



RARE ASANTE TRAILS SPACE AVAILABLE

SWC

**163RD AVE &
PAT TILLMAN BLVD**
SURPRISE, AZ 85387

PCA
PHOENIX COMMERCIAL ADVISORS

PROPERTY HIGHLIGHTS

AVAILABLE	±1,413 SF
PRICING	Call for Pricing

TRAFFIC COUNTS

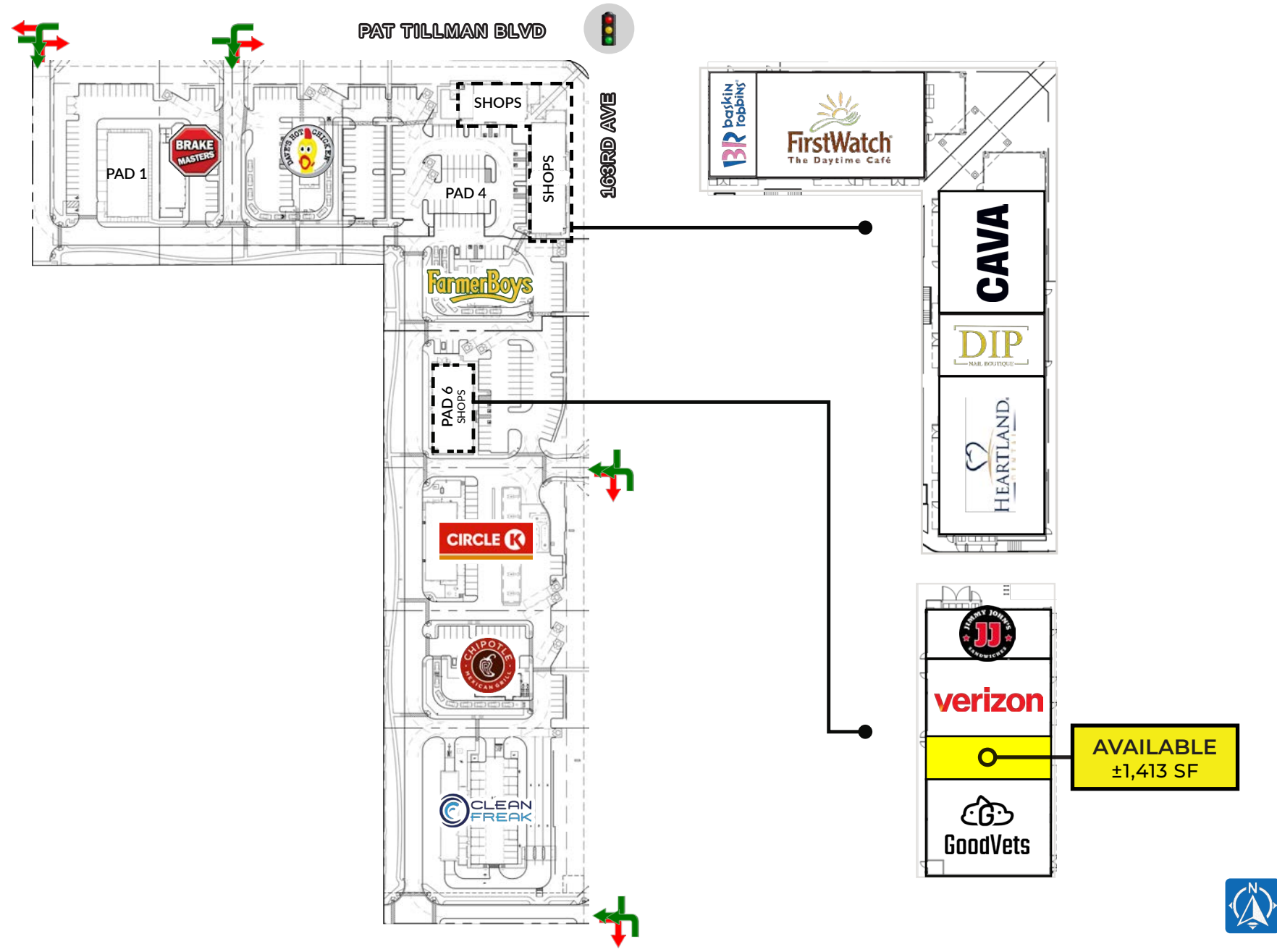
163rd Ave	Pat Tillman Blvd
N ±14,106 VPD (NB & SB)	E ±3,307 VPD* (EB & WB)
S ±14,448 VPD (NB & SB)	W ±9,608 VPD* (EB & WB)
ADOT 2025, Inrix 2024*	



