



RETAIL PROPERTY FOR LEASE

DEUCE OF CLUBS SHOPPING CENTER

161 E Deuce Of Clubs Show Low, AZ 85901



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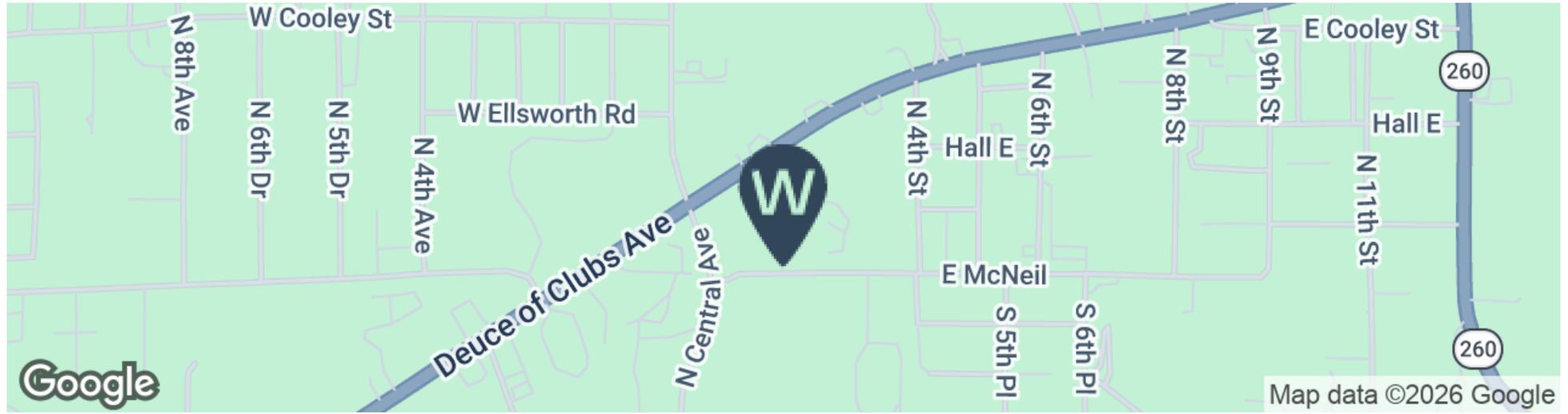
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LOCATION DESCRIPTION

SEC DEUCE OF CLUBS & CENTRAL AVE

PROPERTY HIGHLIGHTS

- ANCHOR & JR ANCHOR SPACE AVAILABLE - 38,532 SF & 10,950 SF
- SPACE AVAILABLE - 9,835 SF
- SPACE COMING AVAILABLE 4/2026 - 1,800 SF
- HARD CORNER SHOPPING CENTER FRONTING MAIN ROUTE THROUGH SHOW LOW
- Average HH income over \$84,000 in 3 miles
- Over 26,000 ADT at the intersection of Deuce of Clubs and Central Ave

AREA CO-TENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 38,532 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
AVAILABLE - ANCHOR	38,532 SF	NNN	CALL FOR PRICING	-
AVAILABLE - JR ANCHOR	10,950 SF	NNN	CALL FOR PRICING	-
PERSNIKKITY'S	3,600 SF	NNN	-	-
DIVINE NAILS & SPA	1,800 SF	NNN	-	-
COMING AVAILABLE 4/2026	1,800 SF	NNN	CALL FOR PRICING	-
H&R BLOCK	1,800 SF	NNN	-	-
CHECK INTO CASH	1,200 SF	NNN	-	-
SUBWAY	2,400 SF	NNN	-	-
WELLS FARGO	0 SF	NNN	-	-
RENT-A-CENTER	5,400 SF	NNN	-	-
AVAILABLE	9,835 SF	NNN	CALL FOR PRICING	-
AZ DEPT OF TRANSPORTATION	3,872 SF	NNN	-	-

