

FOR LEASE

# ASANTE TRAILS

SWC Pat Tillman Blvd & 163rd Ave | Surprise, AZ



Escalante  
1,005 Lots

163rd Avenue  
14,106 VPD '23

163/Grand Ave  
294 Units  
PROPOSED

60  
Grand Avenue  
57,020 VPD '25

163rd Avenue  
14,448 VPD '25

162nd Drive

MR. SHINE  
COMING SOON

FUTURE  
QT QuikTrip

CLOSED ESCROW  
HONORHEALTH

CHASE  
FUTURE

Dutch Bros

(R-3)

PLANNED  
Multifamily  
282 Units

BR BASKIN-ROBBINS  
CAVA  
FirstWatch

HEARTLAND DENTAL  
DIP  
NAIL BOUTIQUE

JIMMY JOHN'S  
verizon  
GoodVets

Farmer Boys

K  
CHIPOTLE

SPROUTS FARMERS MARKET  
CLEANFREAK CAR WASH

E6S FITNESS

E6S FITNESS

SPROUTS FARMERS MARKET

PAD 1

DUTCH BROS

PAD 3

PAD 4

PAD 6

CHASE

303  
RV Storage

LOOP 303

# Asante Trails

SWC Pat Tillman Blvd & 163rd Ave | Surprise, AZ



## ANCHORS, SHOPS & PADS

Mixed-Use  
Development  
Available

### CONTACT

**ED BEEH**  
602.682.6040  
ed.beeh@srsre.com

**BRIAN POLACHEK**  
602.682.6045  
brian.polachek@srsre.com

**KARISA BURKE**  
602.682.6099  
karisa.burke@srsre.com

### ABOUT THE PROPERTY

- C-3 (15.18 AC), City of Surprise
- Mixed-use project consisting of retail, commercial, hospital/medical office, and approximately 282 rental cottage homes
- Sprouts anchored project
- Convenient access to Grand Ave, 163rd Ave, Pat Tillman Blvd, and Loop 303
- Adjacent to Asante master-planned community with over 15,665 planned housing units

### TRAFFIC COUNTS

Grand Avenue	57,020 VPD
163rd Avenue	14,448 VPD
Loop 303	34,185 VPD
Year: 2025   Source: ADOT	

### AREA CO-TENANTS:



# Asante Trails

SWC Pat Tillman Blvd & 163rd Ave | Surprise, AZ



## SITE - 15.18 AC



## LEGEND

ANCHOR 1	SPROUTS (SIGNED LEASE)	22,967 SF
ANCHOR 2	EOS FITNESS (SIGNED LEASE)	40,000 SF
PAD 1	AVAILABLE	TBD
PAD 2	DUTCH BROS (SIGNED LEASE)	TBD
PAD 3	AVAILABLE	TBD
PAD 4	AVAILABLE	TBD
PAD 5	CHASE BANK (SIGNED LEASE)	TBD
PAD 6	SHOPS (LOI NEGOTIATIONS)	8,000 SF



