

FOR LEASE

SUMMIT SHOPPING CENTER, AMARILLO, TX RETAIL SPACE FOR LEASE

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
CCIM SIOR



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	164,639 SF
Year Built:	1984
Lot Size:	15.53 Acres
Traffic Count:	46,225
Zoning:	GR - General Retail
Available SF:	4,291 - 38,925 SF
Renovated:	2016

PROPERTY OVERVIEW

Current Tenants include: TJ Maxx, Jason's Deli, Ace Hardware, Cold Stone Creamery, Fuzzy's Taco Shop, BSA CareXpress, Chop Chop, Champion BBQ Supply, Palace Coffee and many more.

Tenant pays NNN Charges: \$4.41/sf/year - Water, sewer, trash & CAM are part of NNN.

Anchor Space: 38,925 sf space. Recently available and ready for occupancy. Open retail area up front with 14' clear to the ceiling tiles. Office area and storage in back with dock ramp. Overhead fire suppression system in place.

Suite 29 - 4,291 sf. Located in a stand alone building fronting on 34th with co-tenants including Palace Coffee Shop & American Land Title. The space has its own entrance and lobby area with an open retail area, breakroom and 9 private offices. It shares a block of restrooms with Palace.

LOCATION OVERVIEW

Located in SW Amarillo at the Northwest corner of 34th & Coulter. Traffic Count @ 34th & Coulter is 47,660 cars per day. (City of Amarillo - 2026)

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SUMMIT SHOPPING CENTER PROPERTY PHOTOS



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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.

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SUMMIT SHOPPING CENTER SITE PLAN

SUMMIT SHOPPING CENTER

Site Information

January 2026

7304-7408 SW 34th Avenue
3300 S. Coulter Street
Amarillo, Texas 79121
Ph: 806.374.3633

Building Area

Available	38,925 SF
TJ Maxx	25,380 SF
1 Coldstone Creamery	1,755 SF
2 Salon Service Group	1,742 SF
3 Ruby Nails	1,385 SF
4 Rent a Center	3,445 SF
5 Bomb City Collectibles	2,080 SF
6 Moonii Korean Food & Boba	1,404 SF
7 Jason's Deli	5,186 SF
8 Relax Reflexology	2,164 SF
9 One Main Financial	1,619 SF
10 Good Feet Amarillo	1,817 SF
11 Small Town Gypsy	1,608 SF
12 Sushi Express	3,192 SF
13 A & Co. Salon	2,762 SF
14 Ace Hardware	12,036 SF
15 Champion BBQ Supply	8,784 SF
16 The Acai Bar	1,200 SF
17 Beef O' Brady's	5,200 SF
18 Slice to Meet You	3,575 SF
19 Noah's Ark Pet Hospital	2,000 SF
20 Family Medicine Centers	5,680 SF
21 Ranchers Storefront	2,175 SF
22 The UPS Store	2,145 SF
23 Leslie's Poolmart	3,906 SF
24 Great Clips	1,200 SF
25 Sweets & Meats	1,500 SF
26 Miracle Ear	1,176 SF
27 Phone Master	1,770 SF
28 Chop Chop Japanese Steakhouse	2,388 SF
29 Available	4,291 SF
30 American Land Title	4,620 SF
31 Palace Coffee Shop	3,130 SF
32 Fuzzy's Taco Shop	5,246 SF
Total Building Area	166,486 SF

