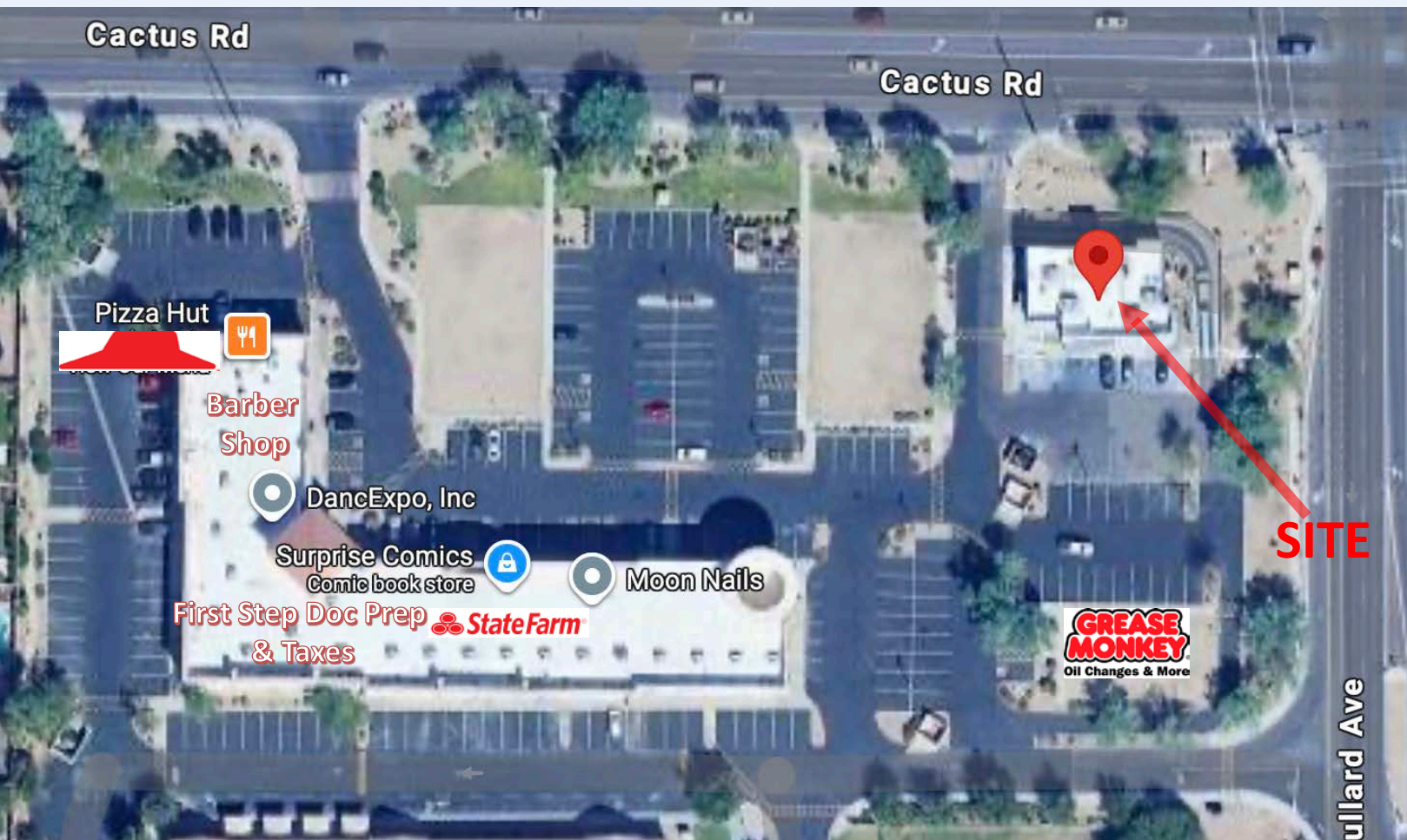


AVAILABLE FOR LEASE

Bullard Ave & Cactus Rd / SWC

Surprise, AZ



**+28,479 SF Parcel Area;
+3,237 SF Building**



**JOIN:
Pizza Hut
State Farm
Grease Monkey**

- Located 2 miles east of Loop 303 & Prasada-South development.
- Subject is on the hard corner with prime visibility.
- Excellent access with multiple ingress-egress points throughout.
- Surrounded by dense, established residential development.
- Constructed in 2017.



