


# PADS & SHOPS AVAILABLE FOR LEASE

S SEC

# 163RD AVE & PINNACLE PEAK RD

SURPRISE, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

# PROPERTY SUMMARY

| | |
|---|---|
| AVAILABLE | Pads & Shops for Lease |
| PRICING | Call for Pricing |

## LOCATION HIGHLIGHTS

- Strong demographic profile with approximately 48,800 residents in the Asante trade area, with another 36,000 projected over the next 5 years based on current lot development. Household incomes are strong, with average household incomes over $123,000
- North Surprise is one of the fastest-growing regions in Maricopa County, with tens of thousands of single- and multi-family homes underway, reinforcing long-term retail demand in the immediate trade area
- Strong, city-confirmed demand for dining and retail concepts in the immediate trade area

*Sources (ESRI 2026 Estimates, City of Surprise 2026 Retail Survey)*

## TRAFFIC COUNTS

163rd Ave

**N** ±14,106 VPD (NB & SB)
**S** ±14,448 VPD (NB & SB)

Pat Tillman Blvd/Pinnacle Peak Rd

**E** ±3,307 VPD* (EB & WB)
**W** ±9,608 VPD* (EB & WB)

*ADOT 2025, Inrix 2024**





LENNAR®

Asante, a 1,500-acre Lennar master-planned community, will add **15,000+ residences at full buildout, with another 4,500 units** in the pipeline over the next 24 months.

