

BRAND NEW PAD AVAILABLE

on BOOMING
LITCHFIELD ROAD in
New Trade Area

LITCHFIELD PLACE

N/NWC Litchfield Road & Waddell Road
Surprise, Arizona 85379

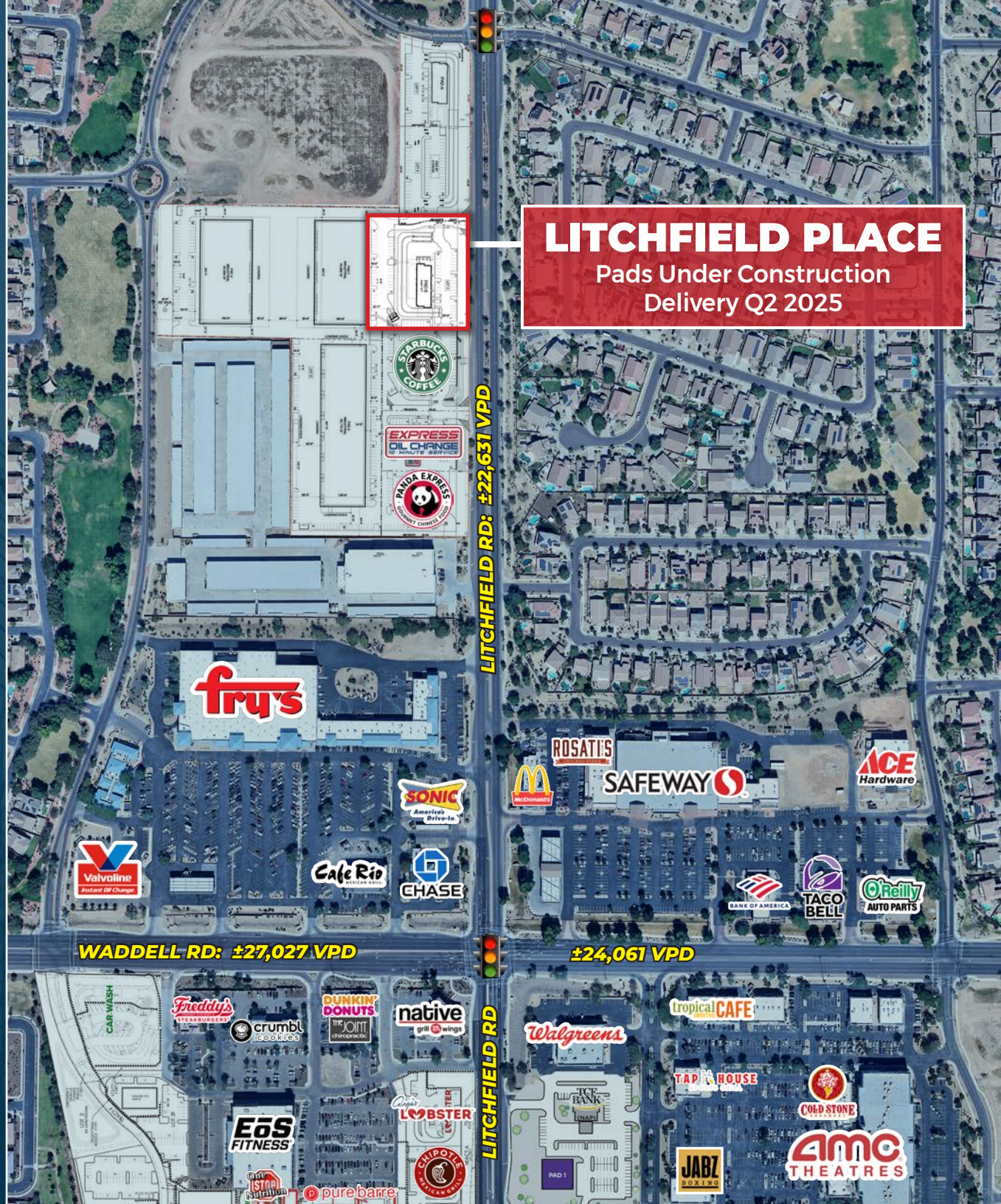


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LITCHFIELD PLACE
Pads Under Construction
Delivery Q2 2025

LITCHFIELD RD: ±22,631 VPD

WADDELL RD: ±27,027 VPD

±24,061 VPD

LITCHFIELD RD

- 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 LOCATION IN GROWING SURPRISE, ARIZONA

Location: **Litchfield Place**

Litchfield Place: **67,518 SF** (Divisible)
Under Construction - Delivery Q2 2025

