



DEVELOPED BY



# PRASADA NORTH



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

\*Represented by Owner/Agent

# YEAR ROUND SUNSHINE

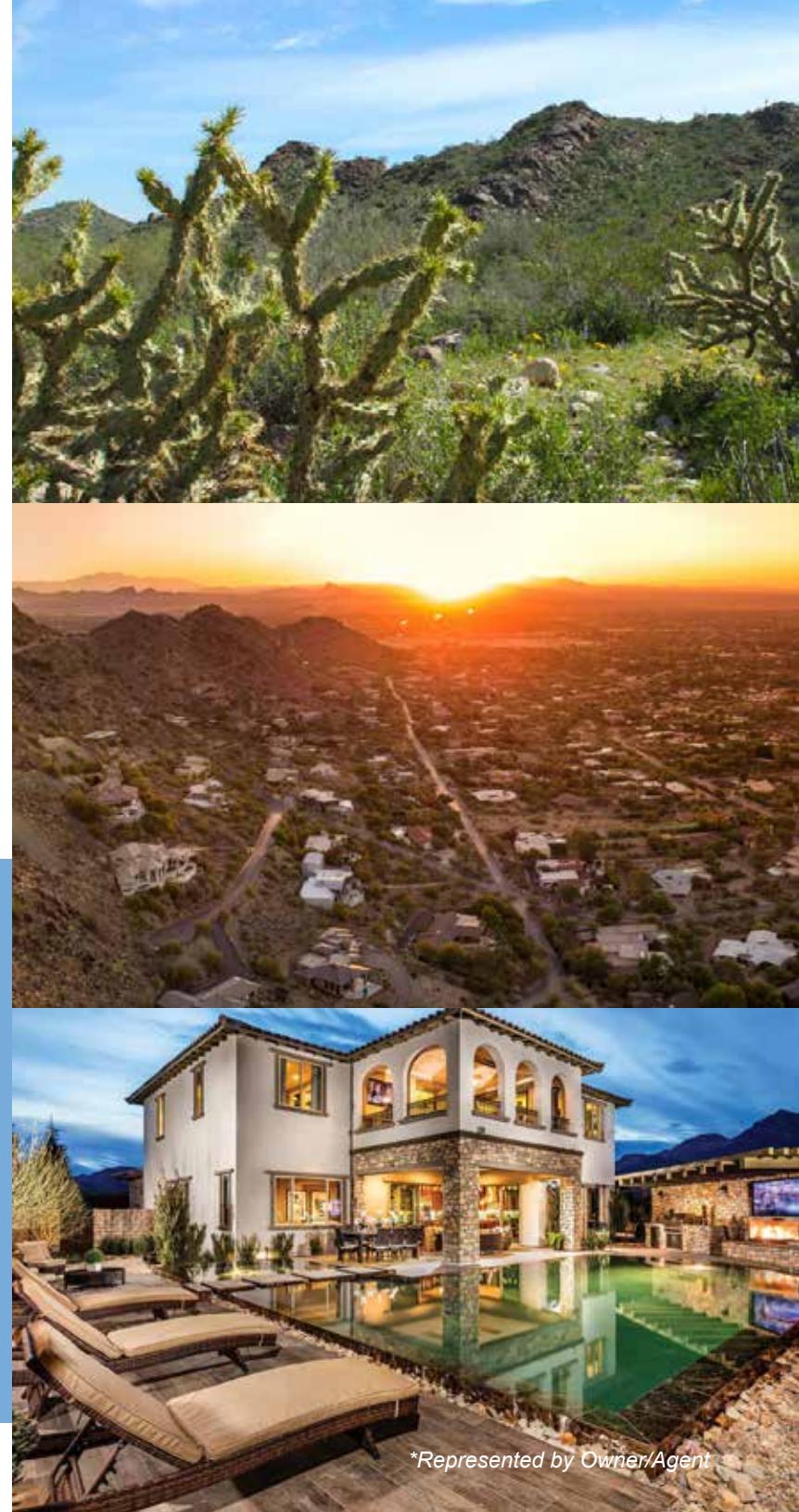
