

±1 ACRE
RETAIL PAD
AVAILABLE

±1 ACRE
RETAIL PAD
AVAILABLE

TWO
±1 ACRE
RETAIL PADS
AVAILABLE



PLAYGROUND & PARK

Litchfield Rd 24,089 ADT
19,827 ADT
19,489 ADT

COMING SOON



RETAIL PROPERTY FOR LEASE, BTS, OR SALE

SURPRISE PADS

13925 W Acoma Dr Surprise, AZ 85379

JASON FESSINGER
602.368.1090
jfessinger@w-retail.com

KALEN RICKARD
602.931.4492
krickard@w-retail.com

JULIE GREEN
602.710.1786
jgreen@w-retail.com



2555 E Camelback Rd, Suite 200
Phoenix AZ, 85016
602.778.3747 | w-retail.com

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LOCATION DESCRIPTION

N NWC Litchfield Rd & Waddell Rd

PROPERTY HIGHLIGHTS

- TWO +/-1 ACRE PADS FOR LEASE, BTS or SALE
- Dense, well established neighborhoods in the surrounding area
- Located in the middle of a rapidly growing employment area
- 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
- City of Surprise has over 1,200 employees
- Surprise Stadium #1 ranked spring training stadium by USA Today - 4,500 fans per game
- More than 44,000 cars per day at this prominent intersection on Litchfield
- Population is 350% growth in the last decade
- Surprise population is over 165,000
- 12,329 SFR permits issued in Surprise since 2020
- One of the lowest property tax rates in West Valley



AREA CO-TENANTS



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SURPRISE PADS

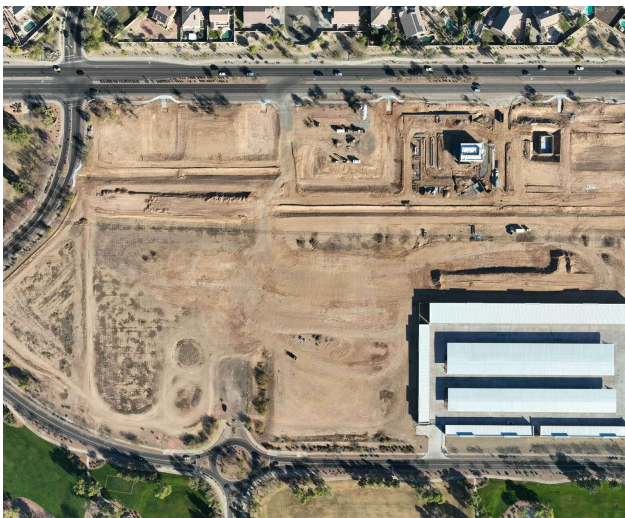
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DEMOGRAPHICS

| | | | | |
|--|--|---|--|--|
|  165,385 POPULATION |  60,357 HOUSEHOLDS |  131,292 DAYTIME POPULATION |  \$112,820 AVERAGE HOUSEHOLD INCOME |  \$460,988 MEDIAN HOME VALUE |
|  +2,456 BUSINESSES |  73,628 EMPLOYED POPULATION |  42.1 MEDIAN AGE |  40 Min TO SKY HARBOR |  +200,000 SPRING TRAINING VISITORS |

