



MULTI-TENANT RETAIL INVESTMENT & DEVELOPMENT OPPORTUNITY

SWC LITCHFIELD ROAD & WADDELL ROAD | SURPRISE, AZ 85379

JOHN ESSLINGER
 PRINCIPAL
 jesslinger@leearizona.com
 D 602.385.3797

SEAN M. BISHOP, CCIM
 PRINCIPAL
 sbishop@leearizona.com
 D 602.954.3774

JAKE JESSUP
 ASSOCIATE
 jjessup@leearizona.com
 D 630.881.9778

The Shops at Marley Park Square

MARLEY PARK SQUARE

THE OPPORTUNITY

Lee & Associates Arizona is pleased to present Marley Park Square, a mixed-use retail offering at the signalized SWC of Litchfield Road & Waddell Road in Surprise, Arizona. The offering includes ±33,458 SF across four multi-tenant shop buildings plus a single-tenant drive-thru Chipotle pad. In total the project has 12 tenants and is currently 68% occupied, with improvements delivered 2020–2026, along with ±11.83 acres of improved, development-ready land with ±151,420 SF of current buildable area including a storage element.

This is an opportunity to acquire immediate in-place income with significant future upside through phased retail buildout—supported by completed infrastructure and permit-ready/flexible pad configurations. The project benefits from over 40,000+ vehicles per day of exposure and a strong surrounding trade area with 215,809 residents within 5 miles.

Marley Park Square is currently being developed and is under construction on a portion of the property. The project contains a total ±151,420 SF of buildable square footage along with a 3.5 acre storage piece. This project is being offered as a portfolio which includes existing cash-flowing retail plus improved land proposed for retail and storage.



**VIEW MARLEY PARK SQUARE
WEBSITE & VIDEO**

PROPERTY HIGHLIGHTS

RETAIL DEVELOPMENT WITH MULTIPLE INCOME STREAMS

Marley Park Square is a mixed-use, cash-flowing retail asset that combines stabilized multi-tenant shops, a single-tenant Chipotle QSR, and development-ready land parcels. The offering allows investors to benefit from in-place income while unlocking future value through phased retail buildout and development opportunities.

PRIME CORNER LOCATION WITH HIGH TRAFFIC EXPOSURE

Situated at the signalized intersection of Litchfield Road and Waddell Road, the site is exposed to over 40,000 vehicles per day and is surrounded by high income households averaging \$129,162 (Avg. HH Inc.)

