

NEW DEVELOPMENT

Shops & PADs Available for Sale, Lease or BTS

SWC

W. HAPPY VALLEY RD
& N. 163RD AVE



SUBJECT PROPERTY
5.35 AC

ARTISAN AT ASANTE

MARTI WEINSTEIN
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7339 East McDonald Dr.
Scottsdale, AZ 85250
(O) 480.947.8800
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Nationwide Real Estate Services

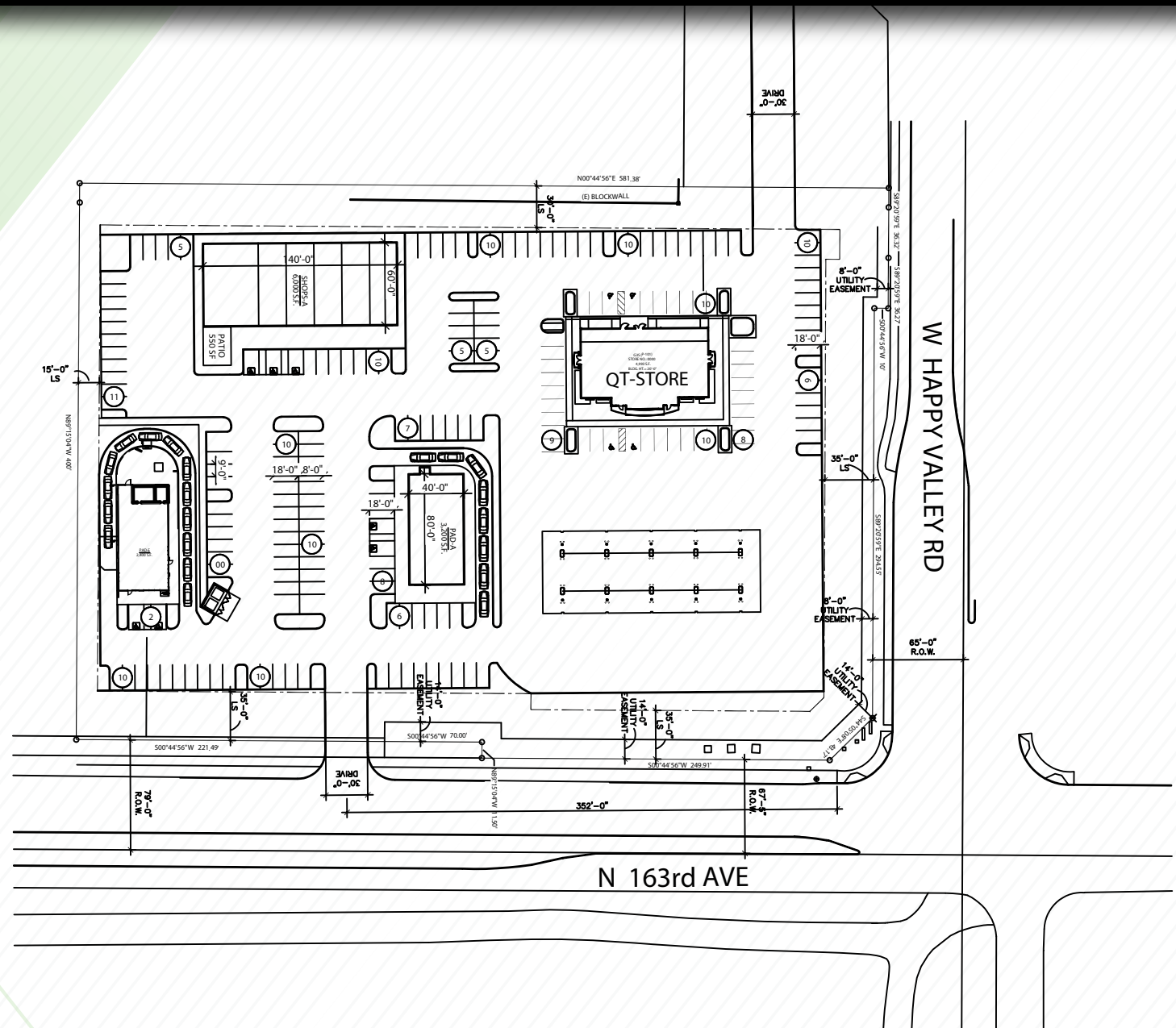
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CONCEPTUAL SITE PLAN



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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	4,405	35,346	84,988
HOUSEHOLDS	1,514	14,785	40,571
AVERAGE HOUSEHOLD INCOME	\$191,250	\$122,709	\$112,137
DAYTIME POPULATION	1,038	15,035	55,637
MEDIAN AGE	39.5	46.4	55.7
TOTAL BUSINESSES	35	228	1,404



traffic counts:

W. Happy Valley Rd | 9,394 VPD



N. 163rd Ave | 18,401 VPD

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property highlights

- **Prime Hard Corner:** 163rd Ave & Happy Valley Rd -- high visibility at the heart of Asante
- **Rapid Rooftop Growth:** Thousands of new homes delivering within 3 miles
- **Strong Demographics:** High-income, family-oriented community with retail demand
- **Location:** Less than 3 miles north of the U.S. 60 and Loop 303 Freeway

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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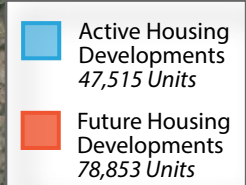
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