

AVAILABLE FOR LEASE

Litchfield Place

14250 LITCHFIELD RD
SURPRISE, AZ 85379

Retail Flex Showroom 50,000 SF

CHRIS IRWIN
Senior Vice President
+1 602 222 5186
chris.irwin@colliers.com

CHRIS REESE, SIOR
Vice President
+1 480 748 1834
chris.reese@colliers.com

NWC LITCHFIELD & WADDELL RD

Colliers



SURPRISE, ARIZONA IS ONE OF THE FASTEST-GROWING WEST VALLEY SUBMARKETS

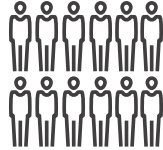
The Litchfield Road corridor offers excellent visibility, high traffic counts, and proximity to national retailers, making it a prime location for retail, showroom, and service-oriented users.



93,941
2025 Daytime
Population



\$119,926
2025 Average
Household Income



117,586
2025 Total
Population

PROPERTY FEATURES

- ±50,000 SF multi-tenant retail flex showroom building
- Divisible to ±5,000 SF bays with flexible 50' configurations
- Clear heights: ±22' front / ±19' rear (TBC)
- 180 parking stalls (3.6/1,000 SF)
- Ample 32' rear service lane
- Common truck well servicing entire building
- Strong frontage and visibility along Litchfield Road
- Located within a growing mixed-use development with nation co-tenancy

[Click Here to View Tour](#)

