

FOR LEASE

ASANTE TRAILS

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



NOW OPEN



Pat Tillman Boulevard

Shops



PLANNED Multifamily 282 Units



163/Grand Ave 294 Units PROPOSED

CLOSED ESCROW



FUTURE



Grand Avenue 56,012 VPD '24

163rd Avenue 14,291 VPD '24



FUTURE

Santa Fe Dr



COMING SOON

Escalante 1,005 Lots

163rd Avenue 13,587 VPD '24

RV Storage

303 RV Storage

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

KARISA BURKE
602.682.6099
karisa.burke@srsre.com

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:

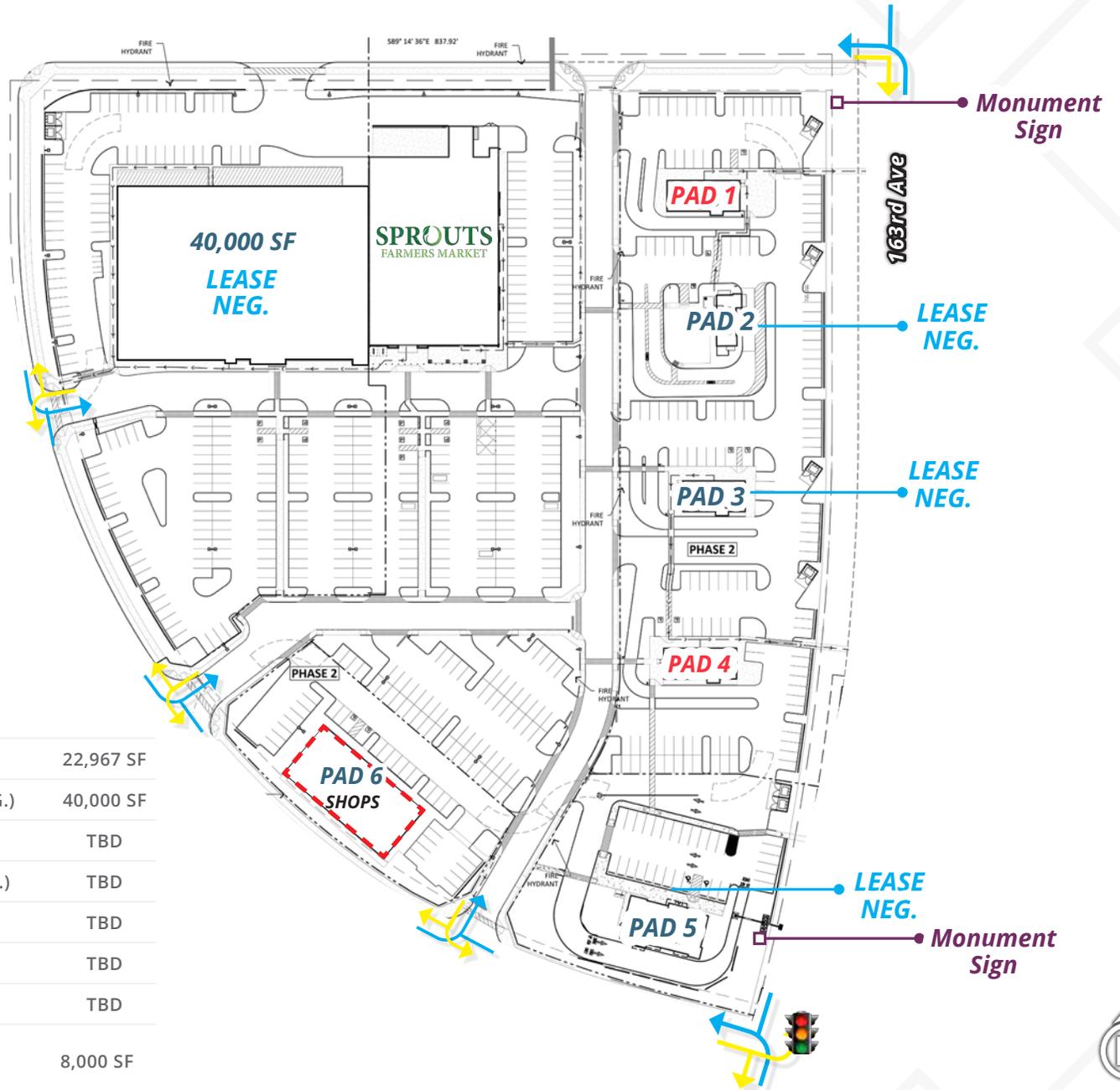


Asante Trails

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



SITE - 15.18 AC



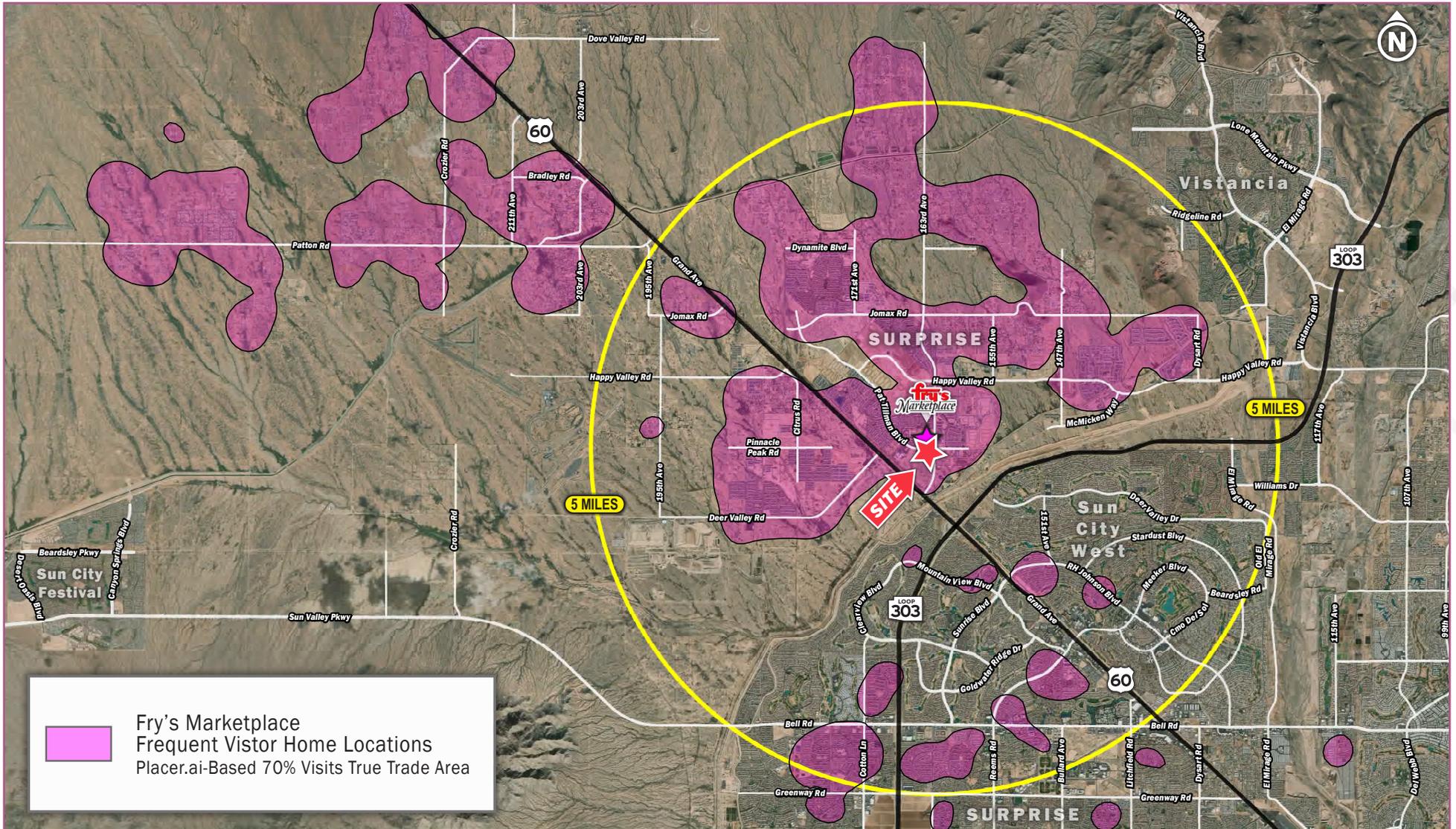
LEGEND

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



Asante Trails

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



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



Asante
7,793 Lots

Escalante
1,005 Lots

Asante
Community Park

Asante
Preparatory
Academy
400 Students

163rd Avenue
13,587 VPD '24

PLANNED
155th Avenue

Pat Tillman Boulevard

Pinnacle Peak Road

