

RETAIL LEASING · BELLA VISTA, AR

Blue
Crane

One suite remaining

SUGAR CREEK CENTER

— SUITE 32A · 1,200 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.

One remaining in-line unit will be available in the heart of the center: Suite 32A, a second-generation F&B space, available in February 2027.



THE AVAILABILITY

One unit remaining.



Suite 32A · 1,200 SF

Second-gen F&B, February 1, 2027

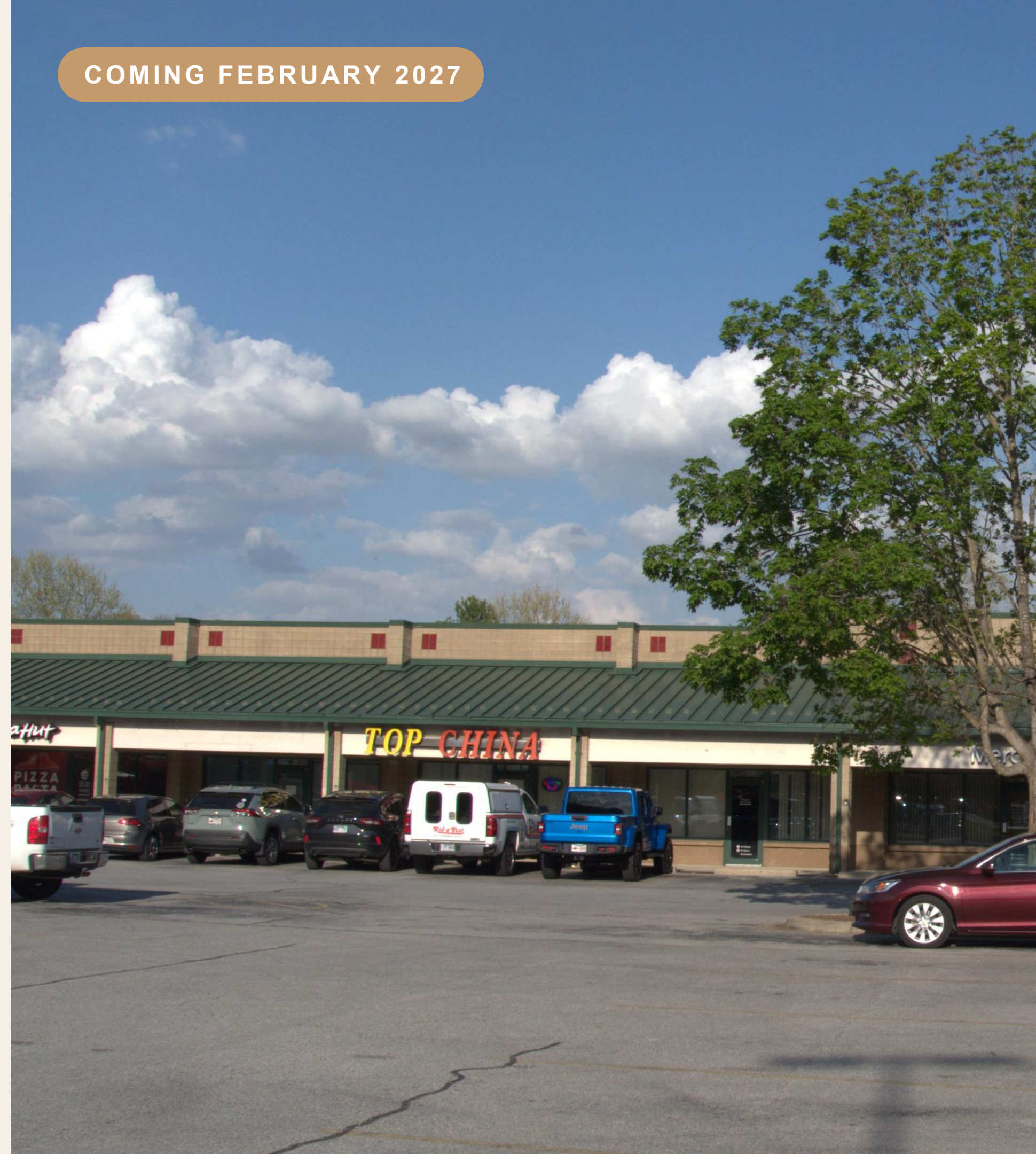
COMING FEBRUARY 2027

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 SF**

INITIAL TERM **5 Years**

AVAILABILITY **February 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





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 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 Limited F&B options in Bella Vista
- 06 Second-gen F&B build-out ready for a quick opening

\$25/SF

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



GET CONNECTED

Let's find your space.

Gavin Magee

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OFFERING:

SUGAR CREEK CENTER

SUITES 32 & 32A · 1,200–2,400 SF