

# HIGHWAY 69 & SUNDG RANCH RD

PRESCOTT VALLEY, AZ

Freestanding Drive Thru Building Now Available

ubreakifix  
BY OSURION

crumbl  
cookies  
verizon

MI Tierra  
Mexicana

AMERICA'S BEST  
CONTACTS & EYEGLASSES  
Edward Jones  
MAKING SENSE OF INVESTING

DOLLAR TREE

HOBBY  
LOBBY

THE  
HOME  
DEPOT

POPEYES  
LOUISIANA KITCHEN

L A Z  
BO Y

WELLS  
FARGO

Firestone

Cacker  
Barrel  
OLD COUNTRY STORE

Carl's Jr.

WaFd  
Bank

THE JOINT  
chiropractic

Rolling  
Canes  
CRICKET FIBERS

DUTCH BROS  
Coffee

Red Robin

CHIPOTLE  
MEXICAN GRILL

CAL  
Ranch

DICK'S  
SPORTING GOODS

CHASE

TJ-maxx

ULTA  
BEAUTY

KAY  
JEWELERS

ROSS  
DRESS FOR LESS

Buckle B

maurices

SportClips  
HAIRCUTS

CHASE

W 2  
ASIAN RESTAURANT & SUSHI BAR

M  
MATTRESS FIRM

MATTRESS  
FIRM

# property summary

## property details

Regional retail power center approximately ±1,300,000 SF on ±100 AC.

## traffic count

Highway 69	Sundog Ranch ( North of SR-69)
N ±39,805 VPD (NB & SB)	±6,091 VPD (EB & WB)
S ±38,205 VPD (NB & SB)	

ADOT 2024

## available

Major 7A	±6,503 SF (Former Rue 21)
B-115	COMING AVAILABLE (Feb 2026) ±1,079 SF
C-145	COMING AVAILABLE (Feb 2026) ±3,386 SF
Drive-Thru Pad	±1,045 SF / ±0.62 AC Land

## buildable

Major B	±15,000 SF
Shops	±7,000 SF
Pad 8A	±4,000 SF DT / up TP ±5,000 SF
Pad 2	±6,501 SF

## property highlights

- Caters to greater Verde Valley trade area
- Located at the intersection of Highway 69 & Sundog Ranch Rd.
- First major retail development located on Highway 69, traveling west into Prescott.
- Excellent visibility from Highway 69 with signalized access.



# community details

## housing developments

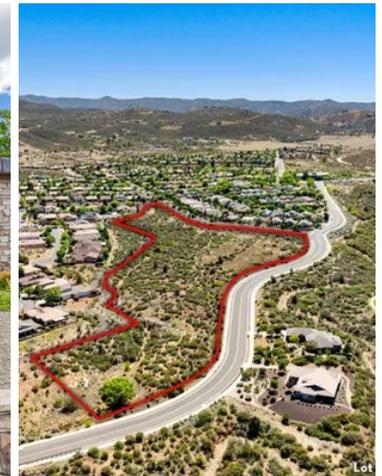
COMMUNITY	ACRES	APPROVED UNITS	PLATTED UNITS	DEVELOPED LOTS	DEVELOPED LOTS
				7/30/12	12/17/13
STONERIDGE	1,880	3,043	1,279	928	968
PRONGHORN RANCH	640	1,440	990	698	739
GRANVILLE	1,243	3,400	1,496	1,178	1,306
MINGUS WEST	297	466	222	103	103
PRESCOTT COUNTRY CLUB - 6	137	180	180	80	80
VIEWPOINT	636	2,600	1,460	1,240	1,247
QUAILWOOD MEADOWS	540	1,191	1,191	616	663
<b>TOTALS</b>	<b>5,373</b>	<b>12,320</b>	<b>6,818</b>	<b>4,843</b>	<b>5,106</b>



## area population estimates

	2023 CENSUS	2030 CYMPO	2030 AZDOA	GROWTH RATE
PRESCOTT	48,055	62,245	68,099	2.81%
PRESCOTT VALLEY	49,736	64,703	70,739	3.33%
DEWEY-HUMBOLDT	4,309	5,161	4,295	1.63%
CHINO VALLEY	14,120	19,038	30,286	3.80%
WILLIAMSON CDP	6,574	9,640	9,814	3.36%
CYMPO PLANNING AREA	121,783	205,935		3.45%
<b>TOTAL INFLUENCE AREA</b>	<b>122,764</b>	<b>225,998</b>		<b>3.60%</b>