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

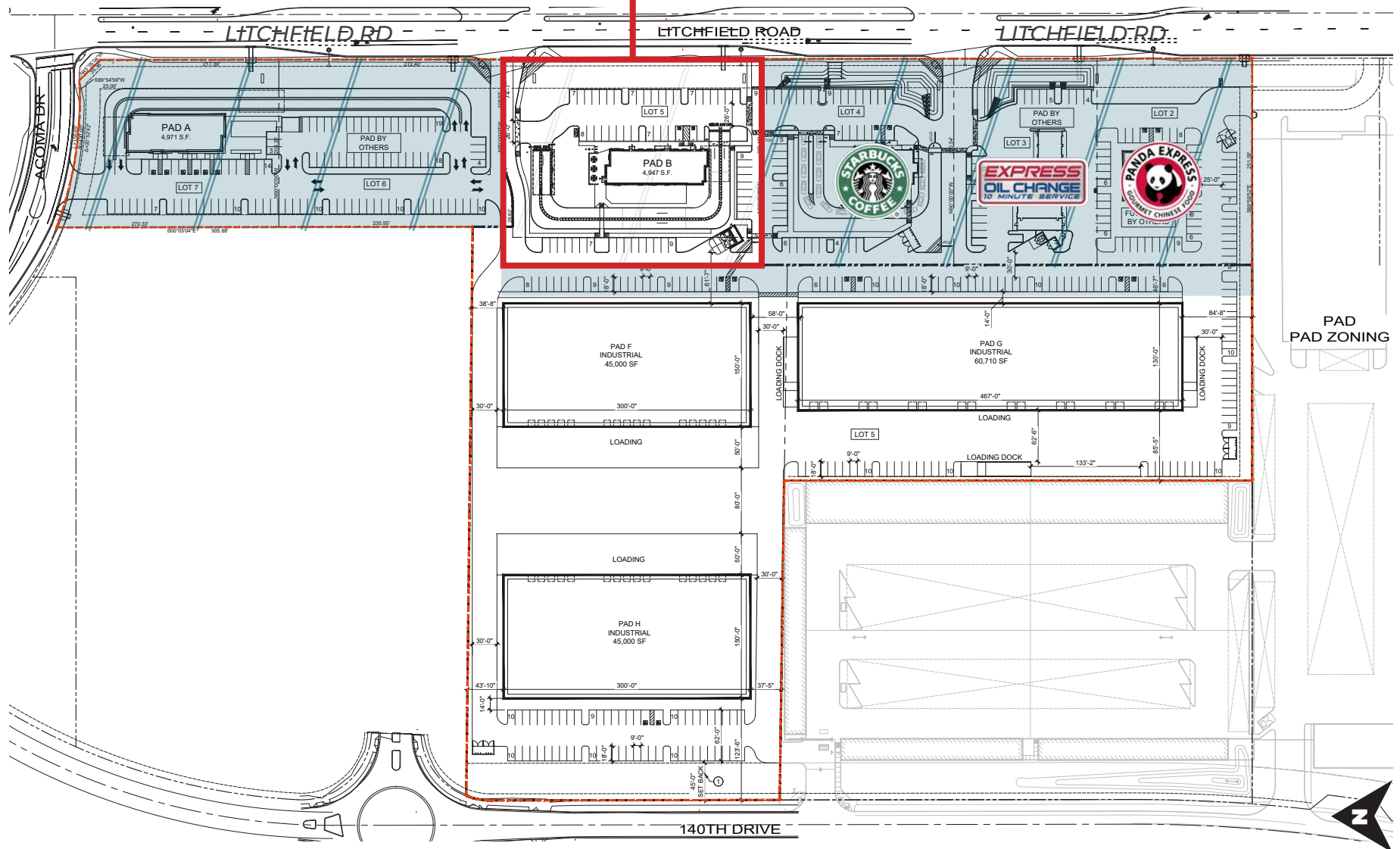
- » Next retail hub is at Camelback Road - 6 miles to the south
- » Thousands of new jobs and employers
- » Beautiful residential neighborhoods
- » Access to multiple freeways
- » Great schools and parks
- » An abundance of new apartments
- » Just north of Luke Air Force Base
- » 30-minute drive to TSMC
- » 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 - LITCHFIELD PLACE (SINGLE-TENANT)

N/NWC Litchfield Road & Waddell Road - Surprise, Arizona 85379

67,518 SF (Divisible)

