

**DO NOT
DISTURB
TENANT**

COMING SOON!

RETAIL PROPERTY FOR LEASE

**312 S BEELINE
HWY**

NEC Bonita St & Beeline Hwy | Payson, AZ 85541

BRIAN GAUSDEN

602.778.3740

bgausden@w-retail.com

NEIL BOARD

602.778.3781

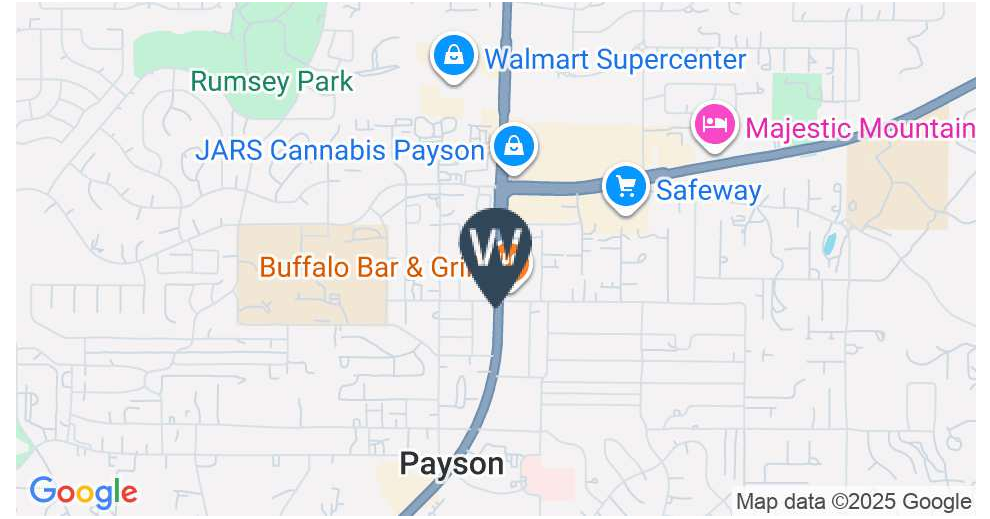
nboard@w-retail.com

**W WESTERN
RETAIL ADVISORS**

2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016 | 602.778.3747 | w-retail.com

312 S BEELINE HWY

Payson, AZ 85541



LOCATION DESCRIPTION

NWC Beeline Hwy & Bonita St

PROPERTY HIGHLIGHTS

- 4,551 SF Freestanding Building
- Available for Sublease (DO NOT DISTURB TENANT)
- Excellent visibility along Beeline Hwy (AZ-87), the main arterial through Payson with strong daily traffic counts
- Surrounded by national retailers, restaurants, and service providers, ensuring consistent customer flow.

