



FOR LEASE

ASANTE TRAILS

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



ACTIVE DEVELOPMENT
The Bungalows at Asante
Detached Rentals
293 Units

PLANNED
Multifamily
282 Units
(C-2)

CLOSED ESCROW
HONORHEALTH

FUTURE
Commercial Development
Santa Fe Dr

303
RV Storage

FUTURE
QuikTrip

60
Grand Avenue
22,605 VPD '23

163rd Avenue
13,942 VPD '23

163rd Avenue
11,479 VPD '22

fray's Marketplace

fray's Fuel

TACO BELL

McDonald's

Shops

CHRIST'S CHURCH OF THE VALLEY

Pinnacle Peak Road

Planada Lane

SHOPS

SHOPS

SHOPS

FarmerBoys
BREAKFAST BURGERS & MORE

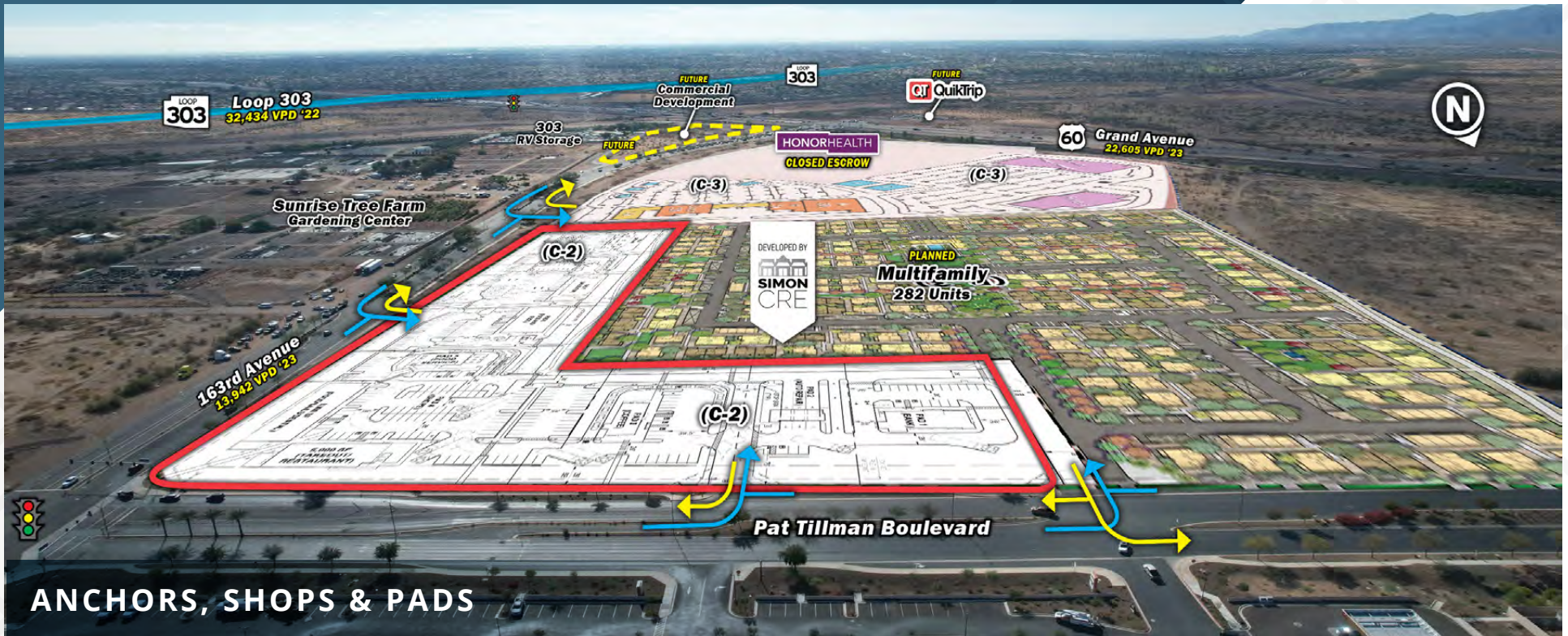
K

CLEANBREAK
CAR WASH

LOOP 303

Asante Trails

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



ANCHORS, SHOPS & PADS

Mixed-Use
Development
Available

CONTACT

ED BEEH
602.682.6040
ed.beeh@srsre.com

MIKE POLACHEK
602.682.6080
mike.polachek@srsre.com

BRIAN POLACHEK
602.682.6045
brian.polachek@srsre.com

