

ARIZONA  COMMERCIAL
REAL ESTATE

6300 E STATE ROUTE 69

FOR SALE

PRESCOTT VALLEY, AZ
86314

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ARIZONA COMMERCIAL REAL ESTATE



FOR SALE | INVESTMENT OPPORTUNITY – PRESCOTT VALLEY, AZ

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in the rapidly expanding Prescott Valley trade area, this 2,500 SF office asset—constructed in 2002—presents a compelling opportunity for investors seeking stability and long-term growth. The property's C1-3 zoning allows for broad commercial flexibility, enhancing both current utilization and future repositioning options. Its single-unit configuration supports operational efficiency and tenant appeal, while modern amenities and a prime, high-visibility location strengthen its competitive position in the market. With strong regional demand and continued economic expansion, this asset is strategically positioned to deliver meaningful value to an investor's portfolio.

PROPERTY HIGHLIGHTS

- 2,500 SF office building built in 2002
- Zoned C1-3 allowing a wide range of business uses
- Single-unit layout offering privacy and efficient operations
- Modern design and amenities
- Prime Prescott Valley location in a high-growth market
- Strong investment potential for owner-users or office investors

OFFERING SUMMARY

Sale Price:	\$500,000
Number of Units:	1
Lot Size:	6,964 SF
Building Size:	2,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	15 MILES
Total Households	1,711	25,102	66,016
Total Popula on	4,560	58,480	148,502
Average HH Income	\$78,768	\$85,416	\$87,297

AERIAL MAP

Aerial Overview- According to ADOT's (average annual daily traffic) report, counts along SR 69 VPD up to ~37,000 +/- VPD. Accompanied with a strong robust tenant mix with national tenants nearby such as Chilis, Well's Fargo, Starbucks, Bank of America and Dutch Bros.



DEMOGRAPHICS	1 MILE	5 MILES	15 MILES
Total population	4,560	58,480	148,502
Median age Median	41	48	51
age (Male) Median	40	47	50
age (Female) Total	42	49	51
households Total	1,711	25,102	66,016
persons per HH	2.7	2.3	2.2
Average HH income	\$78,768	\$85,416	\$87,297
Average house value	\$363,734	\$413,587	\$476,405

