

FOR LEASE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



# SUMMIT SHOPPING CENTER

RETAIL SPACE FOR LEASE AT SW 34TH & COULTER



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	164,639 SF
Year Built:	1984
Lot Size:	15.53 Acres
Traffic Count:	45,372
Zoning:	GR - General Retail
Available SF:	2,175 SF - 12,036 SF
Renovated:	2016

## PROPERTY OVERVIEW

Current Tenants include: TJ Maxx, Jason's Deli, Cold Stone Creamery, American Freight, Fuzzy's Taco Shop, BSACare Express, Chop Chop, Champion BBQ Supply, Amarillo National Bank and many more.

Tenant pays NNN Charges: \$4.06/sf/year - Water, sewer, trash & CAM are part of NNN.

Suite 4: 3,445 sf. Nice, large open retail area up front with storage and restroom in back. Contains a mezzanine for additional storage (Not included in square footage). Space could potentially be divided.

Suite 15: 12,036 sf. RARE JR ANCHOR SPACE AVAILABLE. Current tenant is Natural Grocers. Open retail area up front with office and storage in the rear. Space is 100' x 120' with 17.75' to the deck and 15.5' clear.

Suite 23: 2,175 sf. Space is move-in ready with vynal plank wood floors. Open retail area up front and office/storage in back.

## LOCATION OVERVIEW

Located in SW Amarillo at the Northwest corner of 34th & Coulter. Traffic Count @ 34th & Coulter is 45,372 cars per day.

BEN WHITTENBURG | [ben@gwamarillo.com](mailto:ben@gwamarillo.com) | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

[GWAMARILLO.COM](http://GWAMARILLO.COM)

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

# SUMMIT SHOPPING CENTER PROPERTY PHOTOS

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



BEN WHITTENBURG | [ben@gwamarillo.com](mailto:ben@gwamarillo.com) | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

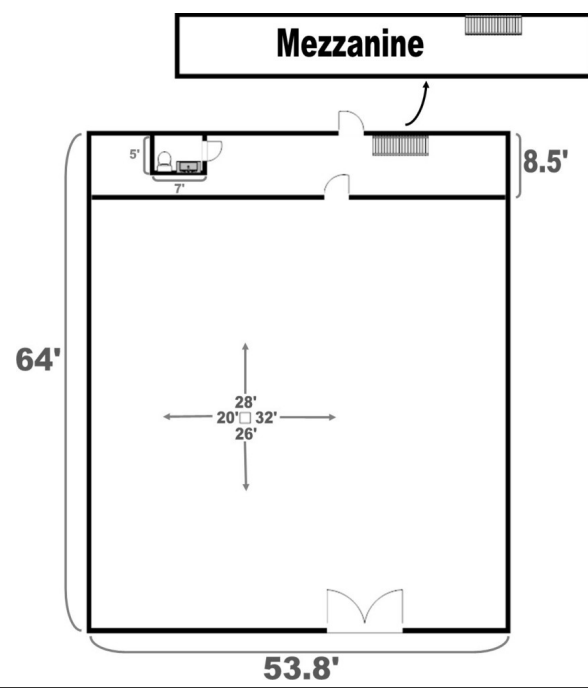
[GWAMARILLO.COM](http://GWAMARILLO.COM)

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

# SUMMIT SHOPPING CENTER

STE. 4 - 3,445 SF



Floor Plan - Ste. 4



Retail Area - Ste. 4



Storage Area - Ste. 4

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

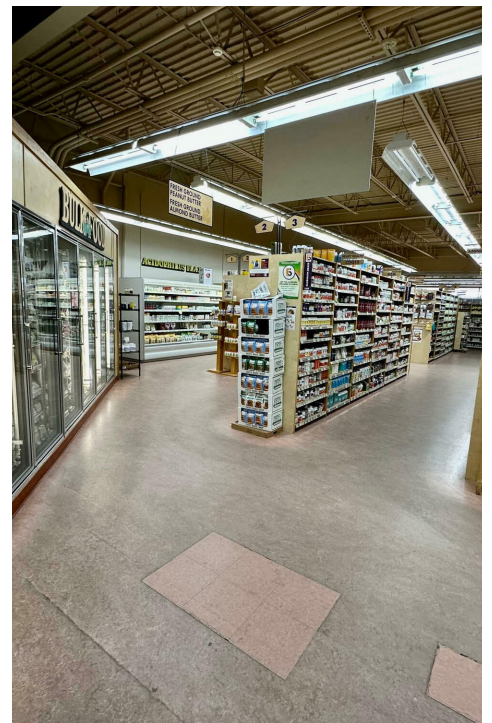
GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



# SUMMIT SHOPPING CENTER

STE. 15 - 12,036 SF (JR. ANCHOR)