ON + OFF SITES UNDER CONSTRUCTION
Delivery 2nd Quarter 2025

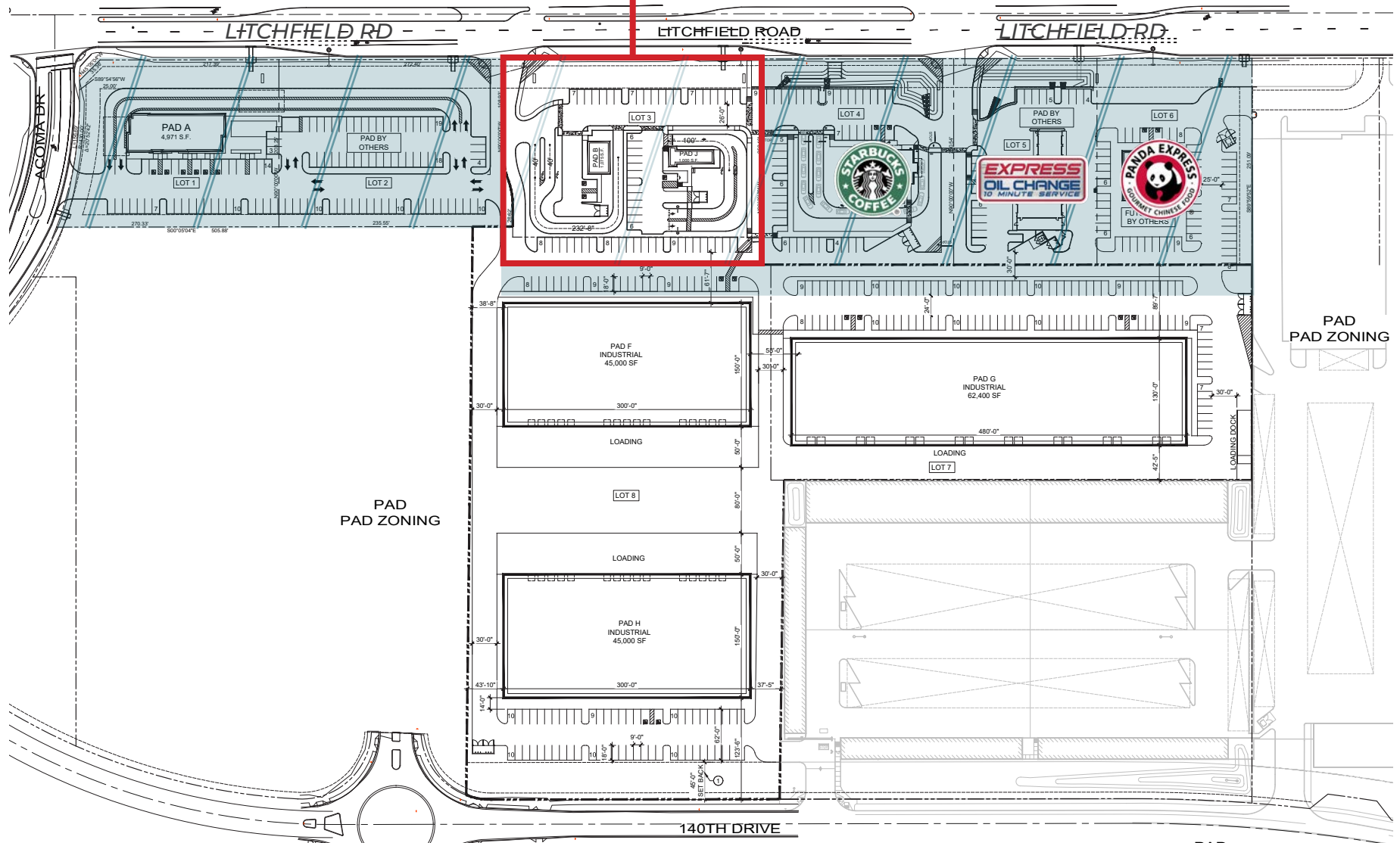


CONCEPTUAL SITE PLAN - LITCHFIELD PLACE (2-TENANT)

N/WC Litchfield Road & Waddell Road - Surprise, Arizona 85379

67,518 SF (Divisible)

