

NOW UNDER CONSTRUCTION



FOR LEASE

ASANTE TRAILS

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



CLOSED ESCROW



COMING SOON



Grand Avenue
57,020 VPD '25

163rd Avenue
14,418 VPD '25

162nd Drive

303
RV Storage

163/Grand Ave
294 Units
PROPOSED

PLANNED
Multifamily
282 Units

(R-3)

LOOP
303

Asante Trails

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



Mixed-Use Development Available

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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

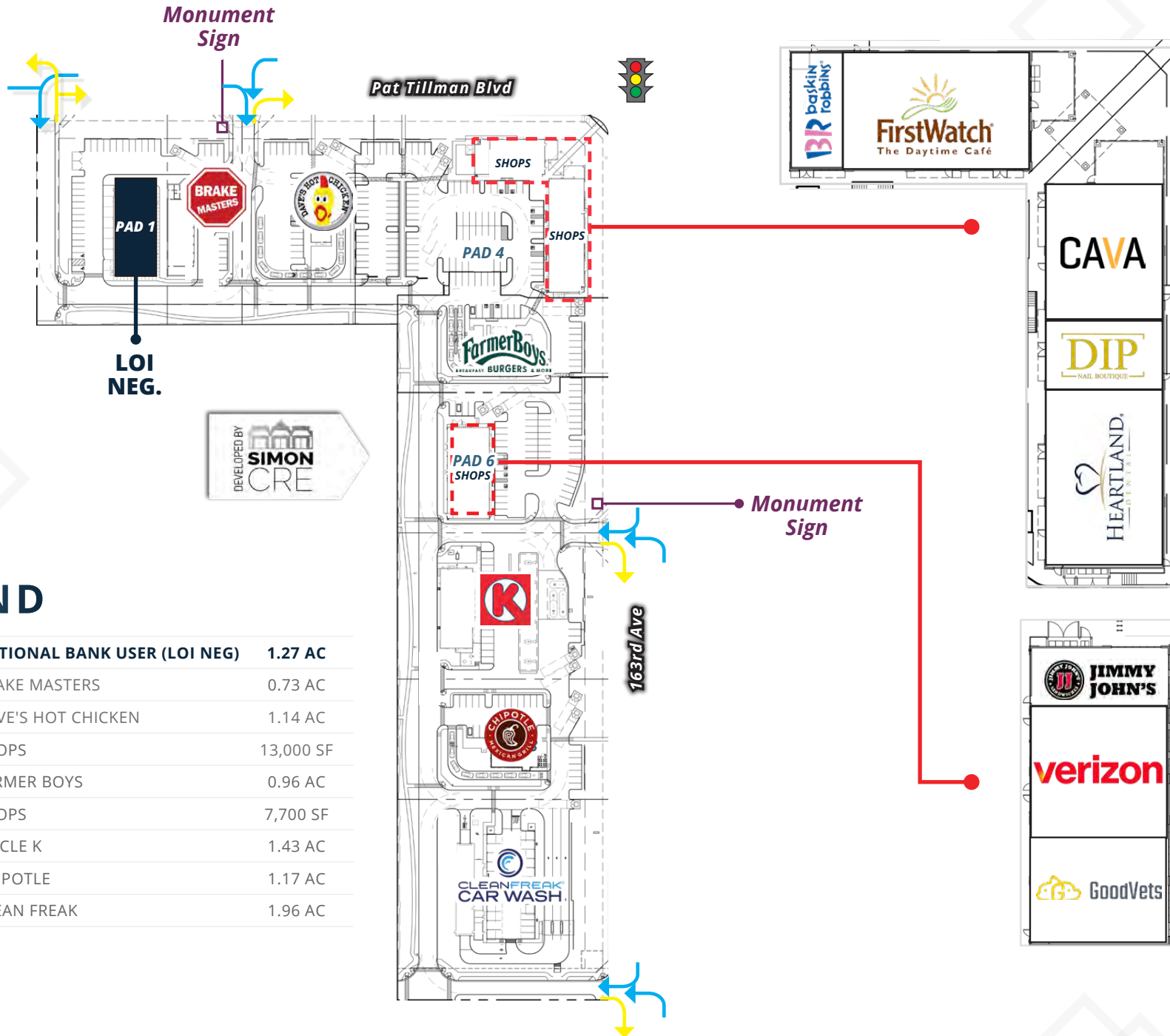
Grand Avenue	57,020 VPD
163rd Avenue	14,448 VPD
Loop 303	34,165 VPD
Year: 2025 Source: ADOT	

