

Southwest Corner
Litchfield & Waddell Rd
Surprise, AZ

MARLEY PARK SQUARE NEIGHBORHOOD CENTER



CO-TENANTS



TENANTS AT INTERSECTION



PROPERTY HIGHLIGHTS

- Join Surprise's newest neighborhood meeting place in prestigious Marley Park.
- Anchors, Pads & Shops available!
- Explosive growth in trade area; major daytime employment planned.
- Over 32,000 cars per day at intersection.
- More than 30,000 households within 3 miles; over 75,000 within 5 miles.

PROPERTY SIZE

± 120,000 SF (GLA)

TRAFFIC COUNTS

Waddell Road: 17,203 CPD
(Source: City of Surprise 2008)

Litchfield Road: 13,797

DEMOGRAPHIC BRIEF (2010)

	1-Mile	3-Mile	5-Mile
Population:	13,659	97,370	183,253
Average HH Income:	\$82,107	\$70,556	\$66,138
Households:	4,567	31,799	74,067
Median Age:	31.9	34.5	51.3

Developed by:



FOR MORE INFORMATION

James Neal	Joe Doucett	Tim Gunnink	Tim Westfall
602.368.3555 x102	602.368.3555 x105	602.368.3555 x104	602.368.3555 x109
602.370.0422 Cell	480.390.2262 Cell	602.617.0333 Cell	602.628.6298 Cell
James@GDCRE.com	Joe@GDCRE.com	Tim@GDCRE.com	Tim.Westfall@GDCRE.com

