

10,000 SF MULTI-TENANT BUILDING W/ END CAP DRIVE-THRU FOR LEASE



PROPERTY HIGHLIGHTS

- Located just minutes from the heart of downtown Surprise which sees 700,000 + visitors, fans, and participants annually at a host of events at Surprise Stadium and Surprise Tennis & Racquet Complex
- Surprise, Arizona has experienced significant population growth since 2020, increasing by approximately 16% to 167,537 in 2025
- Join Starbucks, Panda Express and Express Oil Change in this highly desirable development along with approximately 150,000 square feet of industrial space. The neighboring Shops at Marley Park Square promises to be one of Surprise's premier lifestyle destinations with tenants like EOS Fitness, Chipotle, Freddy's Steakburgers, and Dunkin'.



AVERAGE HH INCOME

\$107,448 (3 mile radius)



POPULATION

115,845 (3 mile radius)



DAYTIME EMPLOYMENT

89,898 (3 mile radius)



TRAFFIC COUNTS

19,840 VPD on N Litchfield Rd &
21,021 VPD on W Waddell Rd

* Demographics ©ESRI 2025



Nationwide Real Estate Services

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FUTURE DEVELOPMENT

LITCHFIELD ROAD

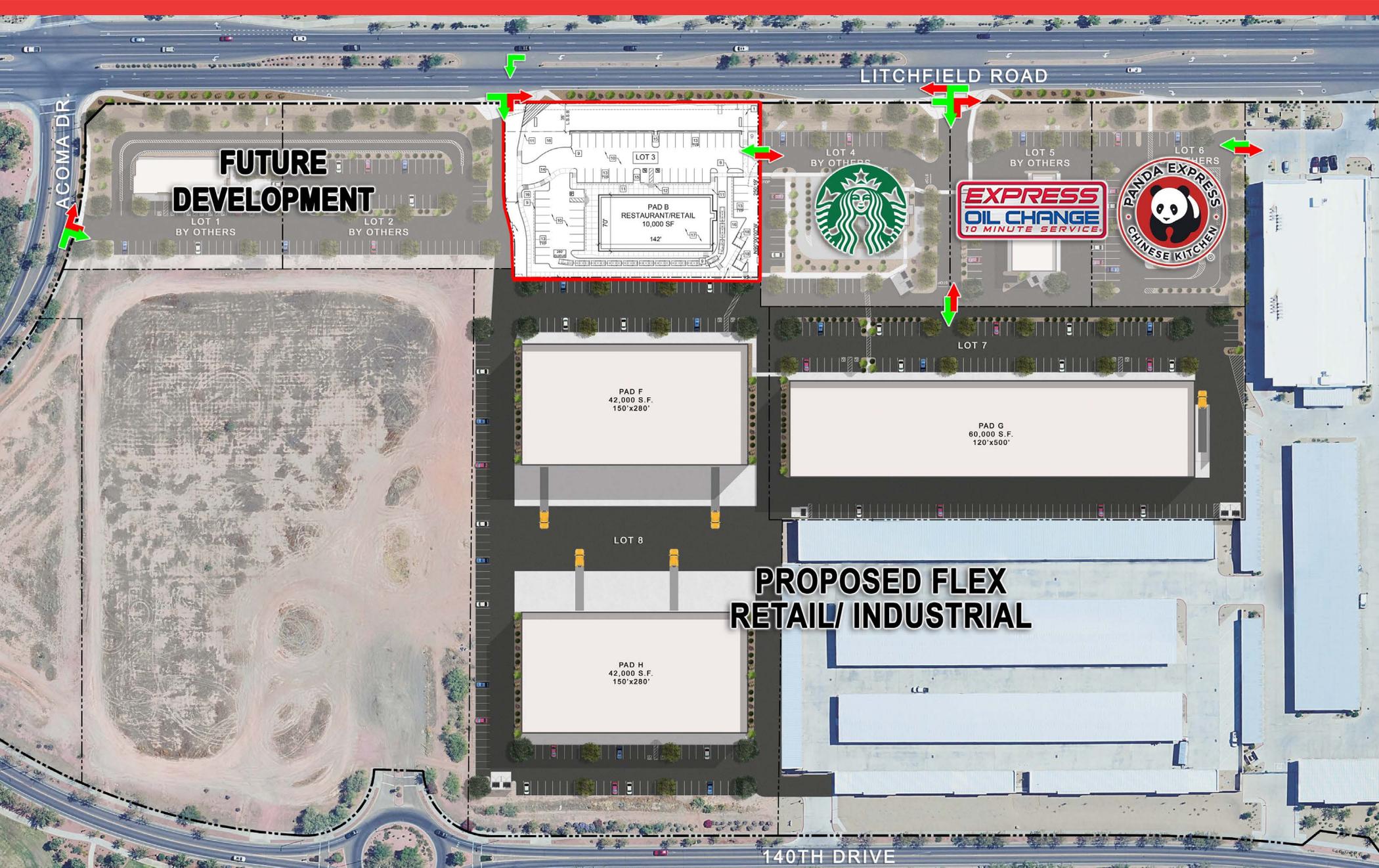
**PAD B
RESTAURANT/RETAIL
10,000 SF
142'**



