

FOR LEASE

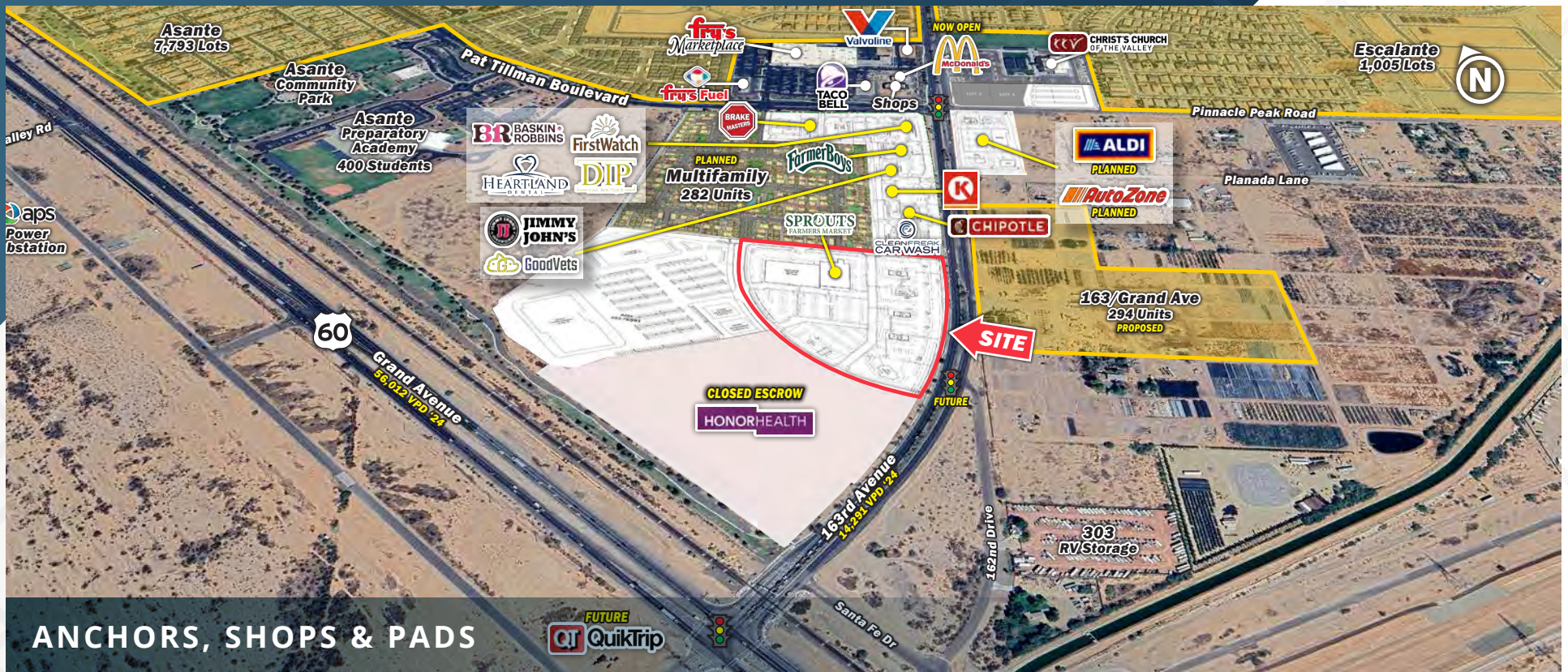
ASANTE TRAILS

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



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ANCHORS, SHOPS & PADS

Mixed-Use Development

Available

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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

