
Asante LOT 2
(Under Construction)
Now Open & Expanding
Valvoline
McDonald's
TACO BELL
Shops
Pat Tillman Boulevard
BASKIN ROBBINS
CAVA
FirstWatch
HEARTLAND
DAP
Former Bowl
JIMMY JOHN'S
verizon
GoodVets
PLANNED
Multifamily
282 Units
CHIPOTLE
SPROUTS
CAR WASH
EōS FITNESS
Dutch Bros
CHASE
CLOSED ESCROW
HONORHEALTH
60
Grand Avenue
163rd Avenue
QuikTrip
Santa Fe Dr
PROPOSED
FITNESS
SPROUTS
PAD 1
Dutch Bros
PAD 3
PAD 4
PAD 6
ZARA
CHASE
SIMON CRE
SRS
FOR LEASE
ASANTE
TRAILS
SWC Pat Tillman Blvd & 163rd Ave | Surprise, AZ

Asante Trails

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

SRS



Mixed-Use Development

Available

CONTACT

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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
- ADOT has finalized plans for the nearby Loop 303/155th Avenue interchange, with construction scheduled to

TRAFFIC COUNTS

Grand Avenue	57,020 VPD
163rd Avenue	14,448 VPD
Loop 303	34,185 VPD

Year: 2020 | Source: ADOT

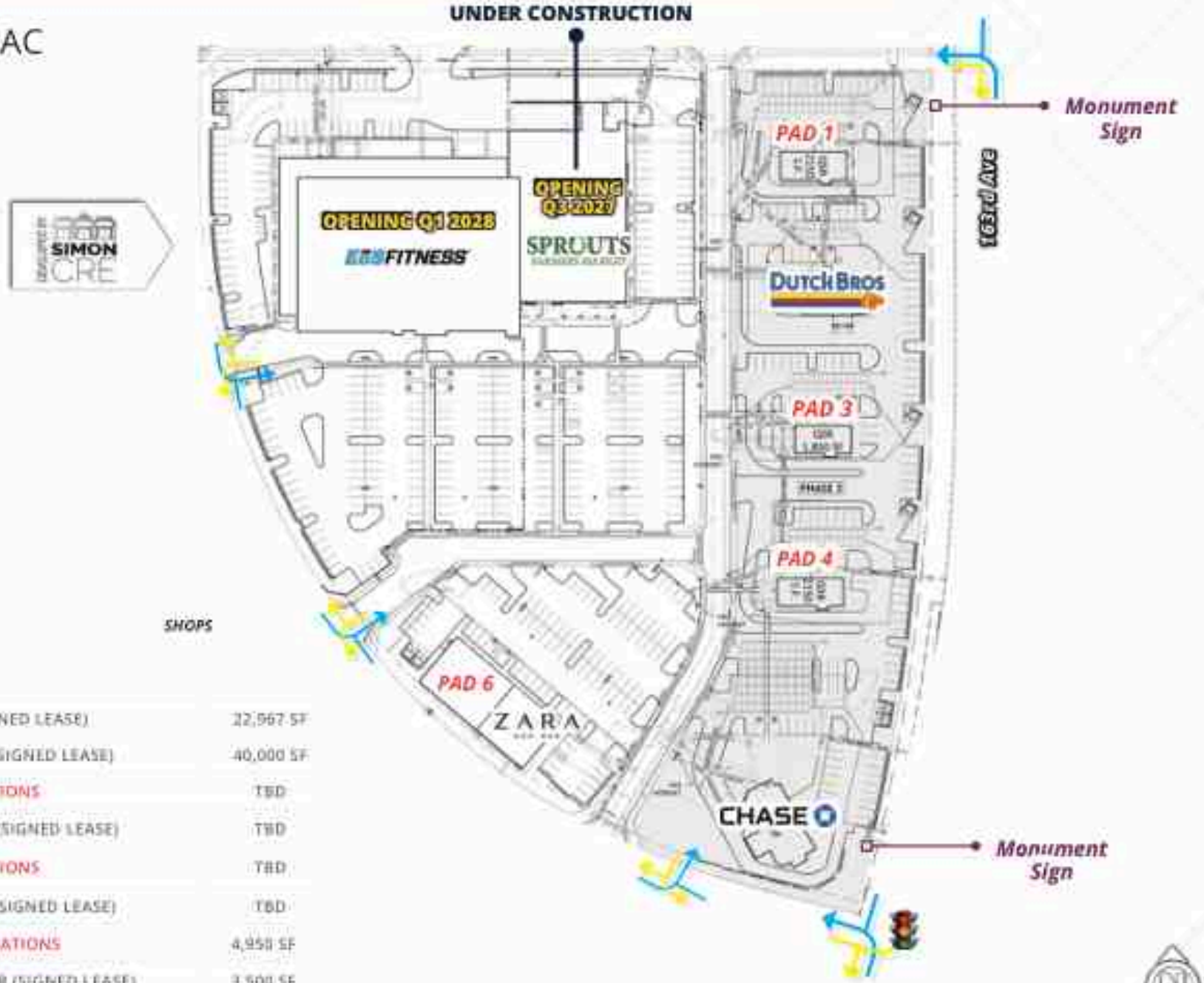
AREA CO-TENANTS:

Asante Trails

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

SRS

SITE - 15.18 AC



LEGEND

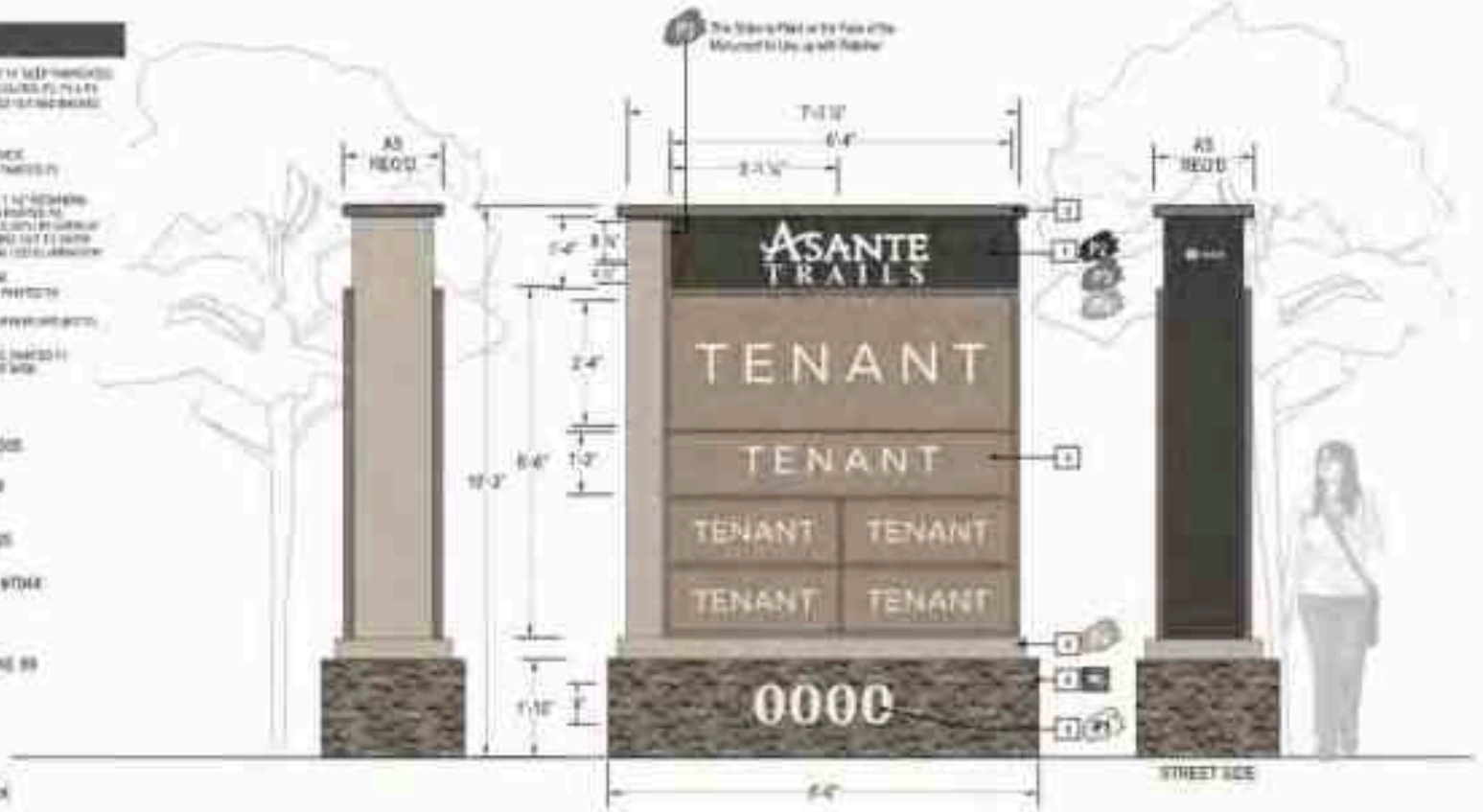
ANCHOR 1	SPROUTS (SIGNED LEASE)	22,967 SF
ANCHOR 2	EOS FITNESS (SIGNED LEASE)	40,000 SF
PAD 1	LOI NEGOTIATIONS	TBD
PAD 2	DUTCH BROS (SIGNED LEASE)	TBD
PAD 3/4	LOI NEGOTIATIONS	TBD
PAD 5	CHASE BANK (SIGNED LEASE)	TBD
PAD 6	LEASE NEGOTIATIONS	4,958 SF
PAD 6	ZARA NAIL BAR (SIGNED LEASE)	3,500 SF

