



WESTERN
RETAIL ADVISORS

DEVELOPED BY



VILLAGE AT PRASADA

PHASE I COMPLETED | PRASADA WEST Q2 DELIVERY 2024

VISIT US AT [VILLAGEATPRASADA.COM](https://villageatprasada.com)

VILLAGE AT PRASADA | SOUTHEAST CORNER OF WADDELL ROAD & LOOP 303 SURPRISE, ARIZONA

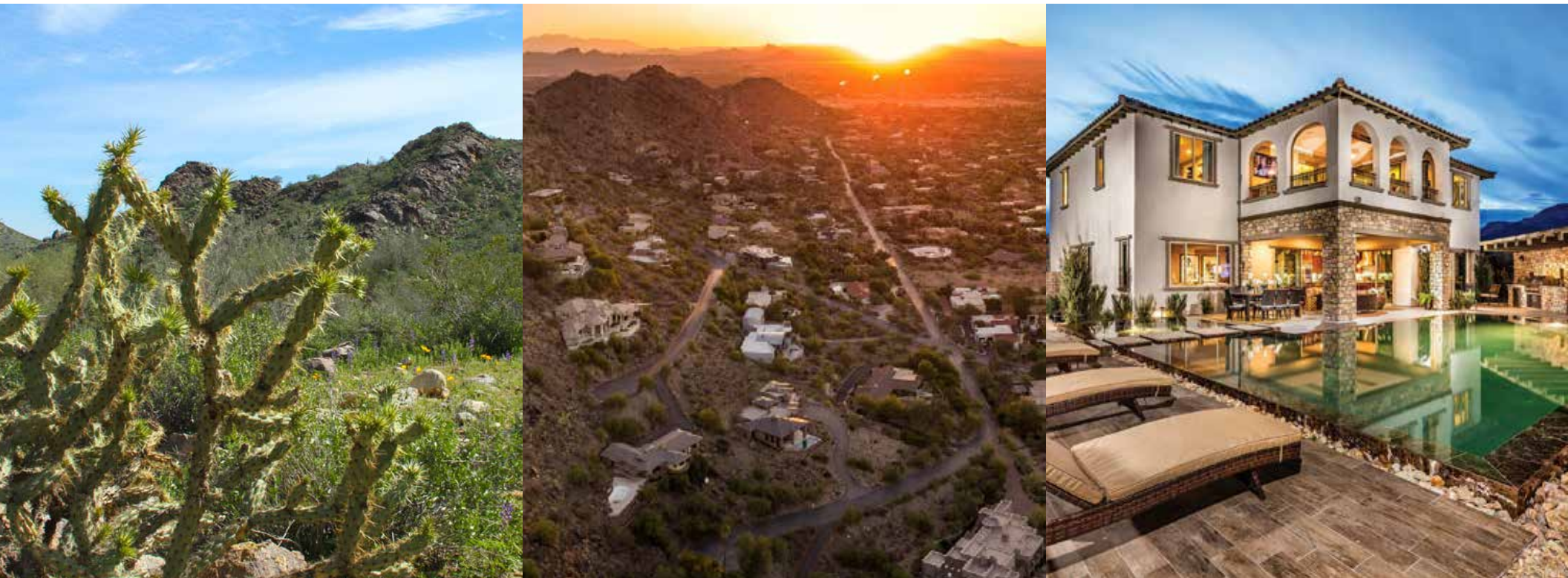
**Represented by Owner/Agent*

YEAR ROUND SUNSHINE

WELCOME TO SURPRISE, ARIZONA

The Prasada Village development represents a new era for the West Valley – a suburban gathering place destined to become the heart of a vibrant and growing community.

Located in the Northwest Valley of the Sun, the development is just 45 minutes from downtown Phoenix in a southwest setting that can only be described as breathtaking.