Total Land Area 15.54 Acres



The Pilchers Group

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ANCHOR SPACE - 38,925 SF



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SUMMIT SHOPPING CENTER

FLOOR PLAN - ANCHOR : 38,925 SF

Click on Floor Plan for
Virtual Tour



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STE. 29 - 4,291 SF

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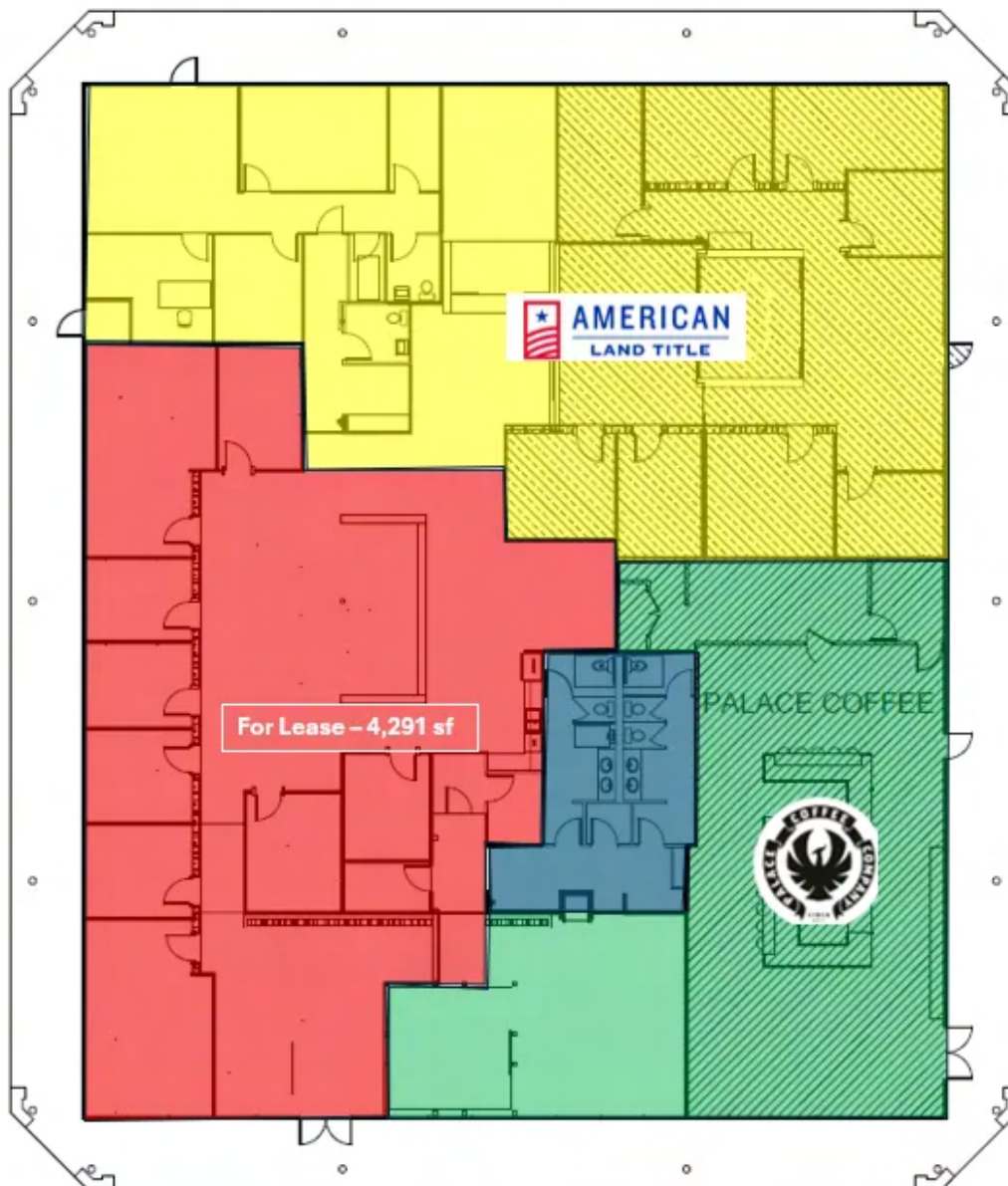
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SUMMIT SHOPPING CENTER

STE. 29 - 4,291 SF - FLOOR PLAN



American Land Title = 4,620 sq. ft.

Palace Coffee = 3,130 sq. ft.

Available = 4,291 sq. ft.

