



WESTERN
RETAIL ADVISORS

DEVELOPED BY



PRASADA NORTH

PRASADA NORTH | NORTHEAST CORNER OF PRASADA PKWY & WADDELL ROAD • SURPRISE, ARIZONA

**Represented by Owner/Agent*

YEAR ROUND SUNSHINE

WELCOME TO SURPRISE, ARIZONA

The Prasada Village development represents a new era for the West Valley – a suburban gathering place destined to become the heart of a vibrant and growing community.

Located in the Northwest Valley of the Sun, the development is just 45 minutes from downtown Phoenix in a southwest setting that can only be described as breathtaking.

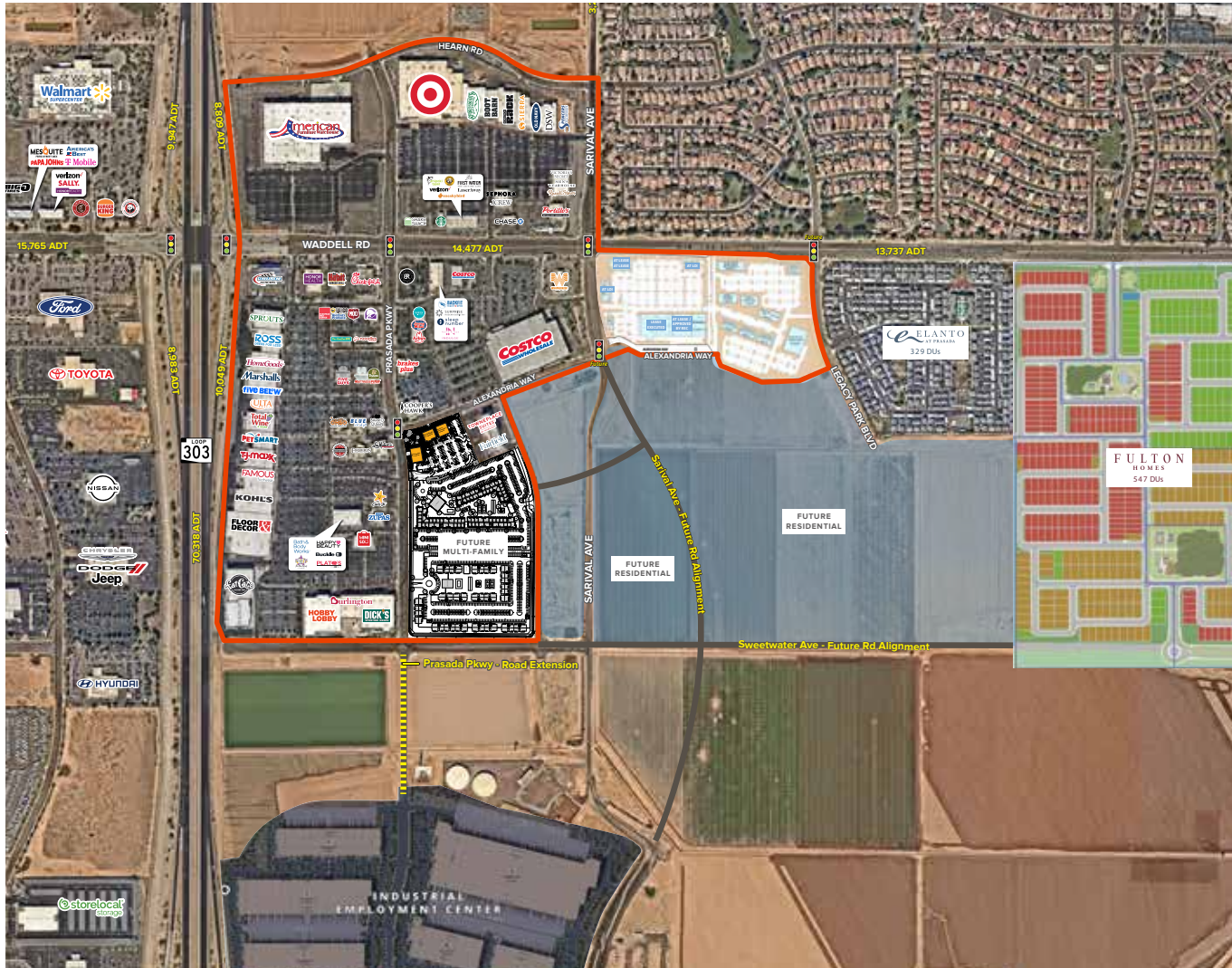
COME JOIN RETAILERS, RESTAURANTS,
AND ENTERTAINMENT AT PRASADA
VILLAGE.

