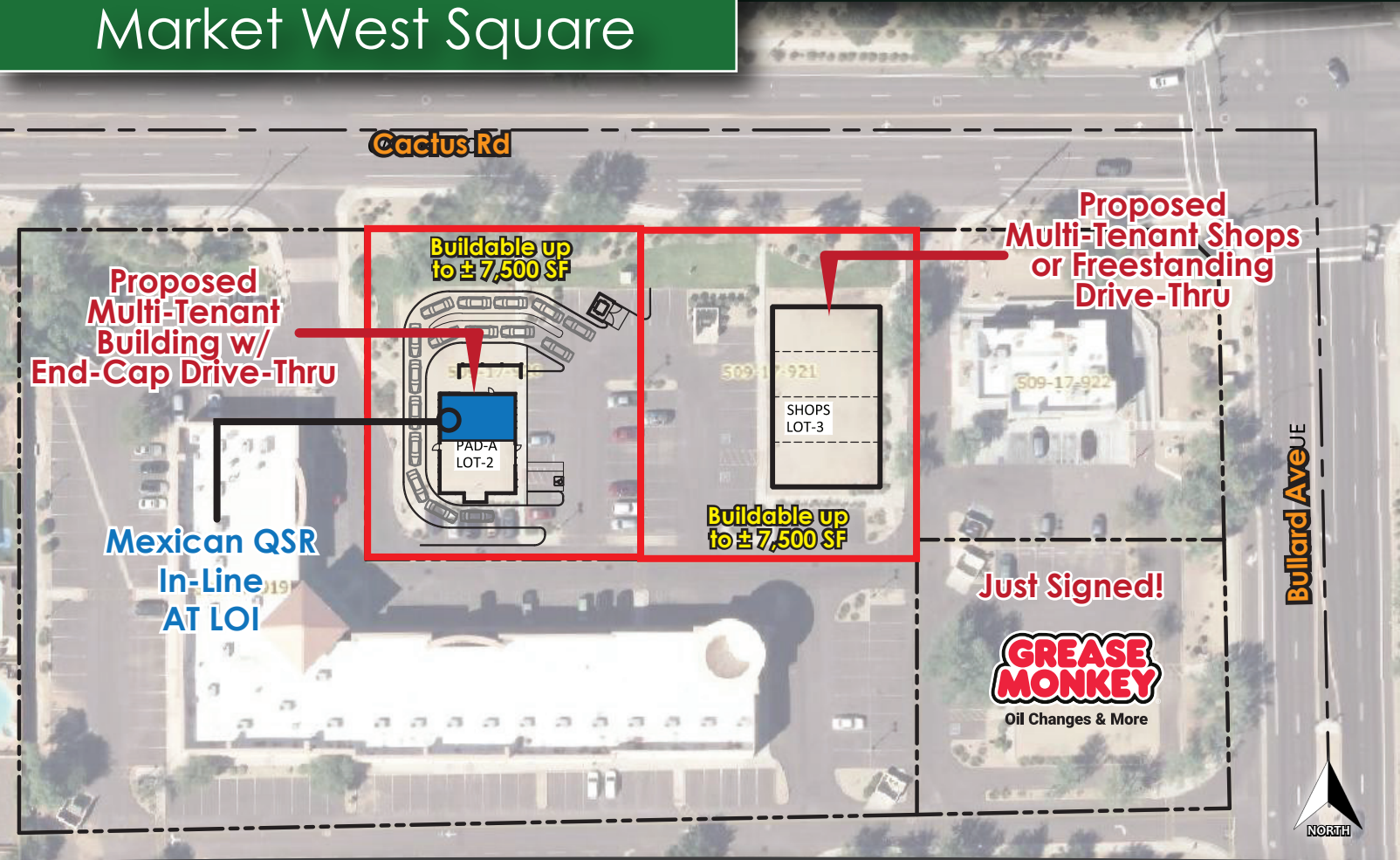


PADs AVAILABLE FOR GL or BTS

SWC Cactus Road & Bullard Avenue | Surprise, AZ

Market West Square



Property Highlights:

- Two PADs buildable up to $\pm 7,500$ SF each; both have Drive-Thru capability and are available for Ground Lease or Build-to-Suit
- Only two miles east of Loop 303 and the Prasad-South commercial development
- Last Drive-Thru PADs at the intersection
- Average HH income of \$140,197 within a one-mile radius
- Population of 15,519, 78,195 and 210,620 within a 1-, 3- and 5-mile radius
- Zoning: PAD
- Estimated $\pm 28,000$ VPD at intersection

JOIN NEWLY SIGNED GREASE MONKEY!

