

17-Acre Retail Development

PADs, Shops & Box Space for GL, BTS or Sale



SEC Cactus Rd & Cotton Ln, Surprise, AZ 85388

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SanTan
COMMERCIAL ADVISORS

PROPERTY SUMMARY

LOCATION:
SEC Cactus Rd & Cotton Ln
Surprise, AZ 85388

LOT SIZE: ± 17.30 AC (±754,011 SF)

Pricing: Call for Availability

Parcel Number: 501-10-944A

DEMOGRAPHICS

Estimated Population:
1-Mile: 3,465 **3-Mile:** 72,036 **5-Mile:** 134,506

Average HH Income:
1-Mile: \$173,734 **3-Mile:** \$138,321 **5-Mile:** \$128,352

Median Age:
1-Mile: 35.7 **3-Mile:** 36.9 **5-Mile:** 41.5

PROPERTY HIGHLIGHTS

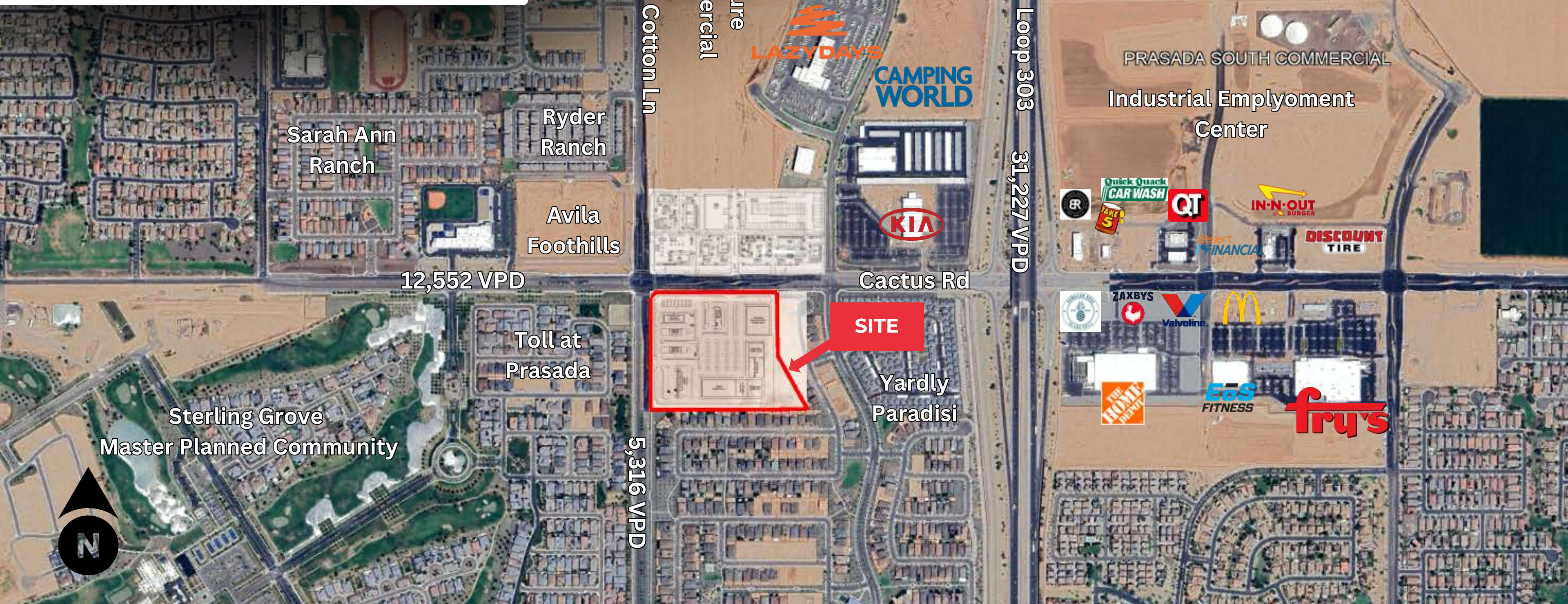
- Area boasts exceptional affluence, with average resident earnings over \$125,000.
- Excellent drive-by traffic with over 54,000 cars per day.
- Conveniently located less than a mile West of Loop 303
- One mile South of Prasada commercial development
- Neighboring Tenants:
 - Fry’s Grocery
 - Home Depot
 - QuikTrip
 - In-N-Out Burger
 - Surprise Auto Mall

