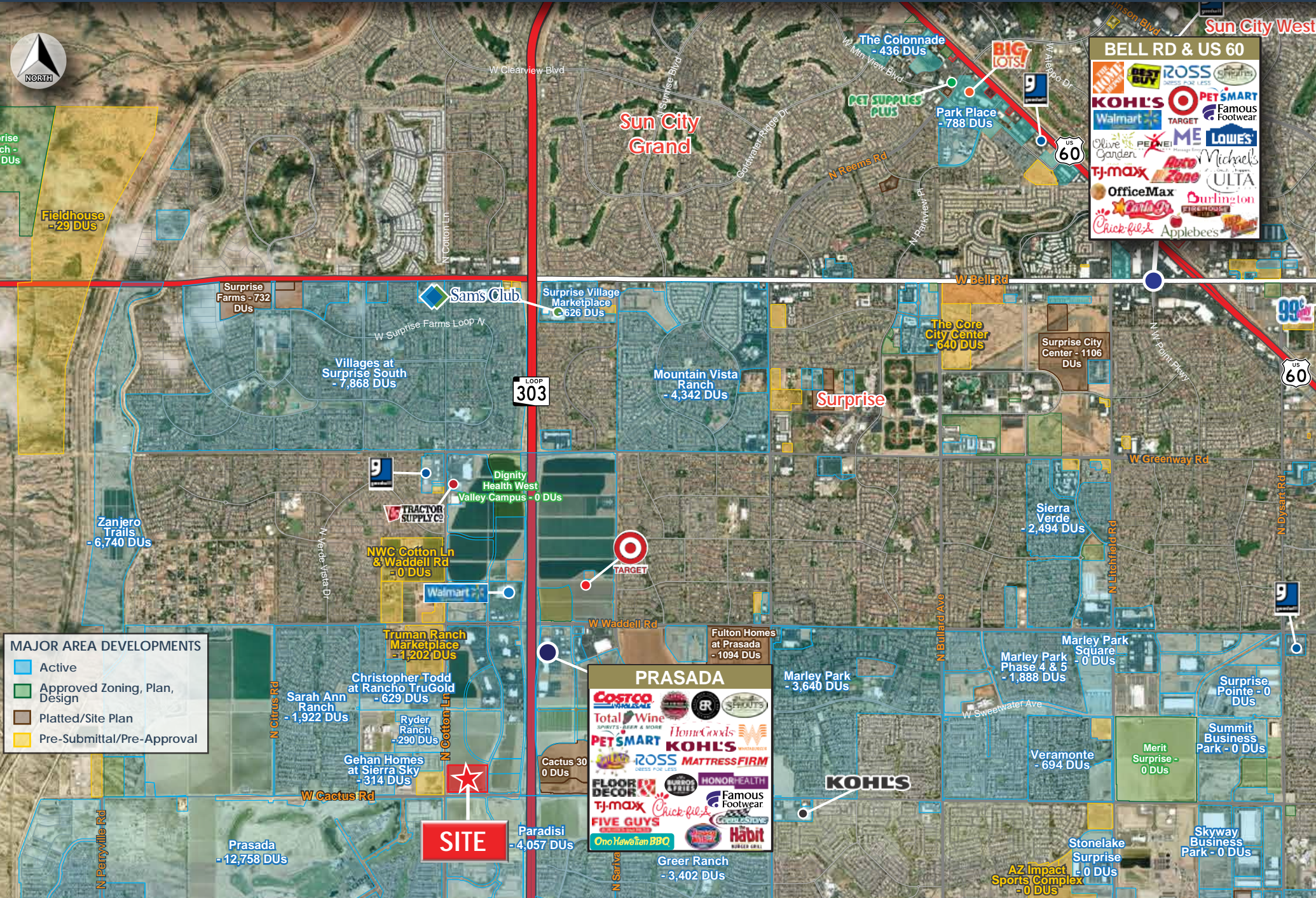


# NEW 16-AC RETAIL DEVELOPMENT

PADs, Shops Space & Storage Available for Sale, GL or BTS

NEC Cactus Rd & Cotton Ln, Surprise, AZ | Prasada Master Plan Community



**MAJOR AREA DEVELOPMENTS**

- Active
- Approved Zoning, Plan, Design
- Platted/Site Plan
- Pre-Submittal/Pre-Approval

**PRASADA**

Costco  
 Total Wine  
 PetSmart  
 Ross  
 Mattress Firm  
 Five Guys  
 HomeGoods  
 Kohl's  
 Famous Footwear  
 Honor Health  
 Ono Hawaiian BBQ  
 Chuck E. Cheese  
 Habit Burger Grill

**BELL RD & US 60**

Best Buy  
 Ross  
 Kohl's  
 Target  
 PetSmart  
 Famous Footwear  
 Walmart  
 Olive Garden  
 PEWEI  
 ME  
 Lowe's  
 Michael's  
 ULTA  
 OfficeMax  
 Burlington  
 Chick-fil-A  
 Applebee's

