



The Boulevard at Surprise Pointe

SEC of Waddell Road & Litchfield Road | Surprise, Arizona



For more information, please contact:

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

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

Brad Douglass
Director
+1 602 224 4406
brad.douglass@cushwake.com

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

cushmanwakefield.com

The Boulevard at Surprise Pointe

SEC of Waddell Road & Litchfield Road | Surprise, Arizona



Aerial View Facing North



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	Firestone	±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

For more information, please contact:

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

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

Brad Douglass
Director
+1 602 224 4406
brad.douglass@cushwake.com

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

cushmanwakefield.com



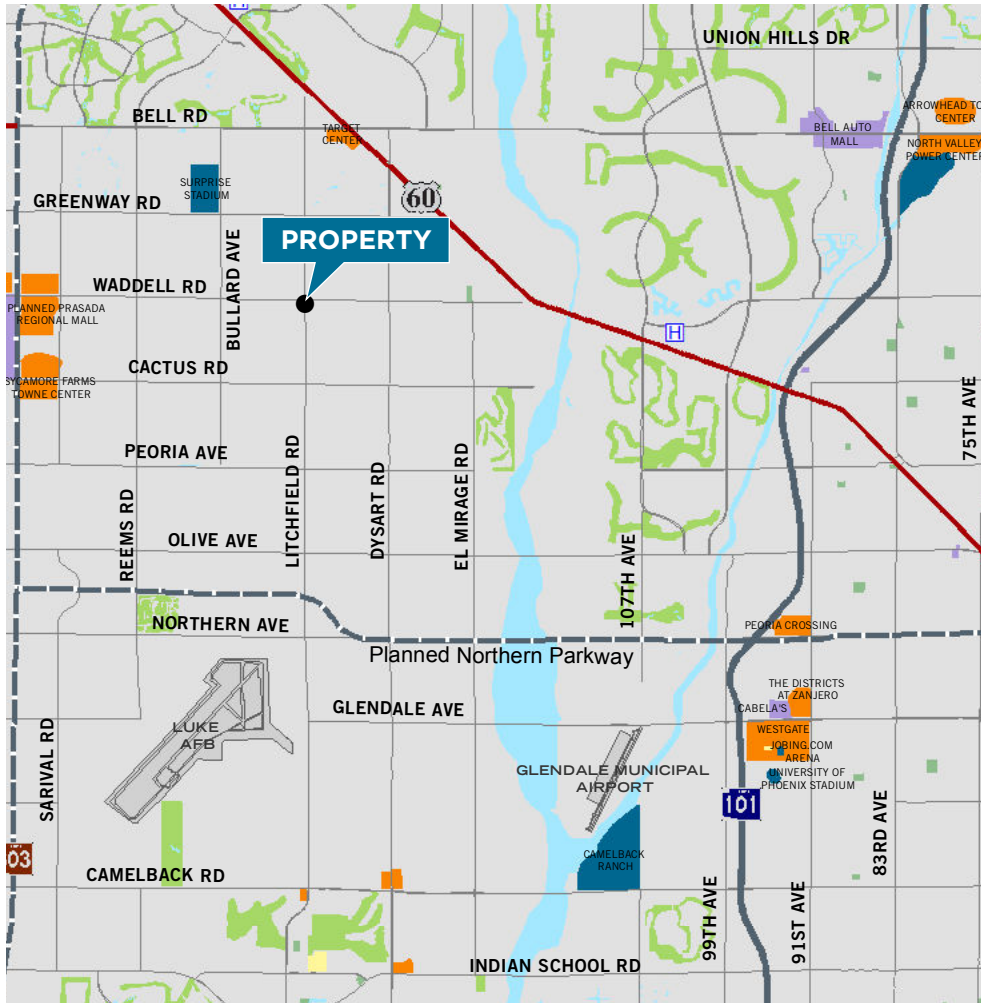
The Boulevard at Surprise Pointe

SWC of Waddell Road & Litchfield Road | Surprise, Arizona



The Boulevard at Surprise Pointe

SEC of Waddell Road & Litchfield Road | Surprise, Arizona



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

For more information, please contact:

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

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

Brad Douglass
Director
+1 602 224 4406
brad.douglass@cushwake.com

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