

PINE RIDGE MARKETPLACE

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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Pine Ridge Marketplace, established in 2002, is a contemporary regional shopping center that features a unique combination of an indoor traditional mall and an open-air lifestyle center, making it the only hybrid facility within a 100-mile radius.

The indoor area boasts approximately 133,000 square feet and includes 67 retail suites, with six dedicated to a welcoming food court, all beneath an impressive exposed beam ceiling. The outdoor lifestyle center complements this with 29 exterior-facing suites spread over approximately 192,000 square feet, set within beautifully landscaped surroundings.

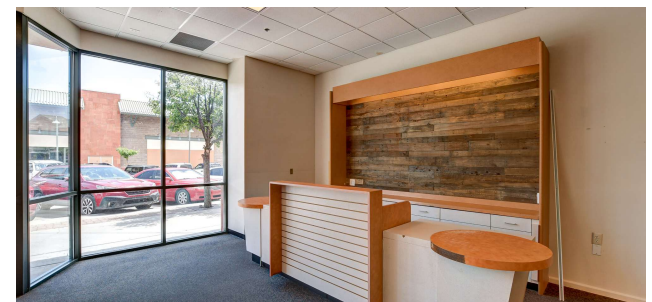
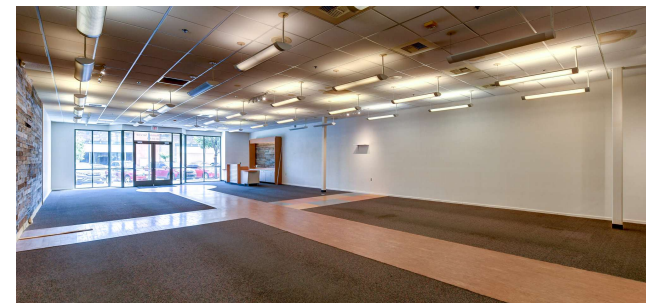
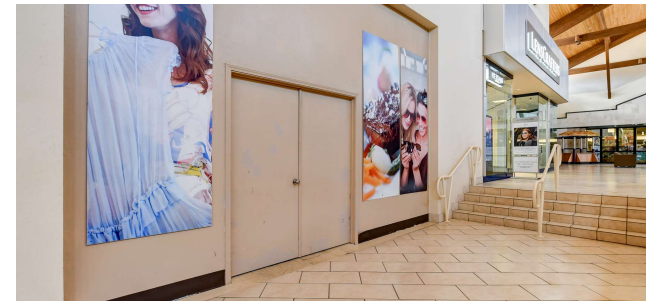
This shopping destination accommodates a diverse mix of national, regional, and independent retailers, including well-known brands such as Michaels, Mattress Firm, Famous Footwear, Chico's, Bath & Body Works, and Spencer's, with major anchors like Dillard's, JC Penney, and Espire Sports. Its extensive variety and central location make it a vital community hub for the Quad City Area, encompassing Prescott, Prescott Valley, Chino Valley, Dewey-Humboldt, and beyond.