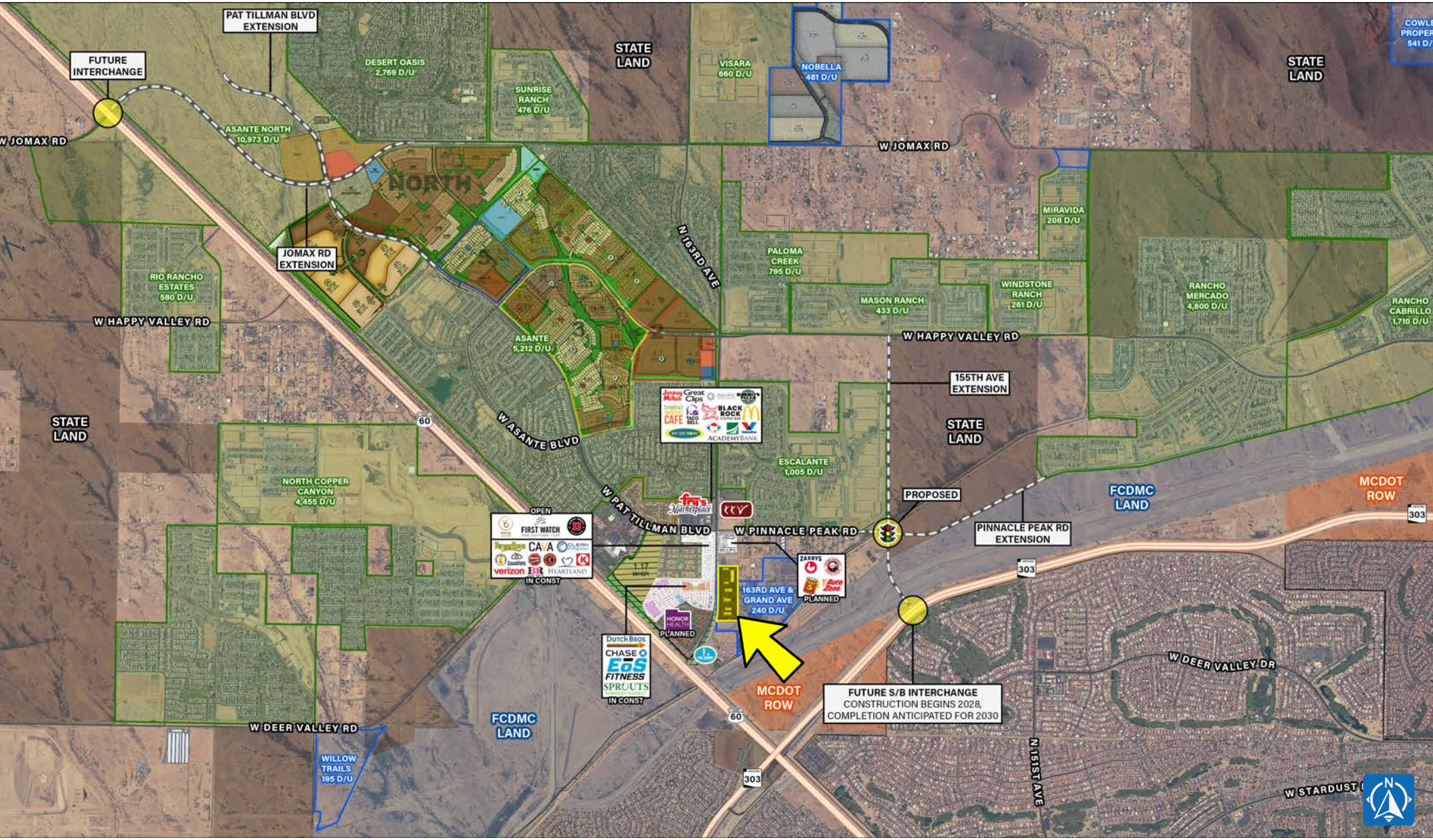
# SITE PLAN


APN: 503-76-996
USE: VACANT
APN: 503-76-995
USE: VACANT
±14,448 VPD
163RD AVENUE
PARCEL 7
PAD F
3,000 SF.
PARCEL 6
PAD E
3,000 SF.
PARCEL 5
PAD D
3,500 SF.
PARCEL 4
PAD C
4,700 SF.
PARCEL 3
PAD B
2,500 SF.
PARCEL 1
PAD A
2,500 SF.
PARCEL 2
SHOPS A
12,000 SF.
PATIO
DRIVE
ESMNT
APN: 503-57-003D
USE: VACANT
APN: 503-57-026B
USE: VACANT
APN: 503-57-010K
USE: VACANT