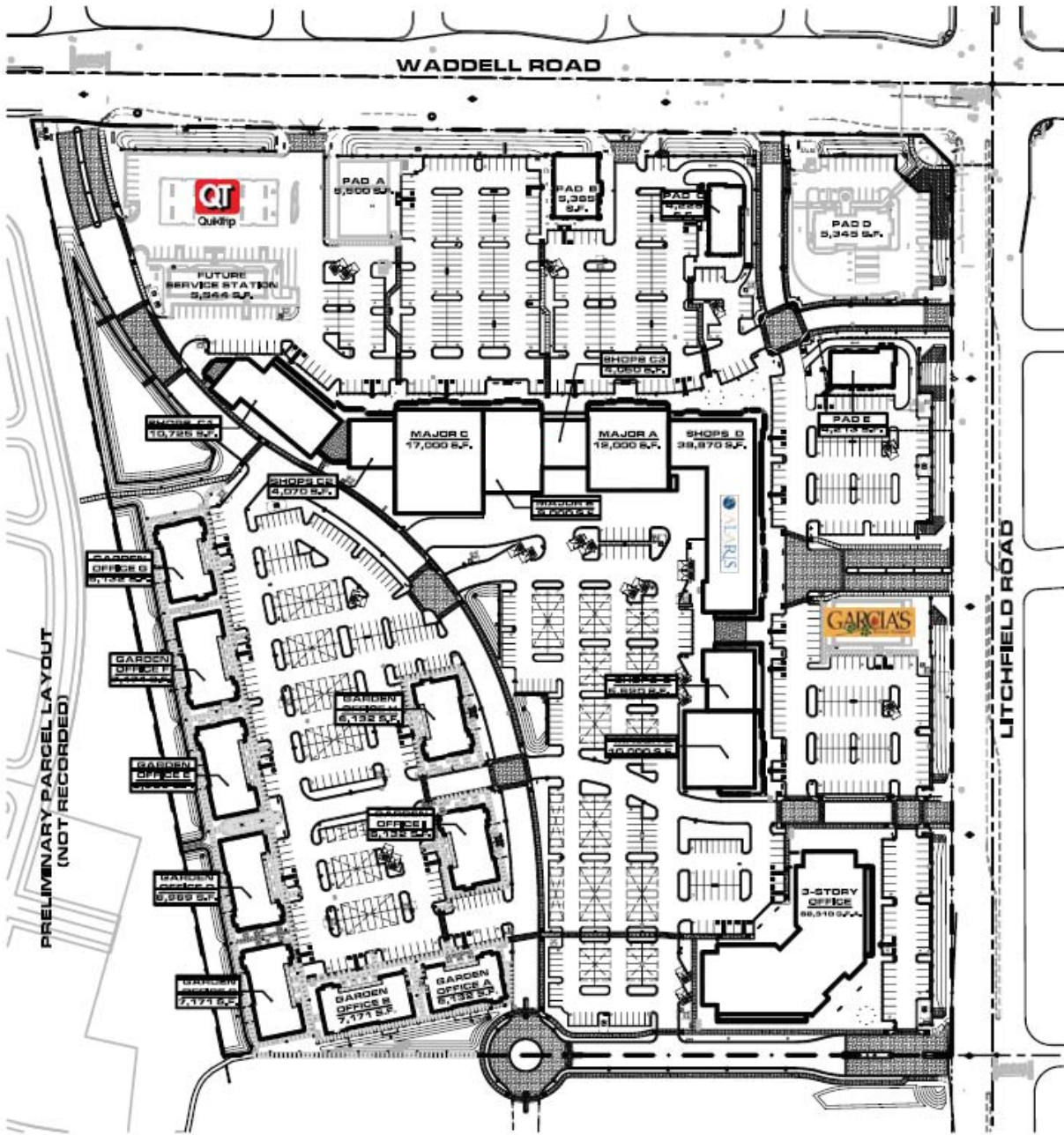
GDC/RE

2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | www.GDCRE.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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**FOR MORE
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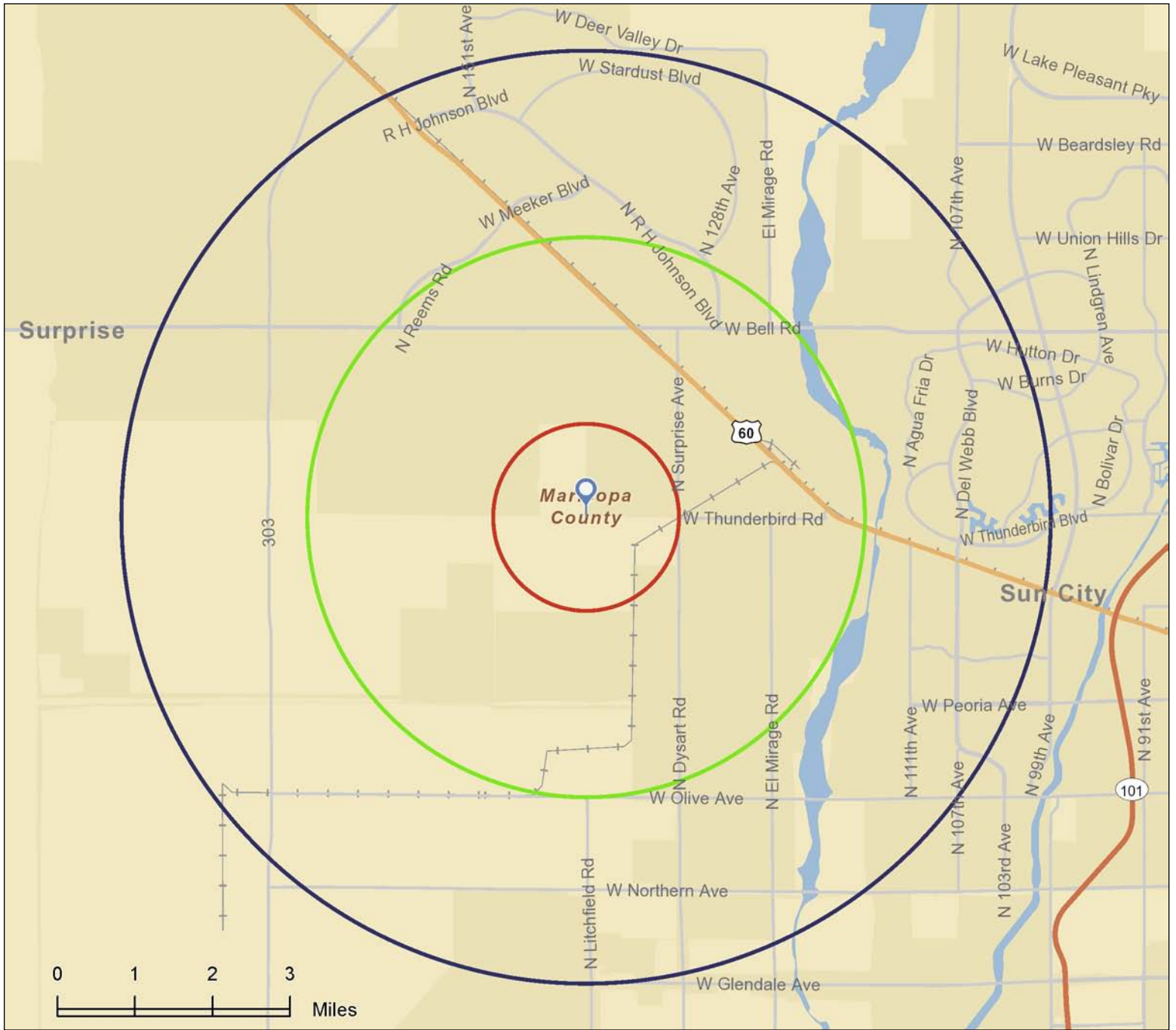
MARLEY PARK SQUARE



