

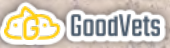
NOW UNDER CONSTRUCTION



FOR LEASE

ASANTE TRAILS

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



Grand Avenue
57,020 VPD '25

163rd Avenue
14,418 VPD '25

162nd Drive

303
RV Storage



Asante Trails

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



ANCHORS, SHOPS & PADS

Mixed-Use Development Available

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ABOUT THE PROPERTY

- Zoned C-2 (12.14 AC), City of Surprise
- Mixed-use project consisting of retail, commercial, hospital/medical office, and approximately 282 rental cottage homes
- Across from brand new Fry's Marketplace
- 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

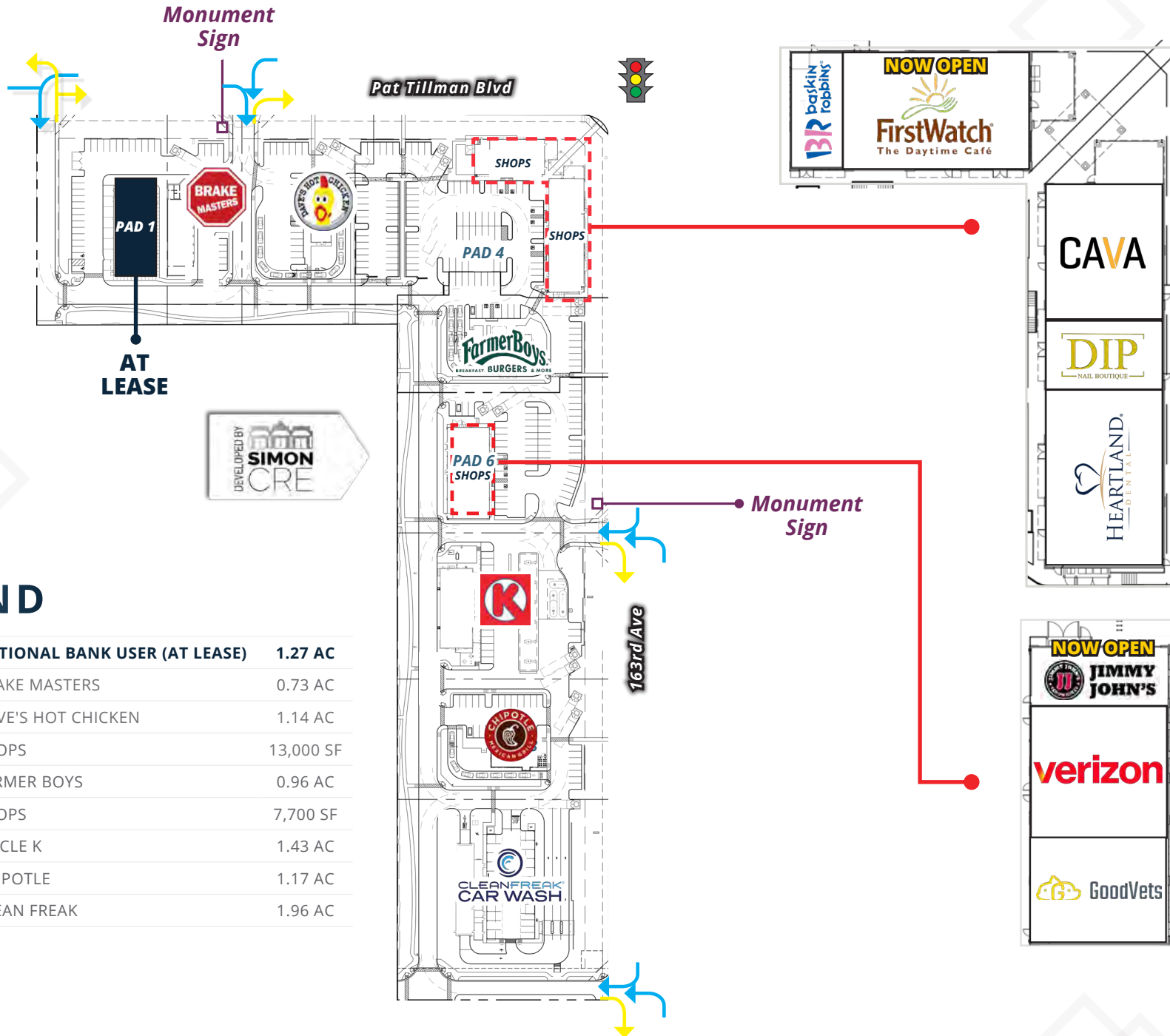
| | |
|---------------------------|------------|
| Grand Avenue | 57,020 VPD |
| 163rd Avenue | 14,448 VPD |
| Loop 303 | 34,165 VPD |
| Year: 2025 Source: ADOT | |

