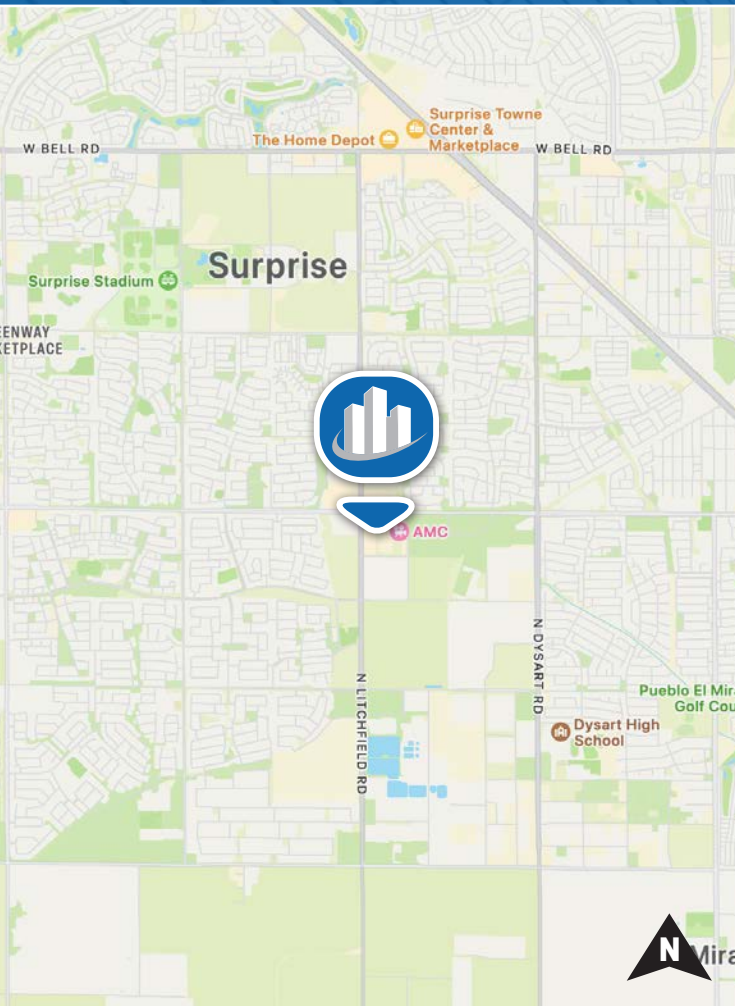


THE BOULEVARD AT SURPRISE RETAIL OPPORTUNITY

SEC OF LITCHFIELD & WADDELL ROADS

13601 N. Litchfield Road, Suite 124 - Surprise, Arizona 85379



- Under New Ownership
- Locate Next to High End Cigar/Whiskey Bar (Fox Cigar Bar)
- Outdoor Patio Included
- Vanilla Shell Condition
- Part of The Boulevard at Surprise Center Development
- Anchor Tenants Include: Uptown Alley, AMC, TapHouse Brewery

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ORION
INVESTMENT REAL ESTATE

