



The Boulevard at Surprise Pointe

SEC of Waddell Road & Litchfield Road | Surprise, Arizona



For more information, please contact:

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cushmanwakefield.com

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Aerial View Facing North



Surprise Stadium
Kansas City Royals & Texas Rangers
Spring Training Facility

City of Surprise Municipal Buildings

Surprise

Sun City

Peoria

Sierra Verde

Litchfield Manor

Waddell Road

157th Avenue



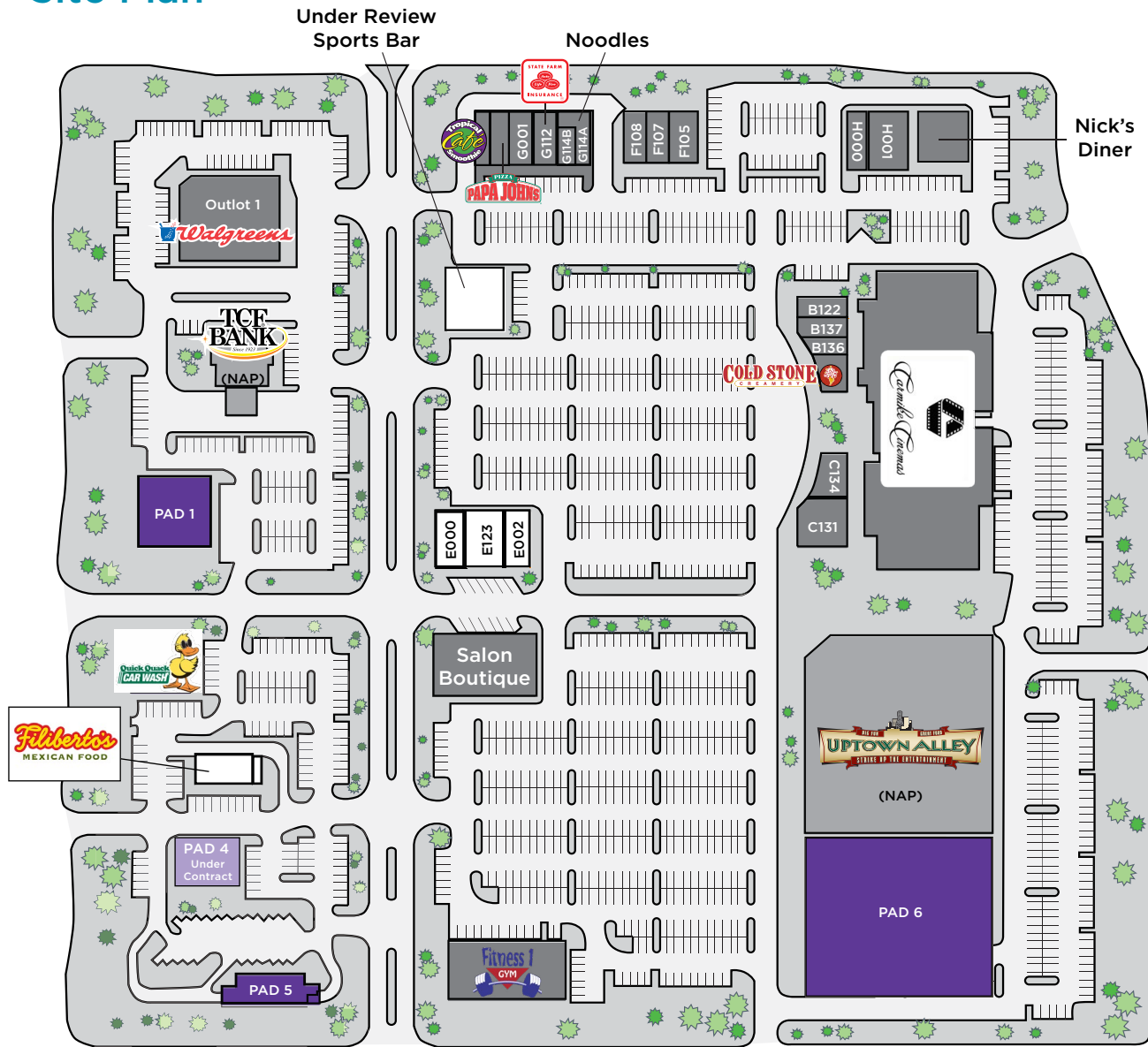
Build to Suit Opportunities

SUBJECT

Build to Suit Opportunities

Foreign Trade Zone (FTZ) No 277 ±290 Acres – Surprise Pointe Commercial Business Park

Site Plan



Suite	Tenant	Size
PAD 1	AVAILABLE	±1.38 AC
PAD 2	Quick Quack Car Wash	±1.194 AC
PAD 4	Under Contract	±0.825 AC
PAD 5	AVAILABLE	±1.43 AC
PAD 6	AVAILABLE	±3.35AC
E-000	Jabz Boxing	1,945 SF
PAD 3	Filiberto's	-
D-001	Salon Boutique	10,015 SF
E-002	Maximus Nutrition	1,627 SF
E-123	T.E.A.M. For Kids	4,362 SF
N-001	Under Review Sports Bar	5,529 SF
Antenna	New Cingular Wireless	-
A-000 (NAP)	Carmike Cinemas	55,000 SF
B-122 (NAP)	Rocket Fizz	2,000 SF
B-135 (NAP)	Cold Stone Creamery	1,200 SF
B-136 (NAP)	Sugar and Spice	1,559 SF
B-137 (NAP)	Tax Saver	1,658 SF
C-131 (NAP)	La Fuentes Mexican Grill & Bar	3,900 SF
C-134 (NAP)	CG Martial Arts Academy	2,607 SF
F-105 (NAP)	Urgent Care	2,250 SF
F-107 (NAP)	Sports Clips	1,352 SF
F-108 (NAP)	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
G-114B	Available	1,100 SF
H-000 (NAP)	Sold	1,802 SF
H-001 (NAP)	Sold	3,074 SF
H-002 (NAP)	Nick's Diner	4,857 SF
M-001 (NAP)	Fitness 1 Gym	10,012 SF
Outlot 1 (NAP)	Walgreens	14,820 SF