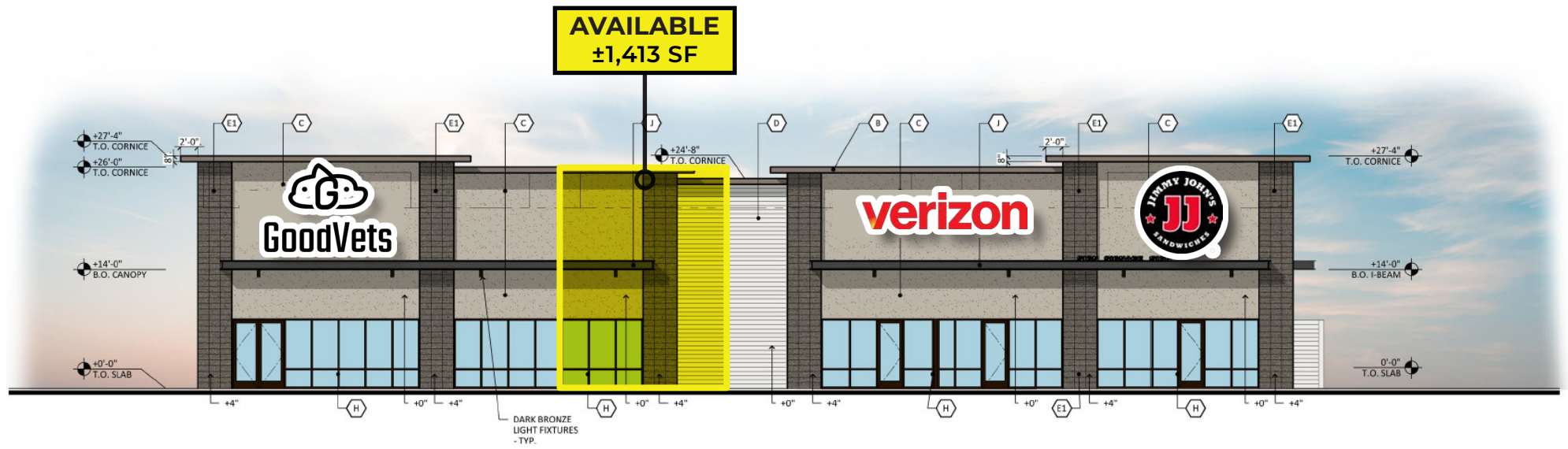
LOCATION HIGHLIGHTS

- » Rare opportunity to lease retail space at the highly sought-after intersection of **163rd Avenue & Pat Tillman Boulevard**, where there is currently no competing shop space available.
- » Located at the gateway to **Asante**, one of the West Valley's fastest-growing master-planned communities, with more than **15,000 planned residences** at full build-out.
- » Immediate trade area continues to expand, with approximately **4,500 additional residential units** expected to deliver over the next 24 months.
- » Positioned within a rapidly developing commercial corridor surrounded by new residential communities, multifamily projects, schools, and neighborhood services.
- » Excellent accessibility with convenient access to **US-60 (Grand Avenue)** and **Loop 303**, with planned roadway improvements that will further enhance connectivity to the area.
- » Strong consumer demographics with approximately **56,100 residents, 35,900 daytime employees**, and an **average household income exceeding \$123,000** within the Placer.ai trade area.

