

FOR LEASE

ASANTE TRAILS

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



Escalante
1,005 Lots

163rd Avenue
14,106 VPD '22

Pat Tillman Boulevard

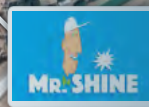
163/Grand Ave
294 Units
PROPOSED

60
Grand Avenue
57,020 VPD '25

163rd Avenue
14,448 VPD '25

162nd Drive

Santa Fe Dr



Loop 303

Asante Trails

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



ANCHORS, SHOPS & PADS

Mixed-Use
Development
Available

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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:



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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

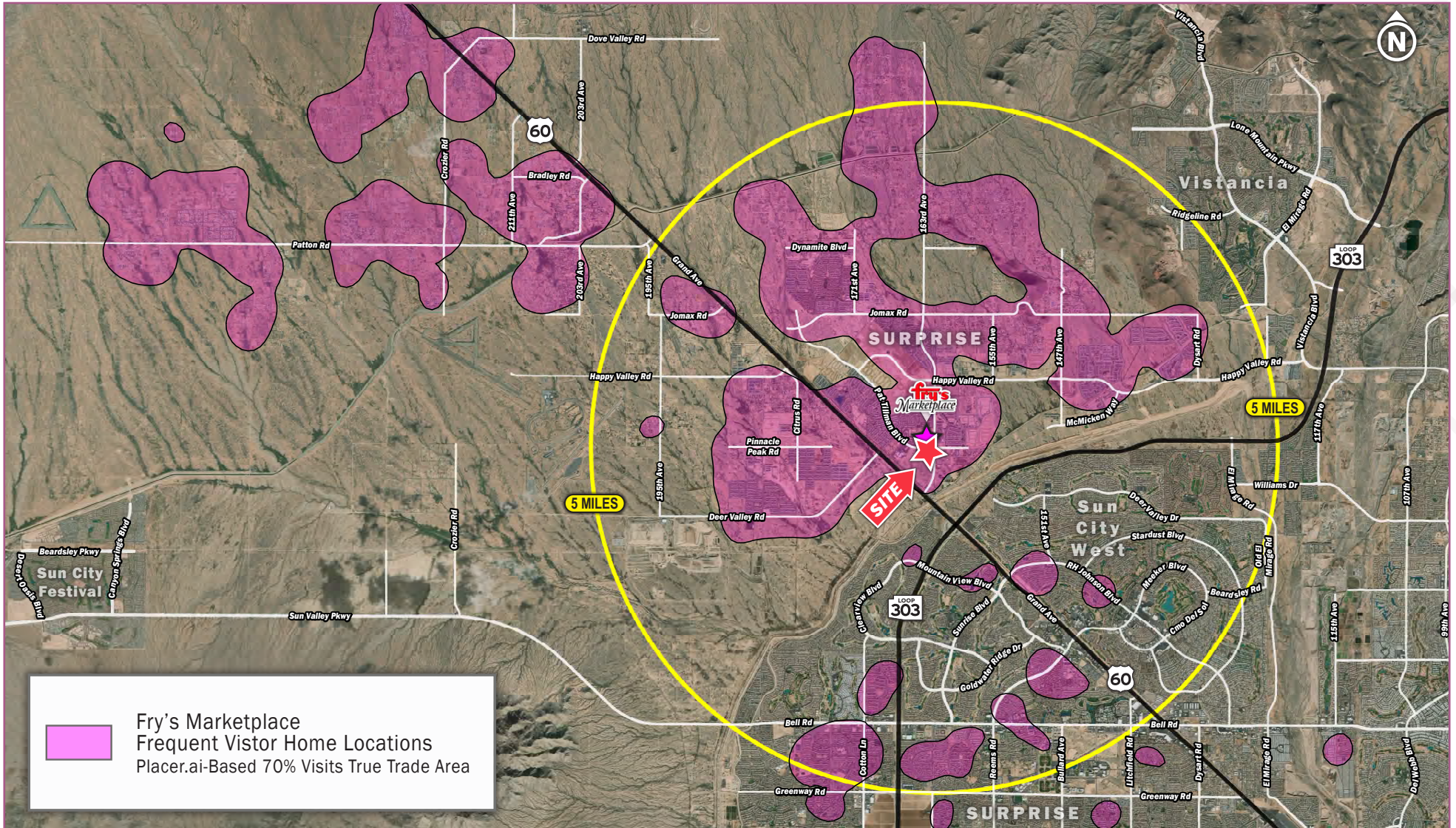
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 Fry's Marketplace
Frequent Visitor Home Locations
Placer.ai-Based 70% Visits True Trade Area

