



**SWC MILTON RD & RIORDAN RD | FLAGSTAFF, AZ**

**NEWLY REMODELED**

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3131 E CAMELBACK RD #340, PHOENIX, AZ 85016

## Summary

**AVAILABLE** ±1,911 SF  
±1,635 SF  
±3,250 SF

**LOCATION** SWC Milton Road  
& Riordan Rd,  
Flagstaff, AZ

## Traffic Counts

**N** ±40,174 VPD (NB & SB)  
**S** ±30,458 VPD (NB & SB)  
**E** ±7,693 VPD (EB & WB)  
**W** ±32,952 VPD (EB & WB)

ADOT 2023

## Property Highlights

**Milton Road is the strongest retail road and highest-trafficked road in Flagstaff** with a traffic count of nearly 31,000 vehicles per day south of Riordan Road and over 40,107 vehicles per day north of Riordan Road.

**Very close proximity to NAU's main campus.** Enrollment at the university was 28,718 students during Fall 2021 and there are approximately 3,500 employees.

**The highest demand for retail in Flagstaff is along the 1.5-mile stretch of Milton Road.** There are few retail box opportunities that come available. The limited amount of retail along Milton Road is due to the lack of available land and not from the lack of retail demand.

**The city has an estimated permanent resident population of 76,917 people** (ESRI 2021), but the city is seasonal and sees an influx of additional residents (second homes) and visitors (hiking, fishing, close proximity to Grand Canyon National Park) during the summer months.

**The US Census had 633 single-family building permits issued during 2020 and 308 for multi family building permits issued.**





