



DEVELOPED BY
SIMON
CREATIVE

FOR LEASE

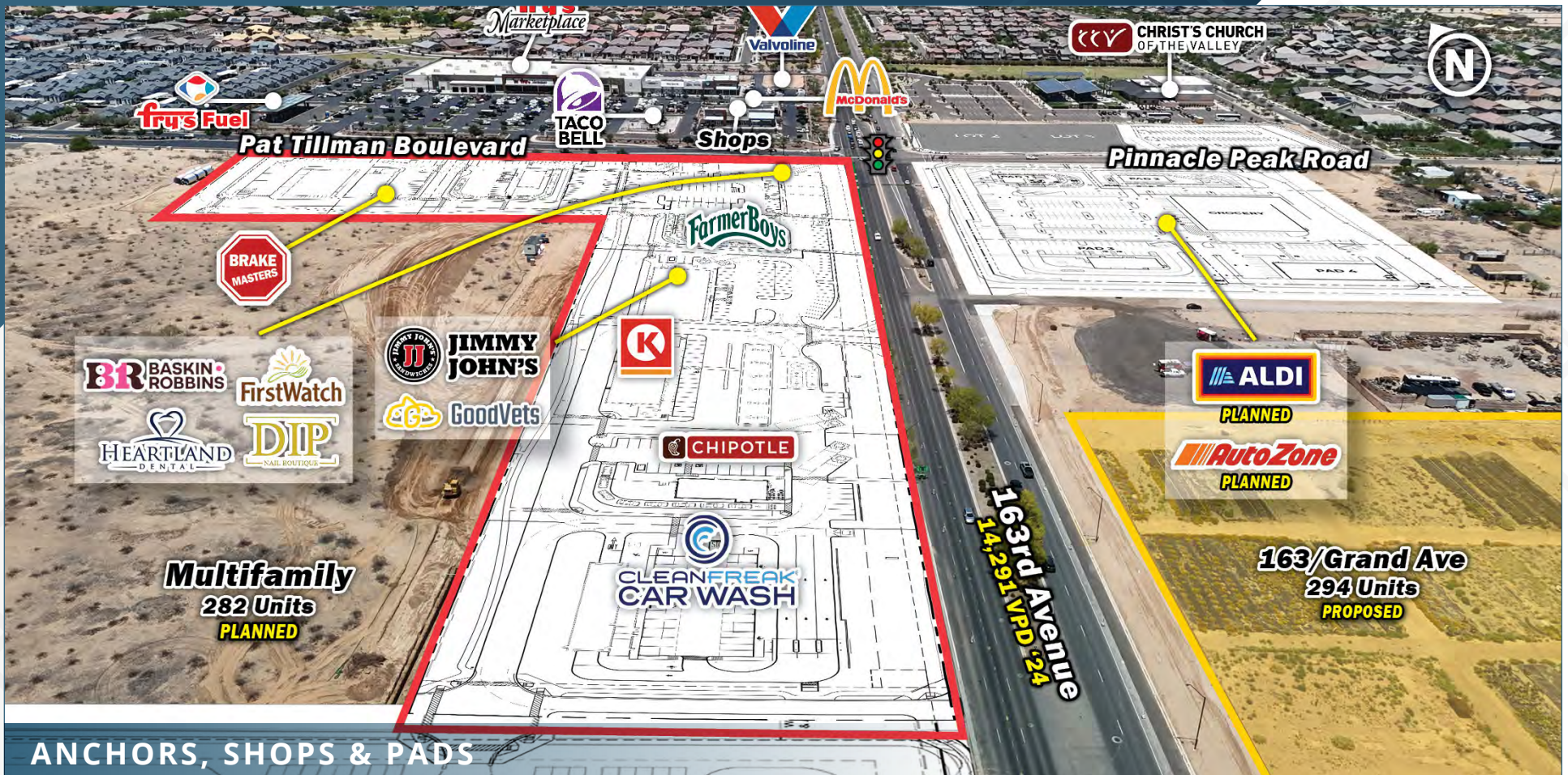
ASANTE TRAILS

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



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Mixed-Use Development
Available

