

FOR LEASE

# ASANTE TRAILS

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



NOW OPEN



Pat Tillman Boulevard

Shops



PLANNED  
Multifamily  
282 Units



PLANNED



PLANNED



163/Grand Ave  
294 Units  
PROPOSED

CLOSED ESCROW



FUTURE



Grand Avenue  
56,012 VPD '24

163rd Avenue  
14,291 VPD '24

162nd Drive

303  
RV Storage



FUTURE

Santa Fe Dr



COMING SOON

Escalante  
1,005 Lots

Loop 303

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## ANCHORS, SHOPS & PADS

## Mixed-Use Development Available

### CONTACT

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

### AREA CO-TENANTS:

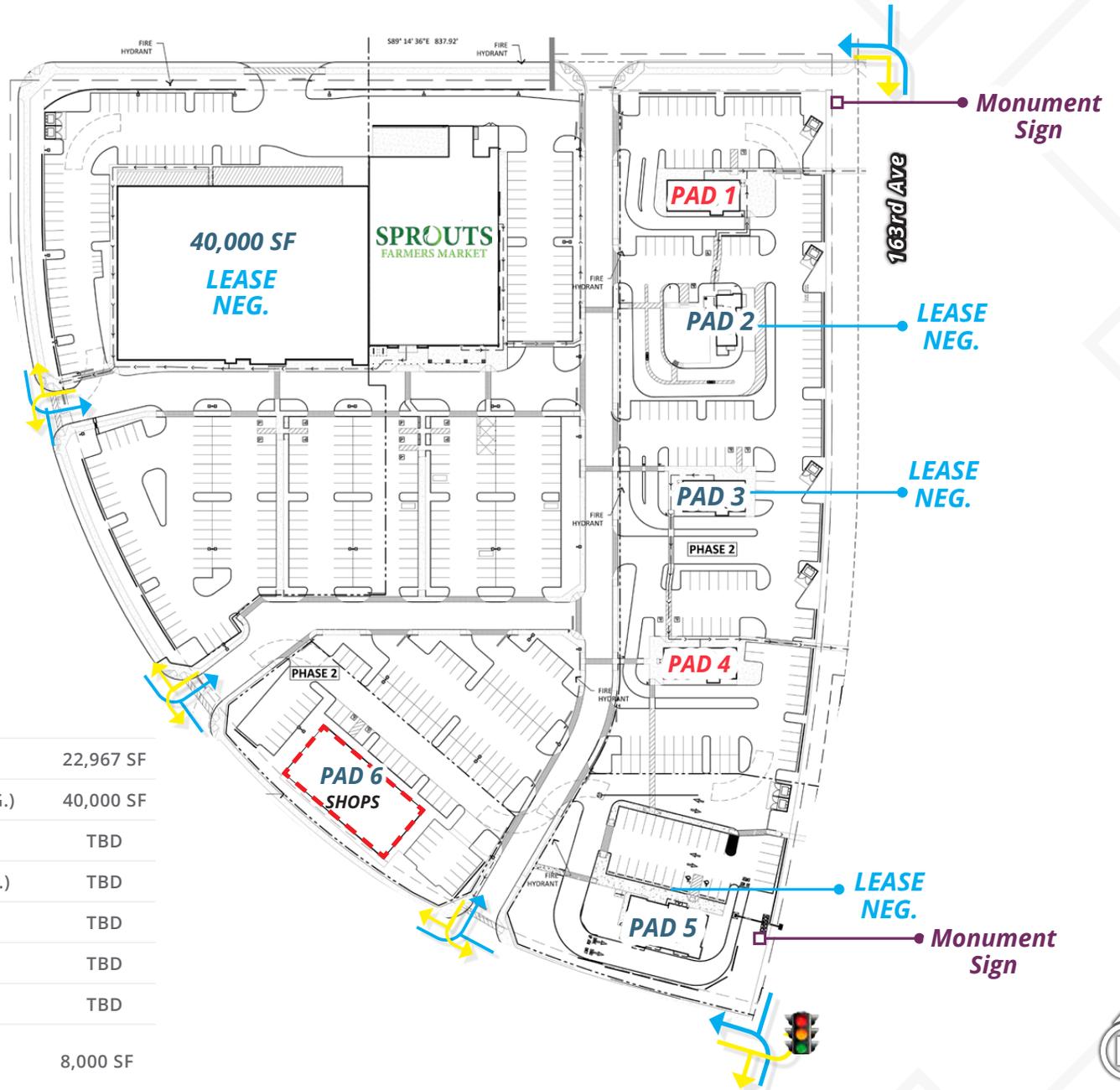


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**SITE - 15.18 AC**



