

The Boulevard at Surprise Pointe

2,000 SF End-Cap Available



13681 N Litchfield Road
Surprise, Arizona 85379

NaiHorizon

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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 near main entrance into AMC Theaters
- Highly visible end-cap
- Join Coldstone Creamery & Boyer Bakery
- Strong foot traffic
- Retail/entertainment hub
- Eight ingress/egress points allowing convenient access throughout



For Lease: \$27.00/SF (NNN)

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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	Available	2,000 SF
B-135	Cold Stone Creamery	1,200 SF
B-136	Boyer Bakery	1,559 SF
B-137	Boyer Bakery	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

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Aerial Map - Cross Streets



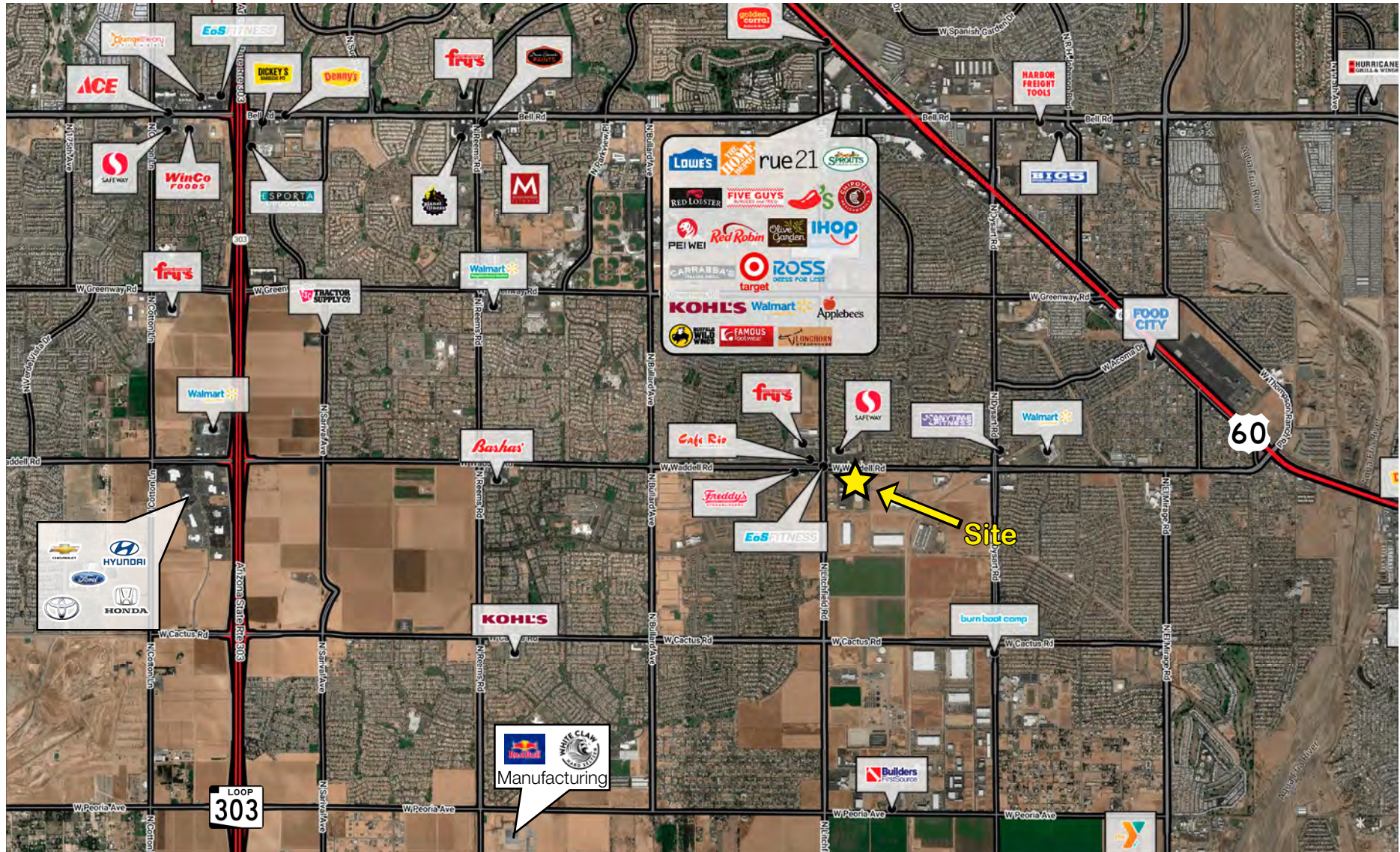
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Aerial Map - Zoomed Out



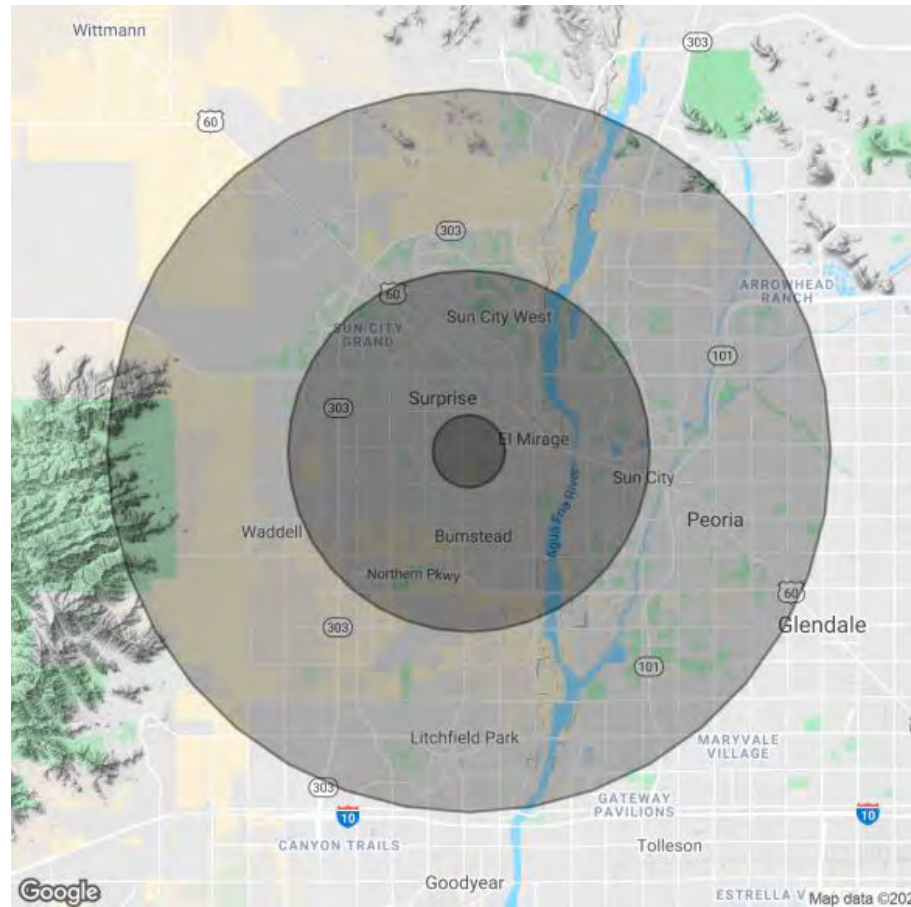
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Demographics Map & Report



<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		

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