CONTACT

ED BEEH
602.682.6040
ed.beeh@srsre.com

BRIAN POLACHEK
602.682.6045
brian.polachek@srsre.com

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

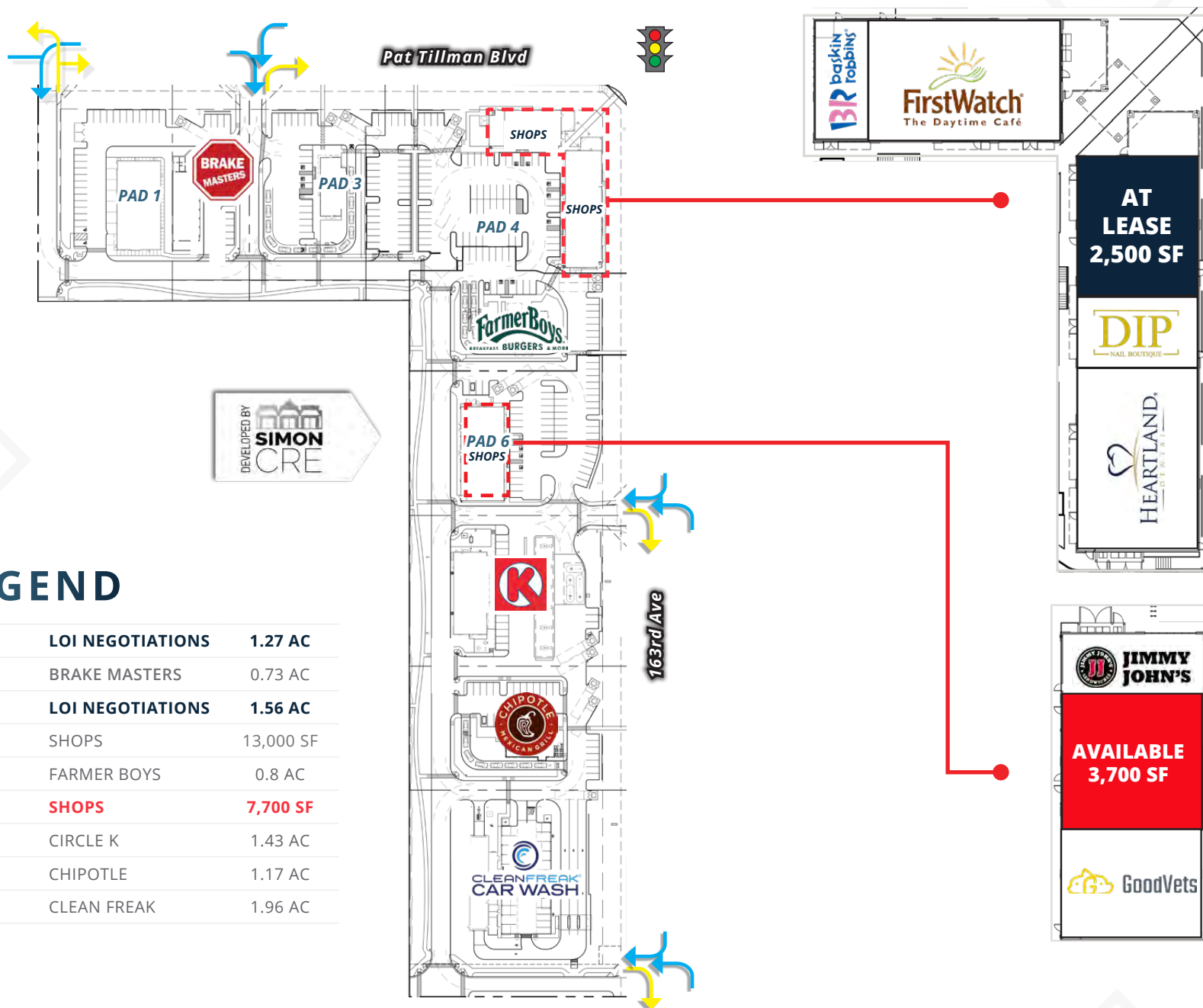
Grand Avenue	56,012 VPD
163rd Avenue	14,291 VPD
Loop 303	34,097 VPD
Year: 2024 Source: CoStar/ADOT	