**SITE**

# AREA DEVELOPMENT



**DELANEY MCGROARTY**  
 Cell: 909.524.9669  
 delaney.mcgroarty@dpcrc.com



7339 E. McDonald Dr.  
 Scottsdale, AZ 85250  
 480.947.8800  
 www.dpcrc.com

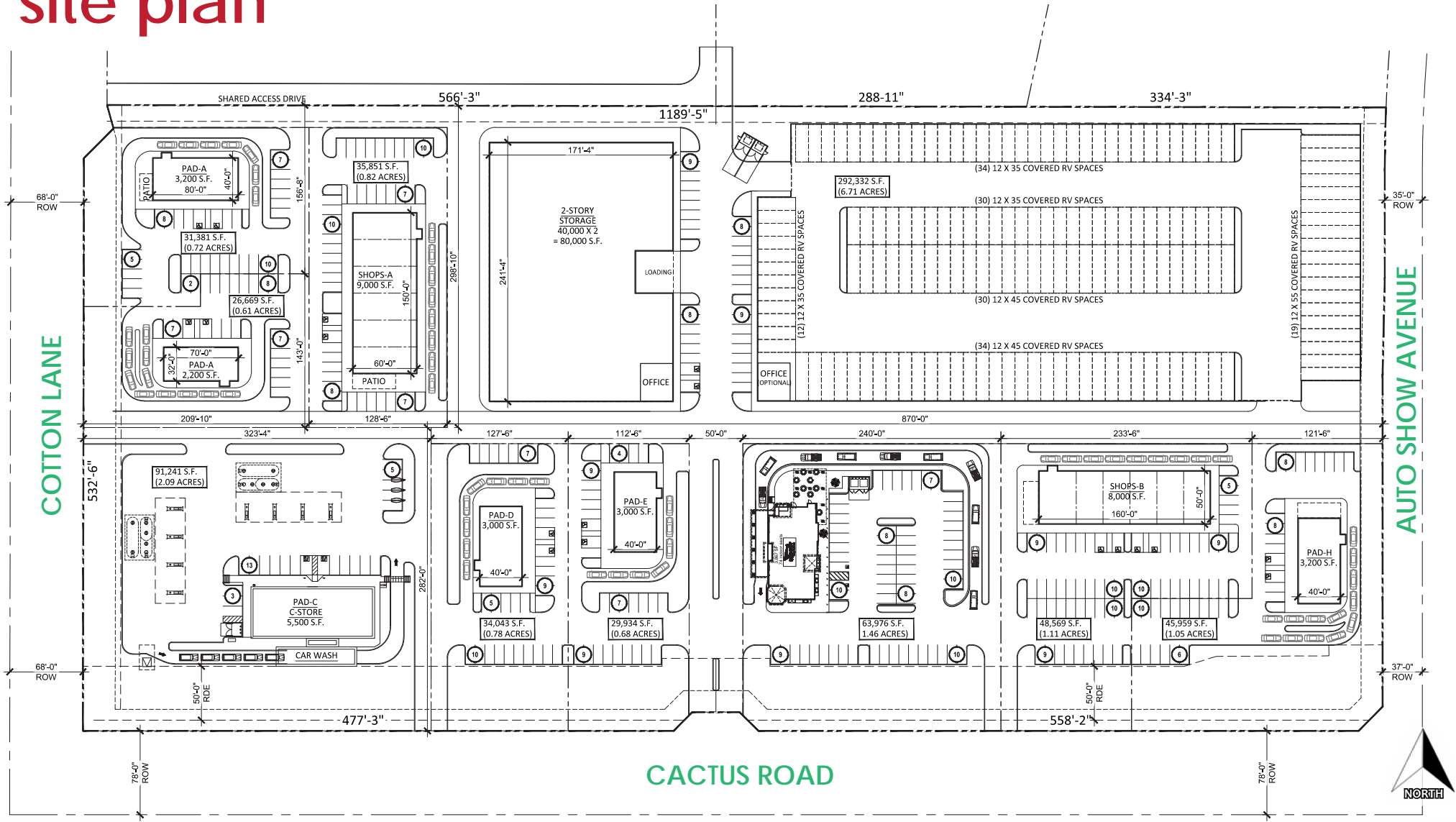
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used 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 & 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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## site plan



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## demographics 2024

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	3,465	72,036	134,506
PROJECTED POPULATION (2029)	3,619	72,935	136,471
AVERAGE HOUSEHOLD INCOME	\$173,734	\$138,321	\$128,352
DAYTIME POPULATION	1,213	24,698	60,793
MEDIAN AGE	35.7	36.9	41.5
TOTAL BUSINESSES	40	1,148	2,952



traffic counts: Cactus Rd | 12,552 VPD • Cotton Ln | 5,316 VPD • Loop 303 | 31,227

### Contact:

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## property highlights

- New 16 Acre Retail Development
- PADs, Shops Space & Storage available for Sale, GL or BTS
- In close proximity to Loop 303
- Thousands of new residential units planned/under construction in the surrounding area