

The Boulevard at Surprise Pointe

1,658 SF



13681 N Litchfield Road
Surprise, Arizona 85379

NAIHorizon

2944 N 44th St, Suite 200, Phoenix, Arizona

+1 602 955 4000

naihorizon.com

For more information:

Matt Harper, CCIM

+1 602 393 6604

matt.harper@naihorizon.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN

The Boulevard at Surprise Pointe

Property & Location Highlights

- National and regional tenant mix
- Anchored by AMC Theaters and Uptown Alley
- Over 1 million visitors annually
- Located at main entrance into AMC Theaters
- Adjacent to Coldstone Creamery
- Strong foot traffic
- Retail/entertainment hub
- Eight ingress/egress points allowing convenient access throughout the site



For Lease: \$24.00/SF (NNN)

Matt Harper, CCIM

+1 602 393 6604
matt.harper@naihorizon.com

NAIHorizon

The Boulevard at Surprise Pointe

Site Plan & Availabilities



Suite	Tenant	Size
PAD 1		±1.38 AC
PAD 2	Quick Quack Car Wash	±1.19 AC
PAD 4	Firestone	±0.825 AC
PAD 5		±1.43 AC
PAD 6		±3.35 AC
E-000	Jabz Boxing	1,945 SF
PAD 3	Filiberto's	
D-001	Salon Boutique	10,015 SF
E-002	Maximums Nutrition	1,627 SF
E-123	T.E.A.M for Kids	4,362 SF
N-001	Under Review Sports Bar	5,529 SF
A-000	AMC	55,000 SF
B-122	Rocket Fizz	2,000 SF
B-135	Cold Stone Creamery	1,200 SF
B-136	Boyer Bakery	1,559 SF
B-137	Available 07/01/21	1,658 SF
C-131	La Fuentes Mexican Bar & Grill	3,900 SF
C-134	CG Martial Arts	2,607 SF
F-105	Urgent Care	2,250 SF
F-107	Sports Clips	1,352 SF
F-108	Dentist	2,485 SF
G-000A	Tropical Smoothie Cafe	1,782 SF
G-000B	Papa John's	1,418 SF
G-001	New Look Hair & Nail	1,688 SF
G-112	State Farm	1,000 SF
G-114A	Noodles	2,738 SF
H-002	Nick's Diner	4,857 SF
H-001	EVOFit	10,012 SF
Outlot 1	Walgreen's	14,820 SF

