



OVER ONE MILLION
VISITORS PER YEAR!!



The Boulevard at Surprise Pointe

SEC of Waddell Road & Litchfield Road | Surprise, Arizona



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Aerial View Facing North



Foreign Trade Zone (FTZ) No 277

±290 Acres - Surprise Pointe Commercial Business Park

Site Plan



Suite	Tenant	Size
A-000	Carmike Cinemas	55,000 SF
G-112	State Farm	1,000 SF
B-135	Cold Stone Creamery	1,200 SF
G-001	New Look Hair & Nail	1,688 SF
Antenna	New Cingular Wireless	-
C-131	La Fuentes Mexican Grill & Bar	3,900 SF
Outlot 1	Walgreens	14,820 SF
B-122	Rocket Fizz	2,000 SF
M-001	Fitness 1 Gym	10,012 SF
G-000A	Tropical Smoothie Cafe	1,782 SF
B-137	CG Martial Arts Academy	1,658 SF
H-001	Joey's of Chicago	3,074 SF
G-000B	Papa John's	1,418 SF
B-136	Sugar and Spice	1,559 SF
F-105	Urgent Care	2,250 SF
F-107	Sports Clips	1,352 SF
F-108	Dentist	2,485 SF
C-134	AVAILABLE	2,607 SF
D-001	AVAILABLE	10,015 SF
E-000	AVAILABLE	1,945 SF
E-123	AVAILABLE	5,991 SF
G-114	AVAILABLE	3,838 SF
N-001	AVAILABLE (Turn Key Sports Bar)	5,529 SF
H-000	AVAILABLE (Potential Drive Thru)	1,802 SF
H-002	AVAILABLE (Turn Key Restaurant)	3,200-4,857 SF
PAD 1	AVAILABLE	±1.38 AC
PAD 2	AVAILABLE	±1.194 AC
PAD 3	AVAILABLE	±0.882 AC
PAD 4	AVAILABLE	±0.825 AC
PAD 5	AVAILABLE	±1.43 AC
PAD 6	AVAILABLE	±0.93 AC

For more information, please contact:

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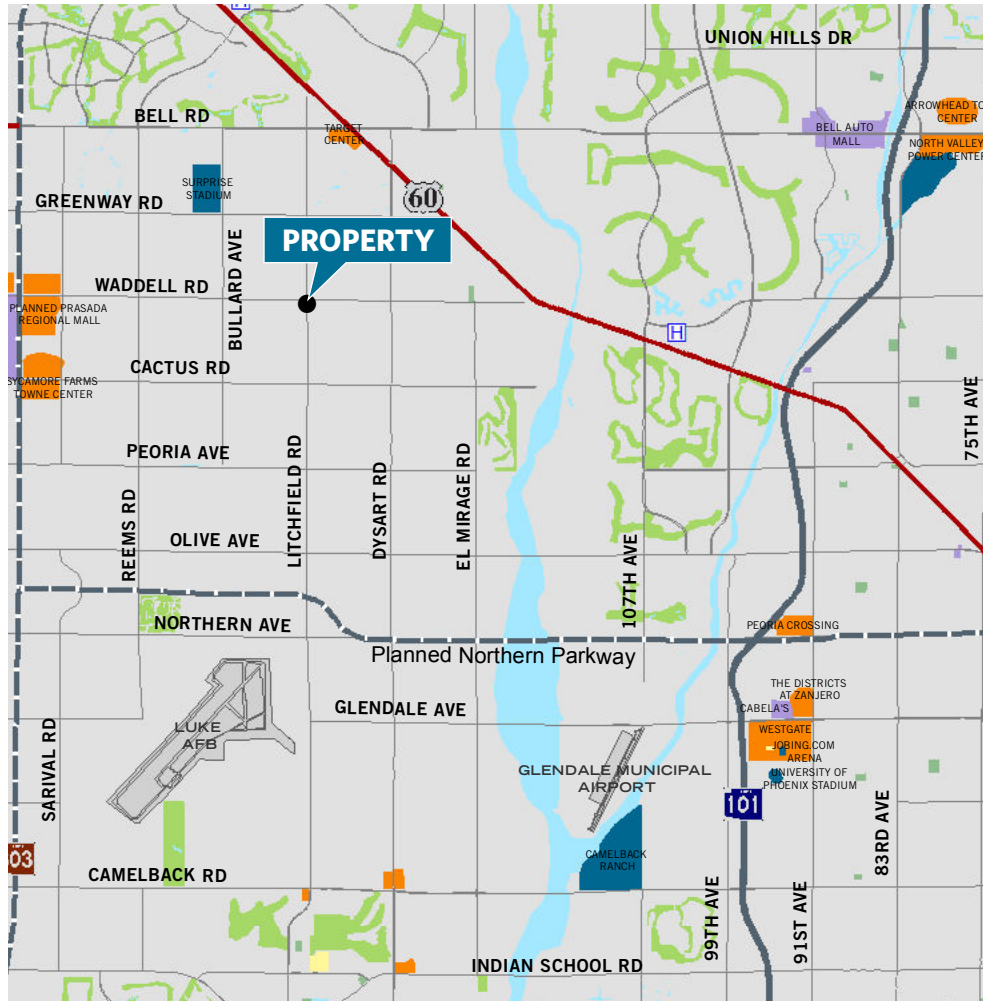
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Property Data

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 through the site

Zoning:

PAD, City of Surprise

Demographics: *

Total Population

1 mile	3 miles	5 miles
12,033	96,185	184,418

Average Household Income

1 mile	3 miles	5 miles
\$64,875	\$62,666	\$60,078

Traffic Counts: **

North on Litchfield Road - 16,154 VPD
South on Litchfield Road - 13,787 VPD
East on Waddell Road - 17,221 VPD
West on Waddell Road - 17,203 VPD

* Source: ESRI, 2011 ** Source: City of Surprise, 2010

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