



SWC

COTTON LANE & WADDELL ROAD

Surprise, Arizona



PROPERTY HIGHLIGHTS

AVAILABILITY Pads for Build-to-Suit Only / **Shops A**, ±1,350 SF / **Shops B**, ±3,041 SF

PRICING Please Call for Rates

TIMING Late 2026 Delivery

HIGHLIGHTS

- » Just a half-mile from the full-diamond interchange of the Loop 303 Freeway.
- » Located across the street from the 303 AutoShow at Prasada, Arizona's largest automall with over 250 acres and 9 dealers.
- » Very strong employment corridor to the south along the Loop 303 with multiple existing distribution and logistic facilities and many more either under construction or planned.
- » Close proximity to Surprise Stadium (MLB Spring Training for the Kansas City Royals and Texas Rangers), Surprise Community Park, and the city's municipal complex.
- » Close proximity to Willow Canyon High School (1,983 students), Valley Vista High School (2,653 students), Paradise Honors High School (794 students), and Shadow Ridge High School (2,194 students).
- » The surrounding area has strong household incomes with many more planned housing developments in the pipeline.

JOIN



TRAFFIC COUNTS

Cotton Lane

N ±9,806 VPD (NB & SB)
S ±9,711 VPD (NB & SB)

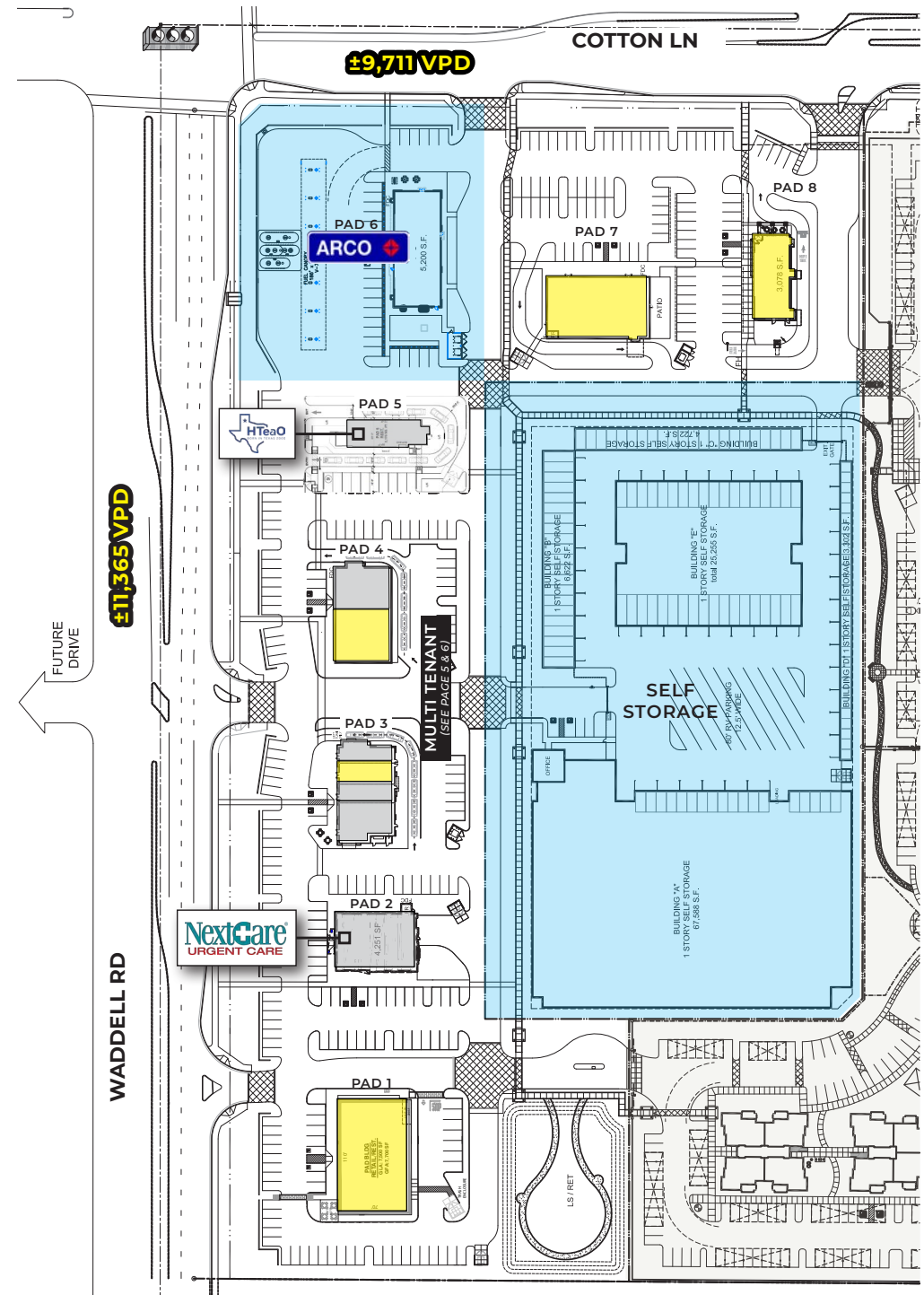
Waddell Road

E ±15,765 VPD (EB & WB)
W ±11,365 VPD (EB & WB)

ADOT 2024

SITE PLAN

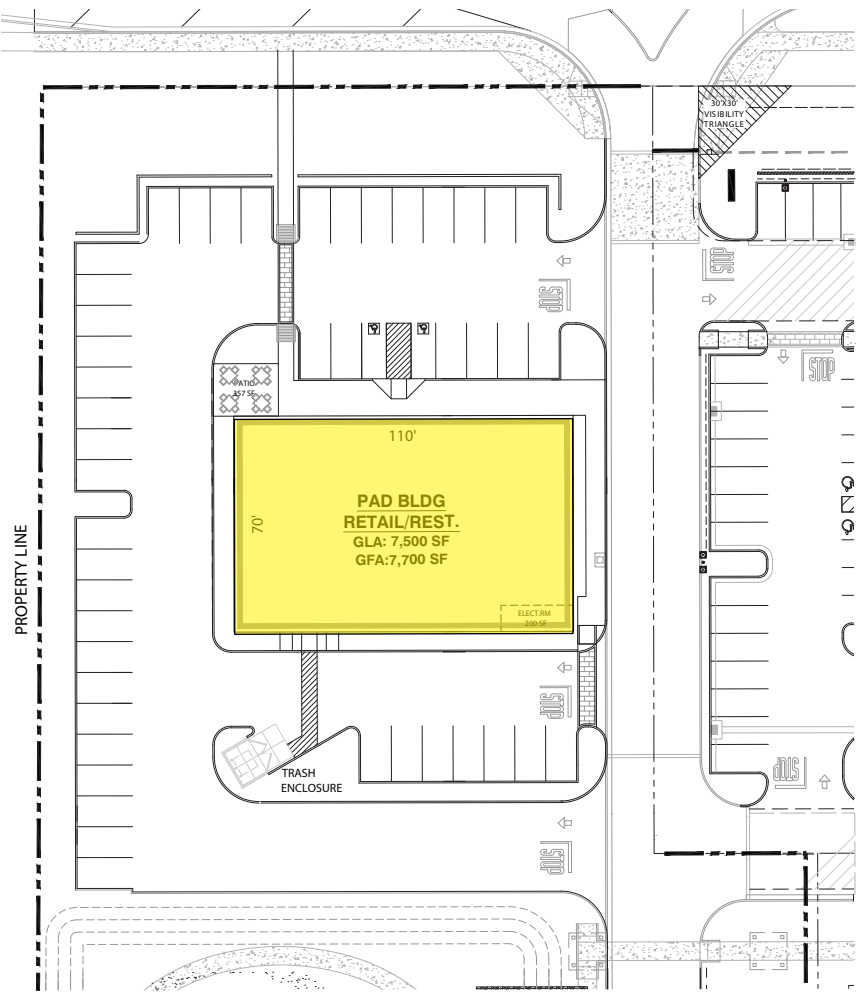
AVAILABLE AT LOI / LEASE In Escrow SIGNED LEASE			
PAD	SUITE	TENANT	SIZE (SF)
P1		AVAILABLE	Build-to-Suit
P2		NextCare Urgent Care	
P3	A-101	Suncoast Dental	
P3	A-102	A Star Barbershop	
P3	A-103	AVAILABLE	±1,350 SF
P3	A-104	Tropical Smoothie Cafe	
P4	B-101	AVAILABLE	±3,041 SF
P4	B-102	Filiberto's	
P5		HTeaO	
P6		ARCO	
P7		AVAILABLE	Build-to-Suit
P8		AVAILABLE	Build-to-Suit
		Self Storage	



