

FOR SALE, GL, OR BTS

±12.92 AC COMMERCIAL LAND/PADS AVAILABLE

Significant residential growth in the trade area

±1.5 miles east of the Loop 303

Signalized intersection

Strong housing growth in the trade area

Zoning PAD, City of Surprise

Call for Pricing

CHAD RUSSELL

602.513.5142 | chad.russell@kidder.com

KIDDER.COM

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NEC CACTUS RD & REEMS RD
SURPRISE, AZ 85379



km Kidder
Mathews



POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	14,774	71,675	195,993
2029 POPULATION PROJECTION	15,900	77,983	213,764
ANNUAL GROWTH 2024 - 2029	1.5%	1.8%	1.8%

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2024 TOTAL HOUSEHOLDS	4,406	22,623	68,390
2029 PROJECTED HOUSEHOLDS	4,746	24,628	74,798
ANNUAL GROWTH 2024 - 2029	1.5%	1.8%	1.9%
AVG HH INCOME	\$116,269	\$105,930	\$91,409

EMPLOYMENT & SPENDING

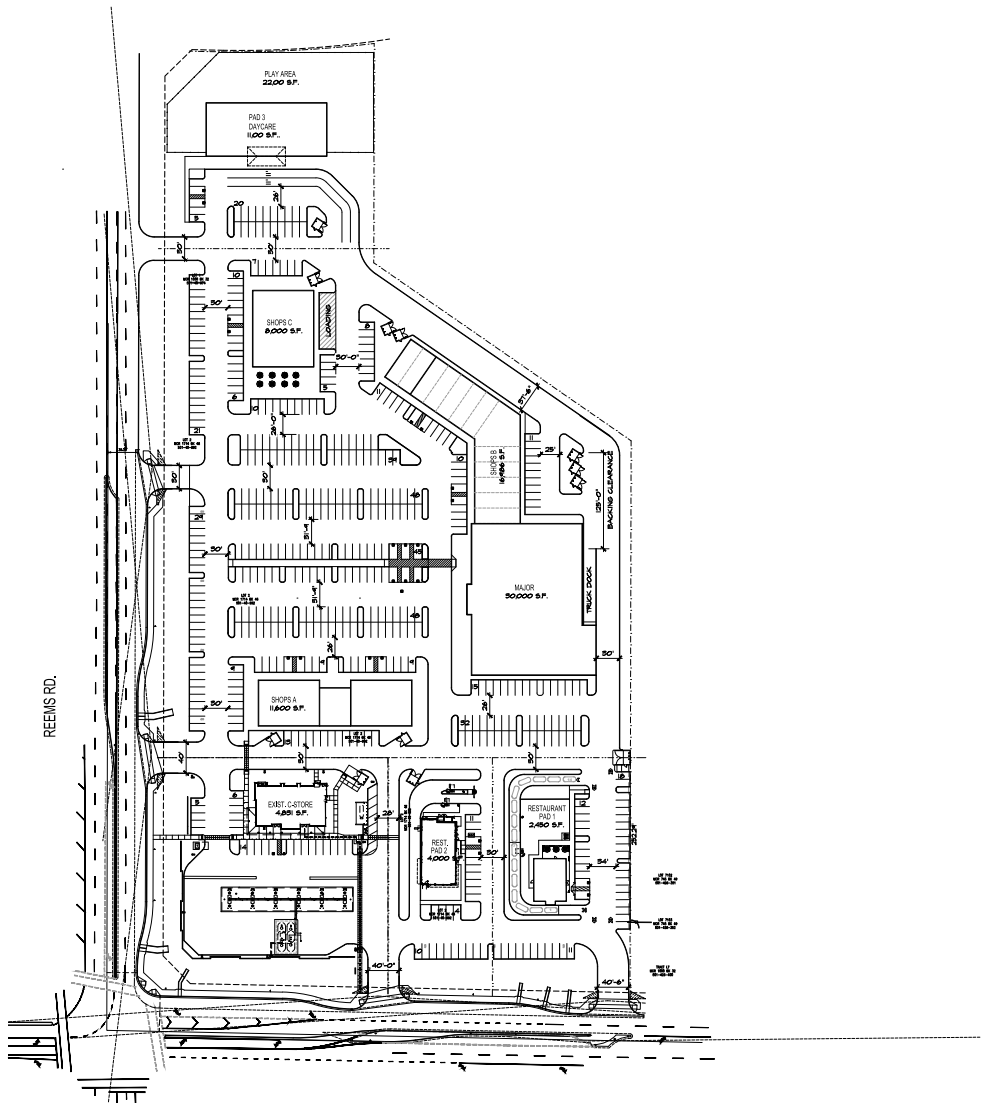
	1 Mile	3 Miles	5 Miles
DAYTIME EMPLOYMENT	951	10,349	42,351
TOTAL CONSUMER SPENDING	\$181,156,714	\$866,806,443	\$2,378,193,227

