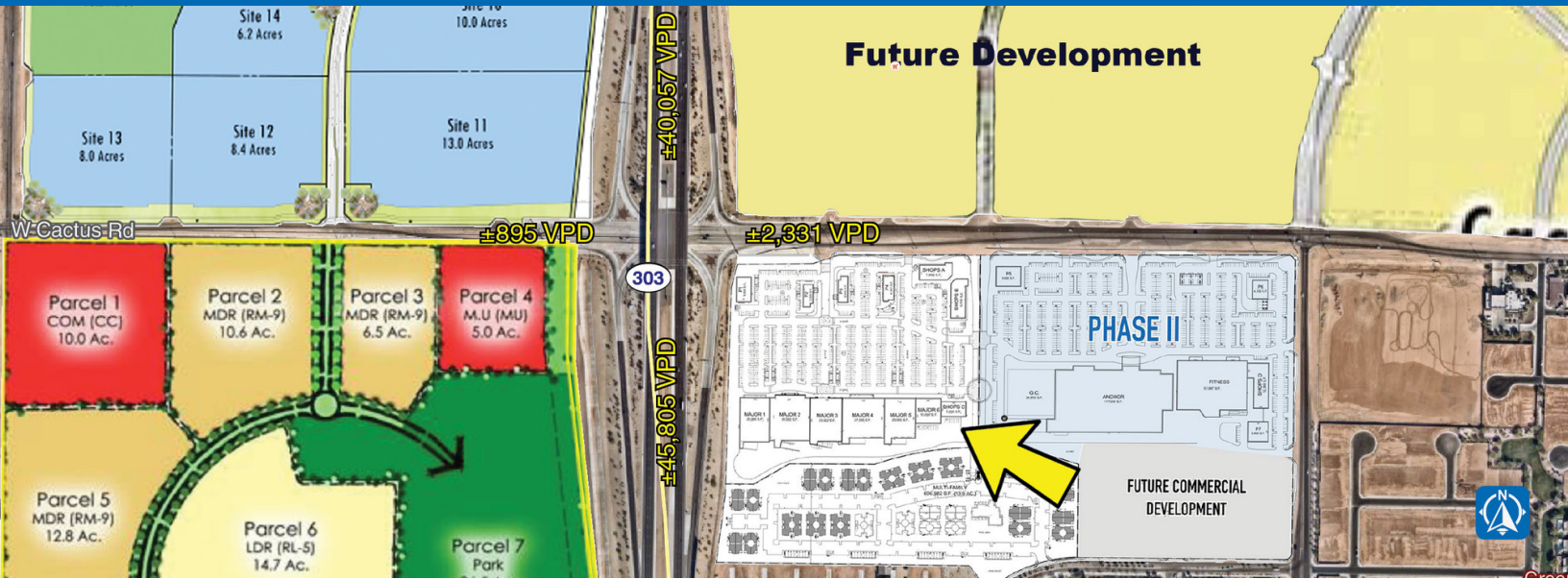


New Grocery-Anchored Power Center Loop 303 Access

SEC Loop 303 & Cactus Rd | Surprise, AZ



PROPERTY DETAILS

Available: Shops, pads and anchor space
Property Size: ±66 acres, Phase I - ±19 acres
Zoning: PAD, City of Surprise

LOCATION OVERVIEW

Located at full-diamond interchange at the Loop 303 and Cactus Road. The Surprise Auto Mall is located on the west side of the Loop 303 with 9 dealerships. Over 69,000 people residing within 3 miles with a median household income of over \$73,000. There are over 13,800 new single-family homes planned within a 5-mile radius.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	2,243	69,072	140,234
2023 Population	2,200	44,903	115,776
2018 Median HH Income	\$78,292	\$73,292	\$66,593

*ESRI 2018 Estimates



TRAFFIC COUNTS

N: ± 40,057 VPD (NB & SB)

S: ± 45,805 VPD (NB & SB)