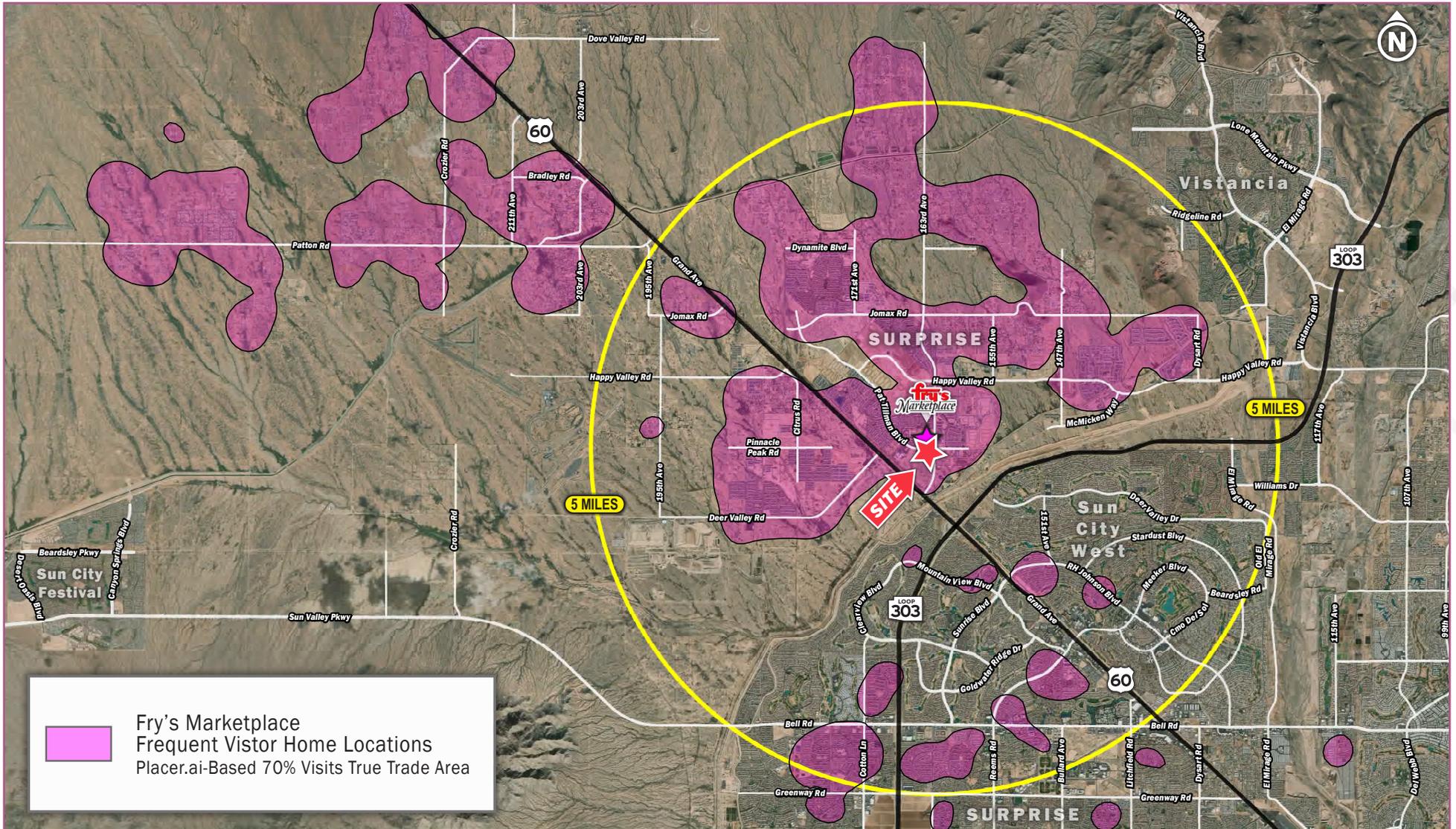
## LEGEND

ANCHOR 1	SPROUTS (SIGNED LEASE)	22,967 SF
ANCHOR 2	NATIONAL FITNESS USER (LEASE NEG.)	40,000 SF
PAD 1	AVAILABLE	TBD
PAD 2	NATIONAL COFFEE USER (LEASE NEG.)	TBD
PAD 3	NATIONAL AUTOMOTIVE USER	TBD
PAD 4	AVAILABLE	TBD
PAD 5	NATIONAL BANK USER (LEASE NEG.)	TBD
PAD 6	SHOPS (AVAILABLE 4,500 SF) NATIONAL DENTAL USER (LOI NEG.)	8,000 SF



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## DEMOGRAPHICS

5 Miles



**±111,667**  
TOTAL POPULATION



**±60.4**  
MEDIAN AGE



**±58,582**  
HOUSING UNITS



**±98,563**  
DAYTIME POPULATION



**±112,621**  
AVG HH INCOME



**±535,493**  
AVG HH NET WORTH







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