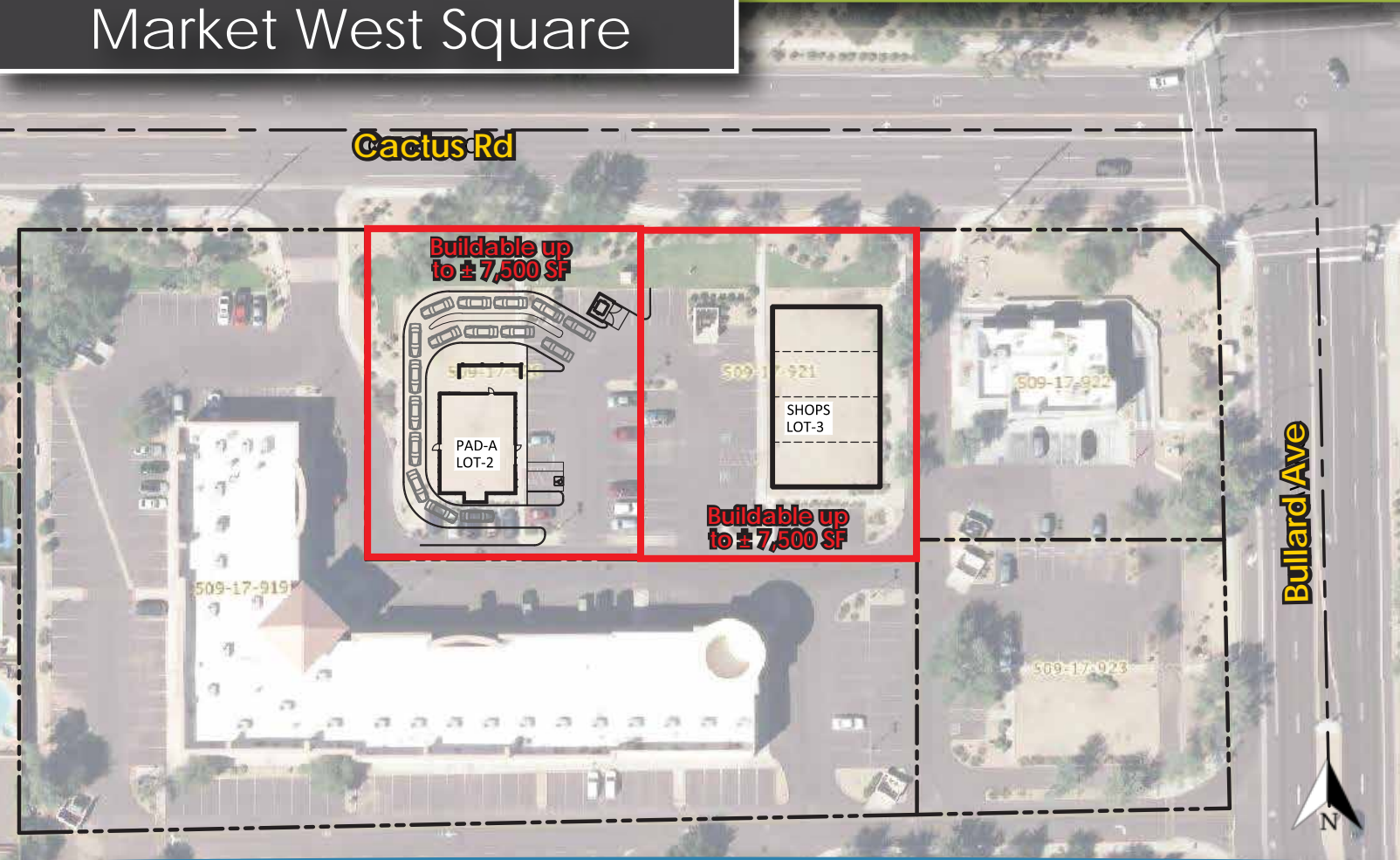


# PADs AVAILABLE FOR GL or BTS

SWC Cactus Road & Bullard Avenue | Surprise, AZ

## Market West Square



### Property Highlights:

Two PADs buildable up to ± 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 Prasada-South commercial development