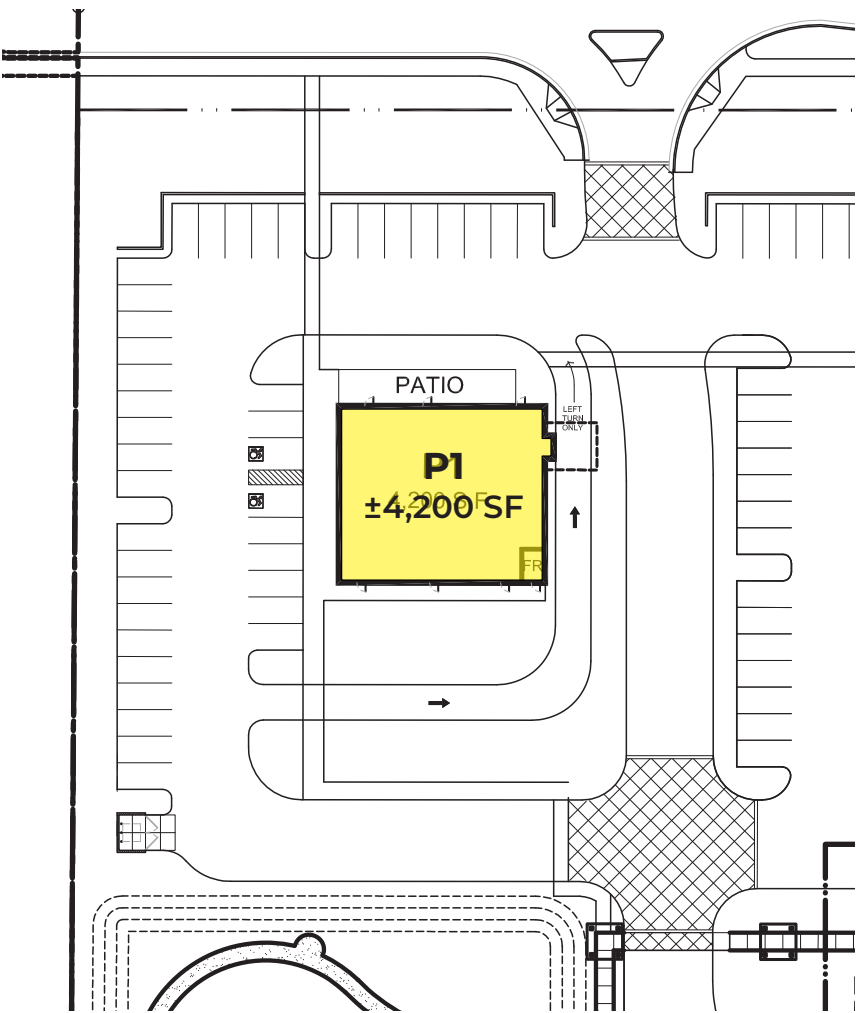
SITE PLAN - PAD 1

AVAILABLE FOR BTS