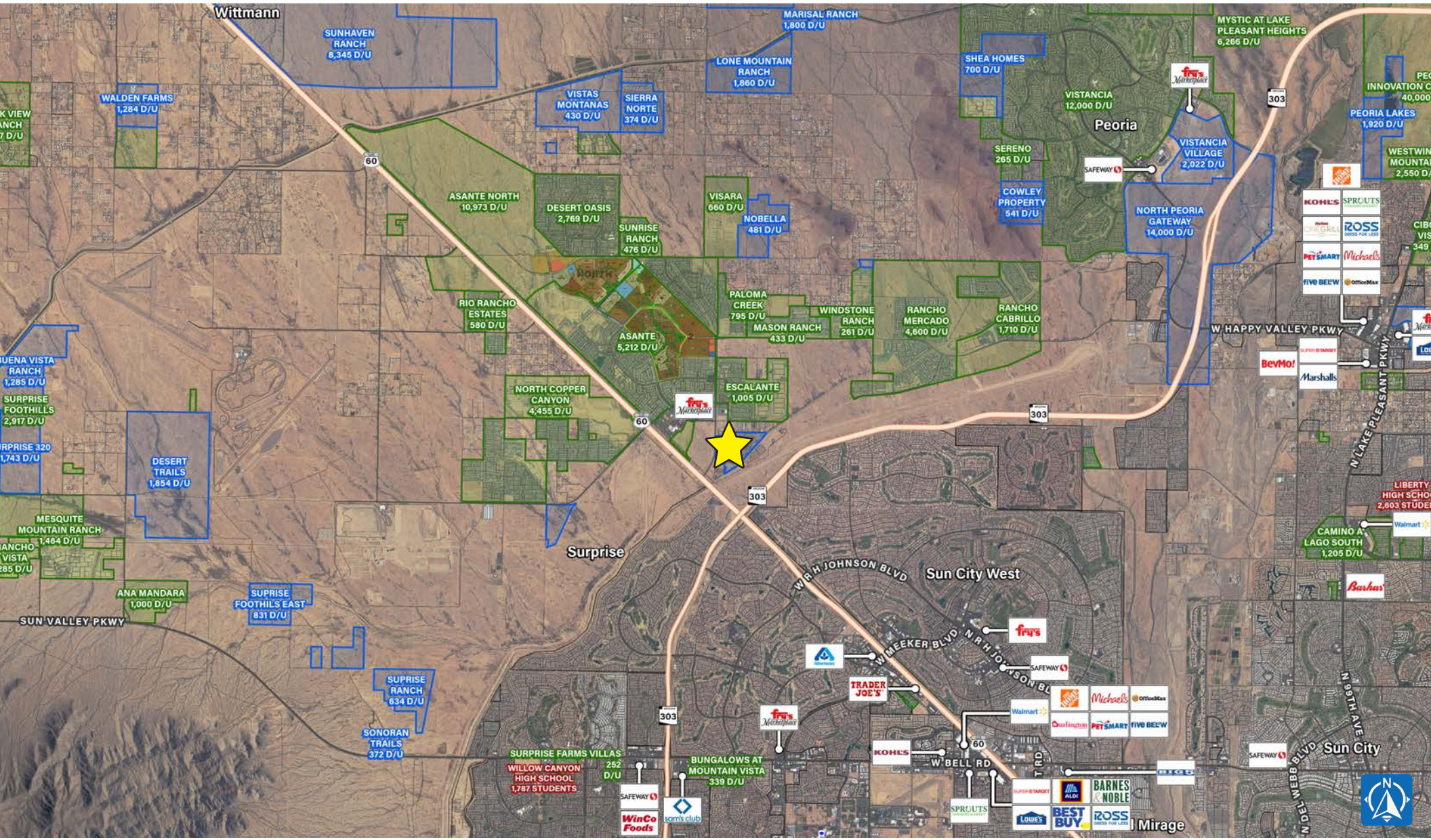
# ZOOM AERIAL


PAT TILLMAN BLVD
FUTURE INTERCHANGE: DEER VALLEY RD & US-60 (EST. 2033)
ESCALANTE 1,005 D/U
STATE LAND
PINNACLE PEAK RD
PROPOSED
PLANNED
FLOOD CONTROL
ASANTE ±1,000 STU
SOUTHWEST GAS Ops. Center ±80 EMP
PLANNED MULTIFAMILY 282 UNITS
APARTMENTS PLANNED 300 UNITS
163RD AVE & GRAND AVE 240 D/U
LOOP 303
print. save repeat.
COUNTY WATER CONS.
60
GRAND AVE
CHASE
QuikTrip FUTURE
HONOR HEALTH
PLANNING STARTS 11/2027
STORAGE PROPOSED
MAVERIK PROPOSED
FUTURE INTERCHANGE: 155TH SOUTH & LOOP 303 2028-2029
MCDOT ROW
MCDOT ROW
INTERCHANGE & ROADWAY IMPROVEMENTS: US-60 & LOOP 303

