

SEC LITCHFIELD & BELL ROADS

13833-13839 W BELL RD & 16811 N LITCHFIELD RD | SURPRISE, AZ

SHOPS AT SURPRISE

JOIN:

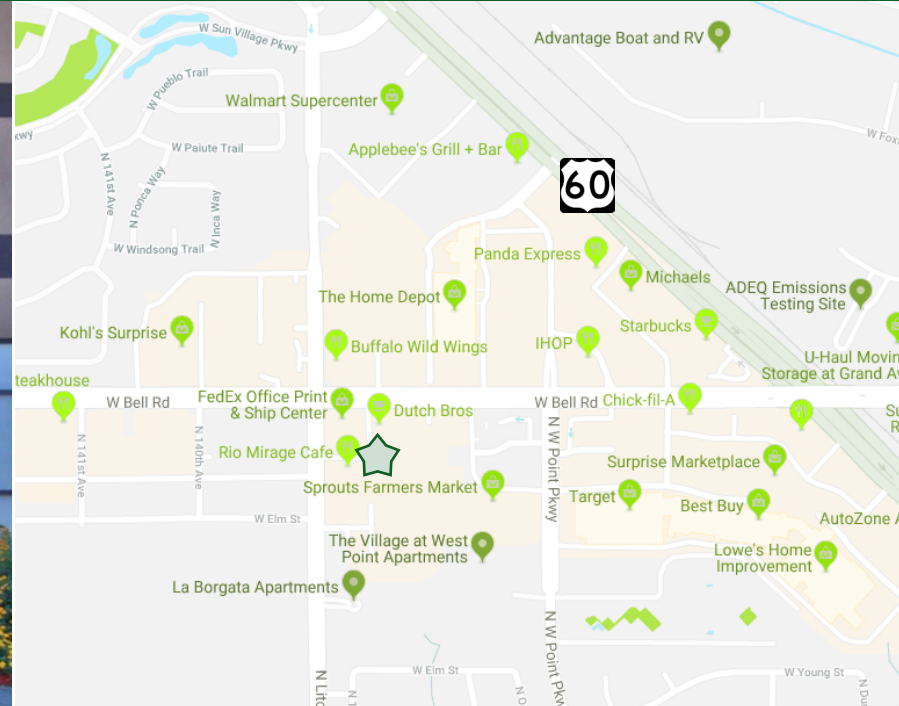
DUTCH BROS
Coffee

Animal Groomed

AQUA-TOTS
SWIM SCHOOLS

ATD
DANCE STUDIO

PARTY PLANET



AVAILABLE SF	± 1,955 SF
LEASE RATE	Negotiable
PROJECT SIZE	48,590 SF
YEAR BUILT/ RENOVATED	2008
PARKING RATIO	5.56/1,000 SF
ZONING	PAD
TRAFFIC COUNT	±64,000 VPD (Intersection)

HIGHLIGHTS:

- » Superb Location Along Surprise's Major Arterial, Bell Road (±48,000 VPD)
- » Busy Center with Strong National Retail Presence
- » Join Dutch Bros, AquaTots, & Animal Medical Center!
- » Strong Retail Corridor: Target, BestBuy, Lowe's, Home Depot, Kohl's
- » Ample Parking: 5.56/1,000 SF

FOR MORE INFORMATION CONTACT

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TEAM

EGGERT / ACHTMAN



SUITE	TENANT	SIZE (SF)
13855 WEST BELL ROAD		
Pad	Dutch Bro's	-
16811 NORTH LITCHFIELD ROAD		
100	Oscar's Taco Shop	1,320
101	ATI Physical Therapy	2,280
102-104	Irish Wolfhound	5,400
13843 WEST BELL ROAD		
100	Smoke Away	1,200
101-103	A Time to Dance	6,000
13833 WEST BELL ROAD		
100	Surprise Barbers	1,000
101	Well Groomed Pets	1,500
102-103	Agourmet Fine Sandwiches	1,096
104	Aqua-Tots Swim School	5,400
13839 WEST BELL ROAD		
100	Accounting, Tax Office	1,200
101	Pretty Q Nail & Spa	2,420
102	Eclips Salon	1,620
103-104	Party Planet	10,850
105-106	AVAILABLE	1,955
107	Sword+	1,000
108-109	Animal Medical Center	4,140