BEN WHITTENBURG | [ben@gwamarillo.com](mailto:ben@gwamarillo.com) | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

[GWAMARILLO.COM](http://GWAMARILLO.COM)

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

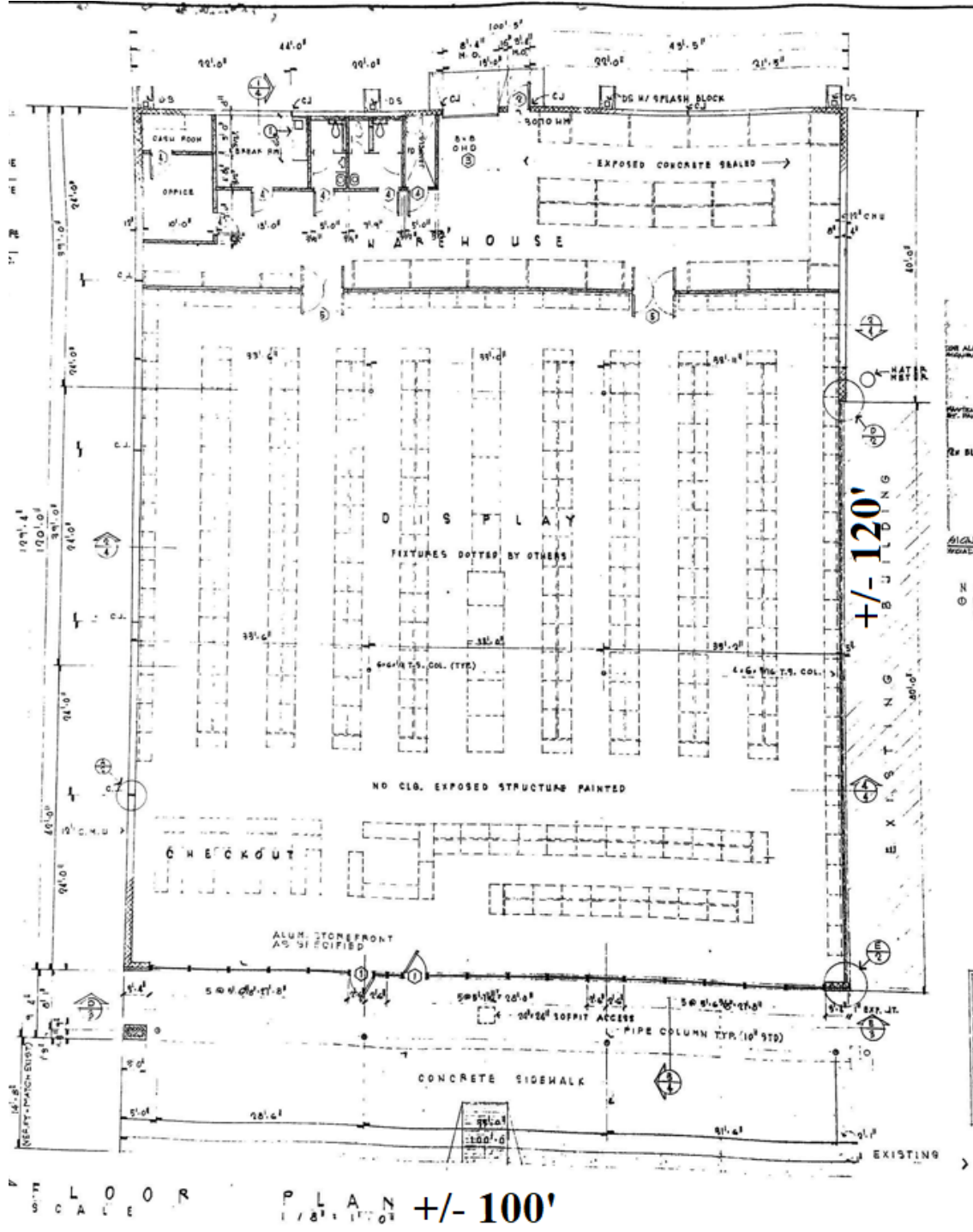
FOR LEASE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



# SUMMIT SHOPPING CENTER STE. 15 - FLOOR PLAN



BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

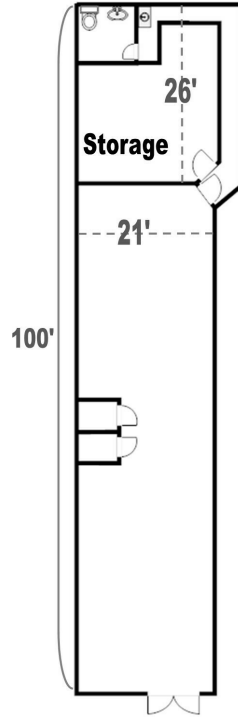
Gaut Whittenburg Emerson Commercial Real Estate  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