SITE PLAN



ELEVATION

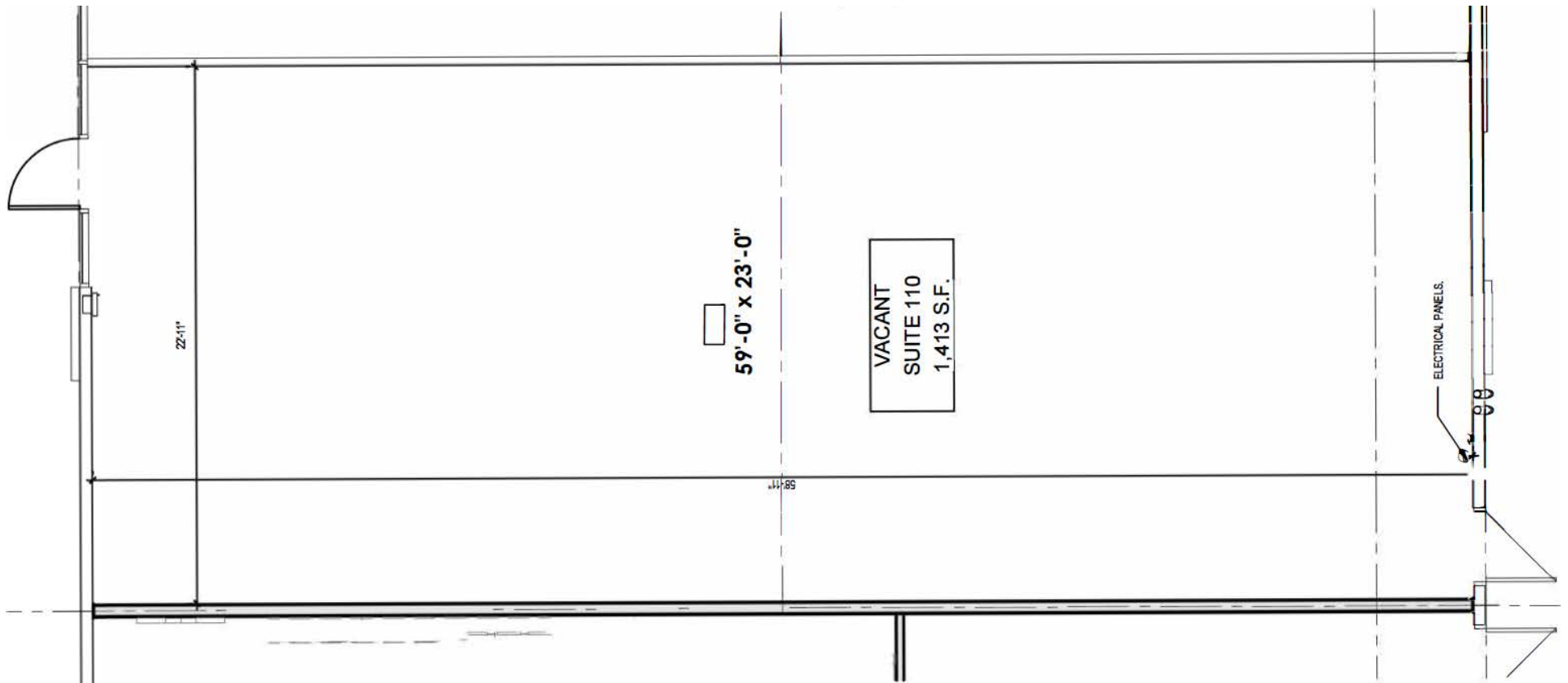


EAST ELEVATION

SCALE: 1/8" = 1'-0"



FLOOR PLAN - SUITE 110



ZOOM AERIAL



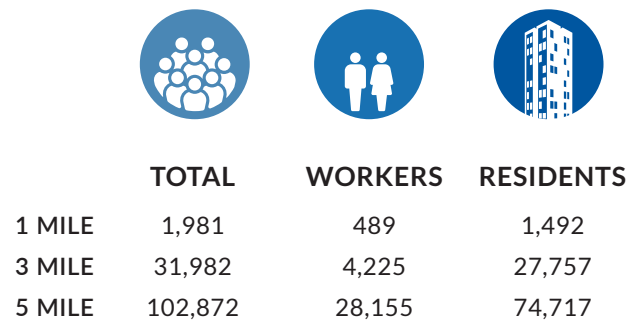
WIDE AERIAL



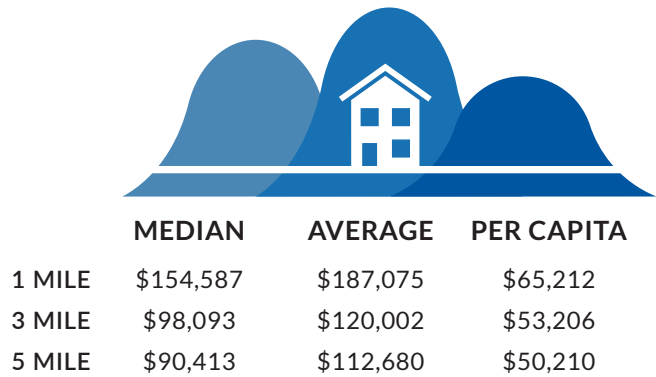
DEMOGRAPHICS

2025 ESRI

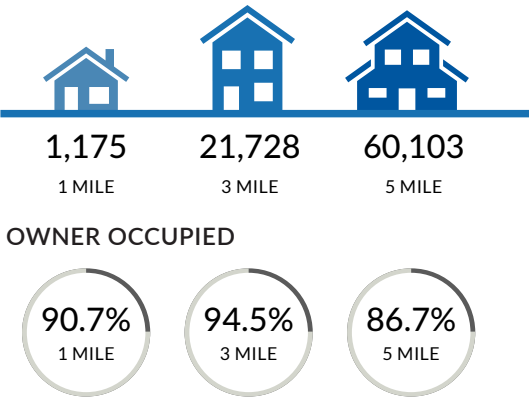
2025 DAYTIME POPULATION



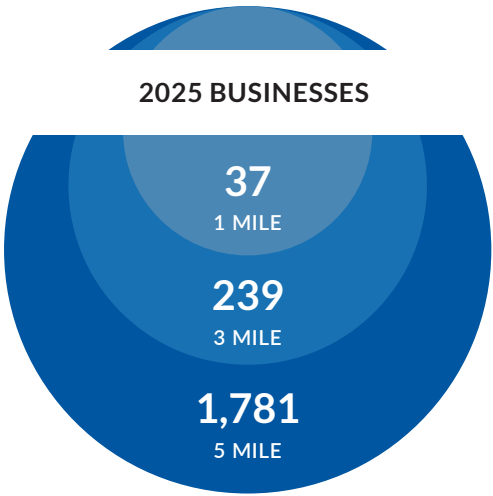
2025 HOUSEHOLD INCOMES



2025 HOUSING UNITS



2025 BUSINESSES



2025 POPULATION
2030 POPULATION

1 MILE	3 MILE	5 MILE
3,031	42,053	114,692
3,365	44,697	120,559

2025 HOUSEHOLDS
2030 HOUSEHOLDS

1 MILE	3 MILE	5 MILE
990	18,641	51,366
1,118	19,715	53,932



exclusively listed by

JOHN WARREN

(602) 734.7219

jwarren@pcaemail.com



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P. (602) 957-9800
3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
phoenixcommercialadvisors.com