*ADOT 2016/2017

DEVELOPED BY



KENTCIRCLEPARTNERS
Real Estate Investments

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

Zachary Pace
602.734.7212
zpace@pcaemail.com

Cameron Warren
602.288.3471
cwarren@pcaemail.com

Dan Gardiner
602.734.7204
dgardiner@pcaemail.com

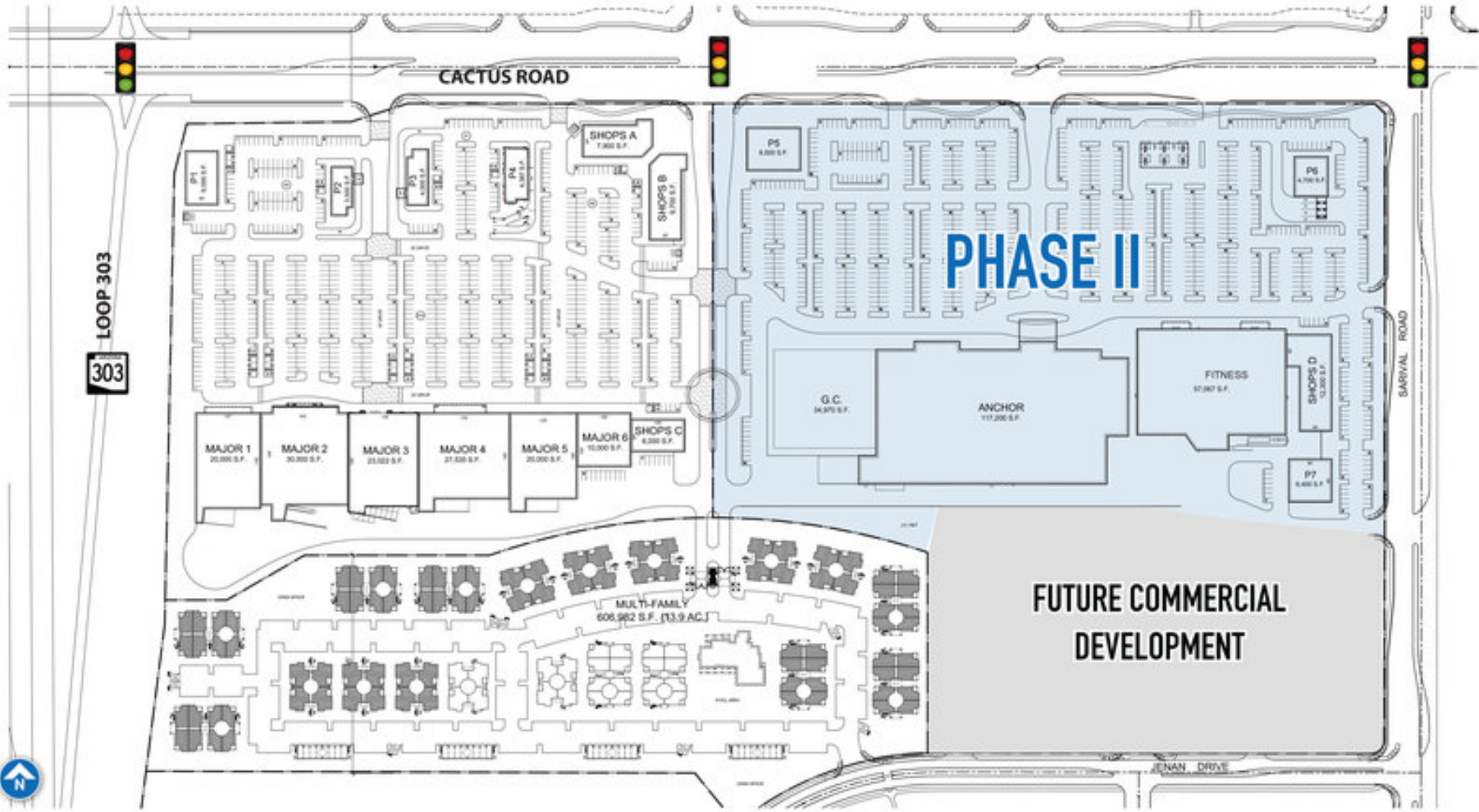
Greg Laing
602.734.7207
glaing@pcaemail.com

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 are 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 and 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.



New Grocery-Anchored Power Center | Loop 303 Access

SEC Loop 303 & Cactus Rd | Surprise, AZ



WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

Zachary Pace 602.734.7212 zpace@pcaemail.com	Cameron Warren 602.288.3471 cwarren@pcaemail.com	Dan Gardiner 602.734.7204 dgardiner@pcaemail.com	Greg Laing 602.734.7207 glaing@pcaemail.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 are 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 and 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.

