

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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demographics 2025

Source: SITES USA

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

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.

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

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