FOR LEASE: RETAIL WITH PATIO

13601 N Litchfield Road, Suite 124 - Surprise, Arizona 85379



Availability: **3,375 SF**

Lease Rate: **Negotiable/Contact Agent**

Suite Number: **124**

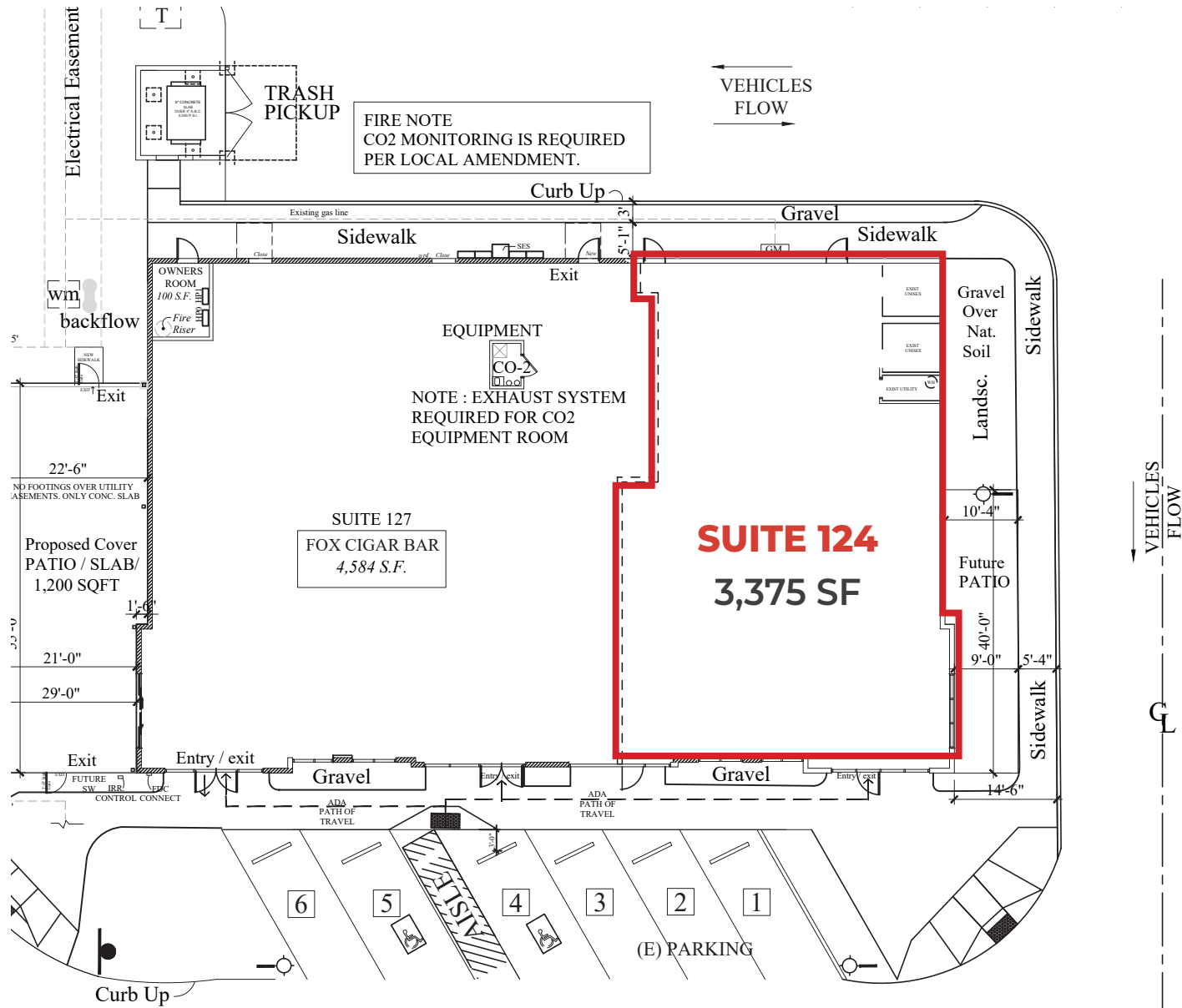
Condition: **Vanilla Shell**

Special Features: **Outdoor Patio**

Cross Streets: **Litchfield Rd: 19,200 VPD
Waddell Rd: 29,996 VPD**

The Boulevard at Surprise is a mixed-use commercial development located in Surprise, Arizona. This vibrant retail and dining destination offers a variety of businesses catering to local residents and visitors alike. The development features a diverse mix of national chains and local businesses, including: Uptown Alley, AMC, TapHouse Brewery to name a few. The development's prime location and diverse tenant mix make it an attractive option for businesses seeking exposure in the growing Surprise market.