SWC Litchfield Road & Waddell Road
Surprise, AZ

Marley Park Square
 N Litchfield Rd & W Waddell Rd, Surprise, AZ 85379
 Ring: 1, 3, 5 Miles

Latitude: 33.60922
 Longitude: -112.35919



This site is located in:

City:	Surprise city	County:	Maricopa County
State:	Arizona	Census Tract:	04013061007
ZIP Code:	85379	Census Block	040130610073
CBSA:	Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)		

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	1 mile radius	3 miles radius	5 miles radius
2000 Summary			
Population	45	28,981	84,768
Households	14	10,305	41,105
Families	11	7,673	26,691
Average Household Size	3.21	2.80	2.03
Owner Occupied Housing Units	13	8,371	35,637
Renter Occupied Housing Units	1	1,933	5,469
Median Age	28.4	32.5	65.1
2010 Summary			
Population	13,659	97,370	183,253
Households	4,567	31,799	74,067
Families	3,560	23,757	50,063
Average Household Size	2.99	3.06	2.45
Owner Occupied Housing Units	3,766	25,195	60,757
Renter Occupied Housing Units	801	6,604	13,310
Median Age	31.9	34.5	51.3
2015 Summary			
Population	17,580	119,797	213,996
Households	5,875	38,824	84,438
Families	4,517	28,674	56,795
Average Household Size	2.99	3.08	2.52
Owner Occupied Housing Units	4,812	30,588	68,717
Renter Occupied Housing Units	1,063	8,236	15,721
Median Age	32.1	35.2	50.1
Trends: 2010-2015 Annual Rate			
Population	5.18%	4.23%	3.15%
Households	5.17%	4.07%	2.66%
Families	4.88%	3.83%	2.56%
Owner Households	5.02%	3.96%	2.49%
Median Household Income	3.07%	2.84%	3.21%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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	1 mile radius		3 miles radius		5 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Households by Income						
< \$15,000	1	6.7%	1,183	11.5%	4,926	12.0%
\$15,000 - \$24,999	0	0.0%	1,487	14.4%	6,646	16.2%
\$25,000 - \$34,999	1	6.7%	1,654	16.0%	7,028	17.1%
\$35,000 - \$49,999	8	53.3%	2,446	23.7%	8,649	21.1%
\$50,000 - \$74,999	4	26.7%	2,200	21.3%	7,786	19.0%
\$75,000 - \$99,999	1	6.7%	768	7.4%	3,165	7.7%
\$100,000 - \$149,999	0	0.0%	378	3.7%	1,835	4.5%
\$150,000 - \$199,000	0	0.0%	84	0.8%	514	1.3%
\$200,000+	0	0.0%	109	1.1%	510	1.2%
Median Household Income	\$46,495		\$40,213		\$37,684	
Average Household Income	\$49,002		\$47,132		\$47,774	
Per Capita Income	\$17,487		\$16,834		\$23,299	
2010 Households by Income						
< \$15,000	278	6.1%	2,239	7.0%	5,544	7.5%
\$15,000 - \$24,999	303	6.6%	2,454	7.7%	7,151	9.7%
\$25,000 - \$34,999	292	6.4%	3,194	10.0%	8,268	11.2%
\$35,000 - \$49,999	587	12.9%	4,900	15.4%	12,581	17.0%
\$50,000 - \$74,999	1,088	23.8%	7,899	24.8%	17,864	24.1%
\$75,000 - \$99,999	888	19.4%	5,379	16.9%	11,041	14.9%
\$100,000 - \$149,999	768	16.8%	4,111	12.9%	8,137	11.0%
\$150,000 - \$199,000	157	3.4%	717	2.3%	1,584	2.1%
\$200,000+	205	4.5%	904	2.8%	1,896	2.6%
Median Household Income	\$68,224		\$59,408		\$54,081	
Average Household Income	\$82,107		\$70,556		\$66,138	
Per Capita Income	\$30,610		\$23,392		\$27,077	
2015 Households by Income						
< \$15,000	225	3.8%	1,857	4.8%	4,377	5.2%
\$15,000 - \$24,999	258	4.4%	2,127	5.5%	5,985	7.1%
\$25,000 - \$34,999	248	4.2%	2,826	7.3%	7,099	8.4%
\$35,000 - \$49,999	438	7.5%	4,239	10.9%	10,477	12.4%
\$50,000 - \$74,999	1,485	25.3%	10,424	26.8%	22,542	26.7%
\$75,000 - \$99,999	1,205	20.5%	7,106	18.3%	13,996	16.6%
\$100,000 - \$149,999	1,321	22.5%	7,262	18.7%	13,921	16.5%
\$150,000 - \$199,000	286	4.9%	1,443	3.7%	3,175	3.8%
\$200,000+	408	6.9%	1,540	4.0%	2,866	3.4%
Median Household Income	\$79,356		\$68,334		\$63,326	
Average Household Income	\$98,194		\$82,839		\$77,719	
Per Capita Income	\$36,590		\$27,246		\$31,069	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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Ring: 1, 3, 5 Miles

