

INDUSTRIAL
EMPLOYMENT
CENTER

FRYS
666 FITNESS
THE HOME DEPOT

LOOP
303

71,024 ADT

SANDS
KIA EXPANSION

UNDER CONSTRUCTION

PARADISI BTR
± 193 BUILD-TO-RENT
UNITS

N 16th Dr

N Autoshow Ave

FUTURE RETAIL/
COMMERCIAL
DEVELOPMENT

Cactus Rd

FUTURE DEVELOPMENT

UNDER CONSTRUCTION

PARADISI AT
SYCAMORE FARMS
± 102 SINGLE FAMILY UNITS

Cotton Ln



LAND FOR LEASE

SEC CACTUS RD & COTTON LN

Surprise, AZ 85388



WESTERN
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SEC CACTUS RD & COTTON LN

Surprise, AZ 85388



LOCATION DESCRIPTION

SEC Cactus Rd & Cotton Ln

PROPERTY HIGHLIGHTS

- The site sits directly across from the entrance to the Sterling Grove master planned community where 2,200 luxury homes are built or are under construction.
- Pads sit up on Cactus on the AM side of the road and less than 1 mile from the Loop 303 freeway.
- The trade area boasts a 200,000 daytime population and an average household income of just over \$80,000.
- PAD Allows for retail, office, medical, entertainment, and hotel uses.