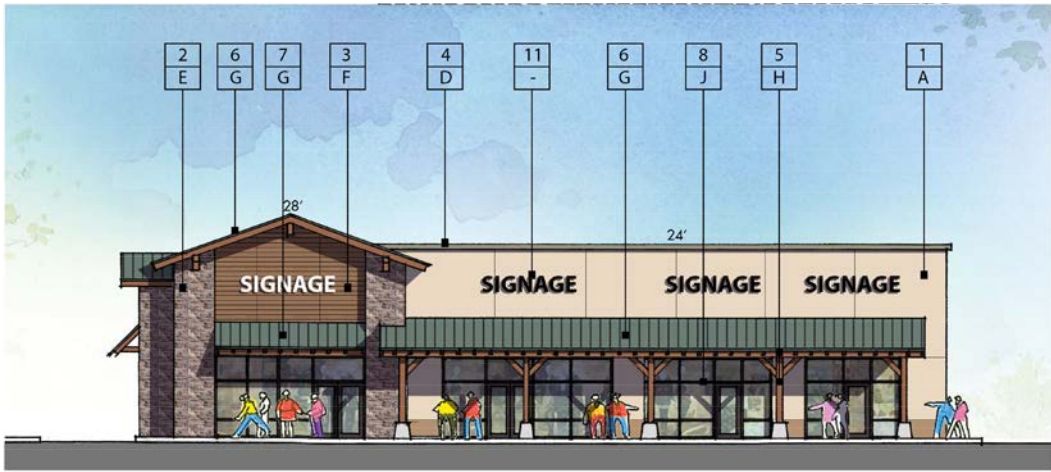
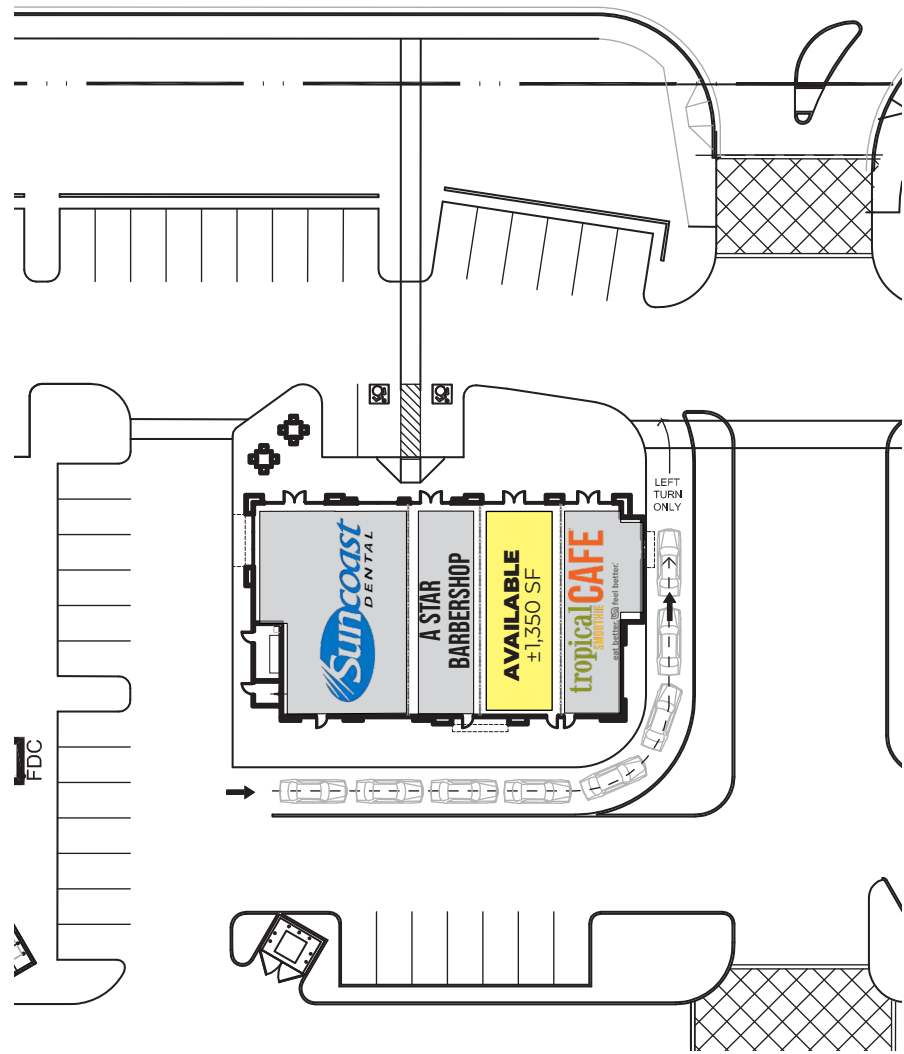
Option 1: ±7,500 SF



