



PADS for Sale

Crossroads Lakes Professional Offices

12647 – 12691 W Smokey Dr, Surprise, AZ 85378

FOR SALE: **Pad A:** +/- 6,359 SF (\$85 PSF) - \$540,515

FOR SALE: **Pad E:** +/- 6,359 SF (\$85 PSF) - \$540,515

FOR SALE: **Pad C:** +/- 6,359 SF (\$85 PSF) - \$540,515

FOR SALE: **Pad G:** +/- 9,317 SF (\$85 PSF) - \$791,945



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Property Overview

- Zoned C-2
- All utilities brought to PAD's
- Parking 5/1000
- Covered parking structures
- Monument Signage Available
- Fully landscaped
- City of Surprise supporting incoming businesses to Crossroads Complex
- Property adjacent to existing retail, greenbelt park, and coffee shops/restaurants

Rare opportunity to purchase a PAD in a fully developed property. Fully landscaped, covered parking structures, striped uncovered parking, outside common area lighting and ingress and egress already in place, sidewalks roadways and all utilities brought to the PAD. The only thing left to do is build your building.

Property is adjacent to a Lake, backs onto a greenbelt and provides walkable access to restaurants and retail amenities. Wonderful location for a daycare.



**PAD
A**

FOR SALE: PAD A - +/- 6,359 SF | \$540,515



**PAD
C**

FOR SALE: PAD C - +/- 6,359 SF | \$540,515



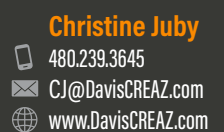
**PAD
E**

FOR SALE: PAD E - +/- 6,359 SF | \$540,515



**PAD
G**

FOR SALE: PAD G - +/- 9,317 SF | \$791,945

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AREA DETAILS



141,664

Population



51,125

Households



110,738

Daytime Population



\$84,672

**Average Household
Income**



41.2

Median Age



7,000+

Businesses



20,440

Jobs



819

Employers



40 Min
to Sky Harbor



200,000+
Spring Training

*source City of Surprise



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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. *SimpleLEASEity™* neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. *Simply Own It, the American Dream* provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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