

RETAIL LEASING · BELLA VISTA, AR

Blue
Crane

Two neighboring suites, combinable to 2,400 SF

SUGAR CREEK CENTER

— SUITES 32 & 32A · 1,200–2,400 SF ACROSS FROM OZ TRAILS BIKE PARK

ABOUT THE CENTER

An established center, refreshed.

A grocery-anchored neighborhood center with a proven, everyday-traffic tenant mix, and a full facade transformation now underway across the entire property.

Two neighboring in-line suites are now available in the heart of the center: Suite 32 at 1,200 SF today, and Suite 32A, a second-generation F&B space, in February 2027. Lease either, or combine both for 2,400 SF.



THE AVAILABILITY

Two suites, side by side.

Lease one, or combine both for 2,400 SF of contiguous frontage in the heart of the center.



Suite 32 · 1,200 SF

Move-in ready, available today

Suite 32A · 1,200 SF

Second-gen F&B, February 1, 2027

Combined · 2,400 SF

Contiguous in-line frontage

**AVAILABLE
TODAY**



THE SPACE · AVAILABLE NOW

Suite 32 1,200 SF

A former CPA office, delivered move-in ready with full glass storefront frontage and dedicated parking at the door, an in-line retail suite ready for its next use.

- Glass storefront frontage
- Open front room + private offices
- Monument signage opportunity

COMING FEBRUARY 2027

THE SPACE · FEBRUARY 2027

Suite 32A 1,200 SF

A second-generation food and beverage suite in the heart of the center, in-line and directly adjacent to Suite 32. An existing restaurant build-out shortens the path from lease to opening.

- Second-generation F&B build-out in place
- Available February 1, 2027
- Combines with Suite 32 for 2,400 SF



DEAL TERMS

Terms at a glance.

LEASE RATE	\$25.00 SF NNN
AVAILABLE SPACE	1,200 – 2,400 SF
INITIAL TERM	5 Years
AVAILABILITY	Suite 32 Now - 32A Feb 2027
SIGNAGE	Monument Placement



IDEAL USES

Room for the right concept.

Flexible in-line space suited to neighborhood-serving retail and service uses, with a second-generation F&B suite ready for an operator who wants to open quickly.

Retail

Shops & specialty goods

Food & Beverage

Second-gen suite, restaurant or café

Health & Wellness

Studio, clinic, services

Boutiques

Apparel & lifestyle

Florists

Studio & storefront

+ Your concept

Let's talk through the fit

ANCHORED & ESTABLISHED

Good company.

Anchored by Allen's full-service grocery and joined by an established, everyday-traffic tenant mix.

Allen's Foods

Goodwill

Top China

Las Fajitas Mexican Grill

Pizza Hut

Blue Wave Hearing

P&P Nails

Income Tax Service



A large billboard for OZ Trails Bike Park is mounted on a metal structure. The billboard features a photograph of a mountain biker in mid-air, performing a jump on a dirt trail. The biker is wearing a grey long-sleeved shirt and light-colored pants. The background of the photo is a dense forest. At the bottom of the billboard, there is a logo for 'OZ TRAILS' which includes a stylized 'OZ' in a circle and the word 'TRAILS' below it, followed by a horizontal bar with a rainbow gradient, and the words 'BIKE PARK' in large, bold, white letters to the right.

ACROSS THE STREET

The new OZ Trails Bike Park.

The newly opened OZ Trails Bike Park sits directly across from the center, pulling riders, families, and visitors past the front door and into the trade area year-round.

TRANSFORMATION UNDERWAY

A whole new look, in progress.

Refreshed towers, an activated storefront porch, and cohesive signage, center-wide.



WHY SUGAR CREEK

The case for Suites 32 & 32A.

- 01 Anchored by Allen's full-service grocery
- 02 Directly across from the new OZ Trails Bike Park
- 03 Center-wide facade transformation underway
- 04 Monument signage placement available
- 05 Two neighboring suites, combinable to 2,400 SF
- 06 Second-gen F&B build-out ready for a quick opening

\$25/SF

NNN · 5-year initial term · 1,200 to 2,400 SF, with monument signage.



GET CONNECTED

Let's find your space.

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OFFERING:

SUGAR CREEK CENTER

SUITES 32 & 32A · 1,200–2,400 SF