

Ponderosa Crossings

1885 East Butler Avenue | Flagstaff, AZ 86001



ADDITIONAL INFORMATION:

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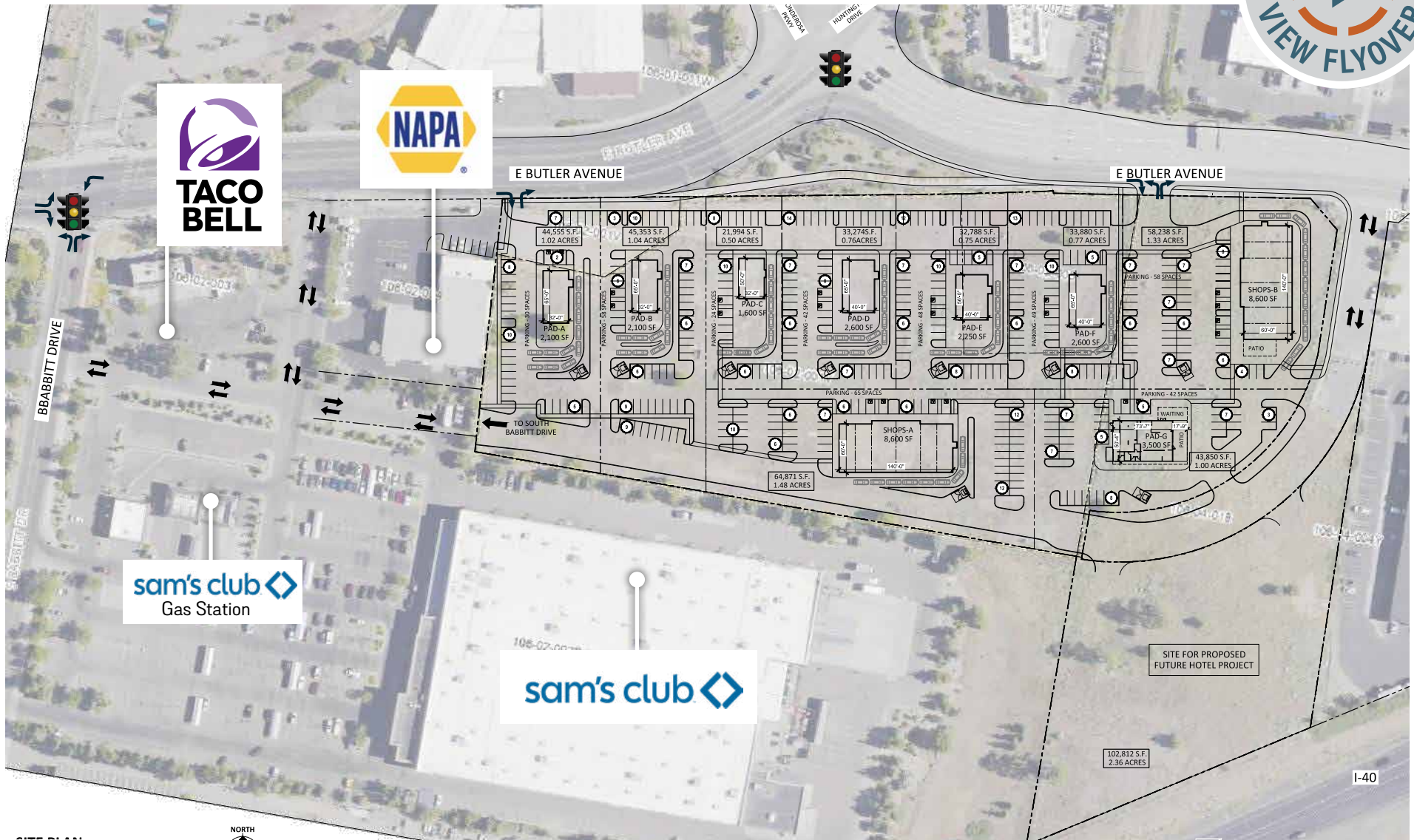
NEWMARK

