

FOR LEASE

ASANTE TRAILS

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



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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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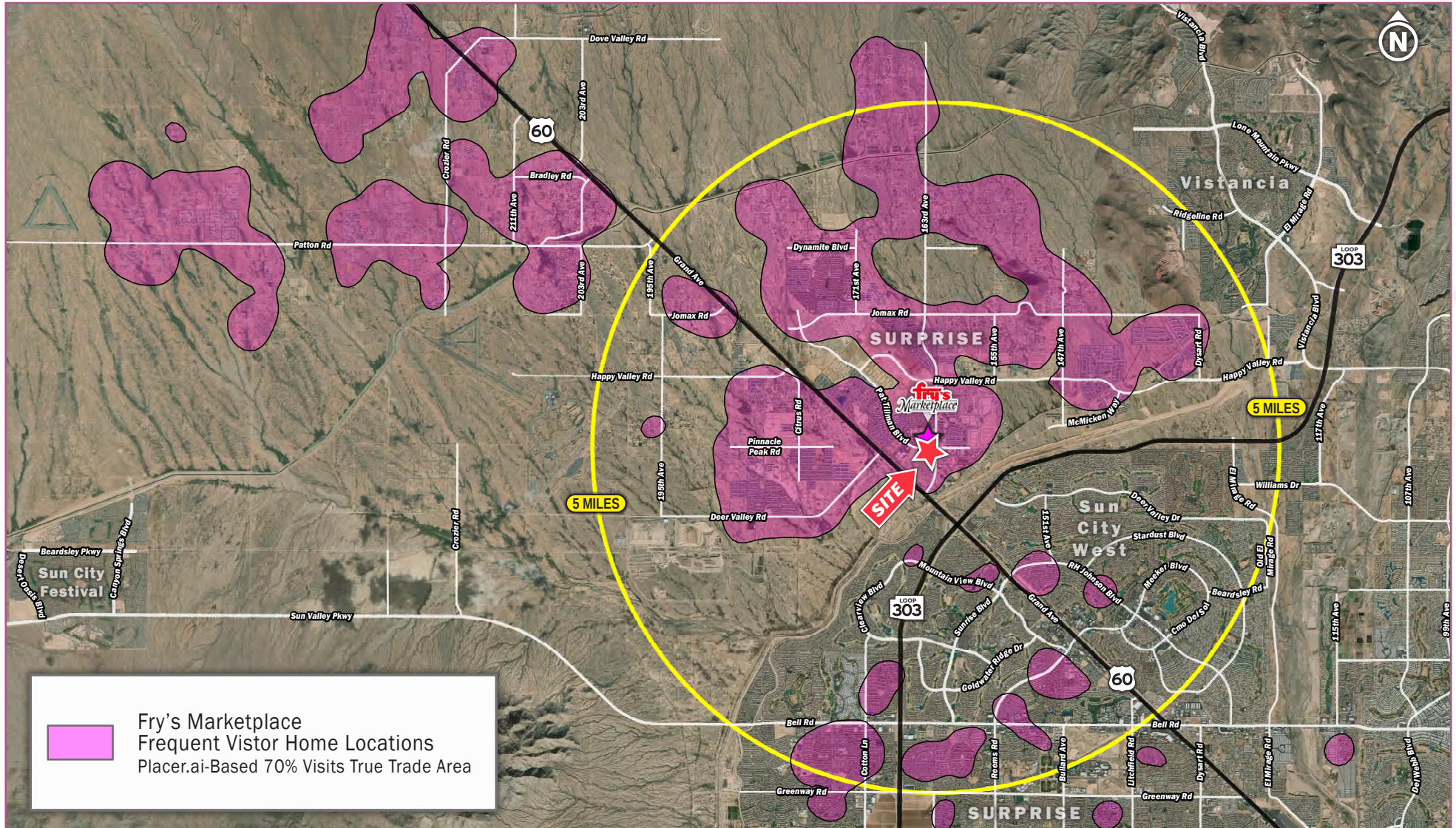
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Photos: July 3, 2026

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DEMOGRAPHICS

5 Miles



±122,663
TOTAL POPULATION



±58.7
MEDIAN AGE



±63,216
HOUSING UNITS



±108,833
DAYTIME POPULATION

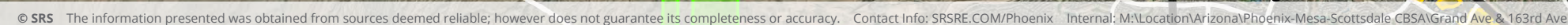


±120,136
AVG HH INCOME



±543,014
AVG HH NET WORTH







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