**PROPOSED FLEX
RETAIL/ INDUSTRIAL**

SITE PLAN
SCALE: 1" = 40'-0"











| | 1 mile | 3 miles | 5 miles |
|----------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2010 Total Population | 13,011 | 97,001 | 182,733 |
| 2020 Total Population | 15,360 | 110,989 | 206,796 |
| 2020 Group Quarters | 125 | 1,129 | 2,225 |
| 2025 Total Population | 16,530 | 115,845 | 218,056 |
| 2025 Group Quarters | 140 | 1,250 | 2,465 |
| 2030 Total Population | 16,580 | 119,003 | 229,693 |
| 2025-2030 Annual Rate | 0.06% | 0.54% | 1.05% |
| 2025 Total Daytime Population | 11,715 | 89,898 | 193,551 |
| Workers | 3,346 | 29,671 | 63,549 |
| Residents | 8,369 | 60,227 | 130,002 |
| Household Summary | | | |
| 2010 Households | 4,042 | 32,935 | 74,407 |
| 2010 Average Household Size | 3.21 | 2.94 | 2.44 |
| 2020 Total Households | 4,871 | 37,523 | 82,917 |
| 2020 Average Household Size | 3.13 | 2.93 | 2.47 |
| 2025 Households | 5,400 | 39,852 | 88,103 |
| 2025 Average Household Size | 3.04 | 2.88 | 2.45 |
| 2030 Households | 5,475 | 41,344 | 92,963 |
| 2030 Average Household Size | 3.00 | 2.85 | 2.44 |
| 2025-2030 Annual Rate | 0.28% | 0.74% | 1.08% |
| 2010 Families | 3,276 | 24,483 | 49,983 |
| 2010 Average Family Size | 3.53 | 3.39 | 2.97 |
| 2025 Families | 4,191 | 28,630 | 57,478 |
| 2025 Average Family Size | 3.38 | 3.33 | 3.00 |
| 2030 Families | 4,243 | 29,571 | 60,825 |
| 2030 Average Family Size | 3.34 | 3.30 | 2.98 |
| 2025-2030 Annual Rate | 0.25% | 0.65% | 1.14% |
| Housing Unit Summary | | | |
| 2020 Housing Units | 5,239 | 41,055 | 93,930 |
| Owner Occupied Housing Units | 65.3% | 63.5% | 67.2% |
| Renter Occupied Housing Units | 27.7% | 27.9% | 21.0% |
| Vacant Housing Units | 7.7% | 8.8% | 11.6% |
| 2025 Housing Units | 5,876 | 43,781 | 100,000 |
| Owner Occupied Housing Units | 68.6% | 65.4% | 68.9% |
| Renter Occupied Housing Units | 23.3% | 25.6% | 19.2% |
| Vacant Housing Units | 8.1% | 9.0% | 11.9% |
| 2030 Housing Units | 5,967 | 45,388 | 105,678 |
| Owner Occupied Housing Units | 71.4% | 66.6% | 70.1% |
| Renter Occupied Housing Units | 20.4% | 24.5% | 17.9% |
| Vacant Housing Units | 8.2% | 8.9% | 12.0% |
| 2025 Households by Income | | | |
| Household Income Base | 5,400 | 39,852 | 88,103 |
| <\$15,000 | 2.2% | 5.5% | 6.5% |
| \$15,000 - \$24,999 | 1.6% | 4.0% | 4.7% |
| \$25,000 - \$34,999 | 3.6% | 4.7% | 6.1% |
| \$35,000 - \$49,999 | 7.3% | 9.1% | 10.5% |
| \$50,000 - \$74,999 | 19.0% | 17.6% | 18.5% |
| \$75,000 - \$99,999 | 14.9% | 15.6% | 15.1% |
| \$100,000 - \$149,999 | 27.1% | 22.4% | 20.2% |
| \$150,000 - \$199,999 | 13.3% | 11.5% | 9.5% |
| \$200,000+ | 11.0% | 9.6% | 8.9% |
| Average Household Income | \$119,632 | \$107,448 | \$101,472 |



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