PROPERTY HIGHLIGHTS

- PADs available for ground lease or build to suit
- Drive-thru and patio availability
- In the heart of Flagstaff, minutes from NAU
- Excellent access Butler Avenue to Interstate 40 and to Route 66 via Ponderosa Parkway
- Call for details and pricing

LITTLE AMERICA
Hotel
30,000 - 40,000
of annual visitors

CONCEPTUAL SITE PLAN



sam's club Gas Station

sam's club

SITE FOR PROPOSED FUTURE HOTEL PROJECT

102,812 S.F.
2.36 ACRES





Butler Avenue

E Huntingdon Dr

Historic Rte 66

SITE



Butler Avenue



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of annual visitors





University Plaza Shopping Center

WELLS FARGO | SAFEWAY | **TF** | **U3**

ROSS | **OR** | **JaNo's** | **DQ**

DRUSS FOR LESS | PONDEROSA DISPENSARY | Starbucks

MAIL BOX PLUS | FedEx | STARBUCKS | HomeGoods

Sono Kitchen | SUBWAY | PET SMART | GNC LIVE WELL

CHIPOTLE | PANDA EXPRESS | CHINESE KITCHEN

Beaver Square Shopping Mall

VISIBLE DIFFERENCE
point • draw • draft • print

Jack In the box

Old Town Shopping Mall

diablo burger | **pychicollage** | Honeycomb

goodwill | BIG LOTS!

Salsa BRAVA

FAT OLIVES
Hand Picked Olives and Olive Products

Shocker Barrel
Old Country Store

Calver's

STARBUCKS

SUBWAY

fru's

REI COOP

Chick-fil-**&** DUNKIN'

Hankerin'

Dutch Bros

carhartt | WILDFLOWER | WHOLE FOODS MARKET

E Butler Ave

McDonald's

TACO BELL

Go F.A.R.

SITE

Protein Post

SUBWAY | DOLLAR TREE

CHASE

Bookmans

THE HOME DEPOT

Cine's

InsurgentFit | Wendy's

SPROUTS FARMERS MARKET

STARBUCKS | TARGET

Green Tree Mini Mall

NiMARC'S PIZZA | verizon | My Pita Wrap | FLAME BROILER | FIVE GUYS | CAMPOS CHIROPRACTIC | Arby's | **WESTERN JU-JIT**

40

sam's club

LITTLE AMERICA
Hotel
30,000 - 40,000 # of annual visitors

KOHL'S

ANYTIME FITNESS

Sizzler

CIRCLE K

Walmart

Jobe's Mitten

DEL TACO

CONSTEIN BREW

NAU NORTHERN ARIZONA UNIVERSITY
Fall 2023: 28,194 Students
800+ Employees

Denny's

STARBUCKS

SUBWAY

Olive Garden

BOOT BARN | BUFFALO WILD WINGS | ups | PIZZA HUT

17

S Lone Tree Rd



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266 Days of sunshine per year



#1 in Outside magazine's top cities to live



#1 Dog friendly destination by USA today



#1 Best cities for startups



44% of Residents hold a bachelor's degree or higher



±6M Visitors each year

DEMOGRAPHIC PROFILE

LATITUDE: **35.18767** | LONGITUDE: **-111.66133**

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimated Population	5,698	59,309	80,234
2029 Projected Population	6,047	60,393	82,066
2024 Est. Daytime Population	8,620	66,379	81,738
HOUSEHOLDS			
2024 Estimated Households	2,378	21,003	29,033
2028 Projected Households	2,620	22,058	30,625
INCOME			
2024 Est. Average HH Income	\$77,134	\$86,582	\$93,231
2029 Est. Median HH Income	\$67,752	\$74,149	\$82,049
2024 Est. Per Capita Income	\$31,612	\$31,080	\$34,221
BUSINESS			
2024 Est. Employees	6,952	40,546	46,600
2024 Est. Businesses	418	2,993	3,443

Source: Esri, Esri and Infogroup