

# Prasada Gateway - PADs & Shop Space for Lease

Cotton Lane & Waddell Road | NWC | Surprise, AZ



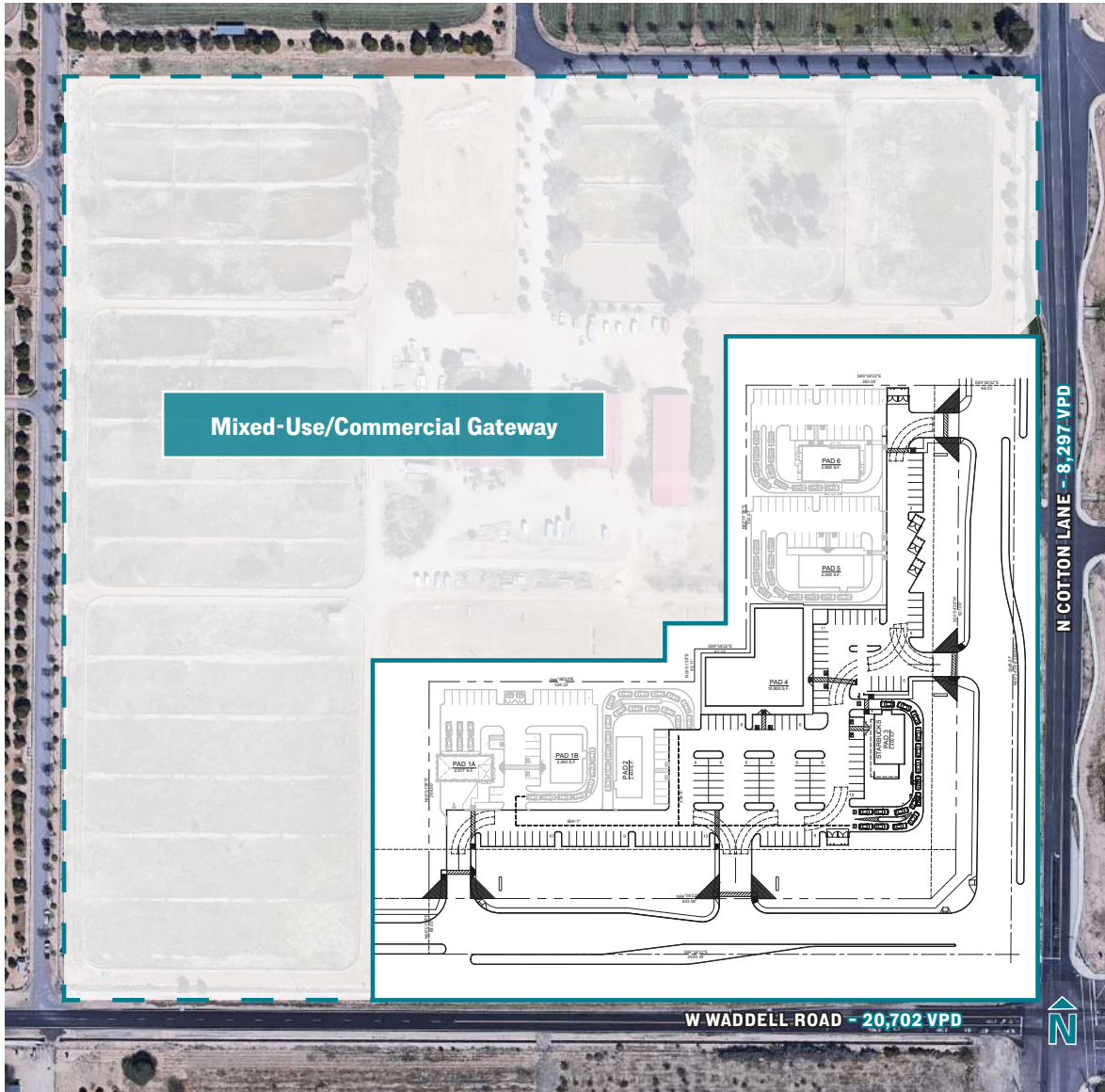
## ADDITIONAL INFORMATION:

**Joe Doucett** | Senior Managing Director  
 t 602-952-3817 | t 480-390-2262 | joe.doucett@nrmk.com

**NEWMARK**

## PROPERTY HIGHLIGHTS

- ±6,800 SF with drive-thru endcap available (divisible)
- ±8,850 SF with drive-thru endcap available (divisible)
- Located ½ mile West of Loop 303, which is a full diamond interchange
- Directly across from Prasada, a 3,200 acre Master Planned Development Community
- 30,000+ new homes planned within the immediate trade area
- Strong incomes in the submarket - \$91K+ within a 3-mile radius of site
- Zoning: PAD - PADs Available for Lease or Sale



## SHOPS ELEVATION





**SURPRISE**  
ARIZONA

Surprise is a sprawling suburban city located in the northwest Phoenix Metropolitan area, just 45 minutes from Downtown Phoenix and the Sky Harbor International Airport.

Surprise is home to the southwest's largest tennis and racquet complex, professionally designed golf courses, an urban fishing lake and aquatic centers.

Each spring, the population explodes with the arrival of Kansas City Royals and Texas Rangers during the Cactus League Spring Training.

