



163RD AVE FRONTAGE PAD AVAILABLE FOR GROUND LEASE | NOW UNDER CONSTRUCTION

GATEWAY TO ASANTE

LAST PAD AVAILABLE



163RD AVE & PINNACLE PEAK RD
SURPRISE, AZ

Developed By:



Leasing By:



SITE PLAN

CONCEPTUAL

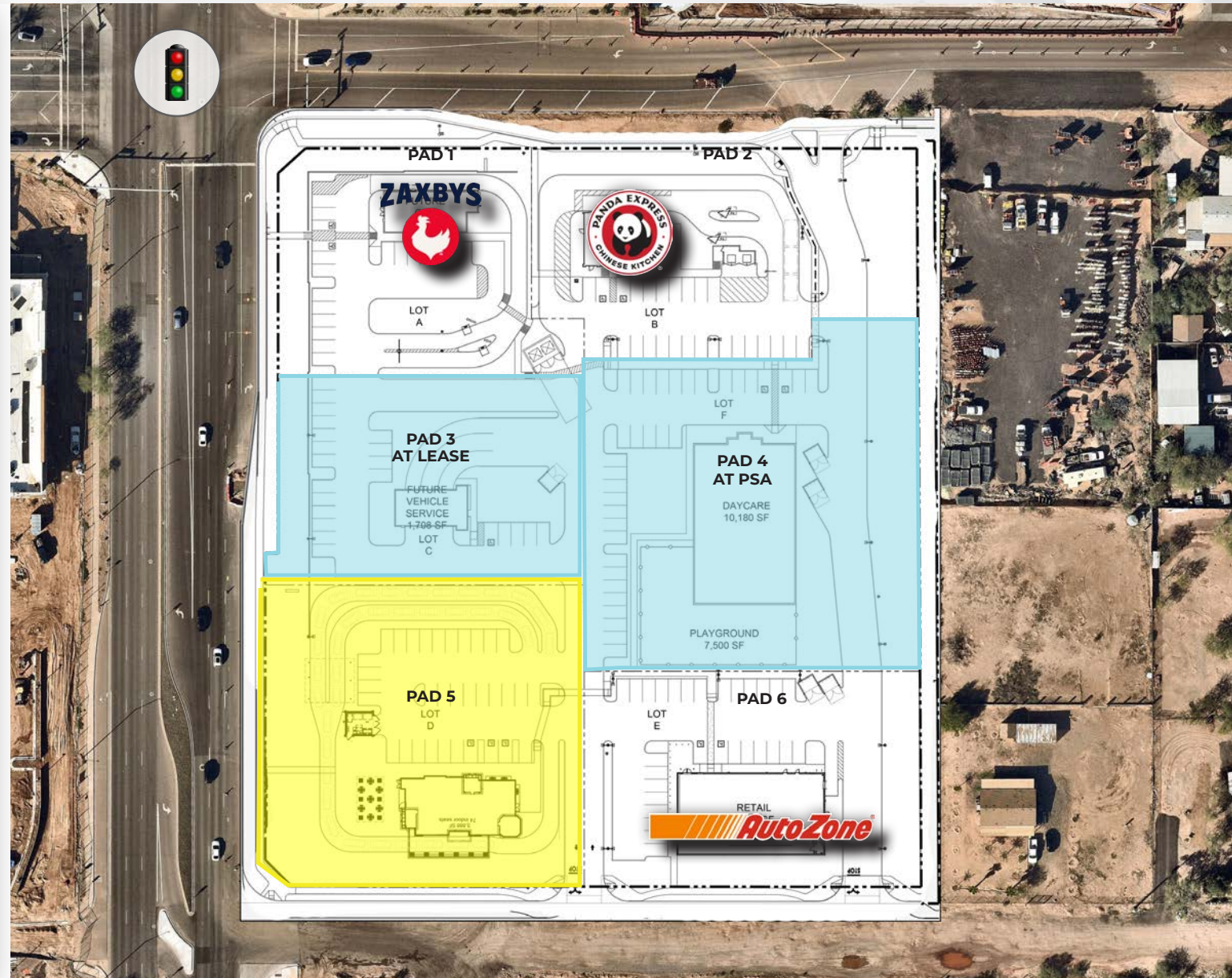
PADS

Available

TENANT	SIZE
PAD 1	+/- 0.83 AC
PAD 2	+/- 1.04 AC
PAD 3	+/- 0.90 AC
PAD 4	+/- 1.51 AC
PAD 5	+/- 1.27 AC
PAD 6	+/- 1.00 AC

Property Details

Zoning	C-2, City of Surprise
Gross Size	±6.61 Acres
Delivery	Late 2026
Pricing	Call For Pricing