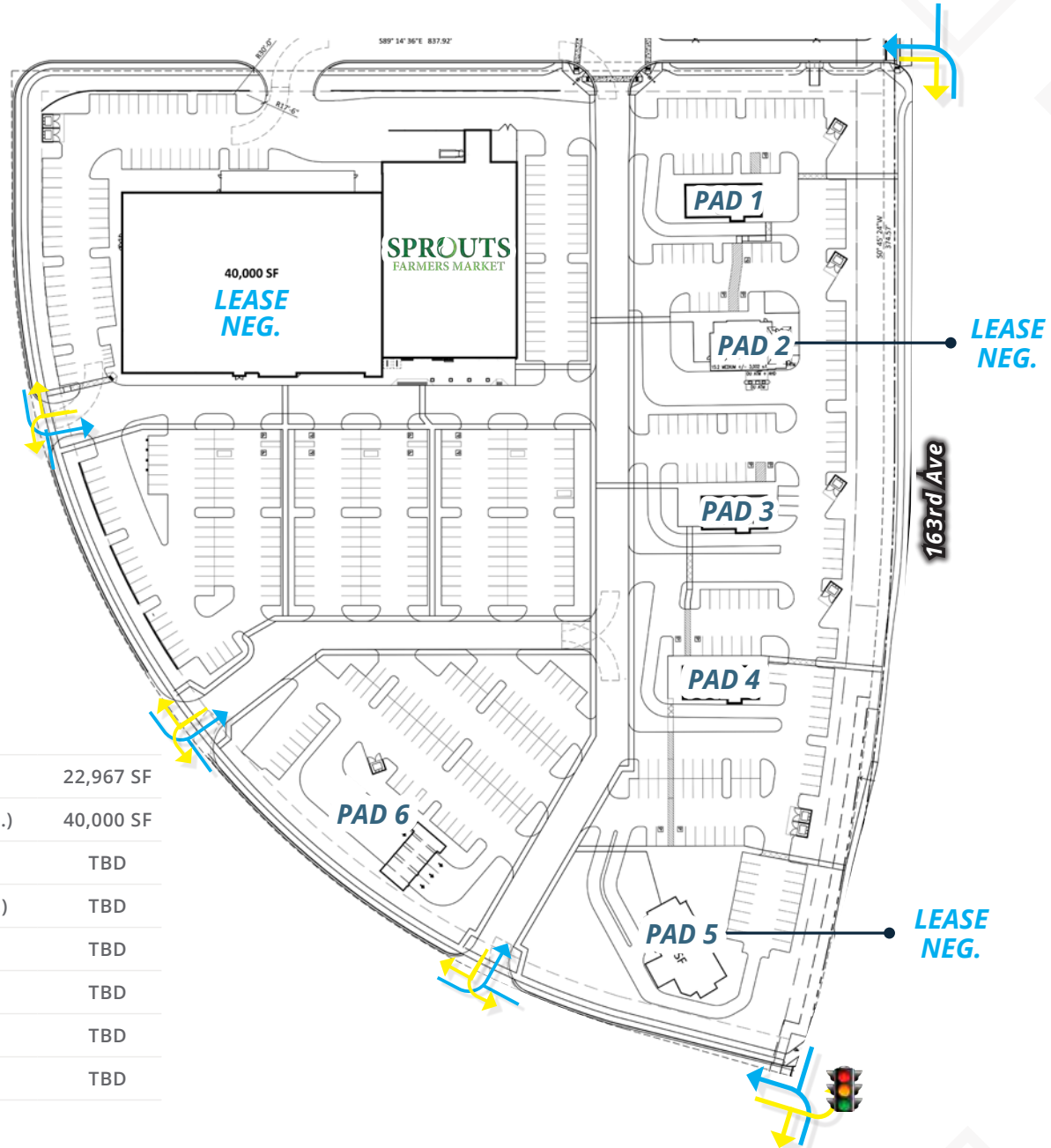
Grand Avenue	56,012 VPD
163rd Avenue	14,291 VPD
Loop 303	34,097 VPD

Year: 2024 | Source: ADOT

AREA CO-TENANTS:



SITE - 15.18 AC

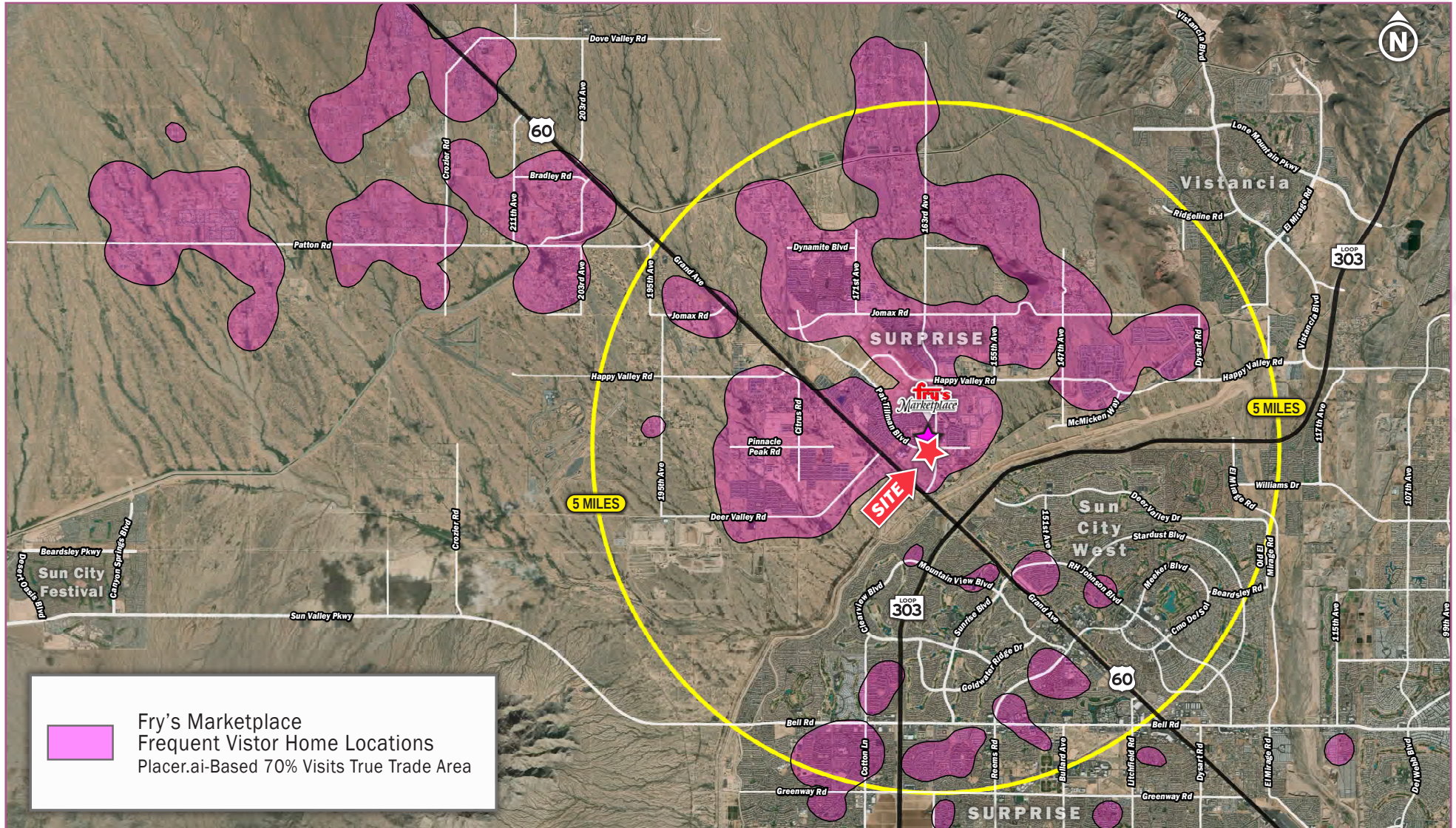


LEGEND

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	AVAILABLE	TBD
PAD 4	AVAILABLE	TBD
PAD 5	NATIONAL BANK USER (LEASE NEG.)	TBD
PAD 6	AVAILABLE	TBD

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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