TRAFFIC COUNTS

Cactus Rd: 12,552 VPD	Cotton Ln: 5,316 VPD	Loop 303: 31,227 VPD
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7/2025

RETAIL CORRIDOR - AERIAL



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TRADE AREA



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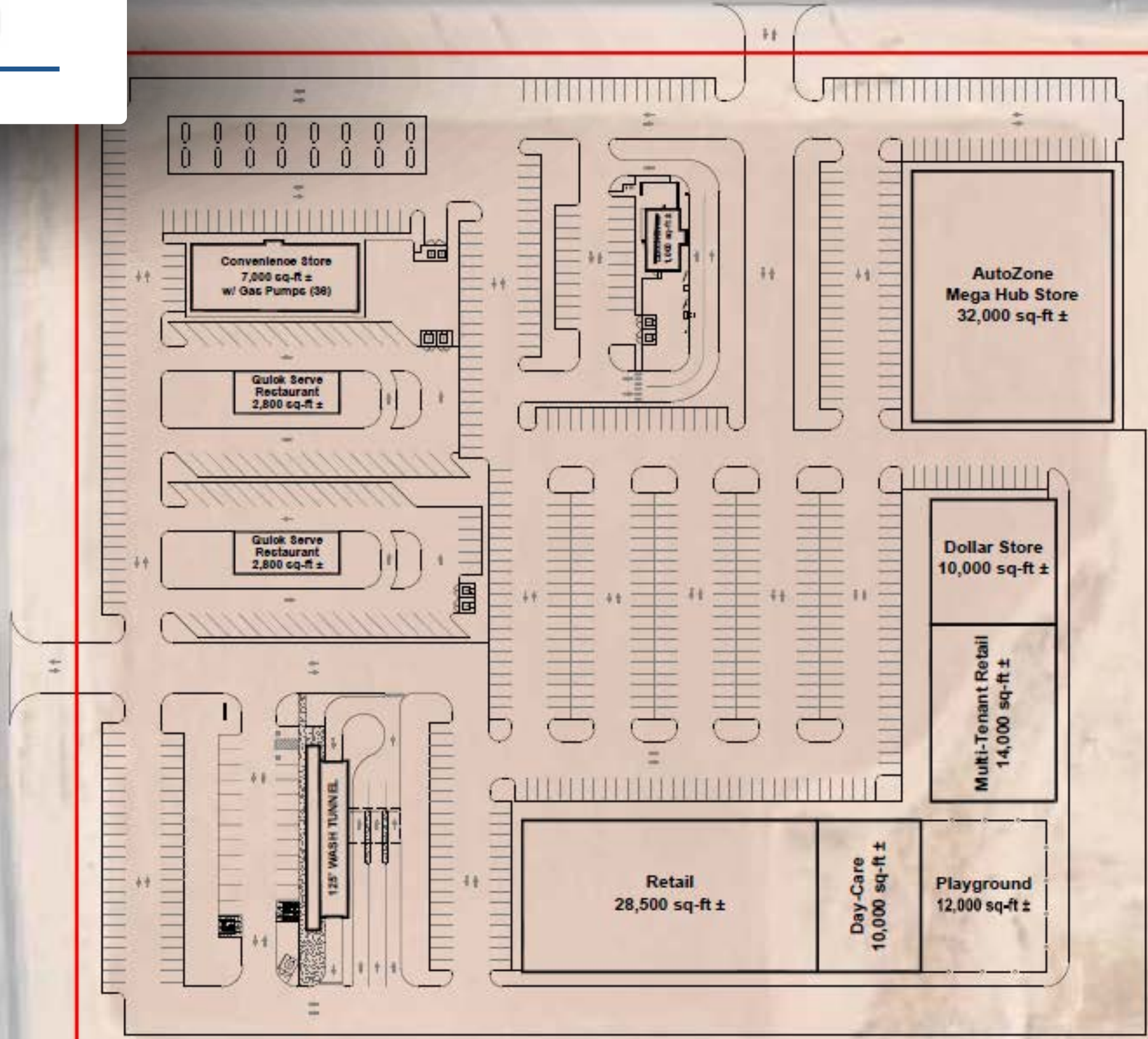
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CONCEPTUAL PLAN

Cactus Road

Cotton Lane



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Connect with us:



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