

PADS AVAILABLE



# REEMS RD & WADDELL RD

DEVELOPED BY



**AVALON**  
DEVELOPMENT



# property summary

---

AVAILABLE	Fast Food - ±2,800, Shops 2 - ±4,400	ZONING	CC
-----------	---	--------	----

---

## PROPERTY HIGHLIGHTS

- » Conveniently located to easy access to the Loop 303 freeway
- » Excellent retail synergy at the intersection with retailers such as Walgreens, Bashas', Wells Fargo Bank, AutoZone
- » Located nearby, Avilla Meadows, most notable communities to luxury living in Surprise



## TRAFFIC COUNT

Reems Rd	Waddell Rd
N: ±24,893 VPD (NB/SB)	E: ±16,019 VPD (NB/SB)
S: ±14,705 VPD (NB/SB)	W: ±12,688 VPD (NB/SB)

ADOT 2021

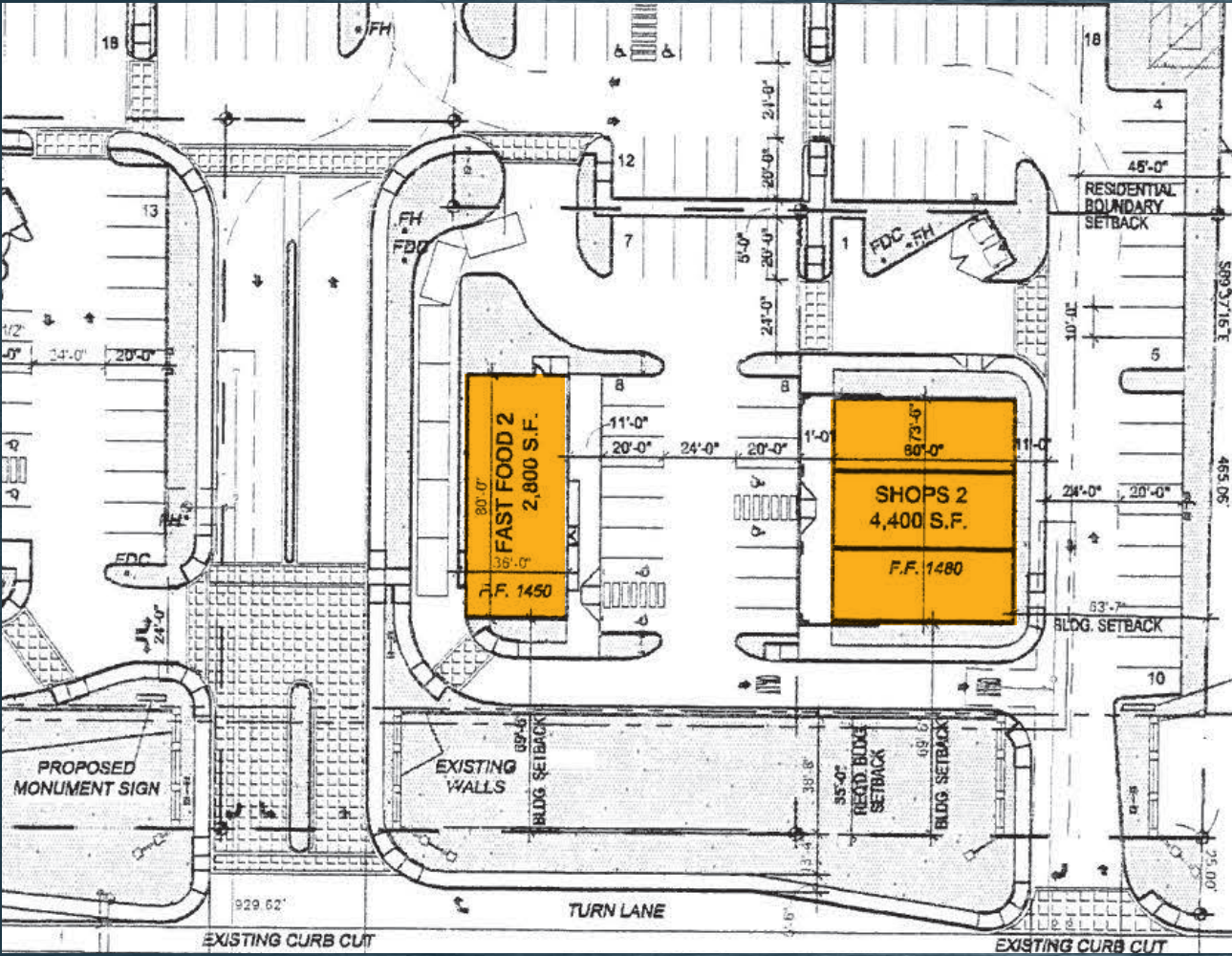
N  
NWC

## PADS AVAILABLE

REEMS RD & WADDELL RD, SURPRISE, AZ



# site plan



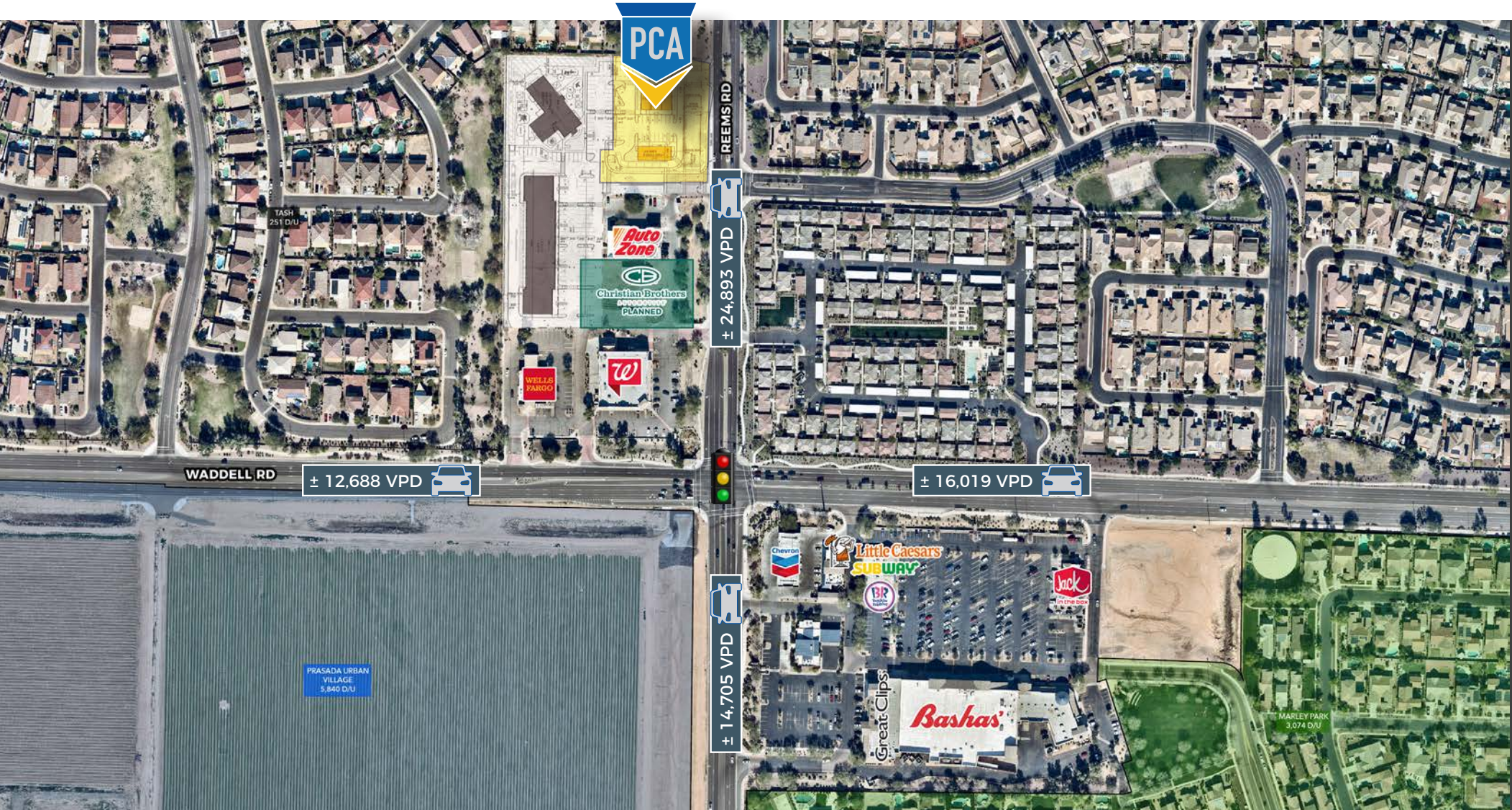
SUITE	SF
FAST FOOD	2,800
SHOPS 2	4,400

N  
NWC

**PADS AVAILABLE**  
REEMS RD & WADDELL RD, SURPRISE, AZ



# aerial



N  
NWC

## PADS AVAILABLE

REEMS RD & WADDELL RD, SURPRISE, AZ



# retail aerial



N  
NWC

**PADS AVAILABLE**  
REEMS RD & WADDELL RD, SURPRISE, AZ



# demographics

2021 ESRI ESTIMATES



POPULATION