Population estimates from the Arizona Department of Administration (AZDoA)



# PRESCOTT VALLEY

DOLLAR GENERAL



Walmart

CVS pharmacy  
SAFWAY  
FAMILY DOLLAR

KOHL'S

fru's

Harkins THEATRES

Walgreens

WELLS FARGO

THE HOME DEPOT

LA Z BOY

AMERICA'S BEST CONTACTS & EYEGLASSES

Firestone

crumbl cookies

HOBBY LOBBY

POPEYES

verizon

Mi Tierra Mexicana

Edward Jones

ubreakifix

DOLLAR TREE

CAL Ranch

Cane's CHICKEN FINGERES

CHICK-FIL-EE

Cracker Barrel

WaFd Bank

Dutch Bros

THE JOINT chiropractic

Carl's Jr.

DICK'S SPORTING GOODS

SPROUTS FARMERS MARKET

maurices

SportClips HAIRCUTS

W2 MATTRESS FIRM

ROSS DRESS FOR LESS

CHASE

ULTA

TJ-maxx

Buckle

KAY JEWELERS



VIEW FROM SOUTHWEST

# PRESCOTT

11.12 AC  
AVAILABLE  
PARCEL D

19.5 AC  
AVAILABLE  
PARCEL B

**BUILDABLE**  
MAJOR B ±15,000 SF

**AVAILABLE**  
EXISTING DRIVE-THRU  
PAD ±1,045 SF /  
±0.62 AC LAND

**COMING AVAILABLE (FEB 2026)**  
B-115: ±1,079 SF  
C-145: ±3,386 SF

**BUILDABLE**  
PAD 8A ±4,000SF DT /  
UP TP ±5,000SF

**BUILDABLE**  
PAD 2 ±6,501 SF