Option 2: ±4,200 SF with Drive-Thru



SITE PLAN - PAD 3



NORTH ELEVATION



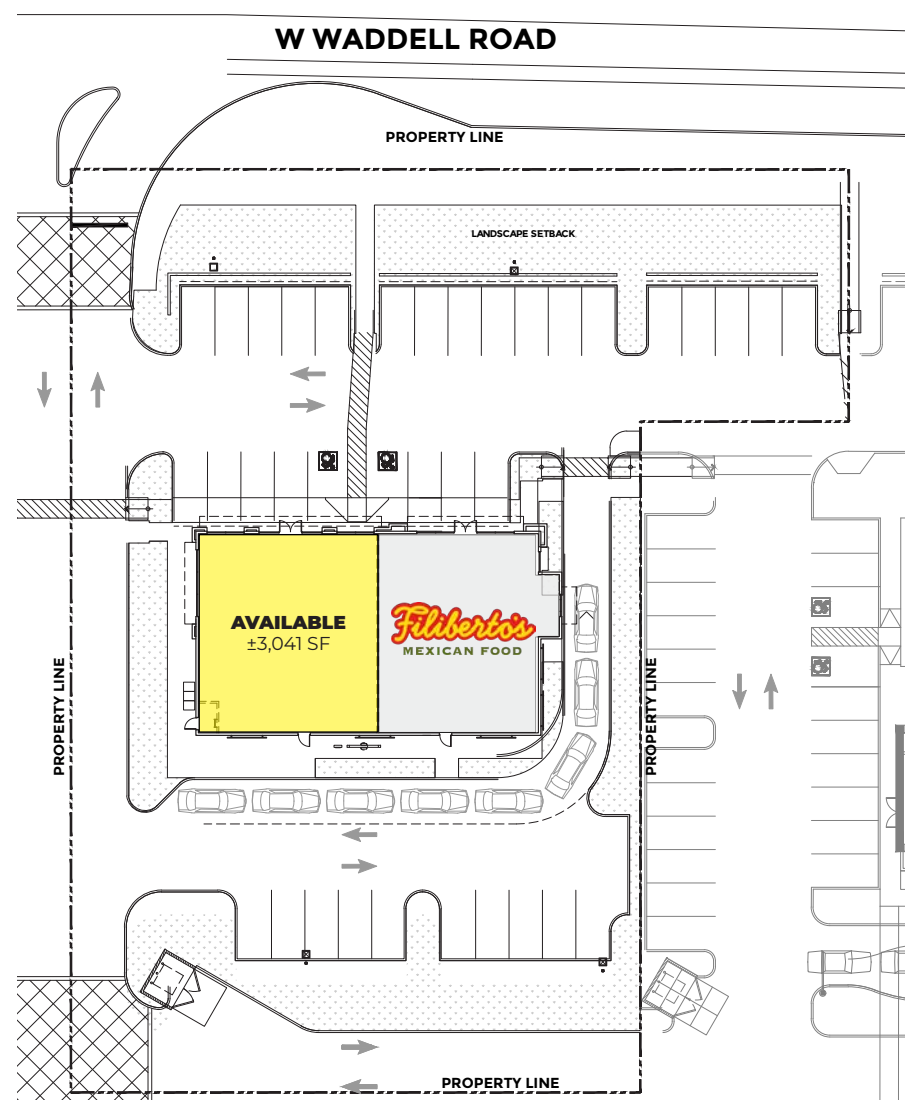
EAST ELEVATION



WEST ELEVATION



SITE PLAN - PAD 4



NORTH ELEVATION



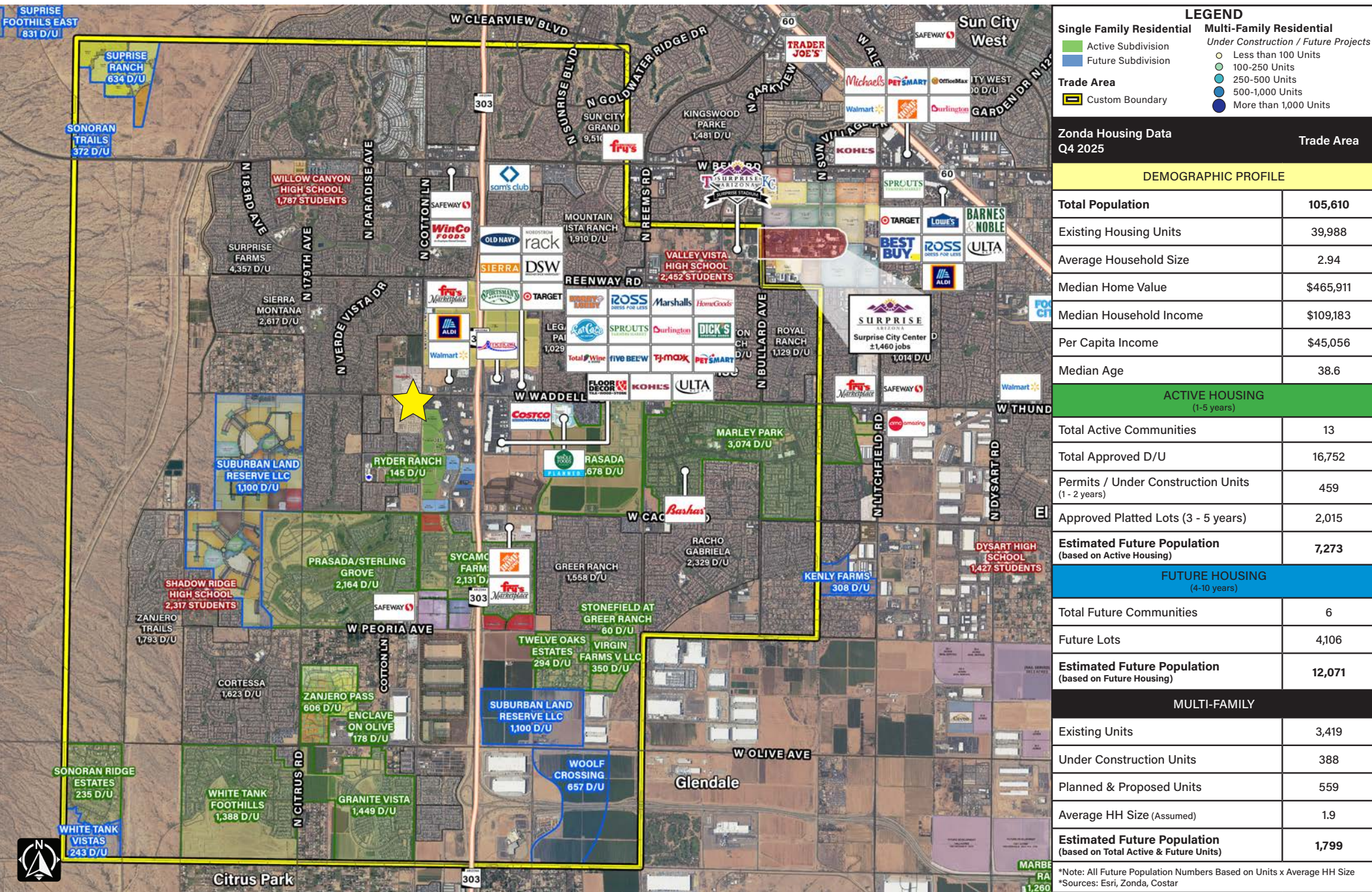
