

MEDICAL PROPERTY FOR LEASE

7,618 SQ FT MEDICAL SPACE

 PRESCOTT, ARIZONA



\$25.00 PSF

3605 RANCH DRIVE, PRESCOTT, ARIZONA 86303

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Property Overview

Available February 1, 2025, this versatile 7,618 SF medical space, currently designed as a dialysis center, offers a premier location accessible from all Prescott-area communities. The facility is designed to accommodate a wide range of medical services with a spacious treatment room, multiple private offices, ample storage, and ADA-compliant bathrooms. It also features a welcoming waiting room, dedicated areas for water treatment and electronics, and other essential amenities. Significant upgrades in 2022 included a new roof, updated air-conditioning units and refreshed flooring and paint. Outside are 40 parking spaces, including four handicap spots, and well-maintained landscaping. This space is ideal for medical providers expanding or establishing services in the Prescott area.

Property Features

Water Treatment
Server Room
Ample Power



Large Treatment Room
ADA Bathrooms
Fully Sprinklered



Staff Spaces
Conference Room
Break Room
Versatile Offices



Freestanding Building
Building-Mounted
Signage



40 Parking spaces
handicap spaces
Landscaped



Newly Renovated
New roof, AC,
Flooring in 2022



Zoned BR -
1.17 Acre
Medical Facility



Centrally located
between Prescott
and Prescott Valley



Convertible to
Any Medical Use



Floor Plan



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Prescott, Arizona

No matter your industry, the City of Prescott offers a wealth of diverse consumer demographics and financial landscapes to support your business model. With a robust existing workforce spanning more than 15 industry verticals. In Prescott, you'll find a dedicated City Council and Chamber of Commerce that truly want you to succeed and will do whatever it takes to help you grow your business.



RESIDENT POPULATION IN PRESCOTT, AZ - MSA

242,253 people



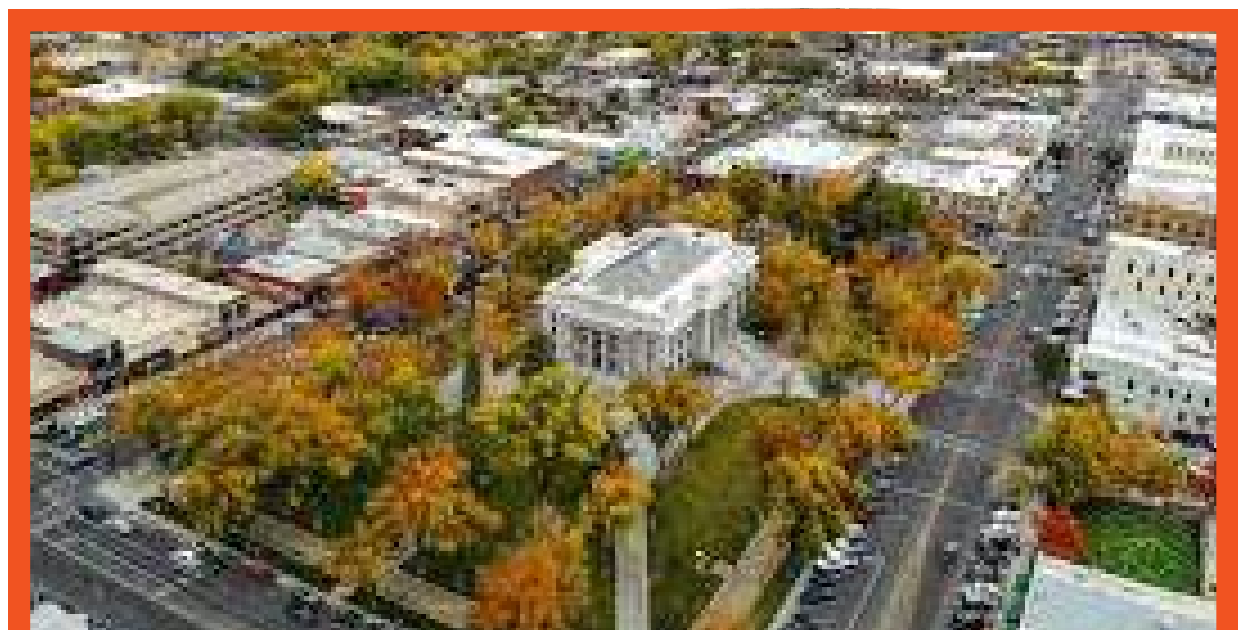
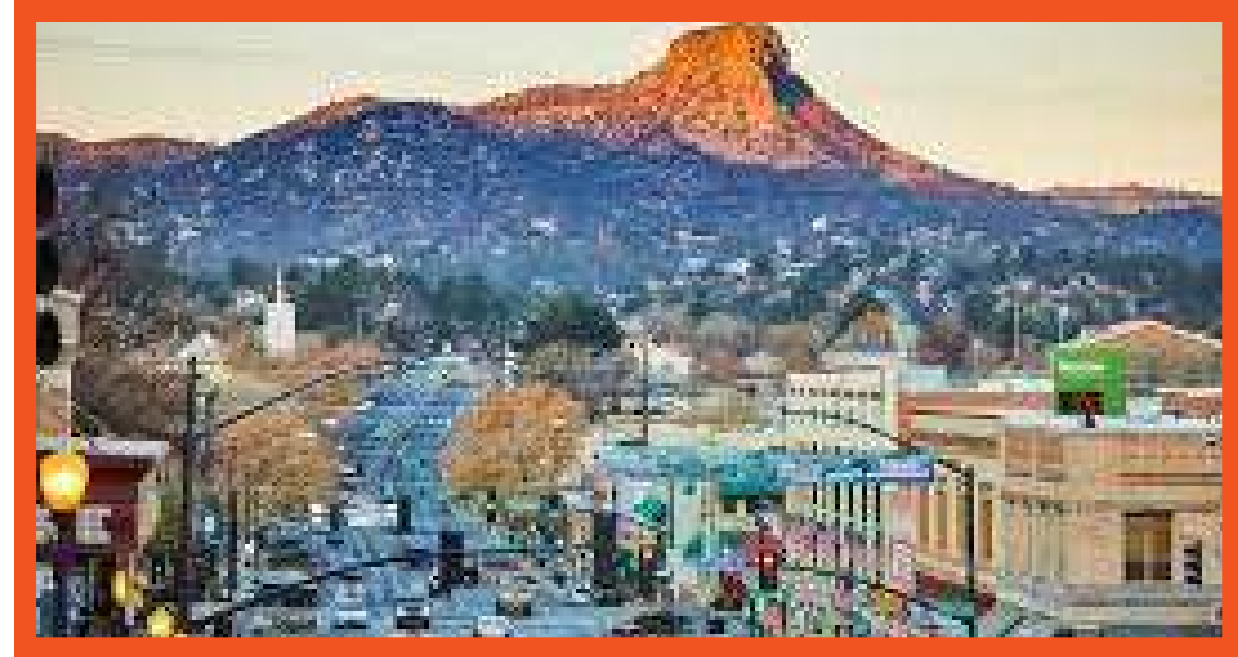
AVERAGE INCOME