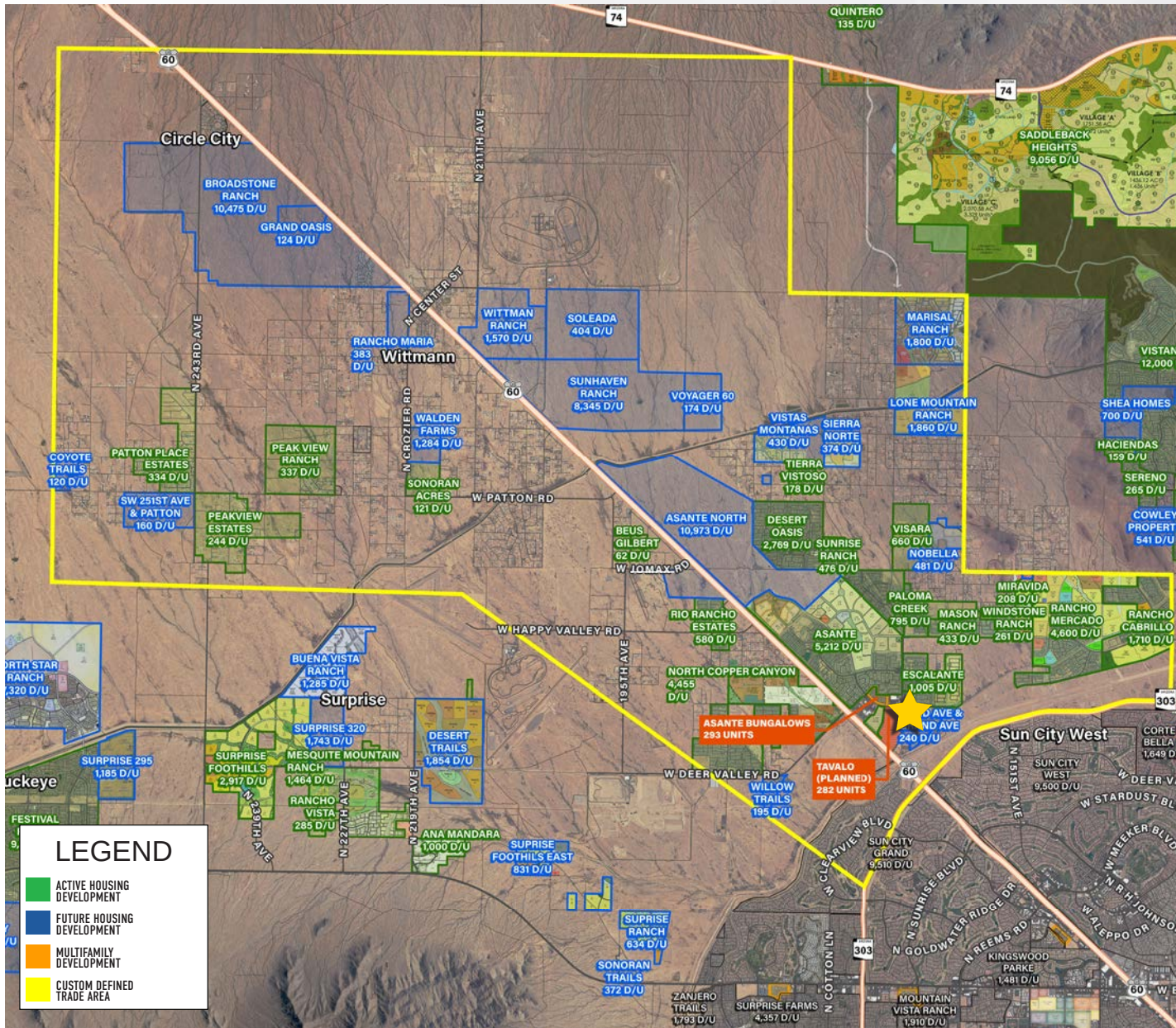


ZOOM AERIAL

GATEWAY TO ASANTE

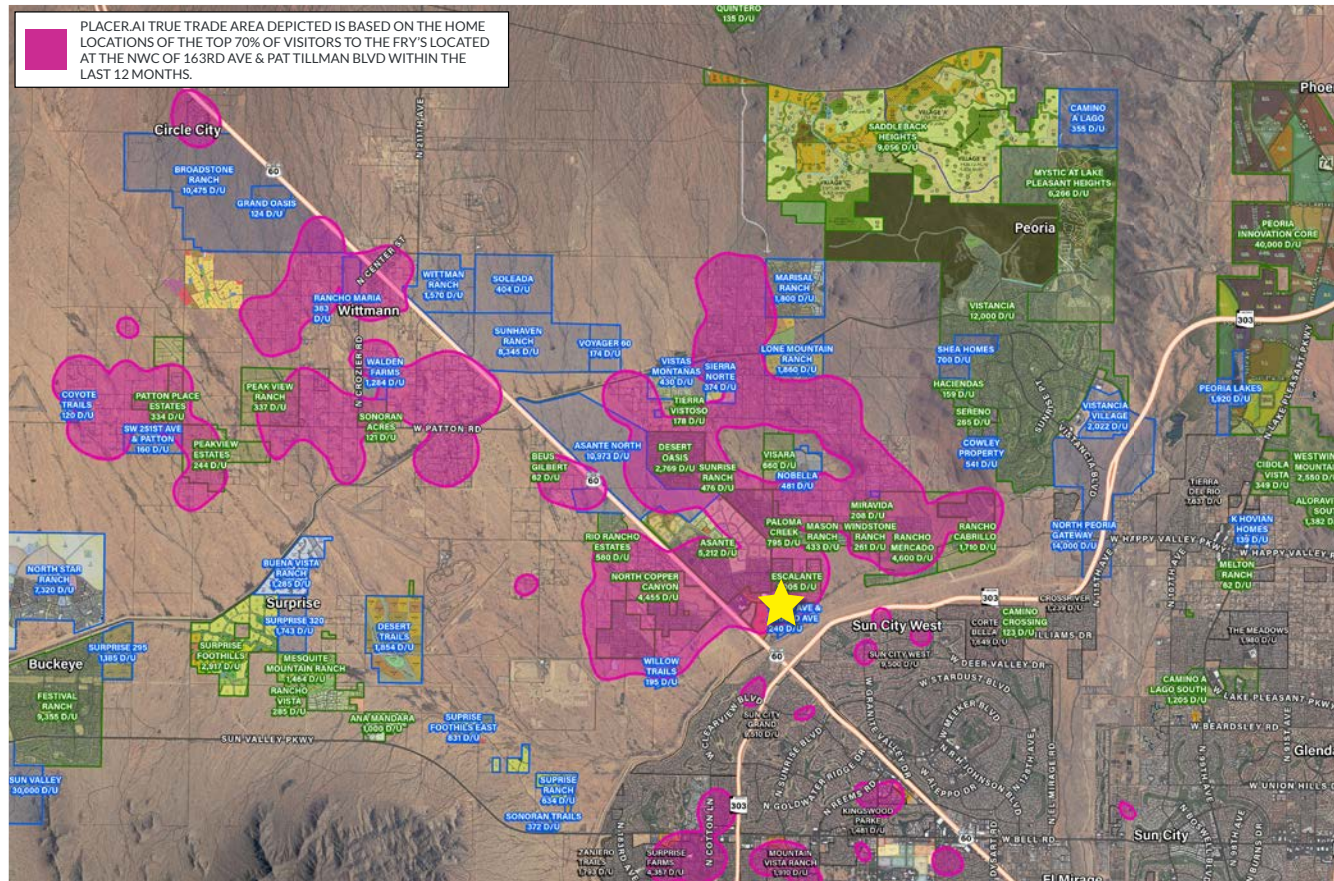


GATEWAY TO ASANTE



DEMOGRAPHICS

TRUE TRADE AREA



PLACER.AI TRUE TRADE AREA + ESRI 2026

TOTAL POPULATION

±60,768



DAYTIME POPULATION

±40,046



MEDIAN AGE

±40.5



AVG HH INCOME

\$131,380



HOUSING UNITS

±24,729



MEDIAN HOME VALUE

\$473,655

LENNAR®

Asante, a 1,500-acre master-planned community by Lennar, will add over 15,000 residences to the immediate trade area at full buildout. There are an additional 4,500 more units in various planning stages expected to come online in the next 24 months.



Prime Location: Close proximity to US-60 and Loop 303. The City of Surprise is also working on improved access, which will eventually **connect Pinnacle Peak Rd to Loop 303.**

LOOKING TO PARTNER WITH YOU

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