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FREEWAY ACCESS AND VISIBILITY



240+

ACRES DEDICATED
TO COMMERCIAL USE

#1

IN FOOT TRAFFIC AMONG
POWER CENTERS IN ARIZONA
AND 10TH NATIONWIDE
(PLACER.AD).

1M

MONTHLY VISITORS
PRASADA FEATURES OVER 1 MILLION
SQUARE FEET OF PREMIER RETAIL, DINING,
AND LIFESTYLE OFFERINGS IN THE HEART
OF THE WEST VALLEY.

PRASADA HIGHLIGHTS

Offering an unparalleled opportunity for cutting-edge retail, power boxes, dining and a diverse range of entertainment concepts, this mixed-use development will come to define the center of the Surprise community.



273K

SQUARE FEET
ANCHOR SPACE



16K

SQUARE FEET
PAD SPACE

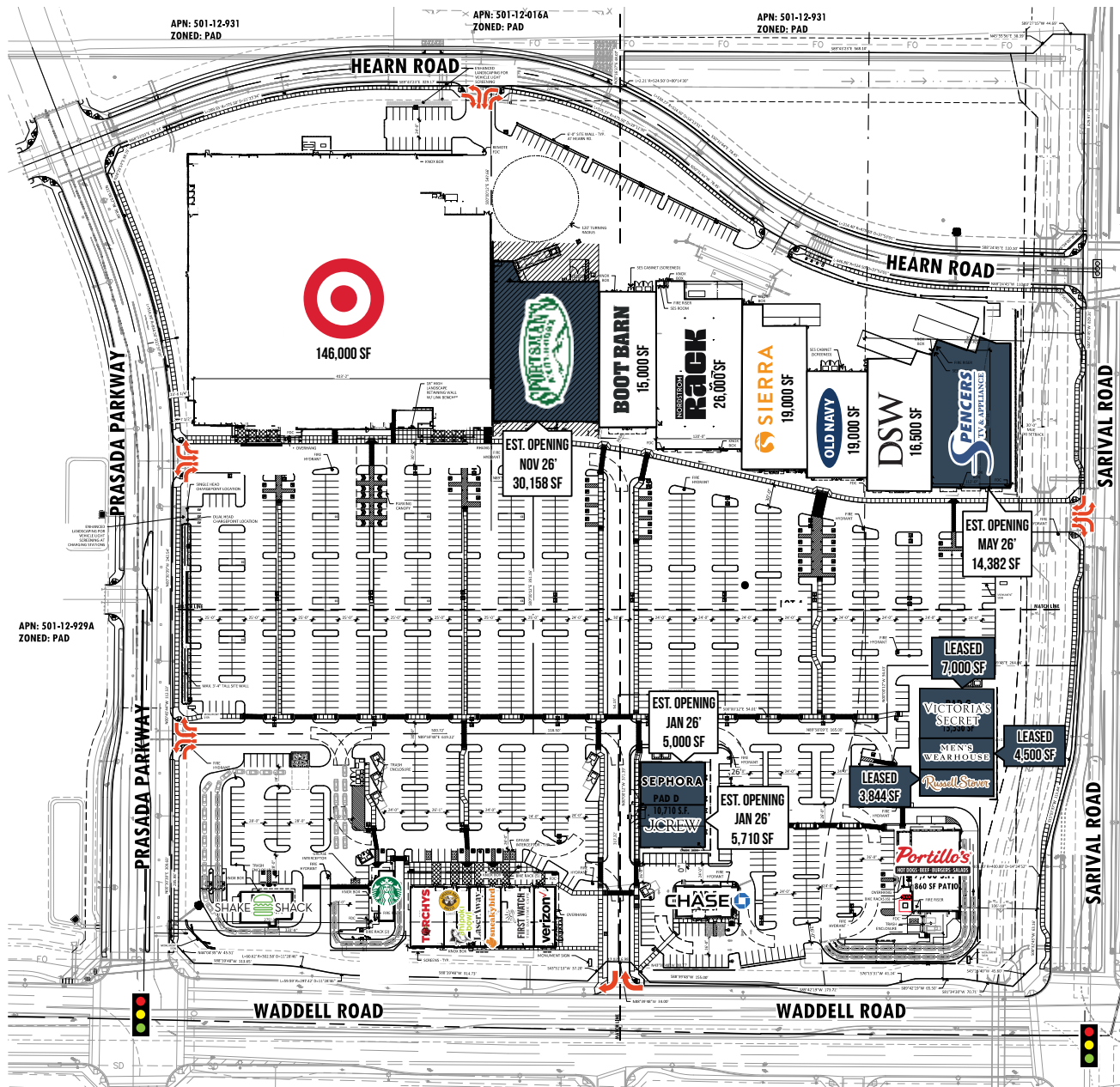


39K

SQUARE FEET
SHOP SPACE

[illegible]

