



Turn-key Restaurant Space at Surprise Pointe

SEC of Waddell Road & Litchfield Road | Surprise, Arizona



**CUSHMAN &
WAKEFIELD**

For more information, please contact:

Shane Carter

Associate

+1 602 224 4442

shane.carter@cushwake.com

Chris Hollenbeck

Executive Director

+1 602 224 4475

chris.hollenbeck@cushwake.com

2555 E. Camelback Rd, Suite 400

Phoenix, Arizona 85016

ph: +1 602 954 9000

fx: +1 602 253 0528

cushmanwakefield.com

Turn-key Restaurant Space at Surprise Pointe



SEC of Waddell Road & Litchfield Road | Surprise, Arizona

Aerial View Facing North



Surprise Stadium
Kansas City Royals & Texas Rangers
Spring Training Facility

City of Surprise Municipal Buildings

Surprise

Sun City

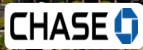
Peoria

Sierra Verde

Litchfield Manor

Waddell Road

157th Avenue



SITE



Firestone



Build to Suit
Opportunities

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

Site Plan



Suite	Tenant	Size
PAD 1	Vacant	±1.38 AC
PAD 2	Quick Quack Car Wash	±1.194 AC
PAD 4	Firestone	±0.825 AC
PAD 5	Vacant	±1.43 AC
PAD 6	Vacant	±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	AVAILABLE	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

For more information, please contact:

Shane Carter
Associate
+1 602 224 4442
shane.carter@cushwake.com

Chris Hollenbeck
Executive Director
+1 602 224 4475
chris.hollenbeck@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 253 0528

cushmanwakefield.com



Turn-key Restaurant Space at Surprise Pointe

SWC of Waddell Road & Litchfield Road | Surprise, Arizona



fray's
FOOD & DRUG STORES

SONIC

McDonald's

SAFeway

SAFeway
GAS

CHASE

native
grill wings

DUNKIN' DONUTS

the Pet Club

Freddy's
STEAKBURGERS

PHASE I

PHASE II

PHASE III

SITE

Firestone

Filiberto's
MEXICAN FOOD

Quick Quack
CAR WASH

TCF BANK

Walgreens

LITCHFIELD ROAD

WADDELL ROAD

Bank of America

TACO BELL

O'Reilly
AUTO PARTS

Carmike
Cinemas

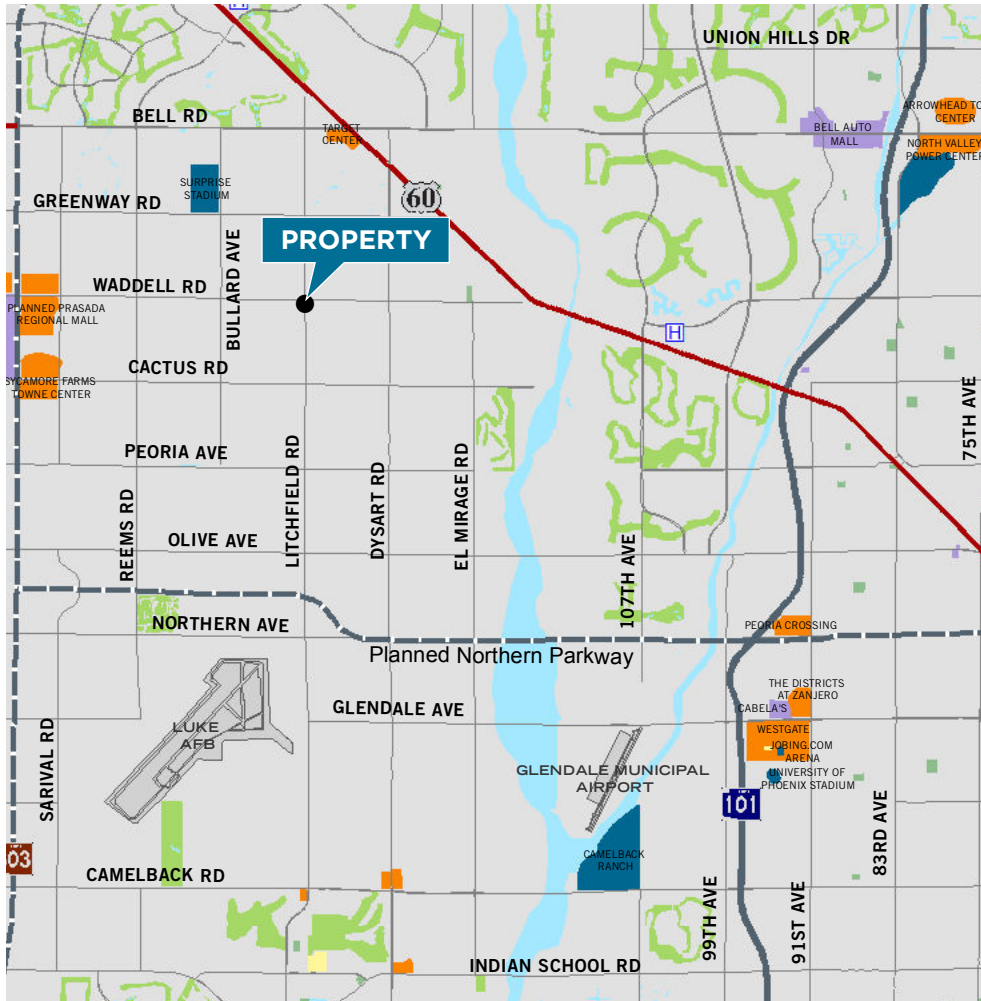
UPTOWN ALLEY



CUSHMAN &
WAKEFIELD

Turn-key Restaurant Space at Surprise Pointe

SEC of Waddell Road & Litchfield Road | Surprise, Arizona



Property Data

Address: 13749 N. Litchfield Road
Surprise, AZ 85379

Property Size: ±2,738 SF

Land Size: ±1.89 Acres

Build Out: Turn-key Vietnamese - Restaurant

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

Average Household Income	1 mile	3 miles	5 miles
	\$78,426	\$67,720	\$61,919

Traffic Counts: **

- 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

For more information, please contact:

Shane Carter
Associate
+1 602 224 4442
shane.carter@cushwake.com

Chris Hollenbeck
Executive Director
+1 602 224 4475
chris.hollenbeck@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 253 0528

cushmanwakefield.com