



2245 E. STATE ROUTE 69 | PRESCOTT, ARIZONA

# Fully Leased, High-Visibility Property

Highlights:

- Prime State Route 69 corridor location with one of the highest State Route traffic counts in AZ
- Business Regional (BR) zoning is one of the most inclusive commercial use zonings available
- Redevelopment/value-add potential
- New development to the North will increase sit exposure (Quick Trip QT C Store/Gas Station)
- Proximity to the Prescott Mall and several other major retail merchants
- Multiple use cases (owner-user, investor, redevelopment)



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**For Sale:**  
**\$2,200,000**

**Contact:**

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## Property Overview

Positioned directly on high-traffic State Route 69, this fully leased commercial property offers investors a rare combination of stable, corporate-guaranteed income and long-term flexibility. The lease runs through 2031, providing a secured income stream while preserving multiple paths for future value creation.

- Active Sublease Income — A portion of the space, including use of the residential unit, is subleased to a spa facility, adding an additional income layer
- Multiple Exit Strategies — Potential for lease buyout and redevelopment, or conversion to owner-occupancy once lease terms allow

## Property Highlights:

- Prime Highway Frontage — Excellent visibility and exposure along State Route 69, one of Prescott's primary commercial corridors
- Corporate-Guaranteed Lease Through 2031 — Long-term income security backed by a corporate guarantee
- Ample Parking — 23 on-site parking spaces serving the facility, plus 3 additional dedicated spaces for the residential unit
- Flexible Suite Configuration — Building is subdivided into three commercial suites, offering diverse leasing and use potential
- Bonus Residential Unit — A 1 bedroom/1 bathroom living space above Suite 3, with private walk-out access on the south side of the property

Originally built out as a veterinary clinic, the space is no longer operating in that capacity — but the current lease tenant continues to pay rent under a corporate guarantee through the full lease term, delivering dependable cash flow regardless of the space's current use. This creates an attractive hold-and-collect investment today, with a clear runway toward redevelopment or owner-occupancy as the lease approaches its 2031 expiration.

Whether you're an investor seeking secured, long-term income or an owner-user planning ahead for future occupancy, this property offers a compelling blend of immediate returns and long-range potential in a highly visible Prescott location.



## Prescott, Arizona

Prescott is located in the heart of Arizona's Central Highlands, nestled among the Bradshaw Mountains. Known as "Everybody's Hometown," Prescott offers a rare combination of small-town charm, rich history, and year-round mild climate that continues to attract residents, retirees, and visitors from across the country. The city's historic downtown, anchored by Courthouse Plaza and the famed Whiskey Row, serves as a vibrant hub for dining, boutique retail, live music, and community events. Outdoor enthusiasts are drawn to the Prescott National Forest, Granite Dells, and an extensive trail system offering hiking, mountain biking, rock climbing, and fishing at Watson and Willow Lakes.

Prescott has a population of approximately 46,000 within city limits and a metropolitan area — encompassing Prescott Valley, Chino Valley, and Dewey-Humboldt — approaching 250,000 residents, making the Quad Cities one of Arizona's fastest-growing regional markets. The area's population growth is driven primarily by retirees and remote workers relocating from higher-cost markets such as Phoenix, California,

and the Pacific Northwest, attracted by Prescott's affordability, safety, and quality of life.

Embry-Riddle Aeronautical University, one of the world's most prestigious aviation and aerospace institutions, anchors the local education sector with approximately 5,000 students and contributes significantly to the region's professional and technical workforce. The healthcare sector is a major economic driver, with Yavapai Regional Medical Center operating two campuses and serving as the primary regional hospital for a broad rural catchment area. Additional economic pillars include tourism, government services, professional services, and a growing roster of light industrial and manufacturing employers drawn to the Prescott Gateway Airport corridor.

With its blend of historical character, outdoor lifestyle, expanding infrastructure, and a steadily growing and affluent consumer base, Prescott presents a compelling environment for commercial investment and business development across a wide range of retail, office, and industrial categories.

## *Market Overview*



## Property Details

|                          |                                                                                                                              |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Parcel #                 | 112-05-028A Yavapai County                                                                                                   |
| Building Size            | 6,319 SF                                                                                                                     |
| Lot Size                 | .35 Acres                                                                                                                    |
| Zoning                   | BR (Business Regional)                                                                                                       |
| Year Built/<br>Remodeled | 1995/2017                                                                                                                    |
| Suites                   | 3 commercial and 1 residential                                                                                               |
| Utilities                | Property is serviced by APS, Unisource Gas, Private Water Company, Onsite Septic and multiple choices for telecom/ Internet. |
| Heating/Cooling          | Onsite Air conditioning/Heat Pumps (4 units total)                                                                           |
| Parking                  | 23 Onsite parking spaces                                                                                                     |



## Contact:

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