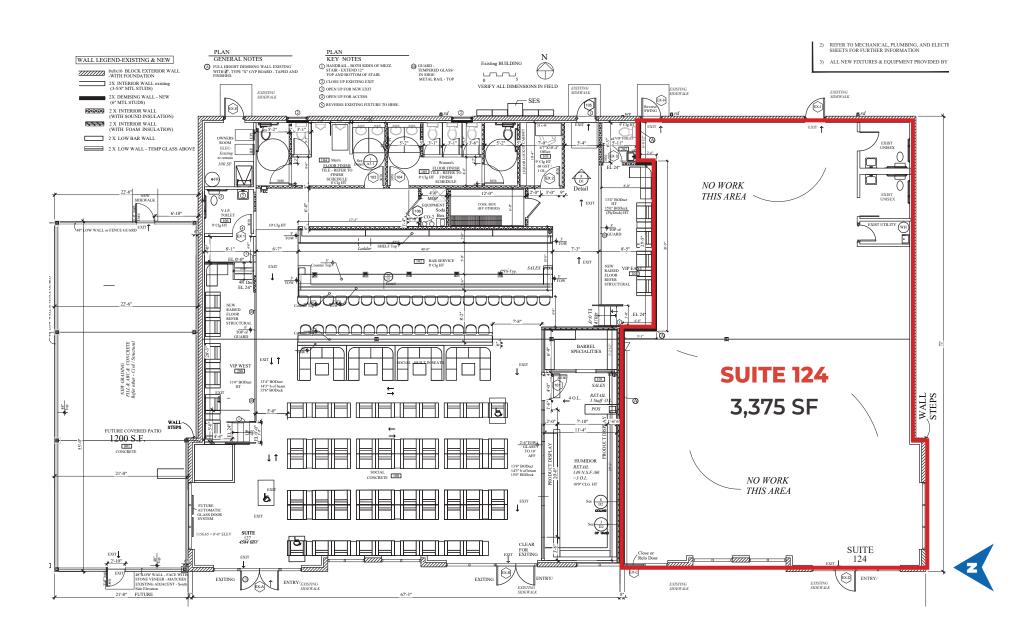






#### GROUND FLOOR PLAN / Not to Scale





## OBLIQUE INTERSECTION VIEW / City of Surprise





## DISTANT AERIAL VIEW / City of Surprise



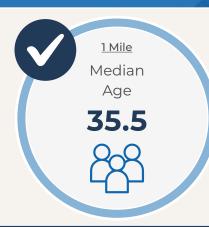


### **DEMOGRAPHIC HIGHLIGHTS** / 1-3-5 Mile



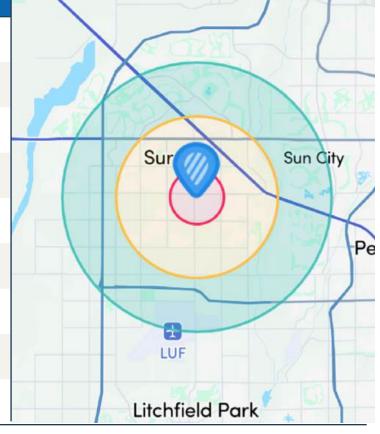








2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	12,717	123,884	256,469
Estimated Population:	11,168	105,446	214,585
Average Household Income:	\$121,898	\$108,114	\$99,532
Median Age:	35.6	36.3	45.3
Average Household Size:	3.1	2.9	2.4
Consumer Annual Retail Expenditures:	\$214.38 M	\$1.96 B	\$4.45 B
Total Households:	3,573	35,652	87,715
Total Housing Units:	3,905	38,962	96,870
Total Employees:	1,549	18,438	41,884



#### NEARBY **NEW DEVELOPMENT & EMPLOYMENT**





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





Ranking #2 in the Country and #1 in Higher Education Degree Opportunities









## AREA OVERVIEW / City of Surprise



#### TRADE AREA OVERVIEW

Located just north of Luke Air Fore 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.



#### SURPRISE RAILPLEX



#### 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 employee 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.

# RETAIL FOR LEASE: THE BOULEVARD AT SURPRISE

SEC OF LITCHFIELD & WADDELL ROADS 13601 N. Litchfield Road, Suite 124 Surprise, Arizona 85379





ORION Investment Real Estate 7150 E Camelback Road Unit 425 Scottsdale, Arizona 85251



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**ORION Investment Real Estate** is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.