DEMOGRAPHICS

5 Miles



±111,667
TOTAL POPULATION



±60.4
MEDIAN AGE



±58,582
HOUSING UNITS



±98,563
DAYTIME POPULATION

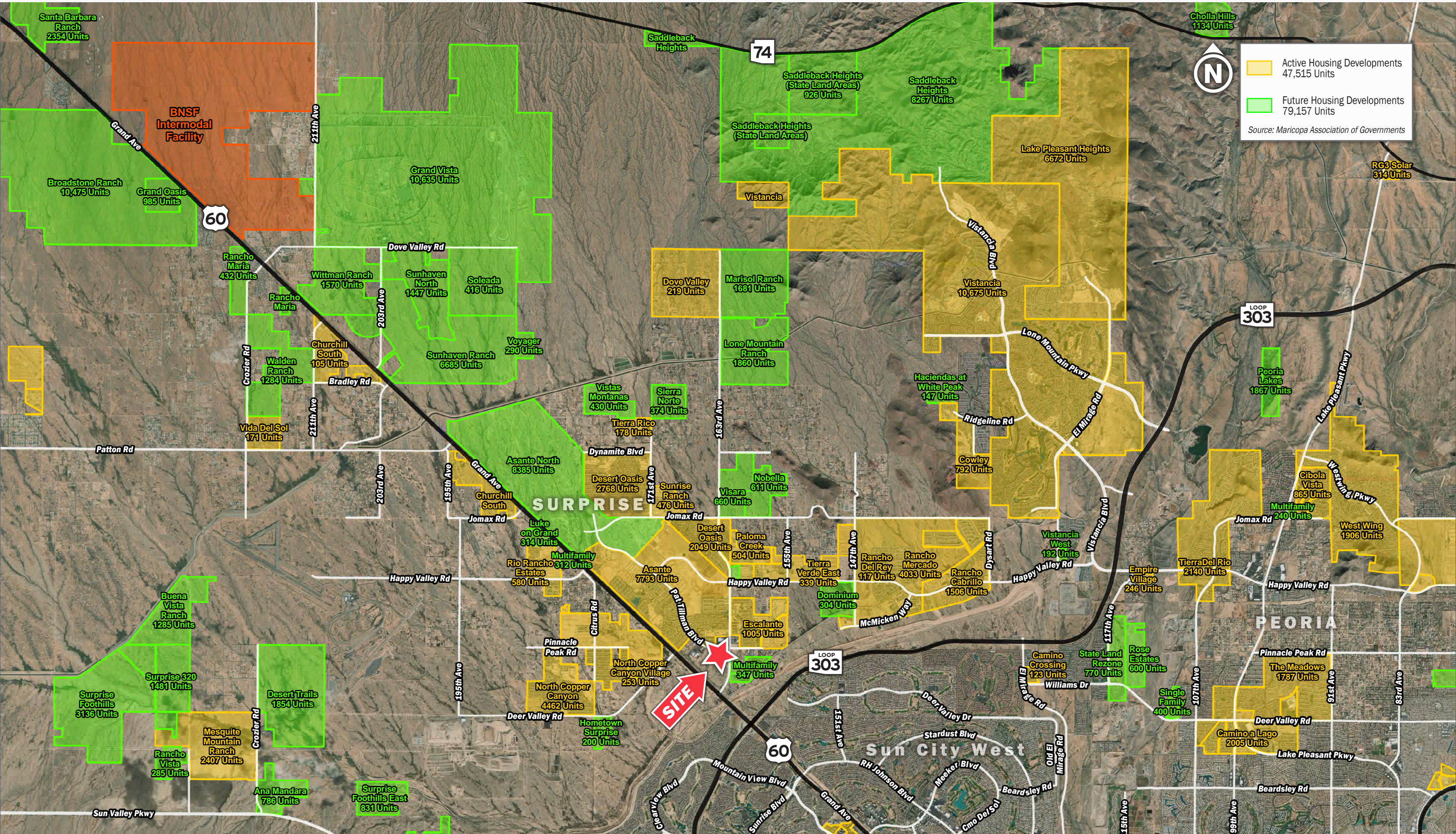


±112,621
AVG HH INCOME



±535,493
AVG HH NET WORTH





Active Housing Developments
47,515 Units

Future Housing Developments
79,157 Units

Source: Maricopa Association of Governments



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