



CACTUS | 303

**Retail Pads Available
± 0.75 - 16 AC**

**NEC CACTUS ROAD & LOOP 303
SURPRISE, ARIZONA**





Phase I

<i>Pad 1</i>	± 1.4 Acres
<i>Pad 2</i>	± 1.0 Acres
<i>Pad 3</i>	± 1.1 Acres
<i>Pad 4</i>	± 1.1 Acres
<i>Pad 5</i>	± 2.3 Acres

Phase II

<i>Pad 6</i>	± 1.5 Acres
<i>Pad 7</i>	± 1.4 Acres
<i>Pad 8</i>	± 1.3 Acres
<i>Pad 9</i>	± 1.5 Acres
<i>Pad 10</i>	± 1.5 Acres
<i>Pad 11</i>	± 2.0 Acres



Site Features

- PAD zoning with industrial overlay
- Proximate access to Loop 303 via full diamond interchange at Cactus Rd
- Multiple points of ingress / egress
- Proximity to commercial/retail services
- Flexible size offerings

Regional Highlights

- 1.9 million population within a 30 minute drive
- Quality affordable housing nearby
- Robust, qualified labor in close proximity
- Corporate neighbors include Red Bull, Microsoft, White Claw, Ball Enclosure, Crescent Crown, and Expeditors

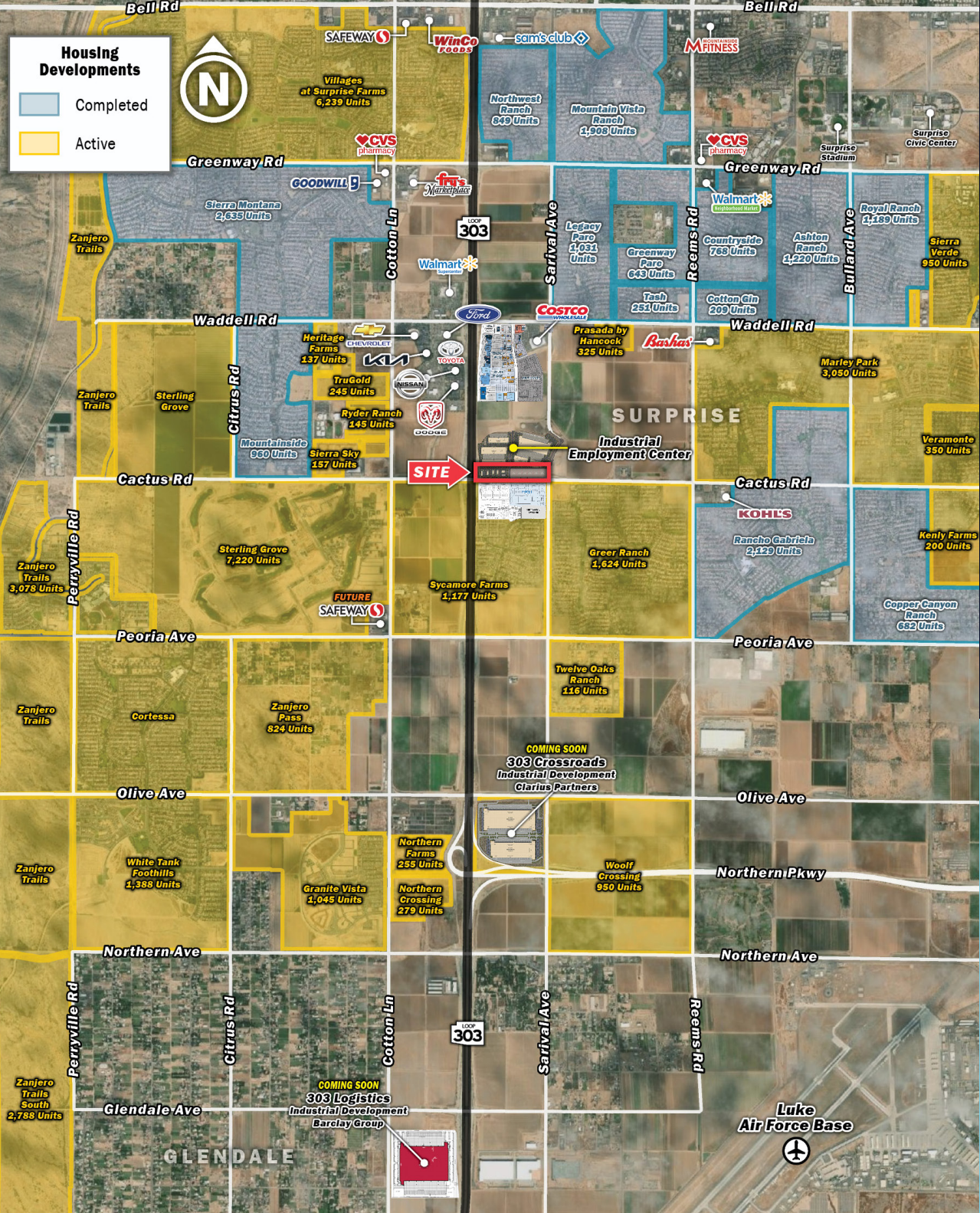
Prasada Master Plan

- ±3,300 acre master planned community
- ±60 acre Walmart anchored power center
- ±180 acre auto mall

Nearby commercial and retail services



Regional Northwest Valley



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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For industrial inquiries, please reach out to JLL.