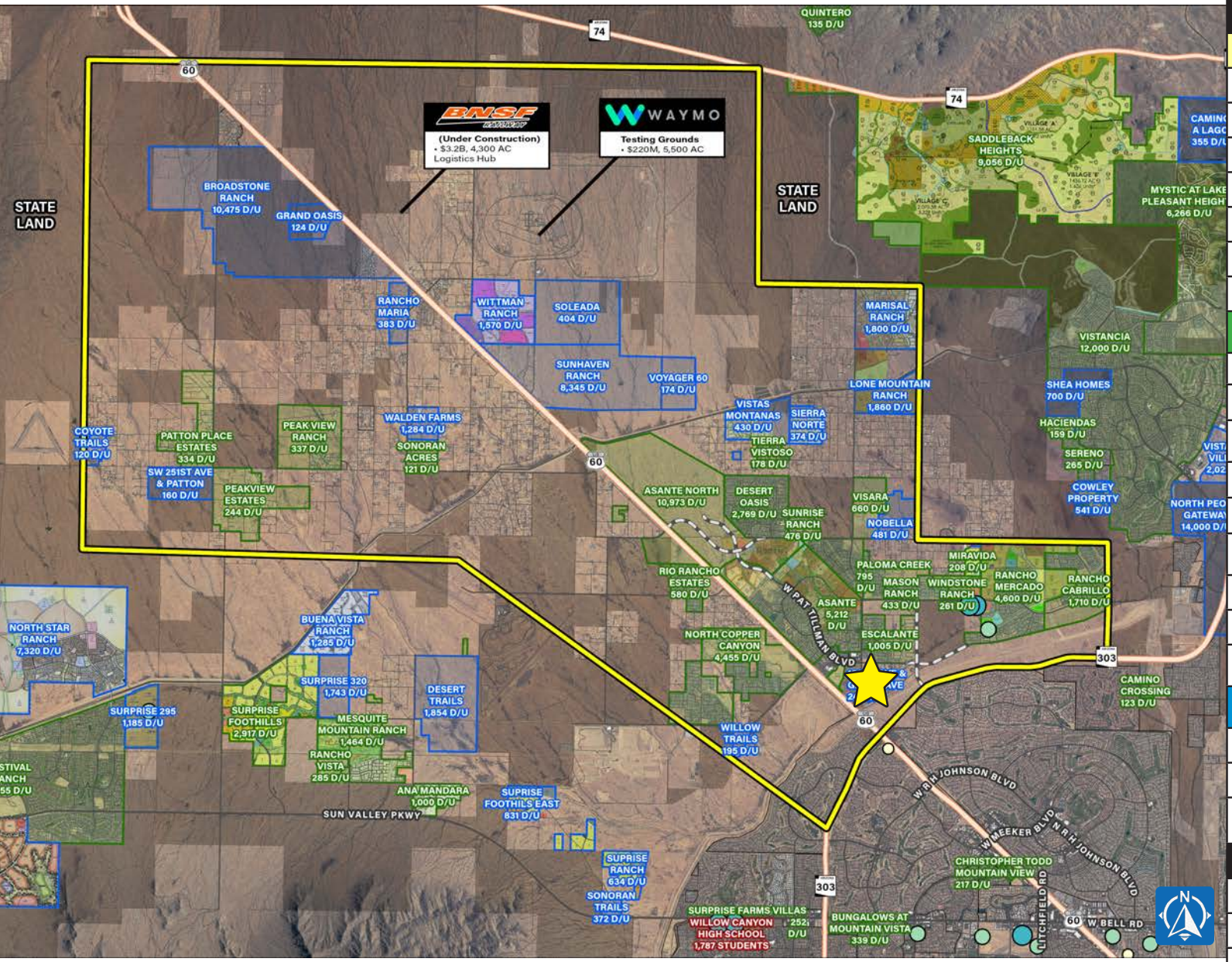
# MID ZOOM AERIAL



# WIDE AERIAL


Wittmann
SUNHAVEN RANCH 8,345 D/U
MARISAL RANCH 1,800 D/U
LONE MOUNTAIN RANCH 1,860 D/U
SHEA HOMES 700 D/U
MYSTIC AT LAKE PLEASANT HEIGHTS 6,266 D/U
WALDEN FARMS 1,284 D/U
VISTAS MONTANAS 430 D/U
SIERRA NORTE 374 D/U
VISTANCIA 12,000 D/U
Peoria
PEORIA LAKES 1,920 D/U
SERENO 265 D/U
VISTANCIA VILLAGE 2,022 D/U
ASANTE NORTH 10,973 D/U
DESERT OASIS 2,769 D/U
VISARA 660 D/U
NOBELLA 481 D/U
SUNRISE RANCH 476 D/U
COWLEY PROPERTY 541 D/U
NORTH PEORIA GATEWAY 14,000 D/U
RIO RANCHO ESTATES 580 D/U
PALOMA CREEK 795 D/U
WINDSTONE RANCH 261 D/U
MASON RANCH 433 D/U
RANCHO MERCADO 4,600 D/U
RANCHO CABRILLO 1,710 D/U
ASANTE 5,212 D/U
W HAPPY VALLEY PKWY
N LAKE PLEASANT PKWY
BUENA VISTA RANCH 1,285 D/U
SURPRISE FOOTHILLS 2,917 D/U
NORTH COPPER CANYON 4,455 D/U
ESCALANTE 1,005 D/U
DESERT TRAILS 1,854 D/U
MESQUITE MOUNTAIN RANCH 1,464 D/U
CAMINO A LAGO SOUTH 1,205 D/U
Surprise
W RH JOHNSON BLVD
Sun City West
ANA MANDARA 1,000 D/U
SUPRISE FOOTHILS EAST 831 D/U
SUN VALLEY PKWY
W MEEKER BLVD
SUPRISE RANCH 634 D/U
SONORAN TRAILS 372 D/U
SURPRISE FARMS VILLAS 252 D/U
WILLOW CANYON HIGH SCHOOL 1,787 STUDENTS
BUNGALOWS AT MOUNTAIN VISTA 339 D/U
W BELL RD
Sun City
N 99TH AVE
N DEL WEBB BLVD
Mirage
60
303