SPACE AVAILABLE FOR LEASE



PRASADA NORTH



THE WEST VALLEY

NEW, CLEAN & SAFE NEIGHBORHOODS

More than 1.6 million people call the West Valley home, and its population over the next five years is projected to grow at twice the national average rate. The region's mix of luxury and affordable housing contributes to a diverse community that attracts both executives and first-time home buyers.

POPULATION

43% OF GROWTH IN MARICOPA COUNTY
WITHIN THE NEXT 25 YEARS WILL TAKE PLACE HERE.

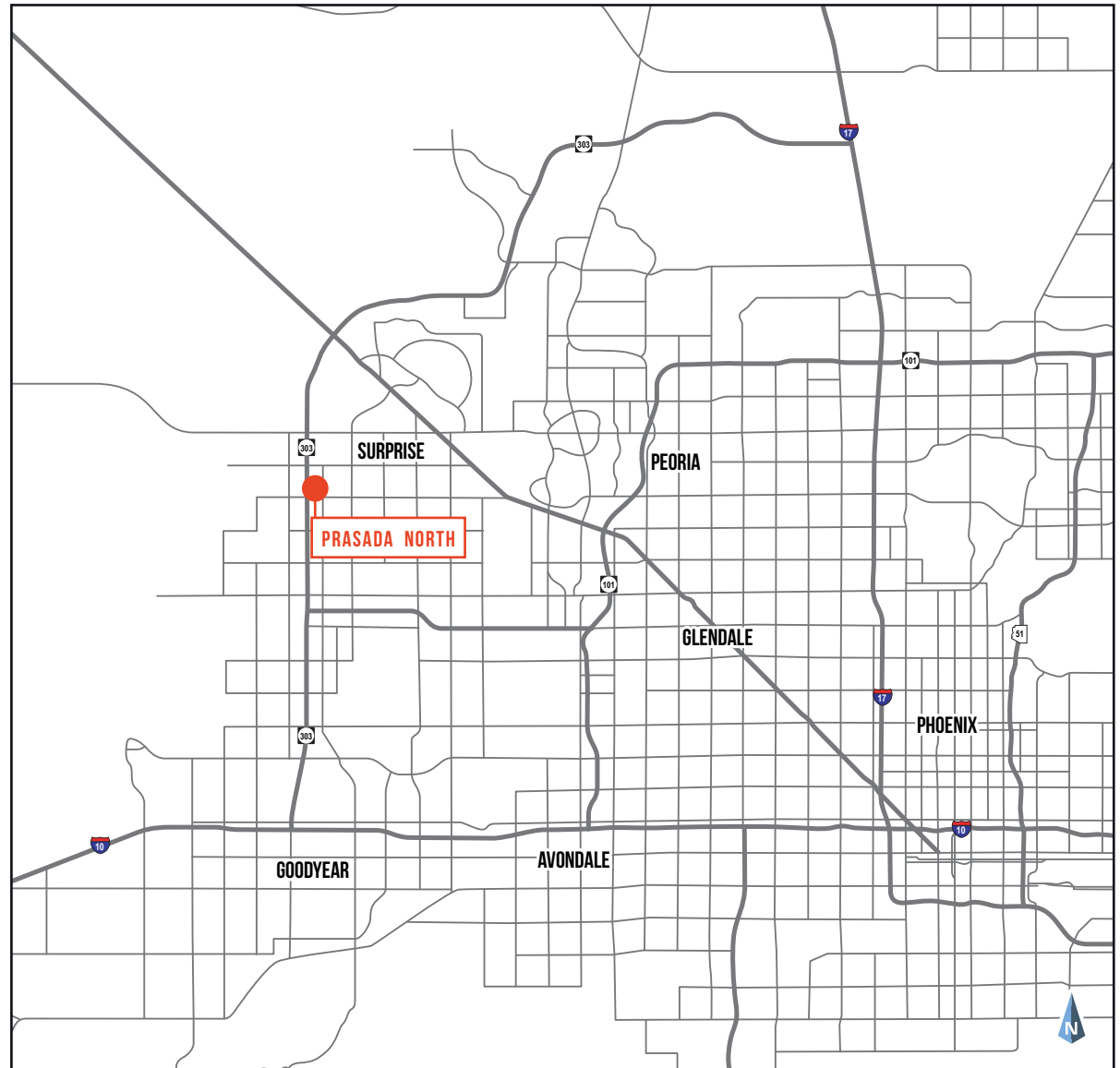
WORK

WEST VALLEY HAS BECOME ONE OF THE FASTEST-GROWING
INDUSTRIAL MARKETS IN THE COUNTRY, AND IS RANKED #3
IN THE WAREHOUSING INDUSTRY.



PLAY

HOME TO A VARIETY OF ENTERTAINMENT
VENUES AND SPORTS COMPLEXES.



**9 OUT 10 RESIDENTS SAY THEY WOULD RECOMMEND
SURPRISE AS A PLACE TO LIVE AND RAISE A FAMILY**

HOUSING IN SURPRISE



72,241

TOTAL HOUSING UNITS

*ESRI (2025)

OWNER OCCUPIED



50,765

RENTER OCCUPIED



12,608

VACANT



8,868

HOUSING UNITS

*ESRI (2025)

SURPRISE PERMITTED 2,848 NEW HOMES IN THE 2024 FISCAL YEAR.

FROM JULY 2020 TO FEBRUARY 2021, 3,058 HOMES WERE PERMITTED.

***Toll Brothers* IS BUILDING 2,200 NEW LUXURY HOMES IN
STERLING GROVE, WHICH OPENED ITS DOORS IN 2020.**

70%

HOME-OWNERSHIP
IN SURPRISE

MEDIAN HOME VALUE

\$430,394

SURPRISE

\$456,017

PHOENIX MSA

\$369,147

UNITED STATES

*Zillow (2025)