Surprise is bounded by the expansive White Tank Mountain range to the west and the beautiful Sonoran Desert and Lake Pleasant Regional Park to the north. Outdoor enthusiasts will enjoy that hiking, fishing and camping are within a 20-minute drive when living-in or visiting Surprise.

[www.surpriseaz.gov](http://www.surpriseaz.gov)



JOIN

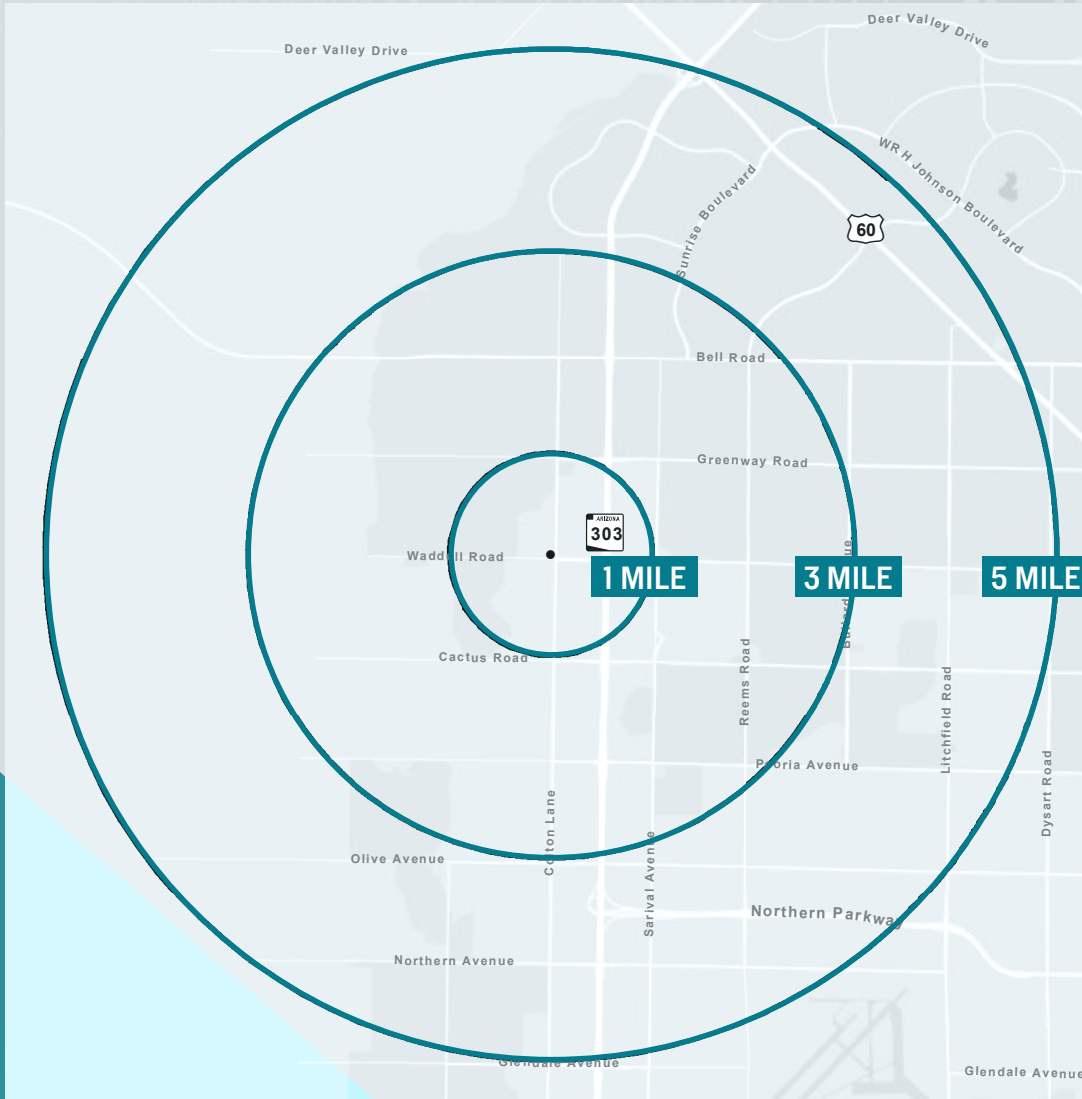


**PRASADA GATEWAY  
SHOP SPACE AVAILABLE**



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## DEMOGRAPHIC PROFILE

LATITUDE: **33.60978** | LONGITUDE: **-112.42675**

POPULATION	1-MILE	3-MILE	5-MILE
2023 Estimated Population	7,647	85,167	149,131
2028 Projected Population	9,587	91,342	156,935
2023 Est. Daytime Population	6,797	62,244	120,260
HOUSEHOLDS			
2023 Estimated Households	2,343	28,866	54,636
2028 Projected Households	2,993	31,184	57,691
INCOME			
2023 Est. Average HH Income	\$121,311	\$110,409	\$107,509
2023 Est. Median HH Income	\$96,686	\$90,327	\$85,163
2023 Est. Per Capita Income	\$36,717	\$37,557	\$39,356
BUSINESS			
2023 Est. Employees	2,218	10,741	24,223
2023 Est. Businesses	100	879	1,974

Source: Esri Business Analyst

**NEWMARK**

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