EAST ELEVATION



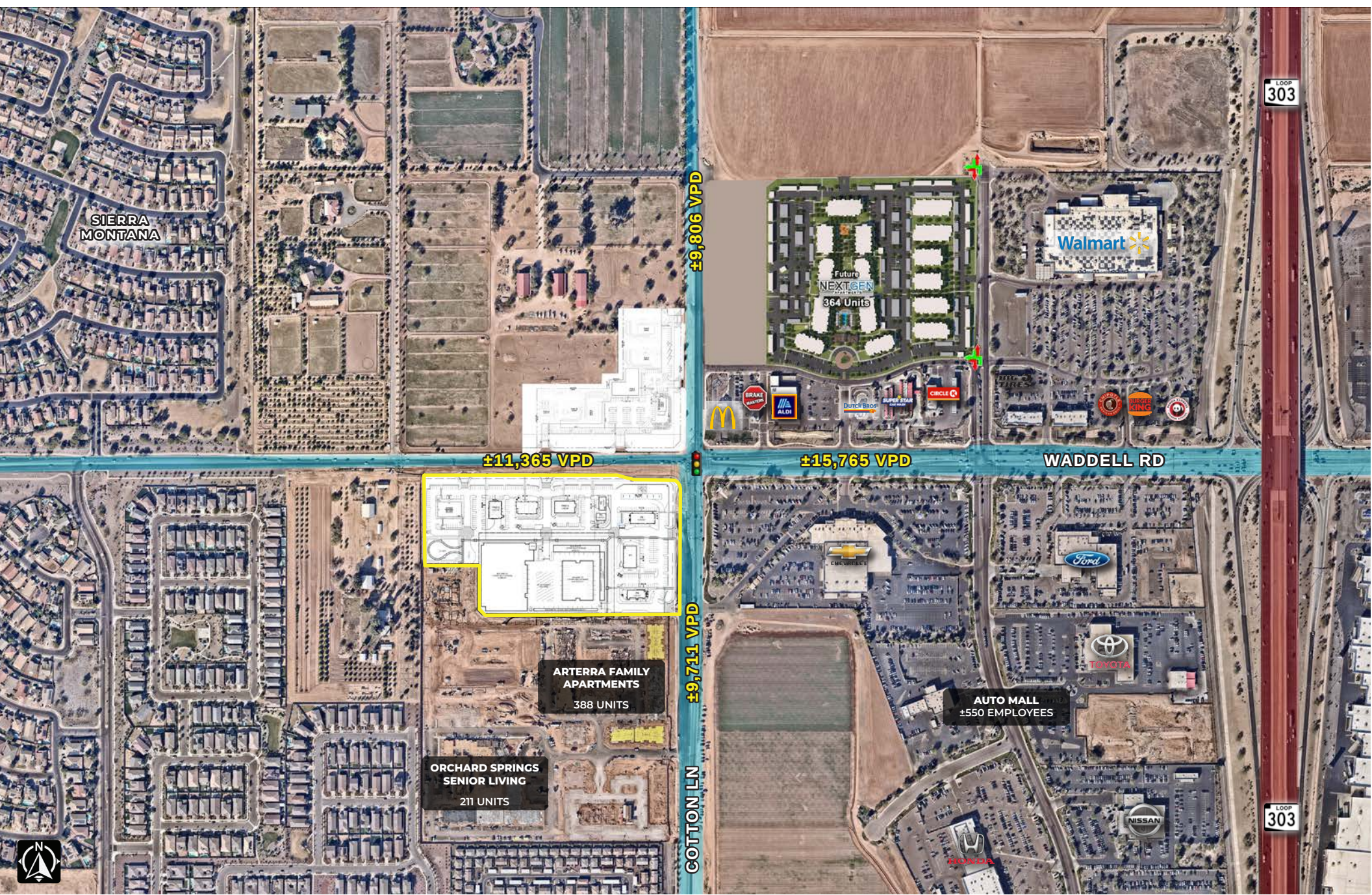
WEST ELEVATION



WIDE AERIAL



ZOOM AERIAL

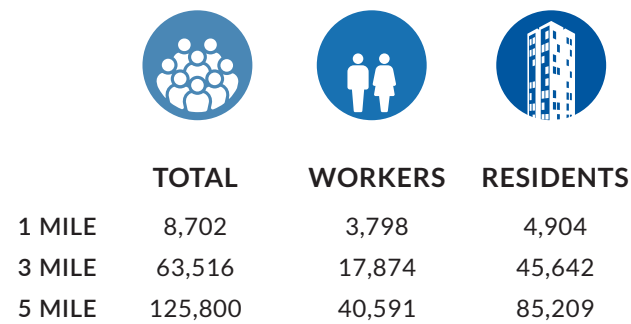




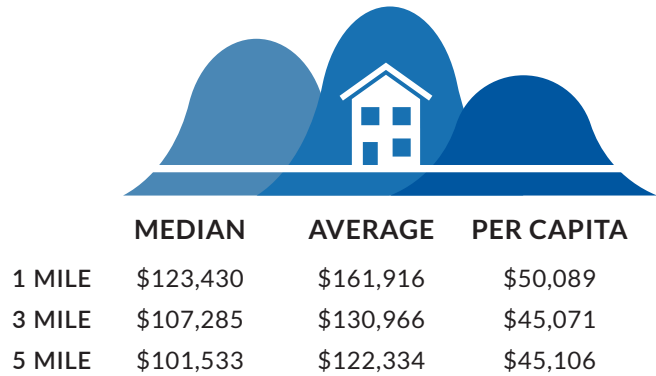
DEMOGRAPHICS

2025 ESRI

