

W WESTERN
RETAIL ADVISORS
PLAYGROUND
AND PARK

SUBJECT
4,971 SF RETAIL
PAD AVAILABLE

COMING SOON



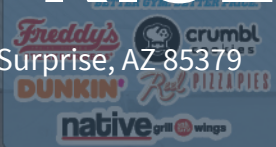
Waddell Rd 19,416 ADT

Waddell Rd 18,355 ADT

RETAIL PROPERTY FOR LEASE, BTS OR SALE

SURPRISE PADS

13925 W Acoma Dr Surprise, AZ 85379



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SURPRISE PADS

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LOCATION DESCRIPTION

N NWC Litchfield Rd & Waddell Rd

PROPERTY HIGHLIGHTS

- 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 37,000 cars per day at this prominent intersection on Litchfield
- Population is 350% growth in the last decade
- Surprise population is over 155,000
- 1,562 SFR permits issued in Surprise since July 2020
- Almost 5,000 SFR permits completed 2016-2020
- One of the lowest property tax rates in West Valley

AREA CO-TENANTS



COMING SOON:

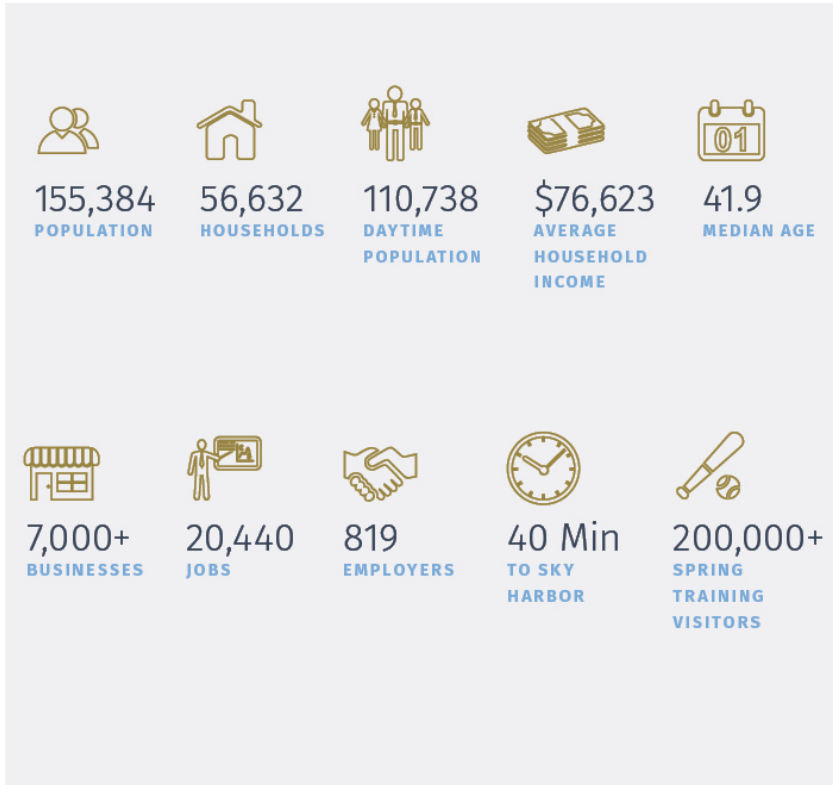


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DEMOGRAPHICS



*source City of Surprise

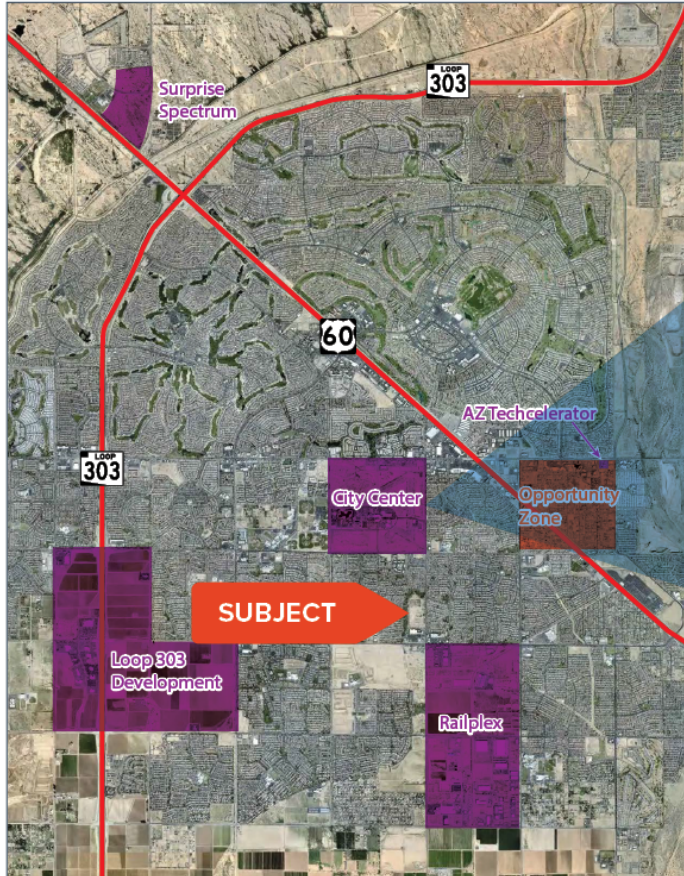


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Surprise Development Areas | City Center | Surprise, AZ



CITY CENTER HIGHLIGHTS

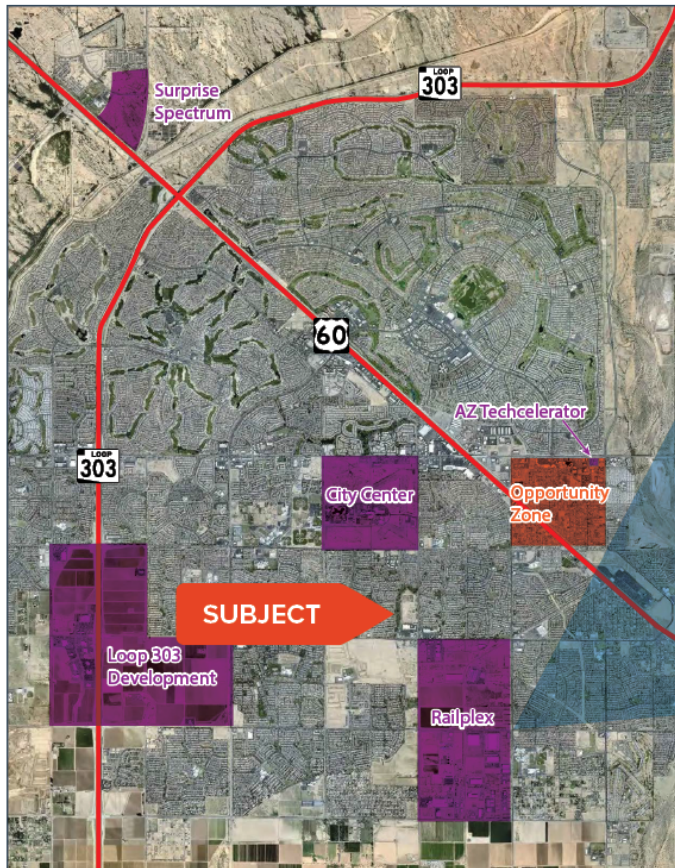
- 400+ Acres of Available Land
- 250 Acre Recreational Campus including Northwest Regional Library, Tennis & Racquet Complex, Pickleball Courts, Aquatic Center, Surprise Stadium, Community Park, Fishing Lake, and Dog Park
- Walkable/Bikeable Campus Design
- Elm Street Retail Corridor
- Bullard Ave Entertainment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

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Surprise Development Areas | Railplex | Surprise, AZ