Source: City of Surprise, Esri 2024

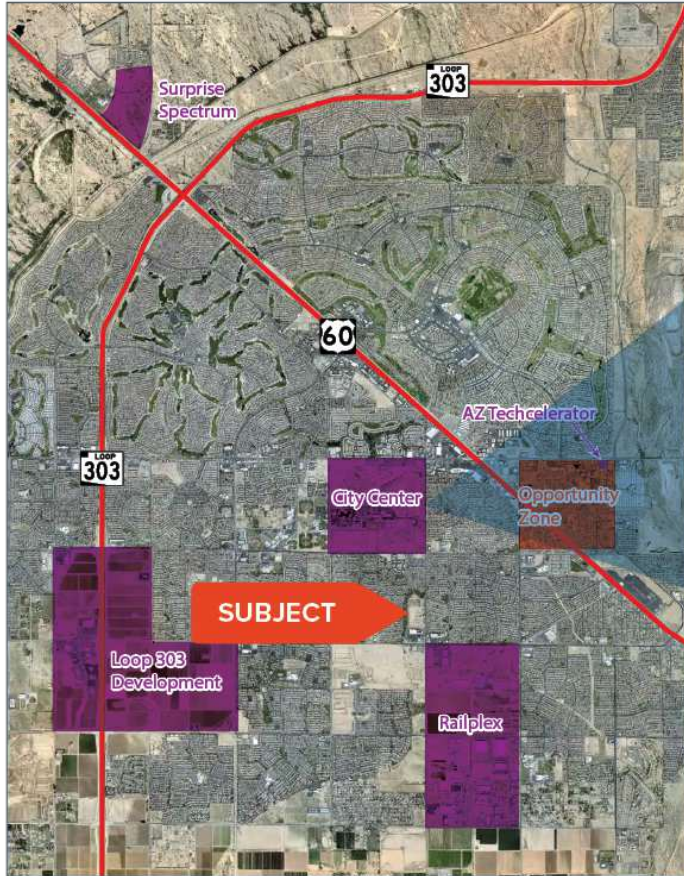


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Surprise Development Areas | City Center | Surprise, AZ



CITY CENTER HIGHLIGHTS

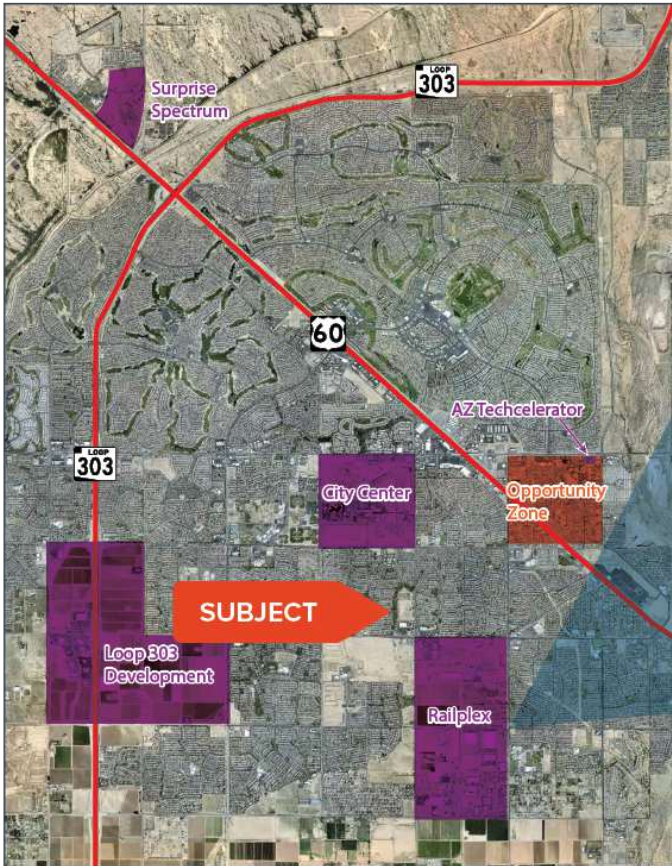
- 400+ Acres of Available Land
- 250 Acre Recreational Campus including Northwest Regional Library, Tennis & Racquet Complex, Pickleball Courts, Aquatic Center, Surprise Stadium, Community Park, Fishing Lake, and Dog Park
- Walkable/Bikeable Campus Design
- Elm Street Retail Corridor
- Bullard Ave Entertainment and Retail District
- Ottawa University

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Surprise Development Areas | Railplex | Surprise, AZ

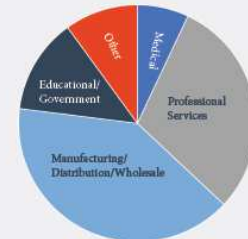


RAILPLEX HIGHLIGHTS

- 2 Sq Mi Shovel Ready Industrial Park
- 2 Power Substations
- Foreign Trade Zone
- 4 Corporate HQs
- 5,000 Linear Feet Ennis BNSF Rail Spur
- Surprise Water Campus & Future Fire Station
- 1,500 Jobs
- 25 Restaurants & Anchor Entertainment
- <4 hours to SoCal's Inland Empire

TENANT SUMMARY

| | |
|--|-----|
| Manufacturing/ Distribution/Wholesale | 40% |
| Professional Services | 30% |
| Education/Government | 13% |
| Medical | 10% |
| Other | 7% |