Latitude: 33.60922
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	1 mile radius		3 miles radius		5 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Population by Age						
Age 0 - 4	5	10.6%	2,812	9.7%	3,897	4.6%
Age 5 - 9	4	8.5%	2,286	7.9%	3,154	3.7%
Age 10 - 14	3	6.4%	1,915	6.6%	2,553	3.0%
Age 15 - 19	1	2.1%	1,638	5.7%	2,190	2.6%
Age 20 - 24	5	10.6%	2,214	7.6%	3,309	3.9%
Age 25 - 34	13	27.7%	4,674	16.1%	6,893	8.1%
Age 35 - 44	6	12.8%	3,088	10.7%	4,838	5.7%
Age 45 - 54	5	10.6%	2,173	7.5%	4,648	5.5%
Age 55 - 64	4	8.5%	2,106	7.3%	10,715	12.6%
Age 65 - 74	1	2.1%	3,063	10.6%	19,396	22.9%
Age 75 - 84	0	0.0%	2,504	8.6%	17,870	21.1%
Age 85+	0	0.0%	506	1.7%	5,303	6.3%
2010 Population by Age						
Age 0 - 4	1,373	10.0%	8,768	9.0%	10,998	6.0%
Age 5 - 9	1,212	8.9%	8,133	8.4%	10,194	5.6%
Age 10 - 14	1,083	7.9%	7,408	7.6%	9,304	5.1%
Age 15 - 19	895	6.6%	6,287	6.5%	7,950	4.3%
Age 20 - 24	692	5.1%	5,004	5.1%	6,572	3.6%
Age 25 - 34	2,403	17.6%	13,928	14.3%	17,596	9.6%
Age 35 - 44	2,360	17.3%	14,123	14.5%	18,448	10.1%
Age 45 - 54	1,763	12.9%	12,006	12.3%	16,560	9.0%
Age 55 - 64	1,098	8.0%	9,280	9.5%	19,594	10.7%
Age 65 - 74	497	3.6%	6,285	6.5%	28,536	15.6%
Age 75 - 84	216	1.6%	4,352	4.5%	25,293	13.8%
Age 85+	70	0.5%	1,798	1.8%	12,207	6.7%
2015 Population by Age						
Age 0 - 4	1,772	10.1%	10,574	8.8%	13,072	6.1%
Age 5 - 9	1,619	9.2%	10,084	8.4%	12,484	5.8%
Age 10 - 14	1,444	8.2%	9,427	7.9%	11,742	5.5%
Age 15 - 19	1,110	6.3%	7,852	6.6%	9,864	4.6%
Age 20 - 24	909	5.2%	6,388	5.3%	8,253	3.9%
Age 25 - 34	2,883	16.4%	15,195	12.7%	18,767	8.8%
Age 35 - 44	3,157	18.0%	18,001	15.0%	23,102	10.8%
Age 45 - 54	2,130	12.1%	14,165	11.8%	19,224	9.0%
Age 55 - 64	1,430	8.1%	12,193	10.2%	22,001	10.3%
Age 65 - 74	764	4.3%	8,952	7.5%	33,711	15.8%
Age 75 - 84	275	1.6%	4,815	4.0%	27,906	13.0%
Age 85+	87	0.5%	2,150	1.8%	13,869	6.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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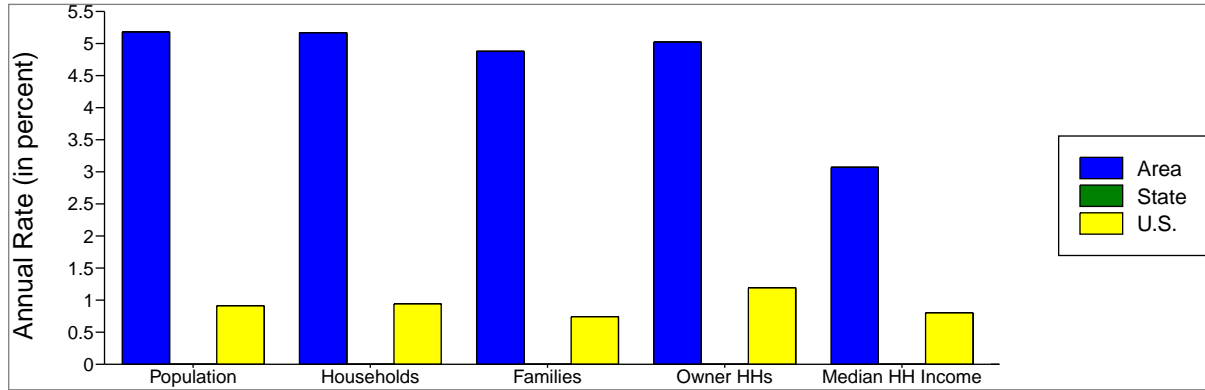
	1 mile radius		3 miles radius		5 miles radius	
	Number	Percent	Number	Percent	Number	Percent
2000 Race and Ethnicity						
White Alone	36	80.0%	22,864	78.9%	76,108	89.8%
Black Alone	2	4.4%	930	3.2%	1,811	2.1%
American Indian Alone	0	0.0%	157	0.5%	259	0.3%
Asian Alone	1	2.2%	288	1.0%	608	0.7%
Pacific Islander Alone	0	0.0%	16	0.1%	57	0.1%
Some Other Race Alone	4	8.9%	4,032	13.9%	4,769	5.6%
Two or More Races	2	4.4%	694	2.4%	1,156	1.4%
Hispanic Origin (Any Race)	7	15.6%	11,402	39.3%	13,282	15.7%
2010 Race and Ethnicity						
White Alone	9,010	66.0%	65,848	67.6%	139,991	76.4%
Black Alone	929	6.8%	4,334	4.5%	7,707	4.2%
American Indian Alone	205	1.5%	939	1.0%	1,452	0.8%
Asian Alone	401	2.9%	1,998	2.1%	2,966	1.6%
Pacific Islander Alone	17	0.1%	100	0.1%	245	0.1%
Some Other Race Alone	2,436	17.8%	20,645	21.2%	25,986	14.2%
Two or More Races	661	4.8%	3,506	3.6%	4,905	2.7%
Hispanic Origin (Any Race)	4,843	35.5%	46,063	47.3%	57,296	31.3%
2015 Race and Ethnicity						
White Alone	10,903	62.0%	77,321	64.5%	156,216	73.0%
Black Alone	1,365	7.8%	6,004	5.0%	10,332	4.8%
American Indian Alone	275	1.6%	1,211	1.0%	1,845	0.9%
Asian Alone	573	3.3%	2,742	2.3%	3,992	1.9%
Pacific Islander Alone	21	0.1%	120	0.1%	280	0.1%
Some Other Race Alone	3,522	20.0%	27,723	23.1%	34,885	16.3%
Two or More Races	921	5.2%	4,676	3.9%	6,445	3.0%
Hispanic Origin (Any Race)	7,029	40.0%	61,661	51.5%	76,734	35.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