## WELCOME TO SURPRISE, ARIZONA

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

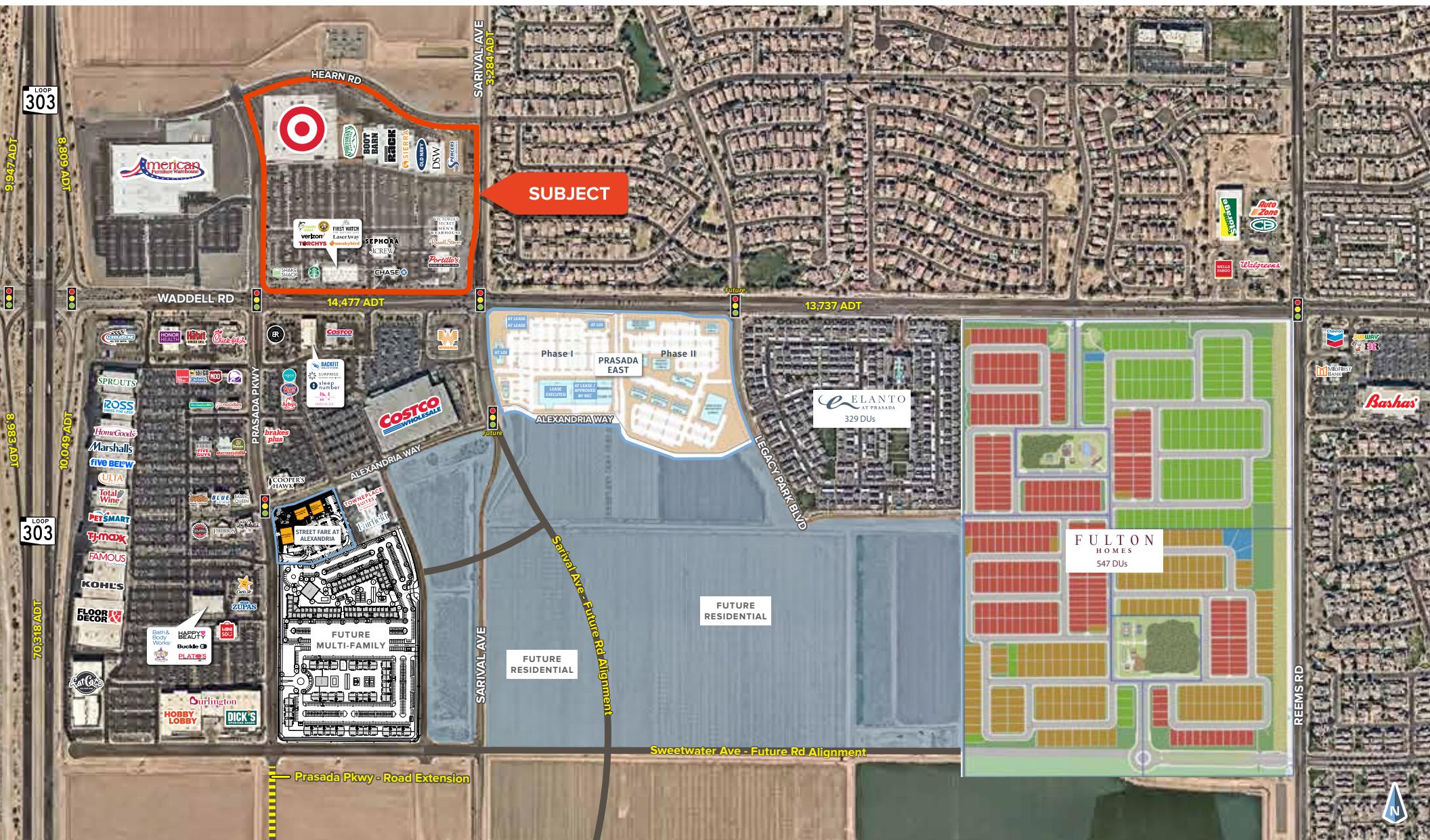


**16K**  
SQUARE FEET  
PAD SPACE



**39K**  
SQUARE FEET  
SHOP SPACE