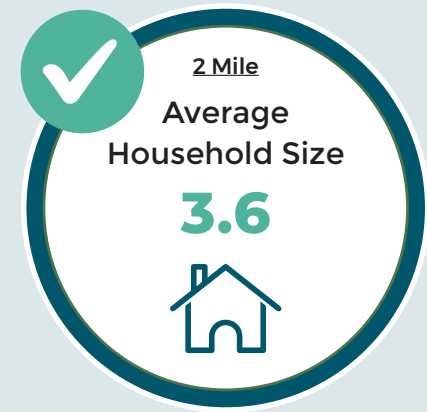
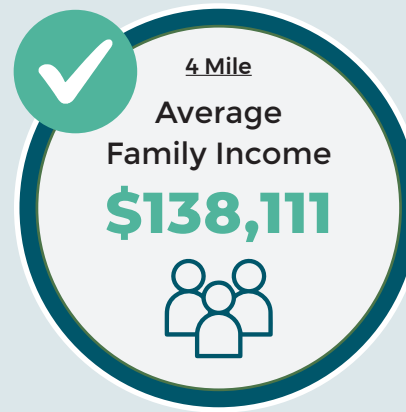
ON + OFF SITES UNDER CONSTRUCTION
Delivery 2nd Quarter 2025



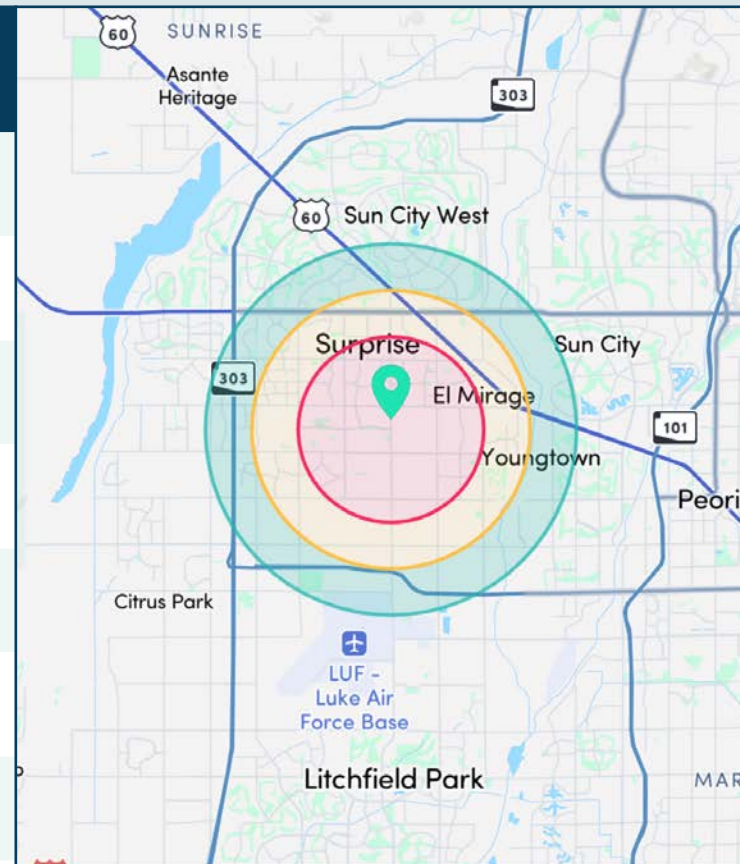
DISTANT AERIAL VIEW



AREA DEMOGRAPHICS



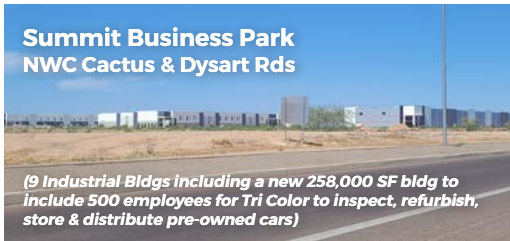
2024 SUMMARY (SitesUSA)	2 Mile	3 Mile	4 Mile
Estimated Population:	55,389	99,875	142,313
Average Household Income:	\$119,669	\$114,161	\$102,868
Average Family Income:	\$129,845	\$130,381	\$138,111
Median Age:	34.3	35.7	42.4
Average Household Size:	3.6	3.6	3.6
Labor Population 16 Years+ (2024):	42,558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



NEARBY NEW DEVELOPMENT & EMPLOYMENT



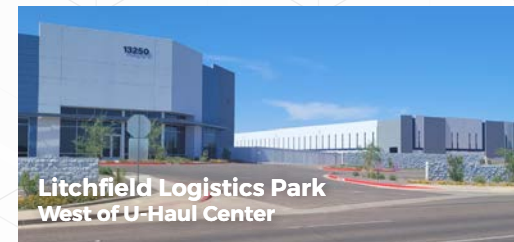
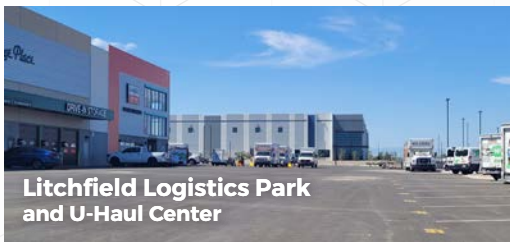
Phoenix Ranks
**#1 in U.S. for
Manufacturing
Job Growth**