\$77,000 - \$100,000



"THIRD IN THE COUNTRY FOR JOB GROWTH AND ECONOMIC VITALITY"

-Wall Street Journal



Demographics

From personal quality of life to thriving economics, business development and more, the City of Prescott is a wonderful place to work, live, and play.

Prescott is currently growing at a rate of 2.19% annually and its population has increased by 19.07% since 2010.

Prescott has become a mecca for business vitality, quality of life and offers a diverse community with economic opportunity for all.

BASIC INFORMATION

Founded: 1864 **Incorporated:** 1883
Elevation: 5,410 ft. **Location:** Yavapai County

Distance to major cities:

Phoenix: 102 miles **San Diego:** 373 miles
Tucson: 213 miles **Los Angeles:** 379 miles
Las Vegas: 252 miles

POPULATION

	2010	2021 (est.)
Prescott	39,771	44,311
Yavapai County	210,899	235,099
State of Arizona	6,401,569	7,520,103

Office of Economic Opportunity

PROPERTY TAX

	2010	2019
Elementary / High School	2.64	3.09
City / Fire District	2.05	3.05
Yavapai County	3.47	4.95
Totals (Yavapai County)	8.16	11.09

Arizona Dept. of Revenue & Arizona Tax Research Foundation

SALES TAX / TRANSACTION PRIVILEGE TAX

Prescott	2.75%
Yavapai County	0.75%
State	5.60%

Arizona Dept. of Revenue & Arizona Tax Research Foundation

* azcommerce.com

LABOR FORCE

	2010	2021
Civilian Labor Force	93,223	102,861
Unemployed	9,302	6,026
Unemployment Rate	10.1%	5.5%

Office of Economic Opportunity

WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	1,882	5.9%
High school or equivalent, no college	5,354	16.7%
Some college or Associate degree	12,387	38.5%
Bachelor's degree or advanced degree	12,519	38.9%

American Community Survey

INDUSTRY (RATED BY EMPLOYMENT)

	Count	Share
Education, health care & social assistance	4,537	31.2%
Arts, entertainment, food & recreation services	1,893	13.0%
Professional, scientific, & administrative services	1,751	12.1%
Retail trade	1,592	11.0%
Public administration	916	6.3%
Finance, insurance & real estate	739	5.1%
Construction	721	5.0%
Other services, except public administration	712	4.9%
Transportation, warehousing, & utilities	653	4.5%
Manufacturing	552	3.8%
Information	203	1.4%
Wholesale trade	200	1.4%
Agriculture, forestry, fishing, hunting, & mining	53	0.4%

Interior - Gallery



3605 RANCH DRIVE, PRESCOTT, ARIZONA 86303

Exterior - Gallery



FOR LEASE - MEDICAL OFFICE

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**PRESCOTT COMMERCIAL
REAL ESTATE**

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