# PRASADA NORTH



# SPACE AVAILABLE FOR LEASE



## LEGEND

- Leased
- At Lease
- Open

# 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.

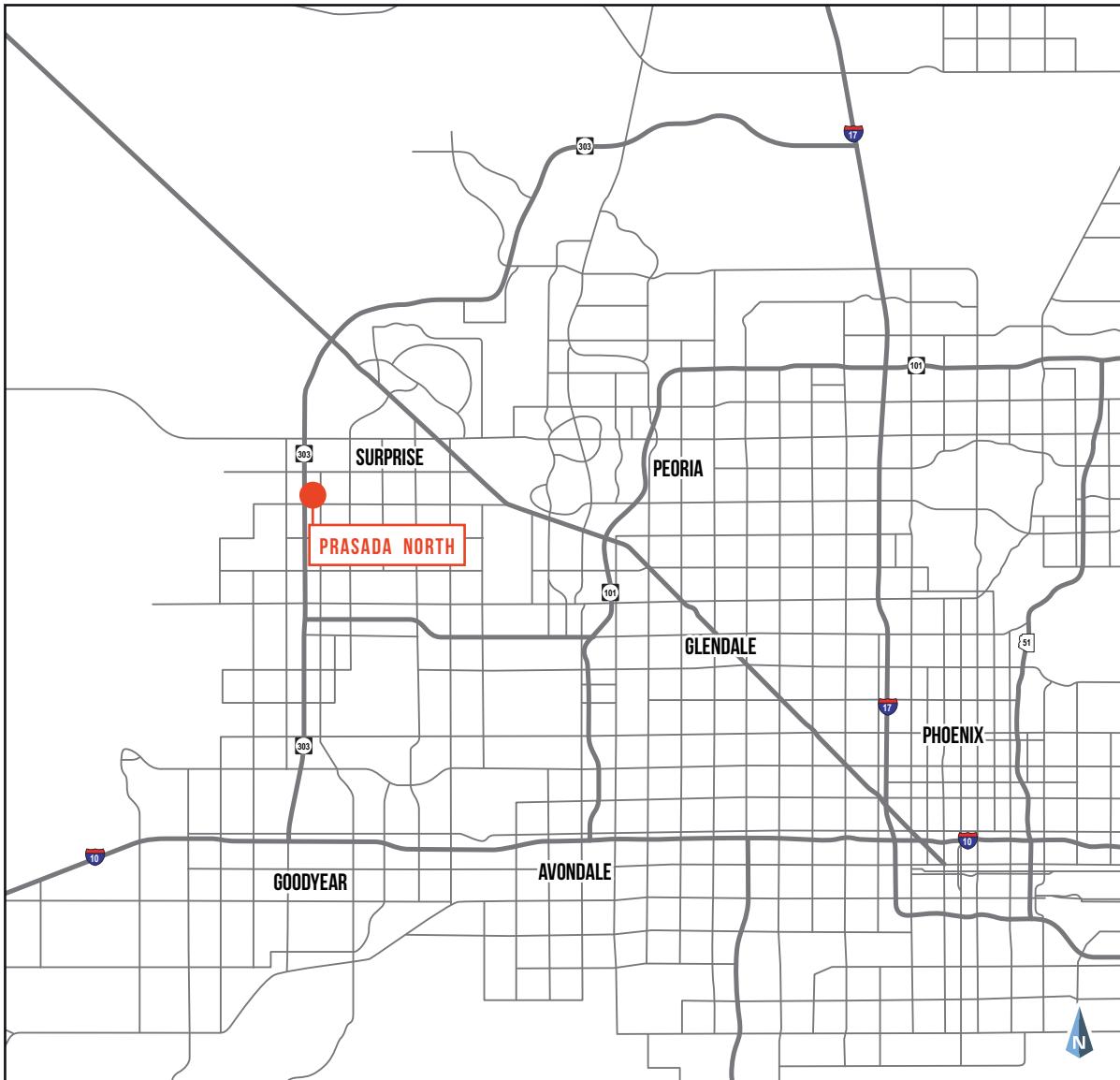
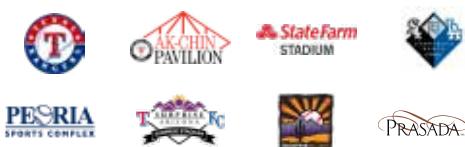
## WORK