NOW OPEN:



Asante Trails

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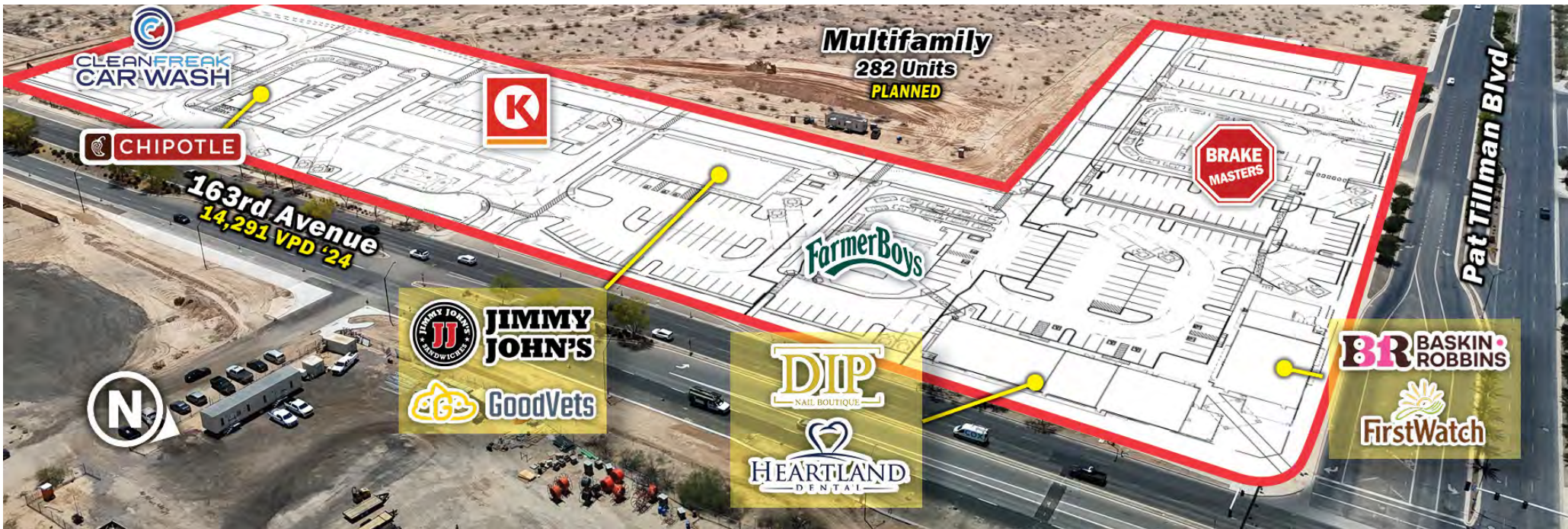


LEGEND

PAD 1	LOI NEGOTIATIONS	1.27 AC
PAD 2	BRAKE MASTERS	0.73 AC
PAD 3	LOI NEGOTIATIONS	1.56 AC
PAD 4	SHOPS	13,000 SF
PAD 5	FARMER BOYS	0.8 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