Matt Harper, CCIM

+1 602 393 6604
matt.harper@naihorizon.com



The Boulevard at Surprise Pointe

Aerial Map - Cross Streets



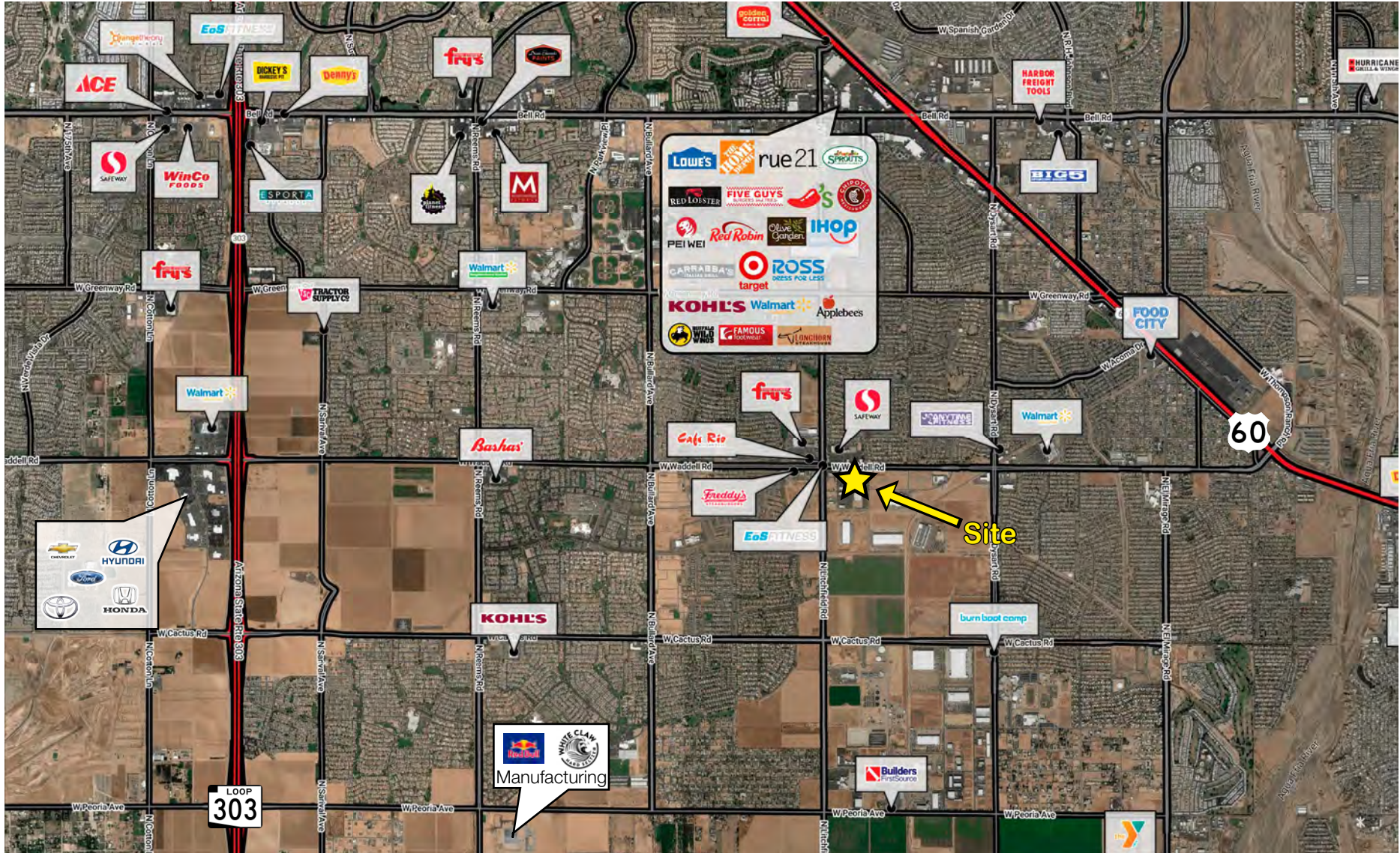
Matt Harper, CCIM

+1 602 393 6604
matt.harper@naihorizon.com

NAIHorizon

The Boulevard at Surprise Pointe

Aerial Map - Zoomed Out



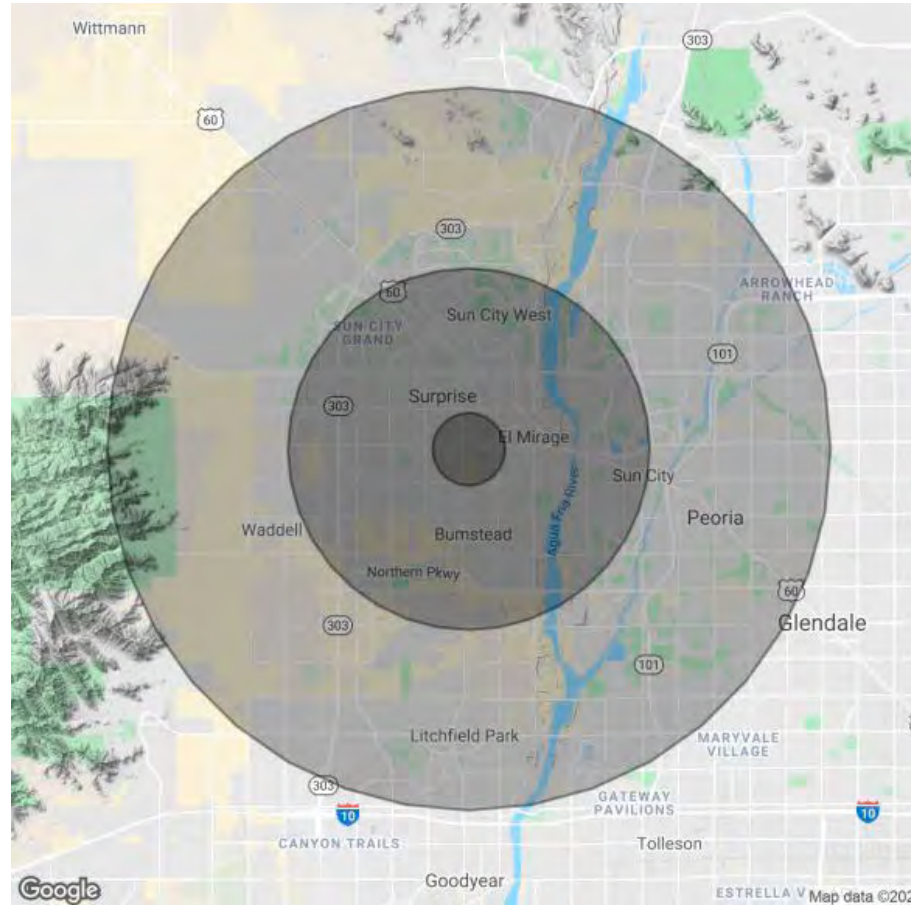
Matt Harper, CCIM

+1 602 393 6604
matt.harper@naihorizon.com

NAIHorizon

The Boulevard at Surprise Pointe

Demographics Map & Report



<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Traffic Counts</u>	<u>VPD</u>
Population	10,959	104,387	207,059	W Waddell Rd	28,996
Average Age:	28.6	41.9	41.7	N Litchfield Rd	19,369
Average HH Income	\$78,299	\$59,297	\$66,846		

Matt Harper, CCIM

+1 602 393 6604
matt.harper@naihorizon.com