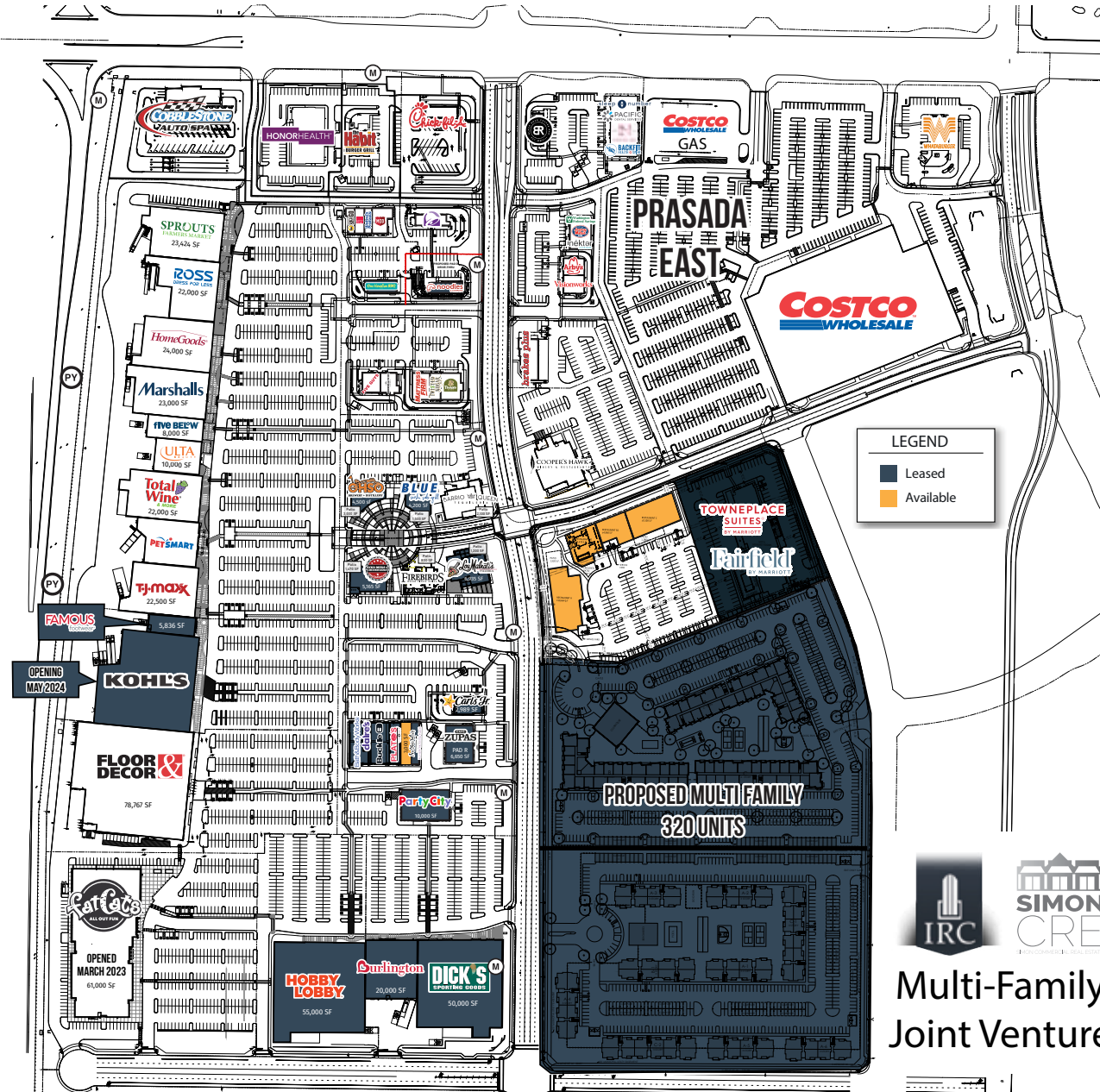
VILLAGE AT PRASADA

PROJECT UPDATES JANUARY 2024



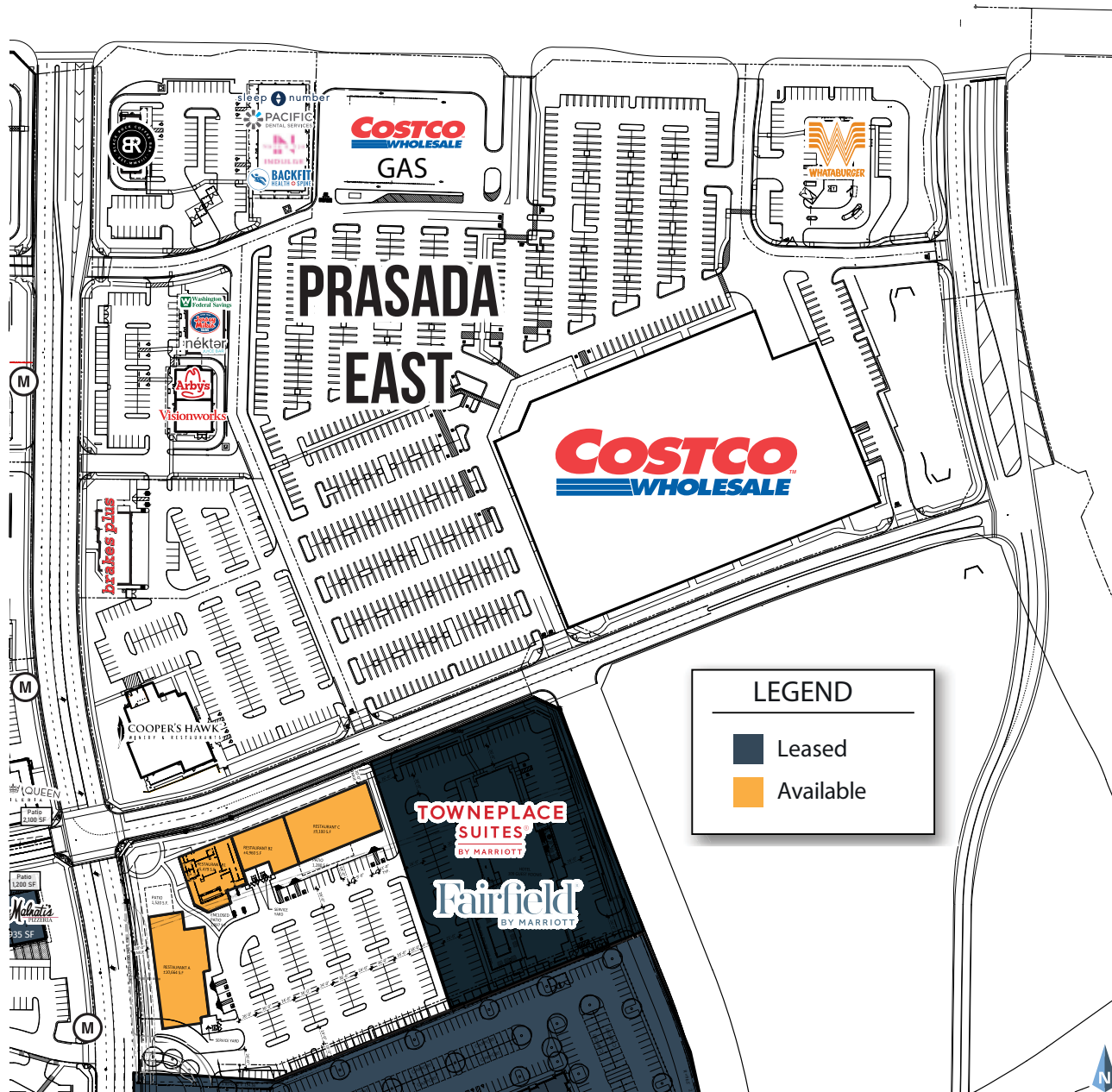
SPACE AVAILABLE FOR LEASE

PRASADA WEST COMPLETE Q2 2024



SPACE AVAILABLE FOR LEASE

PHASE I DELIVERY Q1 2023

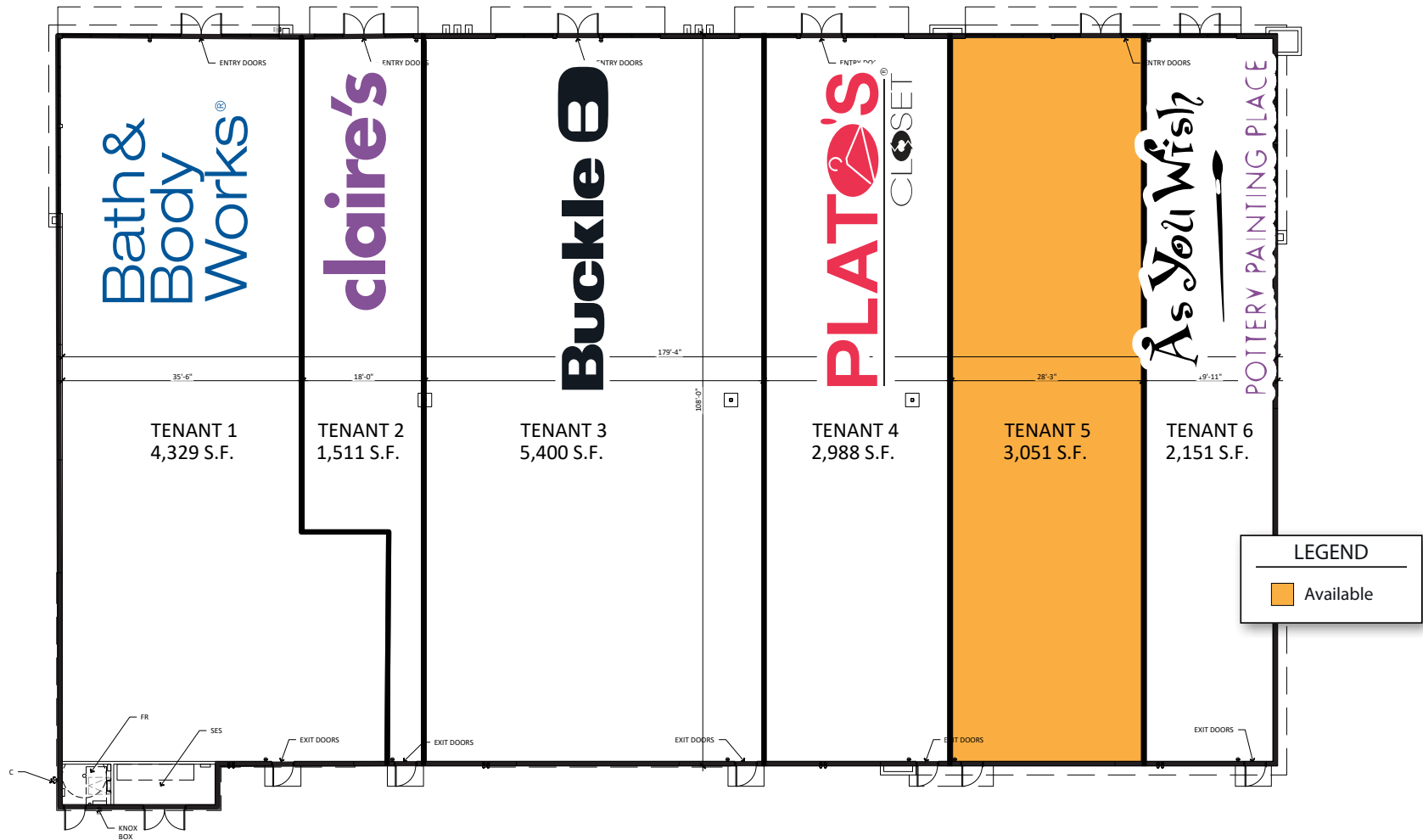


LOCAL FINDS TO LEGACY FAVORITES

WHERE NEW TO MARKET AND MAINSTAY RETAIL AND ENTERTAINMENT BRANDS SHARE SPACE WITH BOUTIQUE SHOPS, LARGE FORMAT USERS AND LOCAL FAVORITES.

SPACE AVAILABLE FOR LEASE

PHASE I DELIVERY Q2 2024



VILLAGE AT PRASADA

PROJECT UPDATES DECEMBER 2023



VILLAGE AT PRASADA

PROJECT UPDATES APRIL 2023



VILLAGE AT PRASADA

MULTI-FAMILY RENDERINGS



VILLAGE AT PRASADA | SOUTHEAST CORNER OF WADDELL ROAD & LOOP 303 SURPRISE, ARIZONA

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THE WEST VALLEY

NEW, CLEAN & SAFE NEIGHBORHOODS

More than 1.6 million people call the West Valley home, and its population over the next five years is projected to grow at twice the national average rate. The region's mix of luxury and affordable housing contributes to a diverse community that attracts both executives and first-time home buyers.

POPULATION

43% OF GROWTH IN MARICOPA COUNTY
WITHIN THE NEXT 25 YEARS WILL TAKE PLACE HERE.