For Leasing Information, Contact:
Steve Lenz
480-315-9612 steve@fronteradevelopment.com
Mark Holinger
480-315-9623 mark@fronteradevelopment.com

For Lease
Bullard Ave & Cactus Rd / SWC, Surprise, AZ



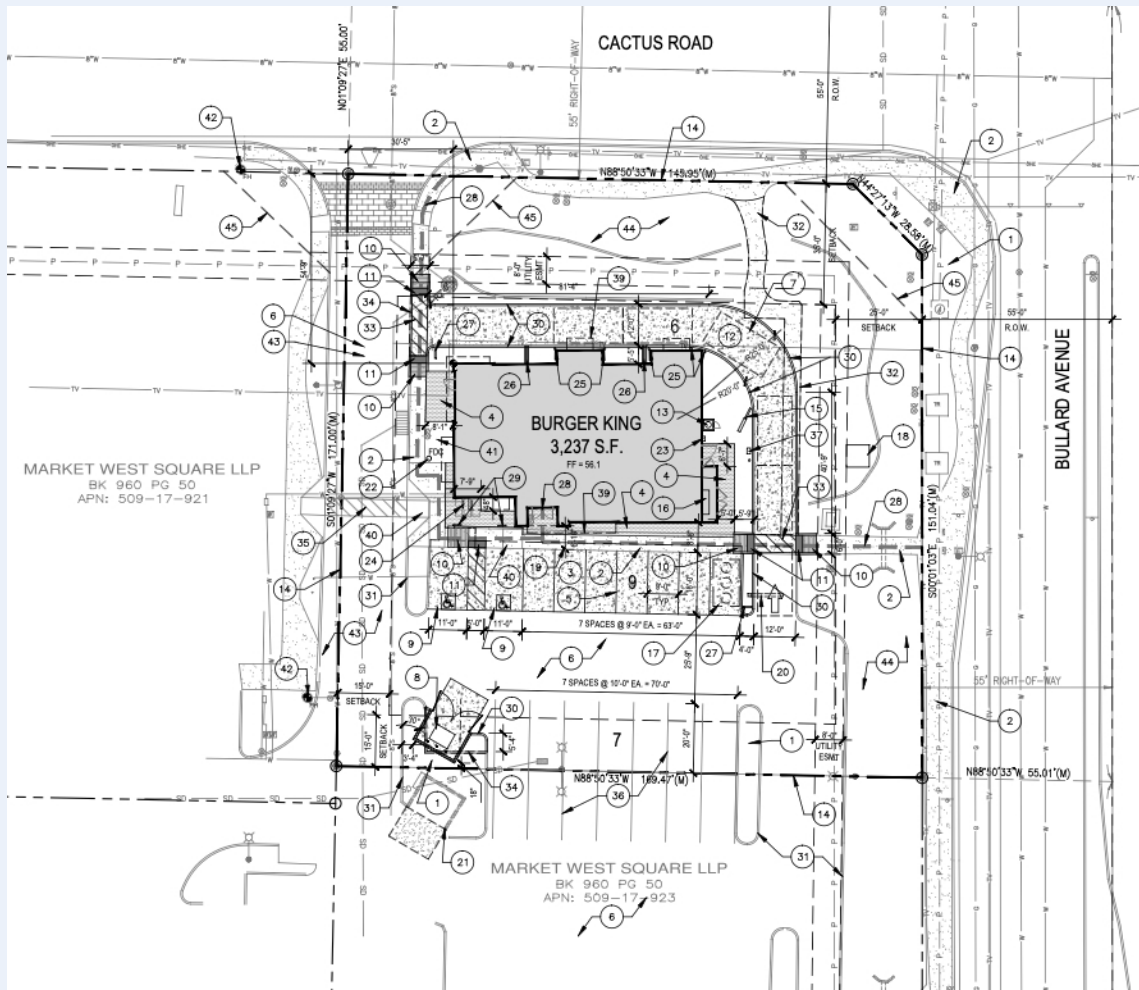
FRONTERA
DEVELOPMENT

Frontera Development, LLC
2850 E Camelback Rd, #180
Phoenix, AZ 85016
480-315-9600
www.fronteradevelopment.com