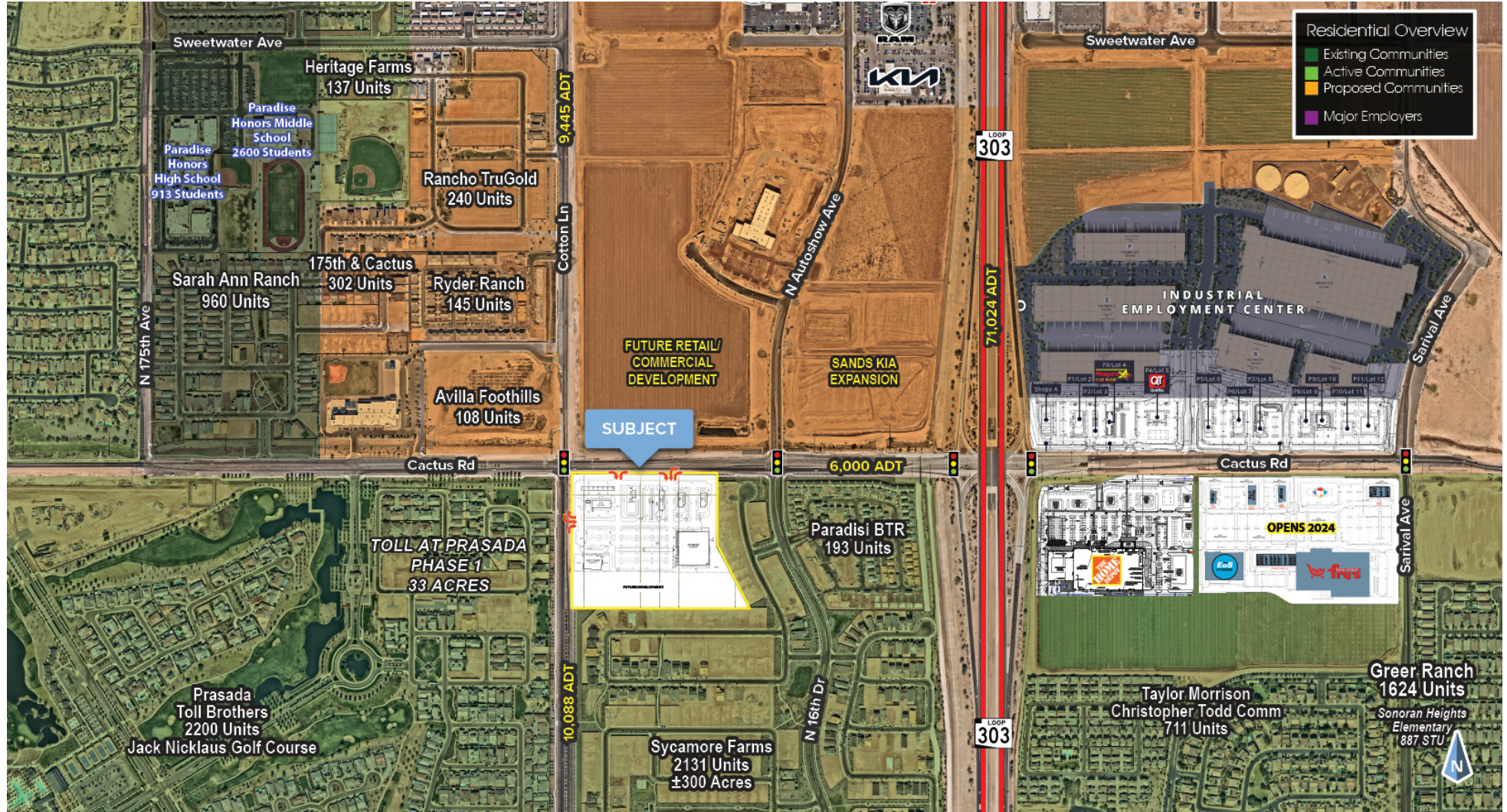
AREA CO-TENANTS



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SEC CACTUS RD & COTTON LN

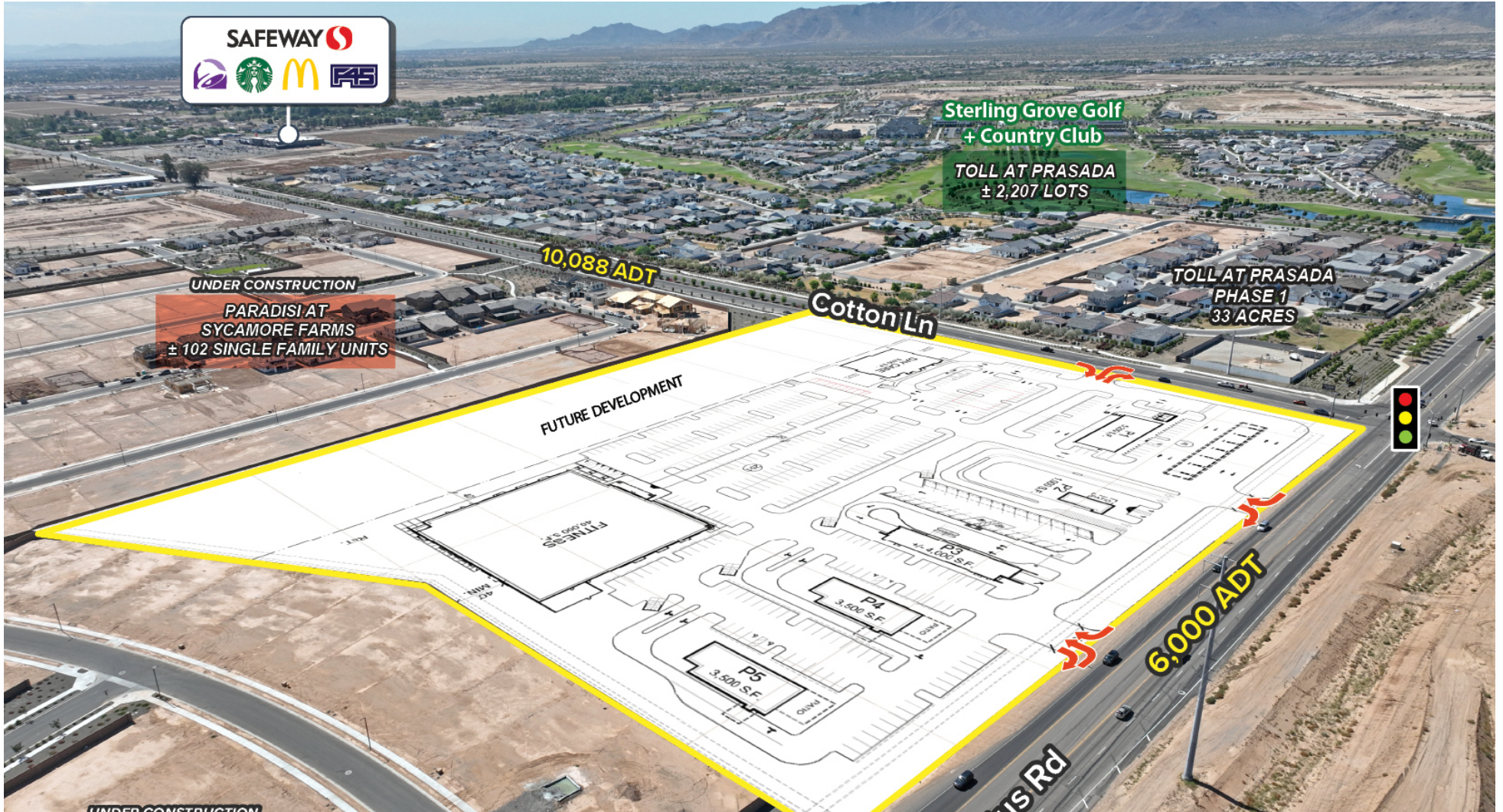
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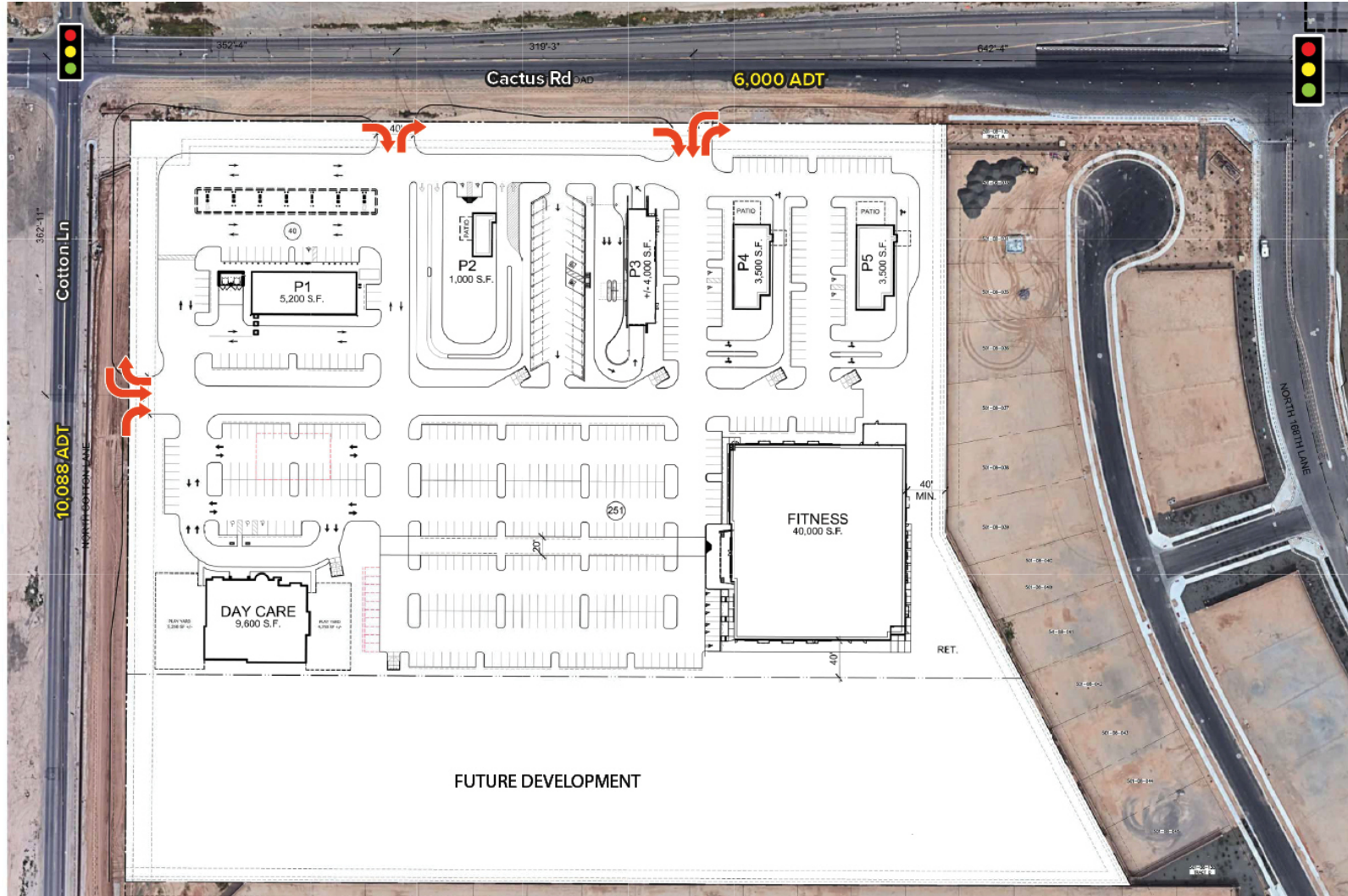
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	5,053	76,897	138,878
Median Age	32.6	32.5	37.1



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$103,146	\$97,896	\$87,865
Average	\$124,988	\$115,359	\$110,327



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	42	581	1,638
Employees	794	7,579	19,874
Daytime Population	1,364	12,056	25,765



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	40.2%	42.8%	45.3%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	68.7%	67.7%	67.6%
Services	15.2%	14.6%	15.0%
Blue Collar	16.2%	17.8%	17.4%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,689	24,231	49,011
Median Home Value	\$393,750	\$366,846	\$370,775

* 2023 Demographic data derived from ESRI

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