DEVELOPMENT-READY LAND WITH INFRASTRUCTURE IN PLACE

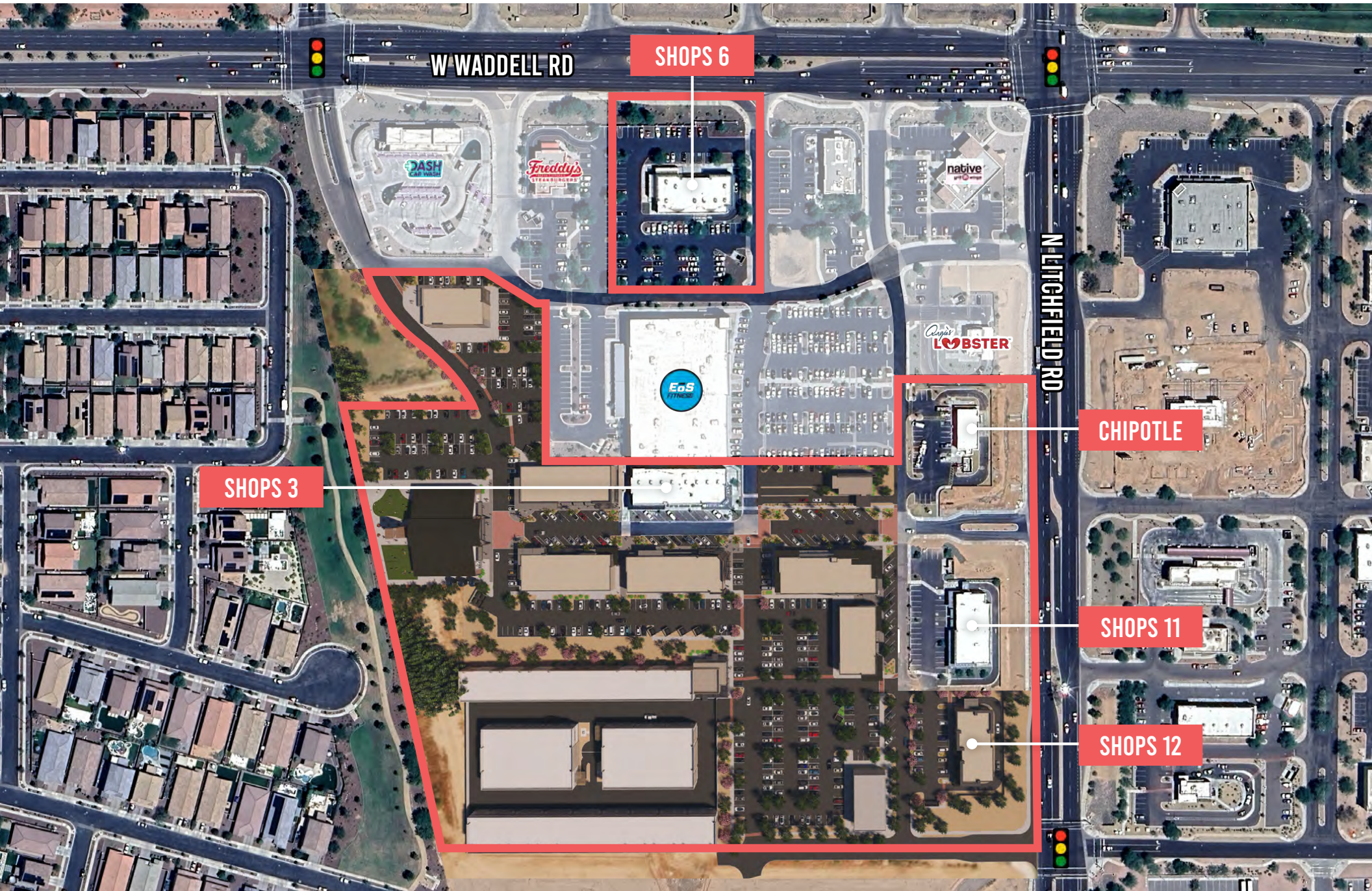
Substantial site work and infrastructure have already been completed, positioning the property for streamlined vertical development. Several pads are permit-ready, while others offer flexible configurations for retail and other users. The property's design integrates landscaped walkways, retention areas, and park-like amenities.

ESTABLISHED RETAIL TRADE AREA WITH TOP PERFORMING STORES

The immediate trade area includes major anchors such as EOS Fitness, Safeway, Fry's Grocery, Dunkin', Walgreens; of which some are ranked as top performing chains nationally at the intersection (Placer.ai). The surrounding retail corridors are supported by over 215,000 residents within 5 miles.



MARLEY PARK SQUARE





EXISTING ASSETS

Property Location:	SWC of Litchfield & Waddell, Surprise, AZ 85379
Property Type:	Retail (Multi, Single)
Total GLA:	33,458
# of Buildings:	Five (5)
# of Tenants:	Twelve (12)
In-Place Occupancy:	68.78%
Year 1 Occupancy:	92.30%
Year(s) Built:	2020-2026
Property Addresses:	13450, 13510, 13580 & 13610 Litchfield Rd; 13983 W Waddell Rd

IMPROVED LAND

# of Lots/Parcels:	Nine (9)
Net SF:	515,152
Net AC:	11.83
Buildable SF:	151,420
Uses:	Retail, Storage, Mixed-Use

OFFERING SUMMARY

EXISTING ASSETS

Price:	\$17,000,000
Total GLA:	33,458
Current Occupancy	68.78%
Current NOI	\$1,004,064
Year 1 Occupancy:	92.30%
Year 1 NOI	\$1,258,404
CAP Rate:	7.40%
Price Per SF:	\$508
Current WALT:	7.7

VACANT LAND

Price:	\$11,362,357
Price Per SF:	\$22.06
# of Lots/Parcels:	Nine (9)
Net SF:	515,152
Net AC:	11.83
Buildable SF:	151,420
Proposed Uses:	Retail, Storage, Mixed-Use

Total Purchase Price \$ **28,362,357**

Marley Park Square is currently being leased and developed. All numbers are subject to change. Please reach out to broker for updated project status.