OFFERING SUMMARY

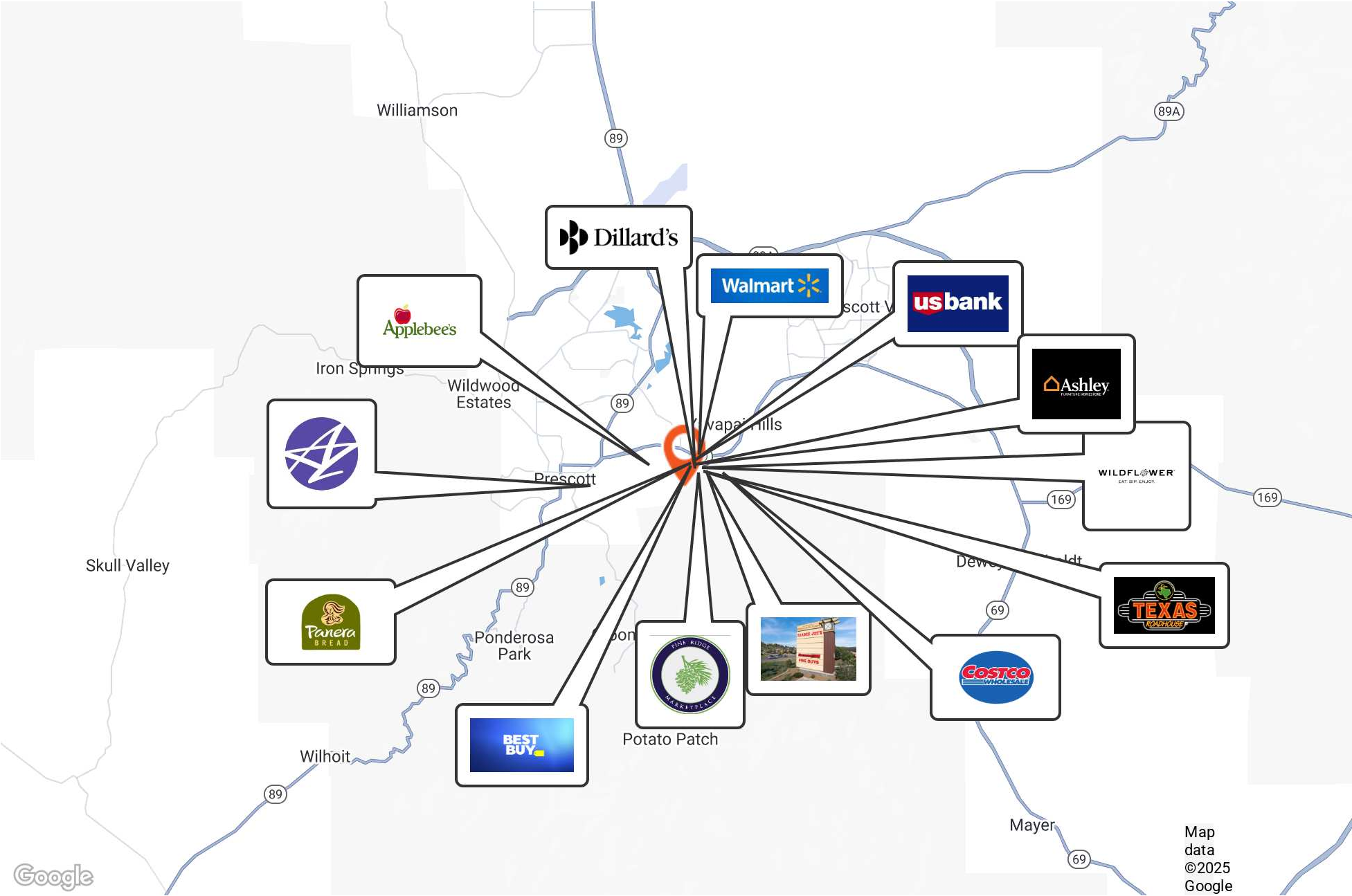
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	152500 SF
Lot Size:	22.72 Acres
Building Size:	325,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,023	26,024	55,774
Total Population	12,275	53,936	123,692
Average HH Income	\$84,446	\$89,251	\$89,031