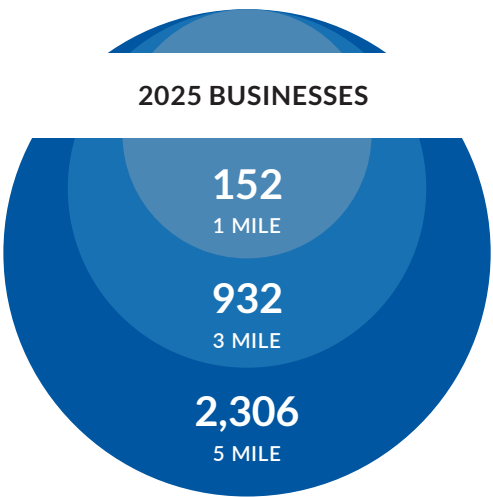
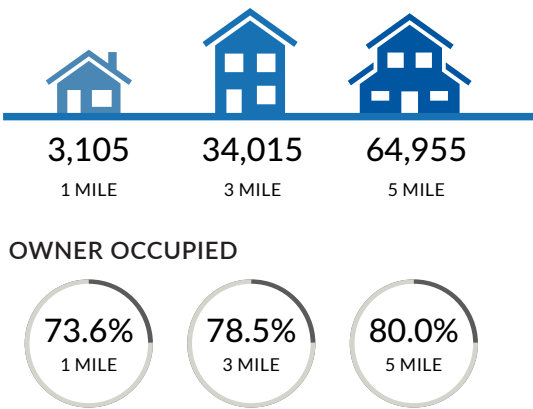
2025 DAYTIME POPULATION



2025 HOUSEHOLD INCOMES



2025 HOUSING UNITS



2025 POPULATION
2030 POPULATION

1 MILE	3 MILE	5 MILE
9,195	88,286	155,184
9,640	98,928	169,598

2025 HOUSEHOLDS
2030 HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,870	30,237	57,233
3,039	34,244	62,749



exclusively listed by

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