	1-Mile	3-Miles	5-Miles
2021 Total Population	14,407	95,312	192,898
2026 Total Population	15,719	104,198	209,567



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2021 Housing Units	4,982	36,033	82,910
Owner Occupied	70.7%	68.8%	69.1%
Renter Occupied	19.8%	20.0%	16.3%
Vacant	9.6%	11.2%	14.7%



DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles
2021 Total Daytime Pop	10,985	79,082	171,372
Workers	3,994	28,864	59,863
Residents	3,765	54,548	117,022



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2021 Households	4,506	32,014	70,761
2026 Households	4,898	34,853	76,247



2021 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$88,198	\$89,980	\$83,014
Median HH Income	\$80,824	\$76,553	\$67,838
Per Capita Income	\$27,730	\$30,318	\$30,447



BUSINESSES

	1-Mile	3-Miles	5-Miles
2021 Businesses	105	1,239	2,800



**PADS AVAILABLE**

REEMS RD & WADDELL RD, SURPRISE, AZ





espresso	60
americano/long black	60
espresso con panna	70
espresso macchiato(3 oz)	70
gibraltar/piccolo latte(4 oz)	70
flat white (5 oz)	70
capuccino (6 oz)	70
cafe latte (7 oz)	70
cafe mocha	75
cafe vanilla/caramel latte	80
cafe caramel macchiato	80
