

Thrive in Surprise, the fastest-growing community in the West Valley

CACTUS 303

Retail Pads Available

NEC CACTUS ROAD & LOOP 303 SURPRISE, ARIZONA



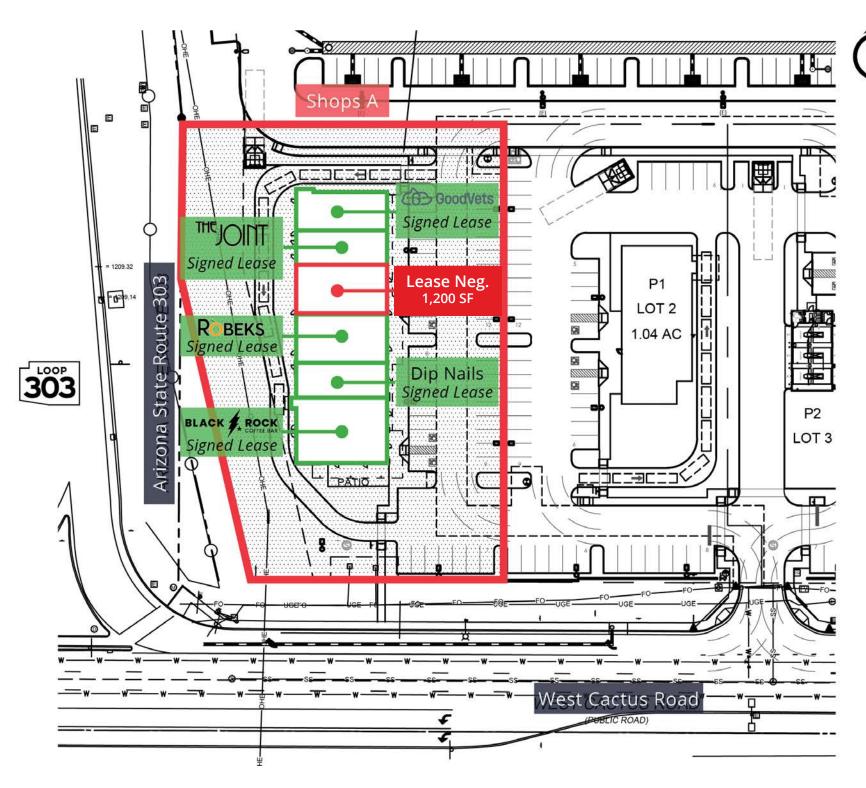




Don't miss out on these great pad opportunities!

Shops A	± 1,200 SF	LEASE NEG.	See Page 3
P1/Lot 2	± 1.04 AC	SHERWIN WILLIAMS	Opening Soon
P2/Lot 3	± 0.87 AC		Signed Lease
P3/Lot 4	± 1.37 AC	Quick Quack & CAR WASH	Signed Lease
P4/Lot 5	± 2.75 AC	QT	Now Open!
P5/Lot 6	± 1.58 AC	SLIM CHICKEDS	Signed Lease

P6/Lot 7	± 1.38 AC	desert /STINANCIAL	Signed Lease
P7/Lot 8	± 1.75 AC	IN-N-OUT	Now Open!
P8/Lot 9	± 1.29 AC		AVAILABLE
P9/Lot 10	± 1.06 AC	DISCOUNT (TIRE)	Closed Escrow
P10/Lot 11	± 1.1 AC	LAZBOY FURNITURE GALLERIES	Closed Escrow
P11/Lot 12	± 1.5 AC	LAZBOY FURNITURE GALLERIES	Closed Escrow







Site Features

- Access and visibility to Loop 303 via full diamond interchange at Cactus Rd
- Multiple points of ingress / egress
- Proximity to commercial/retail services
- Retail approved zoning

Trade Area Dynamics

- Sixth-fastest-expanding city in Arizona with nearly 12,000 households under construction within 2 miles
- Located just 45 minutes from Downtown Phoenix and Sky Harbor International Airport
- Surprise is home to the Kansas City Royals and Texas Rangers Spring Training with over 200,000 attendees annually
- Nearby attractions include White Tank Mountain Regional Park, Lake Pleasant, Wildlife World Zoo, Phoenix Raceway, Desert Diamond Casino, and Arizona Broadway Theatre
- Adjacent to Prasada with nearly 1M square feet of retail, restaurants, and other amenities

Nearby Retailers



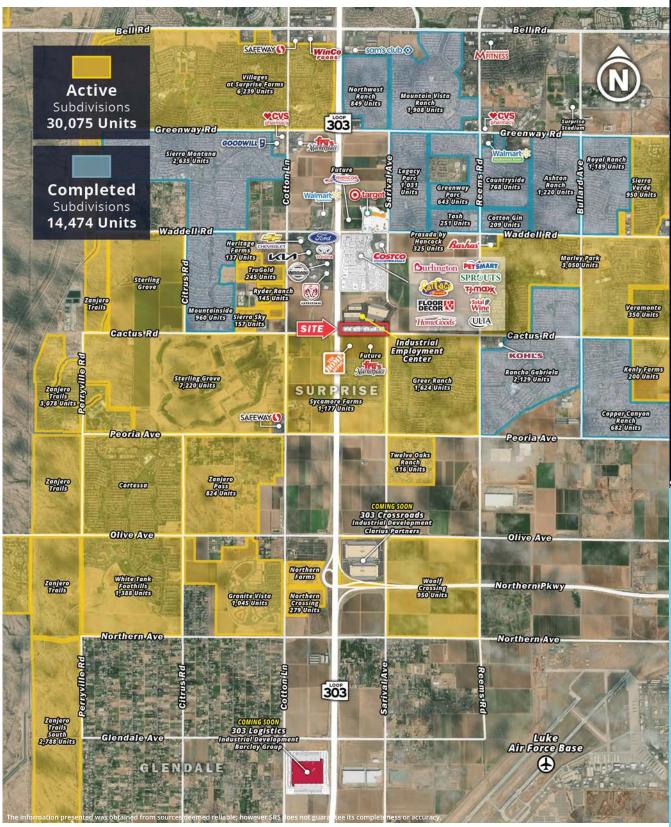












Regional Northwest Valley / Surprise



Demographics - 5 miles

• Population: **161,555**

Median Household Income: \$102,118

Median Age: 40.4

Daytime Population: **133,880**



Education - 5 miles

College-Educated: 26.0%

• Associate Degree: **12.0%**

• Bachelor Degree: **20.0%**

Graduate Degree: 12%



Workforce - 5 miles

- **13.1%** Management, business, science, and arts occupations
- **27.8%** Sales and office occupations
- **52.9%** Service occupations
- **5.6%** Production, transportation, and material moving occupations

Source - Esri & Data Axle (2025)

For more information:



Ed Beeh

EVP & Managing Principal 602.682.6040 | ed.beeh@srsre.com

Chuck Gibson

SVP & Principal 602.682.6035 | chuck.gibson@srsre.com

Robbie Petty

EVP & Managing Principal 602.682.6025 | robbie.petty@srsre.com