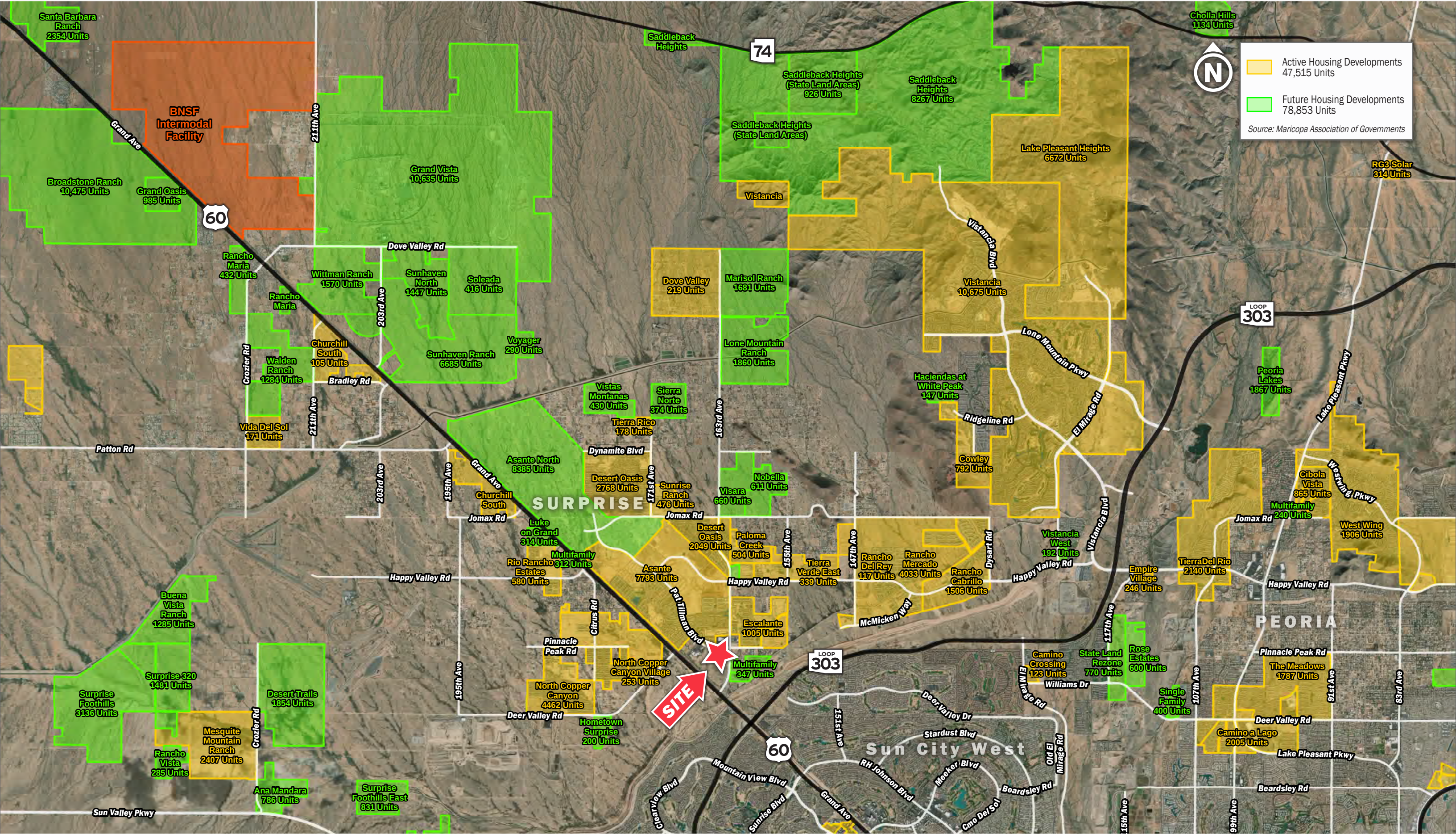


±535,493
AVG HH NET WORTH

SOURCE









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