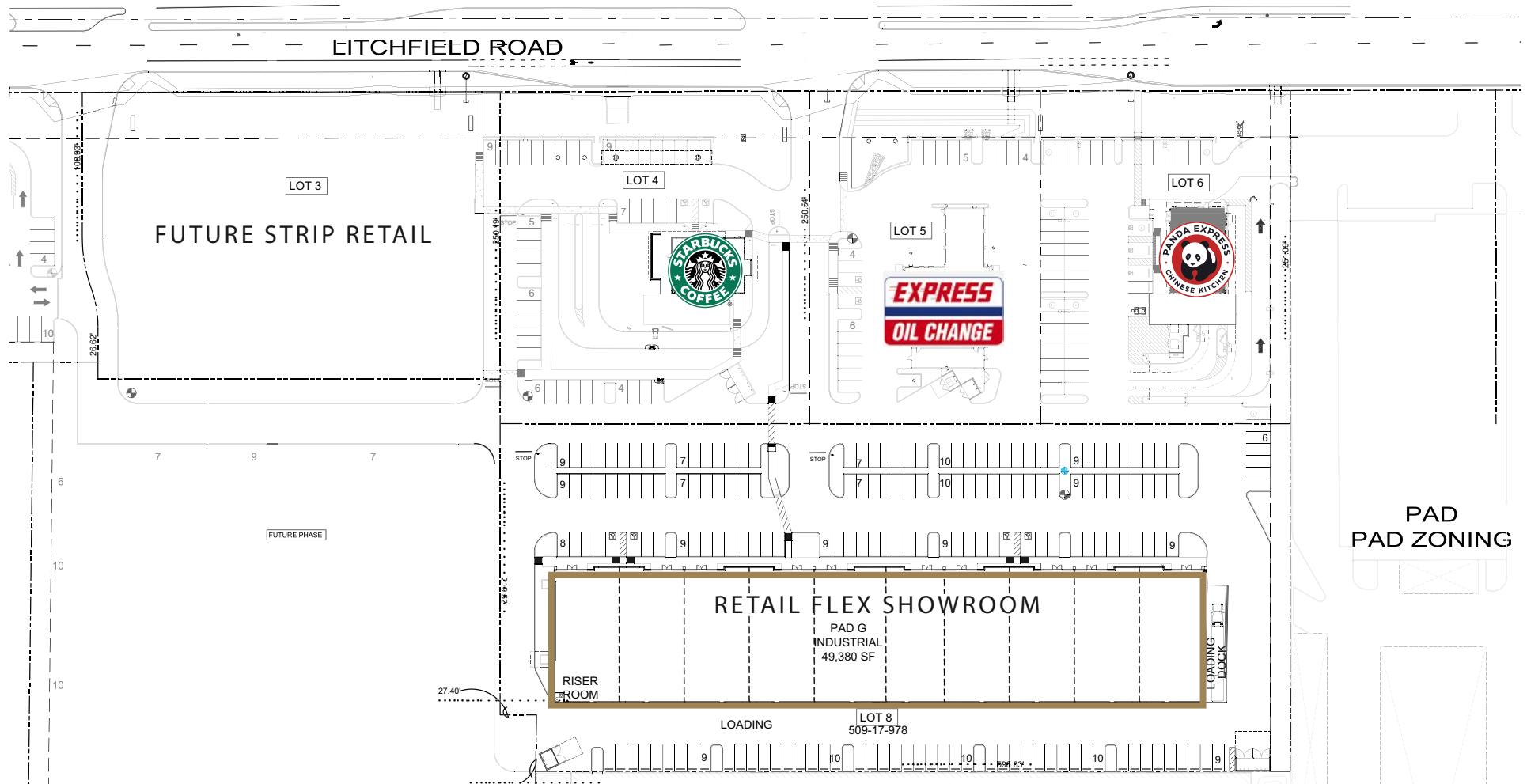


Site Plan

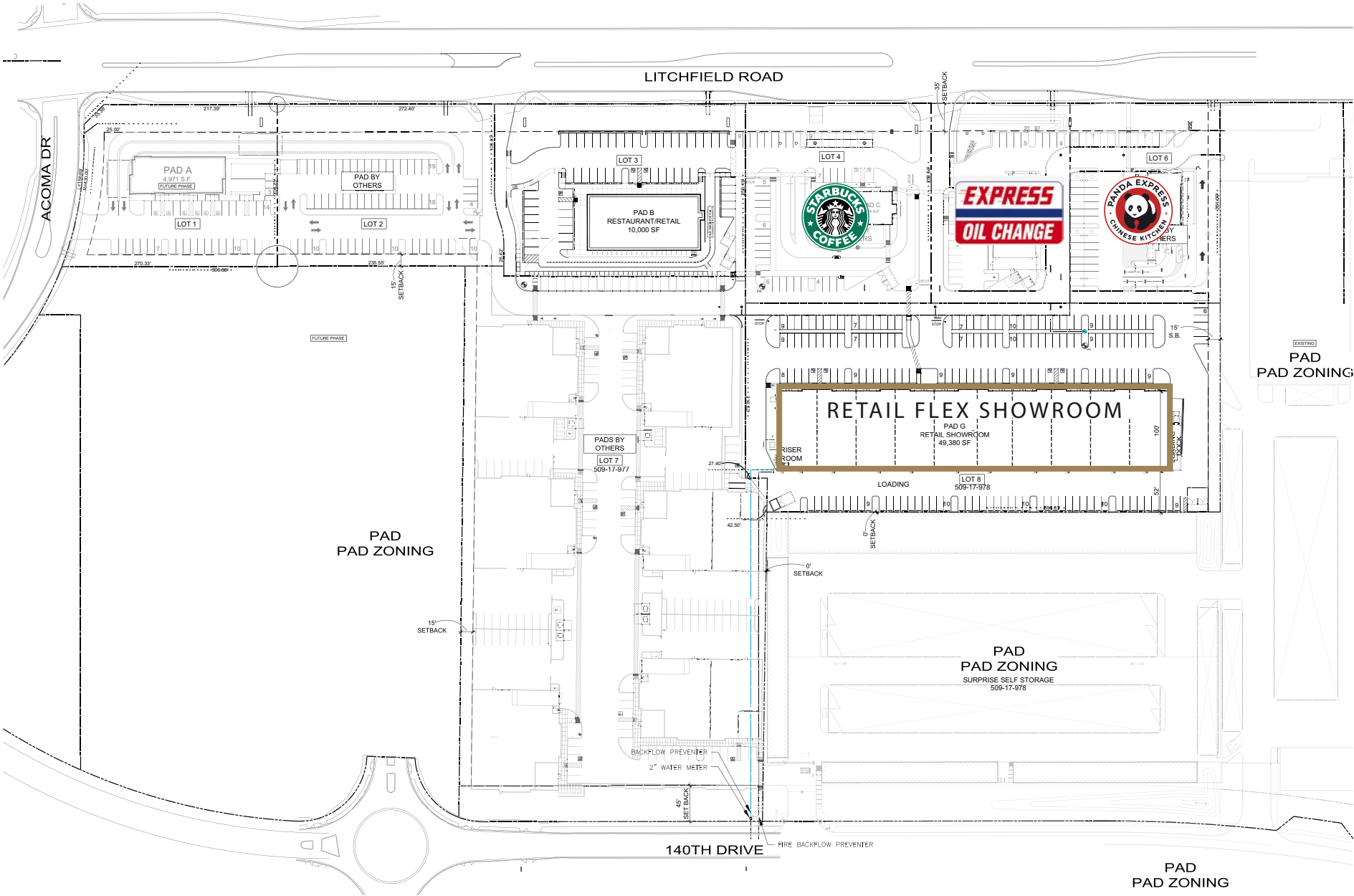
Litchfield Place is a newly developed retail flex showroom project located at the highly trafficked NWC of Litchfield Road and Waddell Road in Surprise, Arizona. The ±50,000 SF multi-tenant building is designed to accommodate a wide range of retail, showroom, and light industrial users with flexible configurations divisible to approximately 5,000 SF bays. The project features a modern façade, enhanced storefront glass options, and efficient circulation with a widened 32' rear service lane and common truck well. With strong surrounding demographics, nearby national retailers, and proximity to major residential growth, Litchfield Place offers an exceptional leasing opportunity.

RETAIL FLEX SHOWROOM

5,000+ to 50,000 SF



Area Site Plan





CHRIS IRWIN
 Senior Vice President
 +1 602 222 5186
 chris.irwin@colliers.com

CHRIS REESE, SIOR
 Vice President
 +1 480 748 1834
 chris.reese@colliers.com

NWC LITCHFIELD & WADDELL RD

Colliers | 2390 E Camelback Rd. Ste 100 | Phoenix, AZ 85018 | colliers.com/arizona

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.