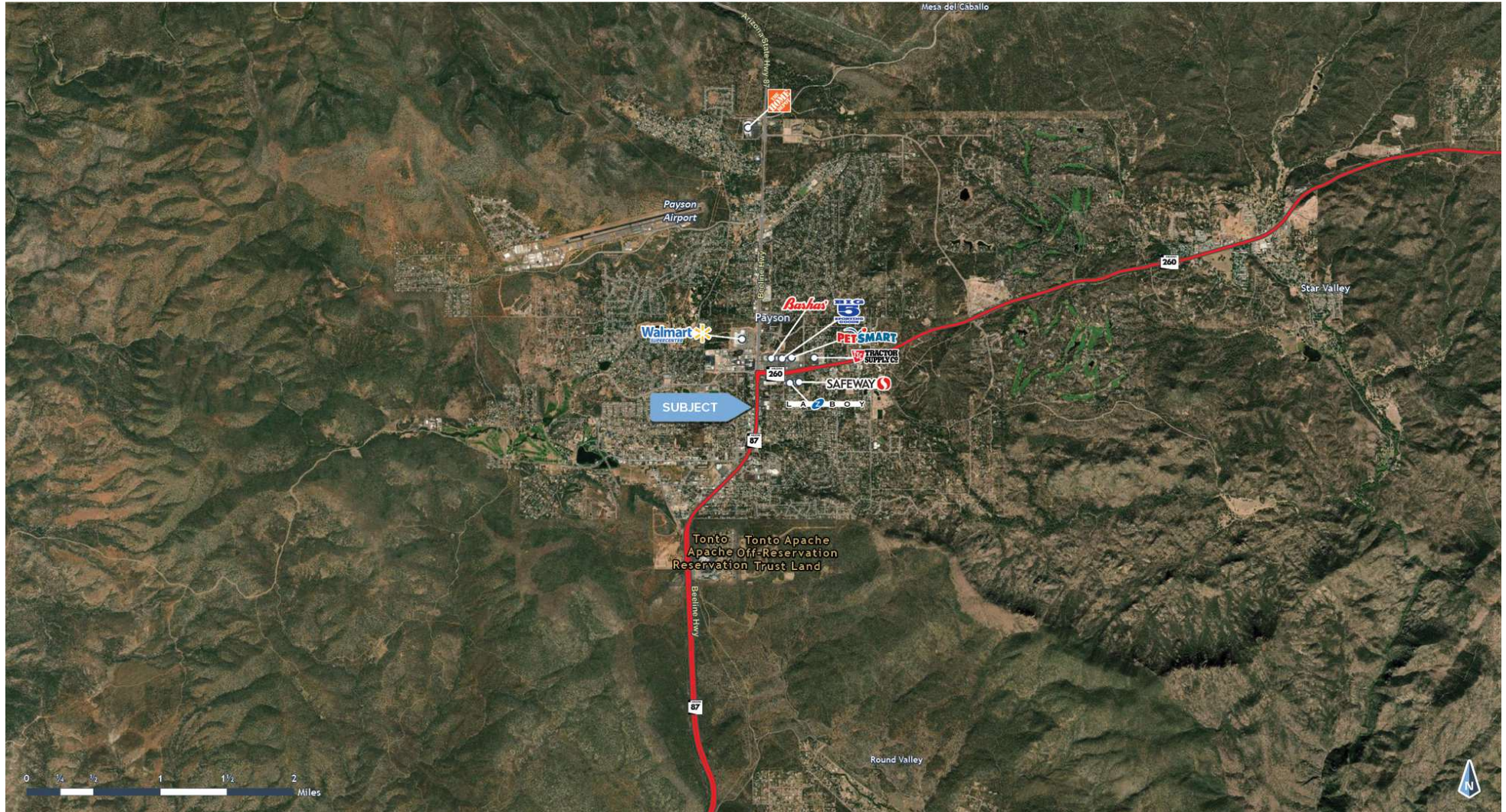
AREA CO-TENANTS



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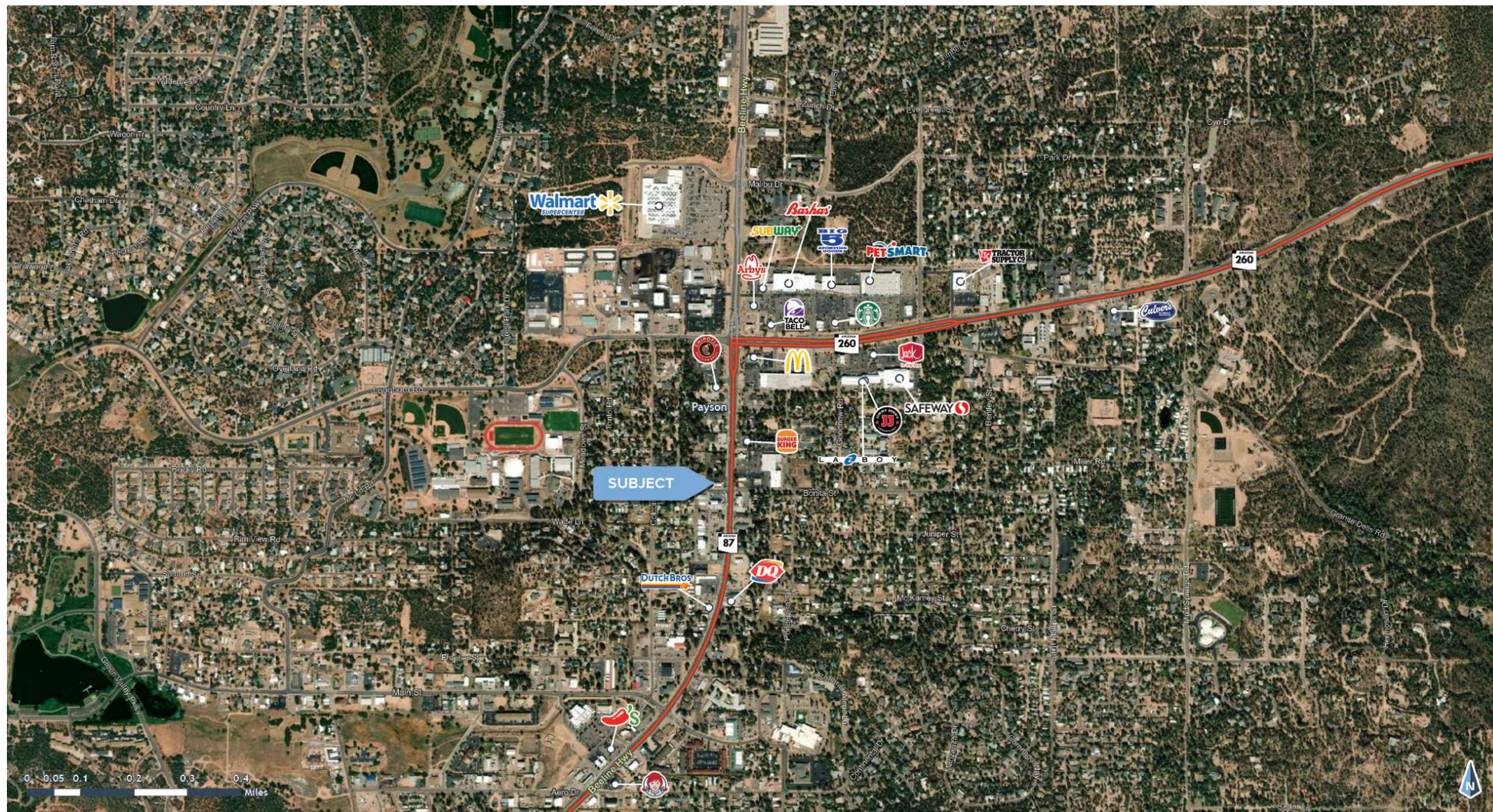
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| <div> POPULATION</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Area Total</td><td>7,252</td><td>16,433</td><td>20,188</td></tr><tr><td>Median Age</td><td>56.5</td><td>59.5</td><td>59.7</td></tr></table> | | | | | 1 MILE | 3 MILES | 5 MILES | Area Total | 7,252 | 16,433 | 20,188 | Median Age | 56.5 | 59.5 | 59.7 | <div><div></div> HOUSEHOLD INCOME</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Median</td><td>\$53,958</td><td>\$60,152</td><td>\$61,666</td></tr><tr><td>Average</td><td>\$70,370</td><td>\$79,040</td><td>\$81,385</td></tr></table> | | | | | 1 MILE | 3 MILES | 5 MILES | Median | \$53,958 | \$60,152 | \$61,666 | Average | \$70,370 | \$79,040 | \$81,385 | <div><div></div> DAYTIME WORKFORCE</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Total Businesses</td><td>553</td><td>766</td><td>855</td></tr><tr><td>Employees</td><td>5,461</td><td>7,237</td><td>7,999</td></tr><tr><td>Daytime Population</td><td>10,260</td><td>18,144</td><td>20,559</td></tr></table> | | | | | 1 MILE | 3 MILES | 5 MILES | Total Businesses | 553 | 766 | 855 | Employees | 5,461 | 7,237 | 7,999 | Daytime Population | 10,260 | 18,144 | 20,559 |
|--|-----------|-----------|-----------|--|--------|---------|---------|-------------------------|-------|--------|--------|--|------|------|------|---|--------|---------|---------|--------------|--------|---------|---------|----------|----------|----------|----------|-------------|----------|----------|----------|---|--|--|--|--|--------|---------|---------|------------------|-------|-------|-------|-------------------|-----------|-----------|-----------|--------------------|--------|--------|--------|
| | 1 MILE | 3 MILES | 5 MILES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area Total | 7,252 | 16,433 | 20,188 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Median Age | 56.5 | 59.5 | 59.