**AVAILABLE**  
±1,911 SF END CAP WITH PATIO

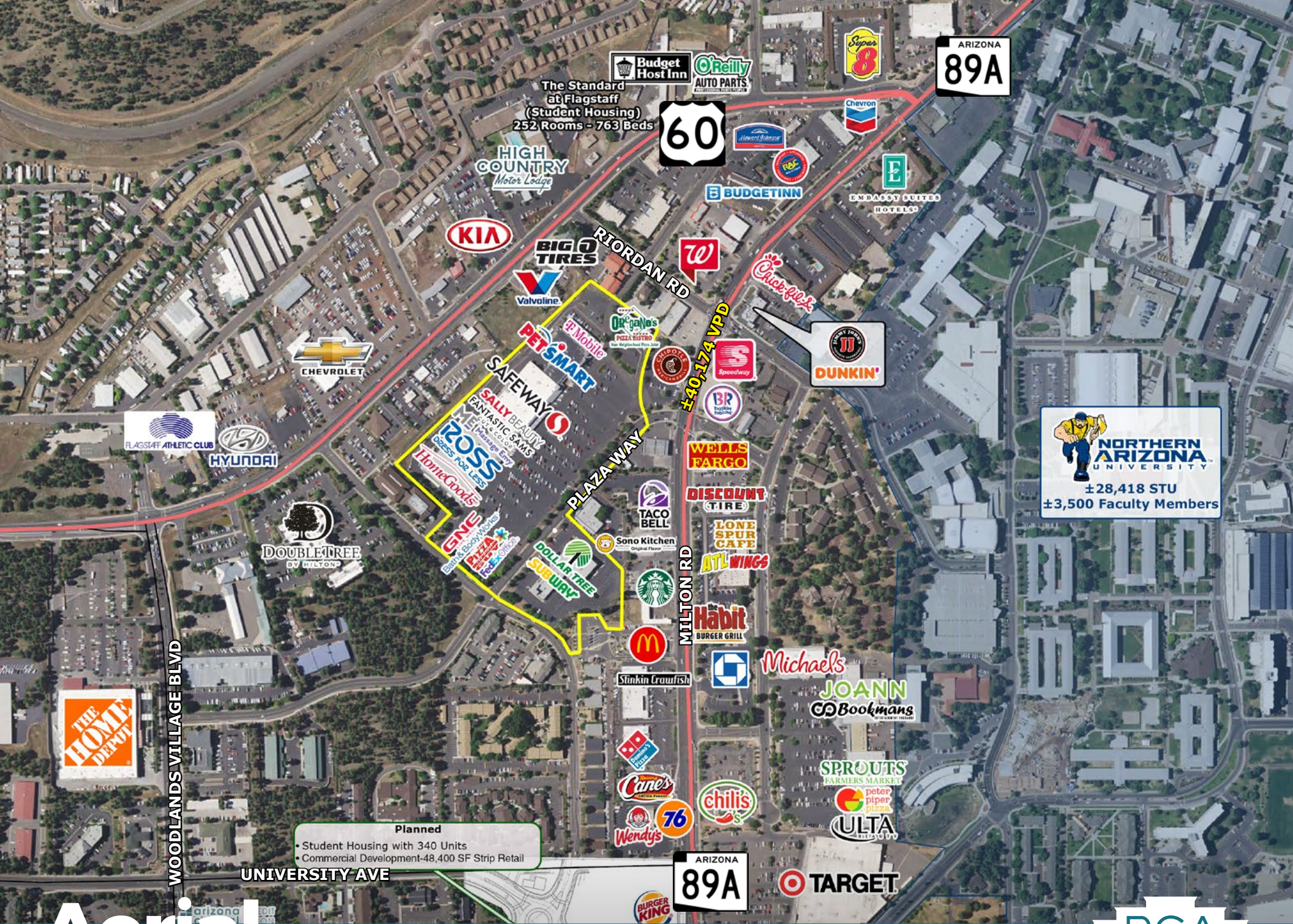


Tenant	SF
FedEx	4,234
The Pizza Guy	1,210
Bath & Body Works	4,917
Edward Jones	993
GNC	1,260
HomeGoods	20,696
Ross	29,224
The Village Baker	2,400
Massage Envy	2,400
Fantastic Sams	1,600
Sally Beauty Supply	1,409
Safeway	46,271
Passion's Nail & Salon	1,600
Nekter	1,592
Available	1,635
Petsmart	18,088
T-Mobile	2,736
H&R Block	750
Coming Available April 2024	3,250
Dollar Tree	12,000
Hunan West	1,500
Subway	1,887
Hiro's Sushi Bar	4,054
Oreganos	4,380
Available (END CAP WITH PATIO)	1,911



# Site Plan





ARIZONA  
89A

60

ARIZONA  
89A

**NORTHERN ARIZONA UNIVERSITY**  
±28,418 STU  
±3,500 Faculty Members

**Planned**  
• Student Housing with 340 Units  
• Commercial Development-48,400 SF Strip Retail

UNIVERSITY AVE

WOODLANDS VILLAGE BLVD

**Aerial**

**PCA**



FLAGSTAFF MEDICAL CENTER  
2,200 EMPLOYEES

*Bashas'*

DOWNTOWN  
FLAGSTAFF

ASPEN PLACE  
@ SAW MILL

REI coop WHOLE FOODS MARKET  
PITA JUNGLE lululemon Dutch Bros

UNIVERSITY PLAZA  
SAFeway PETSMART ROSS DOLLAR TREE

NATURAL COFFEE CO. BARNES & NOBLE  
Walgreens GOODWILL

SPROUTS FARMERS MARKET  
Michaels target  
JOANN ULTA  
CD Bookmans

NAU  
NORTHERN ARIZONA UNIVERSITY  
22,791 STUDENTS  
2,571 EMPLOYEES

Coconino Community College  
MAIN CAMPUS

SAFeway DOLLAR TREE

Coconino Community College  
4TH STREET CAMPUS

BIG LOTS

FAMILY DOLLAR  
CVS pharmacy

GOODWILL

Dillard's JC Penney  
HOBBY LOBBY OfficeMax SEPHORA  
planet fitness

FLAGSTAFF MARKETPLACE  
THE HOME DEPOT BEST BUY Harkins THEATRES  
petco Marshalls WORLD MARKET  
Tuesday Morning OLD NAVY

TRACTOR SUPPLY CO.

Walmart

GORE  
1,950 EMPLOYEES

fry's

ACE sam's club

Flagstaff Recieves  
Over 5 Million  
Visitors Per Year

# Flagstaff





## Population

2023 Total Population	22,958	56,123	75,265
2028 Total Population	23,486	57,923	77,316



## Households

2023 Households	5,995	19,108	26,348
2028 Households	6,307	20,207	27,657



## Incomes

Median HH Income	\$45,370	\$61,298	\$70,899
Average HH Income	\$67,877	\$92,054	\$99,357



## Daytime Population

2023 Total Daytime Pop	26,312	58,405	76,012
2023 Daytime Worker	14,350	32,532	41,352
2023 Daytime Residents	11,962	25,873	34,660