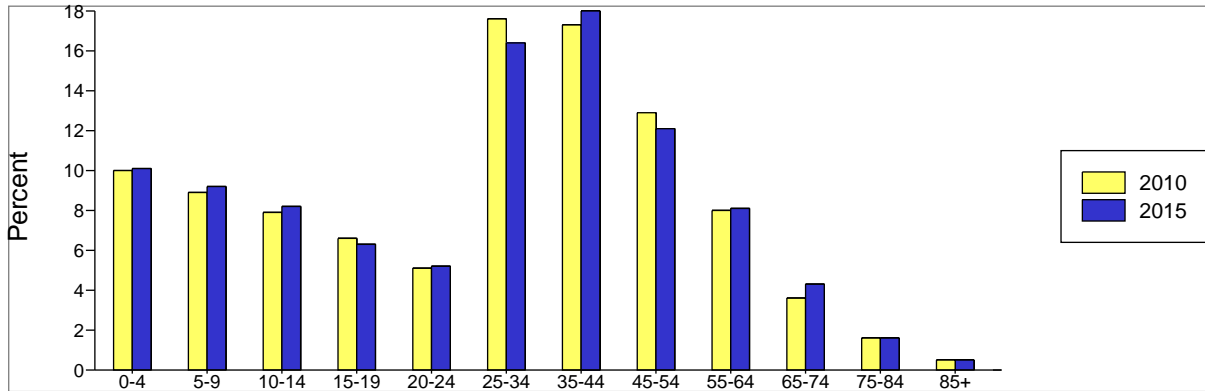
Marley Park Square
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 Ring: 1 mile radius