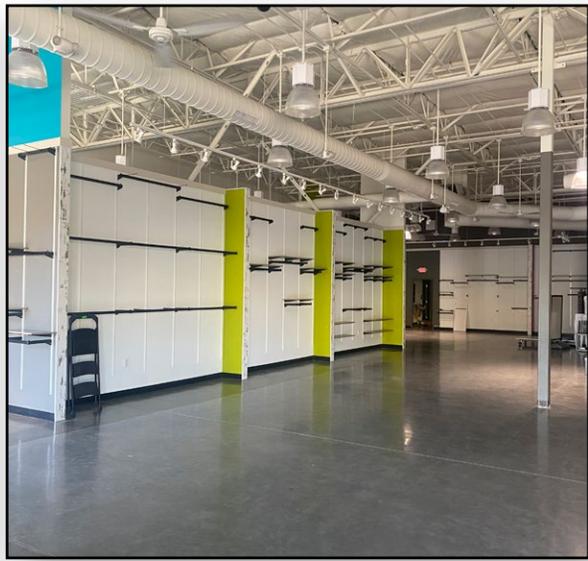
**BUILDABLE**  
SHOPS ±7,000 SF

**AVAILABLE**  
FORMER RUE 21  
MAJOR 7A ±6,503 SF

**NEW RESTAURANT  
PAD AVAILABLE**



# coming available



**AVAILABLE**

**±6,503 SF  
Former RUE 21**

# available

## AVAILABLE

±1,045 SF  
Land - 0.62 AC



# Prescott Valley CROSSROADS

WELCOME

**WELLS FARGO**

**THE HOME DEPOT**

LA Z BOY

AMERICA'S BEST CONTACTS & EYEGLASSES

**Firestone**

crumbl cookies

**HOBBY LOBBY**

**POPEYES** LOUISIANA KITCHEN

verizon

**Mi Tierra Mexicana** RESTAURANT

Edward Jones MAKING SENSE OF INVESTING

ubreakifix BY OSURION

**DOLLAR TREE**

**Raising Cane's** CHICKEN FINGERS

**CHIPOTLE** MEXICAN GRILL

**Cracker Barrel** OLD COUNTRY STORE

**WaFd Bank**

**DUTCH BROS** Coffee

**THE JOINT** chiropractic

**Carl's Jr.**

**DICK'S** SPORTING GOODS

**SPROUTS** FARMERS MARKET

maurices

**SportClips** HAIRCUTS

**W & Z** ASIAN BISTRO & SUSHI BAR

**MATTRESS FIRM**

**ROSS** DRESS FOR LESS

**CHASE**

**ULTA** BEAUTY

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**Buckle**

