AVAILABLE FOR LEASE

Litchfield Place

14250 LITCHFIELD RD
SURPRISE, AZ 85379

Retail Flex Showroom 50,000 SF

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NWC LITCHFIELD & WADDELL RD



SURPRISE, ARIZONA IS ONE OF THE *FASTEST-GROWING* WEST VALLEY SUBMARKETS

The Litchfield Road corridor offers excellent visibility, high traffic counts, and proximity to national retailers, making it a prime location for retail, showroom, and service-oriented users.

93,941
2025 Daytime Population

$119,926
2025 Average Household Income

117,586
2025 Total Population

PROPERTY *FEATURES*

- ±50,000 SF multi-tenant retail flex showroom building
- Divisible to ±5,000 SF bays with flexible 50′ configurations
- Clear heights: ±22′ front / ±19′ rear (TBC)
- 180 parking stalls (3.6/1,000 SF)
- 2,600 amps, 277/480v, 3 phase power
- Ample 32′ rear service lane
- Common truck well servicing entire building
- Strong frontage and visibility along Litchfield Road
- Located within a growing mixed-use development with nation co-tenancy

Click Here to View Tour

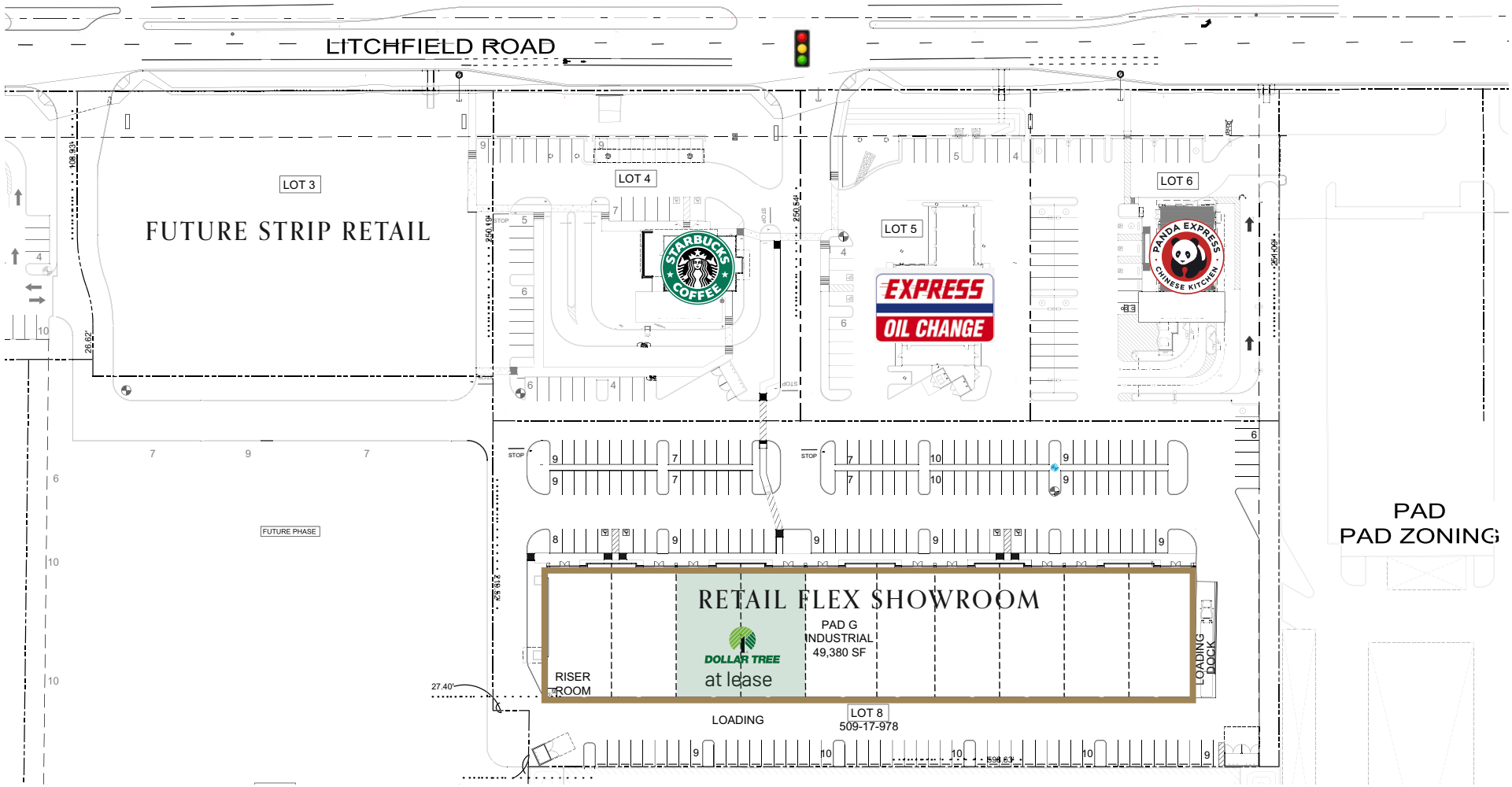


Site Plan

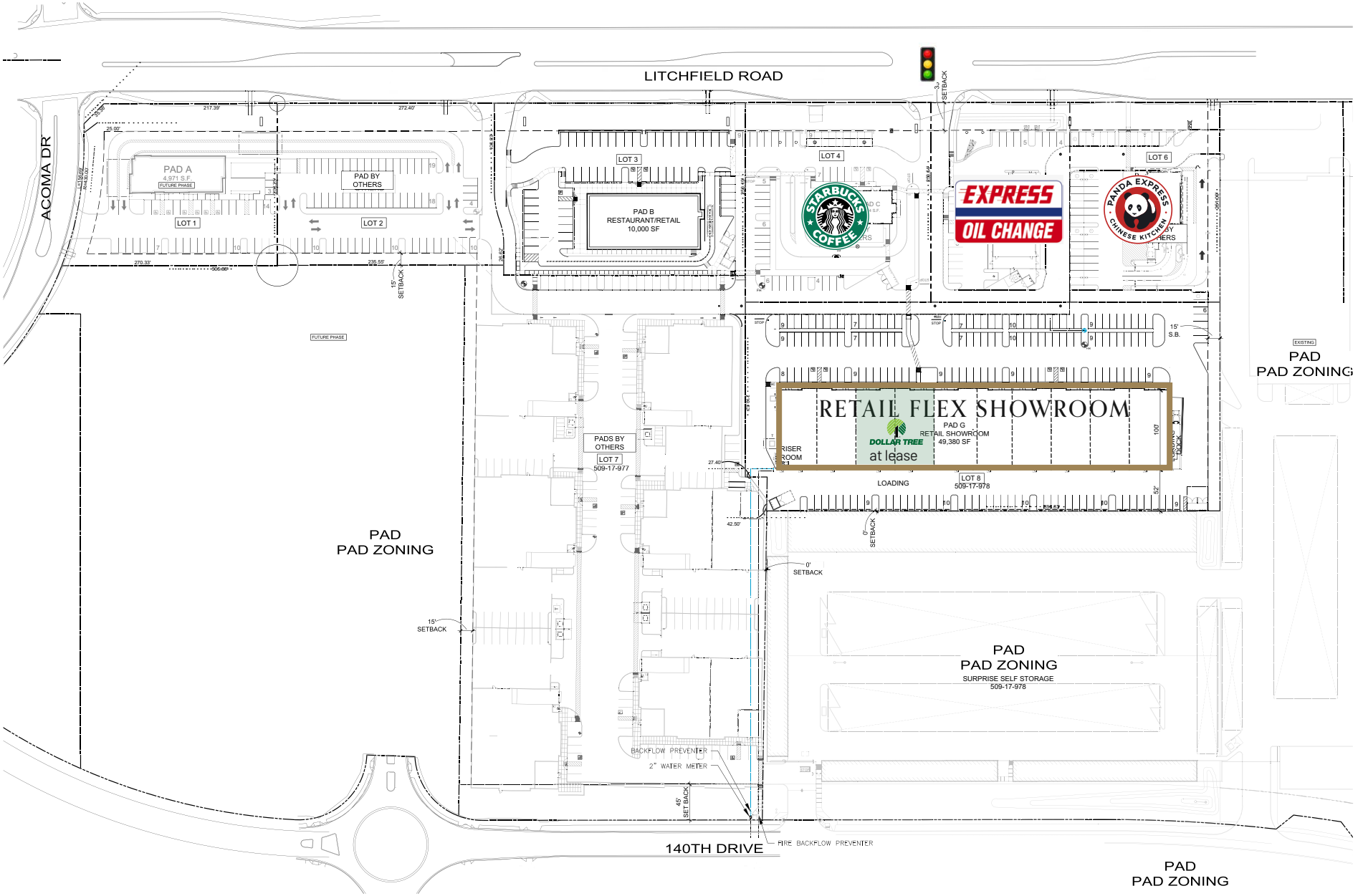
Litchfield Place is a newly developed retail flex showroom project located at the highly trafficked NWC of Litchfield Road and Waddell Road in Surprise, Arizona. The **±50,000 SF multi-tenant building** is designed to accommodate a wide range of retail, showroom, and light industrial users with flexible configurations divisible to approximately 5,000 SF bays. The project features a modern façade, enhanced storefront glass options, and efficient circulation with a widened 32′ rear service lane and common truck well. With **strong surrounding demographics**, nearby national retailers, and proximity to major residential growth, Litchfield Place offers an exceptional leasing opportunity.

RETAIL FLEX SHOWROOM

5,000+ to 50,000 SF



Area Site Plan





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