Planada Lane

163/Grand Ave
294 Units
PROPOSED

347 Lots

29 Palms
RV & Boat Storage

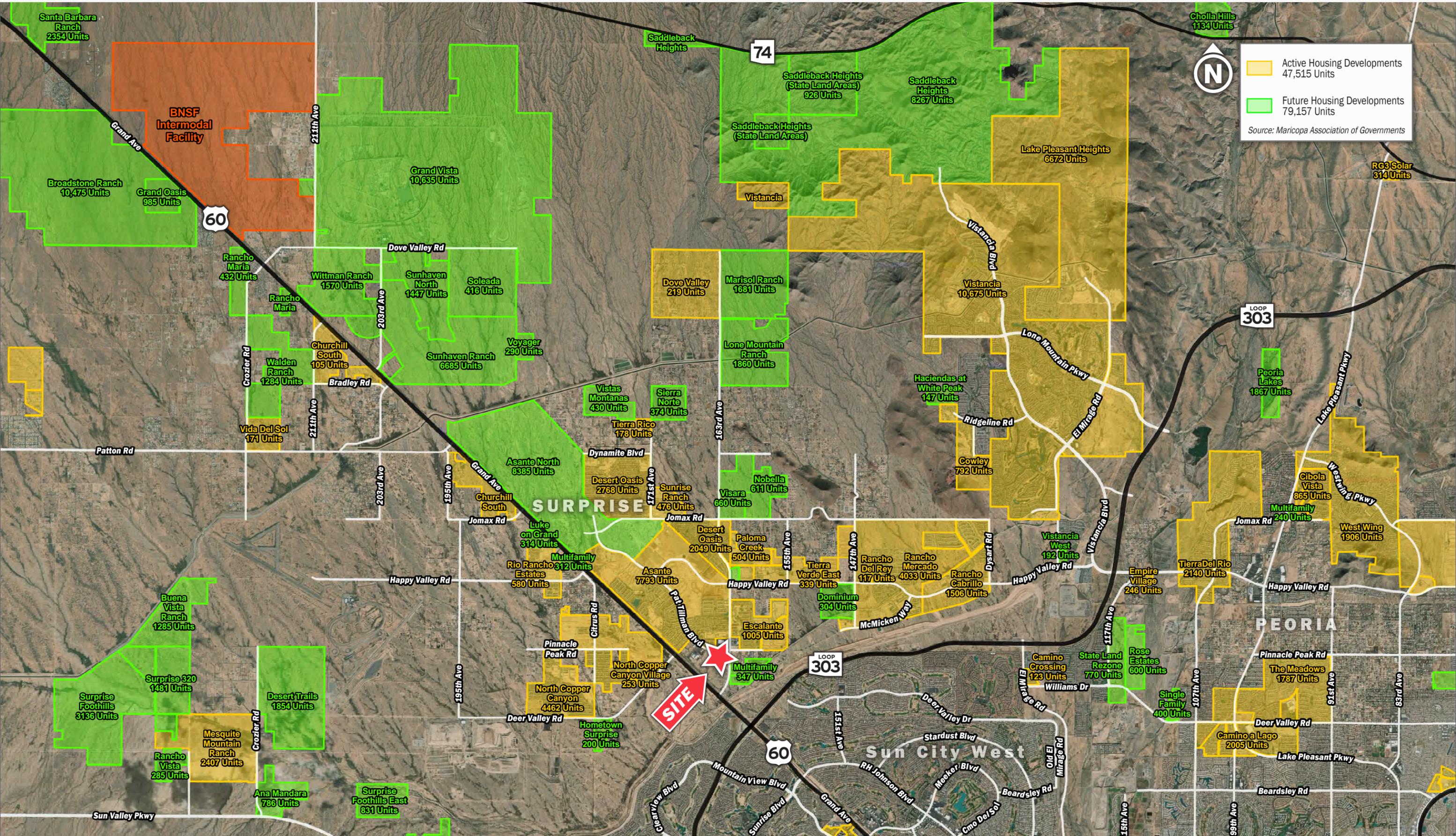
PROPOSED
155th Avenue
Interchange

Grand Avenue
56,022 VPD '24

163rd Avenue
14,291 VPD '24

Loop 303
34,097 VPD '24





Active Housing Developments
47,515 Units

Future Housing Developments
79,157 Units

Source: Maricopa Association of Governments



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

Karisa Burke

602.682.6099
karisa.burke@srsre.com

SRSRE.COM

© SRS

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