

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

# CACTUS 303

Retail Pads & Shops Available

NEC CACTUS ROAD & LOOP 303 SURPRISE, ARIZONA

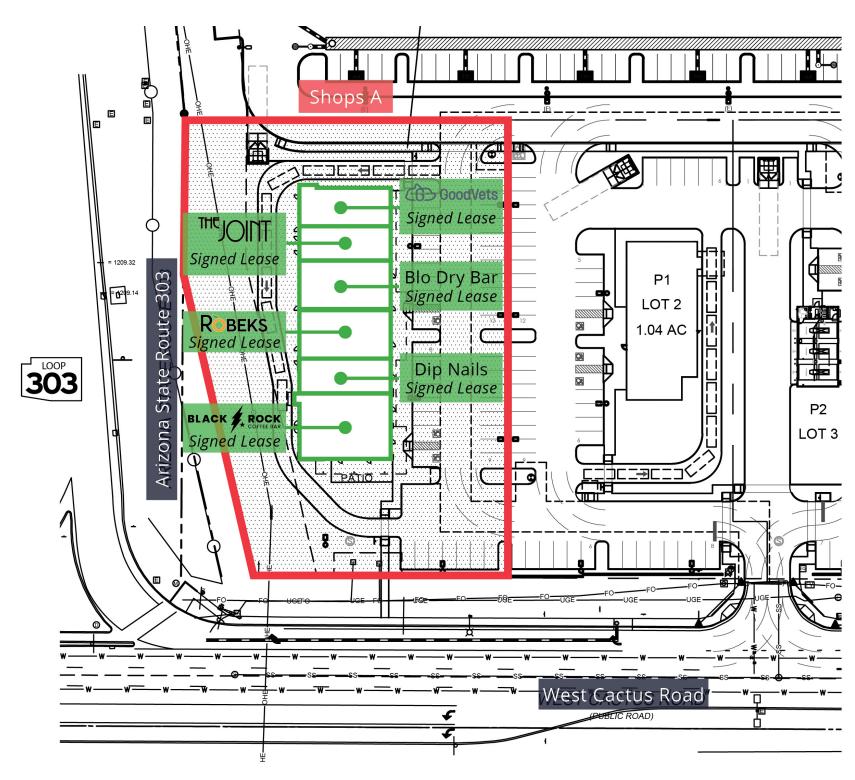




# Don't miss out on these great pad opportunities!

Shops A	10,764 SF		See Page 3
P1/Lot 2	± 1.04 AC	SHERWIN	Signed Lease
P2/Lot 3	± 0.87 AC		Signed Lease
P3/Lot 4	± 1.37 AC	Car Wash	Lease Neg.
P4/Lot 5	± 2.75 AC	<b>Q</b>	Closed Escrow
P5/Lot 6	± 1.58 AC	SLIM CHICKERS	Signed Lease

P6/Lot 7	± 1.38 AC	Financial	Lease Neg.
P7/Lot 8	± 1.75 AC	IN-N-OUT	In Escrow
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	In Escrow
P11/Lot 12	± 1.5 AC	LAZBOY  FURNITURE GALLERIES	In 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**













## BellRd SAFEWAY -sam's club WinCo Active Mountain Vista Ranch 1,908 Units Subdivisions 30,075 Units 303 Greenway Rd Greenway Ro GOODWILL Sierra Montana 2,635 Units Completed Subdivisions 14,474 Units Waddell Rd Waddell Rd SPROUTS TJ-MOX FLOOR W Total Wine Veramonte 350 Units (ULTA Cactus Rd Cactus Rd Industrial Employment Center KOHES Rancho Gabriela 2,129 Units Kenly Farms 200 Units Greer Ranch 1,624 Units SURPRISE Copper Canyon Ranch 682 Units SAFEWAY Peoria Ave Peoria Ave Twelve Oaks Ranch 116 Units Zanjero Trails Cortessa 303 Crossroads Olive Ave Olive Ave Northern Farms White Tank Foothills 1,388 Units Northern Pkwy Northern Ave-Northern Ave-303 303 Logistics Luke Air Force Base Glendale Ave **Barclay Group** GLENDALE

# Regional Northwest Valley / Surprise



#### **Demographics**

- Population: 1,304,958
- Median Household Income: \$55,839
- Median Age: **35.5**
- Professional Workers: 383,047



#### **Education**

- College-Educated: **31.6%**
- Associate Degree: **8.8%**
- Bachelor Degree: 14.8%
- Graduate Degree: 8.0%



#### Workforce

- 12.4% Management, business, science, and arts occupations
- **11.9%** Sales and office occupations
- 45.9% Service occupations
- 11.8% Production, transportation, and material moving occupations

## For more information:



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