# HOUSING AERIAL




## LEGEND

**Single Family Residential**
- Active Subdivision
- Future Subdivision

**Trade Area**
- Custom Boundary

**Multi-Family Residential**
*Under Construction / Future Projects*
- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units

| RL Brown Housing Data August 2026 | Trade Area |
|---|---|
| **DEMOGRAPHIC PROFILE** | |
| **Total Population** | **48,836** |
| Existing Housing Units | 19,976 |
| Median Home Value | $519,142 |
| Median Household Income | $111,063 |
| Per Capita Income | $52,157 |
| Average Household Size | 2.75 |
| Median Age | 42.6 |
| **ACTIVE HOUSING** (1-5 years) | |
| Close of Escrow (Last 12 Months) | 2,160 |
| Permits Issued / In Const (Last 12 Months) | 1,556 |
| **Estimated Added Future Population** (based on Close of Escrow & Permits Issued) | **10,219** |
| Platted Lots | 10,524 |
| Developable Lots | 2,758 |
| **Estimated Added Future Population** (based on Platted & Developable Lots) | **36,525** |
| Total Active Communities | 20 |
| Total Estimated D/U | 35,413 |
| **Estimated Added Population Buildout** (based on Total Estimated D/U) | **97,385** |
| **FUTURE HOUSING** (4-10 years) | |
| Total Future Communities | 19 |
| Future Lots | 28,442 |
| **Estimated Added Future Population** (based on Future Housing) | **78,215** |
| **MULTI-FAMILY** | |
| Existing Units | 968 |
| Under Construction Units | N/A |
| Planned & Proposed Units | 779 |
| Average HH Size (Assumed) | 1.9 |
| **Estimated Added Future Population** (based on Total Active & Future Units) | **1,480** |

*Note: All Future Population Numbers Based on Units x Average HH Size
*Sources: Esri, RL Brown, Costar

S SEC

## PADS & SHOPS AVAILABLE FOR LEASE

163RD AVE & PINNACLE PEAK RD | SURPRISE, AZ

# DEMOGRAPHICS

*2026 ESRI*

## 2026 DAYTIME POPULATION

| | TOTAL | WORKERS | RESIDENTS |
|---|---|---|---|
| 1 MILE | 2,537 | 761 | 1,776 |
| 3 MILE | 38,008 | 7,318 | 30,690 |
| 5 MILE | 108,837 | 31,447 | 77,390 |

## 2026 HOUSEHOLD INCOMES



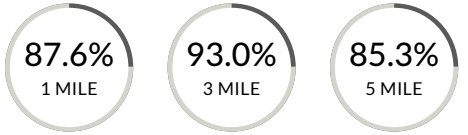
| | MEDIAN | AVERAGE | PER CAPITA |
|---|---|---|---|
| 1 MILE | $162,972 | $200,513 | $70,387 |
| 3 MILE | $102,841 | $129,849 | $56,711 |
| 5 MILE | $95,568 | $120,115 | $53,177 |