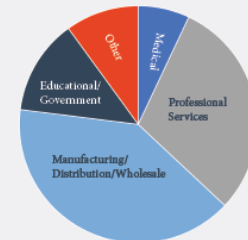


RAILPLEX HIGHLIGHTS

- 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%

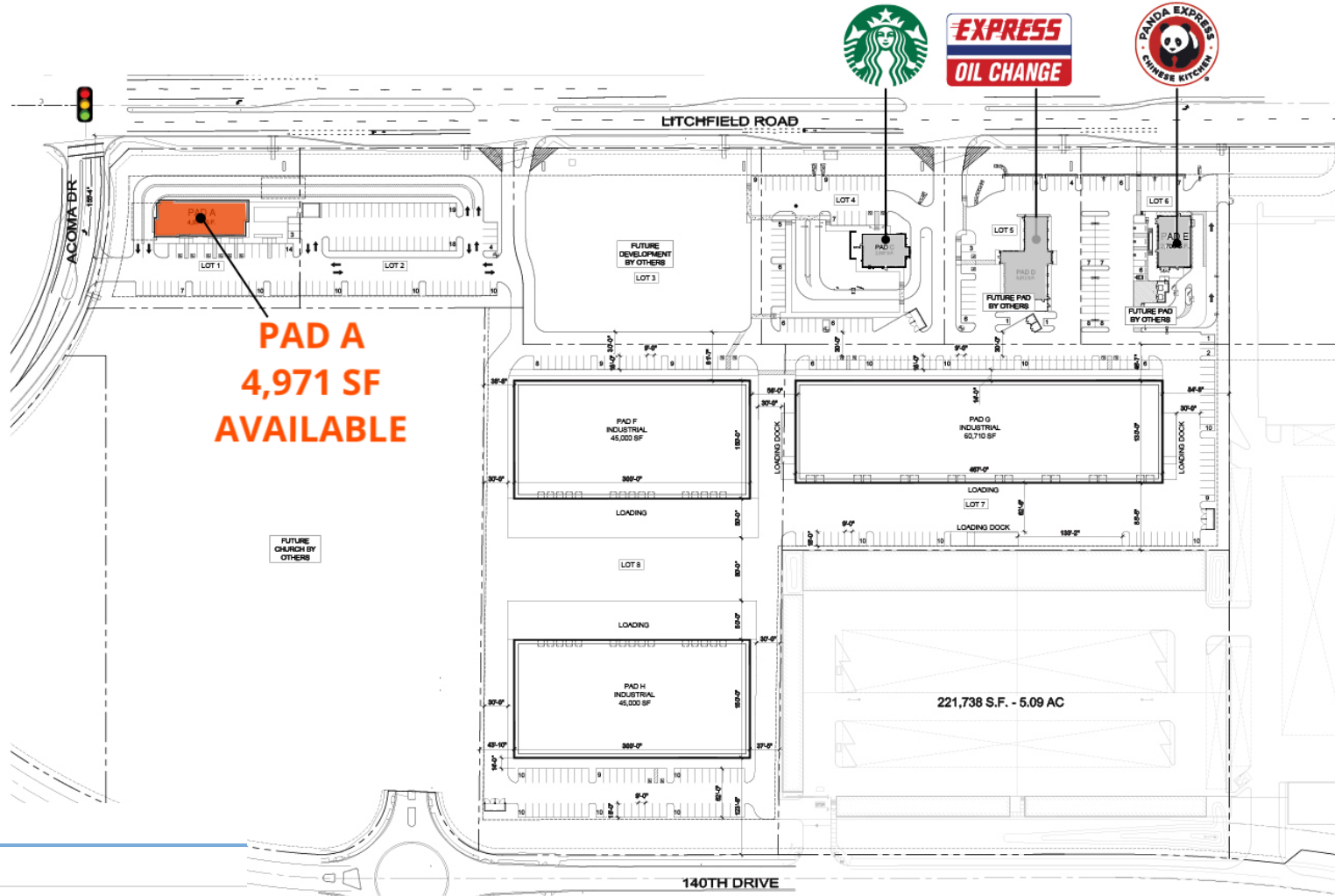


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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	CALL FOR DETAILS	Lease Term:	Negotiable
Total Space:	4,971 SF	Lease Rate:	CALL FOR PRICING