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

RENTER OCCUPIED

VACANT



**50,765**

**12,608**

**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**

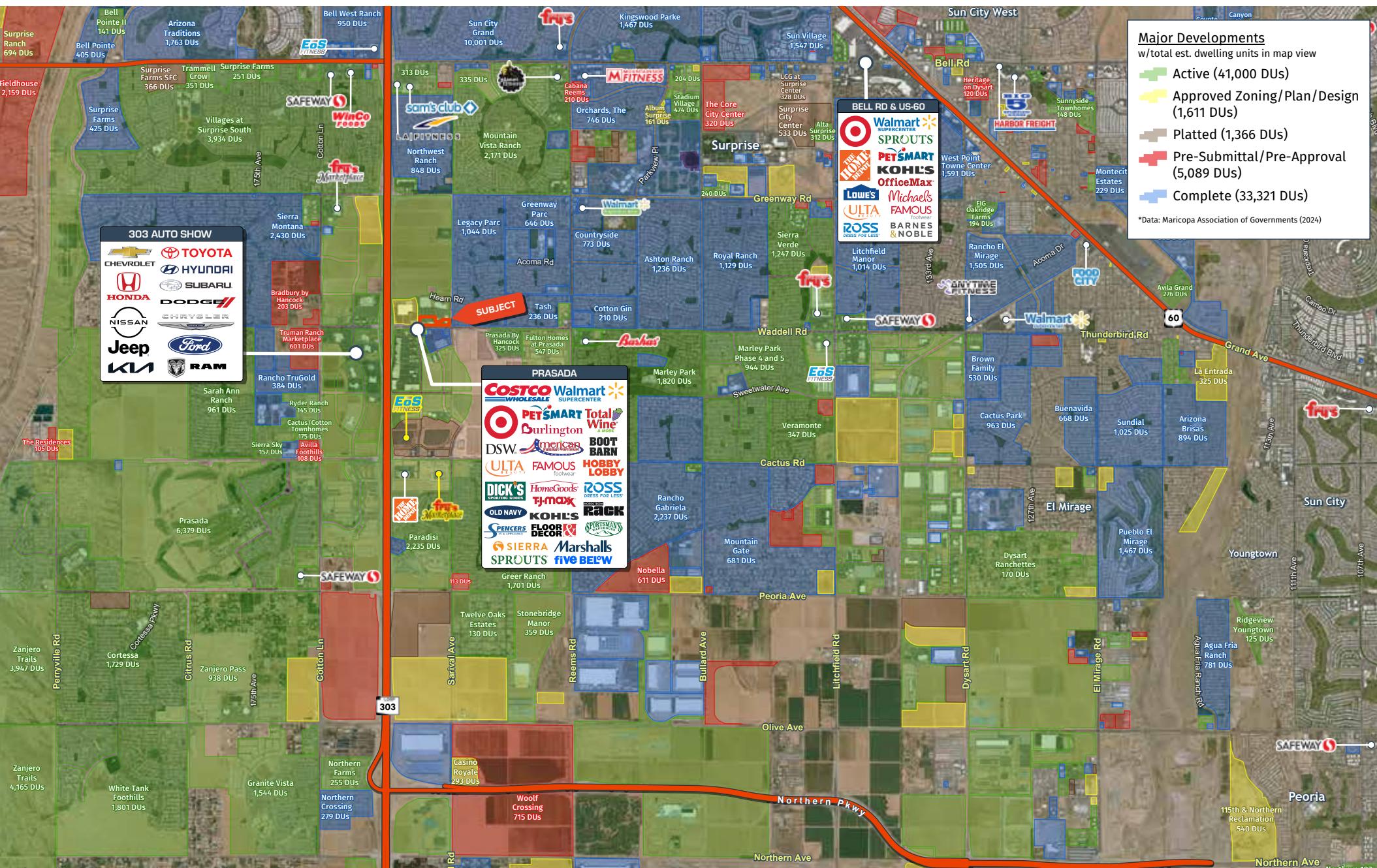
PHOENIX MSA

**\$1,402**

UNITED STATES

\*Apartment List (2025)

# HOUSING STUDY



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# DEMOGRAPHICS

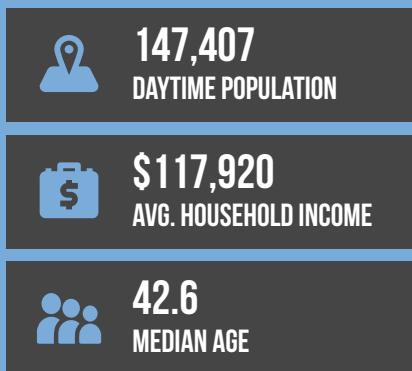
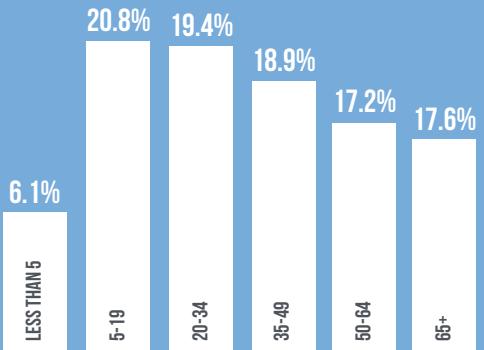
A THIRD OF PHOENIX METRO RESIDENTS LIVE IN THE WEST VALLEY