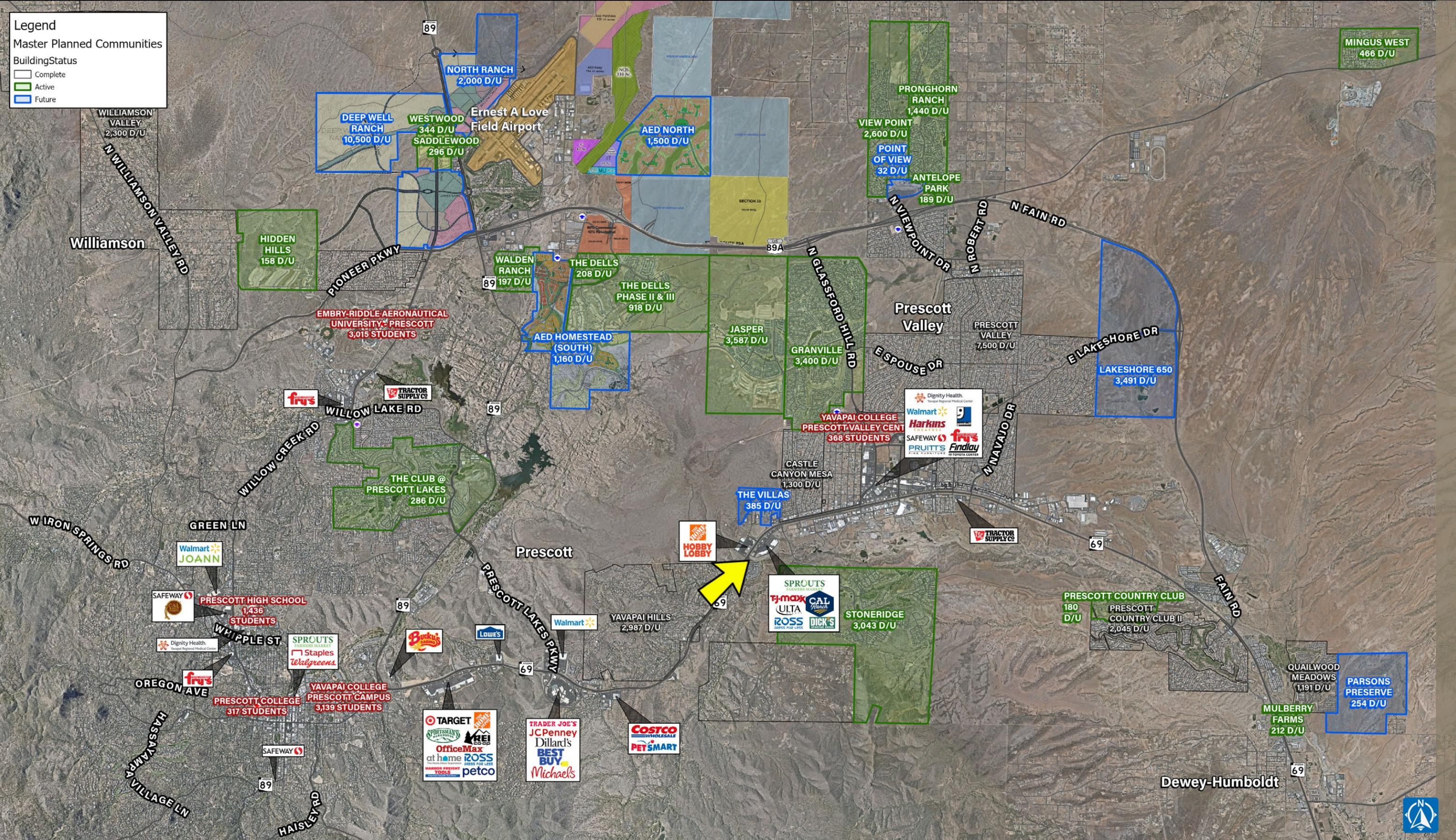
**KAY** JEWELERS

**M** MENS WEARHOUSE

**NEW RESTAURANT  
PAD AVAILABLE**



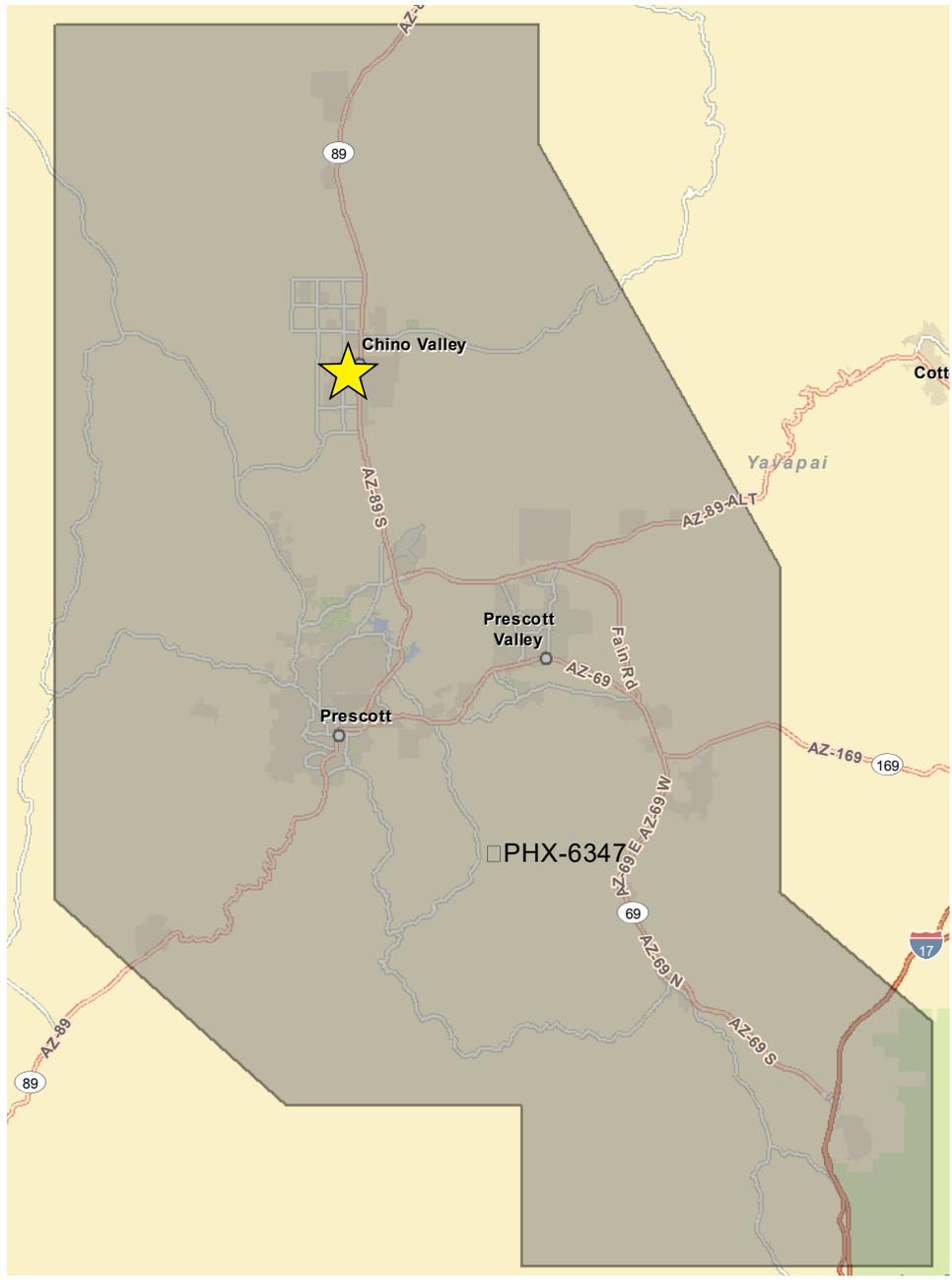
**Legend**  
 Master Planned Communities  
 BuildingStatus  
 Complete  
 Active  
 Future





# demographics

trade area ESRI 2025 Estimates



## 2025 Daytime Population

Total Daytime Population	226,545
Workers	86,387
Residents	140,158



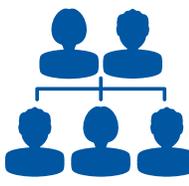
## 2025 Housing Units

Housing Units	117,226
Owner Occupied	77.0%
Renter Occupied	23.0%



## 2025 Incomes

Average HH Income	\$98,898
Median HH Income	\$72,016
Per Capita Income	\$43,911



## Population

2025 Total Population	233,016
2030 Total Population	246,132



## Households

2025 Households	103,234
2030 Households	110,094

# growth & development

## PRESCOTT VALLEY GENERAL PLAN 2035

### GROWTH & DEVELOPMENT TIER I

Exhibit GA-2

#### LEGEND

##### Land Use

- Low Density
- Medium Density
- Medium-High Density
- Mixed Use
- Regional Commercial
- Community Commercial
- Business Park
- Industrial
- Public/Quasi
- Open Space