## 2026 HOUSING UNITS

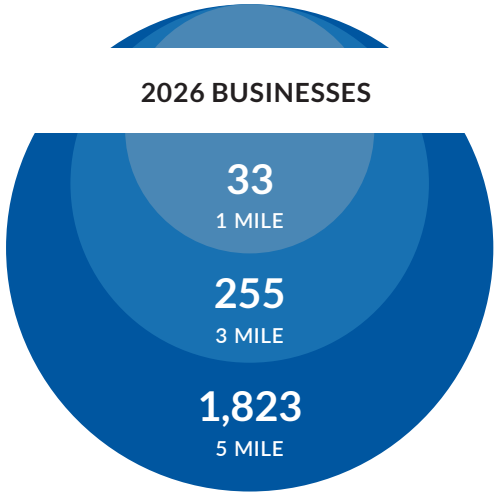


| 1 MILE | 3 MILE | 5 MILE |
|---|---|---|
| 1,380 | 24,615 | 63,222 |

OWNER OCCUPIED




## 2026 BUSINESSES

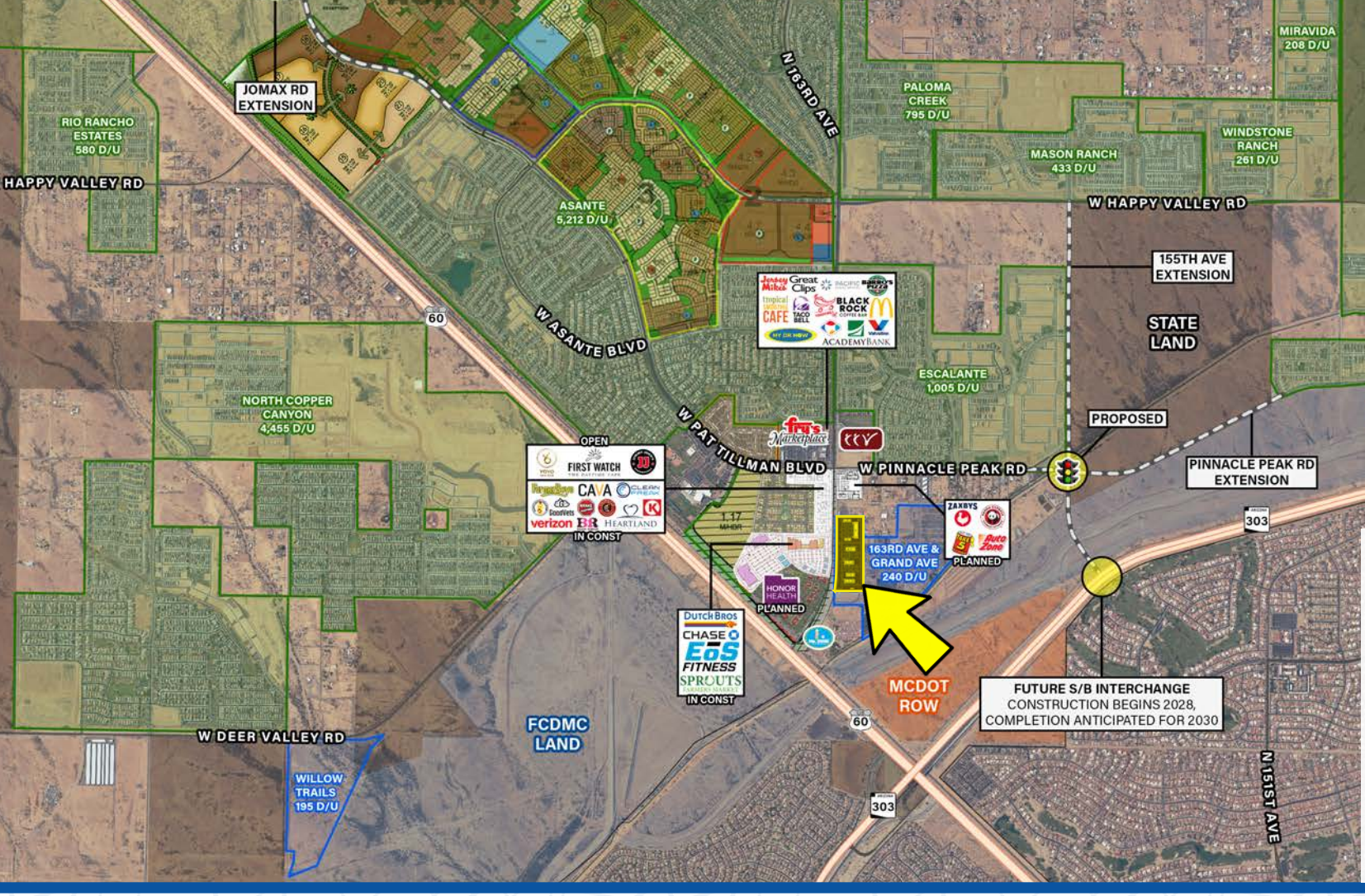





| | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2026 POPULATION | 3,757 | 48,761 | 122,645 |
| 2031 POPULATION | 4,197 | 52,227 | 130,217 |



| | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2026 HOUSEHOLDS | 1,204 | 21,262 | 54,492 |
| 2031 HOUSEHOLDS | 1,364 | 22,712 | 57,998 |




DEVELOPED BY:

RAI HOLDINGS


**ANDY CALL**
*(623) 523.3943*
*andy@raidevco.com*


## EXCLUSIVELY LISTED BY


**LANCE UMBLE**
*(602) 734.7206*
*lumble@pcaemail.com*

**JACKSON DRAGON**
*(602) 288.3468*
*jdragon@pcaemail.com*


PHOENIX COMMERCIAL ADVISORS
A MEMBER OF CHAINLINKS RETAIL ADVISORS


The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. October 22, 2026 11:12 AM



P. (602) 957-9800
3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
*phoenixcommercialadvisors.com*