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

MARTI WEINSTEIN
Cell: 224.612.2332
marti@dpcr.com

ALEXA NUNNS
Cell: 602.291.8448
alexa.nunns@dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

PADs AVAILABLE FOR GL or BTS

SWC Cactus Road & Bullard Avenue | Surprise, AZ

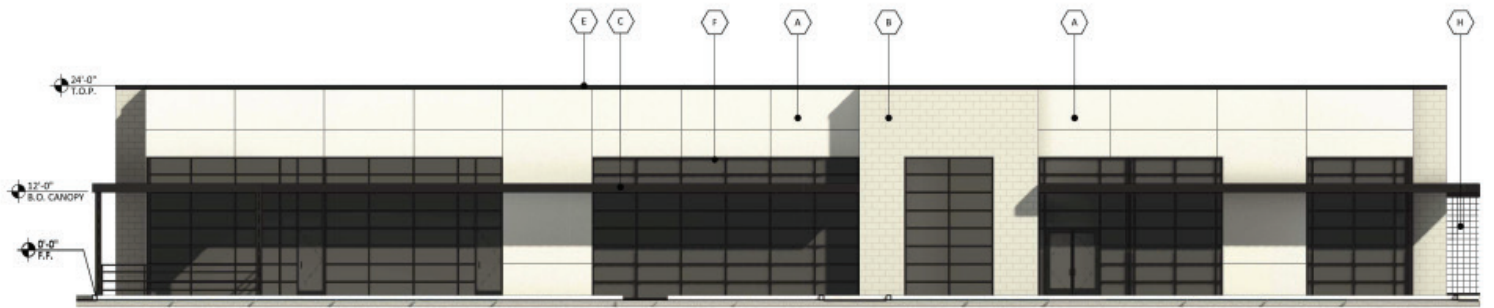
Market West Square



PADs AVAILABLE FOR GL or BTS

SWC Cactus Road & Bullard Avenue | Surprise, AZ

Market West Square - Conceptual Elevations



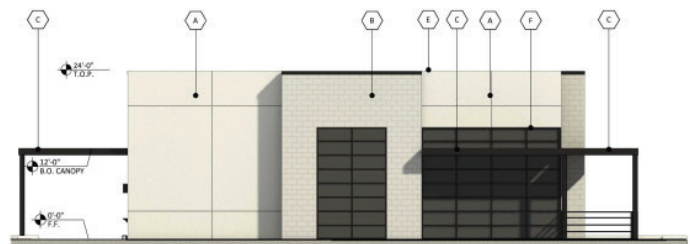
PAD 3B WEST ELEVATION

SCALE: 1/8"=1'-0"



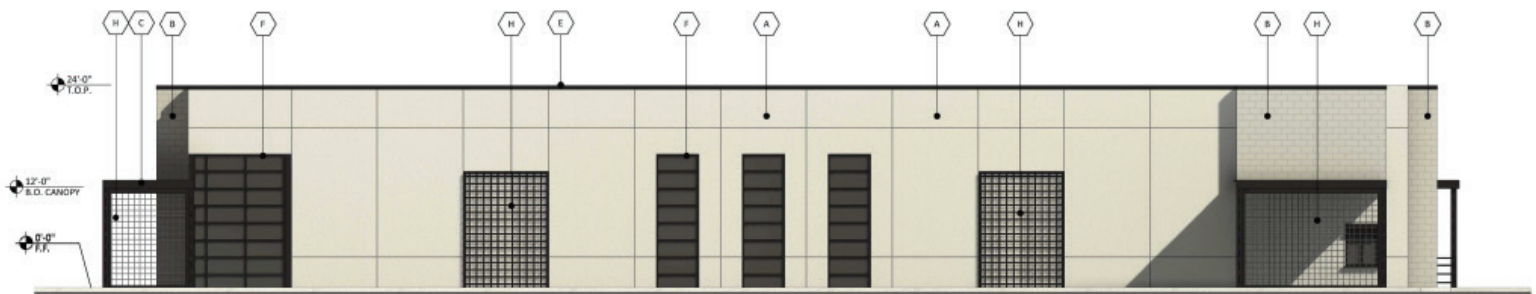
PAD 3B SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PAD 3B NORTH ELEVATION

SCALE: 1/8"=1'-0"