LOT 3 MONUMENT:

MULTI-TENANT DOUBLE SIDED ILLUMINATED MONUMENT SIGNS - QTY: 2 | SF: 49.56 EACH | SCALE: 1/2" = 1'-0" (11X17)

SIGNS: (3A.1) (3A.2)

FABRICATION DETAILS	
1	CABINET
2	CAP OF SIGN
3	TENANT CABINET
4	CAP OF BASE
5	BASE
6	ADDRESS



PAINT:

- P1 Sherwin Williams Pure White #7005
- P2 Sherwin Williams Iron Ore #7069
- P3 Sherwin Williams Backdrop #7025
- P4 Sherwin Williams Amazing Gray #7044

VINYL:

- 3M ORACAL VINYL SANDSTONE 89
- WHITE VINYL YESCO LOGO

MATERIAL:

- SW1 ECHELON SPLIT FACE BLOCK 12X8X16 COLOR: OPAL

FONTS:

CONSTANTINA

GOTHAM BOOK

Asante Trails

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

SRS



Photo: Sept 30, 2026



Photo: Sept 30, 2026



Photo: Sept 30, 2026

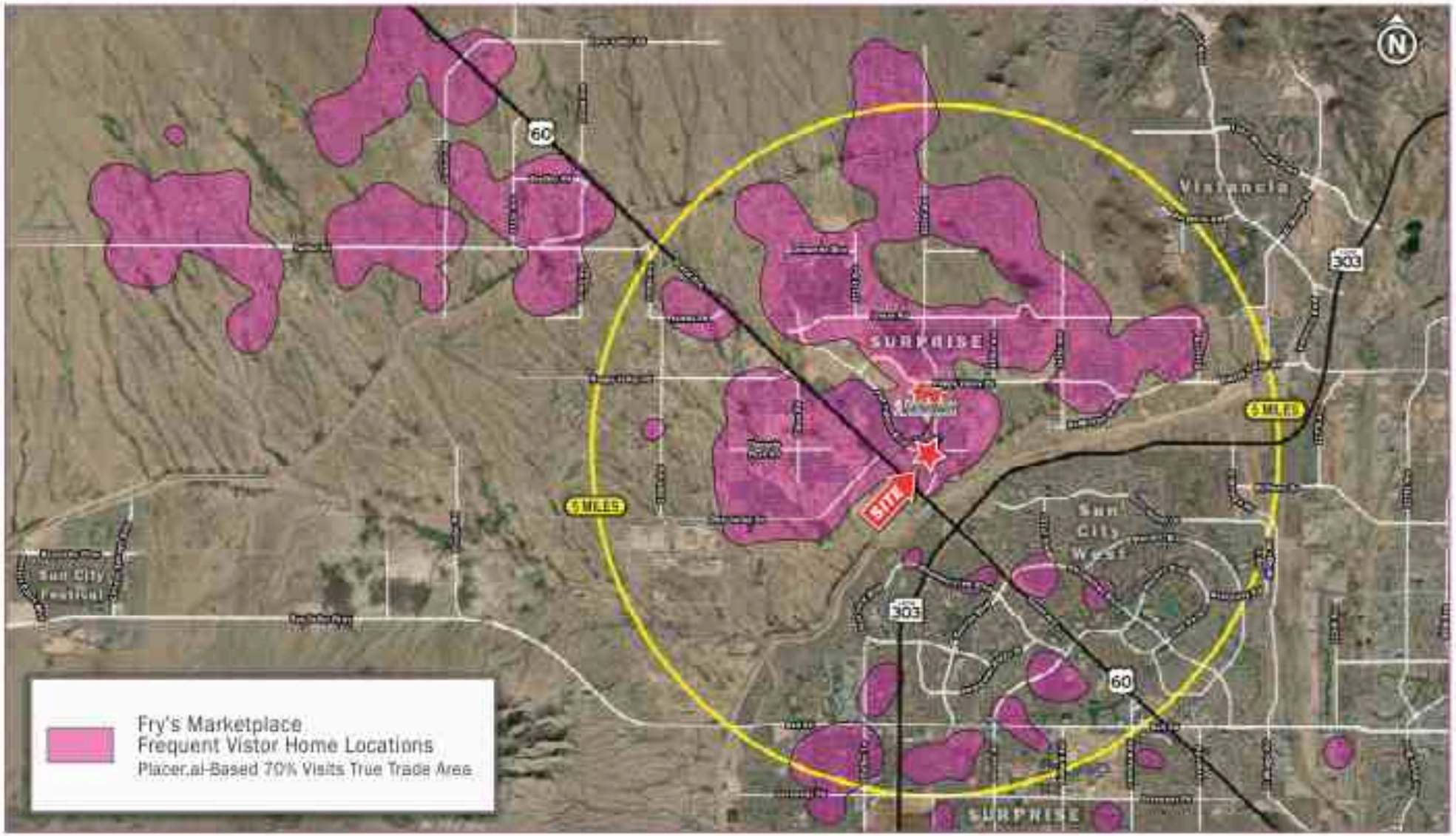


Photo: Oct 27, 2026

Asante Trails

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

SRS



DEMOGRAPHICS

5 Miles

Source: esri

±122,663 TOTAL POPULATION	±58.7 MEDIAN AGE	±63,216 HOUSING UNITS	
±108,833 DAYTIME POPULATION	±120,136 AVG HH INCOME	±543,014 AVG HH NET WORTH	