##### Area Plans

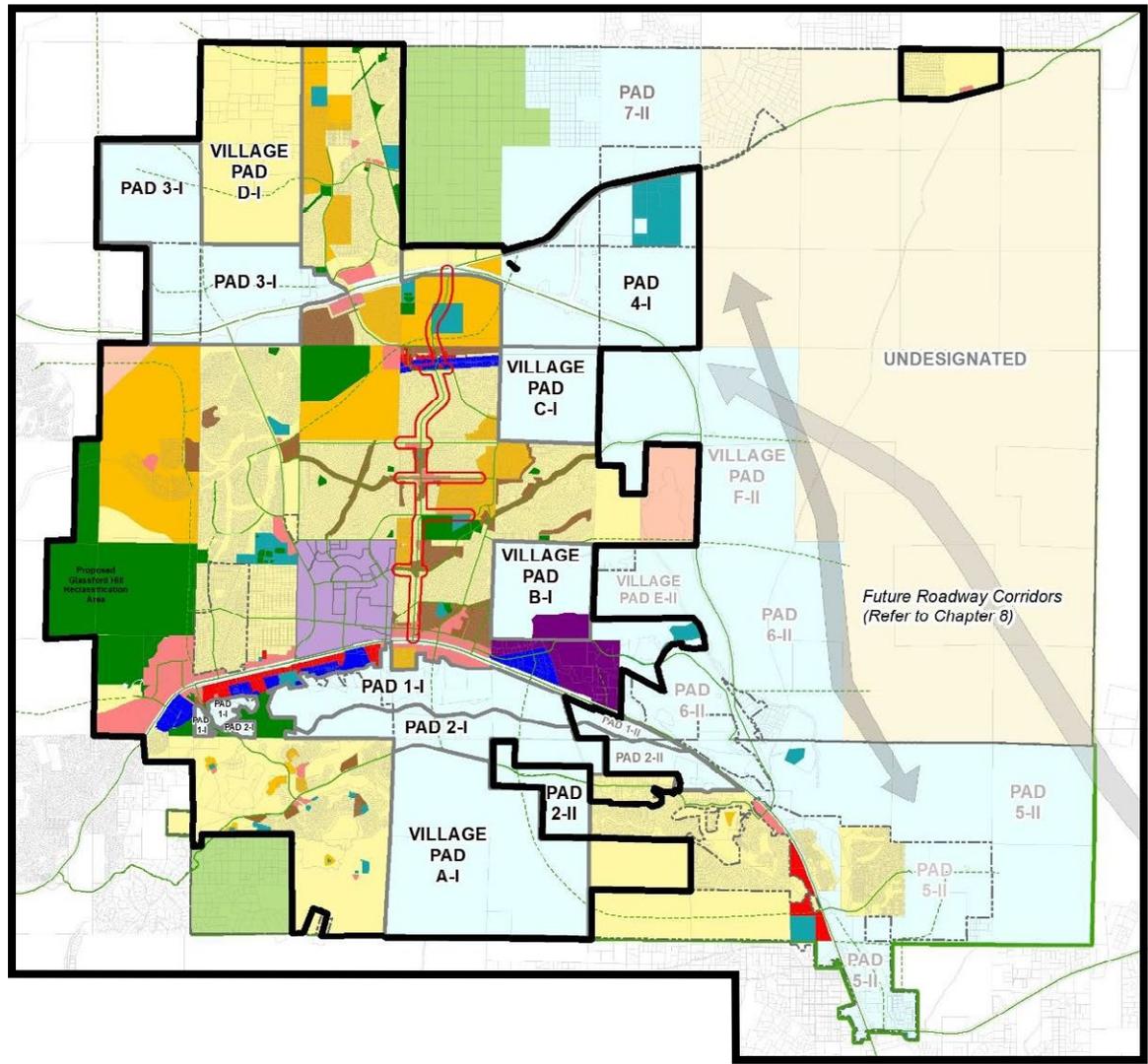
- Town Center Plan - Sec. 6.4.6
- Robert Road Area Plan - Sec. 6.4.2

##### Boundaries

- Growth and Development Tier I
- PAD Boundaries
- Town Limits

##### Roads

- Major Roadways
- Future Roads



# Prescott Valley CROSSROADS



## LEASING TEAM

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