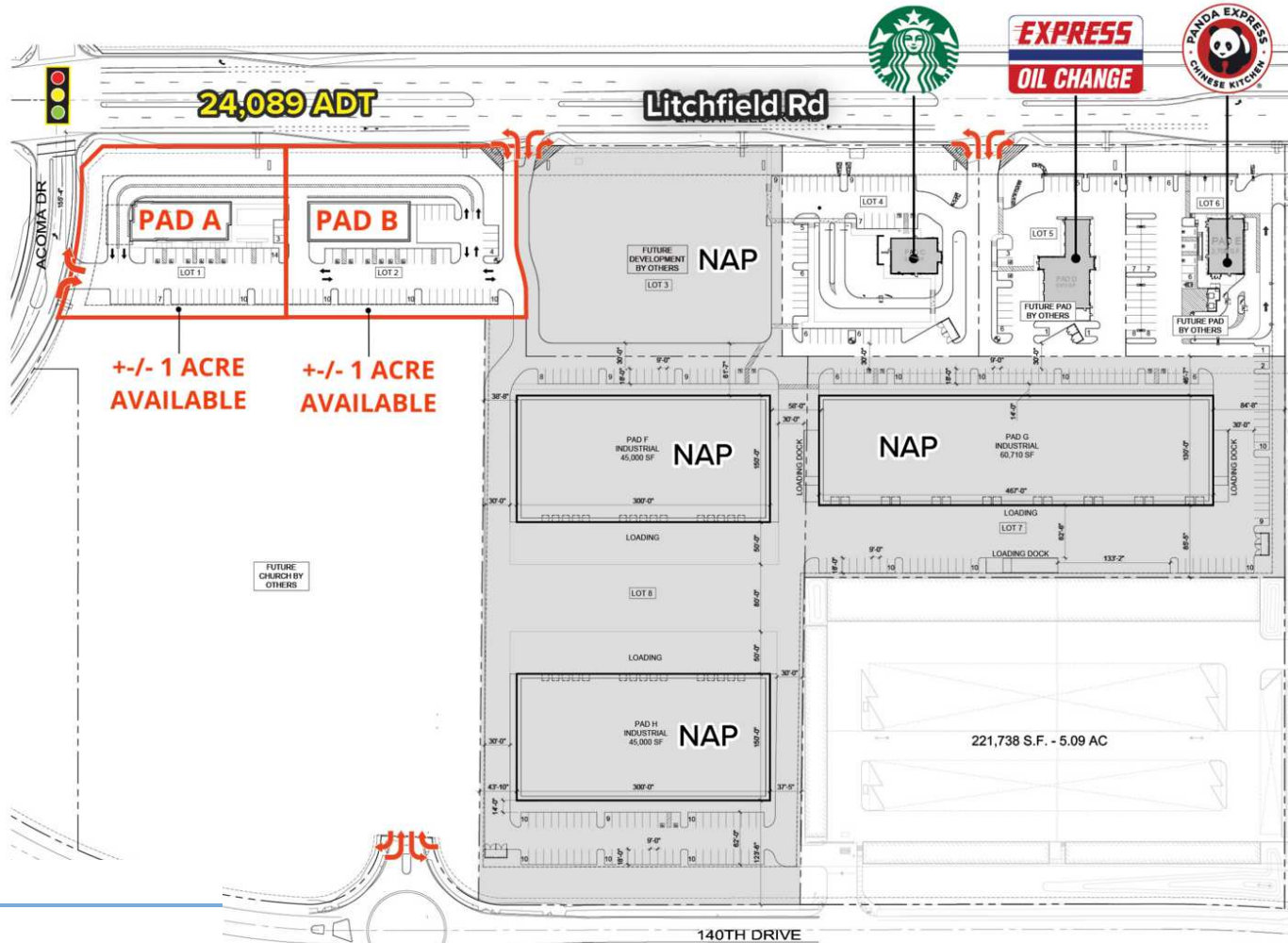


*source City of Surprise

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LEGEND

Available

Unavailable

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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|------------------|
| Lease Type: | CALL FOR DETAILS | Lease Term: | Negotiable |
| Total Space: | 1 Acres | Lease Rate: | CALL FOR PRICING |

