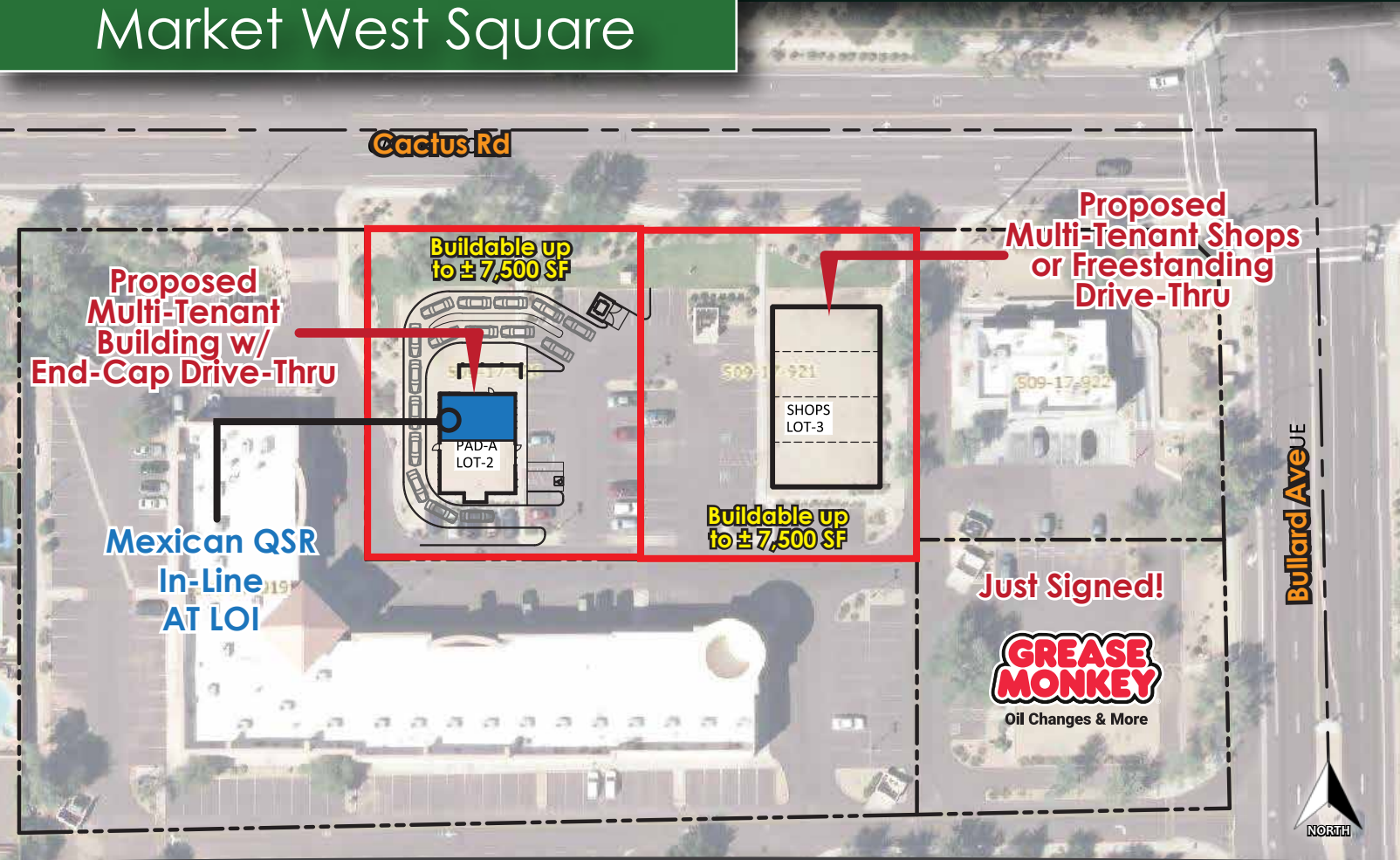


PADs AVAILABLE FOR GL or BTS

SWC Cactus Road & Bullard Avenue | Surprise, AZ

Market West Square



Property Highlights:

- Two PADs buildable up to $\pm 7,500$ SF each; both have Drive-Thru capability and are available for Ground Lease or Build-to-Suit
- Only two miles east of Loop 303 and the Prasad-South commercial development
- Last Drive-Thru PADs at the intersection
- Average HH income of \$140,197 within a one-mile radius
- Population of 15,519, 78,195 and 210,620 within a 1-, 3- and 5-mile radius
- Zoning: PAD
- Estimated $\pm 28,000$ VPD at intersection

JOIN NEWLY SIGNED GREASE MONKEY!

