

121 N CORTEZ ST

PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime ±2,500 SF retail space available at 121 N. Cortez Street in the heart of Historic Downtown Prescott. Offered at \$18.50 PSF plus NNN, this versatile space is ideal for retail, showroom, or service-oriented businesses seeking excellent visibility and strong pedestrian traffic. Located just steps from Courthouse Plaza and surrounded by popular shops, restaurants, and year-round attractions, this is an outstanding opportunity to establish a presence in one of Prescott's premier commercial districts.

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
Available SF:	2,500 SF
Lot Size:	0.31 Acres
Building Size:	4,782 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,881	23,957	42,994
Total Population	7,798	49,376	94,001
Average HH Income	\$72,461	\$100,098	\$94,025

LOCATION MAP



RETAILER MAP



ADDITIONAL PHOTOS

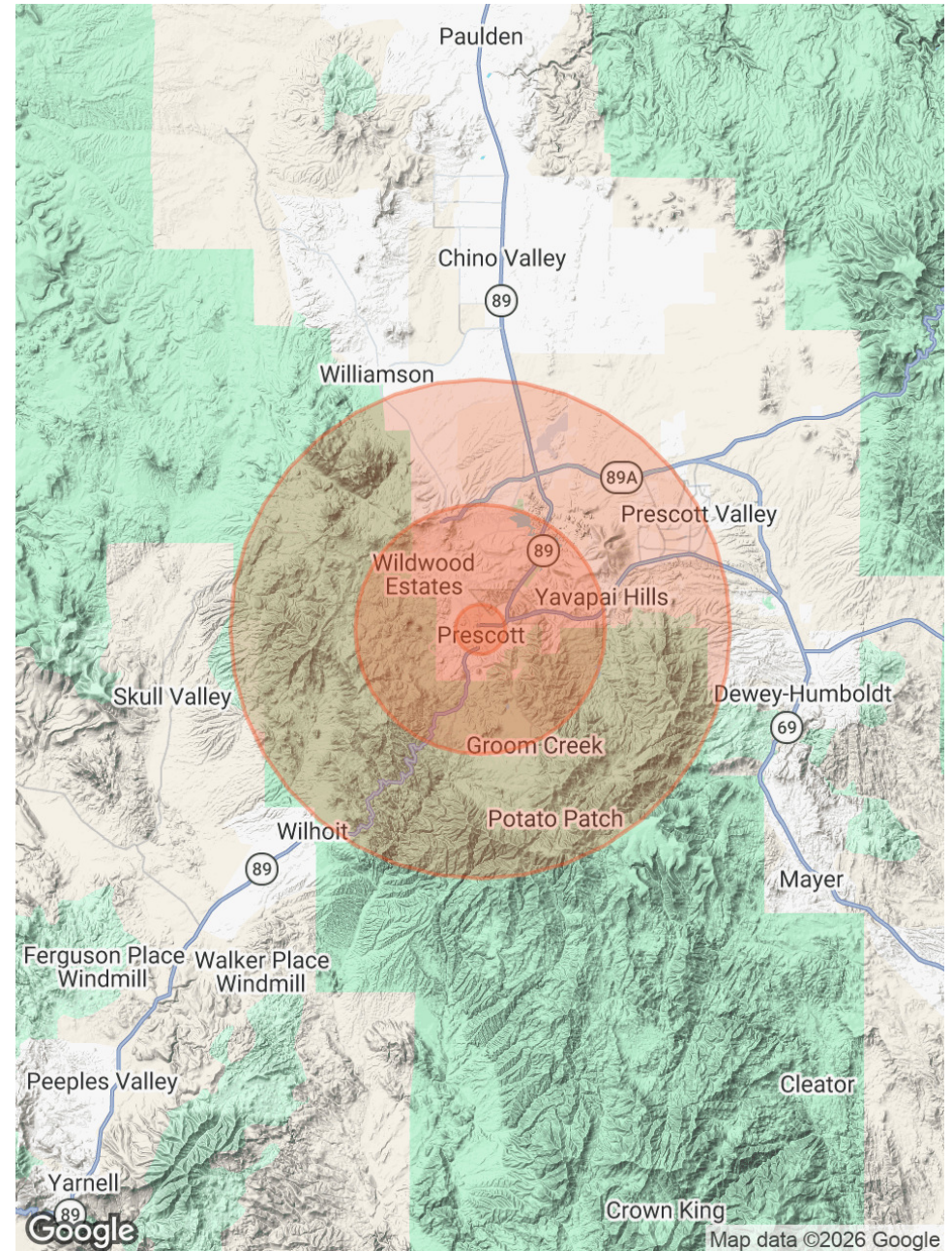


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,798	49,376	94,001
Average Age	46.3	55.7	51.9
Average Age (Male)	46.1	54.1	50.4
Average Age (Female)	47.6	57.5	54.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,881	23,957	42,994
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$72,461	\$100,098	\$94,025
Average House Value	\$430,645	\$524,533	\$485,694

2023 American Community Survey (ACS)



MEET THE TEAM



ABIGAIL CHARTIER

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