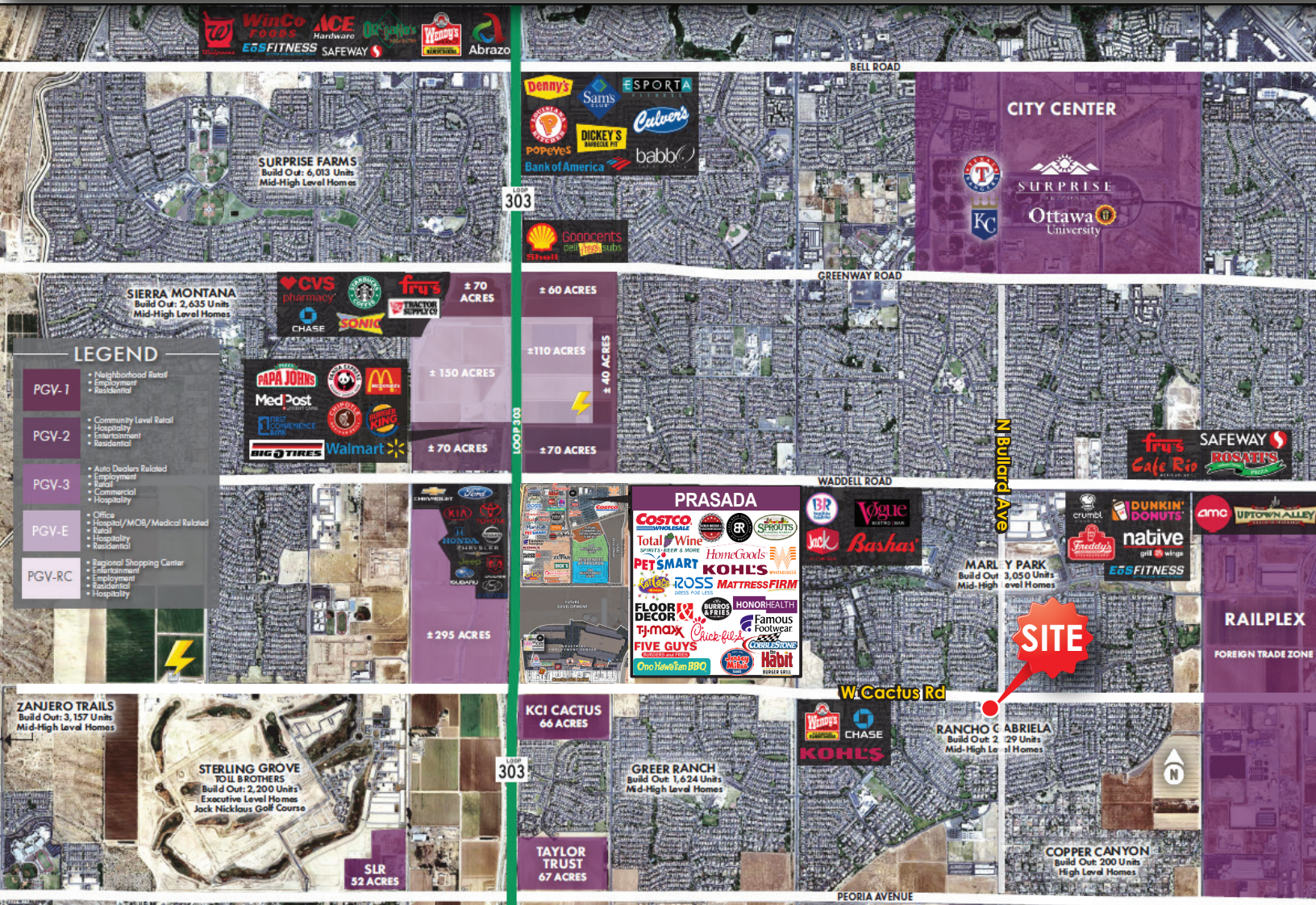


PAD 3B EAST ELEVATION

SCALE: 1/8"=1'-0"

PADs AVAILABLE FOR GL or BTS

SWC Cactus Road & Bullard Avenue | Surprise, AZ



Demographics 2025

<p>POPULATION</p>	1 MILE	15,519	<p>HOUSEHOLDS</p>	1 MILE	4,758	<p>AVG. HH INCOME</p>	1 MILE	\$138,314
	3 MILES	78,195		3 MILES	25,045		3 MILES	\$122,355
	5 MILES	210,620		5 MILES	76,824		5 MILES	\$110,244
<p>MEDIAN AGE</p>	1 MILE	34.9	<p>DAYTIME POPULATION</p>	1 MILE	4,854	<p>TRAFFIC COUNTS</p>	W CACTUS RD	18,247 VPD
	3 MILES	34.8		3 MILES	27,328		N BULLARD AVE	9,996 VPD
	5 MILES	40.5		5 MILES	104,061			

Source: SitesUSA

DIVERSIFIED PARTNERS
 Nationwide Real Estate Services
 7339 E McDonald Drive
 Scottsdale, AZ 85250
 (O) 480.947.8800
 www.dpcrc.com

MARTI WEINSTEIN
 Cell: 224.612.2332
 marti@dpcrc.com

ALEXA NUNNS
 Cell: 602.291.8448
 alexa.nunns@dpcrc.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.