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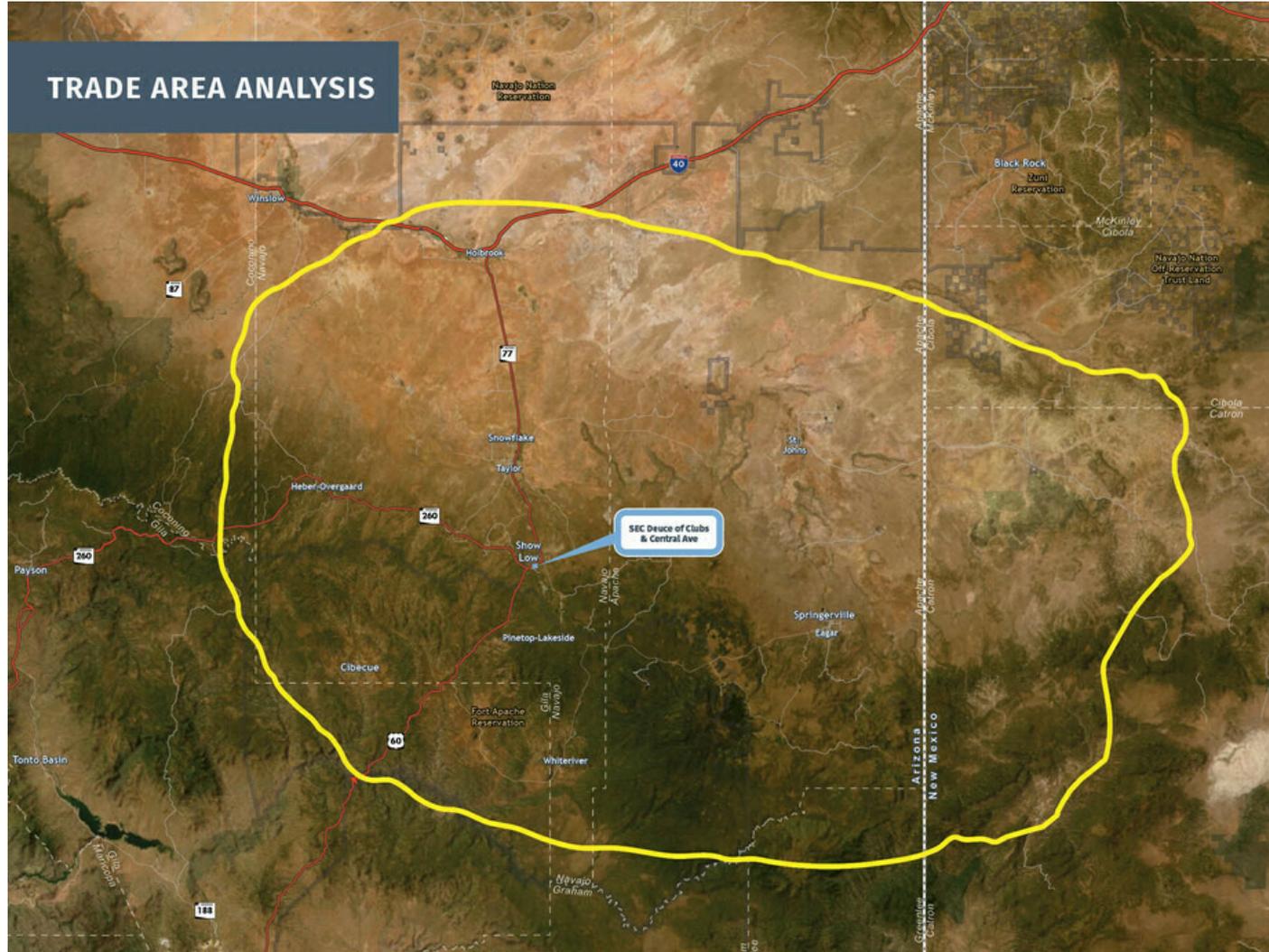
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TRADE AREA ANALYSIS