**GWAMARILLO.COM**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

**SUMMIT SHOPPING CENTER**  
STE. 23 - 2,175 SF



**BEN WHITTENBURG** | [ben@gwamarillo.com](mailto:ben@gwamarillo.com) | 806.373.3111

**Gaut Whittenburg Emerson Commercial Real Estate**  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

**GWAMARILLO.COM**

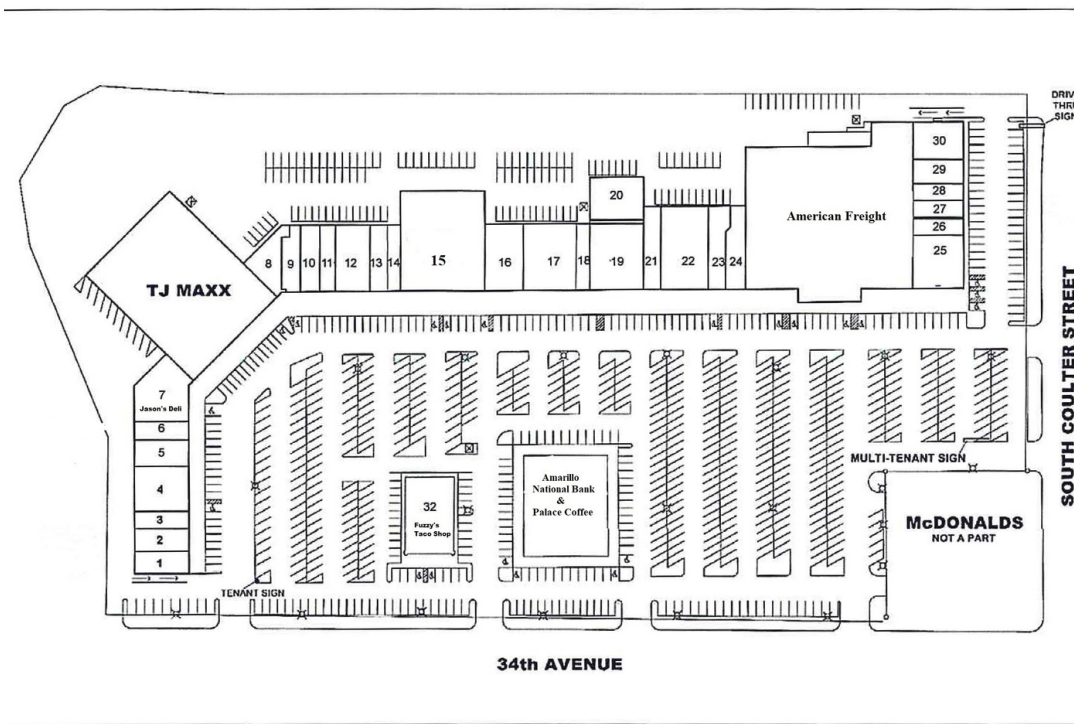
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

**FOR LEASE**



**SUMMIT SHOPPING CENTER**  
SITE PLAN

**SUMMIT SHOPPING CENTER**



American Freight	38,925 sf
TJ Maxxx	25,380 sf
1 Cold Stone Creamery	1,755 sf
2 Salon Services Group	1,742 sf
3 Ruby Nails	1,385 sf
4 AVAILABLE	3,445 sf
5 The Burrowing Owl Books	2,080 sf
6 Uptown Sweet Shoppe	1,404 sf
7 Jason's Deli	5,186 sf
8 Relaxing House Acupressure	2,064 sf
9 One Main Financial	1,619 sf
10 The Good Feet Store	1,817 sf
11 Small Town Gypsy	1,608 sf
12 Sushi Express	3,192 sf
13 A & Co. Salon	1,572 sf
14 A & Co. Salon	1,190 sf
15 AVAILABLE	12,036 sf
16 Champion BBQ	3,624 sf
17 Champion BBQ	5,160 sf
18 The Acai Bar	1,190 sf
19 Beef O' Brady's	5,200 sf
20 Fireslice Pizzeria	3,575 sf
21 Noah's Ark Pet Hospital	2,000 sf
22 Care Express	5,680 sf
23 Available	2,175 sf
24 The UPS Store	2,145 sf
25 Leslie's Pool Supplies	3,906 sf
26 Great Clips	1,200 sf
27 Sweets & Meats	1,500 sf
28 Miracle Ear	1,176 sf
29 Fix In a Zip	1,770 sf
30 Chop Chop Japanese Steakhouse	2,388 sf
31 Amarillo National Bank/Palace Coffee	12,041 sf
32 Fuzzy's Taco Shop	5,246 sf