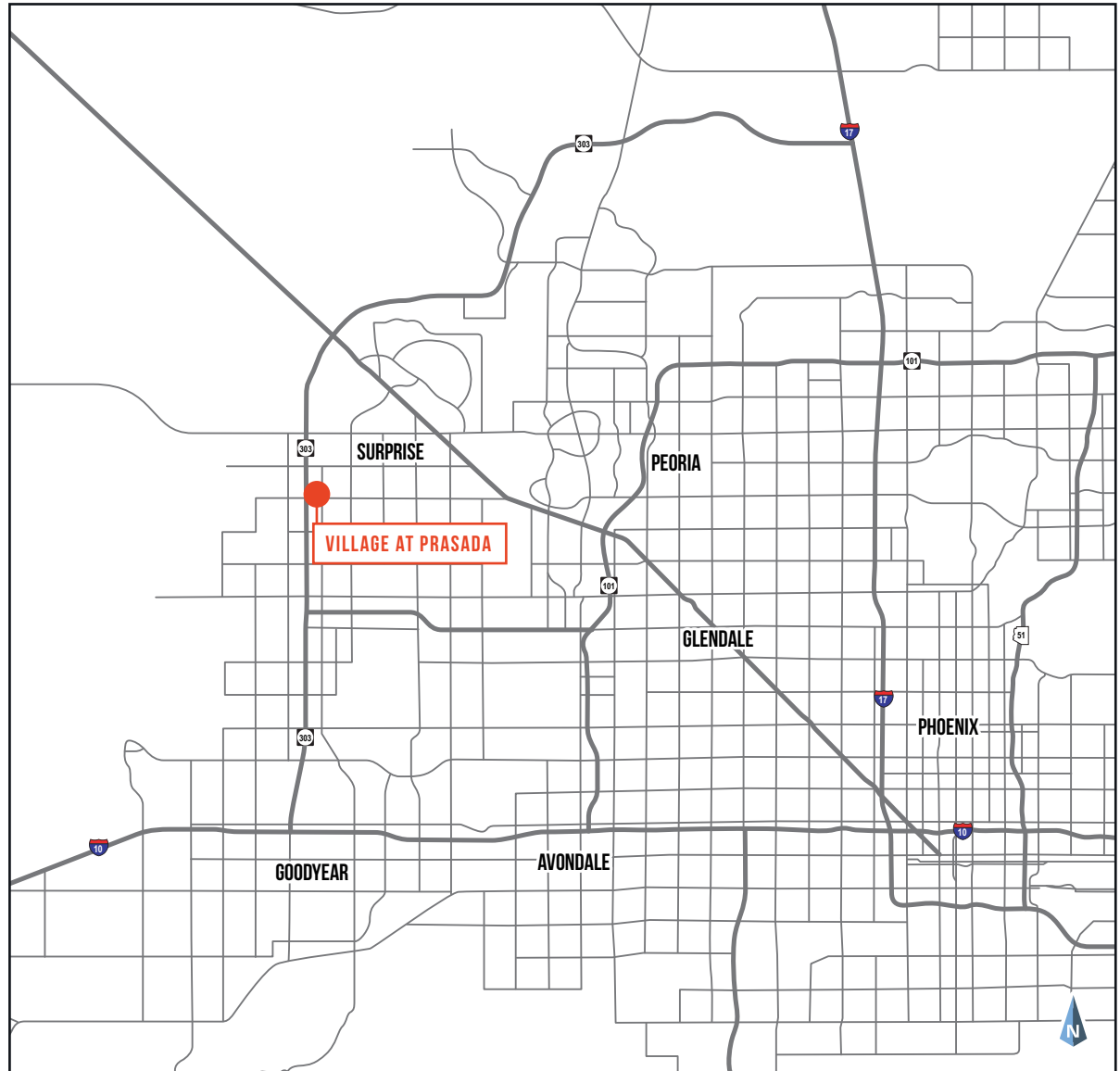
WORK

WEST VALLEY HAS BECOME ONE OF THE FASTEST-GROWING
INDUSTRIAL MARKETS IN THE COUNTRY, AND IS RANKED #3 IN THE
WAREHOUSING INDUSTRY.



PLAY

HOME TO A VARIETY OF ENTERTAINMENT
VENUES AND SPORTS COMPLEXES.



**9 OUT OF 10 RESIDENTS SAY THEY WOULD RECOMMEND
SURPRISE AS A PLACE TO LIVE AND RAISE A FAMILY**

HOUSING IN SURPRISE



61,461

TOTAL HOUSING UNITS

*ESRI (2021)

OWNER OCCUPIED



42,838

RENTER OCCUPIED



9,994

VACANT



8,629

HOUSING UNITS

*ESRI (2021)

SURPRISE ADDED JUST OVER 1,325 NEW HOMES TO ITS MARKET IN 2021.