PROJECT NOTES

Vacant Land (Improved Lots):

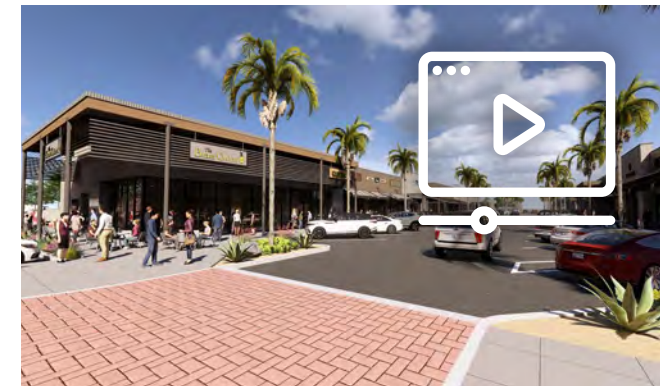
The vacant land pricing of \$22.06 per net land SF is based on Net Land Square Feet (515,152 SF) and excludes tracts, common area/drives, and retention areas. The lots are fully improved and separately parceled, with substantial horizontal infrastructure in place (streets/curbs/gutters, etc.), which is intended to support an expedited vertical development timeline. Remaining site work is expected to include parking and landscaping, subject to buyer's final plan and approvals.

Shops 12 (Construction Status):

Shops 12 is the only building currently under construction, with an estimated completion date of August 2026. The pro forma includes capitalization of future income for Shops 12 and reflects leasing assumptions for the remaining unleased space.

Disclaimer:

Marley Park Square is currently being leased and developed; accordingly, project status, leasing, and financial information are subject to change. Prospective purchasers should contact the listing broker for the most current materials and an updated project status.



MARLEY DEMOGRAPHICS

ESRI 2025	THE MARLEY TRADE AREA	1 MILE RING	3 MILE RING	5 MILE RING
Total Population	32,778	15,550	113,746	218,360
Households	10,544	5,090	38,412	87,628
% Owner Occupied (Housing Units)	75.5%	74.7%	71.8%	77.8%
Median HH Income	\$112,210	\$103,406	\$88,782	\$79,891
Average HH Income	\$129,162	\$118,872	\$108,719	\$101,316
% Income for Mortgage	26.7%	28.3%	29.5%	32.3%
Average Home Value	\$511,302	\$560,608	\$488,017	\$483,189
Bachelor's+ (derived)	40.3%	29.6%	26.3%	28.7%
Food Away From Home SPI	113	104	95	85
Apparel & Services SPI	113	104	94	85
Daytime Population (Total)	20,672	11,029	86,685	203,265
Workers as % of Daytime Pop (derived)	22.3%	28.0%	32.6%	36.7%

THE MARLEY TRADE AREA (VS 3 MILE RADIUS)