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

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SWC Cactus Road & Bullard Avenue | Surprise, AZ

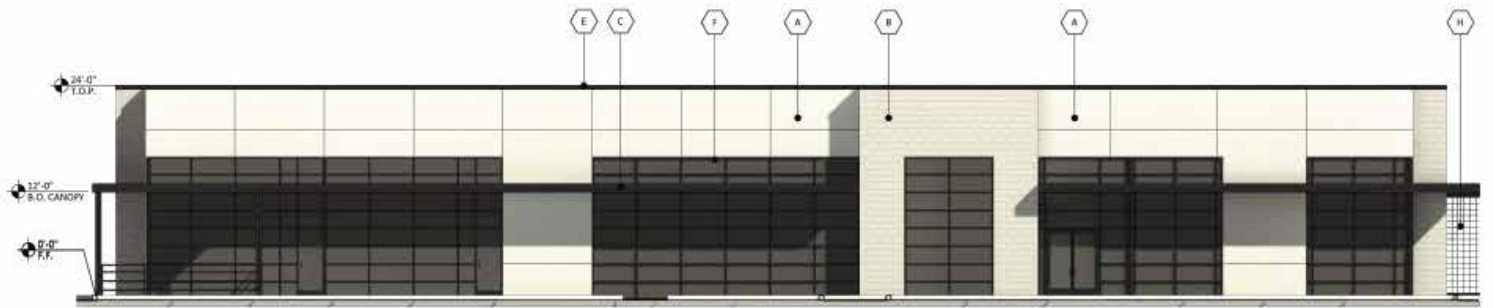
Market West Square



PADs AVAILABLE FOR GL or BTS

SWC Cactus Road & Bullard Avenue | Surprise, AZ

Market West Square - Conceptual Elevations



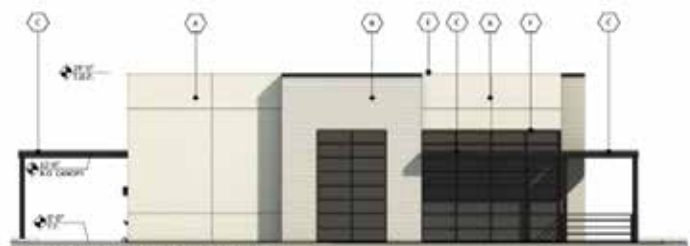
PAD 3B WEST ELEVATION

SCALE: 1/8"=1'-0"



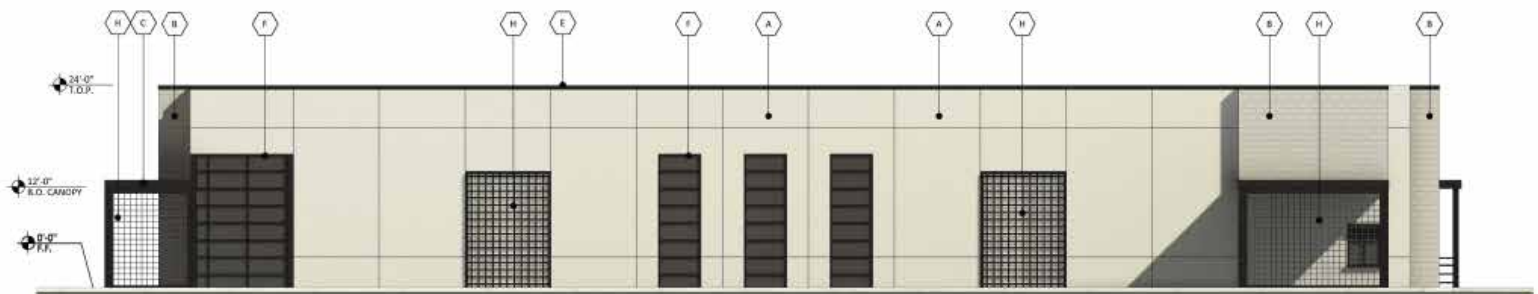
PAD 3B SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PAD 3B NORTH ELEVATION

SCALE: 1/8"=1'-0"



PAD 3B EAST ELEVATION

SCALE: 1/8"=1'-0"

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SWC Cactus Road & Bullard Avenue | Surprise, AZ

Demographics 2025

| | | | | | | | | |
|--------------------------|---------|---------|----------------------------------|---------|---------|------------------------------|---------------|------------|
| <p>POPULATION</p> | 1 MILE | 15,519 | <p>HOUSEHOLDS</p> | 1 MILE | 4,758 | <p>AVG. HH INCOME</p> | 1 MILE | \$138,314 |
| | 3 MILES | 78,195 | | 3 MILES | 25,045 | | 3 MILES | \$122,355 |
| | 5 MILES | 210,620 | | 5 MILES | 76,824 | | 5 MILES | \$110,244 |
| <p>MEDIAN AGE</p> | 1 MILE | 34.9 | <p>DAYTIME POPULATION</p> | 1 MILE | 4,854 | <p>TRAFFIC COUNTS</p> | W CACTUS RD | 18,247 VPD |
| | 3 MILES | 34.8 | | 3 MILES | 27,328 | | N BULLARD AVE | 9,996 VPD |
| | 5 MILES | 40.5 | | 5 MILES | 104,061 | | | |

Source: SitesUSA

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