PHOTO GALLERY



REGIONAL MAP



Google

SITE PLAN & AERIAL OVERVIEW



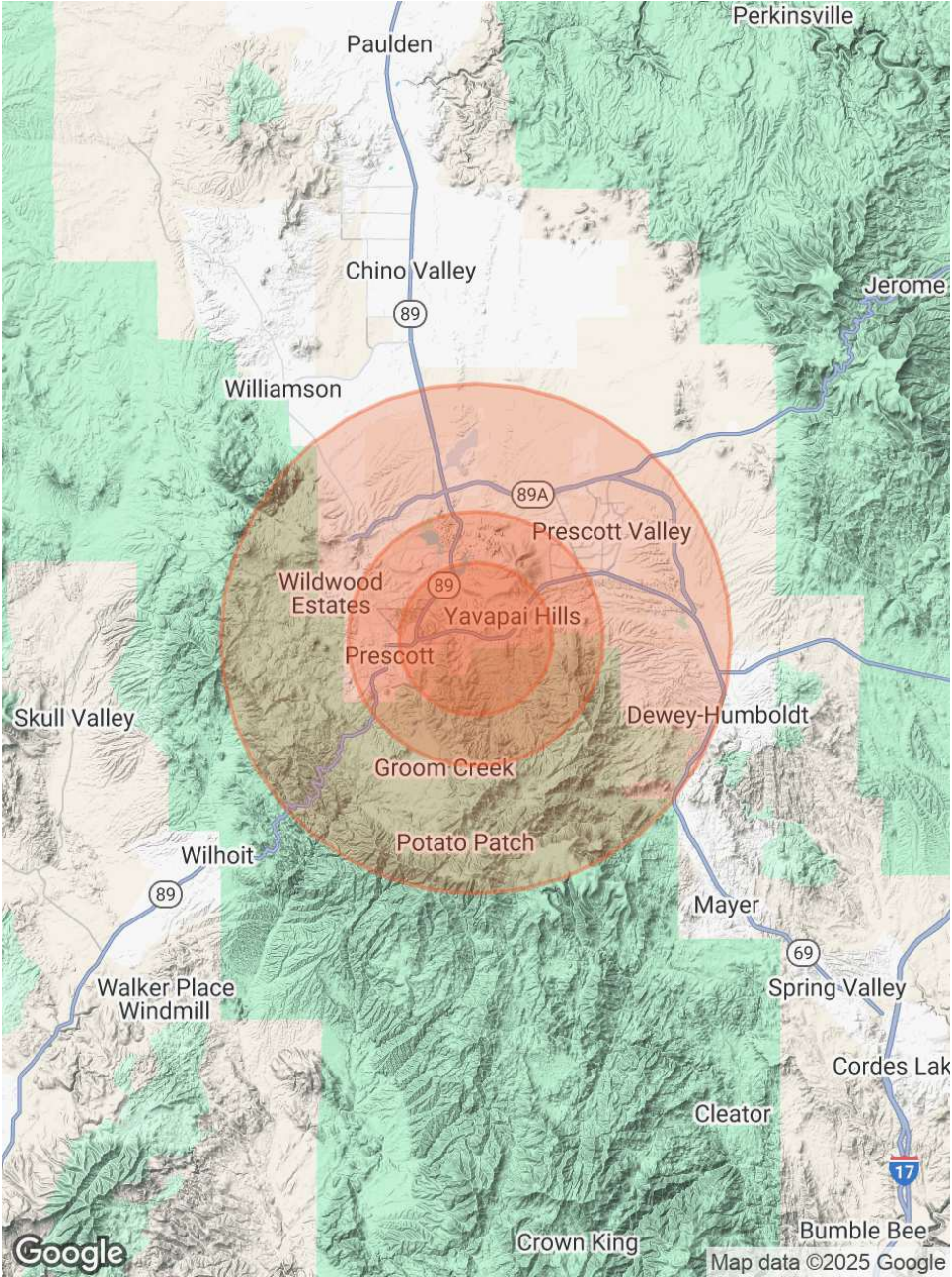


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,275	53,936	123,692
Average Age	56	53	51
Average Age (Male)	55	52	50
Average Age (Female)	56	54	52

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,023	26,024	55,774
# of Persons per HH	2	2.1	2.2
Average HH Income	\$84,446	\$89,251	\$89,031
Average House Value	\$568,578	\$519,151	\$478,811

Demographics data derived from AlphaMap



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