±26%

**INCOME
POWER**

Median Income

±33%

**INCOME
CONCENTRATION**

\$100k+ Households

±19%

**DISCRETIONARY
SPENDING STRENGTH**

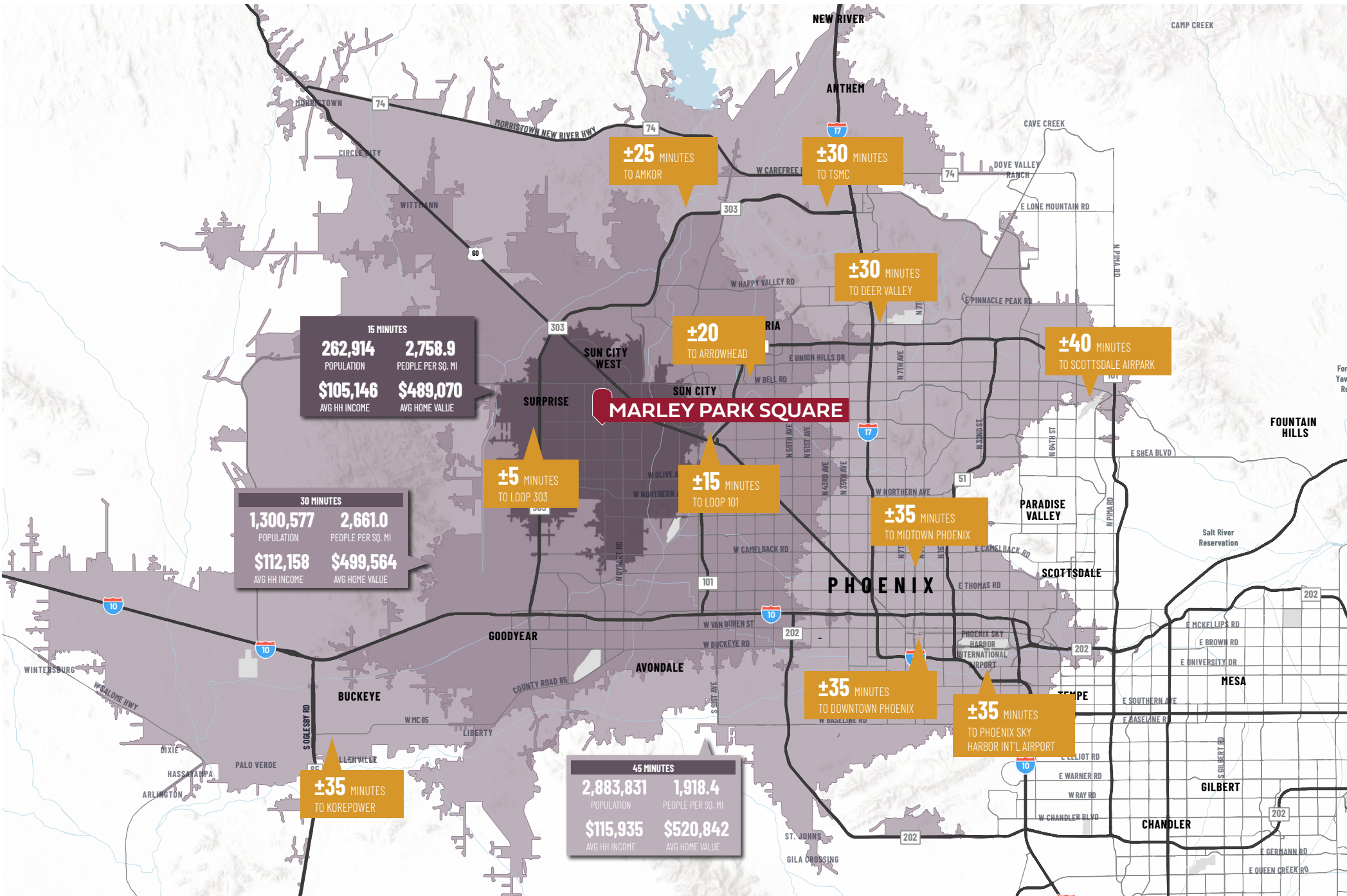
Food Away From Home SPI

±14%

**HOUSING & AFFORDABILITY
SIGNAL**

Median Home Value

DRIVE-TIME MAP



CITY OF SURPRISE

ABOUT SURPRISE

Surprise is a fast-growing, master-planned city in the northwest Phoenix metro—positioned along Loop 303 and US 60, with direct access to the West Valley’s expanding employment and logistics corridors. The city is pairing rapid household formation with accelerating industrial and retail development, creating durable demand for neighborhood-serving retail, services, and mixed-use projects. The city reached 180,000 residents (2025) – a +16% increase since 2020—supported by strong household incomes and high homeownership, which helps drive sustained demand for neighborhood retail, services, medical, and entertainment uses.



AT A GLANCE:

Population:

180,000 (2025) | +16% since 2020

Median HH Income:

\$96,711

Owner-Occupied Housing:

79.1%

Spring Training Visitors Annually:

200,000+

Single-Family Home Permits (2022-24)

7,047 Issued & 6,327 Built

Land Runway:

300+ sq mi planning area; ~25% built

NO. 2

"Most Affordable Cities to Buy a Home" WalletHub (2025)

NO. 8

U.S. Growth City (2022)

NO.18

U-Haul Growth Index (2023)

NO. 1

West Valley Leader in Net New Residents to 2030 (MAG)

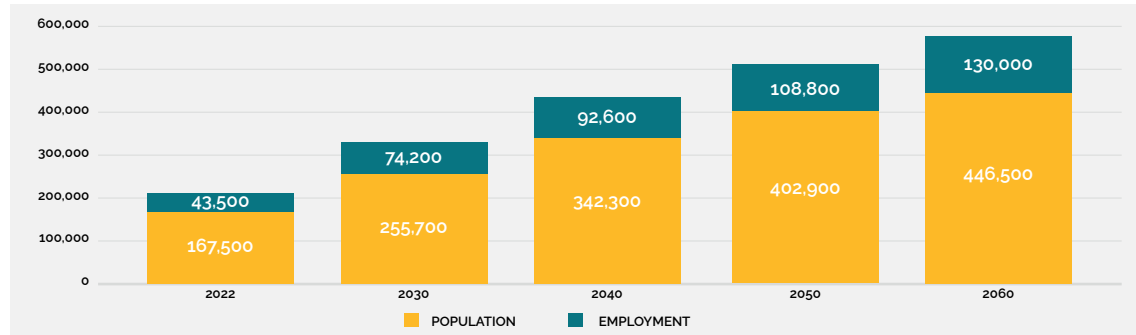
OVER 2X

In both population and employment by 2040 (MAG)

