

Bungalows
293 DUs

fru's
Marketplace

BARRO'S
PIZZA
Great
Clips



tropical
CAFE

CHRIST'S CHURCH
OF THE VALLEY

Pinnacle Peak
Country Estate
1,100 DUs

SUBJECT

Pat Tillman Blvd 9,680 ADT

Pinnacle Peak Rd

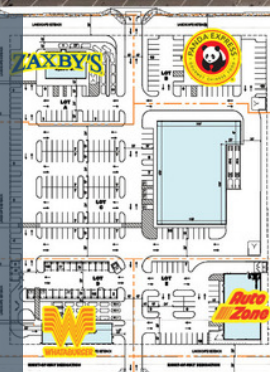
HARD CORNER COMMERCIAL PADS

NEC 163RD AVE & PINNACLE PEAK RD

Surprise, AZ 85387

Planned MF
282 DUs

Proposed connection to
Loop 303 & Happy Valley Rd
at 155th Ave Interchange



Proposed MF
294 DUs

Planned
347 DUs

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NEC 163RD AVE & PINNACLE PEAK RD

Surprise, AZ



PROPERTY DESCRIPTION

Discover this prime leasing opportunity located at the intersection of 163rd Ave & Pinnacle Peak Rd in Surprise, AZ. Boasting a strategic location within the Asante master planned community with high visibility and easy access, these versatile pads are perfectly suited for diverse business needs. With its proximity to major transportation routes, this property presents an exceptional canvas for businesses looking to establish or expand their presence in a dynamic commercial hub.

LOCATION DESCRIPTION

Situated in the heart of bustling Surprise, AZ, the area surrounding the property provides an ideal setting for your next business. Just moments away from the intersection, the location offers access to a variety of popular shopping centers, dining destinations, and recreational facilities. Nearby attractions like the Surprise Stadium and Surprise Aquatic Center ensure a steady flow of potential customers, while the proximity to major roadways facilitates convenient access for both locals and visitors. With its dynamic surroundings and prime visibility, the area presents an exceptional opportunity for retailers seeking a thriving and diverse consumer base.

AREA CO-TENANTS



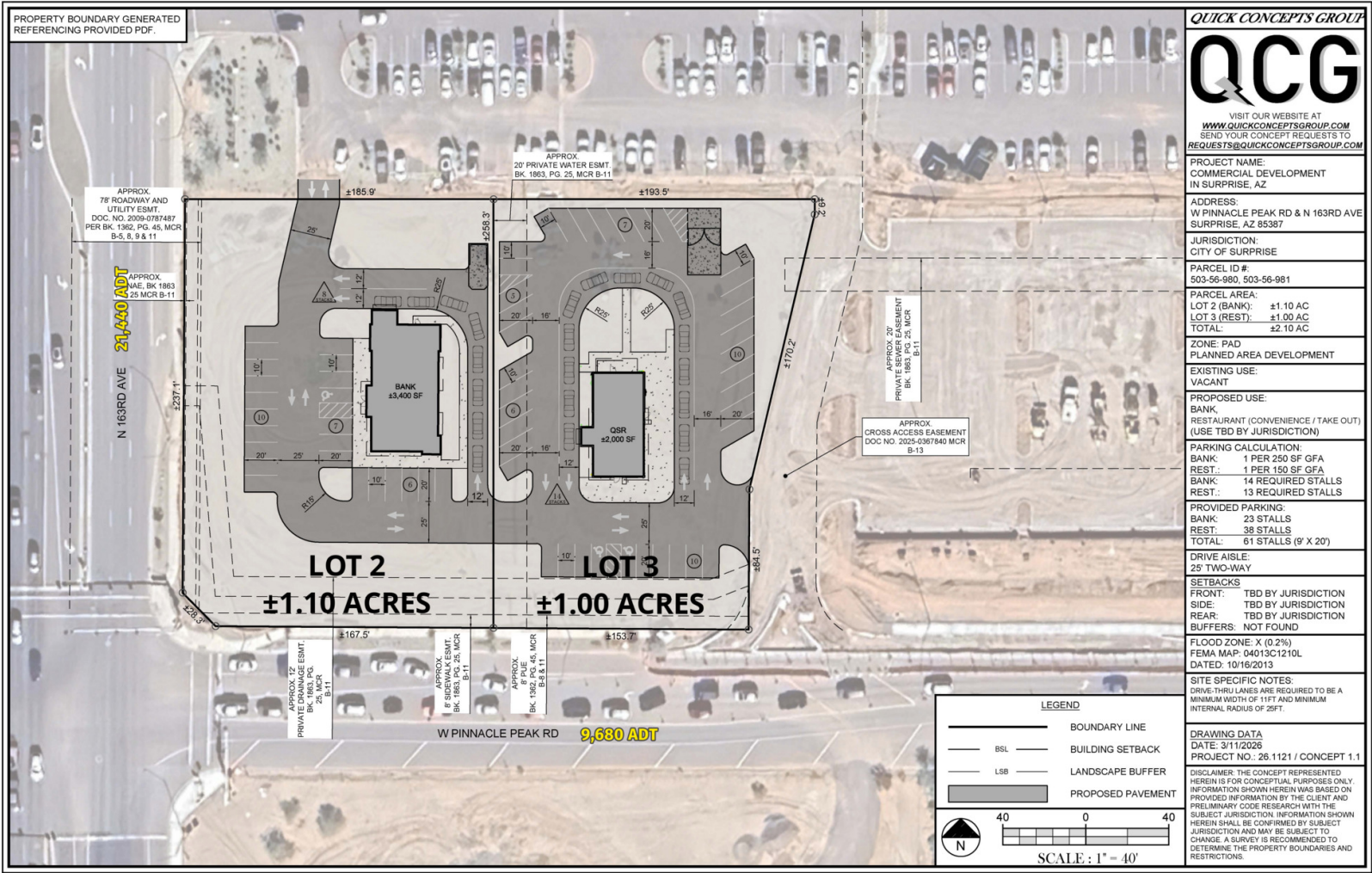
PROPERTY HIGHLIGHTS

- Hard Corner Pads Available at the Prime Intersection of 163rd Ave & Pinnacle Peak Rd for Sale or Ground Lease
- Located in the Heart of the Asante Master Planned Community located in the Northwest Valley, one of the fastest growing areas of metro Phoenix
- High Visibility and Easy Access
- Close Proximity to major transportation routes including the US 60 & Loop 303
- Lot 2 - ±1.10 Acres
- Lot 3 - ±1.00 Acre
- Zoning: PAD

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

NEC 163RD AVE & PINNACLE PEAK RD

Surprise, AZ



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Surprise, AZ

AVAILABLE SPACES

SUITE	TENANT	SIZE
LOT 2	AVAILABLE	1.1 Acres
LOT 3	AVAILABLE	1 Acres

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NEC 163RD AVE & PINNACLE PEAK RD

Surprise, AZ



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	2,796	40,522	114,883
Median Age	45.9	63.6	60.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$154,545	\$97,422	\$90,404
Average	\$187,028	\$119,809	\$112,813



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	30	224	1,759
Employees	257	2,428	21,126
Daytime Population	1,822	31,178	103,152



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	51.5%	50.2%	47.0%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	65.6%	67.1%	68.5%
Services	14.3%	12.3%	13.9%
Blue Collar	20.1%	20.6%	17.6%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	928	18,486	51,553
Median Home Value	\$651,869	\$489,391	\$465,808

* 2025 Demographic data derived from ESRI

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