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 #1 in Higher Education Degree Opportunities



WEST VALLEY FOREIGN TRADE ZONE

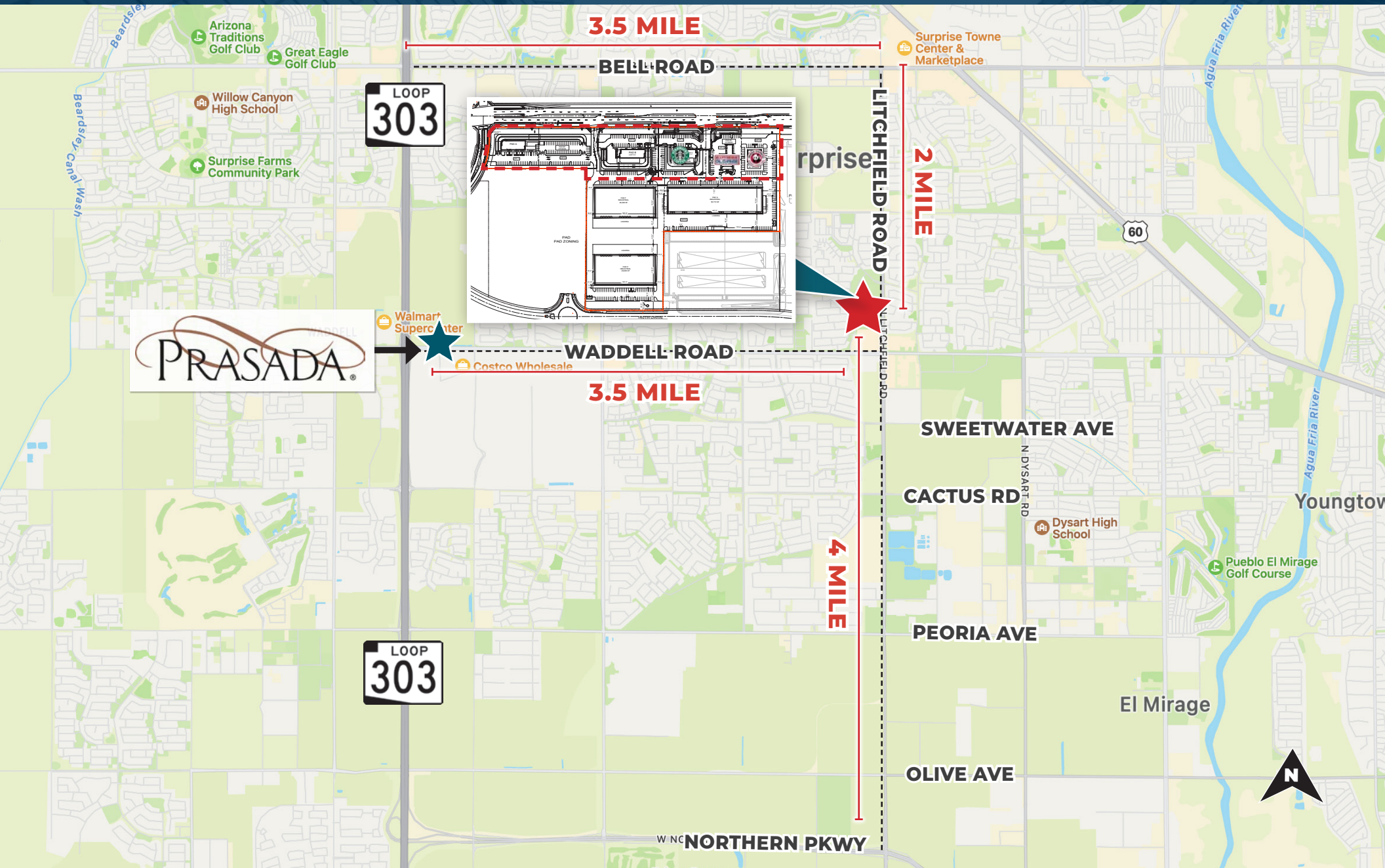


TSMC (Taiwan Semiconductor Manufacturing Company) is under construction at the intersection of Loop 303 and I-17 in the city of Phoenix. This groundbreaking campus will eventually employ 6000 people in high-tech, high wage jobs.

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.



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