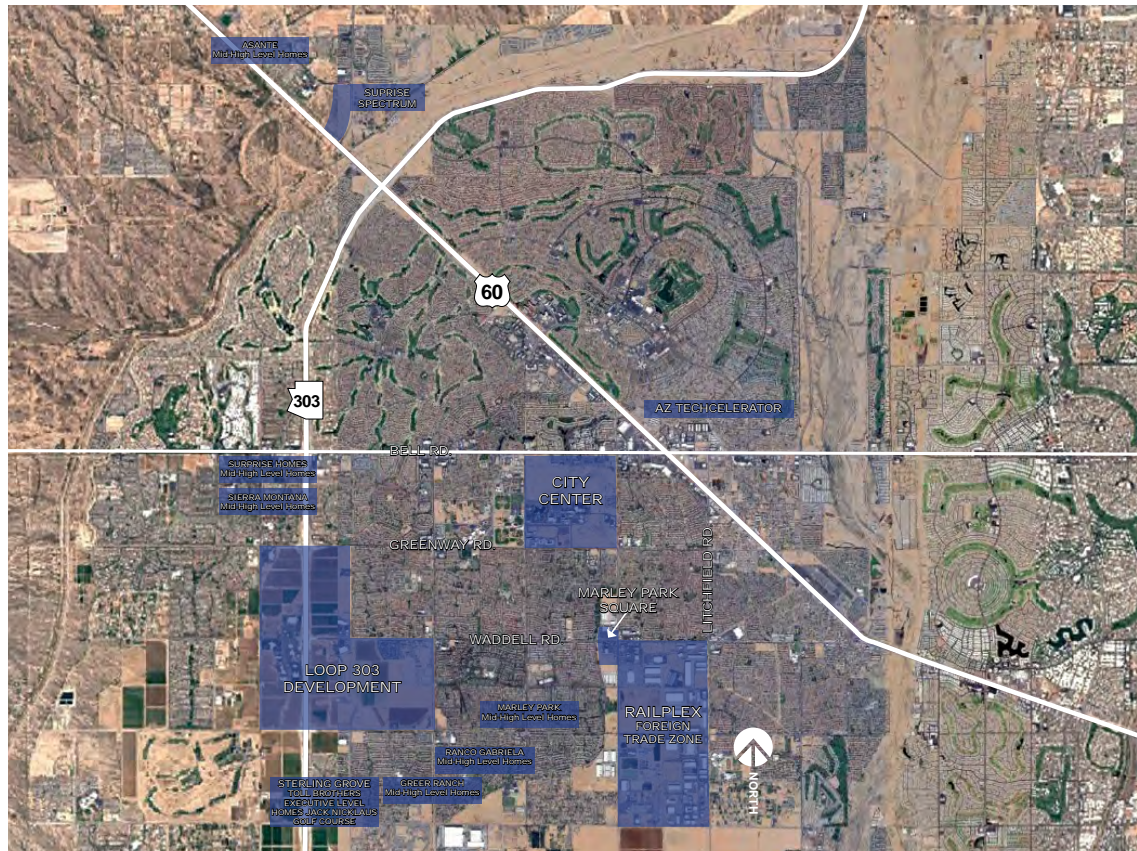
NO. 1

West Valley Leader in Net New Jobs to 2030 (MAG)

CITY OF SURPRISE GROWTH PROJECTIONS



GROWTH NODES & PROJECTS



LOOP 303 / PRASADA CORRIDOR

- Village at Prasada regional entertainment and retail project- #1 in foot traffic among power centers in AZ and #10 nationwide (Placer.ai)
- West Valley growth spine with connections to I-17 & I-10
- 500+ Acres of future development

NORTH SURPRISE EXPANSION

- 18,897 under construction and 12,361 planned single-family homes
- 600+ Acres of Mixed Use Commercial and Residential planned
- 700+ Acres of Industrial planned

CITY CENTER MIXED USE EXPANSION

- 300+ acres of available land
- 200 Acre Recreation Campus

RAILPLEX DEVELOPMENT

- 2 sq. mi. shovel ready industrial park + retail, 2 power substations, and 5K linear foot BNSF rail spur
- Positioned under 4 hours to SoCal's Inland Empire



The Shops at Marley Park Square

MARLEY PARK SQUARE



**SWC LITCHFIELD ROAD & WADDELL ROAD
SURPRISE, AZ**

JOHN ESSLINGER

PRINCIPAL
jesslinger@leearizona.com
D 602.385.3797

SEAN M. BISHOP, CCIM

PRINCIPAL
sbishop@leearizona.com
D 602.954.3774

JAKE JESSUP

ASSOCIATE
jjessup@leearizona.com
D 630.881.9778