Latitude: 33.60922
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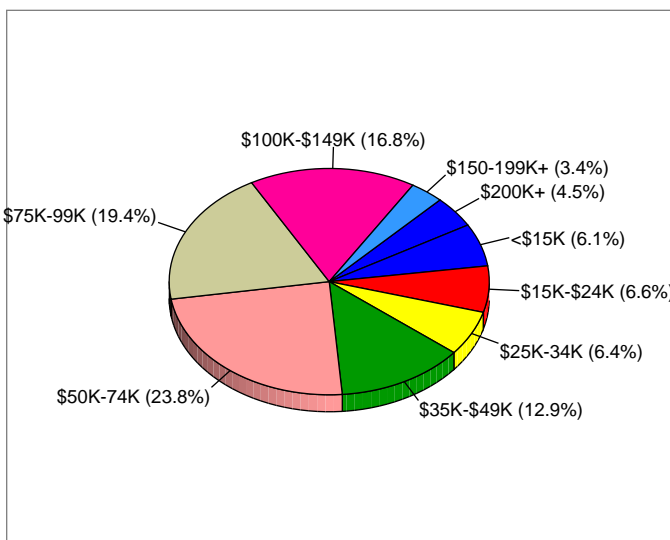
Trends 2010-2015



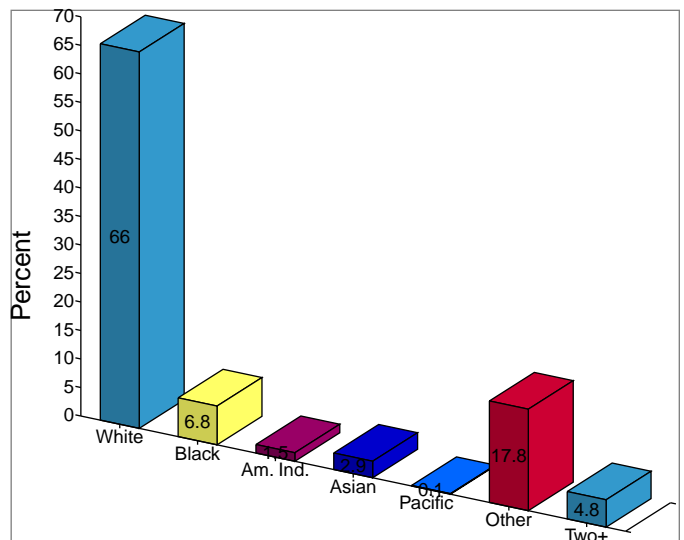
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 35.5%

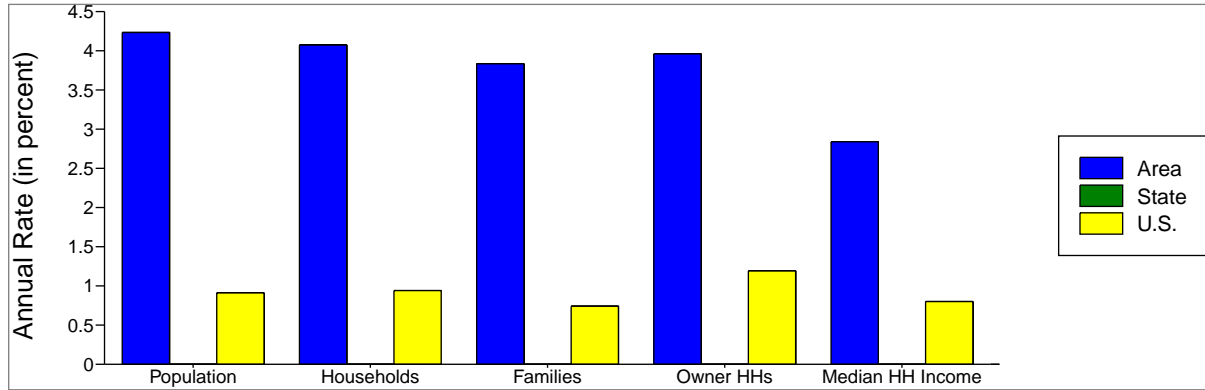
Data Note: Income is expressed in current dollars.