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 1 MILE | 3 MILES | 5 MILES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Median | \$53,958 | \$60,152 | \$61,666 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average | \$70,370 | \$79,040 | \$81,385 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Total Businesses | 553 | 766 | 855 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Employees | 5,461 | 7,237 | 7,999 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Daytime Population | 10,260 | 18,144 | 20,559 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div><div></div> EDUCATION</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Percentage with Degrees</td><td>34%</td><td>36%</td><td>36%</td></tr></table> | | | | | 1 MILE | 3 MILES | 5 MILES | Percentage with Degrees | 34% | 36% | 36% | <div><div></div> EMPLOYMENT</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>White Collar</td><td>67.71%</td><td>62.38%</td><td>59.41%</td></tr><tr><td>Services</td><td>11.82%</td><td>19.61%</td><td>20.00%</td></tr><tr><td>Blue Collar</td><td>20.46%</td><td>18.01%</td><td>20.60%</td></tr></table> | | | | | 1 MILE | 3 MILES | 5 MILES | White Collar | 67.71% | 62.38% | 59.41% | Services | 11.82% | 19.61% | 20.00% | Blue Collar | 20.46% | 18.01% | 20.60% | <div><div></div> HOUSEHOLD STATISTICS</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Households</td><td>3,436</td><td>7,722</td><td>9,566</td></tr><tr><td>Median Home Value</td><td>\$325,562</td><td>\$367,388</td><td>\$374,590</td></tr></table> | | | | | 1 MILE | 3 MILES | 5 MILES | Households | 3,436 | 7,722 | 9,566 | Median Home Value | \$325,562 | \$367,388 | \$374,590 | | | | |
| | 1 MILE | 3 MILES | 5 MILES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Percentage with Degrees | 34% | 36% | 36% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 1 MILE | 3 MILES | 5 MILES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| White Collar | 67.71% | 62.38% | 59.41% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Blue Collar | 20.46% | 18.01% | 20.60% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Households | 3,436 | 7,722 | 9,566 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Median Home Value | \$325,562 | \$367,388 | \$374,590 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*2025 Demographic data derived from ESRI

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