Last Drive-Thru PADs at the intersection

Average HH income of \$116,000 within a one-mile radius

Population of 15,374, 79,381 and 199,589 within a 1-, 3- and 5-mile radius

Zoning: PAD

Estimated ± 21,000 VPD at intersection

**CALL FOR DETAILS!**



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

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## Market West Square

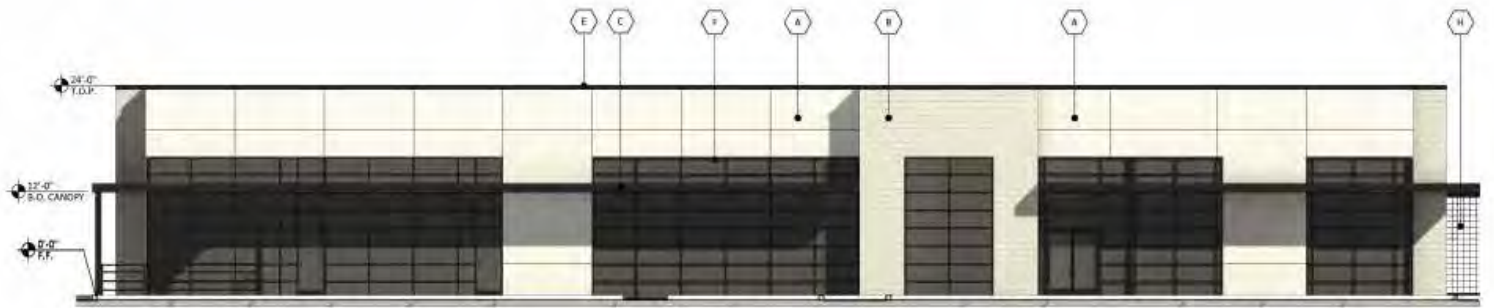




# PADs AVAILABLE FOR GL or BTS

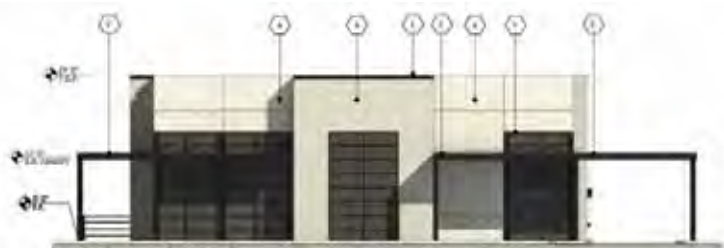
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## Market West Square - Conceptual Elevations



**PAD 3B WEST ELEVATION**

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



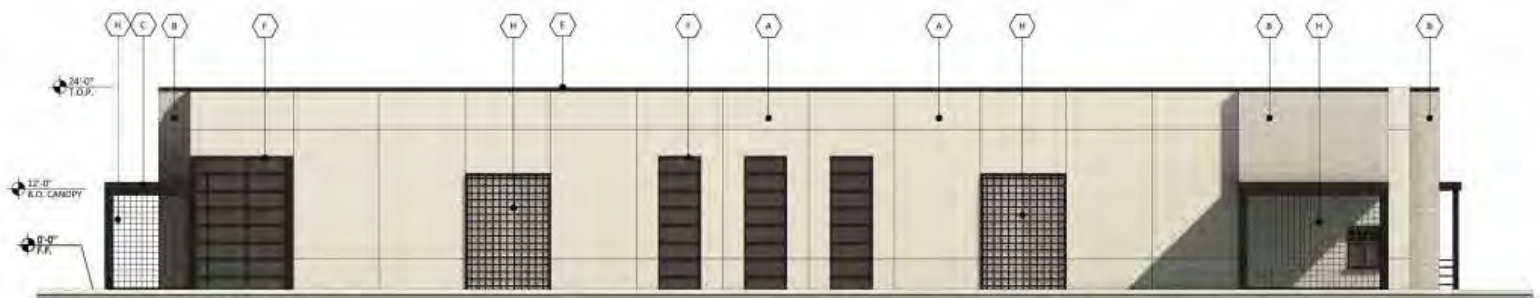
**PAD 3B SOUTH ELEVATION**

SCALE: 3/8"=1'-0"



**PAD 3B NORTH ELEVATION**

SCALE: 3/8"=1'-0"



