Retail PADS Available at Prasada

N/NEC OF COTTON LN AND WADDELL RD | SURPRISE, AZ

Total Parcel: ± 5.00 AC | Available for Sale

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FOR LEASING INQUIRIES:

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DEVELOPED BY:

NEXTGEN APARTMENTS

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PROJECT HIGHLIGHTS

- Zoned PAD - Prasada Gateway Village 2
- Adjacent to new NextGen 364-unit apartment development.
- Situated Just ½ mile west of Loop 303 – traveled by 66,983 VPD.
- The Prasada trade area is exploding with Retail and Housing Developments, including the 3,355-SF Master Planned community with Medical Services, Offices, Hospitality, 14,000 Single-Family homes and 360 Multifamily units.
- Boasting average household incomes of $91,786 within a one-mile radius.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	6,390	80,768	141,749
2026 Proj. Population	7,697	90,219	156,066
2021 Daytime Pop	5,960	66,177	124,769
2021 Households	1,972	26,921	51,606
Avg HH Income	$99,107	$91,786	$90,666
Median Age	30.7	34.9	39.1

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PLANNED HOUSING DEVELOPMENTS	Units
NextGen Apartments	364
Sierra Montana	2,635
Cactus Lane Ranch	14,900
Prasada Toll Brothers	2,200
Sycamore Creek	2,131
Prasada Urban Village	4,680
Surprise Farms	7,013
Legacy Park	1,066

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	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	241	8,459	27,930
2010 Total Population	5,331	64,427	115,782
2021 Total Population	6,390	80,768	141,749
2026 Total Population	7,697	90,219	156,066
2019-2024 Annual Rate	3.79%	2.24%	1.94%
2021 Total Daytime Population	5,960	66,177	124,769
Workers	2,697	22,387	42,214
Residents	3,263	43,790	82,555
HOUSEHOLD SUMMARY			
2000 Households	65	3,690	12,287
2010 Households	1,644	21,795	43,015
2021 Households	1,972	26,921	51,606
2026 Households	2,360	29,902	56,318
2021 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	74.7%	72.0%	71.6%
Renter Occupied Housing Units	19.1%	16.2%	15.3%
2021 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	$99,107	$91,786	$90,666
Average Home Value	$438,551	$316,915	$336,569
2021 POPULATION BY RACE/ETHNICITY			
Total	6,391	80,768	141,749
White Alone	71.5%	74.1%	76.2%
Black Alone	8.6%	7.4%	6.8%
American Indian Alone	0.7%	0.9%	0.8%
Asian Alone	3.1%	4.2%	4.0%
Pacific Islander Alone	0.6%	0.3%	0.2%
Some Other Race Alone	9.0%	7.6%	7.0%
Two or More Races	6.5%	5.4%	4.9%
Hispanic Origin	24.4%	21.5%	19.7%
Diversity Index	67.2	63.1	59.9
2021 POPULATION BY AGE			
Total	6,389	80,767	141,751
0 - 4	9.5%	8.1%	7.1%
5 - 9	9.4%	8.2%	7.2%
10 - 14	8.6%	7.7%	6.8%
15 - 24	13.8%	12.3%	10.9%
25 - 34	14.8%	13.8%	12.4%
35 - 44	16.7%	15.2%	13.5%
45 - 54	12.3%	11.6%	10.5%
55 - 64	7.4%	8.5%	8.9%
65 - 74	5.2%	9.1%	12.9%
75 - 84	2.0%	4.6%	7.6%
85 +	0.4%	0.9%	2.3%
18 +	67.9%	71.6%	75.0%
2021 Median Age	30.7	34.9	39.1
2021 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	3,757	51,440	96,401
Some College, No Degree	29.8%	29.4%	29.0%
Associate Degree	10.8%	10.3%	10.2%
Bachelor's Degree	16.1%	19.4%	19.7%
Graduate/Professional Degree	9.5%	9.8%	10.3%

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