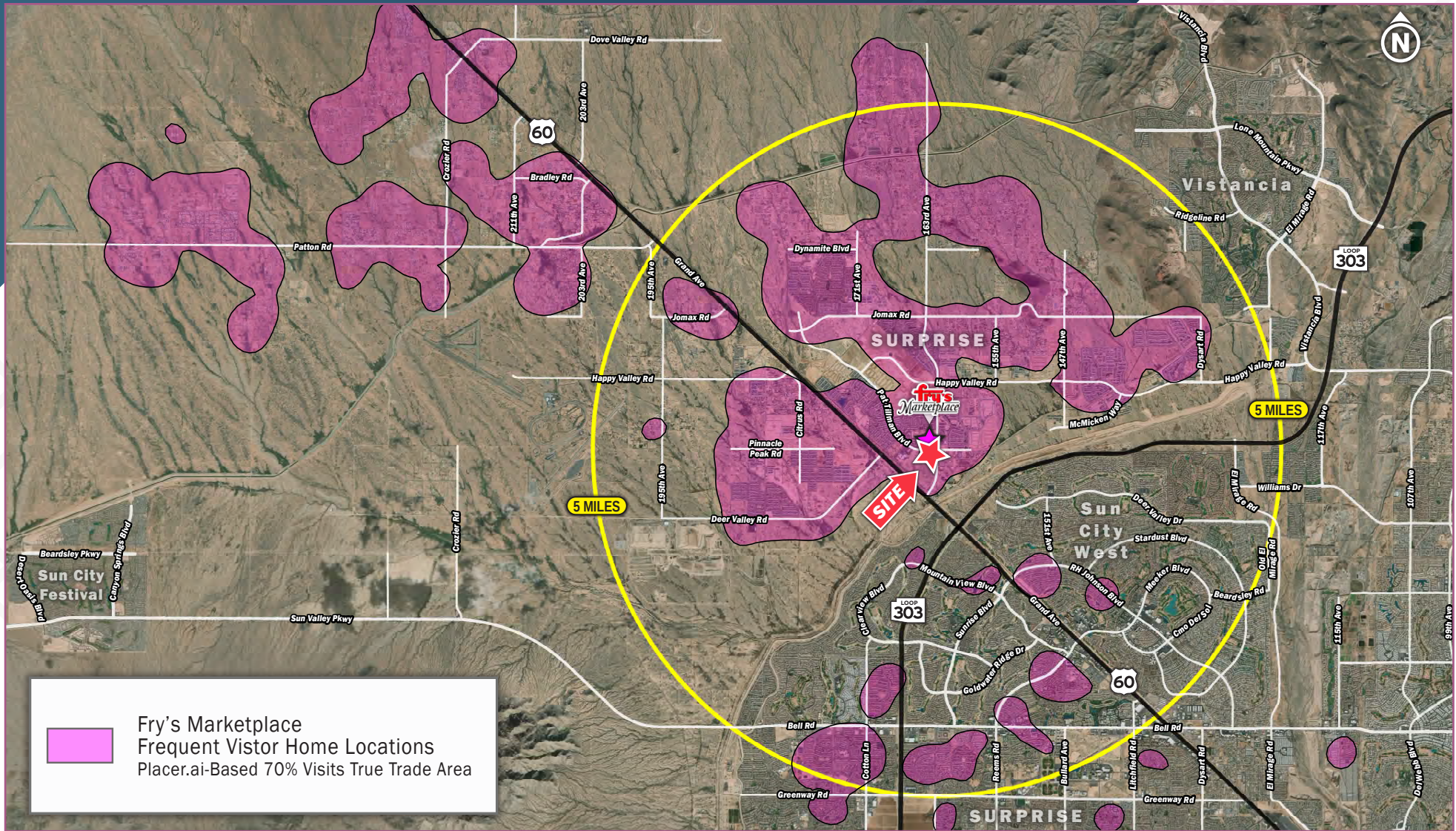
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DEMOGRAPHICS

