

# SURPRISE SPECTRUM NEIGHBORHOOD CENTER

Northwest Corner of 163rd Avenue & Tillman Boulevard, Surprise, Arizona



## Trade Area Highlights:

- Project has great spacing from the retail sites at Bell Road & Grand Ave, Lake Pleasant Road & Happy Valley Road, and the South Loop 303.
- There is excellent local and regional access to the site provided by 163rd Avenue, Grand Avenue, and the Loop 303.
- Center is located approximately 5 miles from Bell Road and Grand Avenue.
- Surprise Spectrum is the commercial component of Asante, a 1,500-acre mixed use development planned by Lennar Homes.
- Asante contains a master planned residential development that will total nearly 15,000 new homes. There are an additional 20,000 homes planned for the surrounding area, totaling 35,000 new homes for the immediate trade area.
- The neighborhood center is adjacent to planned Surprise Spectrum, the only Power Center in the trade area designated as a "Commercial Gateway" location by the City of Surprise land use plan.



## Demographics:

(AnySite Postal Counts - 07/08)

## Population:

3 miles	5 miles	7 miles
34,288	89,720	158,042

## Average Household Income:

3 miles	5 miles	7 miles
\$65,447	\$60,805	\$60,445

## Available:

Pads  
Shops

## Total Building Area:

±155,760 SF (Phase I)

## Total Site Area:

±19 Acres (Phase I)