**1,459,620**

WEST VALLEY

**5,215,050**

METRO PHOENIX



WEST VALLEY POPULATION BY AGE

WITHIN A 5 MILE RADIUS

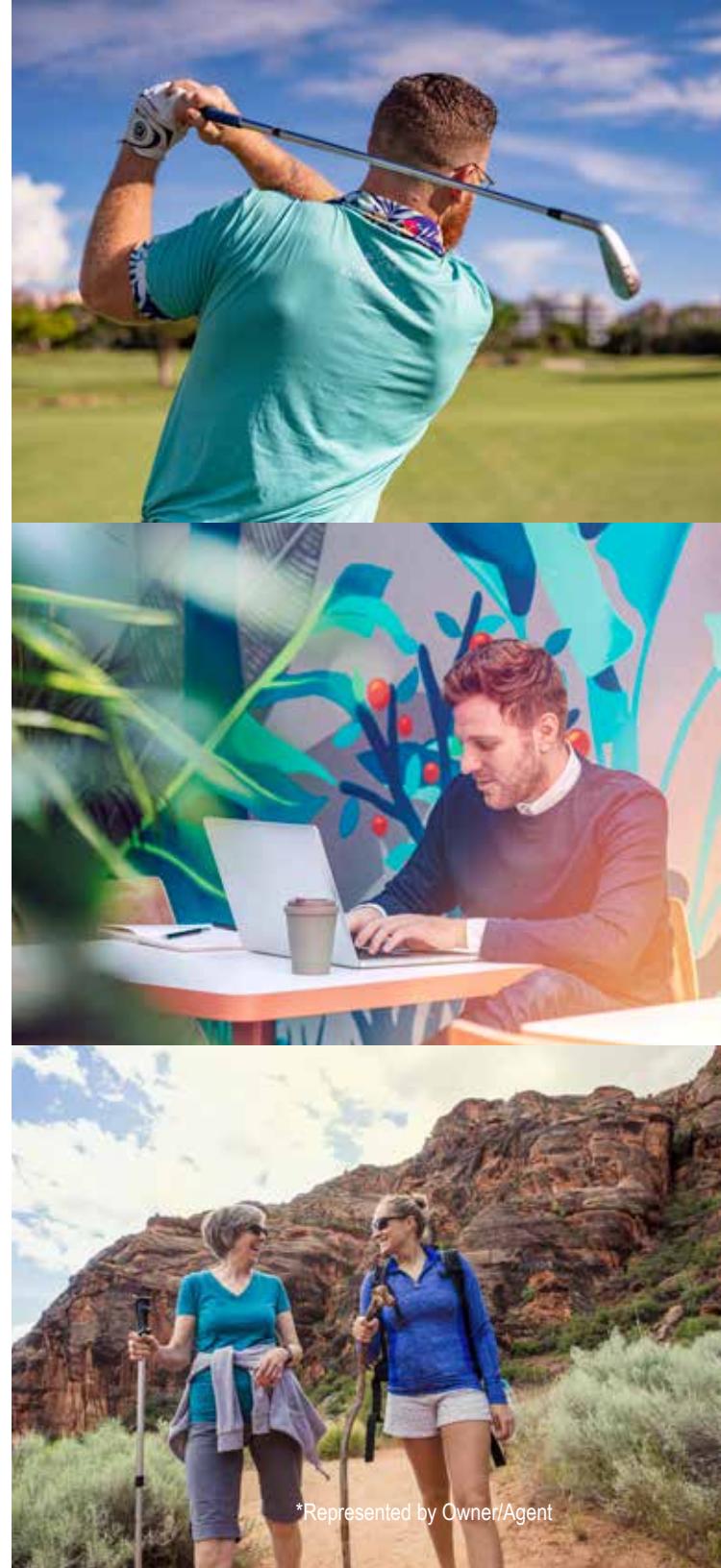


MORE THAN 39,000 STUDENTS WITHIN A 5 MILE RADIUS WITH  
8,214 OF THEM ATTENDING PRIVATE OR CHARTER SCHOOLS.

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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# PRASADA NORTH

A SHOPPING EXPERIENCE YOU SHOULD BE A PART OF.

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