



FOR LEASE

ASANTE TRAILS

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



ACTIVE DEVELOPMENT
The Bungalows at Asante
Detached Rentals
293 Units

PLANNED
Multifamily
282 Units
(C-2)

CLOSED ESCROW
HONORHEALTH

303
RV Storage

FUTURE
Commercial
Development

FUTURE
QuikTrip

60
Grand Avenue
22,605 VPD '23

163rd Avenue
13,942 VPD '23

163rd Avenue
11,479 VPD '22



Pat Tillman Boulevard

Pinnacle Peak Road

Planada Lane

FUTURE

162nd Drive
32,174 VPD '22

LOOP
303

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ANCHORS, SHOPS & PADS

Mixed-Use
Development
Available

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ABOUT THE PROPERTY

- Zoned C-2 (15 AC) and C-3 (30 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 | 22,605 VPD |
| 163rd Avenue | 13,942 VPD |
| Loop 303 | 32,434 VPD |
| Year: 2022 & 2023 Source: CoStar/MPSI | |

NOW OPEN:

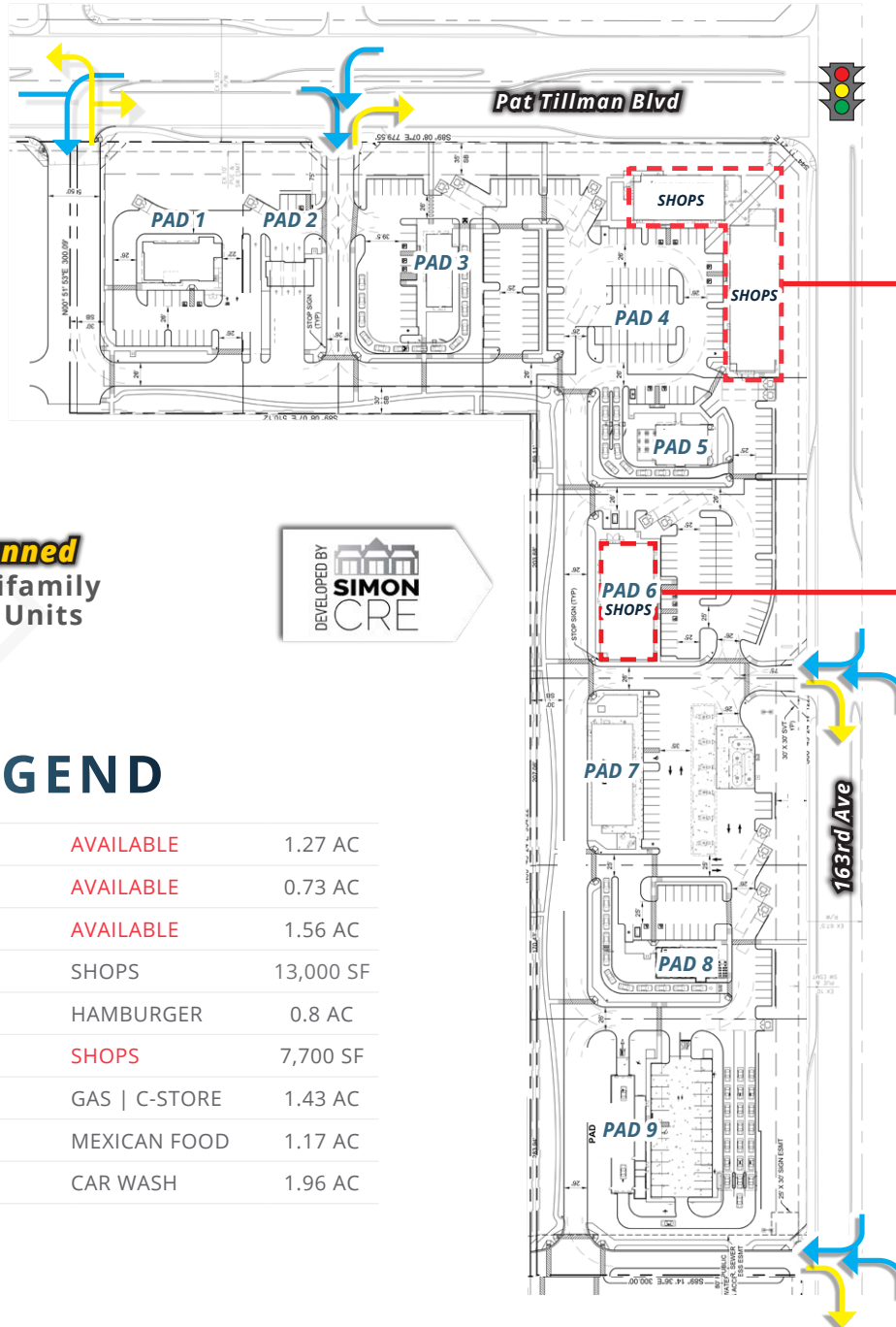


COMING SOON:



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Planned
Multifamily
282 Units