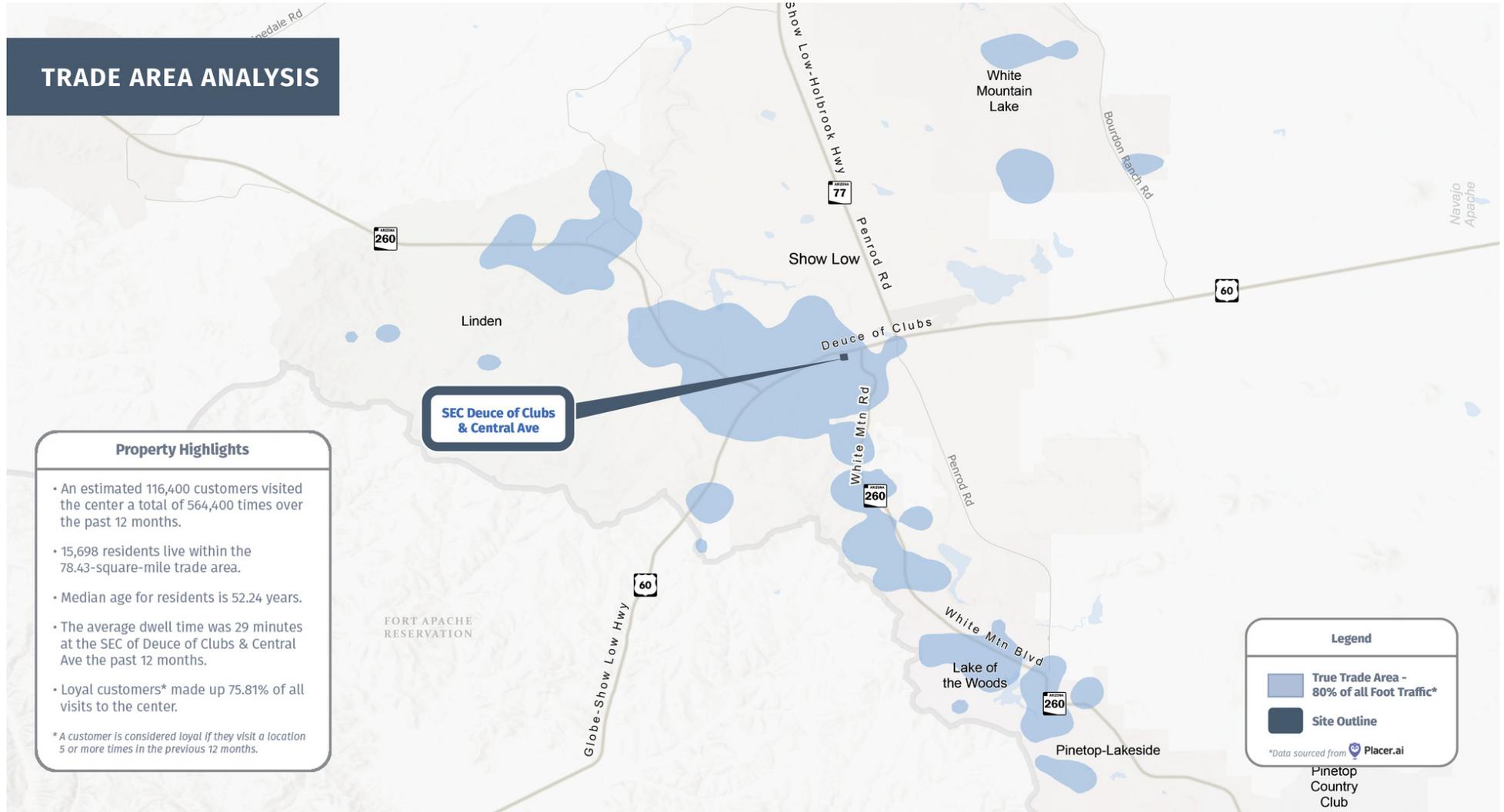
	Area Total	90,086
POPULATION	Median Age	43.5
	Median	\$60,357
HOUSEHOLD INCOME	Average	\$78,847
	Total Businesses	3,218
DAYTIME WORKFORCE	Employees	30,193
	Daytime Population	88,075
	Percentage with Degrees	34.3%
EDUCATION		
	White Collar	56.5%
EMPLOYMENT	Services	19.5%
	Blue Collar	23.9%
	Households	34,094
HOUSEHOLD STATISTICS	Median Home Value	\$293,550

* 2025 Demographic data derived from ESRI

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SHOW LOW ARIZONA

City Facts | Named By The Turn of a Card

Show Low's major economic influences are tourism and regional service provision. The city has no property tax, and the sales tax rate is among the lowest in Arizona. The City Council has committed to taking a proactive approach in managing the growth of the community while maintaining the high quality of life enjoyed by its residents.

showlowaz.gov



Show Low | Placer.ai Market Report



11.9K
RESIDENT
POPULATION



48.36
MEDIAN AGE



420
TOTAL BUSINESSES



\$61.8K
MEDIAN
HOUSEHOLD INCOME



10.3K
EMPLOYEES



29%
BACHELOR'S DEGREE
OR HIGHER

Placer.ai (2025)

LOCATION HIGHLIGHTS

Population and Housing

Show Low is the largest city in the White Mountains and is one of the fastest growing cities in northern Arizona. The city proper has a population of nearly 12,000 residents, but Show Low's trade area population numbers over 146,000.

Economy

The top employers of the city are Summit Healthcare Regional Medical Center and Walmart.

showlowaz.gov

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	5,048	11,875	15,819
Median Age	39.7	45.3	47.0



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$62,724	\$63,409	\$63,361
Average	\$77,199	\$84,756	\$84,581



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	357	678	871
Employees	2,971	6,536	8,747
Daytime Population	5,729	13,126	18,222



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	36.2%	38.1%	38.1%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	56.1%	57.0%	58.1%
Services	17.7%	18.4%	18.1%
Blue Collar	26.2%	24.6%	23.8%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,989	5,015	6,660
Median Home Value	\$291,760	\$370,110	\$376,917

* 2025 Demographic data derived from ESRI

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