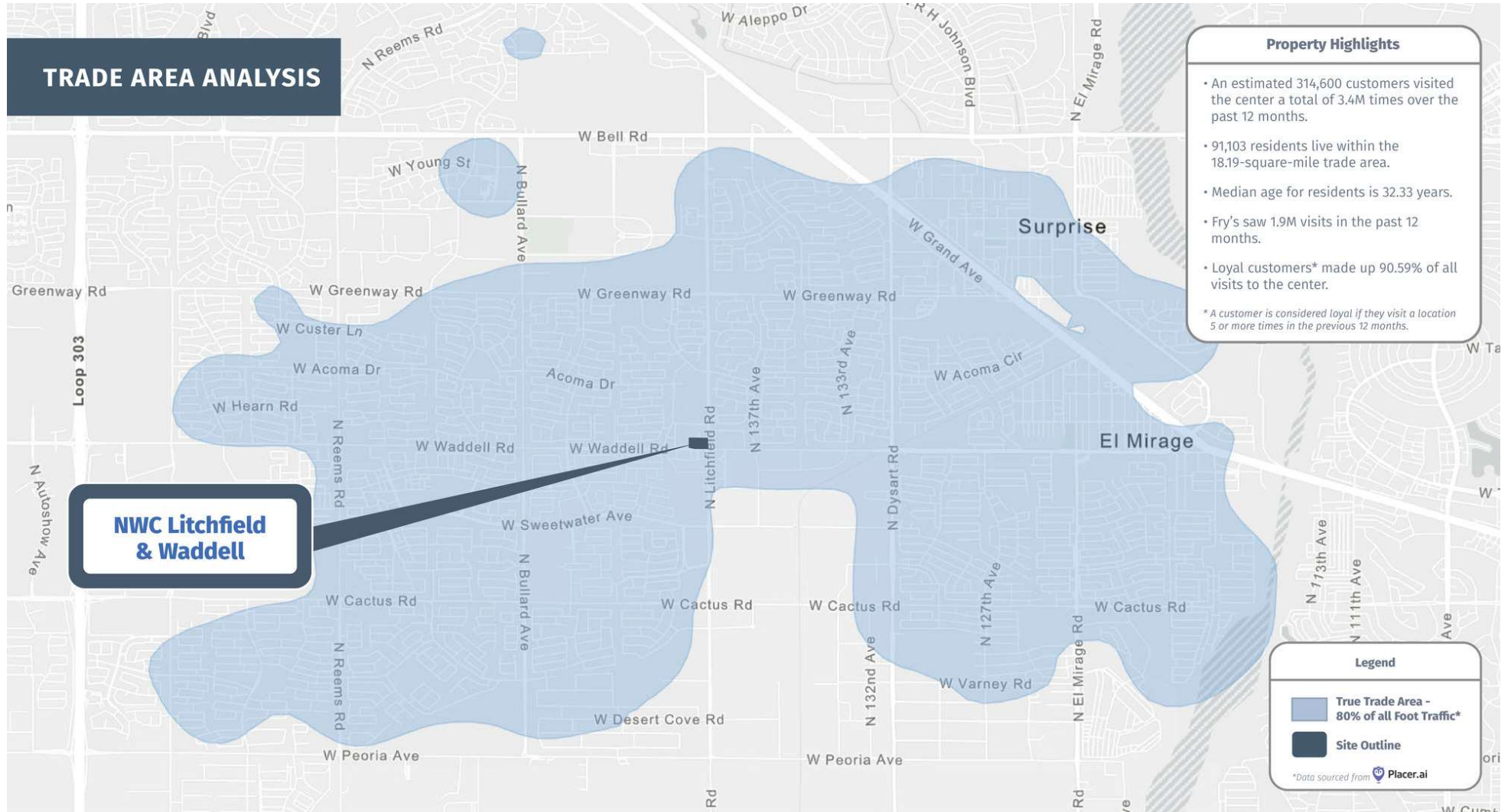
AVAILABLE SPACES

| SUITE | TENANT | SIZE | RATE | DESCRIPTION |
|-------|--------------------|----------|------------------|-------------|
| PAD A | Available | 1 Acres | CALL FOR PRICING | RETAIL |
| PAD B | Available | 1 Acres | CALL FOR PRICING | RETAIL |
| PAD C | STARBUCKS | 2,397 SF | - | RETAIL |
| PAD D | EXPRESS OIL CHANGE | 5,672 SF | - | RETAIL |
| PAD E | PANDA EXPRESS | 2,700 SF | - | RETAIL |

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| Area Total | 17,608 | 116,615 | 218,697 |
| Median Age | 35.6 | 38.0 | 48.5 |



HOUSEHOLD INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------|-----------|----------|----------|
| Median | \$92,470 | \$81,368 | \$76,166 |
| Average | \$111,738 | \$98,882 | \$95,449 |



DAYTIME WORKFORCE

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Businesses | 231 | 2,152 | 3,885 |
| Employees | 2,308 | 22,549 | 47,948 |
| Daytime Population | 12,013 | 92,680 | 193,401 |



EDUCATION

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| Percentage with Degrees | 43.6% | 38.7% | 41.2% |



EMPLOYMENT

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| White Collar Occupation | 64.1% | 61.1% | 62.9% |
| Services | 18.4% | 19.4% | 18.6% |
| Blue Collar | 17.6% | 19.5% | 18.5% |



HOUSEHOLD STATISTICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Households | 5,764 | 40,740 | 88,904 |
| Median Home Value | \$444,043 | \$408,460 | \$409,297 |

*2024 Demographic data derived from ESRI

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