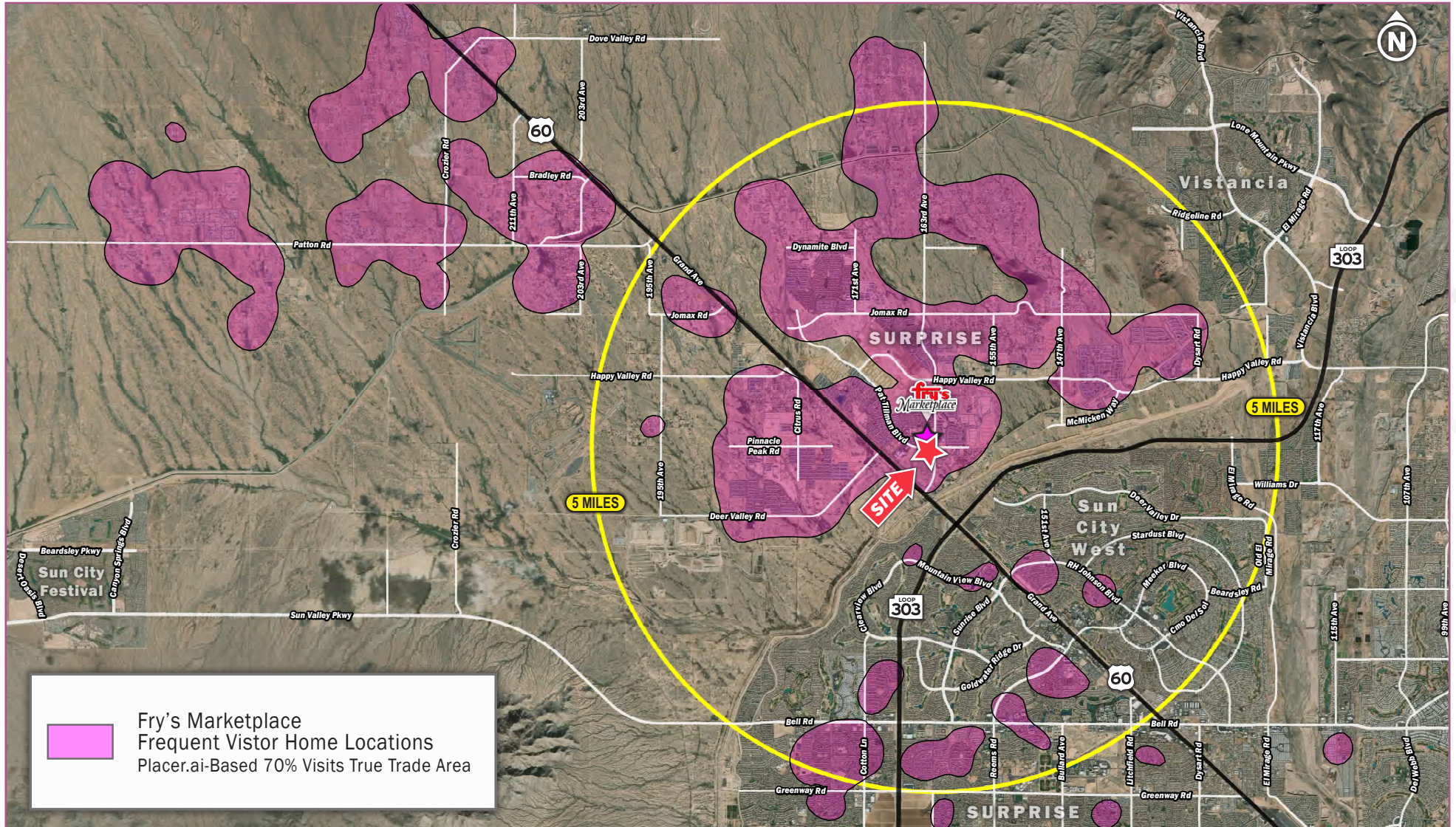
# Asante Trails


SWC Pat Tillman Blvd & 163rd Ave | Surprise, AZ



# Asante Trails

SWC Pat Tillman Blvd & 163rd Ave | Surprise, AZ



 Fry's Marketplace  
 Frequent Visitor Home Locations  
 Placer.ai-Based 70% Visits True Trade Area