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DAYTIME
POPULATION

259,825

5 Mile Radius



AVERAGE HH
INCOME

\$102,170

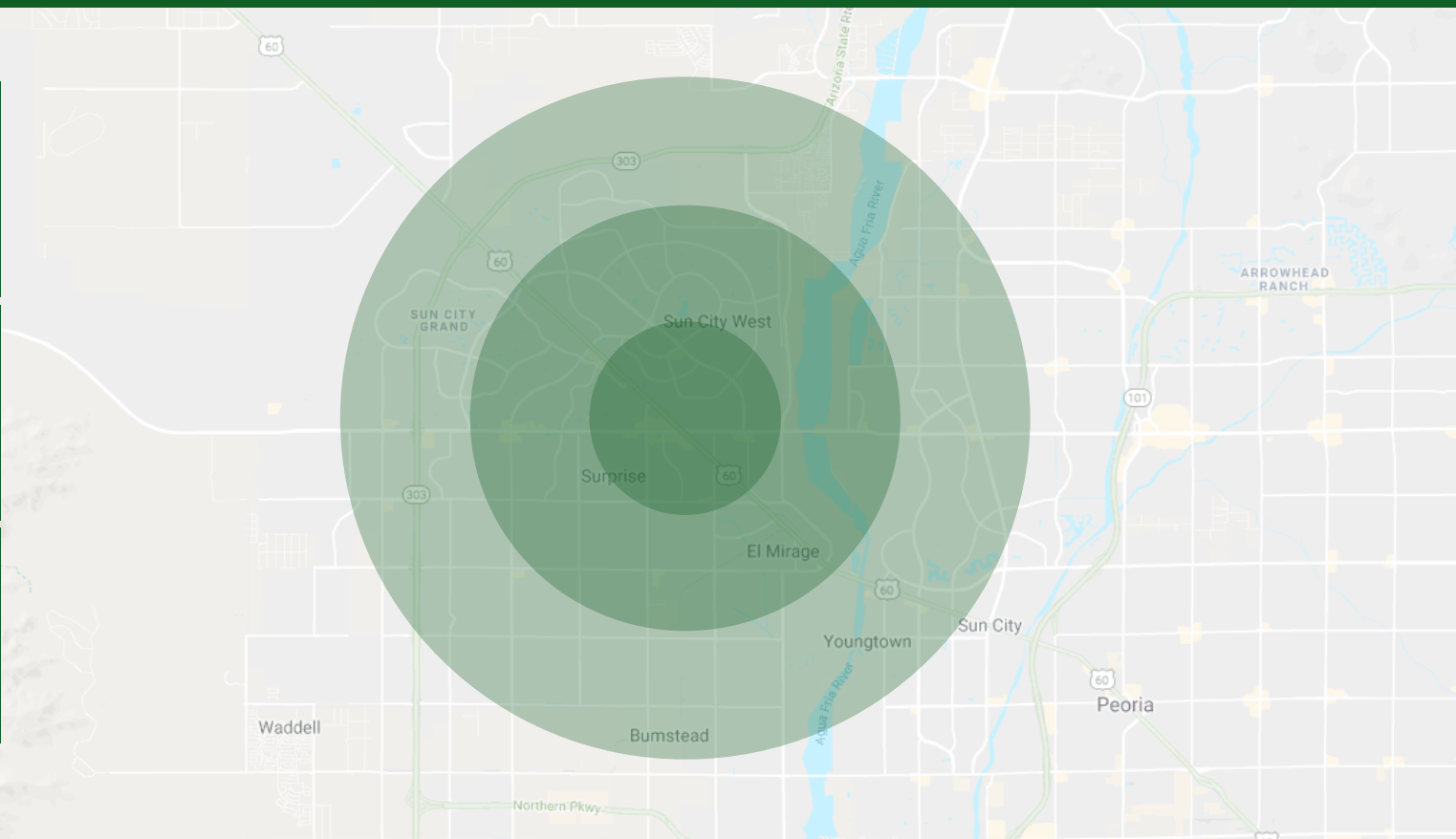
5 Mile Radius



MEDIAN
AGE

45.3

3 Mile Radius



2024 SUMMARY (SOURCE: SITESUSA)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	13,873	125,929	263,109
POPULATION	7,604	103,089	226,559
AVERAGE HOUSEHOLD SIZE	2.1	2.4	2.3
AVERAGE HOUSEHOLD INCOME	\$93,153	\$100,046	\$102,170
MEDIAN AGE	51.2	45.3	47.9

