

NOW UNDER CONSTRUCTION



FOR LEASE

ASANTE TRAILS

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



PLANNED Multifamily 282 Units



163/Grand Ave 294 Units PROPOSED



CLOSED ESCROW



Grand Avenue 57,020 VPD '25

163rd Avenue 14,418 VPD '25



COMING SOON

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

BRIAN POLACHEK
602.682.6045
brian.polachek@srsre.com

ABOUT THE PROPERTY

- Zoned C-2 (12.14 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

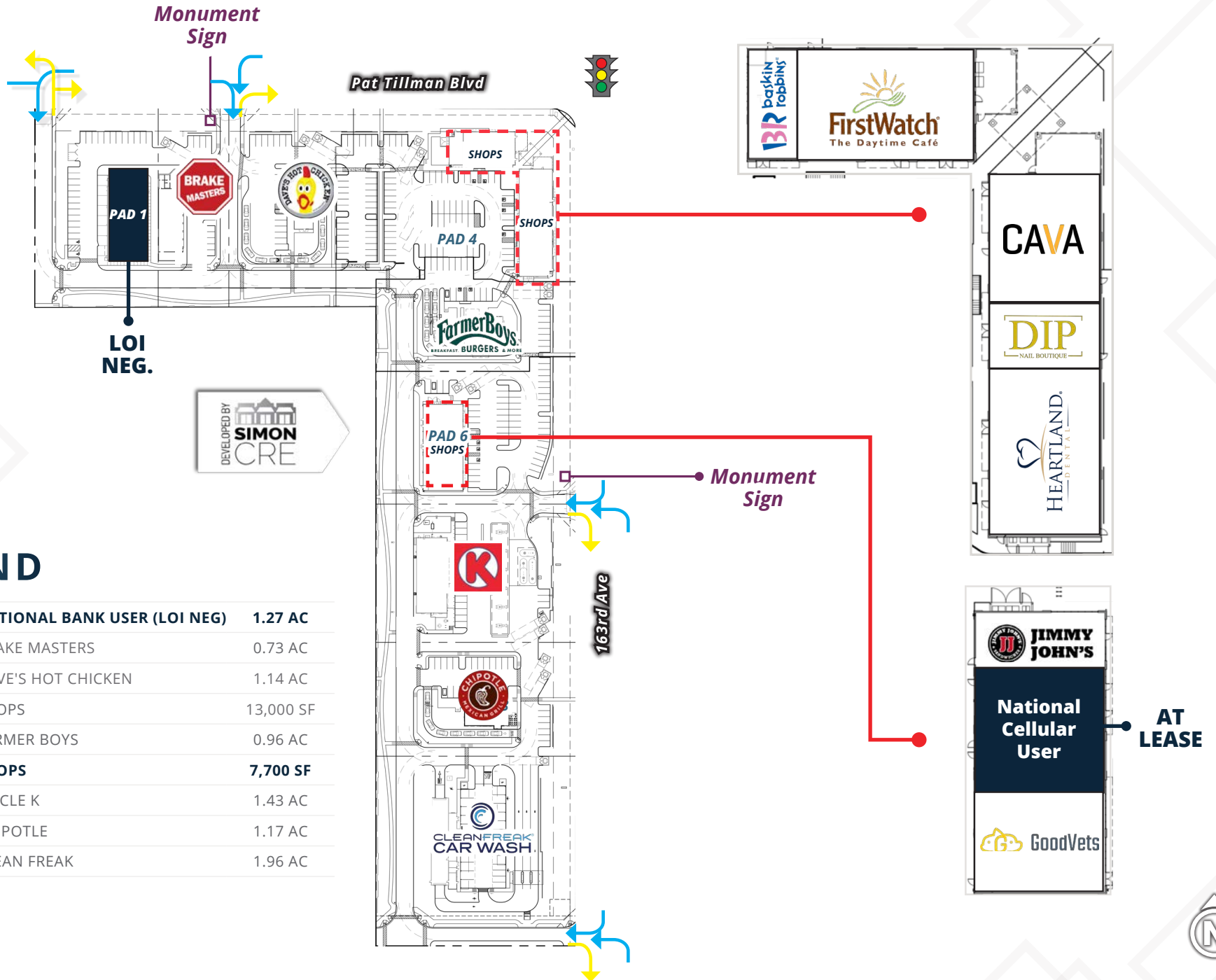
Grand Avenue	56,012 VPD
163rd Avenue	14,291 VPD
Loop 303	34,097 VPD
Year: 2024 Source: CoStar/ADOT	

NOW OPEN:



Asante Trails

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



LEGEND

PAD 1	NATIONAL BANK USER (LOI NEG)	1.27 AC
PAD 2	BRAKE MASTERS	0.73 AC
PAD 3	DAVE'S HOT CHICKEN	1.14 AC
PAD 4	SHOPS	13,000 SF
PAD 5	FARMER BOYS	0.96 AC
PAD 6	SHOPS	7,700 SF
PAD 7	CIRCLE K	1.43 AC
PAD 8	CHIPOTLE	1.17 AC
PAD 9	CLEAN FREAK	1.96 AC



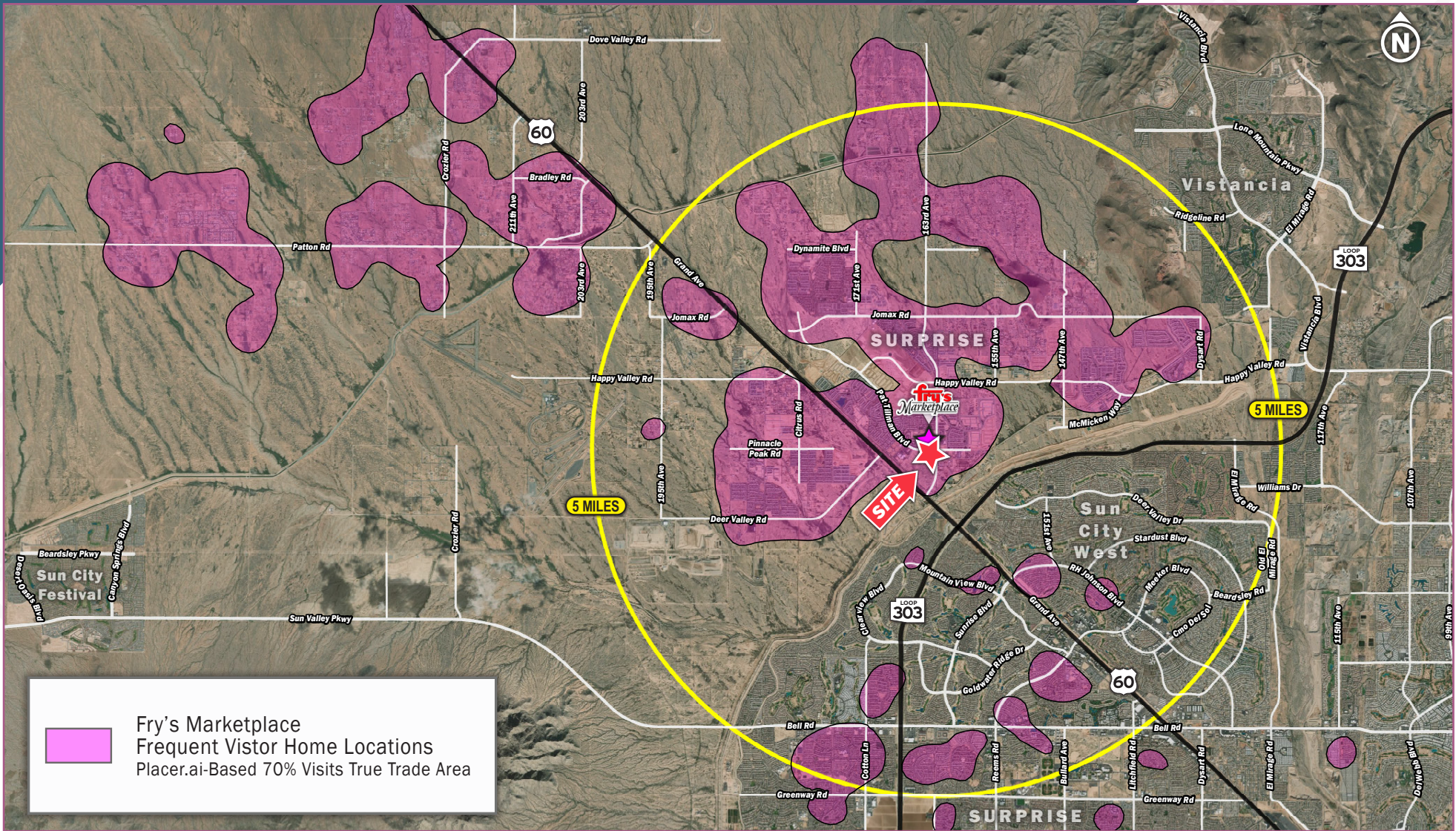
Asante Trails

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



Asante Trails

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



DEMOGRAPHICS

5 Miles

SOURCE esri



±111,667
TOTAL POPULATION



±60.4
MEDIAN AGE



±58,582
HOUSING UNITS



±98,563
DAYTIME POPULATION



±112,621
AVG HH INCOME



±535,493
AVG HOME VALUE





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

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.