

ARIZONA  COMMERCIAL
REAL ESTATE

8056 EAST VALLEY ROAD

PRESCOTT VALLEY, AZ
86314

MATTHEW FISH
Associate Broker
480.309.1089
matt@arizonacre.com

ARIZONA COMMERCIAL REAL ESTATE



FOR LEASE BROCHURE | \$16 (NNN)

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Professional office suite located in the growing business corridor of Prescott Valley. Planned improvements include fresh interior paint, new flooring, and updated light fixtures, creating a clean and updated environment suitable for a variety of professional and administrative uses.

The suite offers a functional layout featuring five private offices, a conference room, kitchenette, and one restroom. Ample on-site parking provides convenient access for employees and clients, with easy connectivity to major roadways throughout the area.



OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Available SF:	1,283 SF
Lot Size:	12,197 Acres
Building Size:	12,197

DEMOGRAPHICS	10 MILES	15 MILES	20 MILES
Total Households	48,545	61,394	72,859
Total Population	109,531	137,099	161,995
Average HH Income	\$88,528	\$91,795	\$90,161

AERIAL OVERVIEW



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

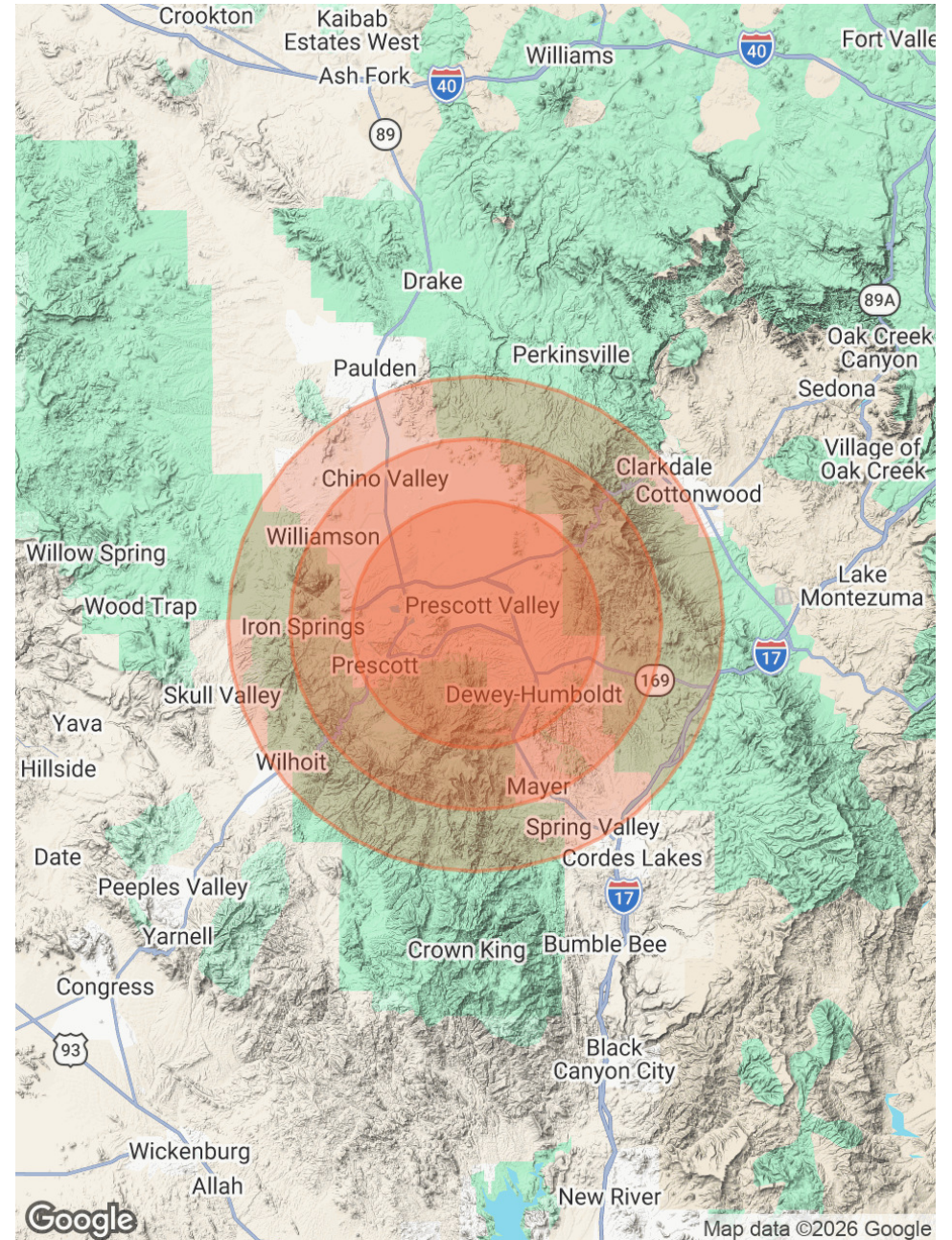
POPULATION

	10 MILES	15 MILES	20 MILES
Total Population	109,531	137,099	161,995
Average Age	50.4	51.5	52.1
Average Age (Male)	48.9	50.3	51.1
Average Age (Female)	52.5	53.1	53.6

HOUSEHOLDS & INCOME

	10 MILES	15 MILES	20 MILES
Total Households	48,545	61,394	72,859
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$88,528	\$91,795	\$90,161
Average House Value	\$444,962	\$452,029	\$442,082

2023 American Community Survey (ACS)



CONTACT US



MATTHEW FISH

Associate Broker

matt@arizonacre.com
Direct: 480.309.1089



DANIELLE DOWNEY

Commercial Agent

danielle@arizonacre.com
Phone: 928-203-6492

Arizona Commercial Real Estate
122 North Cortez Street
Prescott, AZ 86301
480.309.1089