SITE PLAN



OBLIQUE INTERSECTION VIEW / City of Surprise



DISTANT AERIAL VIEW / City of Surprise



WEST VALLEY INDUSTRIAL RAIL CENTER ON MARKET



WOOLF LOGISTICS CENTER

INDUSTRIAL LAND ON MARKET



LOGISTIC CENTER AT COPPERWING
± 961 ACRE MASTER PLANNED INDUSTRIAL PARK



NORTHERN PARKWAY LOGISTICS CENTER - PROPOSED

OLIVE AVE

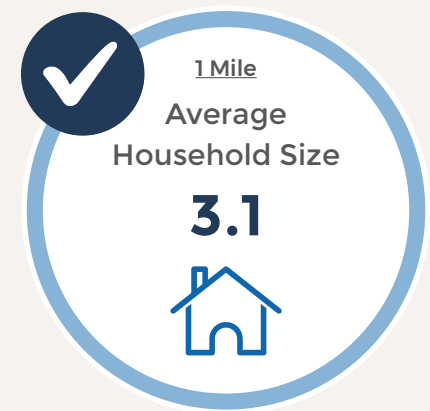
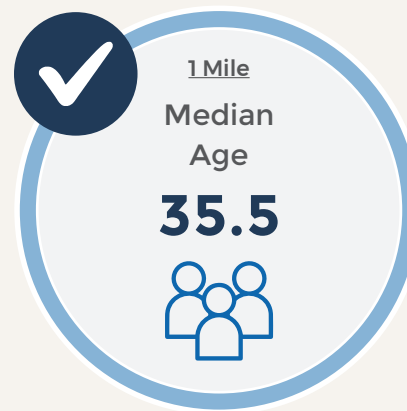
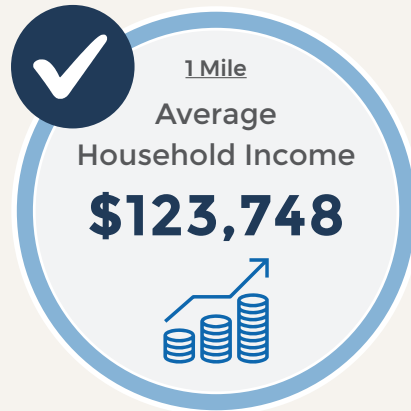


LUKE INDUSTRIAL PARK

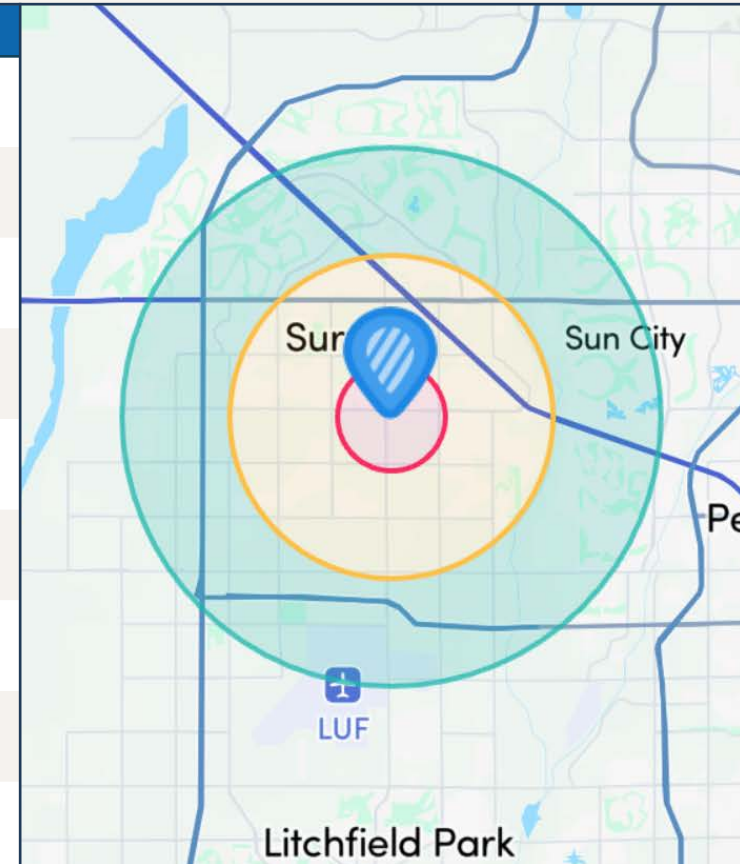
LUKE FIELD INDUSTRIAL LINCOLN PROPERTY CO.