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Fry's
FOOD & DRUG STORES

McDonald's

SONIC

SAFeway

SAFeway GAS

CHASE

native
grill wings

DUNKIN' DONUTS

Freddy's
STEAKBURGERS

the Pet Club

PHASE I

PHASE II

PHASE III

WADDELL ROAD

LITCHFIELD ROAD

SITE

O'Reilly
AUTO PARTS

Bank of America

TACO BELL

Carmike Cinemas

UPTOWN ALLEY
RESTAURANT & BAR

Walgreens

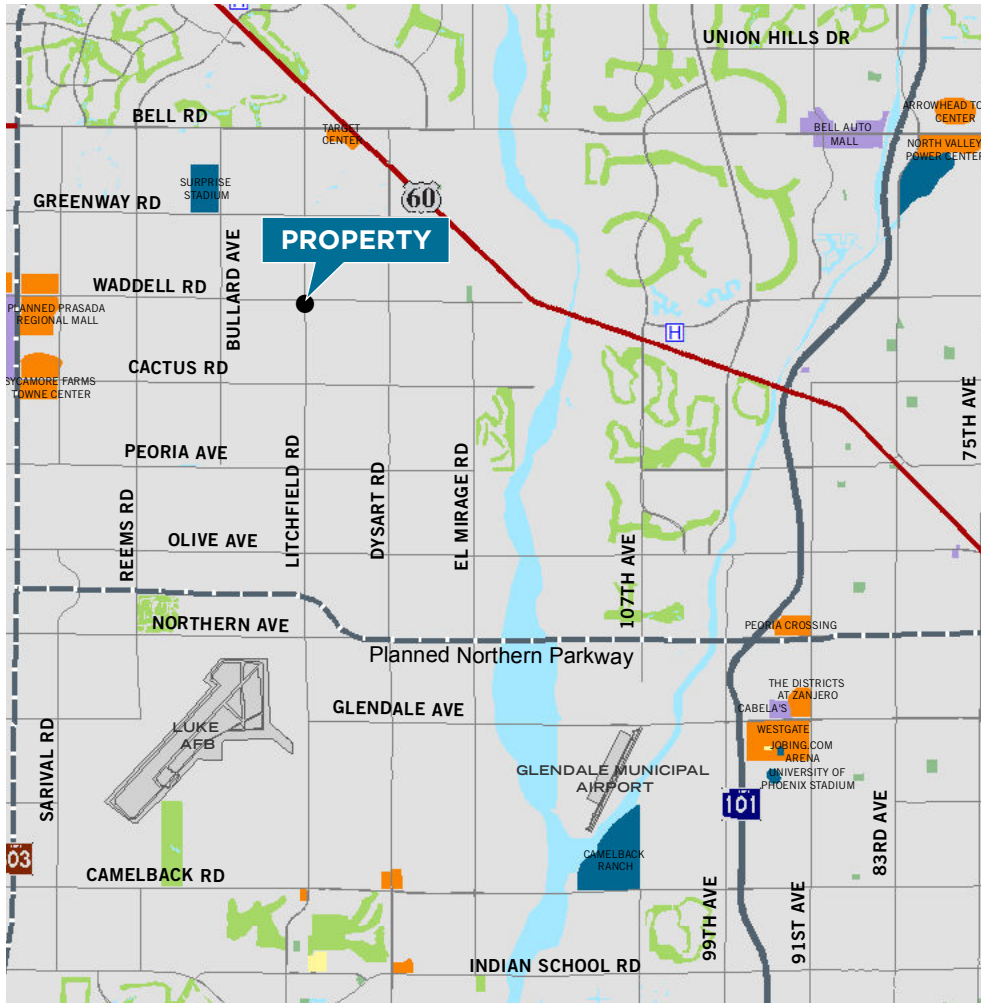
TCF BANK
Since 1923

Filberto's
MEXICAN FOOD

Quick Quack
CAR WASH

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Property Data

Address:	SEC of Waddell Road & Litchfield Road 13541, 13601, 13649 and 13723 N Litchfield Road Surprise, AZ 85374		
Property Size:	±141,507 SF		
Land Size:	±29.82 Acres		
New Buildings:	Build to Suit Opportunities for Strong Tenants		
Access/Egress:	Eight ingress/egress points allowing convenient access throughout the site		
Zoning:	PAD, City of Surprise		
Demographics: *	Total Population		
	1 mile	3 miles	5 miles
	12,422	103,538	194,597
Traffic Counts: **	Average Household Income		
	1 mile	3 miles	5 miles
	\$78,426	\$67,720	\$61,919
	North of Waddell on Litchfield: 14,608		
	South of Waddell on Litchfield: 17,456		
	East of Litchfield on Waddell: 12,807		
	West of Litchfield on Waddell: 13,930		

* Source: ESRI, 2016 ** Source: City of Surprise, 2016

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