LEGEND

| | | |
|-------|---------------|-----------|
| PAD 1 | AVAILABLE | 1.27 AC |
| PAD 2 | AVAILABLE | 0.73 AC |
| PAD 3 | AVAILABLE | 1.56 AC |
| PAD 4 | SHOPS | 13,000 SF |
| PAD 5 | HAMBURGER | 0.8 AC |
| PAD 6 | SHOPS | 7,700 SF |
| PAD 7 | GAS C-STORE | 1.43 AC |
| PAD 8 | MEXICAN FOOD | 1.17 AC |
| PAD 9 | CAR WASH | 1.96 AC |



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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

| | | | |
|-----------------|-----------------|----------------------|--------------------|
| 2,755 | 3,101 | \$162,256 | 1,679 |
| 2024 Population | 2029 Population | Avg Household Income | Daytime Population |

3 MILES

| | | | |
|-----------------|-----------------|----------------------|--------------------|
| 37,944 | 40,820 | \$107,460 | 29,383 |
| 2024 Population | 2029 Population | Avg Household Income | Daytime Population |

5 MILES

| | | | |
|-----------------|-----------------|----------------------|--------------------|
| 108,955 | 115,981 | \$104,228 | 98,168 |
| 2024 Population | 2029 Population | Avg Household Income | Daytime Population |

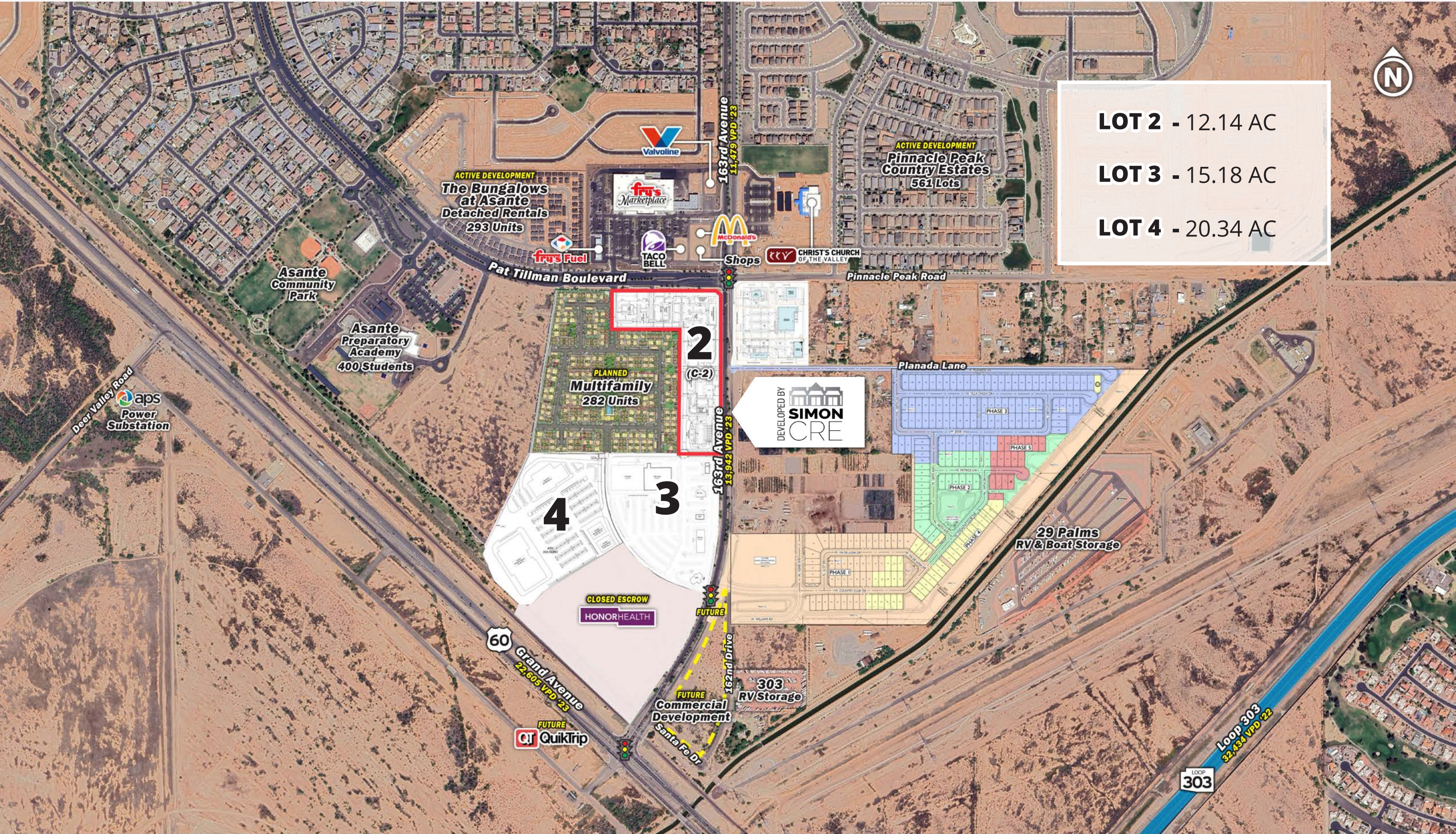




LOT 2 - 12.14 AC

LOT 3 - 15.18 AC

LOT 4 - 20.34 AC





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