NOW OPEN:



Asante Trails

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



LEGEND

| | | |
|-------|-------------------------------|-----------|
| PAD 1 | NATIONAL BANK USER (AT LEASE) | 1.27 AC |
| PAD 2 | BRAKE MASTERS | 0.73 AC |
| PAD 3 | DAVE'S HOT CHICKEN | 1.14 AC |
| PAD 4 | SHOPS | 13,000 SF |
| PAD 5 | FARMER BOYS | 0.96 AC |
| PAD 6 | SHOPS | 7,700 SF |
| PAD 7 | CIRCLE K | 1.43 AC |
| PAD 8 | CHIPOTLE | 1.17 AC |
| PAD 9 | CLEAN FREAK | 1.96 AC |



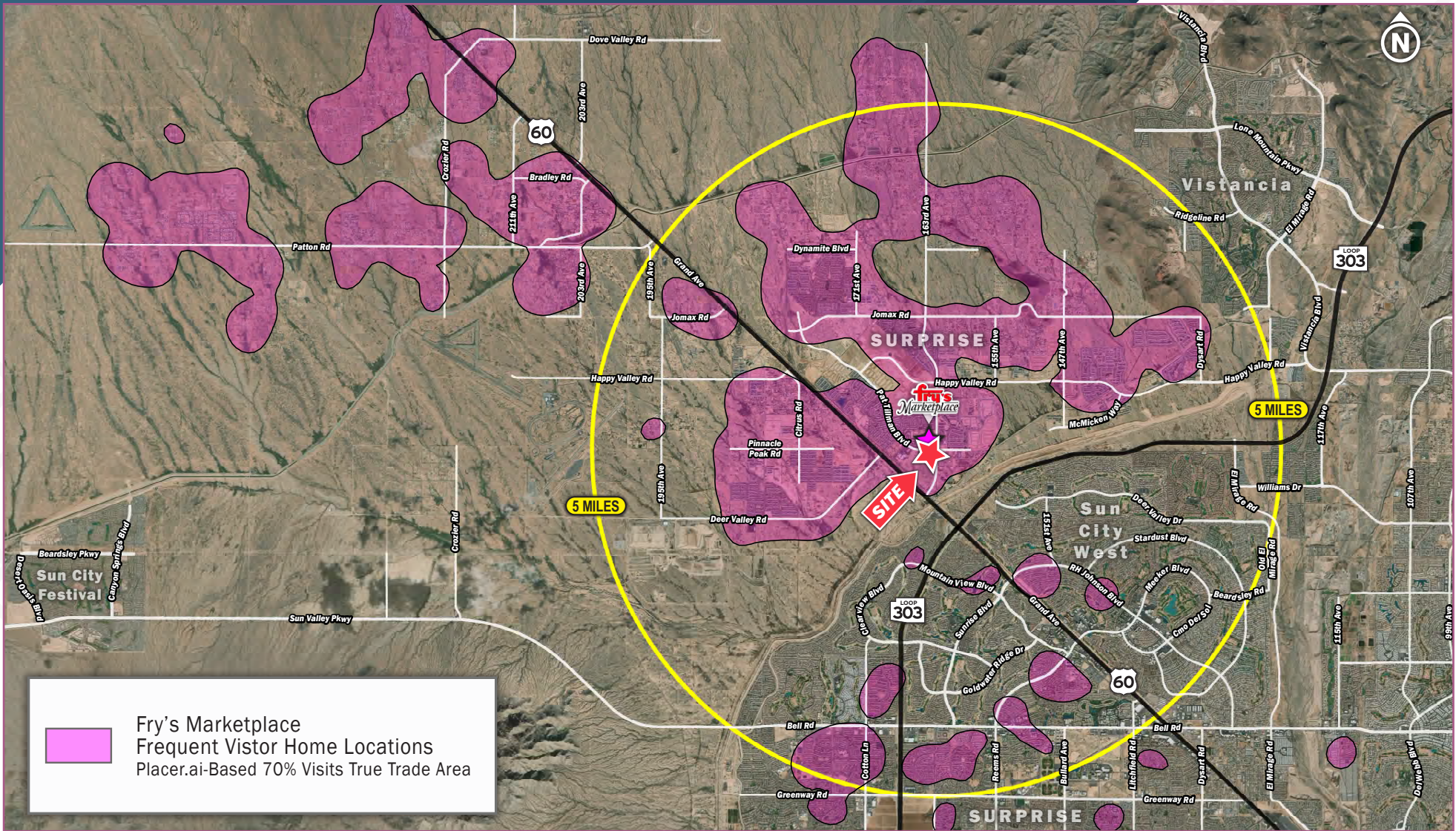
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DEMOGRAPHICS

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 HOME VALUE

SOURCE esri





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