DEMOGRAPHIC HIGHLIGHTS / 1-3-5 Mile



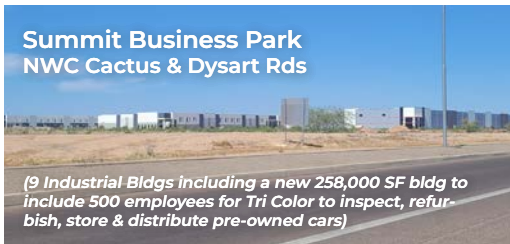
2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	12,792	124,597	252,211
Estimated Population:	11,240	106,477	213,001
Average Household Income:	\$123,748	\$110,322	\$101,112
Median Age:	35.5	36.1	45.2
Average Household Size:	3.1	3.0	2.4
Consumer Annual Retail Expenditures:	\$137.58 M	\$1.28 B	\$2.86 B
Total Households:	3,569	35,736	87,132
Total Housing Units:	3,858	38,818	95,925
Total Employees:	1,552	18,120	39,210



NEARBY NEW DEVELOPMENT & EMPLOYMENT



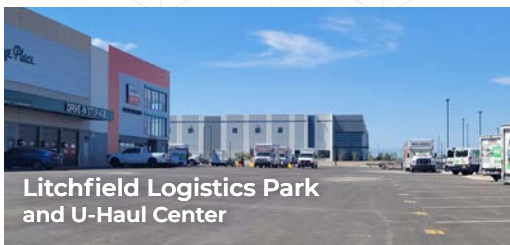
Phoenix Ranks
**#1 in U.S. for
Manufacturing
Job Growth**



Phoenix is **#1 in the
Nation for Largest Active
Industrial Pipeline**



Arizona is Nationally known as a **Top State for Workforce Quality and Availability**, Ranking #2 in the Country and #1 in Higher Education Degree Opportunities



TRADE AREA OVERVIEW

Located just north of Luke Air Force Base, the trade area is now experiencing significant new housing and employment opportunities. Businesses recently opening in this area include Amazon, Red Bull, Rauch, Ball, White Claw, Puma, Nestle, Janus, Brentwood, Microsoft, TriColor, Interstate, Sub-Zero, FedEx and UPS.

The immediate trade area offers high household incomes with younger parents and several children. In a four mile radius, there are 142,313 residents with more on the way. Jobs are expected to increase during the next few years because Surprise has over 300 acres of "BNSF certified" shovel-ready sites in its award-winning Surprise Rail Plex.

SURPRISE ARIZONA

Located just 35 minutes from downtown Phoenix, Surprise is one of several fast-growing suburbs in the West Valley. With a more than 300 square mile planning area, the City of Surprise is absorbing a tremendous share of this home growth, along with its West Valley neighboring communities of Peoria and Buckeye.

The City of Surprise is on target to add between 2,000-3,000 new single-family residences to its market each year for the next decade. By 2030, Surprise is estimated to grow from a population of almost 150,000 today to 215,000, according to the Maricopa Association of Governments.



WEST VALLEY FOREIGN TRADE ZONE



TSMC (Taiwan Semiconductor Manufacturing Company) is under construction at the intersection of Loop 303 and I-17 in the city of Phoenix. This groundbreaking campus will eventually employ 6000 people in high-tech, high wage jobs.

Moreover, this plant will be joined by many other facilities to support them. **They will be located through Maricopa and Pinal County and will number around 50.**

Surprise is home to the **West Valley Foreign Trade Zone** which offers tenants and owners benefits from fee operational efficiency and other potential cost reductions. Companies supporting TSMC will want to locate in the Railplex directly across from the subject property in order to take advantage of better practices involving customs clearance, duty, tariffs, and tax reductions.

This Surprise location is also a **day's drive to Southern California with easy access to the Northern Parkway, Loop 303 and ultimately to I-10 heading west to California.**

RETAIL FOR LEASE: THE BOULEVARD AT SURPRISE

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Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.