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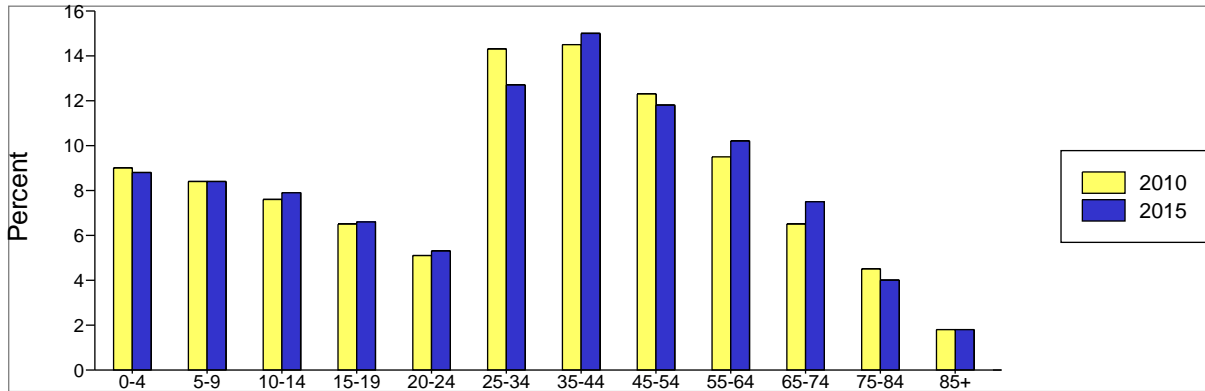
Marley Park Square
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Latitude: 33.60922
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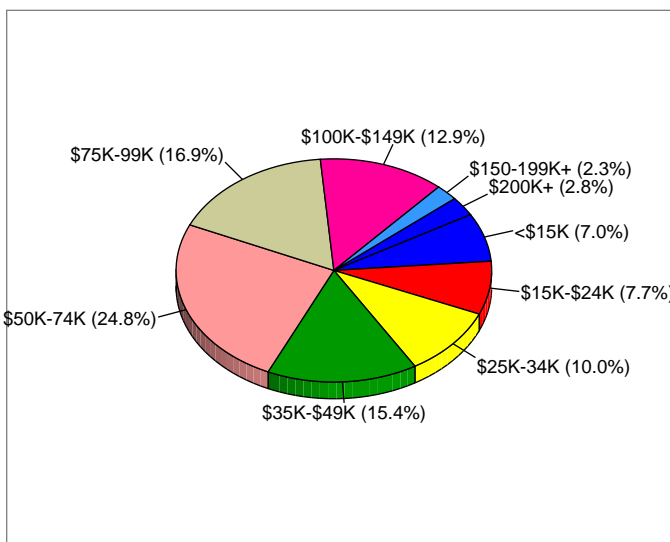
Trends 2010-2015



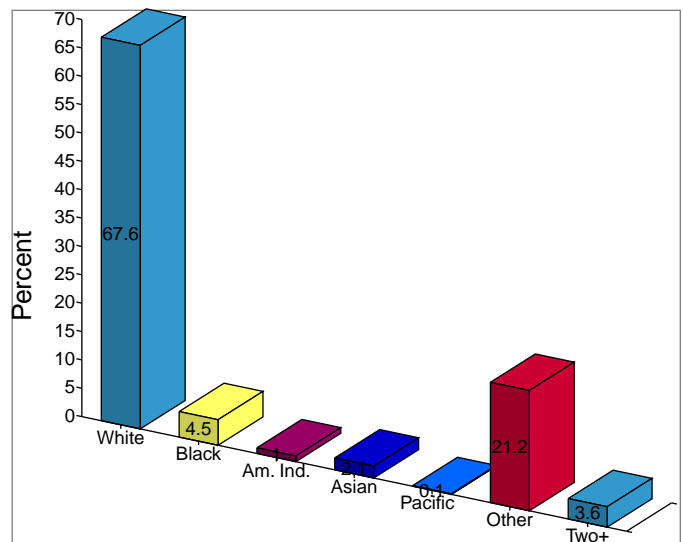
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 47.3%