Google

Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

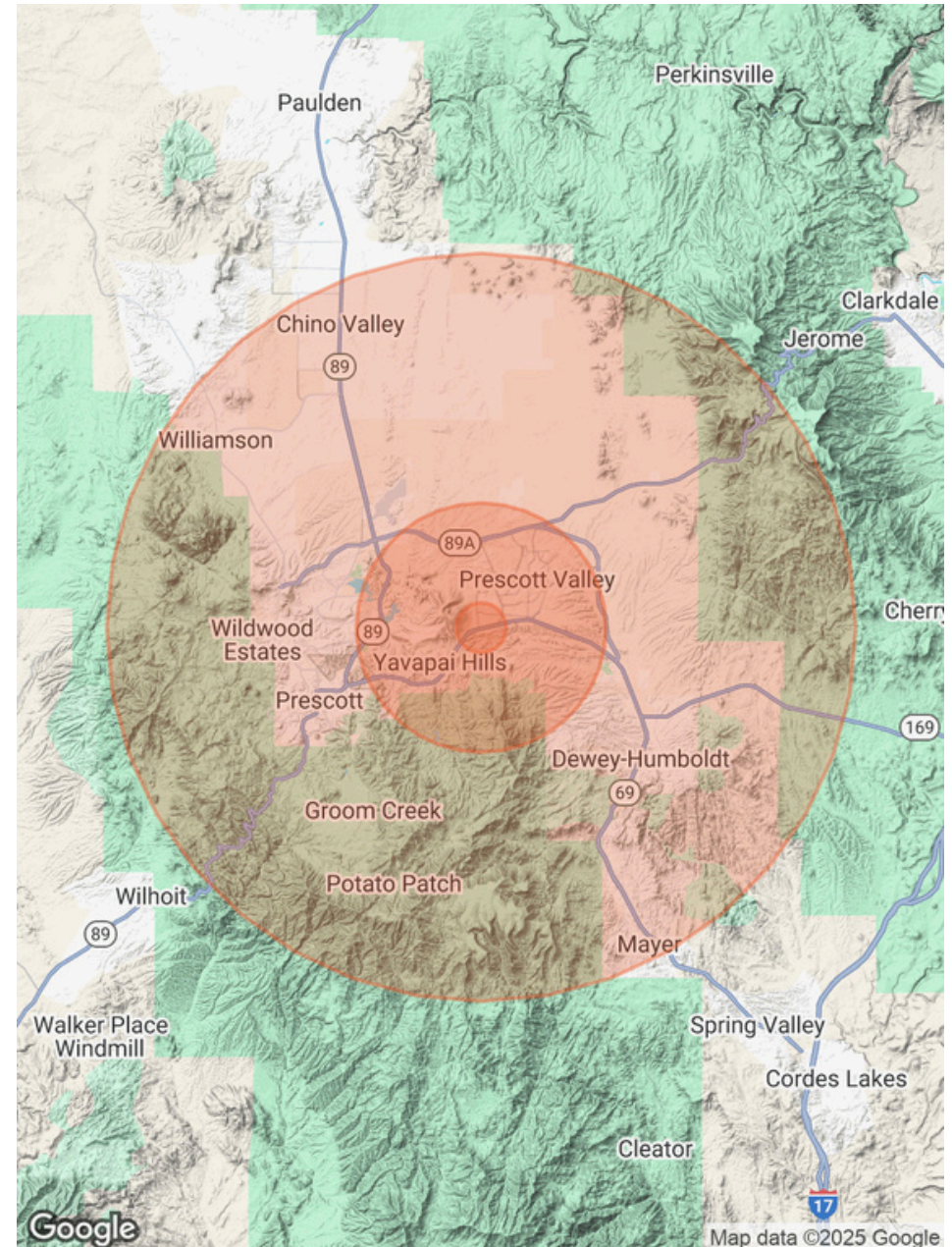
DEMOGRAPHICS MAP & REPORT

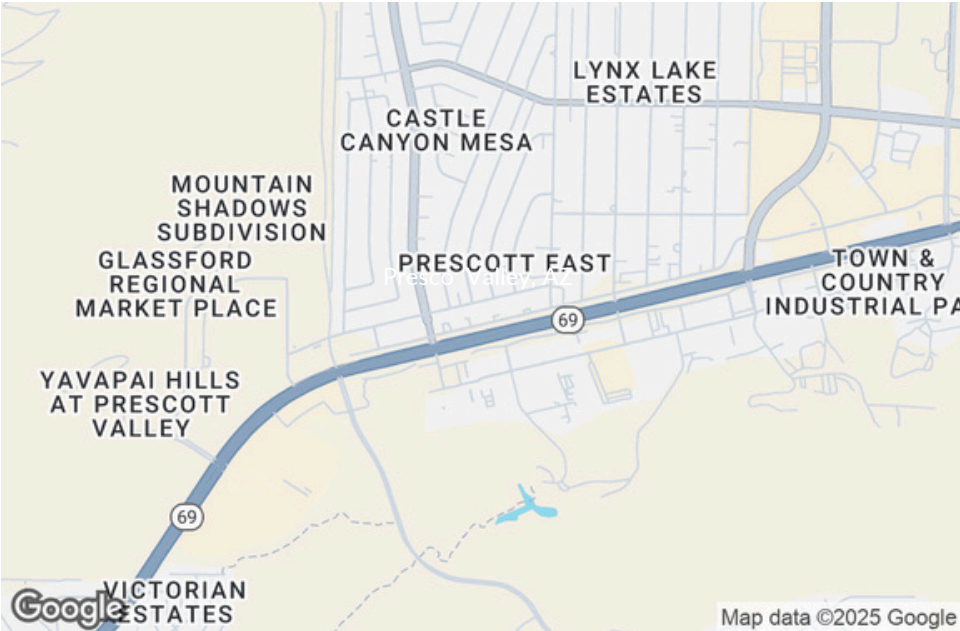
POPULATION	1 MILE	5 MILES	15 MILES
Total Population	4,560	58,480	148,502
Average Age	41	48	51
Average Age (Male)	40	47	50
Average Age (Female)	42	49	51

HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	1,711	25,102	66,016
# of Persons per HH	2.7	2.3	2.2
Average HH Income	\$78,768	\$85,416	\$87,297
Average House Value	\$363,734	\$413,587	\$476,405

Demographics data derived from AlphaMap

Median household income in Prescott Valley has been steadily rising, reflecting a strong local economy. Property values are appreciating, demonstrating healthy demand and market stability. With a homeownership rate of approximately 70%, the community benefits from a base of long-term, stable residents.



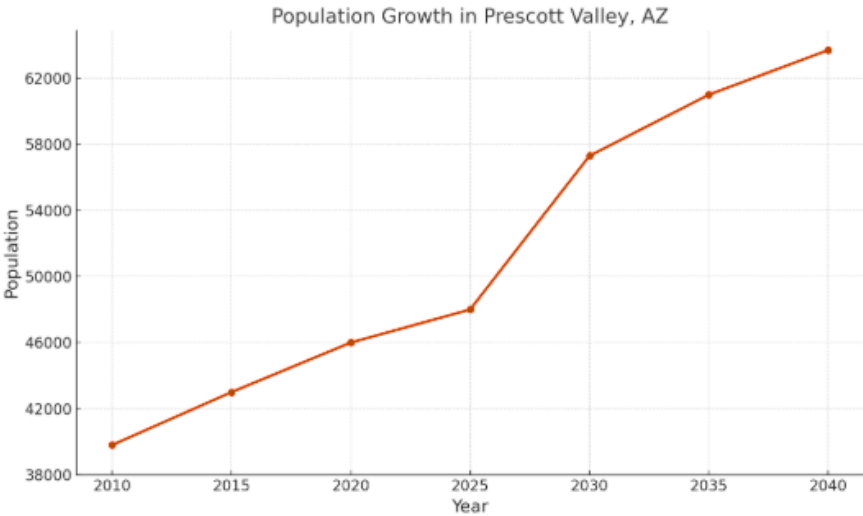


LOCATION DESCRIPTION

Prescott Valley is experiencing strong, sustained population growth, currently estimated at over 48,000 residents. Since 2010, the town has grown at an average annual rate of 2.0%, accelerating to 2.3% in recent years. Projections indicate the population will exceed 57,300 by 2030 and surpass 63,700 by 2040, underscoring long-term demand and reinforcing Prescott Valley's status as one of Arizona's fastest-growing markets.

LOCATION DETAILS

County	Yavapai
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Here is a graph illustrating the population growth in Prescott Valley, AZ, from 2010 through projected estimates to 2040. It illustrates steady growth, with acceleration in recent years and continued expansion expected through 2040.



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