

Under Construction
Projected Opening Q3 2023



ACRES:
±20.00

SQUARE FEET:
±159,378

ZONING:
PAD
NEIGHBORHOOD GROCERY

ADDRESS:
NWC 163RD AVE & PAT TILLMAN BLVD, SURPRISE, ARIZONA

SUMMARY:
This grocery anchored neighborhood center is in the heart of the Asante master planned community located in the northwest valley, one of the fastest growing sections of the metro Phoenix area. The center's five mile trade area currently contains a population of over 87,000 with an additional 178,000 expected upon buildout. In addition, the trade area boasts an average annual household income more than \$100,000.



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President
Leasing
602.224.4147 Direct
480.596.9399 Office
bsheets@barclaygroup.com

OVERVIEW

DEMOGRAPHICS

Average Household Income

3 Mile	5 Miles	7 Miles
\$81,660	\$79,615	\$85,993

Total Population

3 Mile	5 Miles	7 Miles
25,205	87,622	184,968

Daytime Population

3 Mile	5 Miles	7 Miles
24,180	84,894	169,411

Total Households

3 Mile	5 Miles	7 Miles
12,364	40,406	73,391

AVAILABLE

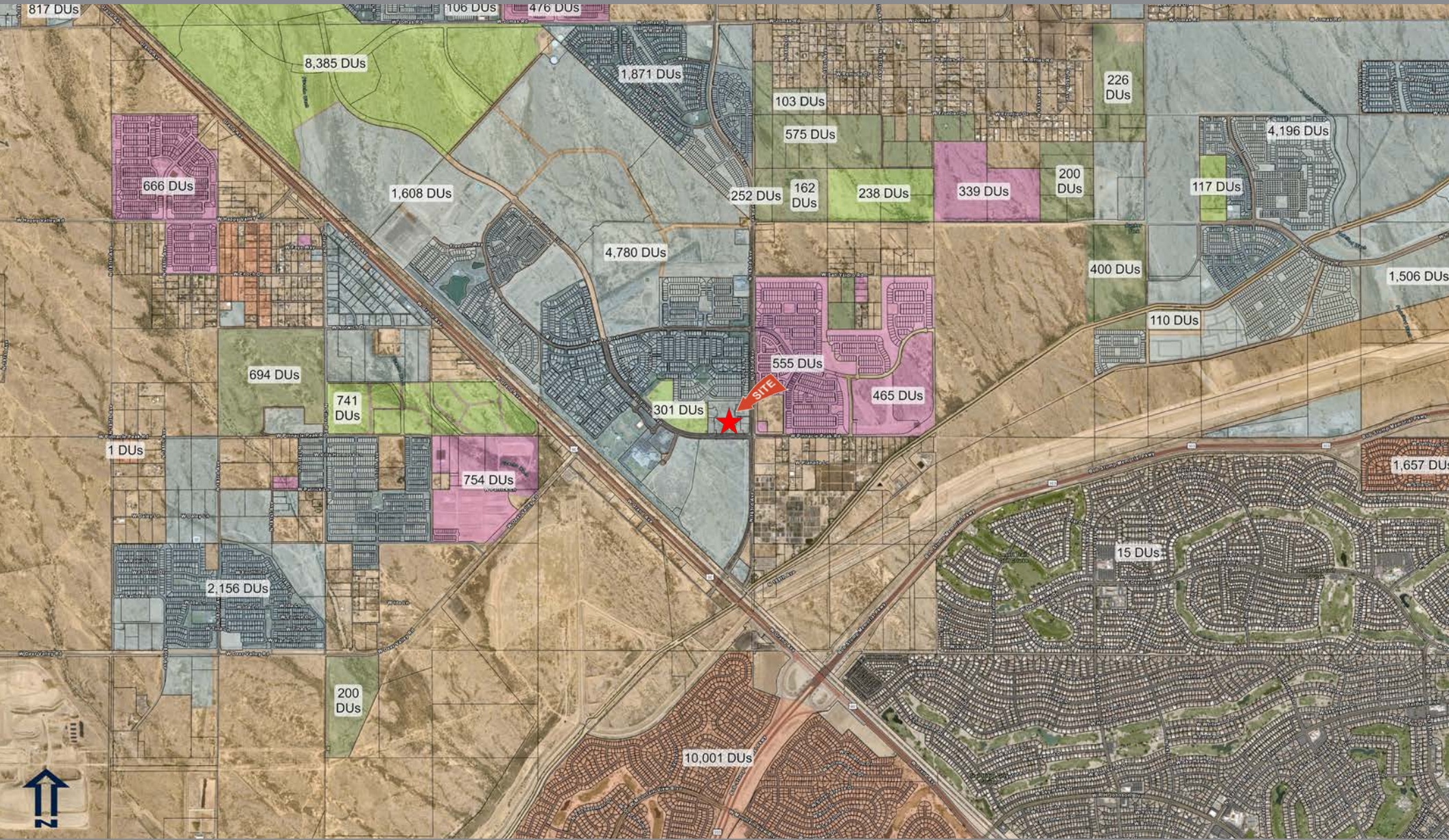
- Shops & Pads.



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AERIAL MAP



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DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



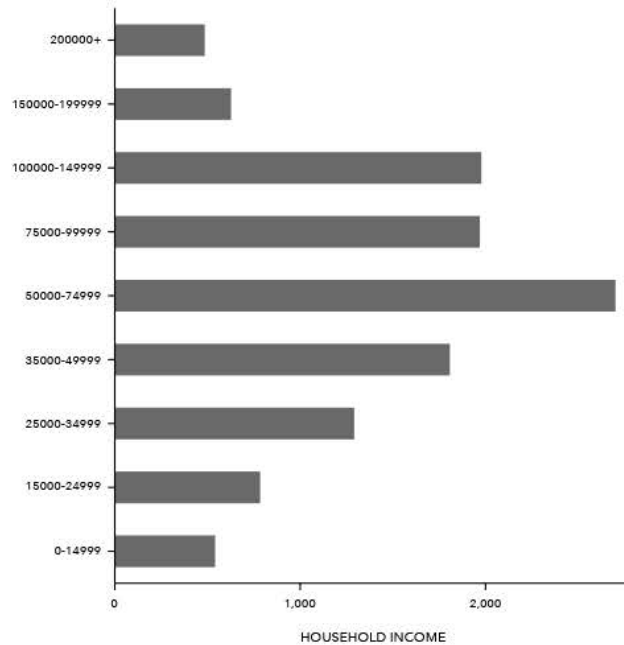
INCOME



Tapestry Segments



KEY FACTS

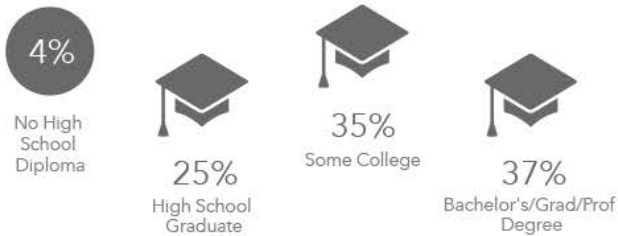


Average Household Size for this area

2.06 which is less than the average for United States

Area	Value	0.00	4.00
Maricopa County	2.69		
Arizona	2.64		
United States	2.58		
This area	2.06		

EDUCATION



EMPLOYMENT



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