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

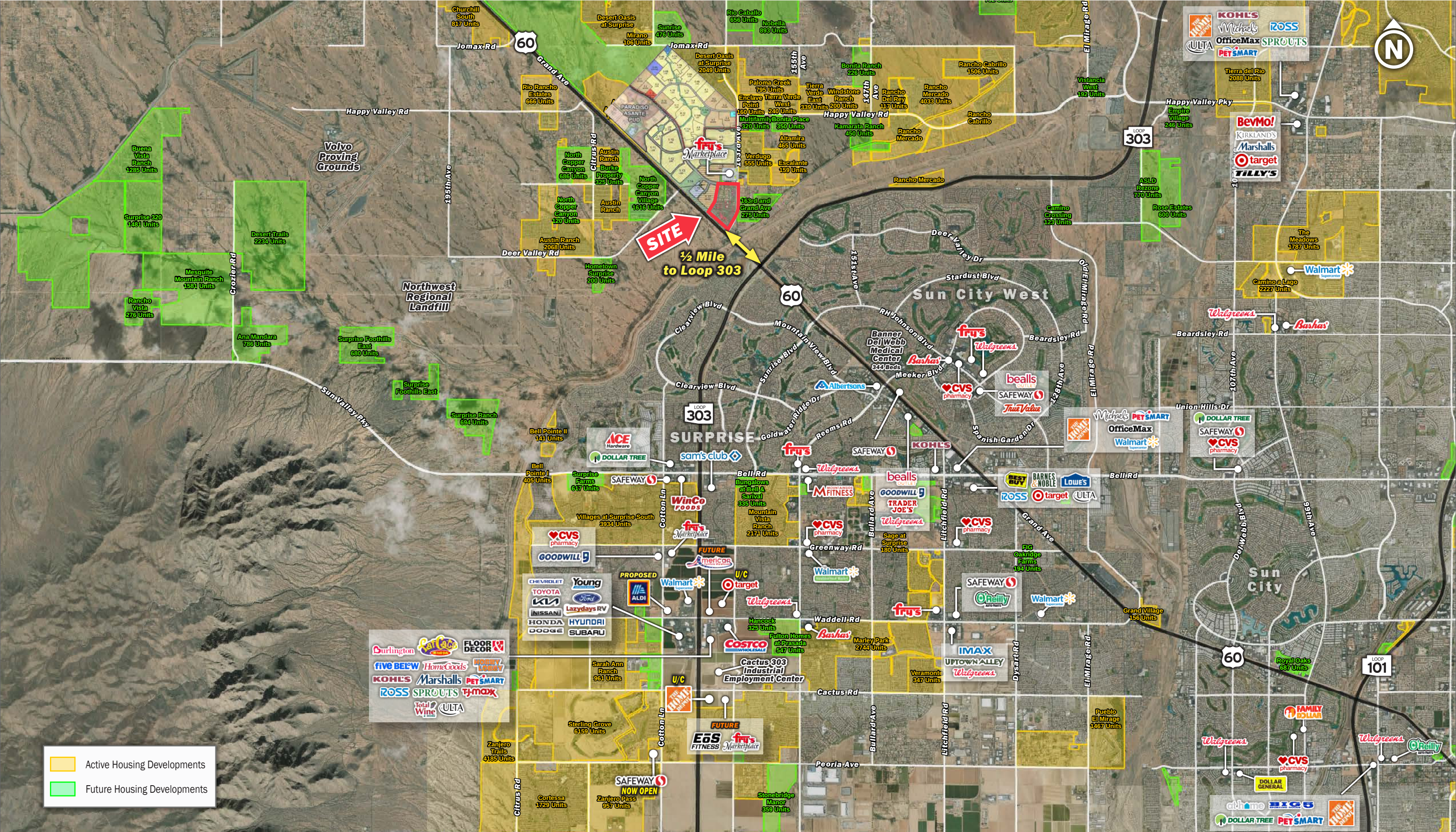
SOURCE





Asante Trails

SWC Pat Tillman Boulevard & 163rd Avenue | Surprise, Arizona 85387





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

SRSRE.COM

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