



SAFFEWAY

Pharmacy & Drive-Thru

STARBUCKS
COFFEE

RETAIL PROPERTY FOR LEASE AND PADS FOR SALE

SURPRISE CROSSING SHOPS AND PADS

13794 W Waddell Rd Surprise, AZ 85379



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SURPRISE CROSSING - PADS

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LOCATION DESCRIPTION

NEC Waddell Rd & Litchfield Rd

PROPERTY HIGHLIGHTS

- LAST SPACE AVAILABLE - 4,000 SF
- FULLY BUILT OUT MEDICAL SPACE
- One of the most prominent intersections in Surprise
- There are nearly 44,000 cars per day at intersection
- The only movie theatre in Surprise located across the street

AREA CO-TENANTS



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LEGEND

Available

Unavailable



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

TENANT	SIZE	RATE
CHEN WOK	0 SF	-
Available	4,000 SF	CALL FOR PRICING
EDWARD JONES	0 SF	-
ROSATI'S PIZZA	0 SF	-
NATIONWIDE VISION	0 SF	-
SAFEWAY	0 SF	-
SAFEWAY	0 SF	-
SUNLIGHT DENTAL	2,990 SF	-
LE NAIL WORKS	0 SF	-
GREAT CLIPS	0 SF	-
WESTSIDE MALL CENTER	0 SF	-
FOOTHILLS SPORTS MEDICINE	1,200 SF	-
HAND AND STONE MASSAGE	0 SF	-
PRIMROSE SCHOOLS	15,000 SF	-
PRIMROSE SCHOOLS	10,000 SF	-
BANK OF AMERICA	0 SF	-

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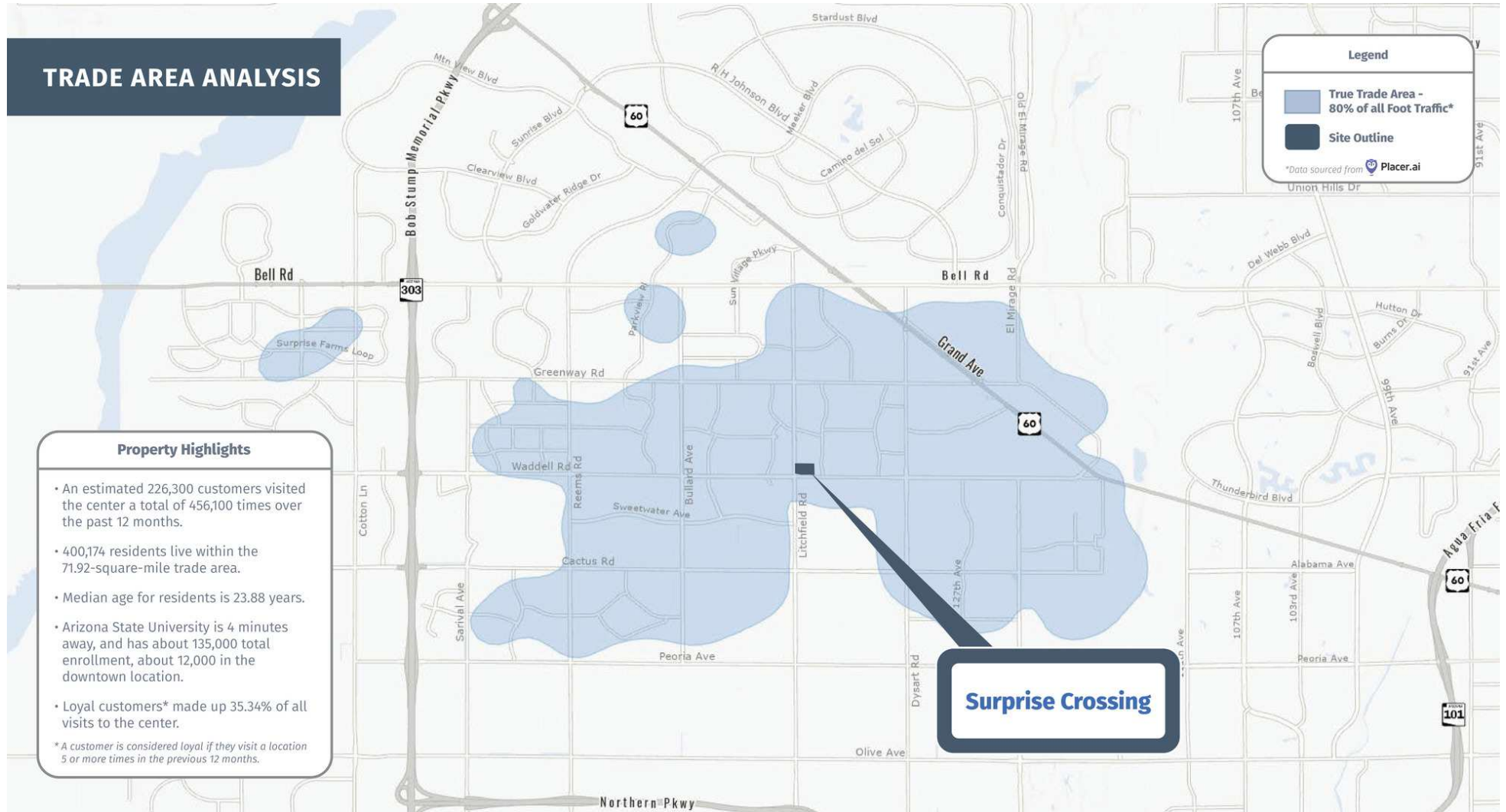
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TENANT	SIZE	RATE
TACO BELL	0 SF	-
O'REILLY AUTO PARTS	0 SF	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	17,608	116,615	218,697
Median Age	35.6	38.0	48.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$92,470	\$81,368	\$76,166
Average	\$111,738	\$98,882	\$95,449



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	231	2,152	3,885
Employees	2,308	22,549	47,948
Daytime Population	12,013	92,680	193,401



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	43.6%	38.7%	41.2%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	64.1%	61.1%	62.9%
Services	18.4%	19.4%	18.6%
Blue Collar	17.6%	19.5%	18.5%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,764	40,740	88,904
Median Home Value	\$444,043	\$408,460	\$409,297

*2024 Demographic data derived from ESRI

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