



**SAFEWAY**

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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## LOCATION DESCRIPTION

NEC Waddell Rd & Litchfield Rd  
13794 W Waddell Rd

## PROPERTY HIGHLIGHTS

- 1,200 SF & 1,400 SF (can be combined) Available for lease or land for sale
- Buildable PADS for Sale
- One of the most prominent intersections in Surprise
- There are over 32,000 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; CALL FOR DETAILS	Lease Term:	Negotiable
Total Space:	1,200 - 15,000 SF	Lease Rate:	CALL FOR PRICING

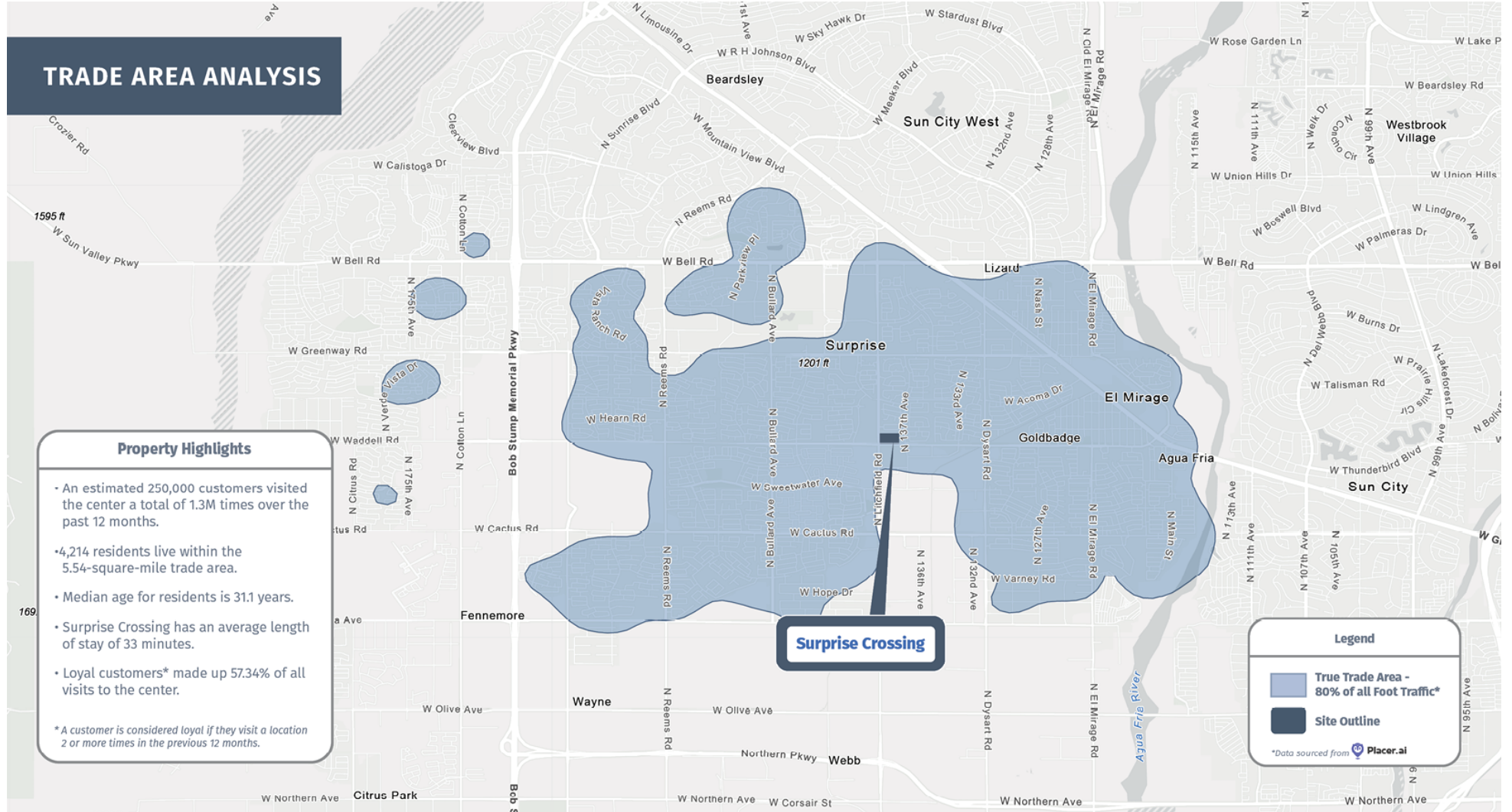
## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
CHEN WOK	CHEN WOK	0 SF	NNN	-	-
SONORA QUEST LABORATORIES	SONORA QUEST LABORATORIES	0 SF	NNN	-	-
EDWARD JONES	EDWARD JONES	0 SF	NNN	-	-
ROSATI'S PIZZA	ROSATI'S PIZZA	0 SF	NNN	-	-
NATIONWIDE VISION	NATIONWIDE VISION	0 SF	NNN	-	-
PERFECT TEETH	PERFECT TEETH	0 SF	NNN	-	-
SAFEWAY	SAFEWAY	0 SF	NNN	-	-
LE NAIL WORKS	LE NAIL WORKS	0 SF	NNN	-	-
GREAT CLIPS	GREAT CLIPS	0 SF	NNN	-	-
WESTSIDE MALL CENTER	WESTSIDE MALL CENTER	0 SF	NNN	-	-
SHOP SPACE	Available	1,200 SF	NNN	CALL FOR PRICING	-
SHOP SPACE	Available	1,400 SF	NNN	CALL FOR PRICING	-
HAND AND STONE MASSAGE	HAND AND STONE MASSAGE	0 SF	NNN	-	-
PAD	Available	15,000 SF	CALL FOR DETAILS	CALL FOR PRICING	BUILDABLE
PAD	Available	10,000 SF	CALL FOR DETAILS	CALL FOR PRICING	BUILDABLE

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	15,135	114,303	212,925
Median Age	31.6	33.9	44.0



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$85,642	\$71,152	\$63,995
Average	\$108,246	\$88,131	\$179,068



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	190	1,700	3,651
Employees	1,803	19,094	48,082
Daytime Population	9,834	81,669	179,068



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	38.73%	34.18%	37.44%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	63.2%	60.2%	62.7%
Services	14.9%	18.1%	17.2%
Blue Collar	21.9%	21.7%	20.1%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,882	38,319	85,337
Median Home Value	\$273,992	\$257,818	\$267,608

\* 2022 Demographic data derived from ESRI

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