## DEMOGRAPHICS

5 Miles



±111,667  
TOTAL POPULATION



±60.4  
MEDIAN AGE



±58,582  
HOUSING UNITS



±98,563  
DAYTIME POPULATION

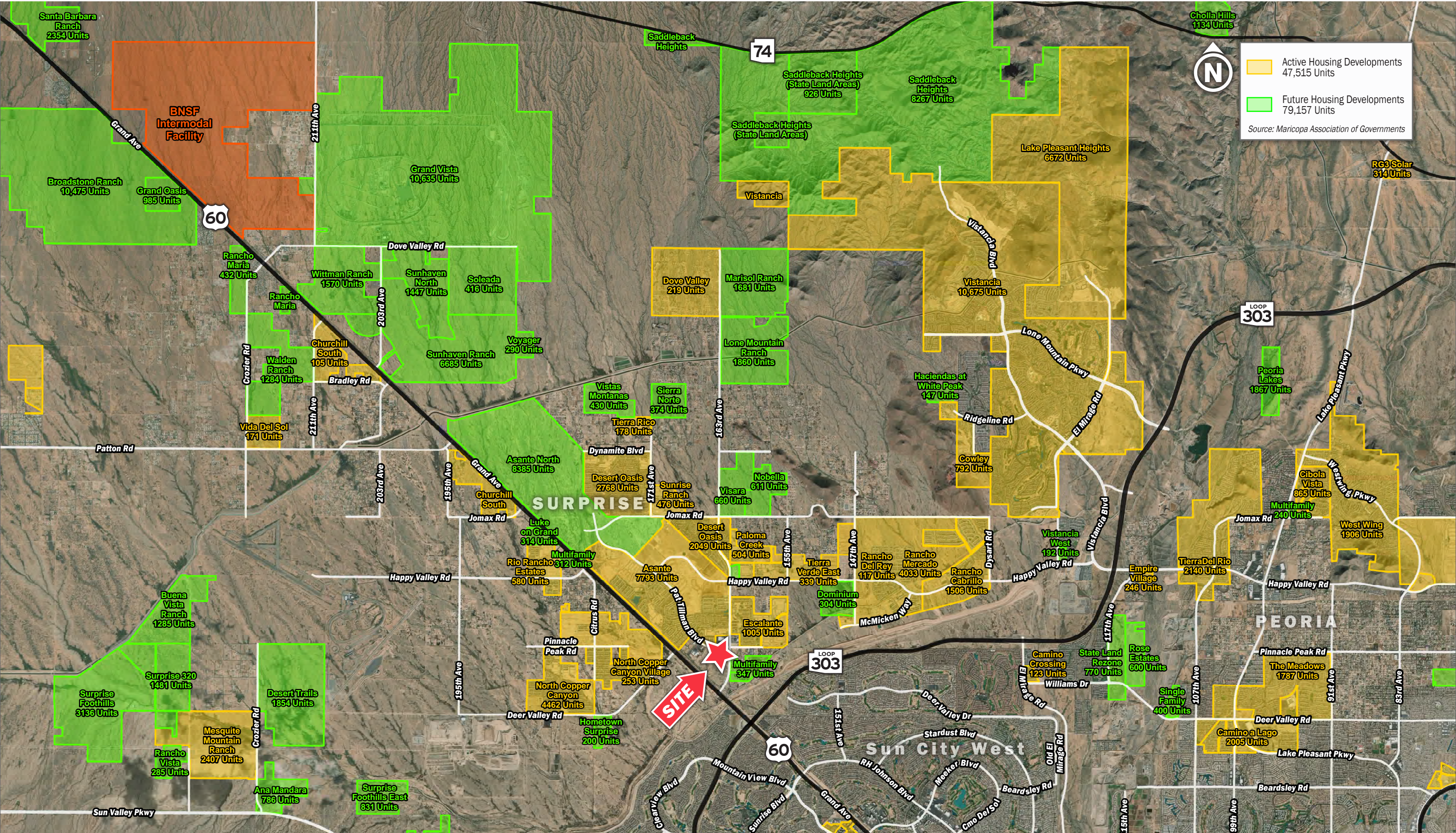


±112,621  
AVG HH INCOME



±535,493  
AVG HH NET WORTH





**Active Housing Developments**  
47,515 Units

**Future Housing Developments**  
79,157 Units

Source: Maricopa Association of Governments



**SRS**

3131 E Camelback Road, Suite 110  
Phoenix, AZ 85016  
602.682.6000

**Ed Beeh**

602.682.6040  
ed.beeh@srsre.com

**Brian Polachek**

602.682.6045  
brian.polachek@srsre.com

**Karisa Burke**

602.682.6099  
karisa.burke@srsre.com

**SRSRE.COM**

© SRS

The information presented was obtained from sources deemed reliable;  
however SRS does not guarantee its completeness or accuracy.