Common Area

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SUMMIT SHOPPING CENTER

34TH & COULTER - AREA MAP



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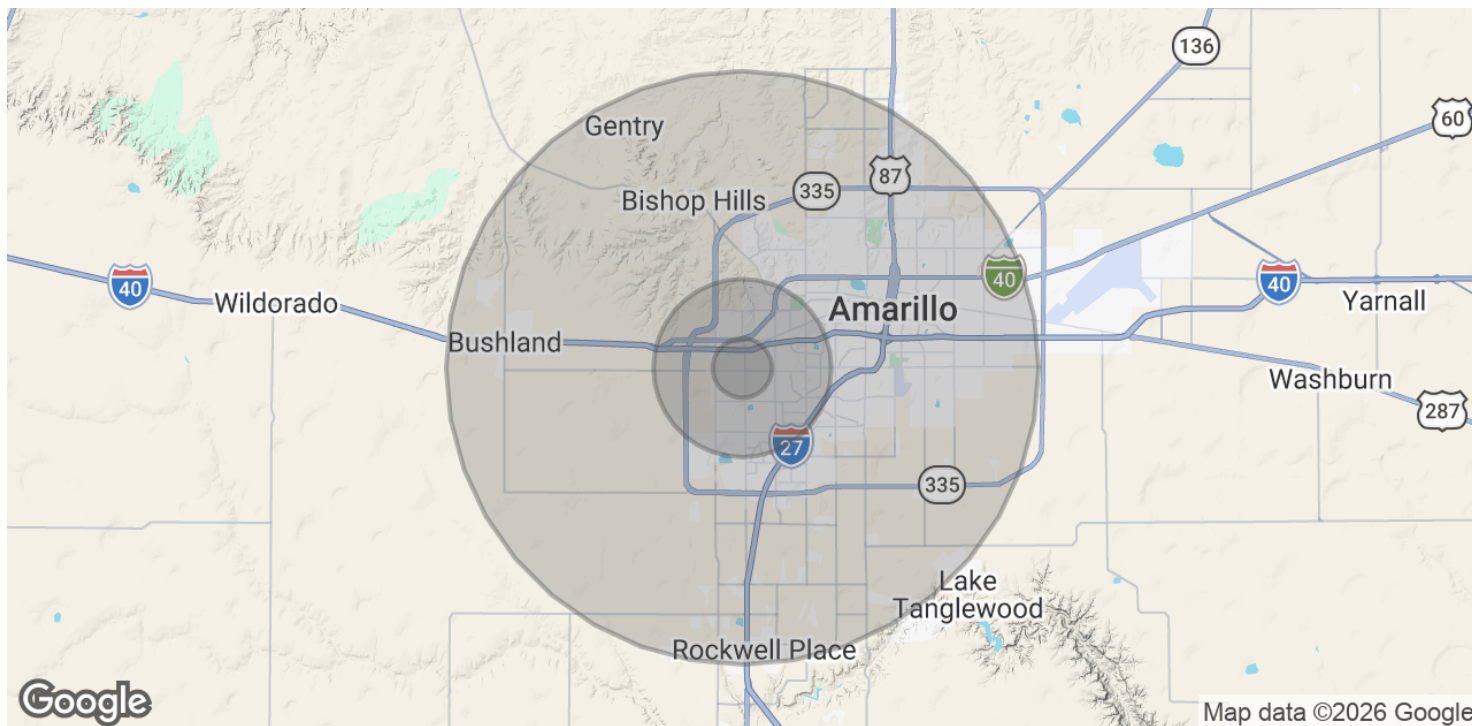
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SUMMIT SHOPPING CENTER

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	10 MILES
Total Population	11,680	68,159	226,526
Average Age	44	41	39
Average Age (Male)	42	40	38
Average Age (Female)	45	43	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	4,891	29,575	88,447
# of Persons per HH	2.4	2.3	2.6
Average HH Income	\$107,823	\$96,713	\$86,037
Average House Value	\$280,523	\$261,997	\$226,925

2020 American Community Survey (ACS)

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential 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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Information