MEDIAN GROSS RENT

\$1,738

SURPRISE

\$1,390

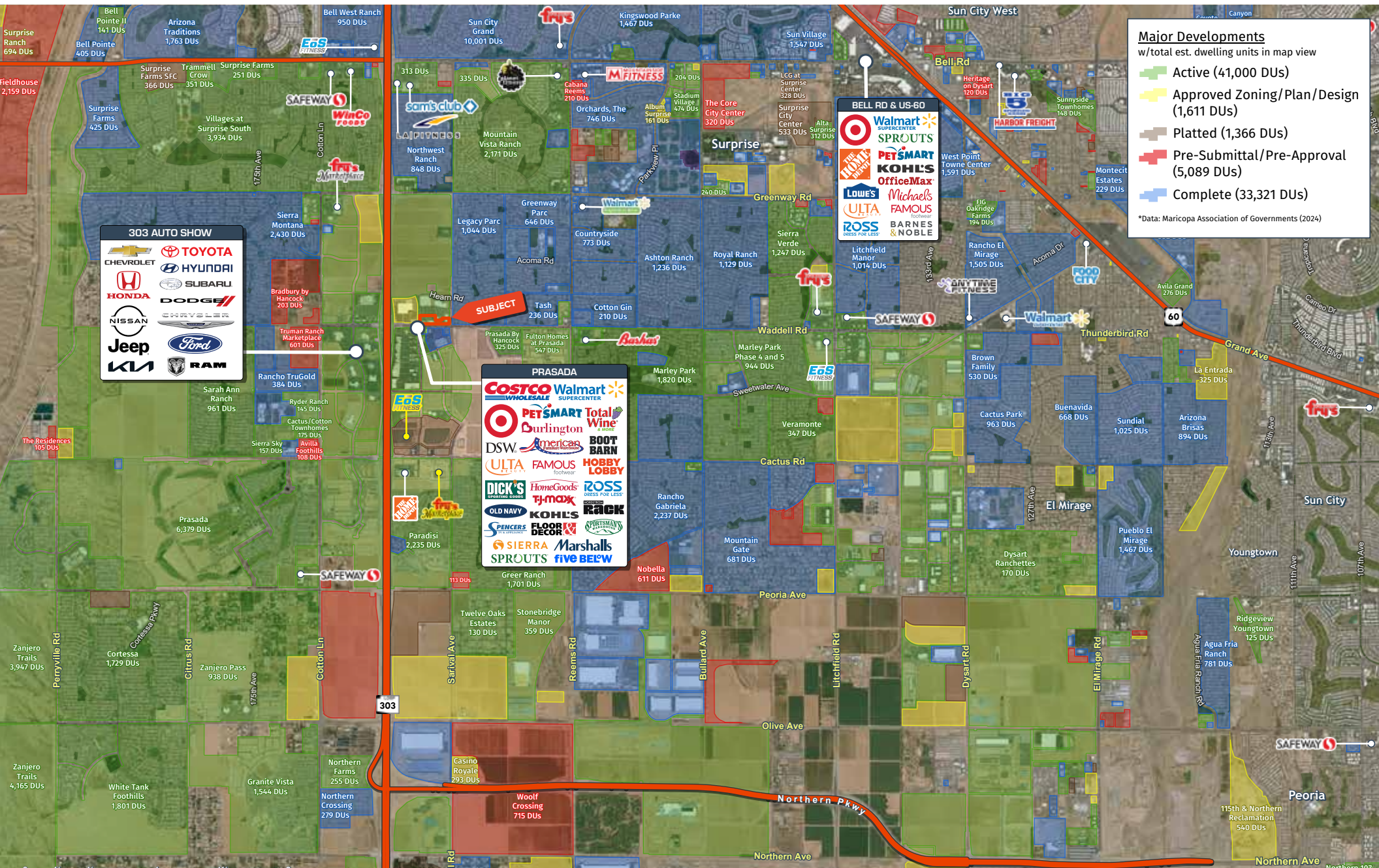
PHOENIX MSA

\$1,402

UNITED STATES

*Apartment List (2025)

HOUSING STUDY



DEMOGRAPHICS

A THIRD OF PHOENIX METRO RESIDENTS LIVE IN THE WEST VALLEY

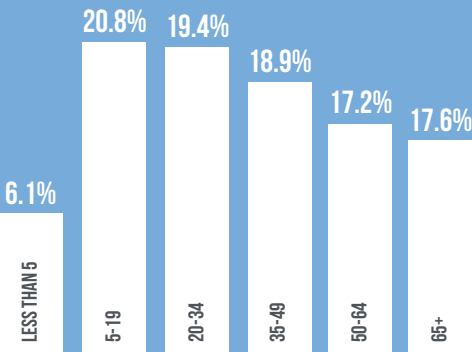
1,459,620

WEST VALLEY

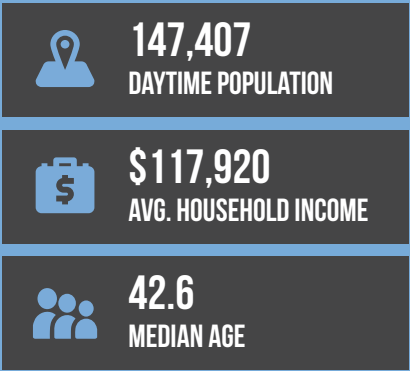


5,215,050

METRO PHOENIX



WEST VALLEY POPULATION BY AGE



WITHIN A 5 MILE RADIUS

MORE THAN **39,000** STUDENTS WITHIN A **5** MILE RADIUS WITH **8,214** OF THEM ATTENDING PRIVATE OR CHARTER SCHOOLS.

2025 SUMMARY	3 MILE	5 MILE	7 MILE
ESTIMATED POPULATION	97,959	179,097	266,281
ESTIMATED HOUSEHOLDS	33,358	66,169	101,967
AVERAGE HH INCOME	\$130,521	\$117,920	\$111,130
MEDIAN HH INCOME	\$108,547	\$97,064	\$89,089
WORK PLACE EMPLOYEES	14,281	34,770	49,500
DAYTIME POPULATION	71,193	147,407	226,375

*ESRI (2025)

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WESTERN
RETAIL ADVISORS

RYAN DESMOND

RDESMOND@W-RETAIL.COM
602.931.4489

DAVE UHLES

DUHLES@W-RETAIL.COM
602.778.3743

NEIL BOARD

NBOARD@W-RETAIL.COM
602.778.3781

BRIAN GAUSDEN

BGAUSDEN@W-RETAIL.COM
602.778.3740

W-RETAIL.COM

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PRASADA NORTH

A SHOPPING EXPERIENCE YOU SHOULD BE A PART OF.

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