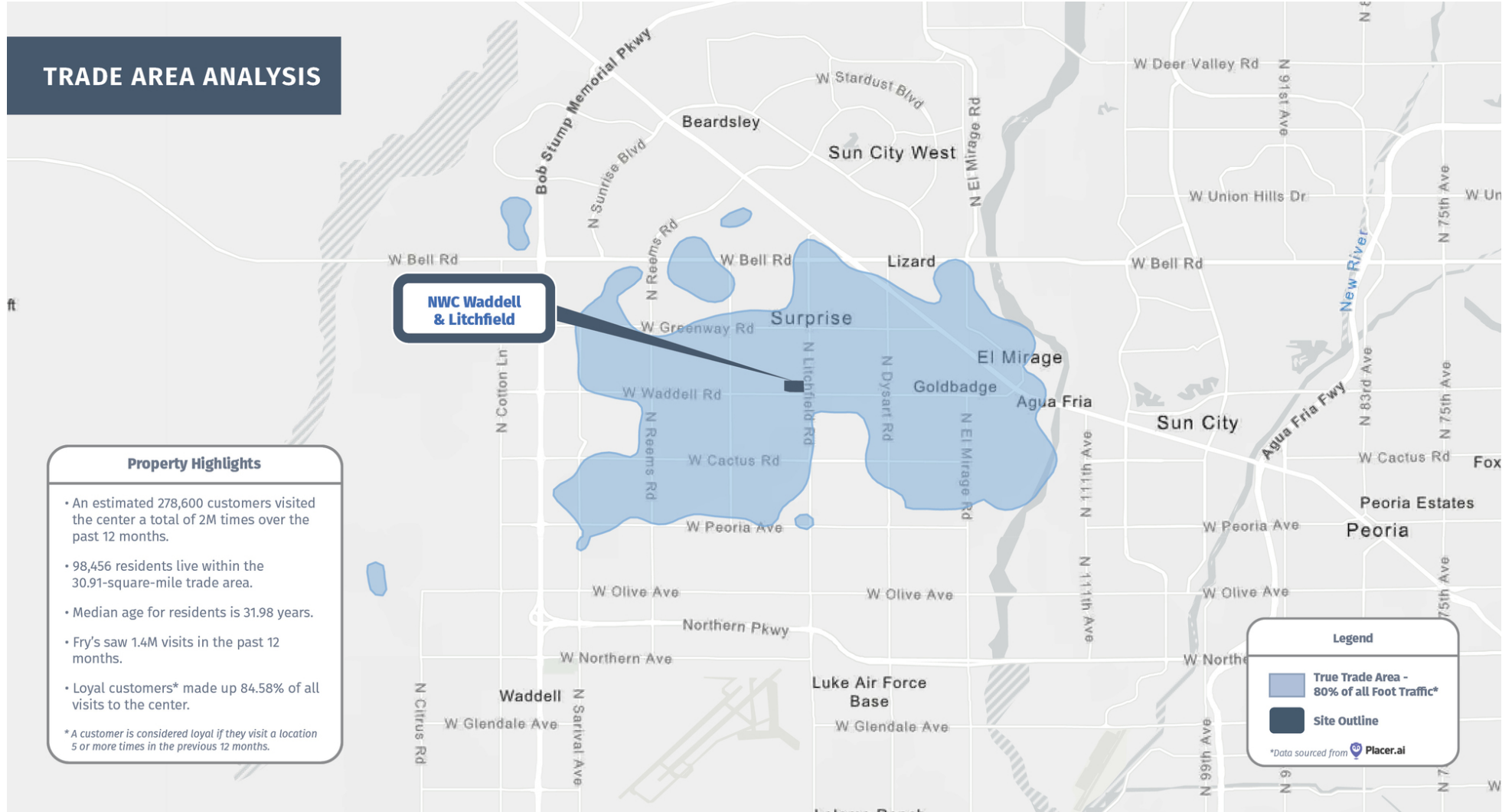
AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE	DESCRIPTION
PAD A	Available	4,971 SF	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	15,426	111,984	212,684
Median Age	31.9	33.8	43.1



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$89,932	\$77,100	\$68,793
Average	\$111,733	\$95,229	\$88,818



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	192	1,709	3,578
Employees	1,873	19,412	48,404
Daytime Population	10,510	80,721	180,601



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	44.09%	37.50%	40.55%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	64.8%	61.3%	63.0%
Services	17.3%	18.8%	18.0%
Blue Collar	18.0%	19.9%	19.0%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,921	37,423	84,815
Median Home Value	\$352,562	\$323,287	\$327,598

* 2023 Demographic data derived from ESRI

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