For Lease
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DEMOGRAPHICS 2025			
	1 Mile	3 Miles	5 Miles
Population	15,519	78,195	210,620
Households	4,758	25,045	76,824
Average HH Income	\$138,314	\$122,355	\$110,244
Median Age	34.9	34.8	40.5
Daytime Population	4,854	27,328	104,061

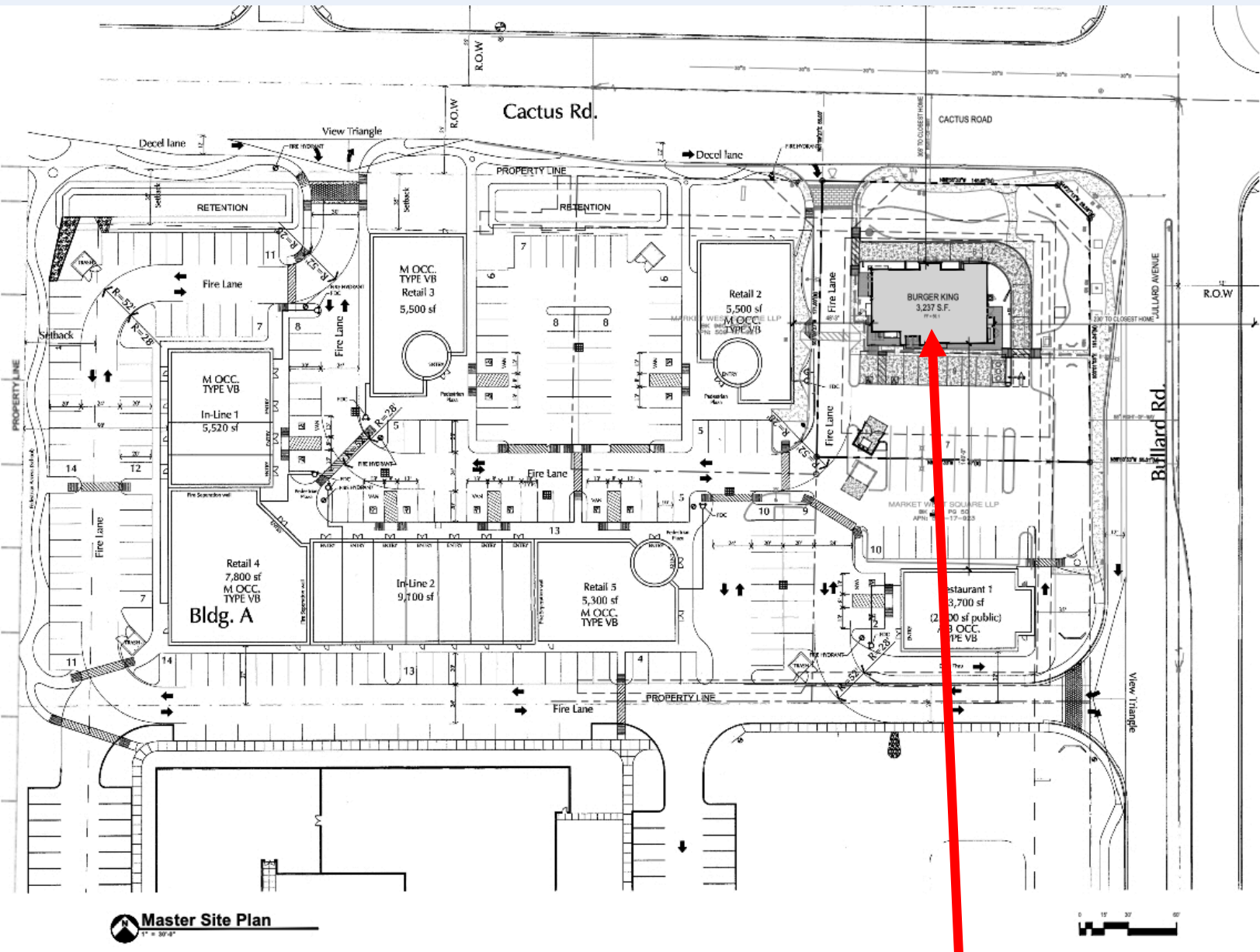
TRAFFIC COUNTS		Vehicles Per Day
Bullard Ave		9,996
Cactus Rd		18,247
Total		28,243



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SITE

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