ABOUT THE PROPERTY

- Zoned C-2 (15 AC) and C-3 (30 AC), City of Surprise
- Mixed-use project consisting of retail, commercial, hospital/medical office, and approximately 282 rental cottage homes
- Across from brand new Fry's Marketplace
- 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	22,605 VPD
163rd Avenue	13,942 VPD
Loop 303	32,434 VPD

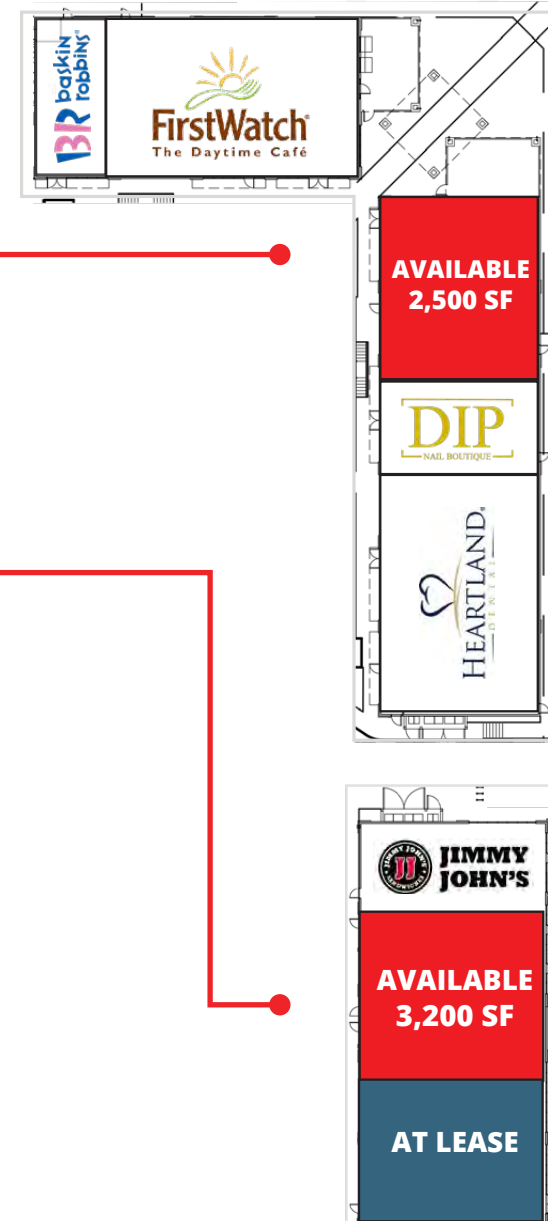
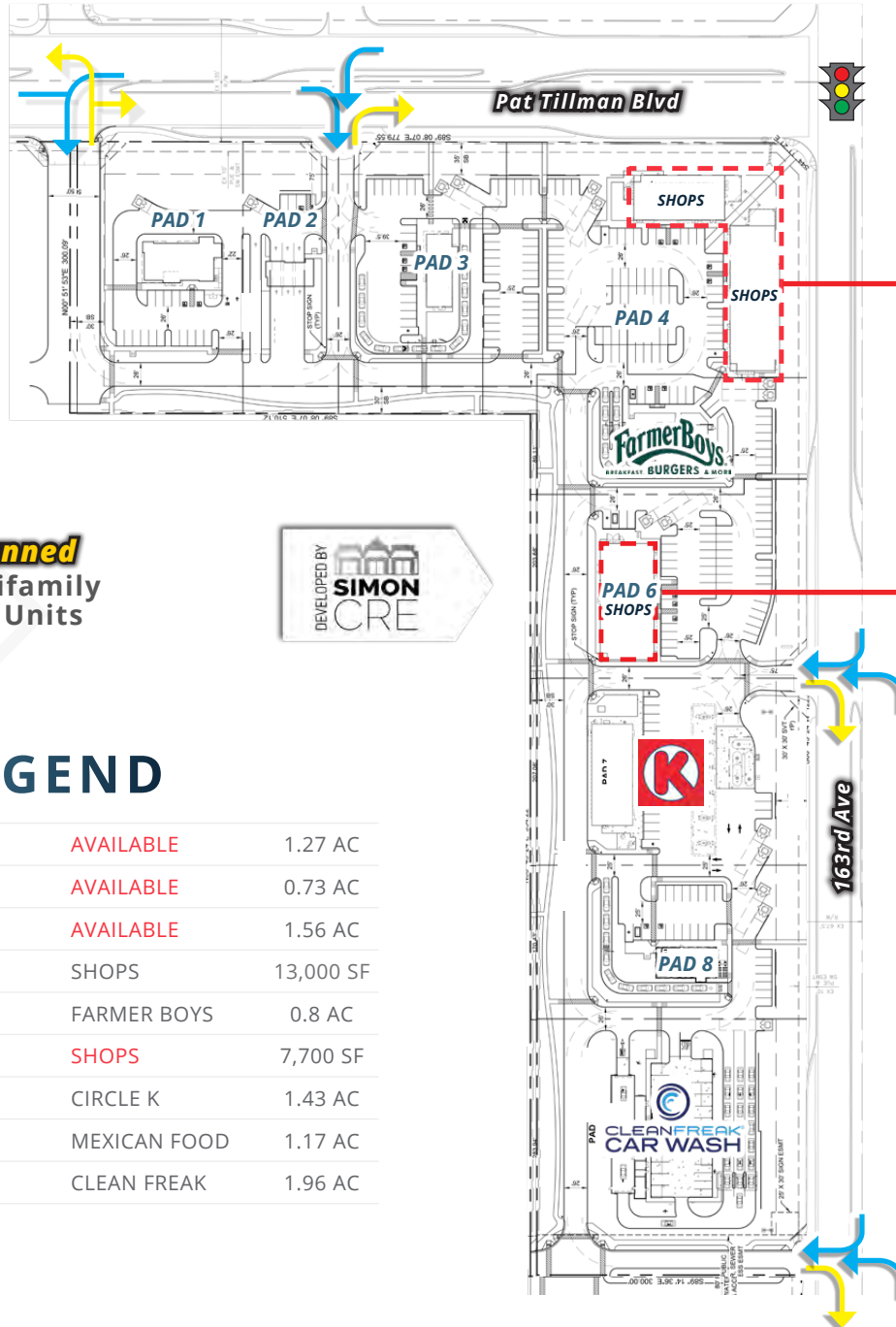
Year: 2022 & 2023 | Source: CoStar/MPSI

