

Under Construction  
Projected Opening Q3 2023



**ACRES:**  
±20.00

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

**SQUARE FEET:**  
±159,378

**ZONING:**  
PAD  
NEIGHBORHOOD GROCERY

**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](http://www.BarclayGroup.com)

**Brett Sheets**  
Senior Vice President  
Leasing  
602.224.4147 Direct  
480.596.9399 Office  
[bsheets@barclaygroup.com](mailto: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.

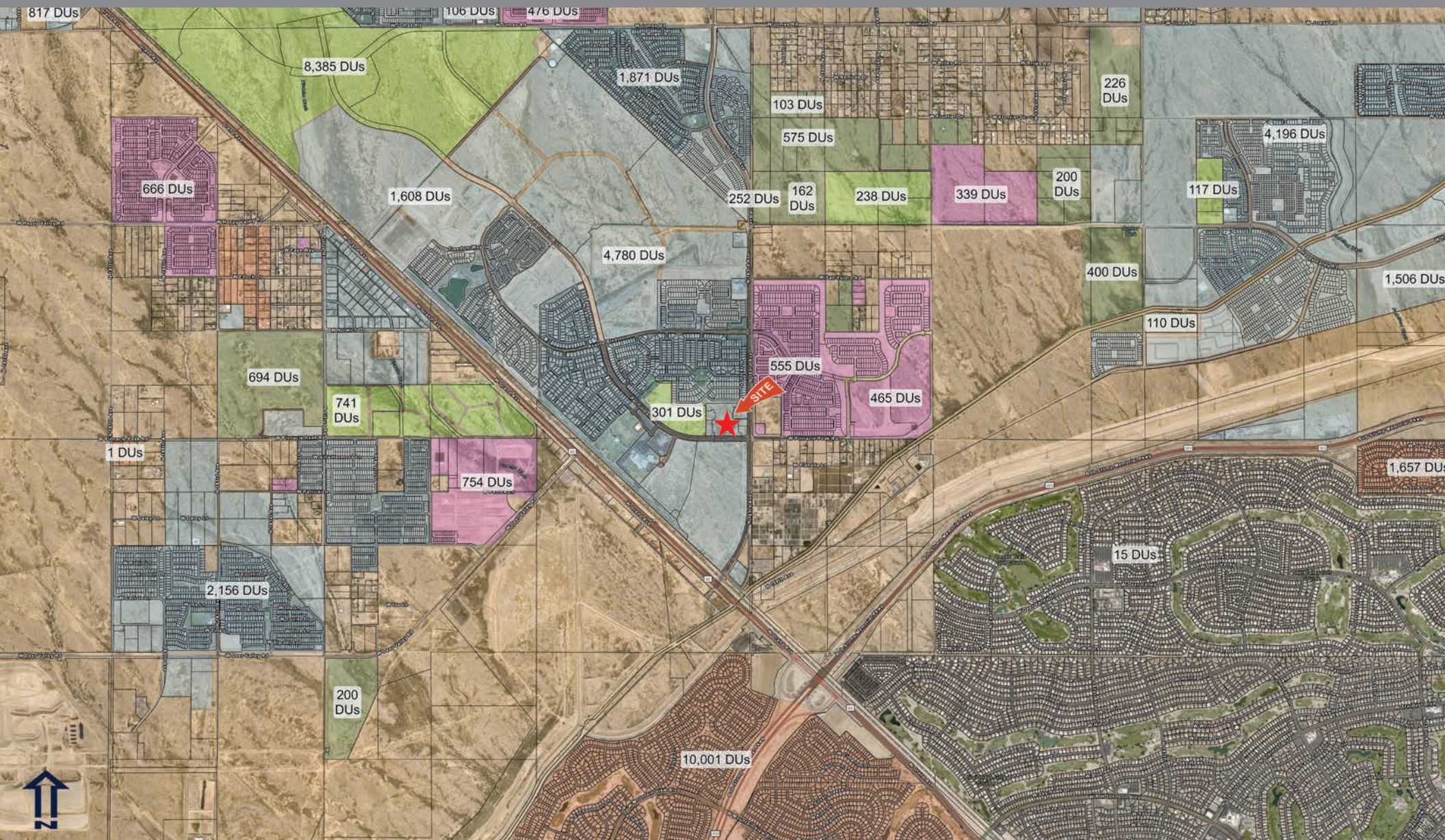


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# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



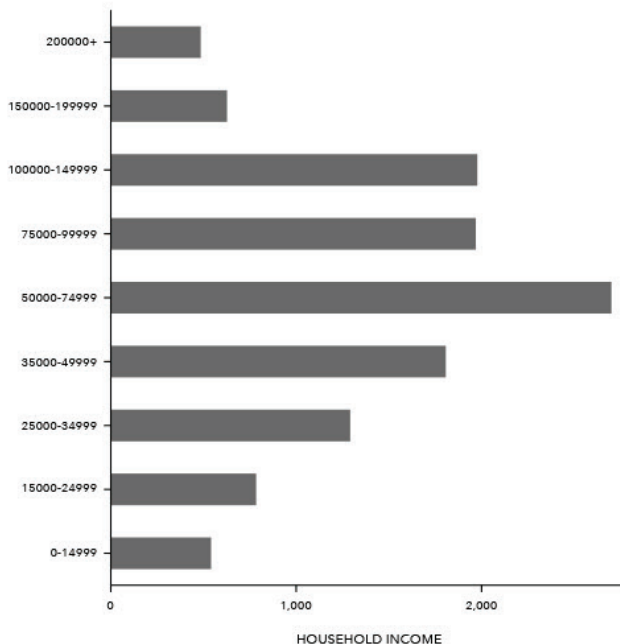
## INCOME



## Tapestry Segments



## KEY FACTS



## Average Household Size

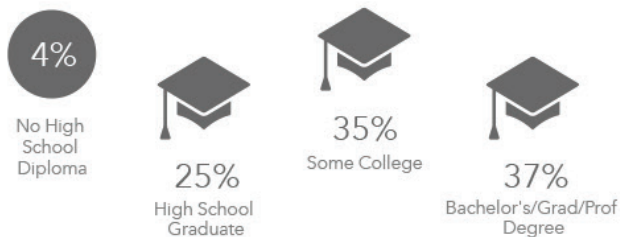
for this area

**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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