Asante Trails

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

SRS



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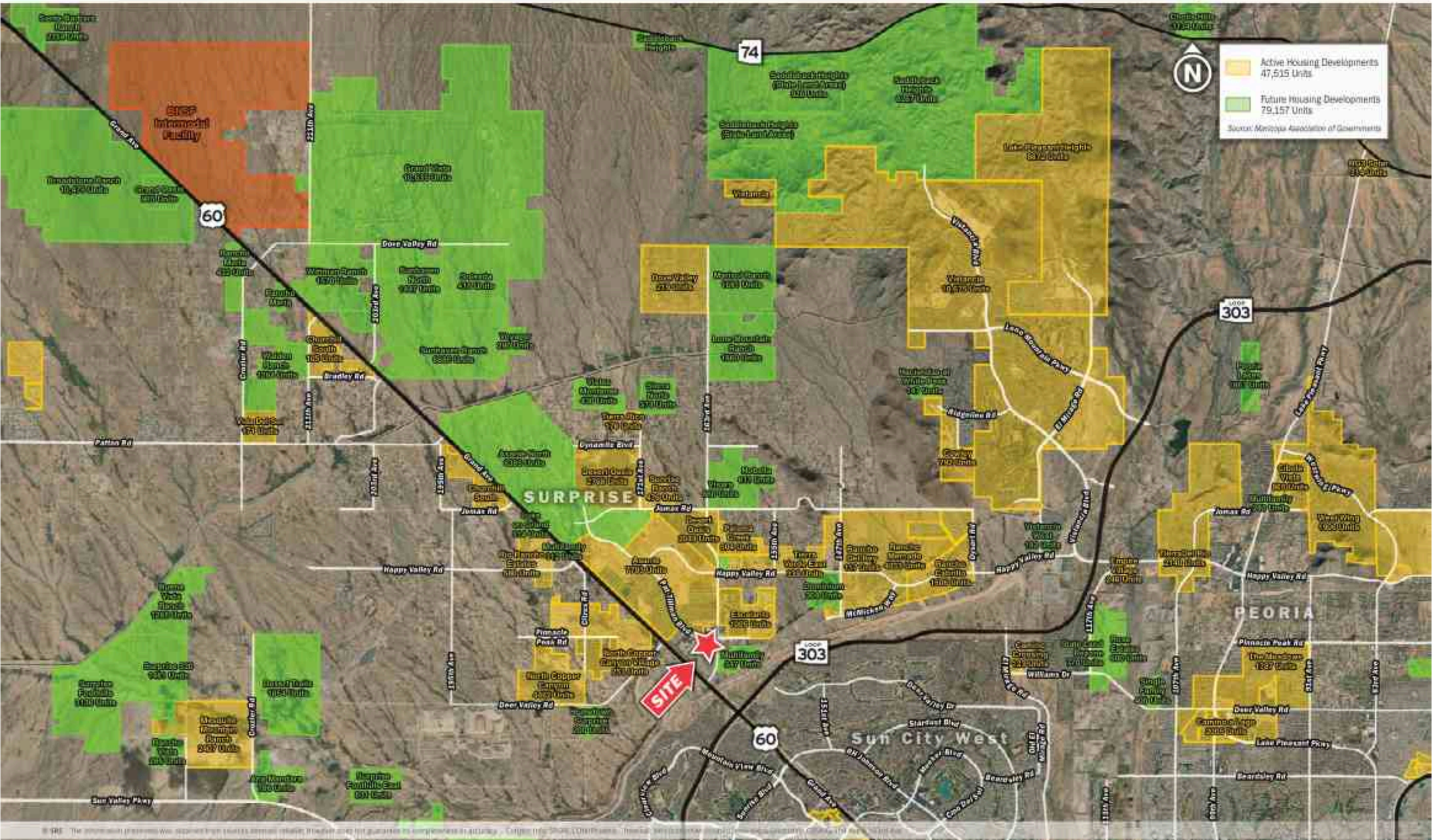
Future Housing Growth

SRS


Active Housing Developments
47,515 Units
Future Housing Developments
79,157 Units
Source: Maricopa Association of Governments
N
74
60
303
SURPRISE
PEORIA
Sun City West
SITE
Grand Ave
Dove Valley Rd
Happy Valley Rd
Deer Valley Rd
Pinnacle Peak Rd
Jomax Rd
Patton Rd
Bradley Rd
Dynamite Blvd
Stardust Blvd
Meeker Blvd
Beardsley Rd
Lake Pleasant Pkwy
Sun Valley Pkwy
Williams Dr
Ridgeline Rd
Pat Tillman Blvd
Citrus Rd
Crossfire Rd
Vistancia Blvd
Loop 303 Freeway
El Mirage Rd
Lake Pleasant Pkwy
Mountain View Blvd
Sunrise Blvd
Clear View Blvd
Cave Creek Rd
Grand Ave
Vistancia
Trilogy at Vistancia
Lake Pleasant Heights
Westwing Phase 1
Westwing Mesa
Westwing Phase 2
Terramar
Trilogy at Vistancia Village A
Trilogy at Vistancia Village B
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