

# TWO FULLY IMPROVED PADS AVAILABLE FOR SALE/GL

SEC Cactus Rd & 303 Fwy, Surprise, AZ | Prasada Master Plan Community



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**D** **DIVERSIFIED PARTNERS**  
Nationwide Real Estate Services

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## site plan

## adjacent retail site plan



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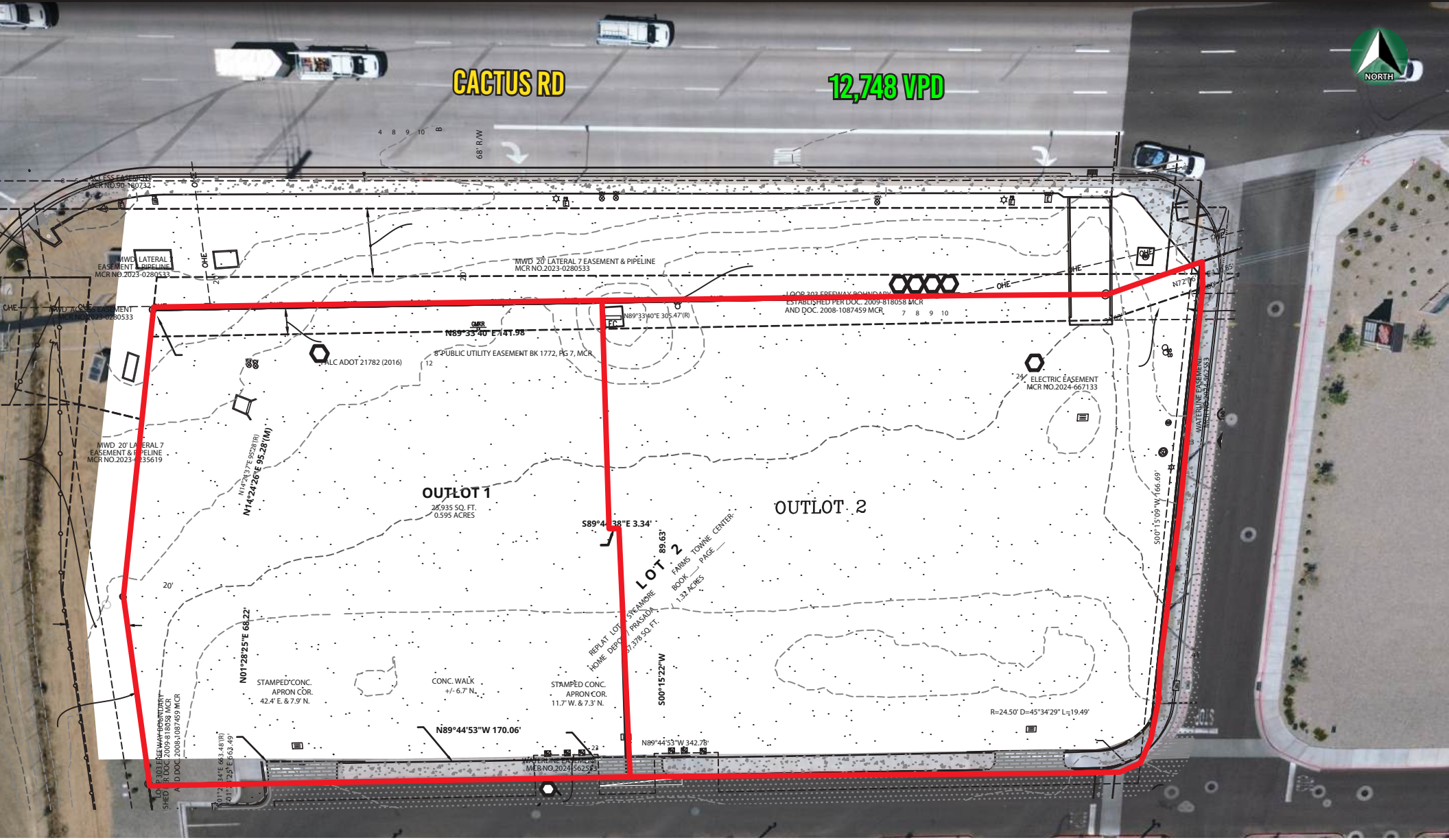
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**FREEWAY MONUMENT SIGNAGE PANEL LOCATIONS**  
**ADDITIONAL SIGNAGE AVAILABLE ON CACTUS RD!**



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## demographics 2025

Source: SITES USA

|                                    | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------------------|-----------|-----------|-----------|
| <b>POPULATION (2025)</b>           | 6,332     | 87,658    | 168,955   |
| <b>PROJECTED POPULATION (2030)</b> | 7,322     | 94,366    | 177,669   |
| <b>AVERAGE HOUSEHOLD INCOME</b>    | \$156,236 | \$142,749 | \$124,523 |
| <b>DAYTIME POPULATION</b>          | 1,915     | 28,712    | 77,087    |
| <b>MEDIAN AGE</b>                  | 34.9      | 36.1      | 40.4      |
| <b>TOTAL BUSINESSES</b>            | 64        | 1,333     | 3,740     |



traffic counts: Cactus Rd | 12,748 VPD ○ Sarival Ave | 6,717 VPD ○ Loop 303 | 70,506 VPD

### Contact

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## property highlights

- PADs available for Sale or Ground Lease
- 0.59 AC Pad & 0.72 AC Pad
- Can be combined to 1.32 AC
- Home Depot now open!
- Fry's Marketplace now open; EOS Fitness opening 2026

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*Another  
innovative*  
**commercial retail  
development**  
brought to you by:

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**CONTACT INFORMATION**