FROM JULY 2020 TO FEBRUARY 2021, 3,058 HOMES WERE PERMITTED.

***Toll Brothers* IS BUILDING 2,200 NEW LUXURY HOMES IN STERLING GROVE, WHICH OPENED ITS DOORS IN 2020.**

75%

HOME-OWNERSHIP
IN SURPRISE

MEDIAN HOME VALUE

\$443,500
SURPRISE

\$453,100
PHOENIX MSA

\$337,500
UNITED STATES

*Zillow (2022)

MEDIAN GROSS RENT

\$2,017
SURPRISE

\$1,637
PHOENIX MSA

\$1,326
UNITED STATES

*Apartment List (2022)

RESIDENTIAL OVERVIEW

FACTS AND FIGURES

RETAIL

- 6,700,000 SF of Retail
- 4.3 % Vacancy Rate
- 9,400 SF Under Construction
- 113,000 SF 12 Month Net Absorption

OFFICE

- 2,200,000 SF Office Space
- 10.6% Vacancy Rate
- 118,000 SF Under Construction
- 7,300 SF 12 Month Net Absorption

DEMOGRAPHICS TRADE AREA (MAP VIEW)

2023 Population	156,776
2028 Population	164,099
Growth 2023-2028	0.95%
Daytime Pop	121,332
Businesses	2,043
HH Population	155,438
Households	54,633
2020 AHHI	\$104,364
2020 MHHI	\$83,301
Med Age	35.9

*ESRI (2024)

Major Developments

W/ Total Estimated Dwelling Units in Map View

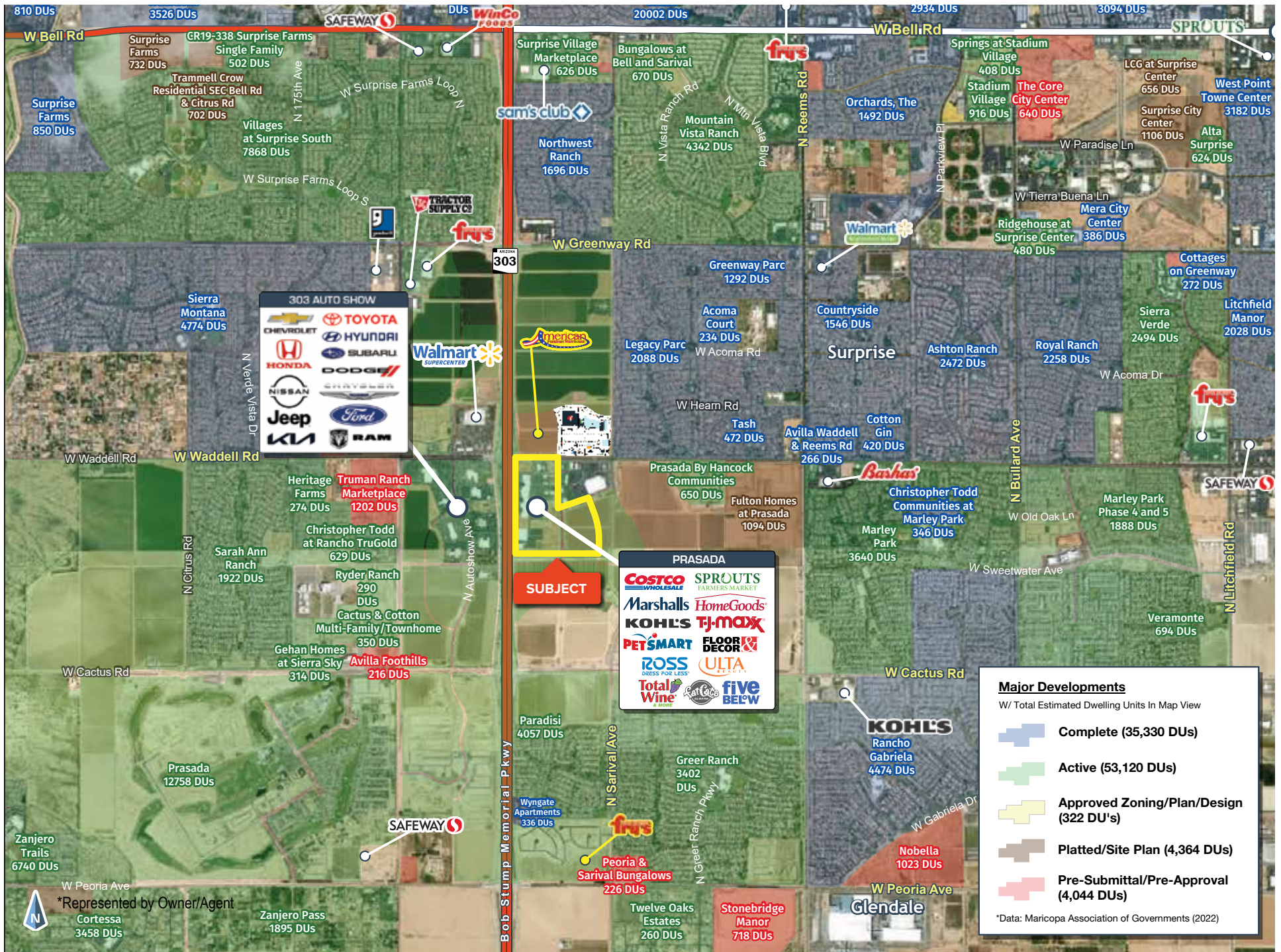
- Complete (57,824 DUs)
- Active (74,671 DUs)
- Approved Zoning/Plan/Design (1,858 DU's)
- Platted/Site Plan (4,832 DUs)
- Pre-Submittal/Pre-Approval (8,247 DUs)