**PAD 3B EAST ELEVATION**

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



Nationwide Real Estate Services

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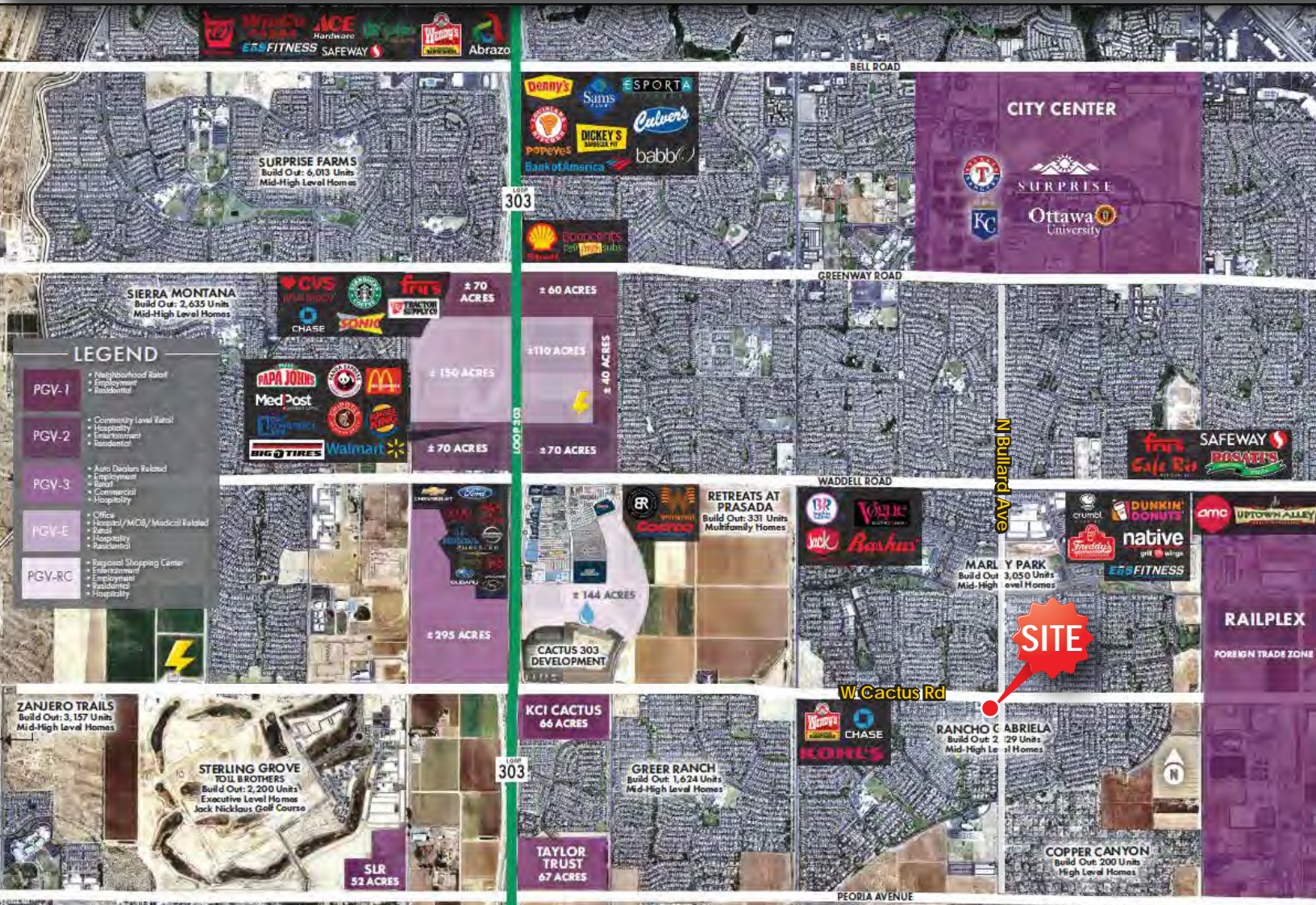
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## Demographics 2023

<p><b>POPULATION</b></p>	1 MILE	15,374	<p><b>HOUSEHOLDS</b></p>	1 MILE	4,751	<p><b>AVG. HH INCOME</b></p>	1 MILE	\$115,972
	3 MILES	79,381		3 MILES	25,401		3 MILES	\$118,843
	5 MILES	199,589		5 MILES	73,233		5 MILES	\$105,382
<p><b>MEDIAN AGE</b></p>	1 MILE	32.7	<p><b>DAYTIME POPULATION</b></p>	1 MILE	4,912	<p><b>TRAFFIC COUNTS</b></p>	W CACTUS RD	15,339 VPD
	3 MILES	32.6		3 MILES	26,294		N BULLARD AVE	5,747 VPD
	5 MILES	39.0		5 MILES	97,051			

Source: SitesUSA

**DIVERSIFIED PARTNERS**  
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