Total Building Area 166,486 SF

Total Land Area 15.54 Acres

**The Pilchers Group**



BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

**GWAMARILLO.COM**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

GAUT · WHITTENBURG · EMERSON  
Commercial Real Estate



# SUMMIT SHOPPING CENTER 34TH & COULTER - AREA MAP



BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

**GWAMARILLO.COM**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



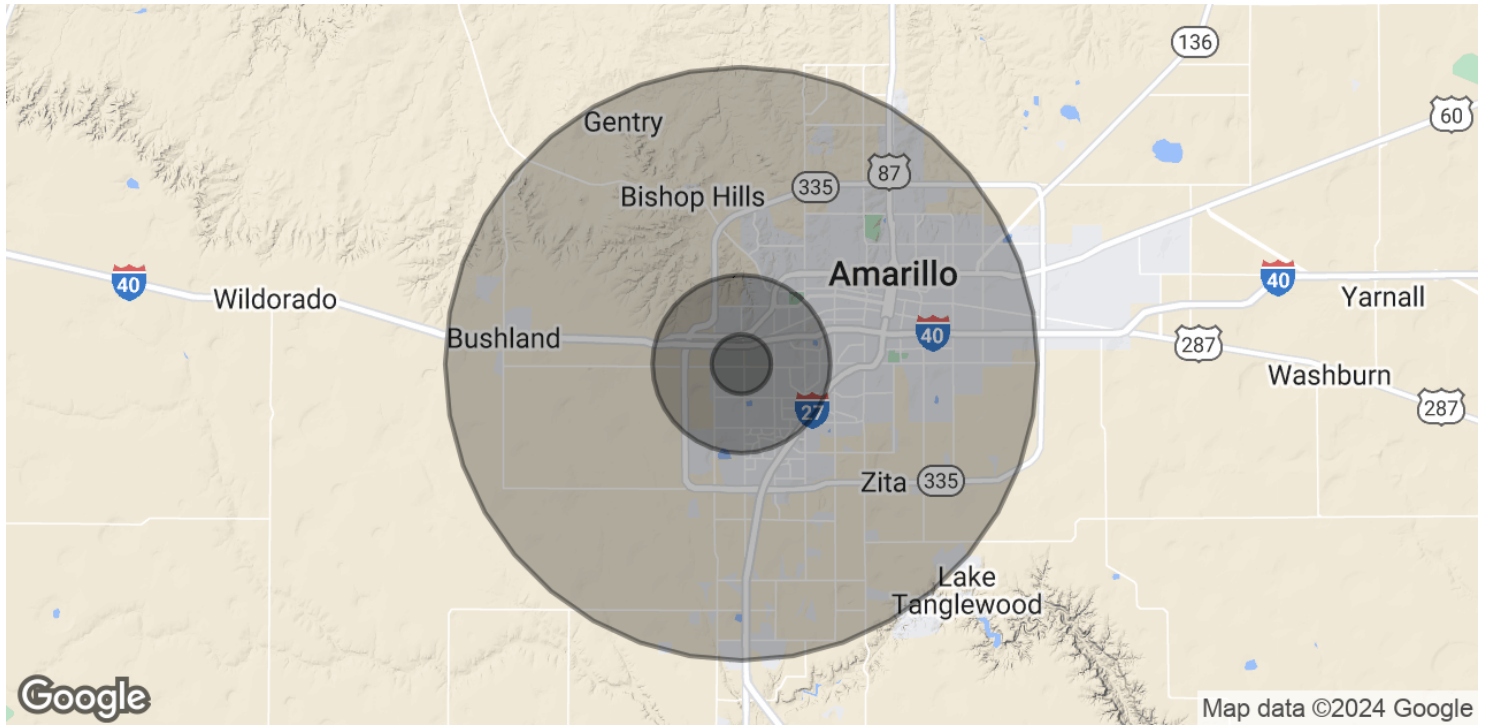
FOR LEASE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



# SUMMIT SHOPPING CENTER DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	10 MILES
Total Population	11,031	64,561	212,689
Average Age	43.9	39.4	36.1
Average Age (Male)	45.1	37.8	35.2
Average Age (Female)	44.1	40.4	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	5,093	30,339	91,582
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$83,251	\$75,219	\$66,417
Average House Value	\$187,142	\$168,087	\$144,297

2020 American Community Survey (ACS)

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

[GWAMARILLO.COM](http://GWAMARILLO.COM)

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>GAUT WHITTENBURG EMERSON CRE</b>	<b>475878</b>		<b>(806)373-3111</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Aaron Emerson, CCIM, SIOR</b>	<b>477647</b>	<b>aaron@gwamarillo.com</b>	<b>(806)373-3111</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Aaron Emerson, CCIM, SIOR</b>	<b>477647</b>	<b>aaron@gwamarillo.com</b>	<b>(806)373-3111</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)