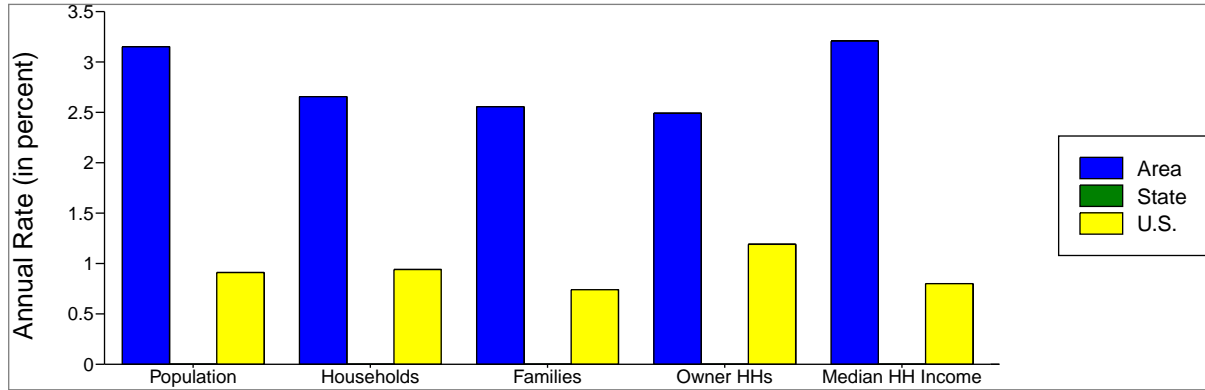
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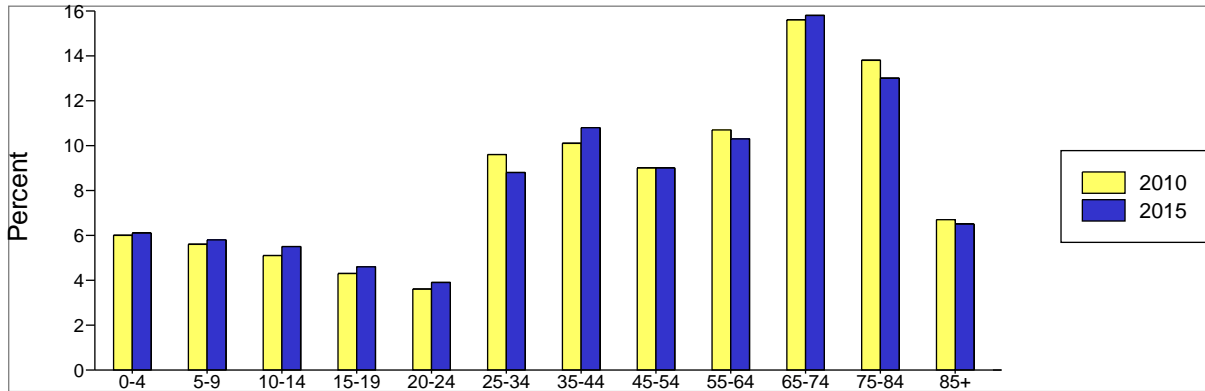
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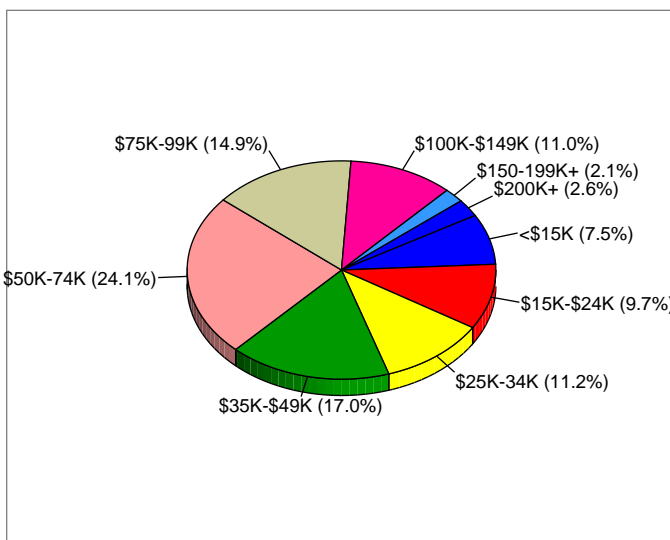
Trends 2010-2015



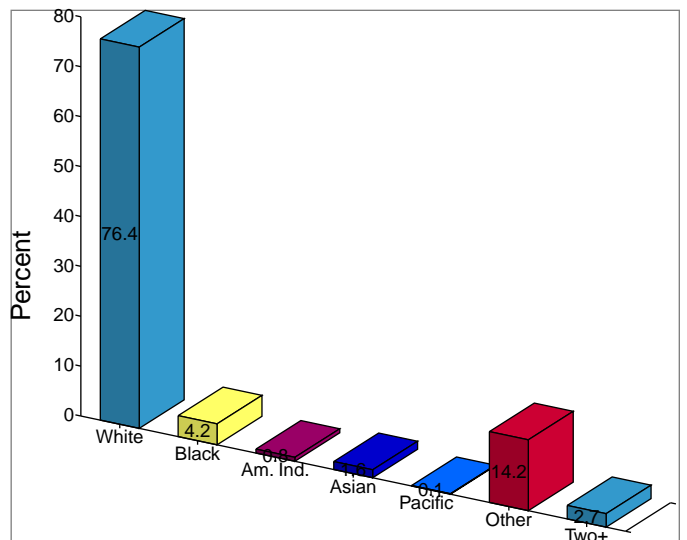
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 31.3%