Data Source: ©2025, Costar

NEC CACTUS RD & REEMS RD



CONCEPTUAL SITE PLAN



4. ZONED: PAD EXISTING (B-CHANGED)
5. SITE AREA: NET LOT AREA +/- 8.8 ACRES (248,556 S.F.)
GROSS LOT AREA +/- 6.46 ACRES (205,916 S.F.)

1743 E. McNaught Drive, 3
Tempe, Arizona 85
1-480-755-1686

Project Manager
Drawn By
ES
Checked By
ES
Project Number

PRELIMINARY
NOT FOR
CONSTRUCTION

CARIOCA MARLEY PARK PROMENADE

CARIOCA CO.
N.E.C. CACTUS ROAD AND REEMS ROAD

BUILDING	PAD	USE	FORMULA	REQUIRED SPACES
MAJOR		RETAIL	50,000 S.F. / 400' =	125 SPACES
		RETAIL	6,800 S.F. / 400' =	17 SPACES
SHOPS A		RETAIL	4,800 S.F. / 100' =	48 SPACES
SHOPS B		RETAIL	10,486 S.F. / 400' =	26 SPACES
SHOPS C		RETAIL	8,000 S.F. / 100' =	80 SPACES
		RETAIL	4,000 S.F. / 100' =	40 SPACES
*SHOPS C		OUT DOOR SEATING	1,800 S.F. / 100' =	18 SPACES
* PAD 1		RETAIL	4,000 S.F. / 100' =	40 SPACES
		OUT DOOR SEATING	2,400 S.F. / 100' =	24 SPACES
PAD 2		RESTAURANT	4,000 S.F. / 100' =	40 SPACES
PAD 3		DAYCARE	10,000 S.F. / 100' =	100 SPACES
PAD 4		2-3 STORE	4,996 S.F. / 100' =	50 SPACES
REQUIRED PARKING				515 SPACES
PARKING PROVIDED				515 SPACES
PARKING PROVIDED				515 SPACES

* DENOTES OUTDOOR SEATING AT RESTAURANT SPACE ACCOUNTED FOR.

PROJECT TEAM

OWNER: CARIOCA COMPANY
MARVIN ROSE
2601 WEST DUALAP AVE. SUITE 10
PHOENIX, AZ 85028
PHONE: (602) 918-2800

ARCHITECT: CARIOCA PROFESSIONAL
IN RESPONSIBLE
CHARGE: JEFFREY HINTER, R.A.
1743 E. MCNAUGHT DRIVE, 3000
TEMPE, ARIZONA 85285
PHONE: (480) 755-0054

GOVERNING JURISDICTION: CITY OF SURPRISE
PLANNING & DEVELOPMENT DEPT.
8000 N. CACTUS DRIVE
SURPRISE, AZ 85074
PHONE: (623) 233-5000

VICINITY MAP