*Data: Maricopa Association of Governments (2022)



*Represented by Owner/Agent

TRADE AREA OVERVIEW



Major Developments

W/ Total Estimated Dwelling Units In Map View

- Complete (35,330 DUs)
- Active (53,120 DUs)
- Approved Zoning/Plan/Design (322 DU's)
- Platted/Site Plan (4,364 DUs)
- Pre-Submittal/Pre-Approval (4,044 DUs)

*Data: Maricopa Association of Governments (2022)

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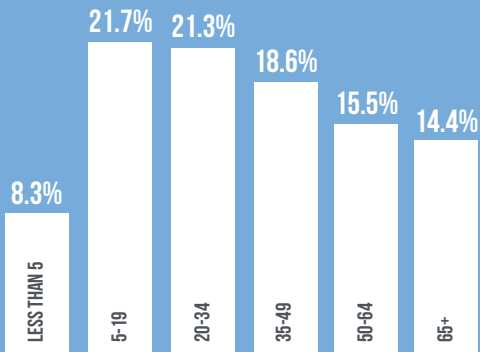
DEMOGRAPHICS

MORE THAN A THIRD OF PHOENIX METRO RESIDENTS LIVE IN THE WEST VALLEY

1,623,473
WEST VALLEY



4,732,910
METRO PHOENIX



WEST VALLEY POPULATION BY AGE

- 145,778**
DAYTIME POPULATION
- \$102,778**
AVG. HOUSEHOLD INCOME
- 39.0**
MEDIAN AGE

WITHIN A 5 MILE RADIUS

MORE THAN **30,000** STUDENTS WITHIN A **5** MILE RADIUS WITH **10,135** OF THEM ATTENDING PRIVATE OR CHARTER SCHOOLS.

2022 SUMMARY	3 MILE	5 MILE	7 MILE
ESTIMATED POPULATION	96,636	176,440	256,972
ESTIMATED HOUSEHOLDS	32,792	64,945	98,331
AVERAGE HH INCOME	\$110,799	\$102,774	\$96,856
MEDIAN HH INCOME	\$90,934	\$81,502	\$76,943
WORK PLACE EMPLOYEES	12,893	32,079	45,930
DAYTIME POPULATION	71,168	145,778	219,645

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RYAN DESMOND
RDESMOND@W-RETAIL.COM
602.931.4489

DAVE UHLES
DUHLES@W-RETAIL.COM
602.778.3743

NOAH ANASTASSATOS
NOAHA@W-RETAIL.COM
602.769.2296

NEIL BOARD
NBOARD@W-RETAIL.COM
602.778.3781

BRIAN GAUSDEN
BGAUSDEN@W-RETAIL.COM
602.778.3740

W-RETAIL.COM



VILLAGE AT PRASADA

A SHOPPING EXPERIENCE YOU SHOULD BE A PART OF.

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