NOW OPEN:



Asante Trails

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



Planned
Multifamily
282 Units



LEGEND

PAD 1	AVAILABLE	1.27 AC
PAD 2	AVAILABLE	0.73 AC
PAD 3	AVAILABLE	1.56 AC
PAD 4	SHOPS	13,000 SF
PAD 5	FARMER BOYS	0.8 AC
PAD 6	SHOPS	7,700 SF
PAD 7	CIRCLE K	1.43 AC
PAD 8	MEXICAN FOOD	1.17 AC
PAD 9	CLEAN FREAK	1.96 AC



Asante Trails

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



DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

2,755	3,101	\$162,256	1,679
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

37,944	40,820	\$107,460	29,383
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

108,955	115,981	\$104,228	98,168
2024 Population	2029 Population	Avg Household Income	Daytime Population





LOT 2 - 12.14 AC

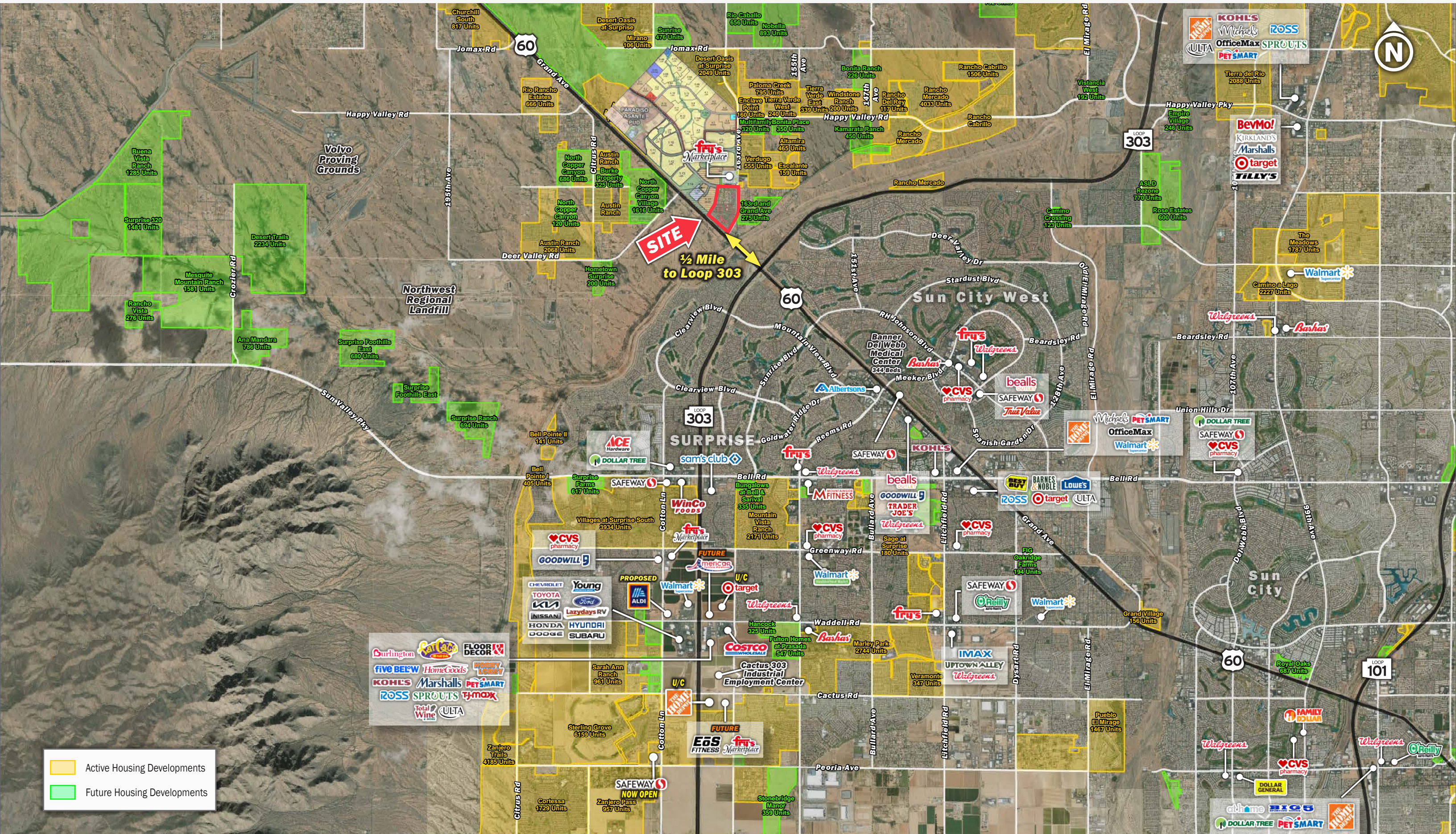
LOT 3 - 15.18 AC

LOT 4 - 20.34 AC



Asante Trails

SWC Pat Tillman Boulevard & 163rd Avenue | Surprise, Arizona 85387



- Active Housing Developments
- Future Housing Developments



SRS

3131 E Camelback Road, Suite 110
Phoenix, AZ 85016
602.682.6000

Mike Polachek

602.682.6080

mike.polachek@srsre.com

Ed Beeh

602.682.6040

ed.beeh@srsre.com

Brian Polachek

602.682.6045

brian.polachek@srsre.com

SRSRE.COM

© SRS

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.