## Businesses

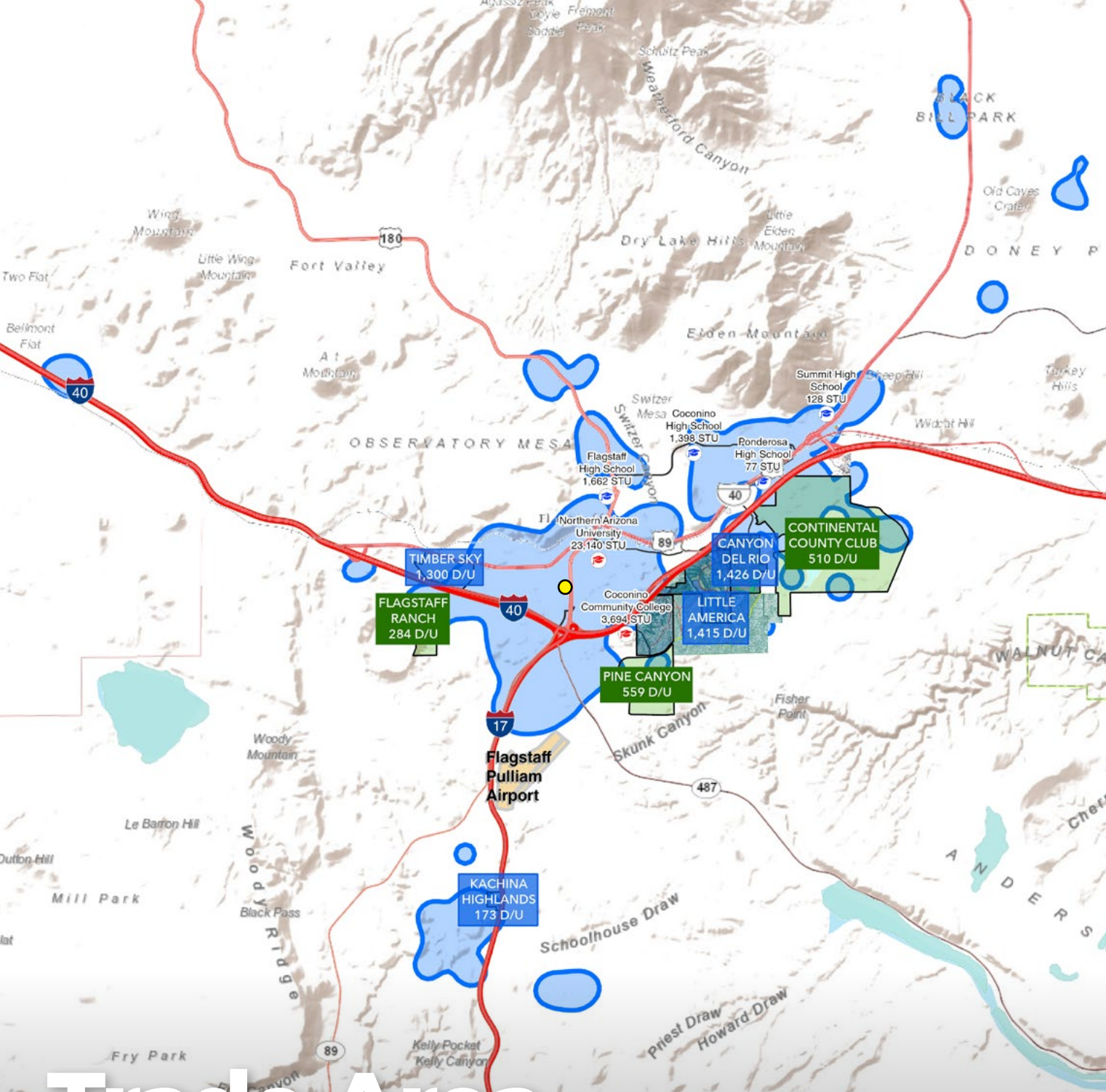
2023 Businesses	1,001	2,228	3,006
2023 Employees	14,296	31,950	41,139

2023 ESRI ESTIMATES  
FLAGSTAFF & SURROUNDING AREAS




# Demographics





## GPS FOOT TRAFFIC PANEL

 TRUE TRADE AREA  
80% OF ALL FOOT TRAFFIC

## KEY HIGHLIGHTS

- **3.4M visits / 751k visitors** in the last 12 months
- **University Plaza averages 64,000** weekly visitors per week
- **46.1% of the total visits** are generated within 10 miles of the center
- **The average dwell time is 49 minutes** per visitor
- **77% of the visitors are “loyal”** who have visited a minimum of 4 times over the last 12 months

Data courtesy of Placer.ai. Data represents University Plaza customers who visited the shopping center from Apr '21 to Mar '22.

# Trade Area







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The information presented has been obtained by private and governmental sources deemed to be reliable. Phoenix Commercial Advisors (PCA) makes no guarantees, warranties or representations of the accuracy or completeness and all information should be verified by the interested party.  
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