NOW OPEN:



Asante Trails

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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



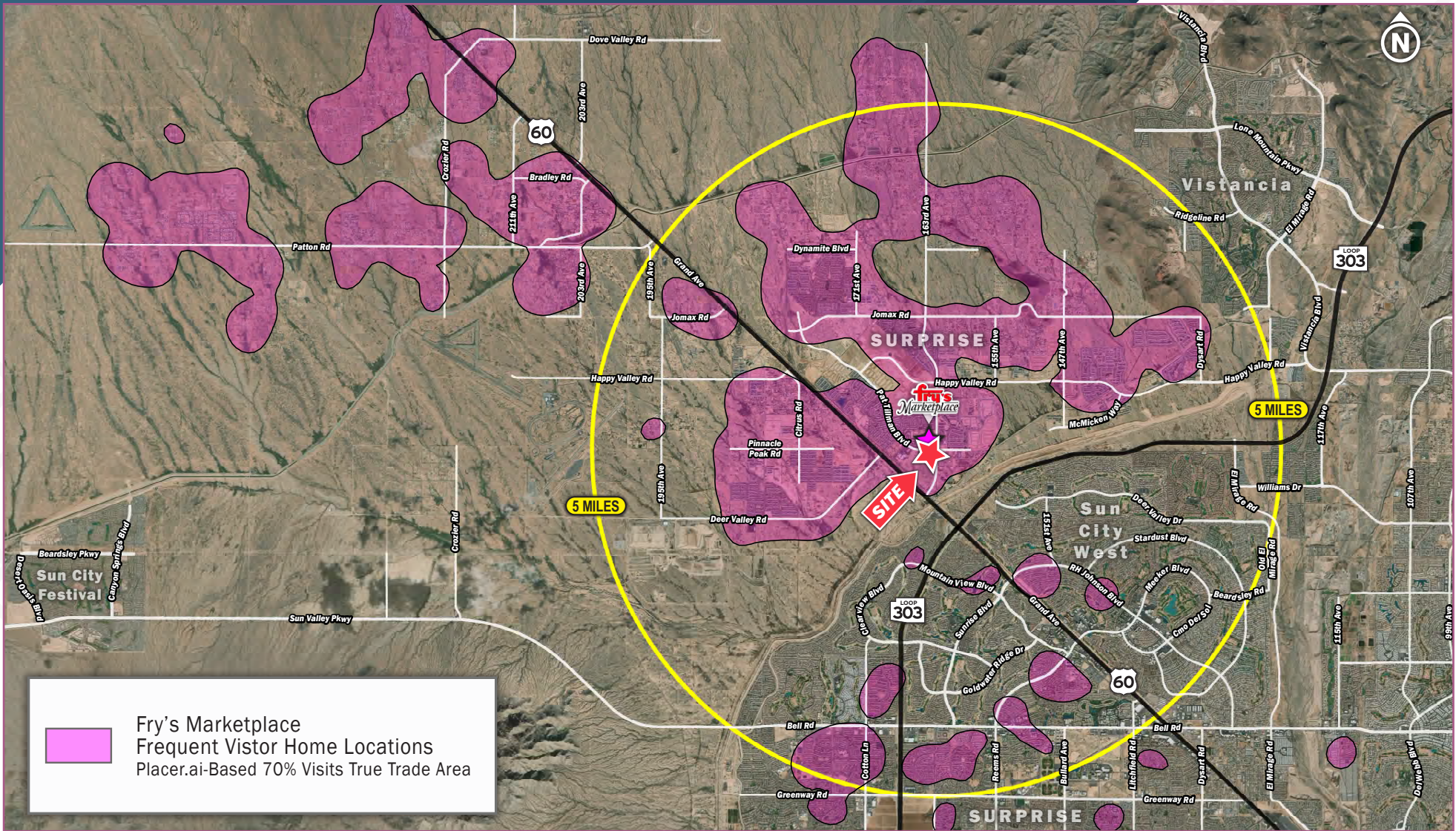
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 Fry's Marketplace
 Frequent Visitor Home Locations
 Placer.ai-Based 70% Visits True Trade Area

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 HOME VALUE

SOURCE esri





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