cappuccino creme brulee	125
affogato	
all milk base menu	+20
in large 10 oz cup with 2 shots	

iced coffee(thai style)	70
iced cafe americano	
iced cappuccino	
iced cafe latte	
iced cafe mocha	
iced vanilla	
iced caramel	
iced caramel mac	
Special add	
extra shot	10
extra premium shot	15
change to premium	15
extra milk/honey	5
frappe	15
whipped cream	15
monin syrup 10 ml	10
monin syrup 20 ml	15

pot of twinings	h	i	f
twinings	80		
thai tea latte	50	50	65
tea latte(thai)	50	50	65
green tea	50	60	
green tea	60	70	85
peach tea	50		
fresh milk	50	50	
pink milk	50	50	
honey milk	55	60	
vanilla milk	60	65	
caramel milk	60	65	
cacao	60	70	
belgian chocolate	80	80	95

lime	h	i
lime honey	50	55
lime soda	60	
lime honey soda	65	
italian soda	70	
strawberry	M	L
kiwi fruit	65	80
peach	65	80
raspberry	70	85
mixed berry	70	85
passion fruit	70	85
mango	70	85
pineapple mint shake		85

exclusively listed by

ZACHARY PACE

(602) 734-7212

zpace@pcaemail.com

DEVELOPED BY



AVALON  
DEVELOPMENT



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 09/23/22

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
www.pcainvestmentsales.com